

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE INCORPORATED VILLAGE OF MASTIC BEACH HELD ON TUESDAY,
JULY 10, 2012 AT THE MASTIC BEACH FIRE DEPARTMENT AT 7:00 PM**

The meeting was called to order at 7:10 PM by Mayor Biondi with approximately 40 residents in attendance.

Mayor Biondi led the audience in the Pledge of Allegiance and a Moment of Silence.

Roll Call was taken by the Village Clerk.

In attendance: Trustee Bissonette
Trustee Cappiello
Trustee Morrow
Trustee Stiriz
Mayor Biondi

Also present: Village Attorney J. Lee Snead
Village Administrator Timothy Brojer

Mayor Biondi welcomed the residents and hoped that all had a happy and healthy Fourth of July.

Upon motion made by Mayor Biondi, seconded by Trustee Stiriz and unanimously carried, it was RESOLVED to Adopt the revised edition of the Official Village Board Meeting Procedures.

Trustee Bissonette stated that she is opposed to any appointments that were not subject to the review of the entire Board of Trustees and that policy should be put into place to address this issue.

Upon motion made by Mayor Biondi, seconded by Trustee Morrow with Trustee Bissonette voting in the negative and duly carried, it was RESOLVED to Appoint Susan Draghi as Deputy Village Clerk at a rate of \$15.00 per hour.

Upon motion made by Trustee Stiriz, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to Authorize the Village Treasurer to accept payment of taxes and other fees by use of credit card.

Upon motion made by Trustee Morrow, seconded by Trustee Cappiello with Trustee Bissonette voting in the negative and duly carried, it was RESOLVED to Approve the payment of presented bills as per Abstract No. 02-2012 in the amount of \$191,991.03.

Upon motion made by Trustee Bissonette, seconded by Trustee Morrow and unanimously carried, it was RESOLVED to Accept the Minutes of the June 12, 2012 Regular Meeting, Public Meetings and Public Hearings.

Upon motion made by Trustee Morrow, seconded by Trustee Stiriz and unanimously carried, it was RESOLVED to Accept the Minutes of the June 20, 2012 Work Session.

Upon motion made by Trustee Bissonette, seconded by Trustee Stiriz and unanimously carried, it was RESOLVED to Accept the Minutes of the June 27, 2012 Work Session.

Trustee Cappiello discussed the proposed repair to the lighthouse on Neighborhood Road and offered a bid received by Arthur Kruse for same in the amount of \$1,350, but does not include a price for sidewalk repair. Trustee Cappiello also stated that Kate Browning had offered parcels to the Village for affordable housing projects.

Attorney Snead read the proposed resolution regarding gift-transfer of parcels from Suffolk County to the Village for the purpose of affordable housing.

Trustee Bissonette stated that a letter of intent was issued to the County and that she was opposed to passing the resolution without seeing the Suffolk County guidelines first. Trustee Bissonette also stated that she is not opposed to the 72-h transfer, but would like all of the information beforehand.

Upon motion made by Trustee Cappiello, seconded by Trustee Morrow with Trustee Bissonette voting in the negative and duly carried, it was RESOLVED to Request the Gift-Transfer of County-Owned Real Property within the Village of Mastic Beach pursuant to Section 72-h of the General Municipal Law for the purposes of Affordable Housing.

Trustee Morrow reported the following Code Enforcement activity for the month of June:

- 157 Complaints were received
- 17 Warnings were issued
- 42 Appearance Tickets were issued
- 72 Complaints were determined to be Unfounded

Trustee Cappiello reported the following Building Department activity for the month of June:

- 10 Building Permits issued
- 12 Rental Permits issued
- 7 Certificates of Occupancy issued
- 4 Certificates of Existing Use issued
- 3 Certificates of Compliance issued
- 21 Property Searches completed
- 3 Zoning Board of Appeals cases filed
- 4 homes were designated as unfit for habitation
- 7 143-B letters were issued

Trustee Stiriz stated that he and Trustee Cappiello had met with Kate Browning to discuss a letter to be sent by the Village to landlords with problem tenants. Trustee Stiriz read Ms. Browning's sample letter and suggested that the Village Board enact a similar policy to send a letter to landlords of rental properties with multiple issues. Trustee Stiriz also reported that two pieces of equipment for the Highway Department has been purchased, grass and reeds at corners were being cut to increase safety. It was also brought to residents' attention to trim low-hanging branches along walkways and roadways to a minimum of 7 ½ feet. Crews will also start painting stop bars on the roadways at a cost of \$1.50 each, as opposed to \$75 - \$100 each; and, skid steer tracks will be in next week to fill in deep holes on East Riviera Drive.

PUBLIC COMMENT

Gail Riccobono: Asked the Board the following: monthly payment of tax bills; use homes that are currently boarded up as affordable housing; a few trees on Beaver and Neighborhood Road are leaning; and, a request to install storm drains on Beaver.

Grace Liselli: Requested a street sign to be installed at Knapp and Edwards; and, clarification of responsibility for the maintenance of dense brush and grass outside of fence-line and at corners.

Maryann & John Gaeta: Have parcel, would like to sell same; currently zoned residential, but can be commercial use. Suggestion of possible site for Village Hall or watershed, located at the corner of Wavecrest and Mastic Road. Mayor Biondi suggested Tim Brojer to investigate.

Jane Powers: Discussed with the Board the closure of Paradise Ice Cream for fire safety issues and stated that the fire alarm with central station monitoring would cost \$15,000. Mayor Biondi stated that 90% of businesses are abiding by the law and procedures and that the building must be up to code. Paradise was given time to comply, September 2011 to present, and compliance still has not been met. Mayor Biondi also commended the Fire Marshal for doing an excellent job in the village and that he follows New York State Fire Code.

Maureen DiMeo: Thanked everyone for supporting the protest of twilight fees at Smith Point Beach and asked for donations for the outreach program.

Bruce Summa: Inquired to the possibility of capping the number of rentals in the Village. Attorney Snead stated that a homeowner has a right to rent his home, and that the Village cannot limit the number of rentals.

Susan Plunkett: Announced events scheduled by the Cultural Arts Guild, including a murder mystery, art show, wine tasting and the sale of tickets to win an iPad.

Maura Spery: Suggested that the village spend the \$36,000 allocated for public relations and that there is a market for local rentals. It was also suggested that the Village advertise in Brooklyn papers and a marketing campaign should be investigated. Ms. Spery gave the Board of Trustees a brochure as a sample and for information.

Alex Dayreyer: Owner of Paradise Ice Cream, stated that he was unaware of violations and that all applications were submitted this morning. Mayor Biondi stated that the fire marshal did what he had to do and offered to meet Mr. Dayreyer the next morning.

Frank Fugarino: Inquired as to the status of expiring Brookhaven Town rental permits; SCPD arrests and whether or not the village is aware of same and a civic meeting was held regarding the purchase of three properties by an investor and viable businesses proposed for same.

Pat Liberti: Has observed businesses with some fire code violations, such as one entryway used as an exit and entrance, no way to get people and cars out in an emergency; businesses with wires hanging and exposed; status of abandoned and derelict properties on Biltmore Drive and a situation with a neighbor acting poorly and whether or not issues are addressed in the Village Code.

Upon motion made by Trustee Morrow, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to cancel the Weekly Work Session scheduled for July 11, 2012.

Upon motion made by Trustee Cappiello, seconded by Trustee Stiriz and unanimously carried, it was RESOLVED to Enter Executive Session for discussion of personnel issues at 8:40 PM.

Upon motion made by Mayor Biondi, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to End Executive Session at 10:55 PM.

Upon motion made by Mayor Biondi, seconded by Trustee Stiriz and unanimously carried, it was RESOLVED to re-open the Regular Meeting at 10:57 PM.

Upon motion made by Trustee Stiriz, seconded by Mayor Biondi and unanimously carried, it was RESOLVED to Authorize the Village of Mastic Beach to request proposals for Snow and Ice Removal, Storm Debris Removal and Storm Drain Cleaning.

Upon motion made by Mayor Biondi, seconded by Trustee Morrow and unanimously carried, it was RESOLVED to Schedule a Public Hearing for July 25, 2012 for the purpose of policy regarding Chapter 350 Property Maintenance Code regarding a 72 hour notice letter.

Upon motion made by Mayor Biondi, seconded by Trustee Stiriz and unanimously carried, it was RESOLVED to Authorize an increase from \$50 per session to \$75 per session to be paid to the Village Justice Court Cashier, effective immediately.

Upon motion made by Trustee Morrow, seconded by Trustee Cappiello and unanimously carried, it was RESOLVED to solicit candidates for the position of Deputy Justice Court Clerk, four hours a day, four days a week, for a total of 16 hours per week.

Upon motion made by Mayor Biondi, seconded by Trustee Morrow and unanimously carried, it was RESOLVED to End the Regular Meeting at 11:00 PM.

Respectfully submitted,

Virgilia C. Gross
Village Clerk

July 23, 2012

