

**Village of Old Field  
Board of Trustees Monthly Meeting Minutes  
Tuesday, December 12, 2017, 7:00 PM**

**Mayor Michael Levine-Safety  
Trustee Jeffrey Owen-Parks, Building and Street Trees  
Trustee Robert Whitcomb-Street and Road Repairs  
Trustee Timothy Hopkins-Environmental Council  
Trustee Stephen Shybunko-Fire and Special Project**

Village Attorney Anthony Guardino  
Village Clerk Adrienne Kessel  
Village Treasurer Andrea Podolsky  
Village Building Inspector Joseph Arico

Attorney Erin Sidaras represented Village Attorney Guardino.

The Clerk's office was advised Mayor Levine was unable to attend; Trustee Owens would arrive later in the meeting; Trustee Hopkins must leave early;

**Call to Order and Pledge to the Flag**

Deputy Mayor Stephen Shybunko led the Pledge to the Flag, and opened the meeting at 7:00 PM.

**Public Comment**

**Environmental Permits**

The vote was delayed until after Trustee Owen arrived.

- On a motion by Trustee Shybunko, seconded by Trustee Hopkins, the Board approved Robert Whitcomb, 16 Blueberry Ridge Road, permit #2017-0017, for the removal of eight (8) trees, with the approval of the Environmental Committee on the Dec. 5 meeting, 3-0. Trustee Whitcomb recused.

**Building Permits**

- On a motion by Trustee Shybunko, seconded by Trustee Whitcomb, the Board approved Michael & Jane Fasullo, 68 Old Field Road for permit #2017-94, for installation of a roof mounted solar PV system on detached garage, 3-0.
- On a motion by Trustee Shybunko, seconded by Trustee Whitcomb, the Board approved George Vallar, 190 Old Field Rd, permit # 2017-0096, for the installation of a gas line to house, 3-0.

**Minutes**

- On a motion by Trustee Hopkins, seconded by Trustee Whitcomb, the Board approved the minutes of the Nov.14, 2017 meeting, 3-0, as amended. Trustee Shybunko recused, as he was not present at the November meeting.

**Treasurer**

- The Public hearing for the 2018-2019 Village budget has been set for Jan. 9, 2018, 7:00 PM.
- On a motion by Trustee Shybunko, seconded by Trustee Whitcomb, the Board approved the warrants as presented for Nov. 2017, 4-0.
- On a motion by Trustee Shybunko, seconded by Trustee Hopkins, the Board approved the Treasurer’s Report for Nov. 2017, 4-0.
- On a motion by Trustee Shybunko, seconded by Trustee Whitcomb, the Board approved the following budget amendment, 3-0.

2017-2018 Budget Amendments

	Debit	Credit
A3410.4 Fire District Contractual		46554.16
A7110.4 Parks	\$25,000.00	
A5110.4 Street maintenance	\$5,000.00	
A1420.4 Legal Fees	\$10,000.00	
A1620.4 Buildings Contractual	\$5,000.00	
Snow Removal		
A5142.4 Contractual	\$1,554.16	

- Road bond paid, \$170,000 on the principal, \$10,918.71 in interest.

**Code**

- The Board reviewed the Dec. 2017 Code activity to date.

**New Business**

- On a motion by Trustee Shybunko, seconded by Trustee Whitcomb, the Board approved the 2018 Town of Brookhaven Agreement for Salt, Sand and General Repairs, 4-0.

Trustee Hopkins left the meeting at 7:22 PM.

- On a motion by Trustee Shybunko, seconded by Trustee Whitcomb, the Board approved the final agreement for Suffolk Shared Services ICA, 3-0.
- On a motion by Trustee Owens, seconded by Trustee Whitcomb, the Board approved the resolution to adopt the NYS Archives Records Retention and Disposition Schedule MU-1 to qualify for the Local Government Records Management Improvement Fund grant (LGRMIF) through NYS Education Department, 3-0.
- Attorney Sidaras will review the cost to create a non-profit corporation for the purpose of funding the repair and maintenance of the Old Field Lighthouse to allow greater grant eligibility and permit tax deductible donations.
- The Board approved the following resolution.

**INCORPORATED VILLAGE OF OLD FIELD  
BOARD OF TRUSTEES**

**RESOLUTION AUTHORIZING THE MAYOR AND/OR DEPUTY MAYOR TO EXECUTE LEASE AGREEMENT ON BEHALF OF THE VILLAGE WITH ELITE TOWERS, L.P. THAT WOULD PERMIT ELITE TOWERS, LP TO LOCATE AND UTILIZE ITS COMMUNICATIONS SYSTEM EQUIPMENT ON VILLAGEOWNED PROPERTY LOCATED AT QUAKER PATH**

**WHEREAS**, the INCORPORATED VILLAGE OF OLD FIELD (hereinafter the “VILLAGE”) is the owner of certain real property located at Quaker Path, known and designated on the Suffolk County Land and Tax Map as District 203, Section 19, Block 1, Lot 3 (hereinafter the “Premises”); and

**WHEREAS**, ELITE TOWERS, LP, a Pennsylvania limited partnership, having an address at 44 W. Jeffryn Blvd., Suite Q5, Deer Park, New York 11729 (hereinafter referred to as “Lessee” or “ELITE”) is privately-owned developer of antenna towers and other wireless communications infrastructure; and

**WHEREAS**, ELITE and the VILLAGE desire to enter into a Lease Agreement; and

**WHEREAS**, ELITE shall be permitted to use a portion of the Premises for the transmission and reception of radio communication signals and for the construction, installation, operation, maintenance, repair, removal or replacement of related facilities, including, the proposed stealth unipole, not to exceed one hundred and thirty feet (130’) in height and foundation, antennas, lines, microwave dishes, equipment shelters and/or cabinets and related equipment, as depicted in Exhibit “A” of the proposed Lease Agreement attached hereto; and

**WHEREAS**, the Village Board of Trustees, in consultation with the Village Attorney, has reviewed the proposed Lease Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and/or Deputy Mayor of the INCORPORATED VILLAGE OF OLD FIELD be and hereby is authorized to execute the Lease Agreement on behalf of the INCORPORATED VILLAGE OF OLD FIELD in substantial conformance with the proposed Lease Agreement attached hereto as Exhibit “A.”

On motion by Trustee Owens, seconded by Trustee Whitcomb, the foregoing resolution was adopted by vote as follows:

Michael Levine, Mayor	- Absent
Stephen Shybunko, Deputy Mayor	-Yea
Jeffrey Owen, Trustee	-Yea
Robert E. Whitcomb, Trustee	-Yea
Timothy Hopkins, Trustee	- Absent

Dated: Old Field, New York  
December 12, 2007

Filed in the Office of the Village Clerk on the 14th day of December, 2017

**Old Business**

- Old Field 1, 2008 Ford Explorer decommissioned
- Renew Verizon Franchise Agreement, expired in July 2017

**Additional Public Comment**

Bruce Feller discussed the cost of the bond, stating the remediation cost for road repair would be lower next time, as the roads overall condition has improved.

Don Pius urged the signing of the lease with Elite Towers.

**Executive Session**

**Adjournment**

On a motion by Trustee Shybunko, seconded by Trustee Whitcomb, the Board adjourned the meeting at 8:10 PM, 3-0.

**Calendar** Next work session is Thursday, Jan. 4, 2018 at 6:00 PM at the Lighthouse. Next Monthly Meeting is Tuesday, Jan. 9, 2018 at 7:00 PM, at the Keeper's Cottage.

Respectfully submitted,  
Adrienne Kessel  
Village Clerk