

**MINUTES OF SEA CLIFF VILLAGE BOARD**  
**January 5, 2015**

The meeting of the Incorporated Village of Sea Cliff was held on Monday, January 5, 2015, at 7:00 p.m. at Village Hall to discuss various Village matters.

Present: Bruce Kennedy, Mayor  
Carol Vogt, Village Trustee  
Edward Lieberman, Village Trustee  
Elena Villafane, Village Trustee  
Kevin McGilloway, Village Trustee  
Marianne Lennon, Village Clerk  
Brian Stolar, Village Attorney  
John Mirando, Village Administrator

Representatives from Global Telecom Supply gave the Board a presentation on a new telecom system for the Village.

Trustee Vogt moved the approval of the following abstracts:

Abstract 3.12.2014 in the amount of \$37,629.00  
Abstract 4.12.2014 in the amount of \$ 5,760.89  
Abstract 8.12.2014 in the amount of \$145,525.66  
Abstract 5.12.2014 in the amount of \$ 5,653.58  
Abstract 6.12.2014 in the amount of \$375.04  
Abstract 1.01.2015 in the amount of \$86,577.26

Seconded by Trustee Villafane and unanimously approved by those present.

On a motion by Trustee Vogt, seconded by Trustee McGilloway and unanimously approved by those present, the minutes of December 1, 2014 and December 8, 2014 were hereby approved.

On a motion by Trustee McGilloway, seconded by Trustee Villafane and unanimously approved by those present, the Board authorized Erinn McDonnell to apply for a LGRMIF Grant for inactive Village records, not to exceed \$75,000.00 with no match.

Mayor Kennedy offered the following resolution for adoption:

**RESOLUTION NO. 1, YEAR 2015**

**RESOLVED**, that the Board hereby finds and concludes:

- That the proposed renovations to the Fire House
- a. is an Unlisted action under the State Environmental Quality Review Act and its regulations;
  - b. the Board is the lead agency with respect to environmental review of this proposed action;
  - c. the Board has considered the following factors in respect to its review of the environmental impacts of the proposed action:
    - i. whether the proposed action would result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, or any substantial increase in solid waste production, or create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;
    - ii. whether the proposed action would result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a

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- threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;
- iii. whether the proposed action would impair the environmental characteristics of any Critical Environmental Area;
  - iv. whether the proposed action would conflict with the community's current plans or goals as officially approved or adopted;
  - v. whether the proposed action would impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;
  - vi. whether the proposed action would result in a major change in the use of either the quantity or type of energy;
  - vii. whether the proposed action would create a hazard to human health;
  - viii. whether the proposed action would create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or its capacity to support existing uses;
  - ix. whether the proposed action would encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;
  - x. whether the proposed action would create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when considered together would result in a substantial adverse impact on the environment;
  - xi. whether the proposed action would create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;
  - xii. whether the proposed action would result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;
- d. the proposed action would not have a significant adverse environmental impact; and
  - e. no further environmental review is required with respect to the proposed action.

And be it further

**RESOLVED**, to authorize the Mayor to sign the Short Environmental Assessment Form as Lead Agency indicating that there would not be the potential for a significant negative environmental impact.

Seconded by Trustee Villafane and unanimously approved by those present.

On a motion by Mayor Kennedy, seconded by Trustee McGilloway and unanimously approved by those present, the Village Clerk was authorized to obtain quotes for actuarial services for the LOSAP Plan.

On a motion by Trustee Villafane, seconded by Trustee McGilloway and unanimously approved by those present, the Mayor was authorized to sign an Amendment No. 1 to the agreement between the Village of Sea Cliff and D&B Engineers and Architects, P.C. for professional services for the Sea Cliff Avenue Sanitary Sewer Contract.

On a motion by Trustee Vogt, seconded by Trustee Lieberman and unanimously approved by those present, the Board accepted a gift from the Harold & Helen Gottlieb Charitable Foundation in the amount of \$10,000.00, to be used to maintain the architectural integrity of the ceiling renovations of the Stenson Library.

On a motion by Trustee Vogt, seconded by Trustee McGilloway and unanimously approved by those present, the Board adopted a Sexual Harassment Policy, to be posted

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conspicuously in Village Hall and all workplace offices and given to all employees, and new employees within one month of employment.

The Board reviewed bids received for a new 2014 Ford F550 Truck with a Rugby 11ft. 3-4 Yard Eliminator Dump Body and Plow. Two bids were received, and on a motion by Trustee Villafane, seconded by Trustee Lieberman and unanimously approved by those present, the bid was awarded to Hempstead Ford Lincoln in the amount of \$61,145.00.

Mayor Kennedy offered the followings resolutions for adoption:

**RESOLUTION NO. 2, YEAR 2015**

Abandonment of Carpenter Place  
Determination Pursuant to New York  
State Environmental Quality Review Act

**WHEREAS**, the New York State Environmental Conservation Law and the regulations of the Department of Environmental Conservation as contained in 6 NYCRR Part 617 require review of the possible environmental consequences of various actions under consideration by the Board of Trustees, and

**WHEREAS**, the Board of Trustees is considering authorizing the abandonment of, and authorization of an abandonment certificate for, property located at Carpenter Place, and

**WHEREAS**, the Board of Trustees has determined that Carpenter Place is no longer needed for public use and the filing of a certificate of abandonment is necessary to complete the sale of Carpenter Place; and

**WHEREAS**, the Board of Trustees has considered the nature of the proposed action and the Environmental Assessment Form,  
**NOW, THEREFORE, IT IS**

**RESOLVED**, that the Board hereby finds and concludes that

(a) the proposed authorization of a certificate of abandonment for property known as Carpenter Place is an Unlisted action under the State Environmental Quality Review Act and its regulations;

(b) the Board is the lead agency with respect to environmental review of this proposed action;

(c) the Board has considered the following factors in respect to its review of the environmental impacts of the proposed action:

(i) whether the proposed action would result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;

(ii) whether the proposed action would result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;

(iii) whether the proposed action would impair the environmental characteristics of any Critical Environmental Area;

(iv) whether the proposed action would conflict with the community's current plans or goals as official approved or adopted;

(v) whether the proposed action would impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;

(vi) whether the proposed action would result in a major change in the use of either the quantity or type of energy;

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(vii) whether the proposed action would create a hazard to human health;

(viii) whether the proposed action would create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;

(ix) whether the proposed action would encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;

(x) whether the proposed action would create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment;

(xi) whether the proposed action would create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;

(xii) whether the proposed action would result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;

(d) the proposed action would not have a significant adverse environmental impact; and

E. no further environmental review is required with respect to the proposed action.

Seconded by Trustee Villafane and unanimously approved by those present.

**RESOLUTION NO. 3, YEAR 2015**

**CERTIFICATE OF ABANDONMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the Incorporated Village of Sea Cliff (“Sea Cliff” or “Village”), with offices located at 300 Sea Cliff Avenue, Sea Cliff, New York 11579, holds rights to an unopened roadway known as Carpenter Place, which roadway was included in a Subdivision Map entitled “Map of Hammond Hill Park at Glen Cove and Sea Cliff, Long Island, NY” dated March 14, 1928 and prepared by Arthur W. Leach, C.E.&S., Glen Cove, NY (the “Subdivision Map”); and

WHEREAS, the Subdivision Map was filed with the Office of the Clerk of Nassau County on October 30, 1928, as Map #666, Case #797, and

WHEREAS, more than 5 years, and more particularly, more than 85 years, have elapsed since the filing of the Subdivision Map containing Carpenter Avenue as a proposed roadway; and

WHEREAS, the Village adopted a resolution accepting Carpenter Place as a public road; and

WHEREAS, no part of Carpenter Place is opened, accepted or used by the public, and the Village has determined that Carpenter Place is surplus land, not necessary for public use; and

WHEREAS, the Village has agreed to transfer Carpenter Place to the owners of property abutting Carpenter Place, as follows:

PETER SMORTO and ELIZABETH M. BOUDREAU – Section 21, Block 89, Lots 69 and 135 on the Nassau County Land and Tax Map (NCTM);  
and

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MANUEL VELEZ and MYRNA VELEZ – NCTM Section 21, Block 87,  
Lots 76A and 76;

NOW, THEREFORE, the Village, pursuant to New York State Real Property Tax Law §560, does hereby disclaim and abandon Carpenter Place, which is described as follows:

All that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

Beginning at a point on the easterly side of Carpenter Avenue 7.86 feet north of the intersection of said easterly side of Carpenter Avenue with the northerly side of Daniel Place, said point of beginning also being 17.86 feet north of the northerly side of a 30 foot right of way shown on the Map of Hammond Hill Park;

Running thence from said point of beginning and still along said easterly side of Carpenter Avenue North 1°- 57'-00" West 56.53 feet;

Thence North 60°-15'-00" East 116.74 feet to the westerly side of Hammond Road;

Thence along said westerly side of Hammond Road the following two (2) courses and distances:

1. South 43°-32'-00" East 25.27 feet;
2. South 70°-35'-00" East 33.58 feet;

Thence South 60°-15'-00" West 171.00 feet to the easterly side of Carpenter Avenue at the point or place of beginning.

Annexed hereto are a Certificate of the County Treasurer and a Certificate of the Town of Oyster Bay Receiver of Taxes, stating that no taxes have been levied against Carpenter Place.

Upon the filing of a copy with the Nassau County Assessor, and upon the recording of this instrument in the Office of the County Clerk of Nassau County, New York, Carpenter Place shall, for the purpose of taxation, be regarded as added to the following lots, in the following manner:

1. A portion of Carpenter Place (the "southerly portion"), more particularly described in the attached "Schedule 'A', Description of Property, Southerly Side of Carpenter Place to be conveyed to tax lots 69 & 135", shall be added to NCTM Section 21, Block 89, Lots 69 and 135.

2. A portion of Carpenter Place (the "northerly portion"), more particularly described in the attached "Schedule 'A', Description of Property, Northerly Part of Carpenter Place to be conveyed to tax lots 76 A & B", shall be added to NCTM Section 21, Block 87, Lots 76A and B.

Seconded by Trustee Vogt and unanimously approved by those present.

On a motion by Mayor Kennedy, seconded by Trustee Villafane and unanimously approved by those present, the Board went into Executive Session at 10:05p.m. to discuss potential acquisition of real estate where a public discussion may impact the acquisition price.

On a motion by Mayor Kennedy, seconded by Trustee Lieberman and unanimously approved by those present, the Board came out of Executive Session at 10:10 p.m.

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The Board discussed the proposal to utilize a portion of the right-of-way for the location of a garage and a parking area between the garage and Prospect Avenue, including a portion of Prospect Avenue. After such discussion, it was the consensus of the Board that there may be alternatives available that would provide the applicant the same benefit without having to seek or obtain a right-of-way license agreement.

Meeting adjourned at 10:15 p.m.

Marianne Lennon  
Village Clerk