

Board Meeting

March 12, 2007

The Board Meeting of the Board of Trustees met in the Municipal Building, 14 Baker Street, Patchogue, New York on March 12, 2007.

The meeting was called to order at 7:30 p.m. by Mayor Pontieri with Trustees Crean, Dean, Devlin, Hilton, Krieger, McGiff, Village Treasurer Krawczyk, Village Attorney Snead and Village Clerk Seal present.

The flag salute was led by F. X. McKiernan

Mayor Pontieri read the safety message

Upon a motion made by Trustee Devlin, seconded by Trustee Dean, and unanimously carried, the Board approved the meeting minutes of February 26, 2007.

Village Treasurer Krawczyk presented bills for the period February 2¹ through March 12, 2007 total \$385,691.87.

General Fund	\$254,087.10
Trust & Agency Fund	\$12,566.03
Capital Projects	\$45,780.76
Sewer Fund	\$61,287.15
BID Fund	\$3,783.80
Housing/Code Fund	\$2,619.32
Community Development Fund	\$5,567.71
General Bills	\$0.00

Total \$385,691.87

Upon a motion made by Trustee Dean, seconded by Trustee Crean, and unanimously carried, the Board accepted the bills as presented.

Village Clerk Seal read: Notice is hereby given that a Public Hearing will be held on Monday, March 12, 2007 at 7:30 p.m. in the Municipal Building, 14 Baker Street, Patchogue, New York, by the Board of Trustees of the Village of Patchogue to consider a request to install thirty minute parking signs on West Main Street in front of Briarcliffe College. At said Public Hearing any person interested will be given the opportunity to be heard

Mayor Pontieri stated where Briarcliffe is located we have unlimited parking at this point and time, or two hour parking on the north side, and the merchants along the south side become affected by that because obviously the kids park there for the entire day. And the merchants being basically the laundry mat and deli and a couple of the other people are hurt by that. So this is to consider making those spaces on the north side a 30 minute.

Trustee Krieger stated there is certainly enough parking at Briarcliffe College and there is no need for any of the students to park on Main Street. I say that we should have restricted parking.

Upon a motion made by Trustee Krieger, seconded by Trustee Hilton, and unanimously carried the Board approved the request as stated above.

Village Clerk Seal read: Notice is hereby given that a Public Hearing will be held on Monday, March 12, 2007 at 7:30 p.m. in the Municipal Building, 14 Baker Street, Patchogue, New York, by the Board of Trustees of the Village of Patchogue to consider creating a Local Law amending Sections Four and Ten of Chapter 56 of the Village Code

regarding occupancy permits for rental dwellings. At said Public Hearing any person interested will be given the opportunity to be heard.

Attorney Snead stated the Section reads as follows: “application for a rental occupancy permit for a rental dwelling shall be made in writing” and we are adding the words “by the owner of the property.” Then it continues: “to the Building Department on a form provided therefore.” Section 10 is being changed to reference it as a chapter as opposed to an article and to require the signature of the owner acknowledging the requirements once it is issued. The idea being that the owner acknowledging he is the owner and that he is actually applying for the permit. Once the permit is issued with the restrictions, he will acknowledge that he is to be in compliance with the permit. It allows us to enforce against the owner in a much more expedient fashion.

Mayor Pontieri stated: before someone could come in, they would have an agent come in and take care of it. Now you would have the property owner. The other thing that we are requiring is that based upon the square footage of the rooms and the size of the house, there will be limitations on the number of people. Because our code is very clear--for so many square feet you can have so many people. The hope is to get better control over the housing stock. As many of you know, it's been a struggle that we have had. Trustee McGiff will talk this evening about the number of houses that we have had to close because of over occupancy. We just want to make sure that the property owner coming for legal rental permits understands and that they sign off on it. As Attorney Snead has indicated, once they are in court, we have a stronger case to make. It's about control.

George F. X. McInerney, 18 Beach Avenue and 83 Brightwood Street, stated I own three structures which I have legal eight bedrooms which which you changed from 80 sq.ft... I am entitled to 16 people on that property legally and you are jerking me around for the minimum of what I have. What you are doing is tightening amounts on what you can legally do, bedrooms, persons, etc. Unfortunately, it's not being fair on an estate that stood that way. I am being jerked around because you are trying to change these laws.

Mayor Pontieri stated: all we are doing is taking the law and saying to someone when they fill out an application and say it has six bedrooms and these are the size of those bedrooms, then we say to them, based upon those sizes, you can put x number of people. They sign it and then they know what the deal is.

McInerney stated: I understand your overcrowding situation, but if a person goes out and buys four homes and it has a legal amount of eight, meaning sixteen people, he should be allowed to do that.

Attorney Snead stated: the current amount of people per bedroom is defined by square footage available, whether there is a partition wall, there are a number of factors to be considered. The purpose of this Section change, however, is that our Code makes the owner responsible. We had a situation where the owner had sent in an agent and the agent had signed the application for him. When it got to court we couldn't hold the owner responsible because it was the agent who signed it. Now what we are doing is saying if you own the property and you want a permit, the permit will indicate exactly what you have and you will have to sign that. Therefore, we get rid of that agent issue.

Upon a motion made by Deputy Mayor McGiff, seconded by Trustee Devlin, and unanimously carried, the Board approved request as stated above.

Mayor Pontieri stated: as many of you know as we have been talking about it for the last 25 years and I think we are pretty close to doing it now, is the dredging of the river. It is going to cost us, as it looks now, about 1.2 million dollars. A large portion of that money has been garnered through the good efforts of Assembly Woman Eddington, Supervisor Foley, Congressman Tim Bishop, State Senator Trunzo, the B.I.D., and we will be working over the next several weeks with the members of the river community to come up with the correct funding to get to 1.2 million. One of the things that happens though is not all this money comes at the same time. It will come over the course of the next year, but obviously when the gentlemen are done dredging, he will want to get a pay check. What we do is ban the money which is a bond anticipation note for \$600,000 because some of the money is liquid and we get it immediately. As the B.I.D. money, Trunzo's money and the other money comes through, we will be able to pay this off, hopefully, with a payment from other sources, not coming out of resident taxpayer dollar. This is a resolution authorizing the dredging of the Patchogue River and for the Village of Patchogue, Suffolk County, New York at a maximum estimated cost of \$600,000. And authorizing the issuance of a \$600,000 in serial bonds of said Village to pay the cost therefore and the wherefores and resolves. So I would like to make a motion that the Village be authorized to bond \$600,000 for the sole purpose of dredging the Patchogue River.

Upon a motion made by Trustee Dean, seconded by Trustee Crean, and unanimously carried, the Board approved the request as stated above.

Mayor Pontieri stated: I would like to set April 2nd as the re-organizational meeting. At that point and time the functions of all of the trustees and those appointed employees are made at the re-org meeting at Monday, April 2nd, at 6 p.m.

Upon a motion made by Trustee Devlin, seconded by Trustee Crean, and unanimously carried the Board approved the request as stated above.

No B.I.D. or Chamber of Commerce Report.

Trustee Krieger stated: I would like to thank Deputy Mayor McGiff's code enforcement officers and constables for their performance this weekend--Al Costello, George De Mott and Fred Winter for manning the position behind the Theatre on a pretty busy weekend. They did a great job in controlling traffic and keeping the parking lot open and available for shoppers and other people going to restaurants in town. It's a very difficult job.

Trustee Krieger stated: the Patchogue Theatre will be presenting a concert at 5 o'clock after the St. Patrick's Day parade featuring the Prodigals and Banger and Mash sponsored by the Patchogue Theatre and The Greater Patchogue Foundation. It's going to be part of an all-day celebration on Main Street. The parade starts at 2 p.m. on March 25th. After the parade different restaurants on Main Street are going to be participating and staying open for lunch and such. I would also like to remind everybody again that L.I. Philharmonic is performing at the Theatre on March 30th. Tickets are going fast. L.I. Philharmonic intends to make Patchogue Theatre one of their homes and we will have a number of events with them over the years.

Upon a motion made by Trustee Krieger, seconded by Deputy Mayor McGiff, and unanimously carried, the Board approved request made by the Resurrection Christian Church to hold an outdoor religious meeting on Saturday, May 5th from 6:30 p.m. to 9:30 p.m.

Trustee Crean stated: this evening I am in receipt of a letter of recommendation from the Architectural Review Board. It is a suggestion and recommendation to designate 178 East Main Street and tonight I would like to set a public hearing. It one of the last of its kind on Main Street and has some rather distinct architectural features to it. What I would like to do is make every effort to preserve that building. What I would like to do is set a public hearing on April 9th to consider dedication this property as a landmark.

Upon a motion made by Trustee Crean, seconded by Trustee Devlin, and unanimously carried the Board approved the request as stated above.

Trustee Crean stated: there has been some questions from the current property owner to look to knock the building down. This is a building that has been dated back to approx. 1910 and as I mentioned one of the last of its kind on Main Street with its front yard setback. I would like to make an effort to somehow preserve it without seeing it fall the way of the wrecking ball.

Trustee Krieger stated: when you say a landmark, what does that mean? What can the owners do to it?

Trustee Crean stated: based upon our Village code, it would require them to get certain letters of appropriateness from our Architectural Review Board and it would just create another hurdle to try and prevent demolition of the property. Any sort of alteration or restoration of the building would require them to appear before the Architectural Review Board. The house is presently owned by a gentleman named Revvan Shenhavy and I had a meeting with him last week. He has had a difficult time trying to attract a tenant for the property and what I would like to do to try and make a better use of the property is to perhaps allow him to take down the rear fence and create an access to the municipal parking lot that is in the rear of the property so it would allow the potential user of the property to get better access and have ample parking. And, I think by doing that and encouraging him to continue the renovations to the property, we might be able to find a user without having to knock it down.

Trustee Crean stated: I have invited John Giaccio and Joel Peck of Archspire Architecture to do a presentation to the Village Board to provide us with a synopsis of a charette that was held on Feb. 10th. The purpose of the charette was to garner public input from key members of the community, both current and elected officials, former presidents of the B.I.D. and current property owners to come up with a wish list and perhaps some design features on what we would like our downtown to look like from Ocean Ave. to just west of Havens Ave. It was a proactive approach to provide developers with a wish list as to what we would like to see as opposed to being reactive to what a developer might want.

John Giaccio of Archspire Architecture on West Main Street Patchogue stated: thank you very much for letting us do this study for you and presenting it. We are advocates of having this study done and we felt the results of it were worthwhile. Hope you think the same way. We were asked by the Village to put the different aspects of a community design charette together for the purpose of looking at the so-called grid block. For people who may not be familiar with that, North Ocean Avenue, Main, Lake and West. Downtown Patchogue was a once teaming commercial core that burgeoned like so many like it during the latter part of the 19th century. A hotel room, a store, a job, a show, a meal or a room—all of it could be had in a compact urban area. This core was the real and symbolic hub of the region where outlining businesses, shoppers and industry had a dependency on the downtown for materials, fuel, professional and financial services, consumer goods and entertainment and employment. But, the very compactness of the

downtown was a disadvantage as automobiles became dominant. Then the old downtowns experienced a long slow decline in favor of suburbanization. As we have now come to understand that suburban sprawl is not a sustainable pattern of development for economical and practical reasons. It has made government, communities and professionals understand that the downtown in our cities and villages need to be re-discovered and re-utilized and put to a much better use than they have been in primarily the post World War years. The Village of Patchogue has been working to revitalize its downtown for decades and has achieved many notable successes. But, these efforts were always against the trend of suburbanization and it was quite honestly the salmon swimming uphill for any of these municipalities that have tried to revitalize their downtown against the massive trend of suburbanization. In recent decades, however, broad changes have accord in demographics, housing costs, lifestyle trends and other factors. Such as the floors in the suburban sprawl model are no longer economically inconsequential. The price of gasoline being only the most obvious example of the suburban sprawl model being unsustainable. This report is repaired as one of the determined efforts of the Village of Patchogue to trigger redevelopment of the parcel known and the grid block, at the northwest corner of four corners extending over to West Ave., Lake Street and West Main Street. And in its current initiative that the Village has sponsored, they have created enough interest for property owners and a major developer to have several meetings and continued discussions of possible redevelopment scenarios. To balance these redevelopment interest, the Village retained Archspire to look at what may be a community-based mass plan and just to get what the other side of the coin might be if the community had it druthers as to what would be happening here in terms of development. The parcel is 9.25 acres. It is largely underutilized, including vacant land and buildings and a large acre of surface parking. By any scale, underutilized land for a downtown area. There are 11 properties owners that are in significantly different situations and this also affects the tenure of development because they range from owners of vacant land and buildings to active developers that are trying to make a large buck, successful and marginal business, landlords and the Village itself is an owner in the area. The property lines are irregular but not so irregular that one would be able to say that there are at least three or parcels as they now stand that could be development parcels. That would include the Furman parcel, the Village's own parcel here in the parking lot, the Brookhaven large parcel of about four acres and Graziano's property right here along the entire length of Havens on the west side. Those parcels on their own are big enough to support a reasonably promising development. There is also a so called remote parcel involved which, unfortunately, in our limited aerial photograph—extending down West Avenue to Division Street, there is a remote parcel of about 2.2 acres as the corner of West and Division Street just north of the FINS property and the Village has long coveted this property as a swap or a transfer of development of Village owned lands in the downtown area and that would be for the Village to acquire for riverfront access and recreation and to go towards the end of achieving the long time objective of connecting the downtown to the river. I will say that this 9 acres in the downtown, with this remote parcel involved or not, will be the absolute beyond the blueprint, but actually the cornerstone of how Patchogue will look in the future for decades and maybe centuries. So, it's not something we are talking about here that's inconsequential for the future of Patchogue. What has happened over the last couple of decades is that a technique more effective than the so called conventional approach of developers proposing plans and the surprised local government and community reacting is in a form of confrontation or involvement has just lost its status as an effective way to accomplish these development approvals. A technique that has been used throughout the country is to have a design workshop where concerned and knowledgeable and involved people from the community participate in a design workshop and an urban designer such as myself and my firm try to facilitate what the community is thinking and saying and turn it into some kind of visualization. You may have thought that you hired an infallible designer, but I want to assure you that the fallibility of an urban designer will definitely come into play here.

And whether or not these ideas and thoughts were visualized properly will definitely depend on our ability to have done that. But, in this case I think we got a very clear indication from the group that day on Feb. 10th of some very strong consensus for certain things. Just let me run down a few quick points where a parcel in its under utilized state stands right now. The current zoning is D2 and D3 Business primarily. A couple of small spots in the upper corner aren't, but might as well be. The zoning is very simple. It requires not more than 75% lot coverage, a maximum 45 foot height, or three stories, a minimum front yard of 10 feet and minimum rear yard of 10 feet. That is all the regulation for density involved in the D2 and D3 zones. The zones are divided on the subject parcel on Havens Avenue, the D2 to the west and the D3 to the east. The reason why this is important is because although the zones are identical, the one crucial difference is that D3 does not require parking to be provided on the private property of the site. So for example, on the west side of Havens, those properties need to provide their own parking on site. But, to the east on the D3 side because they are in the downtown parking district, don't need to build parking for their development. This is a crucial difference and it actually tallies in the favor of four times the development potential in the D3 as compared to the D2. I want to give you a couple of numbers that later might be helpful. We figured on the D3 side that approximately 240,000 gross square feet of floor area could be developed. This would be very limited in design capability and other possibilities because the Village parcel of the parking lot would not be included. The parcel would cover 75% of the leftover private property and it would be very boxy, 45 feet tall, and cover 75% of that part of the property to the tune of 240,000 square feet. I think that what we are looking at in this community based plan compared to that 240,000 square feet on the D3 side and the Graziano property, it's probably something on the order of roughly 400,000 square feet which would be about 1/3 increase of the development potential. The other side of the property on the D2 can yield approximately 70,000 square feet because of the parking and in that case the incentive of going along with this idea of a master plan or an incentive overlay would be even greatly increased in the D2 because the 70,000 could easily translate to a couple hundred thousand square feet. And that might be as much as three times what the current zoning would allow. Three, possibly four, buildings of possibly historical note occupy the parcel--the old Carnegie library on Lake Street, the Patchogue Bank Building (which to Bank America's credit, still has Patchogue Bank on the front) and the Brickhouse on West Main Street, and possibly the Wedgewood. The community workshop gave a clear consensus that the three buildings must not be demolished and must be incorporated in new development. These three buildings are not listed on the State National Register, but the Village has the current authority to make historical designations and could afford protection to those three buildings--the old library, the bank and the Brickhouse. What happened is that in the workshop, most everybody came to the quick realization that the old library on Lake Street is really in the way for these large developments that require parking, large floor plates, etc. But, one of the day was actually someone suggesting that the library be moved, swung around, and positioned between the Brickhouse and the bank. We have a rough approximation of what that might look like in a photo montage and clearly rudimentary and also we have drawn the library in that position in all of the drawings. As a matter of fact, this proposal is predicated on the fact that the library can be moved to that position which is a conceivably even a fatal flaw. We have looked at this parcel enough to know there are numerous options, even if the library were to stay in its current position and not be demolished. From the highway the site is easily accessed by automobile, be it Waverly and North Ocean onto Lake Street. And you will see our plan and the workshop group agreed, that to the outsider, very conveniently Lake Street could be accessed by the two major arteries and automobile traffic could be handled quite well from Lake Street. One of the things that needs to be studied and this idea of the street pattern in Patchogue, made understood to the workshop participants, shows that Havens Avenue creates two offsets, one on Main Street and one on Lake Street. It also bisects the parcel. Several parties had proposed the elimination of Havens as a street and

what that would do is create very streamlined traffic in the sense that two traffic lights and two offset intersections would be eliminated. And of course, the parcel would become a super block which is much more conveniently developed and designed for. By removing Havens it also gives the chance to create a ... into the site directly in line with Railroad Avenue which is a logical extension from point south down to the railroad station. I would like to make a couple of quick comments about assumptions that needed to be taken because of the limited nature of the study, and that was the sewer capacity was needed to be understood and would be adequate for proposals here. That the three buildings would be preserved, that the library would be moved, that the bank drive-through property could be acquired—which people have very different opinions as to whether or not that would be easy or not. And the Brickhouse kitchen would be removed because it sticks out into the rear central part of the parcel and it would be replaced and the Brickhouse would be enlarged. Some of the major issues that were strived for were to try and make at least the beginnings of a connection to the river from the downtown to provide continuous Main Street retail and to try and protect the historical buildings in this part of Patchogue. One of the interesting conversations that came out of the workshop were what workshop participants consider uses that would be considered favorable in future downtown development and other ones that would be considered unfavorable. The collective consciousness of Patchogue is a Swezey & Newins is the first thing that people want on this property. Uses considered favorably might be dry good stores, residential over commercial, offices, software industry offices, 5 & 10 cent store, small stores, boutiques, Trader Joe's, east winery tasting room, small retail stores, bookstores, chain stores like Old Navy, events based with live entertainment, Village square/green, and a farmers' market, educational uses, a museum, premium hotel, theatre arts, art space, art residents, gallery, student residences and outdoor recreation. Uses that had a very strong consensus of being unfavorable would be big box retail, multiplex cinemas, surface parking and above grade parking structures. I would like to congratulate the entire assemblage and not necessarily for anything we did, but for the professional approach that they brought to the workshop and I can honestly say there are seven clear cut bullet points that I would actually someone if they would disagree that a very strong consensus came and I will recite these right now. The one thing that I was struck by was that redevelopment of the subject site most people felt was so inevitable, but what they would like to do is somehow to influence the scale and character of it. I don't think there is going to be any debate as to whether it is going to develop or not develop, or people are against it or not against it; they understand it will develop. They just want to have some involvement as to what really happens. They also understood the density to achieve economic incentive where limitations of bulk and size would be required, that some buildings could not be demolished was a thing, a very clear cut signal from the group. And I thought one of the most interesting ideas was that a central open plaza be designed into the plan. Such plaza, piazza, courtyard or the name that seems to want to.....on the amount of development would be the number of cars that could be parked below grade. These were very strong ideas and the consensus that came out of the workshop. Parking structures above grade were highly disdained, especially if their appearance was of a typical utilitarian parking garage. Another very strong feeling with buildings on Main Street was that it should be limited to height and bulk to the traditional scale which is approx. 45 feet. The building floor plate area should be limited to all buildings, new and old, to avoid big box effects. And, also interesting was a limiting height seemed to be eight stories of general apparent consensus. But, these eight stories should be limited in its location and these tall or mid-rise buildings would be located in specific areas and also their floor size would be limited. Based on these very obvious consensus agreements, urban design lines were developed and they might read something like this. To achieve this central open space, the strongest aspect of the scheme is that parking would be completely provided below grade. This is probably feasible for one level below grade. Without soil borings and whatever, one level below grade is probably okay for the major portion of the site, not the extreme west side along West Ave. This would give approx.

800 to 900 cars if the total site were to be developed and about 600 cars on the east portion. That number of 600 cars is what you can base the maximum number of development. For example, how many apartments or stores can you park for based on this 600. What was an interesting idea was instead of using the roof of this parking for more surface parking, that the group of participants felt extremely strongly that this space should be an open plaza, open to the public, open air not an atrium. And it would take a character something like this. They also felt strongly that this space should be continuous throughout the end of the block and we believe we depicted that strong idea in the plan suggested here. So design guidelines that would support these ideas might read something like this. "Buildings above grade shall not encroach on a central open commons averaging 100 ft wide running the length of the subject parcel from North Ocean Avenue to West Avenue. Provide all parking spaces below grade and limit development to that number. Building architecture at the northwest corner of four corners should prominently address the corner, maintain a street wall of buildings on Main Street with walkways or alleys between the buildings in the traditional Patchogue model from Main Street to the interior block and the commons. (That would be that we would support this Patchogue model of alleys between buildings and this would encourage the connection of Main Street to the commons and back again.) Buildings fronting on Main Street, North Ocean Avenue and West Avenue shall be constructed to a required build-to line. (In other words the line of the front of the buildings on Main Street, North Ocean Ave. and West will be to a required line so that organization could try to be achieved where chaos now exists.) Buildings fronting on Lake Street would be constructed at an average setback of about 40 feet and that would be due to the nature of Lake Street being somewhat residential. (To try give relief in the density as the downtown district ends here at Lake Street.) Maintain a continuous retail frontage on the ground floor of buildings that front on Main Street, North Ocean Avenue and the commons. And the building scale on Main Street shall relate to the three historic buildings that transition to special height locations." Some other requirements, and I won't get into the mathematics of this, but basically the idea would be to restrict the floor size of buildings based on their height. A building low to the ground would be able to have say a 30,000 sq. ft. floor. Once it reached a 45 ft. height it could no longer have a 30,000 sq. ft. floor. It could have a 20,000 sq. ft. floor, but not more. As a building with 65 ft or taller, it would not be allowed to be more than 10,000 sq. ft. These quantitative ideas is to try and give design to a skyline and building mass to prevent unusually bad, long lengths of buildings and large, tall masses in the skyline. There would be other reasonable restrictions on the horizontal length of the building and the height of the taller buildings that would not be permitted to be closer than 300 feet to each other. One of the interesting ideas that came out of the charette is that for the four corners of the super block and the middle portion, it would be appropriate for these four corners to have a taller building up to eight stories and also a central area. And in a model that was studied in the workshop this indeed seemed to be a very satisfactory idea. In wrapping up, I would just like to make some further recommendations that were not really touched on in the workshop. One thing for sure is that development here would require that Lake Street and North Ocean Avenue be widened into the property. That means that the driving roadway itself would be widened as well as the sidewalk which means that the actual building line would be pushed back to give this space over into the sidewalk and street. Parallel parking, we believe, should be allowed on North Ocean Avenue after it would be widened and this would give it the flavor of Main Street where kind of parallel parking running businesses could be encouraged. Overhead wiring should be completely removed in the entire area and all wiring installed below grade. And finally, the Village and development might consider tapping the "Old Mill local psyche" in architectural imagery. (This was something that I think the workshop did grope for was that vision word. And I will have to say that after the workshop we developed this idea that maybe some kind of old world imagery executed in brick, maybe with trim limestone such as is done at the Library, would be the

right esthetic for Patchogue. I would love to open that up for debate, but it certainly is going to get an argument back from me. I think there is a local psyche yearning for its Mill. I think based on buildings that exist and would be preserved, the traditional brick embellished modestly like the Library is with trim limestone, would be a very effective technique. And we do have an idea, the skyline design takes on what is called "chandelier" but there would be taller structures on the edges and in the center. And Main Street which is on the south side of the block would be retained as low rise, such that buildings that were taller behind it could actually look over it.)" So this would be an organized urban design where views from all the buildings would try to be maximized and in general the skyline arrangement of buildings would be a design as opposed to a haphazard arrangement of buildings. Again, the buildings are limited in their horizontal dimension and they do not exceed eight stories. There are two buildings that are eight stories, the hotel on the four corners is seven and the buildings on West Main are respectively six and five stories. Thanking you for being your facilitator in this effort.

Trustee Hilton stated March 18th is the 5K run at 8:30 a.m., parking in the railroad parking lot. The parade is the following Sunday at 2 p.m.

Trustee Hilton requested approval to go out to re-bid for roof repairs on 380 Bay Avenue. We had bundled this roof repair in with 380 and 390 and the Garden Club Cottage. We are just going out specifically on the roof of the Winona. The building has been gutted and we are ready to put some time and work into it, so now we have to protect it. Today we met with Keyspan, where they showed us programs that they had in order for us to finance the improvements that we have made on the Halycon Manor. What Keyspan has for us are items such as insulation, windows, heating system, as well as other technology that they have that they would give us either rebates or donate the equipment to the Manor. There was representatives from the heating, cooling, and the Cinderella Foundation which is set up specifically for projects like this in which we have to put together a grant to apply for. But, just to qualify which we were given a nod to today is good.

Upon a motion made by Trustee Hilton, seconded by Trustee Dean, and unanimously carried, the Board approved request as stated above.

Mayor Pontieri stated both Keyspan and LIPA have been very proactive in helping us put this together. As Trustee Hilton has said, they have a number of grant programs, not the least of which is the Cinderella program, where we may be able to get a portion of the heating, the air conditioning, some windows and some insulation paid for by either Keyspan and/or LIPA together. It is moving along, maybe not as quickly as we would like, but on a financial side, I think we've made some headway in getting a portion of this done without hitting the taxpayer dollar too hard. We also have (whose name is not being mentioned at this point) a person who has a \$100,000 contribution going for the reconstruction of the porch which was built around 1865. What we would like to do is bring the porch back to what it was in the 1800's. A local person has come to me whose family grew up on Bay Avenue, grew up playing in the park, has been very successful in the community and made a lot of money in the community would like to give back. It is very satisfying when someone comes and says to you that "I've been in the community, I've made a lot of money in the community and now I would like to give back to the community." It is the same thing I've been very surprised on how cooperative Keyspan and LIPA have been in terms of working with us in the upgrade of this building.

Trustee Hilton stated this is the third meeting we've had with them. We have also asked them to help us investigate the applications of alternative power and heating and cooling to the building which is very important to me, either solar geo-thermal or a combination

of all these put together which, of course, is very expensive, but I think we should all take a look at responsibly to the future.

Upon a motion made by Trustee Hilton, seconded by Trustee Devlin, and unanimously carried, the Board approved request by St. Joseph's College men's tennis team to use the Rider Avenue Tennis Courts on March 24th and 25th and April 14th and 21st from noon to 4 p.m. They do pay a fee which helps us maintain the courts.

Upon a motion made by Trustee Hilton, seconded by Deputy Mayor McGiff, and unanimously carried, the Board approved request for Kathleen Jenner to attend CPO training class on April 20th and 11th at a fee of \$295.00. Kathleen this summer is going to be our Assistant Pool Manager. The CPO course teaches her for chemical, for the equipment that adds the chemistry to the water and she is attending this on her own time. It is called Certified Pool Operator.

Deputy Mayor McGiff stated we have been going out on Saturdays to address some of the overcrowding in our community. This weekend we found three illegal boarding houses on Carmen Street. One was a four bedroom house they converted into seven bedrooms. Another was a four bedroom house that they converted into ten bedrooms. And another one I don't know how many bedrooms because they had people in the attic. All single family homes. Two more houses were found around North Prospect and North Summit. One was found using Craig's list. On Mondays Edna of Building & Housing goes through all the newspapers and looks to see listings and then cross references to see if they are multi family homes—most of the times they are not and this one was actually found on Craig's list. Another one was found on Baker Street where they converted dining rooms and living rooms into living space; they partitioned it. This is what happened in the last week. Overcrowding leads to health and safety issues, sometimes ultimately to death. It's not that we are doing this randomly just to bust chops; it does have a purpose. Another one which is interesting was found on West Ave. The individual was running a boarding house, but also had a side business cooking for some of our Village residents. She had a propane tank with a line going into the house where she had ovens and she was cooking some fine dishes for the customers. We addressed that—the Fire Marshall was there and we also referred that to the Suffolk County Health Department because she had eggs, meat and various things stored outside. That's pretty much some of the problems that we are addressing every day.

Mayor Pontieri stated one of the housing that he is talking about is their third time. They have a two-family non-conforming use and we will be going to court to remove that two family non conforming use and actually shut the house down. You take things like what happened in the city and Huntington Station and it is just a matter of time. It's a scary proposition. If there is a fire in the middle of that house, there is no way out. And that's what people don't understand. We've been questioned by advocate organizations as to why do we do it. And it the fear of a fire or a disaster and there is the issue of septic systems overload. Some of the referrals we get are from the people next door. It's not a matter of people making problems within that house, it's the septic systems. It's a whole series of things Trustee McGiff and people in that department are dealing with. And it's an ongoing, everyday kind of a thing. We all pay our taxes. These are the kinds of things that we are paying for. We are looking at that staffing now. We probably since we came in have added half a dozen people to the staff. We are still understaffed. I believe in my own heart that if we do it right, we talk about the residents and the building itself not the resident that lives there, that we do take care of the resident that lives there and it's going to get the word out there that Patchogue isn't a place that you can come and abuse. Over the years, for whatever reason, it was allowed to happen. We are doing the things that we can do. I know it's frustrating for many of you that sit out there can look up your block and say why aren't you taking care of this one. We can only do one at a time. I know on

some of these miserable snowy days, many people are home and we can figure out how many people are in a house. So we understand your frustrations. Make the phone calls; let us know where they are and we will do all the things that we can do to take care of them.

Deputy Mayor McGiff stated any time that you see something, call 475-8942 and we will address that particular structure probably within 24 hours we will have someone there. The staff is very dedicated. They come in on weekends. It is important to them because most of them live within the Village or either right outside the Village so they view this as our community. And it is our community and it's not peculiar to one part. It's in my neighborhood, the Mayor's and it's in everyone's neighborhood which probably wasn't so ten years ago but you are seeing different trends but it is something that we are addressing. And to that end, I will be sitting down with Attorney Snead to look at revamping some of our fine systems. I think a lot of times these fines are not severe enough. It becomes part of doing business for these people who run these homes. They get whacked with \$1,000 fine and they pass it down to those people who pay for the room. Maybe we have to look at just fines. Two weekends ago we were in a house on Academy Street where there was raw sewerage coming out the back; when we were there someone flushed. It's absurd that in 2007 you see people living like this in a suburban town, living in the basements, living in the attics. The spaces they are living in are very neat and tidy. We try to explain to them that they don't have to live this way. The money that you spend you could pool with your buddy and get a legitimate apartment. Once again, we are addressing it, haven't gotten sued, and are trying to do it legitimately with compassion. We are not throwing people out in the streets. We are trying to get them in compliance.

Upon a motion made by Deputy Mayor McGiff, seconded by Trustee Dean, and unanimously carried, the Board approved request to hire Brett Clyne as a part time dispatcher at no salary as he is training.

Trustee Devlin stated I had a meeting with the Architecture Review Board and this is with our ongoing mission to reform our signage code, took the recommendations of the Sign Committee meeting that we had back in December, went over some things with the Board, they made some recommendations and I will be getting together with Attorney Snead to try to craft this into some sort of legislation. Things that we are looking at is trying to bring a more cohesive look to the Village, deficiencies in our code right now relating to paper signs—how are they controlled, sandwich boards, use of neon—it's not really addressed in a sufficient fashion—adequate lighting and gooseneck lanterns. So we are going to try and bring this together and craft something that will work for the ARB and accomplish some of the things we spoke about in the past.

Trustee Dean stated earlier the Mayor requested approval to ban \$600,000 for the dredging of the Patchogue River. Along with that we will be going to be looking to create a Beneficial Use and Improvement District along the Patchogue River for raising and accessing funds to help pay for that and then put some money aside for future maintenance and repair work in and around the river. So to that end, I am seeking Board approval to set a Public Hearing on March 19, 2007 for the purpose of discussing the creation of a proposed Patchogue River Beneficial Use and Improvement District.

Upon a motion made by Trustee Dean, seconded by Trustee Krieger, and unanimously carried, the Board approved the request as stated above.

Trustee Dean stated I received a phone call from Steven Uccellini from J.R. Holzmacher. They have finalized the plans for the T-docks and pocket parks and bulkhead improvements at the end of Argyl Street and Campbell Street. I will be meeting with him

to review those on Thursday and will be submitting those to the NYS Dept. of Transportation for approval. And, hopefully, at either the next or following Board meeting, we will be looking to go out to bid and advertise that project. We have to make a decision. Where do we strike next with terms of a walkway. With a number of things going on, we might be able to have some developers contribute in terms of construction. We have just received access behind Patchogue Marina.

Trustee Dean stated on Thursday I will be attending the Walkable Communities at the Cornell Cooperative and I will be reporting back to the Board at the next meeting.

Mayor Pontieri stated they will be start the major construction on North Ocean Ave. within the next four or five days. There will be a series of openings and closings—they will be placing barrels along there. The road is going to be totally resurfaced, the tracks are coming up, the curbing. Many of you probably saw in the paper that through Cathiness (LIPA) we will be getting \$500,000 and we will be using that to put period lighting from Lakewood Street Village line—coming down to the Village it will be single lamp—coming down into the downtown it will be double lamp. That should be starting, hopefully, this week.

Public to be Heard:

Joel Furman, 36 N. Brewster Lane, Bellport, stated once upon a time I was a resident of the Village. What I am growing into is the situation now with, hopefully, the potential development of the whole block which would be the Swezey Building and also the Gutte Building, more pointedly with our situation on North Ocean Avenue in particular, but I have been down there to talk to the District Manager in reference to the corner of Lake Street and North Ocean Avenue. As you know, there was a situation which has sort of been taken care of—that is a leaning pole on the northwest corner of Lake St and North Ocean Avenue which is precariously close to Reese's Restaurant. So the remedy that came up, which I understand has been conferenced with the Trustees and also the Mayor, to remove that pole and insert similar poles, one of which would be on the south side of the street of Lakeland Ave. (approx. 25 feet) from the corner and another pole on the west side of North Ocean Ave. south of Lake Street, probably about the same distance. As a matter of fact just to bring the power lines that are coming east and west traversing across the street of Lakeland onto the pole that is on the south side of Lake just to the west of North Ocean Avenue and in running the lines across my property is about 750 sq. ft. of that concourse which is my property and which, hopefully, is going to be part of my development. So now we have the easement or right of way that has been established by LIPA without my consent and without any remuneration. So my question was who granted this authority to run these lines across my property. And the reply was that this was done by the Village. The Village gave them the consent to do this. Number one, it is an unjustified taking of my property. And number two, it can jeopardize our potential project that we are trying to work out with Tri-tec.

Mayor Pontieri stated we never gave them approval to do anything.

Mr. Furman stated I have already presented this to Mr. Crean, but Mr. Crean is trying to be the answer man for a lot of things here and he has a big plate...

Mayor Pontieri asked who did you speak to.

Mr. Furman stated he asked me not to give his name, but in all defense, it's the director of the project there. This was done two weeks ago. I have photographs but I didn't bring them. I didn't intend to make an appearance, but since the matter has come up maybe it's

the time to address it, maybe not. I am just afraid that it can detract from our potential project.

Mayor Pontieri stated one of the things we had spoken to LIPA about is at some point is to take those lines—and they talked about moving them--Jennings across to Thorne and down to Jayne. In other words, at some point and time when the corner is developed and your property is developed and the rest of it is developed, they are going underground and they can loop it around the other way for a cost less than burying it believe it or not. So there had been discussions awhile back about options in terms of whether they bury it or not bury it. In terms of going across your property, it's something I am going to have to take a look at. I can't give you an answer

Mr. Furman stated my query to them was that it was my understanding from what was represented by the Village was the intention to bury those lines on North Ocean Avenue. And the reply was that it would be too expensive to bury them and I guess it's never been worked out. The bottom line was that there has never been any intention to bury anything on Lakeland Avenue; they are going to run them across the street as they have; that's the easiest and cheapest way to tie in to what's going happen on North Ocean Avenue.

Mayor Pontieri stated to be very realistic, Joel, you know as well as I do. Mr. Giaccio made comment to it during his presentation. It is at the point that we do some major development, all of those pieces to it, those telephone poles will not be standing.

Mr. Furman stated that's understandable. But, the real issue is money. Who is going to have to pay for the changes which LIPA has just instituted? And the answer from the director was the developer. Well, the developer really, if I become part of this multi-faceted cooperation setup that's about to occur, the bottom line is going to be the owner of the property. That's going to be me. I am going to be part owner of the whole project. So why should that be upon the poor owner of the property.

Mayor Pontieri stated those issues will have to be dealt with and I am taking them under advisement.

Mr. Furman stated it is just making it more complex.

F. X. McNerney, Beach Street, stated Joel Furman had Swezey's at one time and you had the Lace Mill. Steve King came and said Swezey's we will give you the Lace Mill for a dollar and we will then give you five years of tax free property if you move out of Swezey's, if you move onto a condemned piece of property. There is no way that Joel could have ever competed with the deal you gave him. What happened on the four corners is because the Village made a move to take that situation. That is why you have the situation you have now.

F. X. McNerney asked does the Patchogue Theatre make money. How come the taxpayers have paid 7 million dollars plus and we can't turn around and sell it to somebody and get our money back into a residential area.

Mayor Pontieri stated because no one offered me 7 million dollars. Are you offering me 7 million dollars?

F.X. McNerney stated no.....

Mary Jones, 16 South Street, stated I relocated to Patchogue two years ago and I own property at 12 South Street and 16 South Street. The property on 16 South Street I purchased two years ago because I have somewhat of an agreement with Briarcliffe College. Most of you Trustees and the Mayor as well are aware that I had an agreement with Briarcliffe College to provide student housing which they really needed. I had a plan drawn up by Gary Canella and it was supposed to be a three story building with 18 units that could house up to 36 students. However, the agreement fell through after Briarcliffe refused to give certain assurances with the Village and me. And this deal fell through. Since that time I have spoken to at least five people on the Board and I get the impression that I am being given the runaround. The taxes are very high \$8,000 plus and it is my third year paying that amount and I've not been able to do anything with the property because I'm not being allowed to. And specifically, I am looking to tear down the existing property because it is in such bad condition and erect a brand new two-story four family building. I've been told that I can do that because it is in a D2 zoning. A couple of weeks ago I sort of gave a sketch as to what I am proposing to members of the Board here and know one has responded to me and I have not spoken to anyone since. But, I would like to know if possible if the Board is considering to give me permission to do something with the property. It's a haven for vagrants. I've been getting tickets regularly. I want to do something because in the long run it benefits the Village and myself. I think it is very unfair for me to be paying all these taxes; I am not independently wealthy. I am a hard working person who came to this country twenty years ago from Jamaica.

Mayor Pontieri stated let's see if we can come up with a plan for you for something. Because obviously to leave it the way that it is, is its own disaster by itself. People are constantly breaking into the back of it, you are constantly boarding it up, there are vagrants in it, it's a larger problem. You know the concern when it was the 36 people..... If you give Mrs. Seal a call tomorrow, she will put you on the calendar and we will sit down and talk.

Larry Acunto, 25 Nottingham Avenue, Gateway Patchogue, stated we have two students with us tonight from Trinity High School. One is my son and his classmate and his friend. Their class participation in government was to go to some type of government and to see how good government works. They are here and having a blast; they are going to come back and they need some kind of signature showing that they were here.

Josephine Miller, 276 West Avenue, stated the presentation was very nice and I would like to make a suggestion for the future. As I looked at the drawings and what I could make out, I thought how great this would be, but how would you implement something like this. It occurred to me that it would be really interesting if the Village or the residents as this progresses be provided with a step by step plan. Sometimes the Village makes a decision and the people get up in arms about it is because they don't understand that maybe it is part of a larger plan. I am saying how would something like this be approved and implemented? I think everybody would like to have that information.

Mayor Pontieri stated this is the beginning of a process and that's why we opened it up the way we did. One of the things that many of us remember about, 4 to 6 month's ago was the Town of Riverhead—they had this huge master plan, 220 buildings--and how they were going to change and all the things they were going to do. I have always shied away from huge master plans because to try and get 10 and 11 people to agree on this, which we are trying to do, is a monumental task. That's why we picked this as a small area, started with a small group, and then we will widen the group, and we will keep the presentations going at meetings to get the kind of input you are talking about. As Mr.

Giaccio indicated this is a long term decision. The decision we make today--the dominoes to that will go for many years. I take your comment to heart.

Josephine Miller stated I think typically, even after a plan is approved, things go on and usually there are a lot of rumors going around. More information would be very helpful.

Josephine Miller stated my other comment is for Trustee Devlin and the Winona and my suggestion is one way to get funds is to start a group, Friends of the Winona, for the purpose of fundraising such as the Bayport Heritage Society does a lot of fund raising events and it goes toward the Roosevelt property.

Trustee Devlin stated Trustee Hilton and I were speaking about whether or not we would widen your idea to include not just the Winona but some other things that the Park may need. It's a discussion that he and I began to have, but not really got back to.

Ken Kelly, 26 Wood Avenue, stated I have lived here since 1986 and this is my first meeting. My wife and I do a lot of traveling and see a lot of towns. Patchogue is a beautiful town, but one thing that is lacking is that it doesn't have that many nature trails or bike paths. I know you are dealing with a lot of big problems, but one of the things it does have is a lot of history, it's a beautiful town, it has seashores and water and I think it would add to the town of somehow you could make some bike and nature trails.

Trustee Hilton stated recently we have been applying for grants with NYS Healthy Trail and what they do is provide us with money to build existing trails that we would have to expand on them. What we have done is take the ¼ mile trail down at Shorefront brought it across the creek and up through the Rider Avenue complex of the baseball fields around the Winona and back across the bridge and back down. We came up with about a 2.2 mile walk. We did not get that grant because they felt that we lacked in infrastructure in the programs that we were having that were going to build these trails which is why we just last week put together, Friends of Shorefront. What we are doing is we felt we needed to bring more of a structure together in order to apply for these grants because we didn't have the base that they were looking for so we are bringing in a lot of the service organizations, residents and a lot of the clubs together to start building this base, this structure that we need to qualify for more grants such as the ones that you are looking for the trails. One of the many beauties of Shorefront Park is that it is 26 acres of a joint property of which we will be making trails, handicap accessible, bike trails, what have you. We have already started on doing so. We have some money for it, but we have to apply for the grants in order to expand this. Just recently we started working on that.

Trustee Dean stated several years ago the Village commissioned Long Island Traditions run by Nancy Solomon to do an inventory of historic assets of certain buildings and different assets in the Village. That was presented to us in a rather large report with photographs and detail. One of the things we can access out of that is a grant opportunity through NYS Public Parks and Historic Preservation to create a pamphlet, essentially a self-guided tour throughout the Village. It wouldn't be so much a path like Bill is talking about, but it would be a pamphlet that you could pick up at the Chamber and visit some of these historic assets that we have in the Village. And it would include Parks and some of the natural areas that we have.

Ken Kelly stated I would like to volunteer my wife to help.

Ken Kelly stated I don't know who approved this or how much money was spent, but they put these things up on Main Street to keep the birds away, but it's amazing to see the birds sit on top of these things that they spent money on and they are ugly.

Trustee Dean stated it was the Chamber's dollars.

Joe Arabia, 55 West 3rd Street, it was a nice presentation that they are working on and I think it is about time, Main Street needs it. But, maybe they can throw the Fire Dept. into that equation because I know at that point you will be cutting off an access point to the Fire Dept. Maybe we can trade and get on to Main Street with a nice old building. More importantly, does anyone know what the County is doing with Waverly Avenue?

Mayor Pontieri stated I haven't heard a word in five months.

Joe Arabia stated what they have done right now has got to get changed and not going back to four lanes. What they have done is created a parking lot and I know Code Enforcement can't do anything because it is a County Road and the police ride by frequently. But, it has become a parking lot for people to stop and talk on their cell phones, for people to go to their businesses even though they are not supposed to park there but they don't listen to the signs. I think what they have to do since they put that line up so quick if they move that line in and made it shorter so that when somebody pulled over they felt they were stopping in a line of traffic, they wouldn't stop there. We asked them why they did that and they called it a bike lane. I wouldn't walk on the sidewalk let alone ride on Waverly Avenue on a bike. They have no designations for a bike lane anywhere. By law they are supposed to be marked every so many feet in that lane so I don't buy the bike lane theory. But, they have to make the road a little bit wider to get rid of that parking lot. Also, on Waverly Avenue can we address the Police Dept. maybe and ask them that speed has become an issue again. Cars are speeding by a stopped bus. Maybe they can get a little more tighter on Waverly; accidents are happening left and right on that block. We just want a little help on Waverly Avenue from the Board. And maybe they can just let the public know when they are going to do something, unlike last time when they just said we are going to have a meeting.

Joel Furman asked what are you going to do about dumpster divers going into the dumpsters late at night.

Mayor Pontieri stated we need to take a look at that and perhaps get the dumpsters all fenced in.

Trustee Crean stated we have started an effort to consolidate some of the containers and enclose them in the central business district and the most challenging site is the Church Street lot with so many different uses that are under contract with a variety of different carting companies. But, we will readdress the issue. What I would like to do is quite possibly put it out to bid to employ one carting collector to service the entire district. It's something that we will work on.

Mr. Furman stated you would be infringing on public enterprise by allotting the contract to one contractor. What I am looking at is special circumstance situations just like J.D.'s Steak House; he had one delivered the other day and they are in there to. You can't cover these temporarily especially when you are loading them actively. What happened to code enforcement?

Upon a motion made by Deputy Mayor McGiff, seconded by Trustee Devlin, and unanimously carried, the Board moved into Executive Session at 9:35 p.m.

Upon a motion made by Deputy Mayor McGiff, seconded by Trustee Dean, and unanimously carried, the Board reconvened from Executive Session at 10:35 p.m. No action was taken.

Board Meeting

March 12, 2007

Upon a motion made by Deputy Mayor McGiff, seconded by Trustee Dean, and unanimously carried, the meeting was adjourned.