

The Board of Trustees of the Village of Westhampton Beach held their Regular Meeting on Thursday, June 1, 2006 at 6 p.m. in the Municipal Building, 165 Mill Road, Westhampton Beach

PRESENT: Mayor Robert Strebel
Deputy Mayor Timothy Laube
Trustee Ora Belle "Ridgie" Barnett
Trustee James Kametler
Trustee Conrad Teller

**Clerk-Treasurer Kathleen McGinnis
Village Attorney Richard T. Haefeli**

Mayor Strebel opened the meeting at 6 p.m. with the Pledge of Allegiance.

Presentations:

Certificates of Appreciation to Police Department Personnel

Police Chief Ray Dean thanked Mayor Strebel on behalf of himself and the entire Police Department for his guidance, support, dedication and leadership. He said there were a great many improvements in this Village over the last eight years, a lot of projects have come to fruition and this great Village Hall is one of them. He felt that had it not been for Mayor Strebel's leadership, it would not have been so. He said it had been an honor and privilege to serve under Mayor Strebel these past eight years. He then presented a plaque to Mayor Strebel as a small token of his and the Police Department's appreciation.

Mayor Strebel thanked Chief Dean and said he had enjoyed the last eight years, there had been ups and downs, but he was very proud of the Police Department and proud of every employee in this Village. He remarked that the Village has such a great team, it is a 100% team, everybody is working together – just a great bunch of people.

Lieutenant Trevor Gonce thanked Mayor Strebel, Trustee Barnett and past Trustees Mark Raynor, Harold Williams and Chet Morris for their instrumental part in the construction of this new facility. Lieutenant Gonce explained that this building houses the Village office, Building & Zoning Department, Court and the Police Department. On behalf of the members of the Police Department, he thanked everyone behind this project for their new police headquarters and said it was desperately needed. He then recognized Sgt. Kerry Laube, Detective Edwin Hamor, Police Officer Steven McManus and Public Safety Dispatcher Kathleen Barosa for their diligent efforts and dedicated service to the department during the move into the new police department headquarters. He also thanked Chief Dean. He said the Village gave Chief Dean the square footage and he had turned it into a department we can all be proud of. Lieutenant Gonce thanked the Highway Superintendent, Joe Benedetto, for providing them with DPW personnel and he also thanked Bob Viola, who ran the job for Sandpebble, for helping with things every day.

Chief Dean said he would be remiss if he did not acknowledge Lieutenant Gonce's contribution to this move. He said he was not only his right hand man, but his left hand man as well. He felt the Mayor and Board should be very proud of the employees they have – the Police Department, the DPW staff, Building Department and Village office staff – for their superb contribution to this move.

Dr. Lee Koppelman, Exec. Dir. LI Regional Planning Bd. (retired)

Mayor Strebel introduced Dr. Lee Koppelman for a presentation regarding the proposed sewer district.

Mr. Koppelman said he wanted to commend the entire Village government for the progressive attitude they have taken in terms of the concerns that affect the Village

directly and the County of Suffolk would be the beneficiary indirectly. He said that in preparing the Third Comprehensive Regional Plan, one of the major elements of that plan had to do with housing. One of the conclusions was that in order to meet the need, particularly for work-force housing for our teachers, our municipal employees, the young people we would want to retain in the community, we will have to build in the vicinity of 35,000 units. When he heard from Village Trustee Laube that one of the issues this Board was considering was housing within the commercial, or north of the commercial area of the Village, he wanted to commend them for that type of consideration and hoped their efforts will go forward. He said the second issue had to do with sewerage. He was pleased that his colleague of forty years, Dr. Aldo Andreoli, was one of the consultants to the Village regarding this matter. He said that he and Dr. Andreoli were the early authors in 1962 of a report called "The Need and Feasibility for Public Sewers in Suffolk County". He said that in terms of what the Village is considering, he offered the following brief observations. Any area where a proper sewer program is installed automatically raises the property values of those who benefit from the district. The second point is that the general citizenry who would not be within the designed sewer district do not incur any costs. All the costs adhere to those who are the direct beneficiaries. So, from that point of view, it is a win program. More to the point, however, in terms of the 208 studies and the special groundwater studies his office had performed over the years, there was no question in his mind that the environmental health of the Village's marine environment absolutely depends on your eliminating one form of non-point source pollution in terms of underground contamination flow and there is only one direction that the flow will take, in terms of this community, and that is into your marine environment. Not only will it affect the fisheries, the spawning grounds, the tourist industry, the ability to swim in the waters if the CDC or the Health Department determines they have to be closed – and this has happened in other communities, he said he would again commend the Village for giving serious considerations to this very important and vital improvement. He felt that it was no less important than this glorious Village Hall that was built, to be able to maintain a superb, clean environment.

Frank Russo, PE, Vice Pres. H2M Corp.

Mayor Strebel introduced Frank Russo, Vice President of H2M Corporation.

Mr. Russo explained that when the project first came to light, they worked with Deputy Mayor Laube to develop a scheme or plan that would take the project from beginning to end in a very methodical and systematic way. He said they had formulated the plan in logical steps. The first step was the concept, a drawing that showed exactly what they were talking about. The second step, which is where we are now and have yet to be authorized to proceed with, is to go forward with the state environmental review. This review would flush out any harmful or detrimental environmental impacts to the project. The third step would be a facility plan or report to the regulatory agencies describing the project. The last step would be planning the construction, if the Village would go forward with that. He said that right now they are scheduled for a June 21st presentation to the Pine Barrens Commission to present the concept.

George Desmarais, Public Engineer working for H2M, said they had worked with the Board of Trustees to develop this concept plan and to try and get an idea of areas of potential sewerage. They had also worked with Dr. Aldo Andreoli, the environmental consultant for the Village, in developing other potential areas of development north of Montauk Highway. He said right now they were looking at two areas. One is the Main Street corridor, which goes from the County Club to the east over to a little past Beach Lane. This would include about 65 properties, all commercial, all along Main Street, which are currently unsewered, which discharge some of their septic tank overflows to Moneybogue Creek. If the Village can get some grant money and it is determined to be economically feasible, they would begin to construct sewers with a pump station, which would pump the sewage flow collected from the sixty-five business properties on Main Street up to an area north of Montauk Highway, where the second area would be developed which currently is vacant land which the Village Board is considering under the moratorium re-zoning to allow for work-force housing and other residential properties. In the Village area down by Main Street we looked at about 100,000 gallons a day of flow coming from various businesses, both wet businesses and dry businesses.

Then, we would be looking at about 65,000 gallons a day of flow coming from developed areas north of Montauk Highway, so we would be looking at somewhere around 175,000 gallons a day increased flow from these areas if it were to be sewered. The next step is to go to the Pine Barrens Commission to present this idea, sewer these two general areas, take the sanitary sewage flow from these two areas, send it up to the Gabreski Airport sewer plant, which there is an existing plant up there run by Suffolk County Department of Public Works. By sending this flow from these two areas, we need to expand the Suffolk County DPW plant at Gabreski to about twice the size that exists now. Because it is located in the Pine Barrens region, that is why we have to go to the Pine Barrens Commission to present this concept to them for their ultimate approval.

Deputy Mayor Laube asked what the effect would be on the downtown area if the businesses are able to tap into the sewer system as opposed to what is happening now.

Mr. Desmarais responded that right now the businesses, based on Suffolk County Department of Health standards, can only discharge a certain amount of sanitary flow based on the size and square footage and type of operation that are down there. If the sanitary sewers were allowed to be installed and were installed, they would be able to develop at either a higher density or go from a dry use, which is a book store that doesn't use a lot of flow, maybe to a wet use like a restaurant or something like that. It will allow growth in the downtown Main Street area.

Deputy Mayor Laube asked who would pay for this.

Mr. Desmarais said the people that are within the boundaries of the sewer district would be the only people who would pay for the benefit of hooking up into the sewers, so any businesses along Main Street would be required to pay a certain portion of the construction costs and the cost of tying into the Suffolk County plant. The Village Board would determine the rate and formula for the business owners and commercial people who benefit from this. The formula could be based on flow and water usage or based on assessed valuation or a combination of the two.

Deputy Mayor Laube asked if property owners who live in the sewer district are mandated to connect to this.

Mr. Desmarais responded that if you were a commercial operation within the sewer district boundaries you would be required to hook up, but it could be delayed until such time as you either have a problem with your septic tank system or you need to pump it out or you need to upgrade it. At that point the Village could determine, based on a timeline, when everybody has to hook-up.

Mr. Russo added that as part of the state law, because you would be owning and operating a sewer district, you would have to come up with a sewer use code. The sewer use code specifies what can and can't be discharged into the sewer system. The Village Board would establish those kinds of limitations on what can and cannot be discharged. In that same code, the Village Board would dictate who would have to hook up and at what time frame.

Deputy Mayor Laube asked what their experience had been with other communities with sewer districts.

Mr. Russo responded that they are consulting engineers for the Village of Patchogue. The Village has a treatment plant since 1930 or so and was last upgraded in 1984. That plant is running with less than full capacity. The administration that is there now recognizes that their key to economic development in downtown and also the surrounding downtown, in addition to the workforce housing, is to develop that treatment plant, develop the properties within the Village by actually touting the fact that they have a treatment plant. He said that was bringing in more development than he had seen in the twenty years since. In the last two or three years there have been more applications for improvements to the Village, building up the tax base. Once the tax base gets built up by all of these developments in the Village, each resident or each customer of the sewer district pays a lesser share. It is feeding the fire, you are bringing in the development, which brings in the tax base which then lowers the tax base for everybody

else that contributed to the construction in the first place. He said that is the basic theory on the economic development using sewers.

Trustee Kametler asked if you wanted to clean up the waterways, wouldn't you have to run it up Library, across Stevens and back down Mitchell to hook up all of those condos that are around that waterway.

Mr. Russo said that was an excellent, very interesting question. He said they did look at that and with the input of the Village Board it was more or less dictated that it was to be a commercial sewer district and that the residential portion would be eliminated. The only way to specifically answer that question is to go forward with the SEQRA process and do some more research into the groundwater flow and what their problems are at the condos. He said it was their understanding that they don't have problems. They are not asking to be part of the system. If they are not having problems, that means they are not being impacted by the groundwater. If they are not being impacted by the groundwater, the theory would hold true that the filtrate, the effluent, is not getting into the groundwater.

Elyse Richman, 78 Rogers Avenue, asked what the approximate cost would be for this whole plan.

Mr. Russo replied that this was the million dollar question. He said they had not been authorized yet to conduct that part of the study. He felt the intention of the Village Board was to lay the concept out on the map, go to the Pine Barrens Commission to present that concept to them, if they get a go-ahead from the Pine Barrens Commission, then look to take proposals in from an engineering firm to go to the next step, to do the SEQRA process and determine what the construction budget costs are for the project.

Ms. Richman said if her landlord is going to have to pay for this, her rent is going to go up and she will probably be forced out of business. She said that is what she is worried about. She said you want to bring in more business, but you are going to push out a lot of businesses that are here already.

Mr. Russo said there are grants out there that the Village has already applied for. There are also development grants. You don't always just have the local share. You have other sources of income. That all has to be factored into this equation. At this point it is so premature, that we are hesitant about throwing out numbers, because your tax rate is going to be based on those outside sources of income.

Ed Dean, 99 Oak Street, asked if the houses along Oak Street going up to the airbase would be able to tap into that sewer also.

Mr. Desmarais said that right now the map is not showing any residential homes along Oak Street. That is not the initial concept. The Village Board will determine whether to eventually tap into other areas. It has not been considered yet.

Mr. Russo added that when they do designs they leave the capacity for future connections with the ability to expand readily.

Trustee Kametler asked how much work-force housing was figured into this equation.

Mr. Desmarais responded that in their estimates, they looked at about thirty-five acres north of Montauk Highway for a couple of projects. They also put together estimates of eight units per acre based on discussions with the Village Board and assigned a flow value of three hundred gallons per day per unit. That is the whole development at that unit rate, which would include some portion of work-force housing.

Julie de la Fuente, Old Riverhead Road, asked if since they were giving Port Jefferson and Patchogue as examples of places where they had done this before, could they give any idea of what their impact was and what they paid in terms of a per use unit. She felt if they were comparing them with the Village, then the figures should be similar.

Mr. Desmarais answered that the only hard numbers right now were that Suffolk County charges \$18 per gallon for you to have the right to hook up to their Gabreski Airport

sewer plant or any place else in the County. If you are outside the district, any district, and you want to hook up into an existing sewer plant, the County will charge you \$18 per gallon. That is because they have already financed the construction of the sewer plant and that is their strict code. Every other number as far as dollars per gallon, they have an annual operation and maintenance charge which is the cost to ratepayers for the sewage flow that is sent up there. Then there are the construction costs of financing that, which at this point we have not determined for this project.

Mr. Russo added that when they upgraded the sewer treatment plant back in 1984 in Patchogue, they came up with a two-prong approach. They based it on water usage and ad valorem. One other component was a one-time lump sum payment as being part of the club. The theory was that those that used more water paid proportionately a higher share. That was fair. The ad valorem or adds value is the fact that you were in front of a sewer, even though you were a realty, you had the ability at some point in time to improve, to get better, to turn that into something other than that. That added value to the property, so you paid for that whether you were hooked up or not.

Ms. De la Fuente asked if it was not then an impact fee.

Mr. Russo said it was an ad valorem tax. He said you could not compare the costs for Patchogue with us. They were two different animals.

Ms. de la Fuente asked if any alternatives had been considered and investigated. She said that in Florida they would send rain water to a golf course so it can be used and it is an isolated system and does not impact a great area. She also felt that if affordable housing was going to be developed, they could put their own plant in.

Mr. Russo responded that it had not been investigated to where actual hard numbers have been generated. From a practical standpoint, they had been investigated. Initially, they had toyed with the idea of constructing your own treatment plant here in the Village. That was quickly ruled out, "not in my back yard". To have a treatment plant in the middle of the Village would not go very well. Also, just because of the fact of the land area. Then, by moving it away from the bay, you would have less chance of contamination with the water. Moving it north of the railroad tracks was a good move. In terms of the wastewater reeves aspect, wastewater reeves which is a project they are doing in Riverhead now, is fine and works but it costs money. To get into that level of treatment is probably ten times more than just to get to the level of treatment where we are discharging to groundwater. Because money is an issue here, it was not an alternative.

Harris Palmer, 69 Beach Road, asked if he would explain the \$18 per gallon figure. He asked if that was based on a survey of usage, was it \$18 a day, \$18 a year.

Mr. Russo responded that Suffolk County generates a figure for developments where they want to connect to the sewer system. They use that money as capital to improve their own treatment plant. A developer would say, I want to connect to your treatment plant, the County would say fine, if it is 100,000 gallons, it is 1.8 million dollars. They take that 1.8 million and they use it to upgrade the treatment plant. Whatever money is left over, they give back to the developer. That process has been ongoing in Suffolk County for a long time. That \$18 a gallon is a number that is a fluctuation from year to year. They analyze it from time to time. The developers who would be connected to this plant would be required to pay at least \$18 a gallon, because that is what the County would want.

Mr. Palmer asked if whatever the flow is from the Main Street area, there would be an estimate of the number of gallons per day, multiply that by \$18 and that is what that district, if it is limited to that, would pay the County just to hook up.

Mr. Desmarais said that the upfront charge is \$18 per gallon for your daily flow, it is a one time charge. Your daily flow for a residential unit is considered 300 gallons per day per unit. Up front, 300 gallons per day per unit times the 18 is somewhere around \$4,000 that you would have to pay as an up front charge to the County if you are considered a single residence.

Jean Sweibish, 114 Potunk Lane, said it was her understanding that the sewer treatment plant that was up at the airport right now is going to be used quite heavily when the County develops the acreage that is up there. She asked what would happen then.

Mr. Desmarais responded that the County plan that they had designed up there at Gabreski is designed for 100,000 gallons per day. They currently have maybe 15-20,000 gallons a day coming in. All that excess capacity is dedicated for the future development of Gabreski Airport area. If the Village goes forth with this sewer district, they would have to petition the Suffolk County Sewage Commission for the right to pay for increasing the capacity up there at that sewer plant. We would be doubling the capacity of the sewer plant from 100,000 gallons per day existing, to whatever flow was determined after the final boundaries were determined, up to 200,000 gallons per day, maybe up to 250,000 gallons per day.

Ms. Sweibish asked who pays for the expansion.

Mr. Russo added that this plant was constructed in concert with the New York Air National Guard federal funds, as well as Suffolk County. When they did the design back in 1998, the plant went online in 1999, of that 50,000 gallons was allocated towards the Air National Guard based on their plans to expand the airport. That has not come, we have already been told by the County Executive's office that of that 50,000 gallons, there are 30,000 gallons there that the Air National Guard will give back to Suffolk County, which will then be offered to the Village. That has already been paid for. The formula for that was, he was under the impression they were going to give that capacity to the Village, although he honestly did not know if that was going to happen. To upgrade the treatment plant, once we get into the report phase and we know where the sources of revenue are coming from, then we can estimate what your impact is going to be. It is premature to tell you what the absolute dollar amount would be at this point.

Ms. Sweibish asked when he said our impact, was he talking about the commercial properties on Main Street or the Village as a whole.

Mr. Russo said the only people who would pay to upgrade the Gabreski plant would be the people who are within the sewer district, which is the commercial area of Main Street and any of the areas that would be developed north of Montauk Highway, anybody that is outside the red boundaries, residential areas, anything else, they don't pay to have that sewer treatment upgraded for somebody else's use. It is just the people and the businesses that are within the sewer district boundaries that are developed by the Village Board.

Ms. Sweibish asked if anyone knew anything about the Southwest Sewer District and how that started and got out of hand.

Mr. Desmarais said it started with the concept as Dr. Koppelman had mentioned of trying to develop an area for sewerage where they had environmental problems. The County ended up developing a sewer district out of that.

Mr. Russo said that Suffolk County is now looking to expand the capacity of the Bergen Point plant thirty some odd years later. Whatever they decide to do, even with the bad press and all the corruption that went on in the Southwest Sewer District, there is still a need and people are still looking to connect.

Ms. Richman asked if this was something the Village residents would vote on to go forward or if it is something the Board will decide to do.

Mayor Strebel said he believes that what happens is you form a business district. Those people who are going to be monetarily involved vote.

Ms. Richman asked if her landlord decided he did not want it, would he be forced to hook up to it.

Mayor Strebel said he would not be forced to hook up. He would have to pay the ad valorem fee, which is a minimum amount. That raises the value of his property. He asked everyone to understand that all the Board is doing is exploring. He said they have to ask all of the questions, they have to pursue this. He said that one of his biggest concerns is the Moneybogue Bay. That is his concern. He said we are going to have to address the Moneybogue Bay one day or another and it is a lot cheaper to address it with a sewer system than it is to let it go and try and clean it up. We will be cleaning it up for a hundred years. This is what they are concerned with. He said they were only at the very early stages and were investigating it. He said the opportunity of having an existing plant within our reach and the ability to hook up to it is a great thing. The Village could never afford to build a sewer treatment plant, where would we put it. We certainly would not want it in our back yard. Again, we are only looking into it.

Mr. Desmarais added that the formation of any sewer district could be subject to a permissive referendum for all of the property owners within that sewer district. Further on down the line, after the economic studies are done and the environmental review process is completed and the boundaries are drawn, then if there is a certain percentage of property owners within that boundary who challenge the funding source, they could subject the process to a permissive referendum. There would be a vote of the property owners within the boundaries of that sewer district.

Trustee Kametler asked if he felt they should do that before they go any further.

Mr. Desmarais responded that he felt the next steps were to try and determine based on SEQRA what the costs to the businesses could be in those areas. Right now there are a lot of questions out there and the big question is going to come down to what is the environmental benefit and impact and what is the cost to all of the businesses.

Ms. Richman asked the Board if they had scientific data available that indicates to what extent Moneybogue Bay is impacted.

Mayor Strebel said that scientific data shows that our water on Long Island goes a mile south a year. He said you see how close the stores are on Main Street. He asked what she thought would happen ten or twenty years from now.

Ms. Richman asked if there was data so they have a baseline for some kind of determination.

Deputy Mayor Laube said he had spoken with Kevin McAllister, the Town Bay keeper. He said he was one of the leading biologists and chemists in the area. He actually sent in a letter for the Mayor to read. He would have been here tonight, except he had a meeting with his organization. He can provide the data you are looking for.

Deputy Mayor Laube asked if there were some other way other than moving forward with this plan to find a way to get more wet uses in the downtown area, to get more cafes, restaurants, those kinds of uses. He said that a lot of residents come to him and always complain that there are too many real estates and banks on Main Street. If they did not do a sewer district, what could the Village do to improve that situation.

Mr. Desmarais said that the County requires some kind of an advanced treatment system separate from a typical on-site septic system to allow for that increased density of a wet use. But then that single business is really going to have to pay for an upgraded treatment system singularly on their property, or else the County is not going to let you upgrade any of those businesses to a wet use. It would be an astronomical cost for an individual business owner.

A member of the audience from Stevens Lane said that it looked to him on the map that Moneybogue Bay was a property of Southampton Town and not Westhampton Beach Village. He asked how that would affect it.

Mr. Desmarais said that was true. It shows the Village boundary is the property to the high water line. He said that Moneybogue Creek extends back into the back of Main Street, so he was not sure how it would impact the Town. He said the Town would be

part of the planning process, but they are not going to regulate you any different than you would regulate Moneybogue Creek in that area.

Ms. Richman asked if the individual property owners have to pay for connection to the line that goes to the sewer line. She asked if they would have to pay for putting that in or is it something that is included.

Mr. Desmarais responded that one portion of the cost to the individual business owners would be to abandon their existing systems and to also take their system and send it into the lateral in the main in the street, so that would be an individual cost because that can vary significantly depending on if your system is in the front or back of the building.

Ms. Richman remarked that the Village has outdoor dining, we have cafes, we have ice cream parlors, we have restaurants, and she felt we did not need more. She said everything looked beautiful this weekend. She felt the Village did not need this for more restaurants. She said we already had a moratorium on building and she thought the Board should come to Main Street to see what goes on for the weekends, it is beautiful.

Mayor Strebel felt Ms. Richman misunderstood. He said it was not the idea of getting more restaurants in, yes, that would be a side benefit, but it is protecting the bay. He said that regardless of who owns that bay, if that bay goes sour you won't have any business.

A member of the audience said he was a Village resident, he had children here and he would appreciate it if the Board continued to look at this. He said that Moneybogue Bay is what our Village depends on. He felt it would be irresponsible of our Board right now not to continue looking into this. He said he appreciated that people's rent may go up or someone may have to pay money, but he as a resident felt that the Board was being responsible by looking into this matter and he appreciated it.

Ms. Sweibish said she wasn't quite sure what we were depending on with Moneybogue Bay that it has the kind of importance they were talking about.

Mayor Strebel asked if she did not understand the importance of Moneybogue Bay.

Ms. Sweibish said we were not dependent on Moneybogue Bay for anything, are we.

Mayor Strebel responded property values.

Ms. Sweibish asked then why are we not looking at properties all along that whole back area then. Why are we not looking at residential properties. She felt that if we were looking to build something to protect Moneybogue Bay, it doesn't make sense to protect it a little bit.

Mayor Strebel said they were trying to be conservative spending Village money. These gentlemen are looking into a minimum amount of work. He said they hadn't built anything yet, but they were trying to protect Moneybogue Bay.

Mr. Russo said you have to crawl before you walk.

Mayor Strebel said the Board was criticized for spending too much money – they were just taking a very slow look at it.

Ms. Sweibish suggested that even if they have to split it out, they should look at both the residential and the commercial.

Trustee Kametler said the idea of a sewer pipeline on Main Street in itself is a homerun. His concern is the 280 units of affordable housing that is attached to this sewer pipe, how it is going to affect our school district, have their been any studies done on that.

Deputy Mayor Laube said that James Morgo was here tonight to answer that.

Angelo de la Fuente, Old Riverhead Road, said he understood from Trustees Barnett and Laube at the last meeting that this would not cost this Village a dime.

Mayor Strebel said that nobody said it would not cost a dime. You have to have what you call seed money for any project.

Mr. de la Fuente said he understood Trustee Barnett to say that if this were to cost the taxpayers any money, they would not do it.

Mayor Strebel said she was talking about the homeowners. He said the taxpayers that are going to hook up to that are going to pay for it. If you don't hook up, you don't pay.

James Morgo, Commissioner SC Economic Development

Deputy Mayor Laube said that in light of all of the discussion of downtown economic revitalization, work-force housing and the impact on the environment, he has invited Mr. Jim Morgo, Commissioner of Suffolk County's Economic Development and Work-Force Housing Department. He is considered one of the leading experts on work-force housing after his many years leading the Long Island Housing Partnership. He did not think there was anyone who knows more about work-force housing probably in the tri-state area than Mr. Jim Morgo.

Mr. Morgo said he wanted to talk about more than work-force homes. He said that County Executive Steve Levy combined the Economic Development Department with the Affordable Housing and Community Development because he saw a link between the two and realized that because Suffolk County is losing its young people at a rate five times the national average our businesses and our economic expansion is going to suffer. He congratulated the Village Board for having the courage to at least examine how they can make the quality of life better for their residents. He said it was often not understood that when you have someone involved with economic development, one of the things they feel is most important to the sustainability of our economy in Suffolk County is the quality of our groundwater. We walk on our reservoirs. He felt that one of the most important things that ever happened on Long Island was the Pine Barrens Act of 1993. He said our coastal waters are extremely important, of course, but we can't do anything to jeopardize our drinking water. He said the County Executive supports the downtown areas. He said a locally owned business generates 70% more local economic impact per square foot than a chain store. Spending \$100 at one of a downtowns independent businesses creates \$68 in additional local economic activity, while spending \$100 at a store in the same place that is not owned locally produces only \$43 worth of local economic impact. He said he mentioned this because if you are unsewered, you have incredible constraints in developing downtown because of our coastal water and also because of our groundwater. He said one of the questions earlier was what alternatives are there if you don't have a sewer district. He said that coming from Bayport, he is right next to Sayville. Sayville is not sewered. A friend of his that had a restaurant wanted to expand. He could not afford a local sewage treatment plant, so he had to go through another way of doing it – transferred development rights. He actually had to buy an acre of land, go into the real estate business, in the same groundwater management zone so that he could expand. That land had to be sterilized and kept undeveloped forever. He said that a downtown in this water management zone we are in is only 300 gallons per day that is allowed per acre. Wet uses, obviously use a great deal more than that. He said if he was looking at this, he would say of course your coastal waters, of course your Moneybogue Bay, but also your groundwater. You can't have that economic sustainability without that kind of growth and it is much better if the business growth is locally owned and is much better if it is in the downtown. He said that Sag Harbor has a sewer system and several other Villages have sewer systems. He said that only today he had a very desirable, attractive business called and they were trying to decide between locating in Sag Harbor or Southampton Village and what put them over the line was the fact that they could grow in Sag Harbor because there is a sewer system there. He said the environmental impacts are not exclusive from the economic impacts. He said the preservation of the groundwater and economic development were mutually compatible, a symbiotic kind of thing where one helps the other.

Mr. Morgo said he wanted to talk about work-force housing. He said the reason he admired the Board's analytical research in looking at things and not having an emotional

knee-jerk reaction was that in having worked in developing over 3,000 units of affordable homes through both Counties, very early on he had to deal with a lot of myths involving affordable homes. These dealt with who lives there, are there going to be people coming out from Brooklyn and Queens and that would be horrible and that was usually said by people who came from Brooklyn or Queens. He said the fact of the matter is that whenever you do work-force homes you have a local preference. The people who qualify for the homes can be defined by a school district, a zip code, a Village line. Another myth is that they reduce property values. There have been so many affordable homes built now on Long Island and so much data and where those homes were built, it actually improved, property values have gone up at a faster rate than they have gone up in the rest of Suffolk County. He said he had worked with the Housing Partnership developing thirty homes in East Quogue – the Pines. He said the one concern that he completely understands is the concern of the school districts. The way we pay for schools is just on its surface crazy if you think about it. It comes from mostly real estate tax with a little bit of state aid and we are taxed on the value of our homes to pay for our schools. It costs, for a variety of factors, a great deal to educate an individual child. The fear is we don't want any more children because we are paying so much now. This is a very reasonable concern. He said that those homes they built in East Quogue increased the cost for all the taxpayers of the East Quogue school district. He said that many, many other homes that the Housing Partnership and other developers built are actually tax positive. He said they had done a little research on this. He asked why were the homes in East Quogue tax negative for the school district and why were so many of the other homes that were built tax positive. He said the reason was that every time the Housing Partnership and other developers built single family detached homes, homes on their own acre of land, those cost the school district money. Every time the Housing Partnership built attached homes, condominiums, townhouses, co-ops, those were tax positive. Town homes were more tax positive than condominiums because condominiums are taxed on an income basis. Town homes are taxed as a single family detached home would be, on the sales basis. But even condominiums are tax positive because attached homes generate far, far fewer school aged children than detached single family homes. He said he had not done enough research to say that every time, in every instance you build attached homes it will be tax positive for the school district. The difference between town homes and condominiums is that town homes have a homeowner's association and the homeowner actually owns a little footprint of land where with a condominium you just own what is between the four walls. If you had a choice from a tax point, it is better that you do town homes than condominiums. The evidence he had gathered shows that the national and local experience shows that attached homes generate fewer children than detached single family homes. He said that about 20% of the school age children go to non-public schools, usually parochial schools.

Trustee Barnett asked if there were any restrictions on these Victorian homes where there are few children, to keep them local people such as went to the local high school, were there any of these restrictions put on them.

Mr. Morgo said it was not just on the Victorian homes, but because there is a great demand for homes that are below market rate, the people who are eligible to buy the homes are selected by lottery. When the lottery is given, there is a local preference. That local preference has to be based on a political subdivision. That political subdivision could be the Village boundaries.

Mr. Morgo said that attached homes, even ones with more than two bedrooms, still generate a tax positive for the school district. He said that detached homes are almost always tax negative for the school district because they produce more school age kids than the attached homes. When you have a lottery, even with a local preference, you cannot say that people over a certain age cannot apply. The reason for the Long Island Housing Partnership was to help keep young people on Long Island. It was founded for economic reasons, not for philanthropic reasons. The idea was to build home ownership for local young people, people who graduate from our high schools at great expense to local taxpayers. Every single development that the Housing Partnership built, senior citizens were able to buy units, because they applied, they qualified and they were local. You can say no one can live here except those people over 55. You can't say no one can live here except those people under 55. People who live in attached homes, as soon as they get kids who want recreation, kids who run around,

they want property, that is still the American dream. He said if the Board was concerned about the tax impact, they should think about attached homes. He said you would not get attached homes without a sewer district, because they are denser. They will not be affordable for our sons and daughters, unless they are attached.

Mr. Morgo said that someone had asked about the Southwest Sewer District. He said there are more than 5,000 residents within the Southwest Sewer District who are not hooked into the Southwest Sewer District. As far as the Gabreski sewer plant, he said they have applied for sewer district status.

Trustee Kametler asked how many units were in the Pines at East Quogue and how many children it generated.

Mr. Morgo answered that there were thirty homes on fifteen acres. They had to do some transfer of development rights there. He was not sure how many children it generated, but he knew it was a tax negative for the school district. He said that before he left the Housing Partnership about five years ago they found that not only the Pines, but every single time they had detached homes that they created a negative. He said they did detached homes because families with children, that is what they wanted.

Ms. Sweibish said he had raised something she had not even thought about. She said if you build attached units for people who are young, single people, maybe young couples who want to have kids, maybe they have a kid and want to have another kid – all of a sudden they don't want to be in this – now you have a whole group of housing here and no place for those people to go.

Mr. Morgo responded that what usually happens, if the mortgage payments are reasonable, the attached home gives the young people a place to save for at least down payment and closing costs and being able to qualify for a mortgage on a detached home. Does that mean they will stay here – not necessarily, because you can buy much more of a detached home someplace else than you can buy it on Long Island. There are reasons for folks to stay here. He saw over and over again at the Housing Partnership that young people moved into the condominiums and townhouses, saved and then when they had saved enough to almost qualify, then they got the extra help from Mom and Dad, who were homeowners here. That happened over and over again, that parents may be the bridge. What happens is that somebody coming out of college or even somebody that is a professional and has been renting on Long Island, with the rents we have, they can't save for the down payment and closing costs. In the last couple of years young people have been very fortunate because mortgage interest rates have been so low they have been able to qualify for mortgages and by putting only 10% down, they could still qualify. The beauty of attached homes, two-bedroom homes, about 1400 square feet, that is a place where you can have home ownership, build equity, but still have money you can save every month as we did. He said a lot of the people that move into the work-force homes are not married. You have a lot of single folks and a lot of elderly folks.

Julie de la Fuente asked that of the 300 units that are proposed for this area, how many are actually going to be affordable and will they stay affordable for future generations or do they get sold at the market rate and lose their affordability.

Mr. Morgo answered that because of some past experiences, any time the County or several other groups participate in work-force homes, they have to have formulas attached to them that keep them affordable in perpetuity. That doesn't mean the owner doesn't get equity and appreciation in his home. It means the equity and appreciation has to be geared to some kind of formula – the consumer price index, the rate of inflation – so they do make something. He said you have to maintain affordability. He said he did not know how many of the 300 units would be affordable. He said that for the County to participate and help out in fast tracking with approvals, which is very valuable to a developer, and for the County to participate with either its infrastructure subsidy or its acquisition subsidy, at least 20% of the homes have to be classified as work-force homes. What that means is that half of that 20% has to be affordable to people that make under 80% of a region's median income. That is annual income for all of the people in the household. For a single person to qualify for that home, they would have to make under \$51,000. The other half of the homes can be affordable to people

who make under 120% of the median income. That single person would be someone who makes under \$72,800. That is a single person, the incomes go up depending upon household size. Most of these household sizes the maximum would be two or three people. For example, a four person household making under 120% of the median income could make up to \$109,200 and still qualify. He said he never thought he would see the day that a six figure income could qualify for work-force homes, but if you do two and a half times \$109,200, you still can't afford a home just about anywhere in Suffolk County.

Harris Palmer said that one issue a school district has to face is the capacity and the extent to which it is used when there is development. He asked about the situation with the Pines in East Quogue – did they become a tax negative because the East Quogue school district had to issue bonds for a major expansion, because that could be the result somewhere else, for instance, here.

Mr. Morgo said that the way we talk about tax negative, we took the cost to educate the individual child in East Quogue, generated all the real estate taxes that came from the Pines that went to the school district and then multiplied what it cost to educate each child by the number of children and it was more, that cost was higher than what they gave. Because it was thirty homes, the kids were spread across the district grades so there wasn't any great impact making them have to expand. He said you see that happening all of the time, too. He said the reason he uses the Pines, as something that would not be built today, is that the Pines, because it was colonials, capes, ranches, it generated more kids. The other developments he has data on that are all attached homes, those homes have so few kids that the real estate taxes are more than those kids cost the school district.

Mr. Palmer felt the point is that the marginal costs have got to be taken into consideration as well as the average cost of educating the children coming in.

Deputy Mayor Laube asked why there should be work-force housing. He said he knows that Mr. Koppelman said there was a need for 38,000 units across the County and he had spoken to a Fire Commissioner recently who pointed out that the average age of our Fire Department has gone from 42 to 47. He said he had read the US Census that from 1990 to 2000, Westhampton Beach alone has seen an exodus of 24% of its age population of 20 to 30 year olds. He said we are losing our young people. We do not have a young workforce to replace our old workforce.

Mr. Morgo said he was told that during World War II, everybody knew someone who had served. Now it seems that everyone has a son, a daughter, a parent who can't afford the housing costs on Long Island and are leaving. He said a renowned Harvard University economist researched Nassau and Suffolk Counties and found that 56% of young people under the age of 35 are still living with their parents. Northrup-Grumman, one of our major employers did a housing study with their employees and more than a quarter of their engineers, guys doing research and development, are still living at home with their parents or with an older adult. One of the things that is the core mission of his department is to attract new businesses to Suffolk County and it gets more and more difficult. A lot of business that are here, to remain here and to expand, because the core of our economy is the sales tax, the way we sustain ourselves is through the sales tax and businesses that actually make something generate far more sales tax than retail businesses. Those jobs are wealth creating. Things like Wal-Mart are wealth deflating, you lose from those. He said that when he meets with a CEO or President of a business, they always mention three things that cause them the most concern when looking to come here, to stay here or expand here. One is the real estate taxes, two is the cost of energy and three is that they can't keep any of their employees living here. They say they can create the jobs, the defense industry is coming back, they can create the jobs but they can't have the workforce. He said he asks them why they want to stay here if it is so difficult, the taxes are so high, the energy is so high. They always mention the quality of life, the education of our workers and the strength of our workforce, not only the education, but the work ethic – the way people work two or three jobs, the way people strive to get ahead so much on Long Island.

Ms. Sweibish asked what would happen to the quality of life in a small community like this when you start adding units like we are talking about. She said he had been talking

about local businesses, which sounds nice, but most of the local businesses are long gone from here on Main Street. The people who own these businesses often are seasonal people who come in from Manhattan. The landlords who own the buildings don't necessarily live in this community. So, we are not actually local on Main Street too much anymore.

Mr. Morgo said he was not aware of that. He said it would certainly give the opportunity to a local entrepreneur. He felt there were folks who would like to start or expand businesses. He said that he knew that in a place like Sayville, people are begging for a sewer treatment plant to serve the downtown in Sayville.

Ms. Sweibish said that Sayville was also much bigger than we are.

Mr. Morgo said he didn't know if it was. He said Sayville is just one main street.

Ms. Sweibish said that was a pretty big main street when you take a look at the shops there and the length of it.

Mr. Morgo said that Sag Harbor was bigger but Sag Harbor would not have had the economic activity without its sewer district.

Ms. Sweibish said there is no room to expand except up on the highway to expand any more as far as businesses are concerned. She asked if they were putting units up that are being proposed up on Riverhead Road and Montauk Highway, you were just talking about quality of life, you were also talking about the cost of things, where is LIPA going to get the electricity to power all of the things that are being built here, because we are exploding on the east end.

Mr. Morgo said that there are so many that have been built now, both attached and detached – go and take a look at them. He said you would be amazed at the construction and design. He said that one of the things he struggled against early in his career was the stereotype image of affordable housing.

Ms. Sweibish responded that this was not an issue here, at least not for her, as far as the housing goes, it does not matter whether it is workforce, affordable, she has issues with those things within what they are, but just the building that is going on, period. She said even what has gone on down at Dune Road, and it is in no way, shape or form affordable or workforce housing, but what is the carrying capacity for a community that is basically a seasonal community, a place where people like to go out to the Hamptons. What happens when we start looking like Huntington. She said that just in the past ten years it has changed and every square inch of it has a house or building on it. There is no green space anymore.

Mr. Morgo said that he knew that in other communities, most of the people who bought the homes were living in basements, in attics, in illegal apartments, were still living with their parents, and it was not like you were getting an influx of these new people. It was young people and old people who are already here. There were older people who had moved away and when they got to Florida and found out they really missed what they had on Long Island they were able to come back and buy one of the homes. He said that was not the intent, but that is what happened. He said you could structure a lottery and say they have to be local people.

Mayor Strelbel added that the Village was also losing senior citizens that no longer want to have to take care of a large home that is burdensome for them and the attached housing would be perfect for them. It is a mixed group. He said he wanted to reiterate again that they were only exploring, they were not building houses tomorrow. He said they were not going to be able to address LIPA's concerns. They were not going to build an electric lighting plant. They were just looking into the fact – is it economically feasible for us to do the sewer treatment plant.

Mr. Morgo said that when he first started this job, his big emphasis was on keeping our young people here and he would go on and on about the economic importance of our young people. He said he was called to it by a senior citizen who said that the senior citizens have an economic impact in an area, too. This senior said that when we take

our bank accounts and our savings and we move them to another part of the country, you are losing there, as well as losing our life experience, and our volunteerism. Mr. Morgo said that is why he tries not to seem so youth centric in his comments.

Dennis Yuen, Executive Director of the Chamber of Commerce, said he wanted to clarify something. He said he believed, in his estimation, we have probably 75 to 80% of locally owned businesses, whether that local is our region or at least Suffolk County owned. He did not feel most of these businesses were owned by Manhattan residents. He said we have a majority of local ownership within the County. He also said he wanted to commend this Board for pursuing the study about the sewer district and also work-force housing to promote continued, sustained growth in our area.

Deputy Mayor Laube asked Mr. Haefeli how many units per acre could be developed on the property in question.

Mr. Haefeli said the current zoning permits a maximum of six units per acre, although Suffolk County Health Department would not permit it in that zone.

Deputy Mayor Laube asked what would be the only way for that land not to be developed, would the Village have to buy it.

Mr. Haefeli said the Village would either buy it or you could convert it back to what it was years ago, which was a highway business/shopping center type use that would permit a large big box-type store. He said the only way you could keep it from being developed is that some entity would have to acquire the property.

Mayor Strebel estimated this would cost \$500,000 to \$600,000. He said he did not know where to buy land cheaper.

John Romanosky said that Mr. Morgo was here for a reason. He said the Board has asked him to come here and give the feasibility of what should or what could possibly go on up there. He wanted to know if Mr. Morgo had researched this enough to say that it is something that this Village should do and it is a good thing worth them looking into or is he here because the County wants to put people into this area and force people to come here to work here because the airport is going to create all these tech jobs. He wanted to know if Mr. Morgo was telling us from the County standpoint that because of the things you are doing at the airport, that is why you want to build these houses or are you saying that you want to keep young and old people here in this Village because they can help promote the growth of this Village and keep things within this Village. He asked if it could still remain the "bubble" that people want it to remain, as well as growing, because it is going to grow. He said he read in the newspaper a couple of weeks ago that Deputy Mayor Laube is basically a lackey for the County and that is why the County wants to build these things. He asked if this was a feasible thing for someone like him who wants to stay in this community, who makes less than 80% of the median, to look into to stay here to help him or future generations.

Mr. Morgo responded that he was not here just for the good of Westhampton Beach Village. He said he was here for the good of our region. If we lose our young people from all parts of our region, we are going to suffer in many, many different ways and it is the biggest threat to our sustainability. He said the quality of life here was able to be accommodated, but you have to be vigilant. You have to have good planning. He said he did not care what kind of residential or commercial building you have, you have to pay attention to design. You have to create senses of place, because plenty of mistakes have been made on Long Island and throughout the country. He said one of the horrors was Route 25 and the way that was developed. You really do need good planning. He said to look at the affordable homes that have been built, particularly the ones that have been built in the last ten to fifteen years, because then the design and the specifications and the materials used to build them were all to the higher standard because people realized they were under the looking glass. He said that single family detached homes was a great development pattern in 1971 and it worked for people who came here after World War II. But, with the cost of land, scarcity of land and the fact that we get all of our water from the ground, we can't have that kind of development anymore. And, because of traffic we can't have that. One thing that amazes people is that fewer homes on an acre creates more traffic than homes in a higher density

development. If you go around to most condominiums, you will see far fewer cars for the same number of homes than if you look at the single family detached homes. He added that he had not even thought about his work at Gabreski on his way out here.

Mayor Strebel read the attached letter from Kevin McAllister, the bay keeper, into the record.

Victor Canseco, President, Sandpebble Builders

Mayor Strebel introduced Victor Canseco, President of Sandpebble Builders.

Mr. Canseco said he was very excited about this building. He said it had been four years since he had the pleasure of meeting with Mayor Strebel. He said this was a record-breaking building. It was the first LEED completed building to be built on Long Island. He said it had not been certified yet, they are very, very strict in the process to get the building actually certified, but all of the work has been done and it is on a track of LEED gold. He then gave a slide show that showed the work that had been done over the last four years. He congratulated the Board on doing something that had to be done, he said it took a lot of courage and a lot of discussion. He said the reason this building is different from other buildings is that it conserves water and energy, minimizes the damage done to the atmosphere, materials were used that rapidly renew themselves and because of the indoor environmental quality. He said this building will consume 40% less energy than a building normally this size. He said that was a tremendous accomplishment. You have an upfront savings because they installed 40% less equipment and then you have an ongoing savings forever in terms of energy costs. He said they had used 71 different vendors on this job and 56 of those companies were local on the east end. They had worked very hard to do that because local vendors have more of an incentive to do a good job. He felt that was one of the reasons this job ran so smoothly and was of such high quality. He commended Bob Viola, the project manager, and said he was really proud to have him as part of Sandpebble.

Bob Viola said he was very grateful to be a part of this project, he was particularly grateful to have experienced the level of cooperation that there is in this Village from office to office. He was also grateful that they had some very excellent experienced mechanics and journeymen work on this project and he felt it was evident in this building. He also commended the Board for having the courage and foresight to produce such a building.

Mr. Canseco then presented the Mayor and Board of Trustees with a lifetime warranty for this building.

Mayor Strebel said he wanted to personally thank Mr. Canseco and his men and said they were wonderful people to work with. He said this building actually came in under budget. He said he had to give thanks to our Village Clerk, Kathy McGinnis. He said she shopped with three or four local banks and we actually made \$221,000 on the interest on that bond because of Kathy's diligence. He said he did not know if too many municipalities could say that. He said if you take the \$221,000 and subtract the \$31,000 that Victor thinks we are going to be over and we saved a couple of hundred thousand dollars and that figure was from December. He said that is the kind of cooperation we get in this Village. He said if you want to talk about taxes, that \$200,000 that we saved goes into the Village coffers and it will be used in the general budget, so we are already ahead for next year. He personally thanked Mrs. McGinnis. He said all of the staff from this building helped with this move. He said the DPW really knocked themselves out. He said they are not in this building, but they did a lot of work.

Regular Meeting:

Accept departmental reports

Motion by Trustee Teller:

RESOLVED, that the Police Department, and Building Administrator's reports for May 2006 are hereby accepted.

Seconded by Trustee Laube and unanimously approved. 4 Aye, 0 Nay

Accept lifeguard resignations

Motion by Trustee Laube:

RESOLVED, that the resignation of seasonal lifeguards Tyler Abbatiello and Brooke O'Hara are hereby accepted.

Seconded by Trustee Kametler and unanimously approved. 4 Aye, 0 Nay

Appoint seasonal beach employees

Motion by Trustee Barnett:

RESOLVED, that the following persons are appointed to the positions specified below at Rogers and Lashley Beaches:

John Westfield	Lifeguard	12.50/hr.
Derek Westfield	Lifeguard	12.00/hr.*
Matthew Montpetit	Lifeguard	12.00/hr.*
Merisa Booth	Attendant	8.00/hr.
Kristen Gionta	Attendant	8.00/hr.
Olivia Liggon	Attendant	8.00/hr.

* Upon certification

Seconded by Trustee Kametler and unanimously approved. 4 Aye, 0 Nay

Accept bid for the installation of landscaping at the Village Hall

Motion by Trustee Kametler:

RESOLVED, that the bid submitted by Gatz Landscaping for the installation of landscaping at the Village Hall pursuant to the bid specifications at a total cost of \$45,610.00 is hereby accepted.

Seconded by Trustee Laube and unanimously approved. 4 Aye, 0 Nay

Accept bid for the installation of landscaping for the roundabout

Motion by Trustee Teller:

RESOLVED, that the bid submitted by Atlantic Landscaping for the installation of landscaping at the Six Corners Roundabout pursuant to the bid specification at a cost of \$23,400.00 is hereby accepted.

Seconded by Trustee Laube and unanimously approved. 4 Aye, 0 Nay

Schedule hearing for Local Law to amend Outdoor Music Law - Karaoke

Motion by Trustee Laube:

RESOLVED, that the Village Clerk is hereby authorized to publish and post a Notice of Public Hearing to be held on Monday July 3, 2006 at 7 pm at the Village Hall on a Local Law to amend the Village Zoning Code Chapter 196 Section 196-2(5) to permit karaoke music.

Seconded by Trustee Kametler and unanimously approved. 4 Aye, 0 Nay

Refer outdoor music application to Planning Bd. – Shock Ice Cream

Motion by Trustee Barnett:

RESOLVED, that the outdoor music application submitted by Shock Ice Cream for karaoke music is hereby referred to the Planning Board for advisory review.

Seconded by Trustee Laube and unanimously approved. 4 Aye, 0 Nay

Schedule hearing for Local Law to amend code Re: Contractors Licenses

Motion by Trustee Kametler:

RESOLVED, that the Village Clerk is hereby authorized to publish and post a Notice of Public Hearing to be held on Monday July 3, 2006 at 7 pm at the Village Hall on a Local Law to add Chapter 75 of the Village Code relating to licensing of Home Improvement Contractors.

Seconded by Trustee Laube and unanimously approved. 4 Aye, 0 Nay

Schedule public hearing on application for Outdoor Music – Shock Ice Cream

Motion by Trustee Teller:

RESOLVED, that the Village Clerk is hereby authorized to publish and post a Notice of Public Hearing to be held on Monday July 3, 2006 at 7 pm at the Village Hall on the outdoor music application submitted by Shock Ice Cream for karaoke music in front of the establishment 99A Main Street.

Seconded by Trustee Kametler and unanimously approved. 4 Aye, 0 Nay

Schedule public hearing on application for exemption to moratorium

Motion by Trustee Laube:

RESOLVED, that the Village Clerk is hereby authorized to publish and post a Notice of Public Hearing to be held on Monday, July 3, 2006 at 7 pm at the Village Hall on the

application submitted by BMB Enterprises, LLC requesting an exemption from the moratorium pursuant to Section 197-94.4 of the Village Code for the construction of a 3,000 square ft. retail building on property located at 145 Main Street in accordance with the site plan approved by the Planning Board.

Seconded by Trustee Barnett and unanimously approved. 4 Aye, 0 Nay

Establish Toddler Playground Advisory Committee

Motion by Trustee Barnett:

WHEREAS, the Board of Trustees are committed to establishing a toddler park in the Village and believe that the selection of a site and equipment should include the input of members of the community; and

WHEREAS, there are numerous citizens that have been actively involved with a number of initiatives to establish a toddler playground in the past, and therefore be it

RESOLVED, that the Board of Trustees hereby establishes a Toddler Playground Advisory Committee consisting of seven members to be appointed by the Mayor and Board of Trustees.

Seconded by Trustee Laube and unanimously approved. 4 Aye, 0 Nay

Appoint alternate Election Inspector

Motion by Trustee Kametler:

RESOLVED, that Carol Aldrich is hereby appointed to serve as an alternate Election Inspector for the June 16th Village Election and to be compensated at the rate of \$11.75 per hour.

Seconded by Trustee Laube and unanimously approved. 4 Aye, 0 Nay

Approve warrant for June 2006

Motion by Trustee Teller:

RESOLVED, that the warrant for June 2006 in the amount of \$ 153,490.81 for the General Fund and \$219,700.60 for the Capital Fund is hereby approved.

Seconded by Trustee Kametler and unanimously approved. 4 Aye, 0 Nay

Trustee Barnett wanted to give credit to and thank Susan Wilcenski of Plans East. She said she had done the landscaping plan for the Village hall grass. She also thanked Jonni Lee Hotaling for the landscaping plan at the roundabout.

Mayor Strebel suggested that the Village give them a certificate of appreciation at a future Board meeting.

Trustee Kametler made a motion at 9:10 p.m. to adjourn the meeting to Executive Session. Seconded by Trustee Barnett and unanimously approved. 4 Aye, 0 Nay

Respectfully submitted,

Christine Owen
Deputy Clerk