

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON FEBRUARY 28, 2018 AT 1180 AVENUE OF THE AMERICAS, ROOM 8A, NEW YORK, NEW YORK AND VIA VIDEO/AUDIO LINK TO 103 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 5:00 p.m. at 1180 Avenue of the Americas 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.

ADJOURN INTO EXECUTIVE SESSION

Trustee Wolf made a motion at 5:00 p.m. that the Board adjourn into Executive Session to discuss litigation strategy, contract negotiations and personnel issues. The motion was seconded by Trustee O'Brien and on call it was approved according to the following vote:

Motion: Trustee Wolf  
Seconded: Trustee O'Brien  
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 6:00 p.m. 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

Mayor Zaccaro called the Board of Trustees meeting back into to order at 1180 Avenue of the Americas at 6:06 p.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 approximately 20 other attendees  
And approximately 21 observed through internet audio/video connection at various times.

## CAPITAL PROJECT OVERVIEW

Mayor Zaccaro provided a brief overview and status report of the following capital projects:

- The proposed floor plan of 14 Bay Promenade that has been developed by village resident and architect Nick Petschek in consultation with Butler Engineering has been posted on the Village website since late January. The floor plan was displayed at the meeting and online, and Mayor Zaccaro led discussion regarding the floor plans. Discussion ensued amongst those in attendance and online, and after all having a chance to be heard, Mayor Zaccaro stated that Butler Engineering will work with the Board to finalize the floor and site plans that best fit the goal of a reasonably-sized traditional-styled structure that meets the stated functions of the building, as well as regulatory requirements, and can be brought to final construction documents ready for bidding as soon as is practical.
- The final floor plans and elevations for the planned renovation of Village Hall were posted at the meeting and online, and Mayor Zaccaro and Trustee Oppenheimer led discussion regarding the plans and the reasons and logistics behind the final design. Mayor Zaccaro stated that Butler Engineering is well into the process of developing final construction documents ready for bidding.
- The Village Administrator received bids for the reconstruction of Lighthouse Promenade as a concrete walk, as well as for the inclusion of the replacement of the water main alongside and under Lighthouse, for a planned construction start in the autumn of 2018. He stated that the concrete bids are being reviewed and analyzed concurrently with the commencement of the bid process for reconstruction of Lighthouse Prom as a timber boardwalk, which will be completed prior to the next regularly scheduled Board meeting. He stated that once all of the data on the two alternate options are finalized, the Board will be able to decide which material is right for Lighthouse Prom that best balances cost, durability, aesthetics and flood mitigation.

## CLAM POND COVE

Mayor Zaccaro stated that he is happy to report that the Village has been advised that the Village's request for the inclusion of the restoration of the Clam Pond Cove Spit has been reviewed by the Army Corps of Engineers and the various regulatory agencies involved, and they have included it in the overall FIMP plan. He stated that the project will provide significant environmental benefits as well as storm protection from bay storms, and that the Village, along with its coastal engineer, will now work with the Army Corps on the final design of the project, as well as scheduling for the project, which the Village will push to happen as soon as practical.

## AUTHORIZATION TO PROCEED TO REQUEST FOR PROPOSAL (RFP) FOR PASSENGER FERRY, FREIGHT FERRY AND PARKING CONTRACTS

Mayor Zaccaro led the discussion regarding the business parameters of separate RFPs for Passenger Ferry, Freight Ferry, and Parking services which had been distributed to the Board by the Village Administrator. After discussion, and all having chance to be heard, Trustee Richard made a motion to authorize the Village Administrator to solicit proposal pursuant to the documents presented to the Board for review with the basic business parameters for each, including terms of five years plus two one-year options and parking rates starting at \$775 in the first year for an annual parking pass. The motion was seconded by Trustee Oppenheimer, and the motion was carried according to the following vote:

Motion: Trustee Richard

Seconded: Trustee Oppenheimer

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

Abstain: None

Against: None

## PARKING LOT BATHROOM SERVICES

Mayor Zaccaro stated that he was approached by the owner of Maple Avenue Marina to offer access to and use of their permanent bathroom facilities adjacent to the Saltaire lot to the passengers of the Saltaire ferry, for compensation equal to whatever the Village has paid for the portable bathroom that it traditionally provided in its own lot. The Mayor felt that the offer was worthy of consideration because the residents would get access to better, cleaner and larger facilities for the same annual cost, and many already use these facilities. After discussion, and all having chance to be heard, Trustee Wolf made a motion to authorize the Village Administrator, in consultation with the Mayor and Village Attorney, to negotiate and execute a one-time contract on a trial basis for the 2018 ferry season. The motion was seconded by Trustee Oppenheimer, and the motion was carried 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

## BEACH CHAIRS AND CART USE

- Trustee Oppenheimer reported that he has sent the Village Administrator his selection for public beach chairs, at approximately \$20 each, which are higher off the ground than the trial chairs from 2017, and which will hopefully be easier to replace when necessary. Administrator Posillico stated that he has identified a line item for the purchase of public beach chairs in the Tentative Budget.
- Trustee O'Brien highlighted the major discussion points of his draft policy to the Board for proposed uses of the Courtesy Cart. After discussion, and all having a chance to be heard,

Mayor Zaccaro stated that the policy will continue to be discussed at public meetings and evolve in response to public reactions of the implementation of new services.

#### SUBDIVISION APPLICATION – BEACH/SURF WALK

Mayor Zaccaro stated that through the work of the Village Administrator and Village Attorney, the Board has reached a consensus understanding regarding the sub-division application with Lawrence Shire regarding the properties that he owns between Surf and Beach Walks south of Lighthouse Promenade. He further stated that the Village is awaiting the final plat from the surveyor that will graphically represent this agreement in principal, and that Mr Shire must also receive approval from the Saltaire Zoning Board of Appeals (ZBA) for a time extension and foliage requirements, which will be considered at a March 28<sup>th</sup> ZBA meeting. He stated that hopefully all of these outstanding issues will be resolved in advance of the Board of Trustees meeting on April 10, 2018, and the subdivision can be finalized and put for a vote for approval.

#### LOCAL LAW DISCUSSION – MINOR SUB-DIVISIONS AND LOT LIT CHANGES

Mayor Zaccaro stated that the recent sub-divisions applications demonstrated to him the need to streamline the process for lot line adjustments between adjacent property owners, and subdivision of properties that create 2 building parcels from 1 building parcel. After discussion, and all having a chance to be heard, Mayor Zaccaro stated that the Village Attorney will continue to work on the draft language for future discussion.

#### CAMP UPDATE

Deputy Mayor Richard stated that the Village just recently finished a survey of the parents and campers of the 2017 Day Camp, which will help the camp leadership focus the priorities for the Camp, and will also identify the areas that worked well and those that need more attention. She stated that she was happy to report an overall satisfaction with the camp, particularly receiving high marks for the new programs added last year, including the ocean program, yoga, photography, and more. She also stated that the participants said the most important thing about Camp is to have fun, and that parents also indicated a desire for smaller camp groups and more of a presence on social media, which will be some of the guiding principles for the new Camp Director. She announced that the Village has hired Keith Miller to become the Camp Director for 2018, and thanked Eric Glodstein for his leadership in 2017 and wished him well as he pursues other endeavors. She stated that Keith Miller has a strong history with and connection to Saltaire, having come through the Saltaire Camp as a four-year-old camper through to various youth counselor positions. He also is one of the annual organizers of the Perlberger Soccer Cup. He brings to the position that Saltaire history along with his strong experience of decades of owning and operating afterschool programs and summer camps, as well as sports clinics and leagues. She stated that she is excited about Keith picking up on the advances made last year and bringing the Camp to new heights.

#### POST OFFICE DISCUSSION

Mayor Zaccaro stated that the Village Administrator and Village Treasurer met with regional US Postal Service (USPS) representatives to convey the impact that the internet shopping revolution has had on the Post Office operated by the Village of Saltaire. He stated that the USPS predicts that the influx of package delivery spurred by Amazon and similar internet companies is a permanent situation and will likely only increase over time. Discussion ensued amongst the Board members

and those in attendance about how the current package delivery situation is impacting life in Saltaire, particularly regarding access to off-island goods, availability of product in the Saltaire Market, environmental concerns of the packaging, cartage delivery services and cost of operations. Termination of the contract with the USPS was discussed as an option. Village Administrator Posillico reported that Village has not sought an increase since 1984 in the fee paid by the USPS to the Village to operate the post office, and stated that projections put the cost to operate at approximately \$20,000 annually. After discussion and all having a chance to be heard, Trustee Richard made a motion to authorize the Village Administrator, in consultation with the Mayor and Village Attorney, to request, negotiate and execute a contract fee increase with the USPS without relinquishing any termination rights in the contract. The motion was seconded by Trustee Oppenheimer, and the motion was carried according to the following vote:

Motion: Trustee Richard

Seconded: Trustee Oppenheimer

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

Abstain: None

Against: None

#### OFFER OF DONATION TO THE VILLAGE OF A COFFEY-STYLE HOUSE

Mayor Zaccaro reported that the owners of the property located at 104 Pacific Walk have advised the Village that they are planning to construct a new home on their property and have made a formal donation offer to the Village for the existing structures on the property. He stated that the formal offer was only received shortly before the meeting, and therefore the conditions placed thereon were still being reviewed, but that they seemed typical and around which an agreement can be crafted. Mayor Zaccaro stated that given the historical significance of the structure as one of the oldest buildings in the Village as well as the one-time home of Mike Coffey, preliminary discussions indicate that the Board is inclined to seriously consider accepting the offer and to move the structure to a nearby Village-owned vacant property in order to make it cost-feasible. After discussion and all having a chance to be heard, Mayor Zaccaro directed the Village Administrator to notify the property owners adjacent to and around 104 Pacific Walk of the Board's consideration at the April 10<sup>th</sup> meeting of accepting the house and moving it to the property located at 106 Pacific Walk, along with concept drawings for the new location.

#### AUTHORIZATION TO EXECUTE THE 2018 MEDICAL CONTRACT

Trustee Wolf made a motion to authorize Mayor Zaccaro to negotiate and execute the medical services contract with Dr. Robert Furey for the 2018 season for a fee of \$4,000 in the form presented and reviewed by the Village Attorney. The motion was seconded by Trustee O'Brien, and on call it was approved according to the following vote:

Motion: Trustee Wolf

Seconded: Trustee O'Brien

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

Abstain: None

Against: None

#### INDEMNIFICATION AGREEMENT FOR FIRE DRILL

Mayor Zaccaro stated that a property owner has offered his house located at 110 Atlantic Walk, which is scheduled to be demolished, for training purposes by the Saltaire Volunteer Fire Company (SVFC), and requested an indemnification agreement to protect the interests of all parties. Changes to the originally presented agreement were made, and after discussion and all having a chance to be heard, Trustee Oppenheimer made a motion to authorize Mayor Zaccaro, in consultation with the Village Attorney, to execute the requisite indemnification contract to cover the SVFC's use of the property. The motion was seconded by Trustee Richard, and the motion was carried according to the following vote:

Motion: Trustee Oppenheimer

Seconded: Trustee Richard

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

Abstain: None

Against: None

#### REQUEST BY SVFC FOR PAID PARAMEDIC SERVICE FOR 2018

Trustee Wolf reported that the SVFC has requested that the Village provide housing and salary for paramedics for a ten-week period during the peak of the summer season to assist in the coverage of medical calls in the Village and districts of its mutual aid partners, the cost of which to be offset from the funds collected from its paid protection agreement with Kismet. Fire Chief McDonald was in attendance and presented the reasoning behind the request. After discussion and all having a chance to be heard, Mayor Zaccaro stated that the Board will discuss the request in the context of the entire budget at its March 12 budget workshop, and should be able to give the SVFC firm guidance after that date, which should provide adequate time to procure the personnel necessary if so approved.

#### AUTHORIZATION OF CAMP FEE INCREASE

Village Administrator Posillico stated that the public dissemination of the Camp registration forms precede the adoption of the Village budget, and therefore it is necessary to approve the camp rates prior to budget adoption. He recommended that, in light of the cost structure of the camp, there is need to gradually increase fees, and that an across-the-board increase of 5% is warranted and provides for a suitable fee structure for the future. After discussion and all having a chance to be heard, Trustee Richard made a motion to authorize a 5% increase in fees for the Saltaire Camp for 2018. 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 Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Abstain: None

Against: None

#### APPOINTMENT OF INSPECTORS OF ELECTION

Trustee O'Brien made a motion to appoint the following Saltaire residents as Inspectors of Election for the 2018 Saltaire election:

Nancy Henriksen  
Liv Hempel  
Roseanne Larson  
Georgine Posillico

Chairperson  
Inspector  
Inspector  
Inspector

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

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

#### APPROVAL OF MINUTES

Draft copies of the minutes of the meeting of January 23, 2018 had previously been presented to the Board and posted in draft form on the Village website. Following discussion, Trustee Oppenheimer made a motion to adopt the minutes as presented with minor non-substantive corrections. The motion was seconded by Trustee Wolf, and on call it was carried according to the following action:

Motion: Trustee Oppenheimer  
Seconded: Trustee Wolf  
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 Fund Checking No. 9A in the amount of	\$258,992.09
Capital Fund Checking No. 9A in the amount of	\$5,507.00

After discussion and opportunity for questions, Trustee Wolf 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 Richard, and on call it carried 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

#### ADJOURN INTO EXECUTIVE SESSION

Trustee Wolf 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 Oppenheimer and on call it was approved at 8:51 p.m. 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

#### RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee O'Brien made a motion to re-adjourn into public session at 9:04 p.m. The motion was seconded by Trustee Richard 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 9:04 p.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 approximately 0 other attendees  
And approximately 0 observed through internet audio/video connection.

#### 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 O'Brien made a motion at 9:04 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 March 12, 2018, 32 Old Slip, New York, NY
- 5:00 p.m. on April 10, 2018, 1180 Avenue of the Americas, New York, NY

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



Motion: Trustee O'Brien

Seconded: Trustee Wolf

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

Abstain: None

Against: None