

**THE MINUTES  
FOR THE OCTOBER 16, 2018  
MEETING OF THE BOARD OF TRUSTEES  
OF THE INCORPORATED VILLAGE OF NORTHPORT  
REGULAR MEETING  
6:30 PM.**

**PRESENT:** Mayor McMullen, Trustees Kehoe, Maline, Milligan and Smith, Village Clerk Donna Koch, Village Administrator Tim Brojer, Village Attorney Stuart Besen, Village Treasurer Len Marchese, Police Chief Bill Ricca.

**ANNOUNCEMENTS:**

**PRESENTATIONS:** Members of Boy Scout Troop 410 asked permission to hold the 10<sup>th</sup> annual Polar Bear Swim January 1, 2019.

**PUBLIC HEARINGS:**

Mayor McMullen asked the Clerk to read the notice of public hearing to wit:

**PLEASE TAKE NOTICE:** a public hearing of the Board of Trustees of the Village of Northport will be held on October 16, 2018 at 6:30 in the evening in the Northport Village Hall 224 Main Street where the Village Administrator and Village Engineers will present a report on the conditions of the property located at 165 Fort Salonga Rd. Northport NY 11768 and to determine what steps the Board will undertake.

Mr. Brojer gave a presentation on the conditions of 165 Fort Salonga Rd. Mr. Brojer entered into evidence 7 exhibits showing the condition of the building, proof of mailings and the present property deed. The house is habited by racoons and rats. The ceiling and floors are caving in, the foundation is crumbling and is structural unsound. The fire Department has been told not to enter the building in the case of fire. The house has been vacant for at least the past five years and the bank continues to pay the taxes.

Jason Ponteri of Holzmacher Engineering reported he had visited the property on September 6, 2018 and verified the conditions Mr. Brojer spoke about as well as detailed the significant deflection in the roof rafters. Significant termite damage to the porch structure, significant deterioration to the front garage area which is attached to the main structure. It is a structural concern and could go at any time. There is also significant mold.

Trustee Kehoe asked to compare 20 James Street to 165 Fort Salonga Rd. Mr. Ponteri responded the house on James is structurally sound. It is the retaining walls and decks that are the problem there. This house (165 Ft. Salonga Rd) is in immediate danger of collapse.

Eileen Ryan of Berkman Henoach, representing the bank, they do not dispute the condition

of the property and the need for demolition. They understand the urgency. They are requesting an additional two weeks to allow for their own vendors to demolish. the Board granted the two weeks for demolition and 48 hours to get the fence up. Mr. Besen asked Ms. Ryan acknowledged for the record that you agree that the house needs to be knocked down based on the evidence presented here tonight. Ms. Ryan stated the Bank is not disputing the condition of the house nor its need to be demolished.

Lisa Martin the immediate neighbor to the west stated she fully support the demolition but is concerned about oversight during the process. She is also concerned that the basement will be filled in and the two trees in the back will be removed. Mr. Brojer assured her the Village would be overseeing the project.

On the motion of Trustee Kehoe and seconded by Trustee Maline the hearing was closed.

**PUBLIC PARTICIPATION:** Ann Dubitsky questioned the Board that with the LIPA tax shadowing us is it absolutely necessary for the homeowners to hook up. Mayor McMullen stated the Village would be having a meeting to go over everyone's concerns. The meeting is scheduled for November 1, at the American Legion Hall. Ms. Dubitsky asked if there was anything that could be done about pesticides going into the Bay. Mr. Dubitsky said everyday lawn companies are down in the Steers Pit area even on raining days. He felt that was more of an issue then cesspool seeping into the bay. Trustee Milligan explained that residential cesspools are very high on the list of seeping into the harbor. The Village has been fortunate that we have received grants to pay for the project. Unfortunately, it can't the cover the cost for individual hook ups.

**BOARD APPROVAL OF WARRANT:**

On the motion of Trustee Kehoe and seconded by Trustee Milligan the following bills were approved for payment.

**Fiscal Year 2018/2019 General Fund bills in the amount of \$49,727.63**

On the motion of Trustee Maline and seconded by Trustee Kehoe the following bills were approved for payment.

**Fiscal Year 2018/2019 Sewer Fund bills in the amount of \$10,517.32**

On the motion of Trustee Kehoe and seconded by Trustee Maline the following bills were approved for payment.

**Fiscal Year 2018/2019 Capital Fund bills in the amount of \$9,021.00**

On the motion of Trustee Maline and seconded by Trustee Kehoe the following bills were approved for payment.

**Fiscal Year 2018/2019 Fire Department bills in the amount of \$ 9,888.41**

**COMMISSIONER REPORTS:** Trustee Maline reported the Village has implement a sign in and out sheet for the office. Also, a work spread sheet that we will go over and see where we can streamline things.

Trustee Smith reported, as far technology the Village is working on upgrading the service and are moving wires into place. As for the scanning proposal we are in the process of reviewing the two bids we received. We have 280 boxes that need to be scanned into our property maintenance program Municipity. The parks cleaned up around the Christmas tree and will be planting new shrubs along with a new split rail fence. A new bike rack will also be installed by the information booth. We had our first meeting for the 125th anniversary. We had some great ideas wit a theme of looking back as well as going forward.

Trustee Kehoe, reported the Business Development Committee continues to meet. Jerry Gerousa with Parking Consultants will be making a formal presentation to the Board at our next meeting, November 7, 2018. Also, the Village sent a formal letter to Assemblyman Raia stating the Village's interest in the property at the corner have Elwood Road and route 25A. There is a 2.5-acre plot of land that has a sump on it (Mr. Brojer says is never full). That the Village is interested in to relocate our Highway Department.

Trustee Milligan reported the dock and the pump-out boat are done for the season. There will be a informational meeting of the Bluff Point Sewer Project on November 1, 2018 at 7 PM held at the American Legion Hall.

Mayor McMullen, reported the highway has been busy with preparing roads for sealing, they continue to do cardboard, cleaning storm drains. The new sweeper should be in within the next couple of weeks. They continue to replace signs.

**CHIEF OF POLICE REPORT:** the transition training is on-going. Two new Police Officers have started the Academy.

**ADMINISTRATOR'S REPORT:** no report.

**TREASURER'S REPORT:** Mr. Marchese reported the Budget process is beginning. We are looking at fees and salaries from other municipalities and will look into adopting a revised salary and fee schedule.

**NEW BUSINESS:**

1. Tax Grievance Day November 20, 2018, 8:30 AM till 12:30 PM. Need a quorum. Mayor McMullen, Trustee Kehoe and Trustee Maline sate they would be here.

**OLD BUSINESS:** no old business was discussed this evening.

**CORRESPONDENCE:** no correspondence this evening.

**REQUESTS:** Boy Scout Troop 410 requests to hold the 10<sup>th</sup> annual Polar Bear Plunge January 1, 2019 at Steers Beach beginning at 12 noon. Set up December 31<sup>st</sup>. The Board approved this request.

**RESOLUTIONS:**

On the motion of Trustee Milligan and seconded by Trustee Smith the following resolution was unanimously approved.

**RESOLUTION 2018 -155 ~ OCTOBER 2, 2018 MINUTES**

**BE IT RESOLVED:** The minutes of the October 2, 2018, meeting are hereby accepted.

On the motion of Trustee Milligan and seconded by Trustee Kehoe the following resolution was unanimously approved.

**RESOLUTION 2018 - 156 ~ 165 FORT SALONGA ROAD**

**WHEREAS:** Village Administrator/Village Fire Marshal Tim Brojer gave a presentation and submitted a report from Village Engineer J.R. Holtzmacher on the conditions of 165 Fort Salonga Road. (SCTM# 0404-15-2-19) and,

**WHEREAS:** the building in its present condition creates a safety hazard to the safety and welfare of the surrounding properties, so

**BE IT RESOLVED:** the Northport Village Board of Trustees hereby authorizes the Village Administrator to take all steps necessary including demolition under Village Code § 114, to safeguard the property and surrounding property (known as 165 Fort Salonga Road.) and to secure said premises and in compliance with Northport Village Code and with New York State Building Codes.

**BE IT FURTHER RESOLVED:** The Village hereby extends a two week stay to Rushmore Loan Services to demolish the building at their own cost but must secure said premises with a fence around the perimeter within 48 hours, (10:00am 10/19/2018)

**BE IT FURTHER RESOLVED:** at all times during the demolition and construction of the fence will be under the jurisdiction of the Village Administrator and Fire Marshal Tim Brojer.

On the motion of Trustee Kehoe and seconded by Trustee Maline the following resolution was unanimously approved.

**RESOLUTION 2018 -157 ~ LONG ISLAND POWER AUTHORITY RATEPAYERS PROTECTION ACT**

**BE IT RESOLVED:** The Village of Northport Board of Trustees URGE The New York State Assembly to pass Bill number A4757A, An Act to amend the Public Authorities Law and Public Service Law in relation to enacting the “Long Island Power Authority Ratepayers Protection Act.” The Bill would amend among other things, Section 1020-d of the Public authorities Law to provide for the replacement of the current appointed Long Island Power Authority Trustees beginning on January 1, 2020, and replace them with elected Trustees elected by voters from eight districts of equal population established by the New York State Legislature. The enactment of this legislation will provide for the oversight and transparency that is needed to ensure the best interests of the Village of Northport, Town of Huntington and Long Island as a whole, and **BE IT FURTHER RESOLVED:** the Village Clerk is instructed to send a copy of this resolution with cover letter to Assemblyman Raia, Huntington Town Supervisor Chad Lupinacci and member of the Town Board, the Governor of New York, Senators Marcellino and Flanagan.

On the motion of Trustee Milligan and seconded by Trustee Maline the following resolution was unanimously approved.

**RESOLUTION 2018 -158 ~ APPOINTMENT OF DEPUTY VILLAGE CLERK**

**WHEREAS:** Pursuant to sections 3-301 and 4-400 of the Village Law, Mayor McMullen has proposed the appointment of Georgina Cavagnaro as Deputy Village Clerk **NOW, THEREFORE, BE IT RESOLVED:** that Ms. Cavagnaro is hereby appointed to the full-time position as Deputy Village Clerk, commencing on October 9, 2018, or as soon thereafter as Ms. Cavagnaro is able to start, and ending at the annual organizational meeting in April of 2018, and

**BE IT FURTHER RESOLVED:** That Ms. Cavagnaro shall be compensated at the annual salary of \$50,000. (35/hrs. weekly, Monday through Friday 8:30 a.m. to 4:30 p.m.) plus \$1,000 annually for attendance at nightly meetings of the Board of Zoning Appeals as outline in a letter (dated October 16, 2018), and

**BE IT FURTHER RESOLVED:** That Ms. Cavagnaro, will received \$4,500.00 annually in lieu of health care benefits.

On the motion of Trustee Milligan and seconded by Trustee Maline the following resolution was unanimously approved.

**RESOLUTION 2018 -159 ~ SCC CONSTRUCTION MANAGEMENT**

**BE IT RESOLVED:** SCC Construction Management is hereby retained for construction management of Phase I of the Bluff Point, Steers Pit Sewer Project at \$24,500 a month for eight (8) months not to exceed \$196,000.00.

**FURTHER RESOLVED:** The Treasurer is hereby authorized to make and budgetary

adjustments he deems necessary.

On the motion of Trustee Maline and seconded by Trustee Kehoe the following resolution was unanimously approved.

**RESOLUTION 2018 -160 ~ BLUFF POINT STEERS PIT SEWER EXPANSION**

**BE IT RESOLVED:** The Engineering Firm of J.R. Hotzmacher is hereby retained by the Village of Northport with the following tasks involving the Phase I of the Bluff Point, Steers Pit Sewer Project:

Task 1: Assistance in bidding review in an amount not to exceed \$4500.00

Task 2: Construction phase services including shop drawing review in an amount not to exceed \$29,000

Task 3: Construction Administration Services in an amount not to exceed \$10,500.

**FURTHER RESOLVED:** The Treasurer is hereby authorized to make and budgetary adjustments he deems necessary.

The next regular meeting of the Board of Trustees will be on Wednesday November 7<sup>th</sup>, 2018, at 6:30 P.M

**A RESOLUTION FOR AN EXECUTIVE SESSION:** if necessary, for personnel and/or litigation matters.

Respectfully submitted,

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Donna M. Koch, Village Clerk