

PARKS AND RECREATION COMMITTEE
OF THE
SUFFOLK COUNTY LEGISLATURE
MINUTES

A meeting of the Parks and Recreation Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York, on December 19, 2015 at 12:30 p.m.

Members Present:

Deputy Presiding Officer Jay Schneiderman - Chair
Legislator Kara Hahn - Vice Chair
Legislator Thomas Cilmi
Legislator William Lindsay III
Legislator Kevin McCaffrey

Also in Attendance:

Jason Richberg - Clerk/Suffolk County Legislature
George Nolan - Counsel/Suffolk County Legislature
Robert Lipp - Director/Budget Review Office
Jill Moss - Budget Review Office
Bill Shilling - Aide to Legislator Calarco
Alyssa Turano - Aide to Legislator Hahn
Greg Dawson - Commissioner/Suffolk County Parks
Richard Martin - Director of Historic Services/Suffolk County Parks
Terry Maccarrone - Suffolk County Parks
Katie Horst - County Executive's Office
Lance Reinheimer - Director/Vanderbilt Museum
All Other Interested Parties

Minutes Taken By:

Gabrielle Severs - Court Reporter

Minutes Transcribed By:

Kim Castiglione - Legislative Secretary

*(*The meeting was called to order at 12:36 p.m. *)*

CHAIRMAN SCHNEIDERMAN:

Good afternoon. I'd like to call this meeting of the Parks and Recreation Committee to order this ninth day of December, 2015. Please rise and join us for the Pledge of Allegiance led by Legislator Hahn.

*(*Salutation*)*

You may be seated. Legislator McCaffrey is pointing out that this is my last Parks Committee meeting. That is true.

LEG. CILMI:

Won't be the same without you.

LEG. HAHN:

Hope you come back.

COMMISSIONER DAWSON:

I'm sure it won't be the last we're hearing from you.

CHAIRMAN SCHNEIDERMAN:

I have served as the Chair of this committee for a few years, but years ago I was also, and in between I was Chair for a number of years of the Public Works Committee, too, but it is somewhat, you know, a little bit nostalgic or sad. Melancholy, thank you.

LEG. HAHN:

Bittersweet.

CHAIRMAN SCHNEIDERMAN:

I'll miss all of you -- a little, a little.

LEG. CILMI:

We'll miss you, too, a little.

CHAIRMAN SCHNEIDERMAN:

All right. So we don't have any presentations. Do we have any cards for public portion?

MR. RICHBERG:

No cards, Mr. Chairman.

CHAIRMAN SCHNEIDERMAN:

Is there anybody who wishes be heard who is not on the agenda, hasn't filled out a yellow card? Seeing none, let's go to Tabled Resolutions.

Tabled Resolutions

CHAIRMAN SCHNEIDERMAN:

IR 1822-15 - Adopting Local Law No. -2015, A Charter Law to increase oversight of park violation determinations (Hahn).

LEG. HAHN:

Motion to table.

CHAIRMAN SCHNEIDERMAN:

Motion by the sponsor, Legislator Hahn, to table. Second by Legislator McCaffrey to table. All in favor? Opposed? Abstentions? IR 1822 is tabled. **(Vote: 5-0-0-0)**. We'll move on to Introductory Resolutions.

Introductory Prime

IR 1932 - Authorizing the use of Smith Point County Park, Cathedral Pines County Park and Smith Point Marina by the Long Island 2 Day Walk to Fight Breast Cancer, Inc., for Breast Cancer Walk in 2016 (Browning). Commissioner, this good to go?

COMMISSIONER DAWSON:

No, actually we're going to ask that this one be tabled. We checked with the sponsor. We just need to make an amendment to the 2016 fee schedule.

CHAIRMAN SCHNEIDERMAN:

Let me ask you, though, because it will die at the end of the year. This is the last committee meeting.

COMMISSIONER DAWSON:

It will have to be resubmitted as a new resolution.

CHAIRMAN SCHNEIDERMAN:

Is it time sensitive?

COMMISSIONER DAWSON:

No, the event's not until the summertime. We're good to go. We have plenty of time. The event's not until the summer. It's in June.

CHAIRMAN SCHNEIDERMAN:

Legislator Hahn, are you okay with that? All right. So we have a motion to table.

LEG. HAHN:

There's no other proposed events that are competing?

CHAIRMAN DAWSON:

No. No, this is a standard yearly event. It's just that the fees went up next year.

LEG. HAHN:

Thank you.

CHAIRMAN SCHNEIDERMAN:

All right. So motion to table by Legislator Hahn. Second by Legislator Lindsay. All in favor? Opposed? Abstentions? Tabled. **(Vote: 5-0-0-0)**

Moving on to ***IR 1933-15 - Reappoint Gretchen Oldrin-Mones as a member of the Suffolk County Vanderbilt Museum Commission (Trustee No. 2) (Hahn).***

LEG. HAHN:

Motion.

CHAIRMAN SCHNEIDERMAN:

Motion by Legislator Hahn, second by Legislator Lindsay. This is a reappointment so I don't know if Gretchen is here. She does not need to be. Do you want to say anything? Is she a member in good standing?

LEG. HAHN:

Yes. Do we have -- actually Lance would know more than I about -- exactly about attendance.

MR. REINHEIMER:

Yes, absolutely, and that's why we're here today. Gretchen is a wonderful Trustee, very involved. She heads the Education Committee. She has committee meetings every month. She is physically -- if she's not traveling, attends every meeting that she can possibly attend. She also supports the museum by attending events and paying for those events, and so she is a wonderful Trustee. And that's why I'm here to support her and to let you know how good she is. So she, if anyone, deserves to be reappointed 100%.

LEG. HAHN:

Thank you.

CHAIRMAN SCHNEIDERMAN:

Okay. So there's a motion and a second. Any other discussion? All in favor? Opposed? Abstentions? 1933 is approved. **(Vote: 5-0-0-0)**

IR 1935-15 - Appropriating funds in connection with the Historic Restoration and Preservation Fund (CP 7510) (Co. Exec.). I will make a motion. Second by Legislator Hahn.

LEG. CILMI:

On the motion.

CHAIRMAN SCHNEIDERMAN:

And I want to hear from the Commissioner. Let's get some detail, too, because if this is what the \$500,000 --

COMMISSIONER DAWSON:

The \$500,000 was budgeted in 2015 for our historic structures. We're going to be using it on two specific projects. One, the roof at the Cedar Point Lighthouse, and the other one is the roofing at the West Sayville -- at the West Sayville administration golf course headquarters.

CHAIRMAN SCHNEIDERMAN:

The allocations -- West Sayville is a lot more expensive.

COMMISSIONER DAWSON:

No, actually the Cedar Point is probably going to come in around \$300,000 we're figuring for that, and \$200,000 for West Sayville.

CHAIRMAN SCHNEIDERMAN:

Okay. And that's critical, that building.

COMMISSIONER DAWSON:

It's critical. There is now a hole in the roof at the Cedar Island Lighthouse. You could drop a car through it. It's a tremendous hole. We've been buttoning it up for years, but it's gotten to the point where it's unsafe. The roofing contractor said he won't even go up there anymore, and it's gotten to the point where now the entire roof needs to be replaced, not just the roofing, but the rafters.

CHAIRMAN SCHNEIDERMAN:

That's a pretty important historic landmark.

COMMISSIONER DAWSON:

It is a very important landmark. And just so you're aware, we do have a user group in there, the U.S. Lighthouse Historical Society, that has plans on rehabilitating the interior of that but, you know, it's kind of our job to get the roofing down. It's way outside their scope or their finances. So we get to do that so that we can make it safe for them to be able to get inside and start their needed work.

CHAIRMAN SCHNEIDERMAN:

Okay. Legislator McCaffrey, somebody, had a question.

LEG. McCAFFREY:

Yeah. I was just trying to get those details on what it was before we went to the vote.

CHAIRMAN SCHNEIDERMAN:

Yeah, go ahead, Legislator Cilmi.

LEG. CILMI:

Why is it so important?

COMMISSIONER DAWSON:

What's that?

LEG. CILMI:

Why is it so important?

COMMISSIONER DAWSON:

If we leave the roof unsecured --

LEG. CILMI:

No, no, no, not the spending. Why is the landmark so important?

COMMISSIONER DAWSON:

You know what? I'm going to let -- Richard Martin is here from our Historic Services. He can give you kind of a brief overview of the structure. Rich?

CHAIRMAN SCHNEIDERMAN:

As he is coming forward, and besides the lighthouse, it's also the Sayville Golf Course?

COMMISSIONER DAWSON:

Yes, the West Sayville Golf Course, the roof. The roof is just starting to leak. We've got some leaks and we need to get a new roof on head before we end up with the same situation that we have over at Cedar Point where now it's just the roof shingles. We don't want to get into the joist and whatnot, so. But I'll turn it over to Richard to give you a quick overview of Cedar Island Lighthouse.

MR. MARTIN:

So the Cedar Island Lighthouse dates to the 1860's. It's actually the only lighthouse that Suffolk County owns. It's very important to the history of and the significance to Sag Harbor. This was at the entrance to the harbor. We've been trying for a number of years to raise the funds to restore the building. We do now have a group, an historic society, that's adopted it, and the building is on the National Register of Historic Places. It's also a Town of East Hampton landmark, and that's honorary, but it actually was the first landmark dedicated in the Town of East Hampton because they recognized the significance and importance of the building. It's also dedicated to the Suffolk County Historic Trust and on the New York State Landmark Register. So it has all the designations out there.

We're hoping over time that the historic society that's there will be able to apply for grants. They did apply recently for one, unfortunately they did not get approved for that grant, but they're trying. And so if we can get the roof on and secure the building, they can then apply for additional grant funds for the interior work.

LEG. CILMI:

We -- since it's -- since the County owns it, do we help them when they would apply for a grant such as that?

MR. MARTIN:

Yes. They -- there's different programs. This was a New York State grant program that they're eligible for as a nonprofit group, and there's different programs that the County's eligible for. So when they apply, you know, we review the grants and the work program and then do a letter of support so that the State realizes we support this project.

LEG. CILMI:

Thanks, Rich.

COMMISSIONER DAWSON:

I'd just like to add that BRO thought fit to use it as their cover of their 2015 Capital Budget.

CHAIRMAN SCHNEIDERMAN:

That not-for-profit on their own volition has repaired the light of it, the lantern section of it, which they did a really impressive job in getting that fabricated, the parts fabricated at different foundries and putting the pieces together and glasswork. It's impressive the work that they're doing. Okay. So we had a motion and a second. All in favor? Opposed? Abstentions? Approved. **(Vote: 5-0-0-0)**

IR 1936-15 - Appropriating funds in connection with improvements to campgrounds (CP 7009)(Co. Exec.). I'll make a motion and a second by Legislator Lindsay I think it was. Commissioner, can you give us some detail and how much and where this is?

COMMISSIONER DAWSON:

Sure. We're looking to appropriate \$450,000 in budgeted money in 2015 so we can advance the master plan for Cathedral Pines. Right now there really are no amenities there. The campsites that we have there aren't even on the reservation system. It's just three large, open fields. We're looking to use this money to bring -- I mean to start the process to get the services into the park; the water, the electric and start some of the septic systems for that project. So that's what this money is going to be geared towards. Plus some road improvements to kind of get campers in and out. So that's what we're using this funding for.

CHAIRMAN SCHNEIDERMAN:

Does the septic system fall into that new bill that --

COMMISSIONER DAWSON:

It probably will and we'd certainly look at it for that.

CHAIRMAN SCHNEIDERMAN:

Is Cathedral Pines near water?

COMMISSIONER DAWSON:

It's upland. It's up Route 101.

CHAIRMAN SCHNEIDERMAN:

It might not fall into a priority zone under that bill. But either way, explain how we end up with 450 -- I mean, a campground I just think of, you know, the infrastructure not being particularly expensive for a campground. Is there a comfort station involved? What are we doing?

COMMISSIONER DAWSON:

We're going to be bringing in new services. We're going to be bringing in new water, new electric, possibly a gas line. We're putting in a new septic system, which is going to tie into an existing capital program that we have going, building a new maintenance facility. From there we're going to move out into the campground and there's some road improvements that go along with that as well.

CHAIRMAN SCHNEIDERMAN:

So this number is coming -- this is not a planning number.

COMMISSIONER DAWSON:

No, this is actual -- this is construction money. We're using the master plan as our guide.

CHAIRMAN SCHNEIDERMAN:

And who costed this out, DPW? Where did we come up with the number.

COMMISSIONER DAWSON:

The consultant did through -- with the master plan in conjunction with Public Works.

LEG. CILMI:

I have a question.

CHAIRMAN SCHNEIDERMAN:

Okay. Legislator Cilmi.

LEG. CILMI:

Commissioner, so how popular is this campground now?

COMMISSIONER DAWSON:

We had roughly 300 and -- almost 4,000 nights camped there last year. We figure we could easily double that number and with electric we'd be adding \$10 a night to the fees. There really aren't a lot of amenities there. It's mostly used for group camping, like groups will tend to go there because we have a lot of sites and it's not that popular, but I think once we -- once we electrify it and get water onto to the sites and we identify each individual site for the RV's, we'll put it on the reservation system, we're probably going to double those camping numbers. Like I said, there's not a whole lot of amenities there to draw people into the park.

LEG. CILMI:

So from a return on investment point of view you see this returning the investment in how long?

CHAIRMAN SCHNEIDERMAN:

Never.

COMMISSIONER DAWSON:

You know --

CHAIRMAN SCHNEIDERMAN:

Four hundred and fifty thousand is a lot to return.

LEG. LINDSAY:

How much do you get a night, Commissioner?

COMMISSIONER DAWSON:

Well, for a full hook-up camp, for a full hook-up it's \$27 a night, as opposed to \$17 a night. I was looking at those numbers a little bit earlier, if we double the number of campers and we got the \$10 we could probably see about \$75,000 a year in increased revenue from that park.

LEG. CILMI:

And what about -- would you -- do you think you would see a reduction in campers at other parks?

COMMISSIONER DAWSON:

I don't think so.

LEG. CILMI:

Just as campers from -- campers who camp at, you know, in another park might want to try a different park?

COMMISSIONER DAWSON:

I don't think so. As you can probably attest to, the number of phone calls that we get for our sites, they're places like Smith's Point and Cupsogue and Shinnecock East, they're -- I mean, all the ones that are electrified and have water are in pretty popular demand. People are on waiting lists and they're very upset when they don't get their campground, so this is just giving additional campgrounds to those people who can't necessarily make a reservation. So you might not get Smith's Point, but now they have a better alternative.

LEG. CILMI:

And then there will be maintenance associated with some of these new facilities?

COMMISSIONER DAWSON:

There's maintenance with every -- all the facilities.

LEG. CILMI:

Of course. And what about staffing?

COMMISSIONER DAWSON:

What's that?

LEG. CILMI:

Staffing.

COMMISSIONER DAWSON:

Well, most of our staffing is seasonal, so I would say that that's, you know.

LEG. CILMI:

Wouldn't you require additional staffing, though, to take care of some of the amenities?

COMMISSIONER DAWSON:

Not the amenities, we would need additional staffing -- like if we double the number of campers --

LEG. CILMI:

Right, sure, then you'd need additional --

COMMISSIONER DAWSON:

We could hire a couple of extra seasonals, but at 8.75 an hour I think we're paying now, that's not a huge lift, so. We're not going to hire any more full-time employees to maintain this campground. It would be more seasonal.

LEG. CILMI:

Okay. Thanks.

CHAIRMAN SCHNEIDERMAN:

There is a comfort station there, right, already?

COMMISSIONER DAWSON:

Yeah, I believe there are two comfort -- I think there are two restrooms there. And again, that's all part of the plan, you know, years down, to refurbish those. But the first thing we want to do is we want to get water and electric into the sites.

CHAIRMAN SCHNEIDERMAN:

Then there will be more use, public use, of it.

COMMISSIONER DAWSON:

That is the plan.

CHAIRMAN SCHNEIDERMAN:

And you've had demand for tenting sites that have facilities -- to have utilities.

COMMISSIONER DAWSON:

We do have a demand for that, and that is one of the comments that a lot of people make as they leave these facilities that they'd like to see, that they'd like to see water and electric. And with every master plan that we do questionnaires go out to the usership and by far and away that was one of the things that they were requesting. And other amenities again, playground.

CHAIRMAN SCHNEIDERMAN:

Is this near the Carmans River?

COMMISSIONER DAWSON:

At the headwaters of the Carmans River.

CHAIRMAN SCHNEIDERMAN:

Do you have like water view from the tenting? Is it a nice --

COMMISSIONER DAWSON:

No, I don't believe so.

CHAIRMAN SCHNEIDERMAN:

The tenting is in the woods. But there's trails that go out?

COMMISSIONER DAWSON:

It's a very big park. There are nice trails through there. We also have an agreement with CLIMB. They have their mountain biking trails up through that park. It's a very nice park, it's just has very little as far as amenities go.

CHAIRMAN SCHNEIDERMAN:

Okay. Legislator Cilmi.

LEG. CILMI:

If I could just follow-up. Commissioner, when we're looking at investments such as this, this is almost a half a million dollars and, you know, you think that you could double the amount of campers here. I think that's what you said. Do we actually, you know, go out and study that? Do we do any sort of analysis, you know, survey the current campers or do we just kind of wing and a prayer?

COMMISSIONER DAWSON:

No, it's part of the master plan process. It goes out for public review and we put things on the website and people make comments. One of the comments that they far and away want to see additional amenities at Cathedral Pines. And we balanced a cost benefit analysis. We're, you know, while we are a revenue producing department and we come very close to covering our costs, we're obligated to provide recreational amenities to the public, and this is one, so.

LEG. CILMI:

Well, we do provide recreation opportunities to the public.

COMMISSIONER DAWSON:

We do.

LEG. CILMI:

So the question is, I mean, if our return on investment is going to be such that the cost of this, the debt service let's say, that we pay on an annual basis to do this is going to be matched by or exceeded by the additional revenue that we get from campers, then obviously it makes sense to do. I'm just wondering if that's truly going to be the case.

COMMISSIONER DAWSON:

And I can't, you know, I've not done an analysis in how long it's going to pay off the debt service and the cost of running the operations, but we generally don't do that. Again, we're trying to provide, you know, affordable recreation to our residents.

LEG. CILMI:

I know you are, but we're trying to look at our -- manage our money as well. We have to weigh those questions. I guess could we ask you, Budget Review, then what -- so \$450,000 serial bonds. What would be the debt service roughly?

MS. MOSS:

It's approximately \$150,000. The County Executive's Office did the fiscal so they would have done the debt service.

LEG. CILMI:

Okay. And you think it's about 150 grand a year.

MS. MOSS:

Overall.

LEG. CILMI:

So what would be the annual cost, then, associated with it?

CHAIRMAN SCHNEIDERMAN:

It's probably about 50,000 a year.

MS. MOSS:

I have it overall. I can look at it annually.

LEG. CILMI:

We don't know how long the bonds are because -- remember they always --

MS. MOSS:

Typically it's an 18 year bond because they do level debt service.

CHAIRMAN SCHNEIDERMAN:

So can you do a quick calculation on 18 years at 450,000? So hold on, Tom.

LEG. CILMI:

I'm holding on.

MS. MOSS:

Yes, I just need a minute.

CHAIRMAN SCHNEIDERMAN:

Yeah, that 150 is how much more than the 450 --

LEG. CILMI:

Right.

CHAIRMAN SCHNEIDERMAN:

-- we're going to borrow that we have to return over time.

LEG. CILMI:

Right, that's the total interest expense.

CHAIRMAN SCHNEIDERMAN:

So you could just kind of add that to 450 and divide it by 18 and you got a pretty good sense.

COMMISSIONER DAWSON:

And I will say for our usership, you know --

LEG. CILMI:

Leave it to an insurance guy.

COMMISSIONER DAWSON:

-- the best way we can judge how many people are, you know, utilizing our facilities is by the drawer, and this is one of the top three revenue producers that we have in the County. First it's golf, then it's our beaches, and next it's camping, you know, in that order. So we bring in about \$1.7 in camping revenues every year from our 11 campgrounds.

LEG. CILMI:

I understand but, you know, when you're in challenging times, fiscally challenging times, it's not a good time to expand those types of services when we already offer, you know, as you just indicated, substantial camping opportunities now.

COMMISSIONER DAWSON:

Well, I would say it was budgeted. I think those decisions were made back in 2015 or 2014 when we put the 2015 budget forward, so.

LEG. CILMI:

Right. Not by me.

COMMISSIONER DAWSON:

Okay.

CHAIRMAN SCHNEIDERMAN:

While they work out the numbers, what did you say was the additional revenue you thought we'd see?

COMMISSIONER DAWSON:

I think we can raise the revenues about \$70,000 a year just based on -- if we double the number of campers.

LEG. CILMI:

Didn't you say 50 before?

COMMISSIONER DAWSON:

No, I said 70; 70, 75 depending on the number of campers. Like I said, we do about 4,000 nights camped per year, and we're getting \$17 for that. That will go to 27 and we would double the number to probably six or 7,000 nights camped a year, so.

CHAIRMAN SCHNEIDERMAN:

That's the increase is 75,000 or that's the total?

COMMISSIONER DAWSON:

No, that would be the increase over what we're currently getting.

CHAIRMAN SCHNEIDERMAN:

And there would also be some costs of the electricity and maintenance and things like that. That's a gross figure, not a net. There's some cost, you know, that PSE&G is going to charge us for the electricity.

COMMISSIONER DAWSON:

I didn't bring those figures. But I do know we brought in, just in camping alone we brought in about \$120,000 last year at Camp Pines, so. For camping alone.

CHAIRMAN SCHNEIDERMAN:

So maybe numbers may be more like \$50,000 after expenses.

LEG. LINDSAY:

And then if you assume the debt service was 33,000, and I'm sure Dr. Lipp will give us the hard number there.

LEG. CILMI:

I feel like the jeopardy music should be playing. What is --

(Laughter)

MR. LIPP:

Okay, we're back live. So at the end of the day it winds up being debt service of about 40,000 a year, and the 15 years is a good number, too. I won't bore you with the details, but we're talking with the County Executive's Budget Office to try to come up with some uniform methodology for debt service.

LEG. CILMI:

Okay. All right. So if debt service is roughly \$40,000 a year, and if, Commissioner, you think we're going to bring in an additional \$70,000 roughly a year, gross, and then, you know, you have to add to the debt service. You'll have to add some additional operating costs, but it seems to me like it's a cash positive suggestion. It makes sense. All right. Pretty close, anyway. All right. Thanks. Thanks, guys, for the work.

CHAIRMAN SCHNEIDERMAN:

If it's neutral and we're providing a higher level of service, that's a good thing. All right. Anyone else? All right. I like how you think over there. All right. So this is on 1936. We had a motion and a second, right, Jason?

MR. RICHBERG:

Yes.

CHAIRMAN SCHNEIDERMAN:

Yes. All right. Let's call the vote. All in favor? Opposed? Abstentions? Approved.
(Vote: 5-0-0-0)

Okay. Last resolution. ***1937-15 - Appropriating funds in connection with restoration of West Neck Farm (a/k/a Coindre Hall), Huntington (CP 7096) (Co. Exec.)***. Do we have a motion? Motion by Legislator Hahn. Second?

LEG. McCAFFREY:

On the motion.

CHAIRMAN SCHNEIDERMAN:

We don't have a second. Commissioner, go ahead. We'll hold off on the second. Tell us a little bit about it and then we'll see if we get you a second.

COMMISSIONER DAWSON:

We're looking to appropriate the \$300,000 that was budgeted in 2015 for this particular project; \$200,000 in planning, \$100,000 in construction. The \$200,000, while it might sound like a lot, we have construction money in place to stabilize the boathouse down at Coindre Hall and the seawall and I think the pier as well. The \$100,000 is going to be going towards the main house. If you're familiar with the facility, it's one of the Old Gold Coast Mansions. The facility is up by the top of the hill, the boathouse is down on Huntington Harbor.

The \$100,000 is going to go towards improvements to the east side portico and parking lot improvements. We have construction money, we just need some planning money to kind of shore up that building.

Right now it's fenced off, it's boarded up. Kids are getting into it routinely, and we have a number of groups that are looking to use it. I think the Huntington Rowing Club and I think St. Anthony's Rowing Club and one other -- one other public -- Sagamore Rowing Club. We feel once we get the building back open to the public again, it will be less of a nuisance. Like I said, kids are getting in there routinely. We really want to get a presence inside there, and we do have construction money.

CHAIRMAN SCHNEIDERMAN:

What's the total cost on this one?

LEG. CILMI:

Three-hundred.

CHAIRMAN SCHNEIDERMAN:

Three-hundred thousand. Talk to me about -- so the wall, the seawall -- it's like deja vu. We were just talking about seawalls.

COMMISSIONER DAWSON:

The seawall is a granite wall that's right directly in front of the building itself. The building was built on --

CHAIRMAN SCHNEIDERMAN:

And without it we lose the boathouse because it's that close, so there is an upland structure --

COMMISSIONER DAWSON:

Directly in front of it and it's holding, you know, it's holding back the earth. Once that goes, the foundation will collapse. So we need to work on the seawall. Right now the seawall, all of the mortar joints are getting washed out and water is getting in there. It's freezing and thawing, so we'd rather do it sooner rather than later.

CHAIRMAN SCHNEIDERMAN:

How big is this boathouse?

COMMISSIONER DAWSON:

Square feet? I don't have the square footage.

CHAIRMAN SCHNEIDERMAN:

I hate to ask this questions, but this comes up whenever we talk about coastal policy. Can we relocate the boathouse?

COMMISSIONER DAWSON:

No, you're not going to.

CHAIRMAN SCHNEIDERMAN:

No?

COMMISSIONER DAWSON:

No. Two stories, two wings. Two and a half stories, two wings.

CHAIRMAN SCHNEIDERMAN:

We probably could, but you're saying it would be extremely expensive. Is this a high velocity area in terms of storm surges? Is this an inner harbor?

MR. MACCARRONE:

The boathouse did get beat up pretty well by both hurricanes Irene and Sandy. The only attributable damage was during Sandy that we were able to get some FEMA monies for, for the pier. But the boathouse has been beat up quite a bit.

CHAIRMAN SCHNEIDERMAN:

Okay. But the boathouse itself is in good enough condition that we can restore it if we shore up the wall in front of it?

MR. MACCARRONE:

Rich, do you want to speak to that?

MR. MARTIN:

This is quite a large boathouse. It's about 6 to 7,000 square feet. It's not a frame

building. It's actually a terra cotta construction with a steel frame and terra cotta block infill construction that's covered with stucco, so it's really a large Gold Coast estate boathouse. And just so everyone realizes, this is also on the National Register and a Suffolk County Landmark Building and the seawall is directly in front of it. We also have quite a large dock that we can't use at this point because we blocked off the property around the boathouse.

CHAIRMAN SCHNEIDERMAN:

So, Rich, does the water go right into the boathouse? Can you bring a boat right into it like a garage? Or no, this is where they stored the boats.

MR. MARTIN:

Where they stored the boats, right.

CHAIRMAN SCHNEIDERMAN:

They'd have to lift the boats. At 6,000 square feet?

MR. MARTIN:

Yes. It's quite large.

CHAIRMAN SCHNEIDERMAN:

It's got no utilities inside of it? It's just an external frame?

MR. MARTIN:

We just have water to it -- water and electric is brought to it. But it's really an outstanding example of a large Gold Coast estate boathouse. It's not your typical, I guess, family boathouse that you would think about.

CHAIRMAN SCHNEIDERMAN:

So that entire structure is a boathouse. It looks like at one point the water went into the building. You could bring a boat right in?

MR. MARTIN:

No, it never did. They had yachts, of course, in front at the dock but this was more for the small craft that was stored there. And it also has an additional wing to the building that was used for events and things. There's a large room on the other -- one side of it.

CHAIRMAN SCHNEIDERMAN:

It's a big, impressive building.

MR. MARTIN:

Yes. The significance of this building, the historic significance, it actually for the County and for Suffolk County it's very significant for the activity there. The rowing clubs really have a difficult time finding a location actually anywhere on Long Island at this point, and this is perfect for them. They have the large dock and then they attach a floating dock to it. And they have had in the past Sagamore Rowing, which is a private, non-profit organization, and also the Huntington Rowing Club from the high school and St. Anthony's High School. So we've had three clubs there and they are all eager to come back. Right now they have some outdoor space I think in Northport Harbor.

LEG. HAHN:

So they keep their boats there?

MR. MARTIN:

Yes.

CHAIRMAN SCHNEIDERMAN:

All right. So the building is primarily used for storage of boats. There's no residential component here?

MR. MARTIN:

No. We've entertained that, but because of the water table and what would have to be done there for the sanitary, that's really difficult to do there. We'd have to actually pump up the hill.

CHAIRMAN SCHNEIDERMAN:

So now this -- it's really the bulkhead right in front of it that would be repaired?

MR. MARTIN:

Yes.

CHAIRMAN SCHNEIDERMAN:

All right. It's maybe not well described as a seawall. It's more of --

MR. MARTIN:

No, no, no. It's a true seawall. It's granite. There's not any like wood bulkhead to it. What you might be seeing is the wooden dock that's attached to the seawall.

MR. MACCARRONE:

And the seawall runs pretty much the entire front -- length of the frontage of that property, and at low tide there's a good eight to ten foot differential between the water height and the top of the land. So due to the deterioration over the years and the storm activity, the mortar between the joints of the granite blocks has been worn away to about 75% in some spots. I mean, there are places where you can reach your arm up past the elbow. And if we don't attend to the seawall before it starts to settle, then you are going to have to talk about an entire reconstruction instead of a repointing and remortaring.

CHAIRMAN SCHNEIDERMAN:

All right. So a portion of the 300,000 is repointing the seawall.

MR. MACCARRONE:

Well, no. There is -- the appropriation is for \$200,000 in planning and \$100,000 in construction. DPW and Parks have done a preliminary evaluation of the boathouse complex, with a consultant, and we're going to use that money then to move into the next phasings of, you know, getting the design for fixing the seawall and the stabilization and restoration of the boathouse.

CHAIRMAN SCHNEIDERMAN:

So this isn't the end of this. How much is planning again?

MR. MACCARRONE:

Two-hundred thousand dollars.

CHAIRMAN SCHNEIDERMAN:

Two-hundred of the 300 is planning.

MR. MACCARRONE:

Correct. We have construction monies available right now to us, which we'll use as soon as possible for the seawall, because if you lose the seawall, like the Commissioner --

CHAIRMAN SCHNEIDERMAN:

And what's the 100,000 that's construction? What's that going to again?

MR. MACCARRONE:

We're going to use that for --

MR. MARTIN:

The main house.

CHAIRMAN SCHNEIDERMAN:

Not the boathouse, the other house.

MR. MARTIN:

Right. The main house, which is quite large, and that's ongoing repairs and especially the repair of --

CHAIRMAN SCHNEIDERMAN:

Well, let me, I mean, based on numbers I've seen in the past, if you're going to spend \$200,000 on finding engineering for the seawall, you're looking at what, a two million dollar project ultimately?

MR. MACCARRONE:

We've got about 1.3 available in construction right now if I recollect correctly.

MR. MARTIN:

And the planning is for the boathouse and the seawall together. They need to be coordinated.

CHAIRMAN SCHNEIDERMAN:

But that's in the Capital Budget now, that work? Okay. What year is that?

MR. MACCARRONE:

We had the construction money existing.

CHAIRMAN SCHNEIDERMAN:

Oh, it's already appropriated.

MR. MACCARRONE:

Yeah, \$1.3 million is appropriated.

CHAIRMAN SCHNEIDERMAN:

Okay. So this is the planning, and then you'll already have the money in place to go and spend it when you're ready. Legislator Cilmi.

LEG. CILMI:

So that brings up another question. But I just wanted to go off on a quick tangent, if I could, and point out something that I think is important for the record to reflect. In discussing IR 1936, the funding for roof repairs, we did the debt service analysis based on the notion that the \$450,000 was exclusively the roof at, what is it, is it the lighthouse at Cedar Point, right? No, no, not at Cedar Point. The \$450,000 that we discussed, the campgrounds.

COMMISSIONER DAWSON:

The campgrounds. That was different because that's a revenue producing --

LEG. CILMI:

Never mind. Never mind. Disregard what I just said. So anyway, is there any catering at Coindre Hall?

COMMISSIONER DAWSON:

There is. There's catering up in the main house. Lessings has the contract up there.

LEG. CILMI:

But this has nothing to do with that.

COMMISSIONER DAWSON:

No, this is an area outside of there.

LEG. CILMI:

And why do we need \$200,000 for planning?

COMMISSIONER DAWSON:

Well, like I said, we've got over 1.5 million in construction.

LEG. CILMI:

But that's not a reason that we need \$200,000 in planning. How would the construction money be approved before the planning money?

MR. MACCARRONE:

There's a bit of a history with the boathouse. There had been a previous project done with DPW several years ago, which is where this existing construction funding came from. There was a plan done for the boathouse. When the project was initiated, problems were found that had not been anticipated. There were cracks in the foundations. There was a general concern by DPW that what was planned to be restored wasn't viable. There were very tall chimneys, for instance, on the building, and they were out of plumb significantly, and that out of plumb was putting stresses on the structure of the building, causing the foundational cracks. It was out of plumb by like 17 inches over eight feet, so very significant. The wind loads from the hurricanes were causing these problems.

So we took those chimneys down to roof line and buttoned that building up and got rid of that architect, and we started a new evaluation with this company, WJE, who had done work for the County previously out at the Supreme Court, who has a great deal of historic background to them. And that's where we're going forward now.

LEG. CILMI:

So had we appropriated planning money for this previously?

MR. MACCARRONE:

We had some planning money when we started this.

LEG. CILMI:

How much?

MR. MACCARRONE:

I don't know off the top of my head, Legislator. A hundred and fifty maybe.

LEG. CILMI:

But now -- and so now we're -- you're asking us to appropriate more planning money.

MR. MACCARRONE:

Well, the original -- the planning money that we started with is a preliminary evaluation of what's going on, what the conditions are, and now that we've got the conditions, the recommendations from WJE, we will now design the specific repairs and components to restore and stabilize.

LEG. CILMI:

So if you're right, and I recognize that you're not sure of the numbers exactly, but if it was \$150,000 in planning money back then, and now we're going to spend 200,000 -- so we're spending \$350,000 on planning to restore a boathouse and a seawall basically.

MR. MACCARRONE:

And the pier.

LEG. CILMI:

And the pier. It just sounds like an awful lot of money. And it seems to me like, again, and I have said this numerous times before, if we're going to spend \$350,000 on this sort of planning, I mean, we could probably hire, you know, if you're being conservative and you're considering health benefits and all that other stuff, you could hire at least two architects and have them on staff and it probably wouldn't cost you as much.

MR. MACCARRONE:

That's above my pay grade.

LEG. CILMI:

I realize that. But, I mean, we're making those decisions here and I think it's -- I think we're being sort of penny wise and pound foolish by spending this money the way we are. I really do. And I recognize the need to do it, that's not the question. The question is how we spend the money, and I think in this case it sounds to me like a pretty clear example that we could be better stewards of our taxpayers' money.

CHAIRMAN SCHNEIDERMAN:

Legislator McCaffrey.

LEG. McCAFFREY:

Yes. The \$100,000, is that enough -- we've already done the planning. We've already determined that's enough to fix the seawall?

COMMISSIONER DAWSON:

No, that \$100,000 in construction was going to go -- we're talking about two separate projects.

LEG. McCAFFREY:

Oh, to the other projects.

COMMISSIONER DAWSON:

We're talking about the main facility. And again, looking through the east portico and the parking lot up at the top. It's it's in really, really --

LEG. McCAFFREY:

But I thought the most imminent problem we had was the seawall, but we're not going to put that money towards the seawall?

COMMISSIONER DAWSON:

Yeah, but we need the planning -- we do not need any planning to do the work that we

want to do up on the main house right now. We need the planning monies to come up with a plan to do the boathouse.

LEG. McCAFFREY:

So the first \$150,000 we spent in planning, was any of that used towards the seawall construction or no?

COMMISSIONER DAWSON:

No, the seawall became a problem the last -- I want to say the last two or three years, and then we actually lost the, I don't want to say the decking, the pier, I think, in Sandy.

MR. MACCARRONE:

We've become aware of the mortar problem in the last several years. Honestly, I don't think anybody really knows when it starts deteriorating how long it's been going. I mean, the seawall's been there for 100 years so it's hard to say. But the pier was damaged, or at least a section of it, in hurricanes Irene and Sandy, so we did get some -- we do have some FEMA monies available for the restoration of the pier. We have to fix the seawall before we can get to that. That's about \$120,000 from FEMA for the pier.

LEG. McCAFFREY:

We didn't get anything for the seawall?

MR. MACCARRONE:

No, we couldn't -- FEMA wouldn't accept any of our proofs that it was damaged by the storm, but we had sufficient proof of it for the pier.

LEG. McCAFFREY:

How much is -- do we know what the seawall may cost us or what are we thinking.

MR. MACCARRONE:

I'm not an engineer. I mean, I'll say a quarter of a million, a half, but I don't know. It would be purely speculation on my part.

LEG. McCAFFREY:

And we're using this -- a portion of this planning money, the \$200,000 of the total \$300,000 requested, to go towards the planning for the seawall replacement and/or repair?

MR. MACCARRONE:

Correct.

LEG. McCAFFREY:

And then we'll be back for more money to actually do the work, right?

MR. MACCARRONE:

We have construction money existing right now, but we'll have to cross that bridge when we come to it.

LEG. McCAFFREY:

What money do you have? I mean, is it -- we're going to do the planning and then you're going to say we're just going to tap the resources we already appropriated?

MR. MACCARRONE:

Yes. We have construction monies from the project that was originally started and then put placed on hold, so we have that funding available to us at the moment.

LEG. McCAFFREY:

Just so I understand. I'm trying to follow the story. So we're kind of doing this, not backwards, because we did planning, but we didn't like that planning and we appropriated the money along with that planning money, which we didn't like, and now we're coming back and do planning, but we've already got the money appropriated. So you're not going to come back after the 200,000 and say we need two million dollars to do this stuff. That money's already been appropriated?

COMMISSIONER DAWSON:

Yes, to take care of the first phase. I'm not sure what the entire cost of the entire project is, you know, overall.

LEG. McCAFFREY:

But the planning, the \$200,000 in planning money is for not just the seawall, but it's also for this other -- other repairs as well?

COMMISSIONER DAWSON:

Right now we have I think 1.5 in construction.

LEG. McCAFFREY:

And the planning you're doing is for the seawall and for the boathouse?

COMMISSIONER DAWSON:

Correct, and we will not be coming back asking for more planning money to the best of my --

LEG. McCAFFREY:

Okay.

CHAIRMAN SCHNEIDERMAN:

So let's go back and I'll go fishing for a second. We had a motion by Legislator Hahn. Who wants to second this?

LEG. LINDSAY:

I'll second it.

CHAIRMAN SCHNEIDERMAN:

All right, we have a second, Legislator Lindsay. All right. Any more questions? All right. So why don't I call the vote. So this is IR 1937. All in favor? Opposed? Abstentions? All right. Three-two. It passes. **(Vote: 3-2-0-0 Opposed: Legislators Cilmi and McCaffrey)**

It faces, I guess, an uncertain fate on the floor there, Commissioner. As you know, you need 12 to pass the companion bond, so.

COMMISSIONER DAWSON:

Is that what it is?

CHAIRMAN SCHNEIDERMAN:

Good luck. You might have some work to do. Anyway, we're through with the agenda. Commissioner, is there anything else you want to make us aware of? I want to thank you at my last committee meeting. It's been a pleasure working with you and the fine men and women in the Parks Department; Rich as well. I hope I see you in my new capacity. I'm sure I will. There will be lots of issues of mutual interest. So thank you. We are adjourned.

Parks 12-9-15

(*The meeting was adjourned at 1:20 p.m. *)