

**Village of Old Field  
Board of Trustees Monthly Meeting Minutes  
February 14, 2023, 7:00 P.M.**

**Mayor Thomas Pirro-Code Enforcement, Building, Lighthouse Reno Project**  
**Trustee Tom Gulbransen- Environmental Council, Fire & Safety**  
**Trustee Rebecca VanDerBogart -Parks, Building and Street Trees, Lighthouse Reno Project**  
**Trustee Morgan Morrison-Street & Roadside Repairs**  
**Trustee William Schaefer-Special Projects, Website, Village Code Review**  
Anthony Guardino, Village Attorney  
Village Clerk Adrienne Kessel  
Village Treasurer Andrea Podolsky  
Building Insp. Joe Arico  
Building Clerk Dawn McCoy-Absent

**Pledge to the Flag**

Mayor Pirro opened the meeting at 7:00 PM and led the Pledge to the Flag.

**Building**

Building Inspector Joe Arico discussed several issues; a summons has been issued to 1 Woodhull cove for no site plan, and 20 Evans Lane must submit an amended site plan. Two new applications for site plans have been submitted to the Building Dept.

- Building Dept. reports for Jan. 2022; delinquent permit renewal list and open permit list
- Pending: Huang, Li, 15 Woodhull Cove Ln., permit #2022-0014, demo and build new family dwelling, site plan revision required as of 05 31 22, and 07 25 2022, by Village Engineer, revised plan submitted 08 25 22

**Lighthouse Bond Proposal and Public Comments**

Mayor Pirro, after discussing the funds available for the Lighthouse renovation, introduced Bob Smith, Attorney, from Hawkins, Delafield & Wood, and Noah Nadelson; Munistat Financial Services, representatives for the proposed Bond Anticipation Note for the repairs of the Lighthouse. They gave an overview of the advantages and the flexible options to securing a Bond Anticipation Note compared to a Bond. The BAN can be renewed as needed up to five years, and could be converted into a Bond if necessary. It can be paid down within that time.

Jeff Owen remarked the costs for repairs may be understated. The Mayor said that is why he has authorized up to 2.250 million to account for increases or unforeseen costs during renovation. During the time, the Village can build up cash flow, and accept third party participation donations.

Trustee VanDerBogart said the Board is committed to not raising taxes for the Lighthouse repairs.

Jeff Schnee, President of the Three Village Historical Society, has offered to propose to his Board that the Society be a conduit for donations made specifically for the Lighthouse renovation and repairs in order to offer a tax deduction. He also discussed grant opportunities.

Tom Cottone questioned not all the phases of construction are within the Conditional Survey. Trustee VanDerBogart said the Phase I contains all the prioritized and necessary repairs, Phase II and III were left blank. She also stated Robert Muller, Lighthouse Society President, is very interested in being involved in the project. Mayor Pirro said the Engineers report should be nearly completed by March 13, 2023.

Trustee Gulbransen said the educational opportunities and museum will promote donations.

Tom Cottone asked if the Board does the approval for a Bond. Mayor Pirro replied this meeting is for that purpose. Bruce Feller congratulated the Mayor and Board on a job well done.

## **Village Clerk**

- On a motion by Trustee Schaefer, seconded by Trustee Morrison, the Board approved the minutes of Dec. 13, 2022 and Jan. 10, 2023, 5-0.

## **Treasurer**

- On a motion by Mayor Pirro, seconded by Trustee Schaefer, the Board approved the warrants and Treasurer's report as presented for Jan. . 2022, 5-0.

## **Code Report**

Mayor Pirro read the Code report. Jan. 2023, 1012 property checks, 0 code violations, 1 tree down

## **Action Items**

- On a motion by Trustee Schaefer, seconded by Trustee Morrison, the Board approved the Engagement letter from Cullen & Danowski, accountants, \$12,000 (increase of \$1000), 5-0.
- On a motion by Trustee Morrison, seconded by trustee Schaefer, the Board approved the proposal from Brian McCaffrey, VOF-2023-01, for Stormwater Management Administrator, NYS DEC State Pollutant Discharge Elimination System (SPEDES), Stormwater discharge MS4, March 1 , 2023 to Feb. 28, 2024;billed @ \$100 per hour, total of \$1500. Any additional or new requirements will be submitted for approval in advance, under separate proposal. Approved 5-0.
- Repair of plumbing, heating system at VH

## **Commissioners Reports:**

**Mayor Pirro-Code Enforcement, Lighthouse Reno Project, Building, Fire Marshall contact**

**Trustee Gulbransen- Deputy Mayor, Fire & Safety, Environmental Council, Fire Marshall contact**

**Trustee VanDerBogart-Parks, Building & Street Trees, Lighthouse Reno Project**

- Lighthouse Reno Project; National Historic Landmark designation

**Trustee Morgan Morrison -Street & Roadside Repairs:**

**Trustee Schaefer-Special Projects, Liaison to the ADA/Court, Fire Marshall contact**

- Website updates ongoing, will require updating web site platform
- Proposed Revisions of Village Code; land clearing

**Executive Session: To discuss a legal issue:** On a motion by Mayor Pirro, seconded by Trustee Morrison, the Board went into Executive Session at 8:00 PM to discuss a legal issue.

On a motion by Trustee VanDerBogart, seconded by Trustee Morrison, the Board came out of Executive Session at 8:45 PM.

**Adjourn:** The Board adjourned at 8:45 PM.

Calendar: Work Session March 9, 2023 at the Lighthouse, 7:00 PM; Monthly Meeting March 14, 2023, 7:00 PM at the Keeper's Cottage.

Respectfully submitted,  
Adrienne Kessel  
Village Clerk