BOARD OF TRUSTEES
INC. VILLAGE OF EAST WILLISTON
AGENDA MEETING
MONDAY, SEPTEMBER 25, 2017

Agenda Meeting of the Board of Trustees of the Incorporated Village of East Williston was held on Monday, September 25, 2017 at 7:30 p.m. at the Village Hall, 2 Prospect Street, East Williston, New York.

There were present: Mayor David E. Tanner, Trustees Christopher Siciliano, James Iannone, Anthony J. Casella, Treasurer Michael Delury, Bonnie Kreisman, Village Clerk Marie Hausner, Secretary to the Board of Trustees, Village Attorney Jeffrey Blinkoff.

Also present: Mark Davella, Paul Vesel.

Mark Davella was present at the request of Mayor Tanner to address any questions the Board had with regard to assessments.

Mr. Davella reviewed the process which he undertakes for reassessment. The Village office sends him the "5517" forms for transfer of property (including selling price) received from the Nassau County Department of Assessment when a property is sold. He is also sent a list of building permits taken out for properties during the year. He then researches several data bases comparing market prices, improvements to homes and reviews information to determine assessment.

The cut-off date for permits and sales is January 31st of each year. The information is then placed into the tentative assessment roll for review by residents in early February, where they may submit a grievance if they so choose.

Trustee Iannone stated that many people purchase a home and then demolish the structure, constructing a house that is worth much more than the purchase price. He wanted to make sure that the assessment did not languish at the price paid, but rather to reflect the improvement to the property.

Trustee Iannone also expressed concern about reassessment to those premises that put up a new fence, or replace an old fence.

Trustee Casella stated that he knew a person who replaced a central air conditioning unit and was reassessed. He said former building inspector Robert Campagna did not feel that this was correct.

Mr. Davella stated that those who feel their assessment is unfair can seek remedy through the courts as a mechanism to lower the assessment (the grievance process).

Mayor Tanner stated that the assessment process is not to recapture things done in the past.

Mr. Davella stated that he performs 30 to 40 reassessments per year.

Mayor Tanner stated that he does not need to micro-manage the work Mr. Davella performs, as he knows procedures and what has to be done.

Mr. Blinkoff stated many people get confused with the assessment system as it relates to the Residential Assessment Ratio (RIR) and equalization rate (which are both issued by New York State Office of Real Property Tax Services).

Mr. Davella stated that East Williston's equalization rate for the coming year was issued by NYSORPS at .36% down from .41%. The equalization rate makes the asset base increase. The assessed valuation is divided by the equalization rate.

Mr. Davella said he welcomed any further questions the Board may have, as they come up.

Mayor Tanner stated that East Williston is ready to move forward with the installation of LED lighting throughout the Village. He asked Paul Vesel from Real Time Energy to be present to go over the process for the change out of the lights.

The Board questioned whether the process had to be put out for bid.

Mr. Vesel stated that East Williston may want to pursue the path that the Village of Great Neck undertook, where they hired Real Time Energy as the project manager whereby they bid out the fixtures, bulbs, and installation contractor.

The process is:

1. Data collection by the design team with field audit.
2. Data submitted to GIS team.
3. Pre-design meeting with village.
4. Design submitted to village.
5. Review design with village.
6. Bid documents created and bids advertised and collected.
7. Village selects and awards the bids.
8. Before a final decision is made, Real Time Energy attends a meeting to meet with residents.

He stated that approximately 20 to 25 fixtures are installed per day/per crew.

Mr. Vesel stated added that the design phase takes encumbrance for foliage into consideration for lighting

He suggested a pilot program for the Board to consider the brightness of the lighting, with the suggestion of 4,000 Kelvins in business areas/main thoroughfares, and 3,000 Kelvins on residential streets. He noted that there is less blue light at the 3,000 level than at the 4,000 level. LED lighting has very exacting light distribution, with the lease amount of kilo watt hours.

Lastly, he added that the LED system has the capability of having Smart City Control Technology installed (at increased cost) which enables the lights to be dimmed.

Mayor Tanner asked Mr. Blinkoff to reach out to Village of Great Neck attorney Peter Bee, to see how the agreement worked out for them.

Mayor Tanner stated that he received a call from resident Michael Vecchione about problems with construction 11 Post Avenue. He felt the work was taking too long to complete.

The Mayor wanted Kerry Collins to check on the work, and perhaps take the construction fence down, clean up the property and start some landscaping.

Ms. Kreisman stated that Mr. Collins had visited the site and informed the contractor to clean up the site. He will be going back to check on progress and report back to the Mayor.

Trustee Iannone agreed that the construction looks like it is at a standstill.

Ms. Kreisman added that the resident had come back a few times to add items onto the building permit.

Mayor Tanner stated that the Village needs to balance the concerns of neighbors (contiguous to construction sites) and that of residents having their "dream home" built. Perhaps the Village needed to tighten regulations on time frame for exterior work.

Mayor Tanner felt that if work does not progress in a timely manner at 11 Post Avenue, an outside engineer should be hired by the resident at his/her expense to review work that is completed and that needs to be done (much like what was done at 197 Glenmore Street).

Trustee Siciliano stated that work is progressing on the sidewalks on East Williston Avenue. The new street lighting has been ordered and will be installed when the paver installation is completed.

Trustee Parente noted that the bushes at the southeast corner of Ogden Avenue and Sagamore Avenue are overgrown. She asked that the office contract the property owner to have them trimmed.

Trustee Parente also stated that there has been much discussion on the East Williston Mom's Facebook page being upset over the fire department siren being sounded often. The siren also sounds when East Williston responds to mutual aid calls to Mineola.

Assistant Chief Clark stated that the alarm siren was necessary in that there are times that firefighters do not have their pagers on them and the siren alerts them to a call.

Trustee Iannone stated that the department has silenced the alarm between the hours of 10pm and 6am. They are looking to "tone out" certain calls, but this needs to be looked into. When an automatic alarm for smoke or carbon monoxide comes in, the siren automatically goes off.

Mayor Tanner stated that the Village may want to look into bonding for the LED lighting. He asked Mr. Delury to crunch the numbers to examine the cost benefit of such bonding in the amount of $125,000.

Mr. Delury will also look at appropriated money from fund surplus.

There being no further business, on the motion of Mayor Tanner, seconded by Trustee Parente, the meeting was adjourned at 9:42 pm.