

1 WOODBURY TOWN AND VILLAGE BOARDS

2 P U B L I C H E A R I N G

3 **Creation of Public Complex**

4 Woodbury, New York

5 June 30, 2016

6 Woodbury Town Hall

7 511 Route 32

8 Woodbury, New York

9

10 PRESENT:

11 Desiree Potvin, Village and Town Clerk

12 TOWN

13

14 David Sutz, Supervisor

Michael Essig

15 Frank Palermo, Deputy Supervisor

Timothy Arone

Robert Hunter

16

17 VILLAGE

18

19 Michael Queenan, Mayor

Timothy Egan

20 Thomas Flood

Neil Crouse

21 Anthony Mickolajczyk

22 ALSO PRESENT:

23 Alfred Fusco, Engineer

Joseph McKay, Town Attorney

24 Andrew White, Architect

Robert Smith, Bond Counsel

25

1 SUPERVISOR SUTZ: Good evening, everybody.
2 Two ground rules first. If there is profanity,
3 we're going to ask you to leave. If there are
4 outbursts as there were at a meeting we had
5 previously, we're going to ask you to leave.
6 This meeting is supposed to be conducted in an
7 adult, mature fashion, and we are hoping that
8 everybody will address either this board or our
9 consultants. We are here this night to answer
10 questions that people may have, specific or
11 not, it doesn't matter.

12 If we don't have the answer tonight, we'll
13 take down the information tonight and get back
14 to you as soon as possible.

15 So we're going to start with a few
16 introductions. You see all of our names here
17 on the board. The gentleman sitting here
18 closest to the podium is Al Fusco, he's the
19 town's engineer. Next to him is Andy White,
20 he's the architect, and then we have Joe
21 McCabe, he's the town attorney, and then we
22 have Bob Smith, right? He is the Bond Counsel.
23 So all the representatives that we would need
24 are here to answer any and all the questions
25 that you may have, and again, if we cannot get

1 to them tonight, we'll get to them as soon as
2 we can. As soon as they get the answers back
3 to us, we'll get them to you.

4 So we have the first person who would like
5 to speak tonight, Ed McKay.

6 MR. MCKAY: Good evening.

7 SUPERVISOR SUTZ: Could you please go to
8 the podium, turn it on, make sure the green
9 light is on, and then just announce your name
10 again.

11 MR. MCKAY: Evening. Ed McKay. I'm new
12 to this process. I've got a bunch of
13 questions. You guys are proposing 9 million
14 for the new building, and you put out other
15 buildings on that sheet that you handed out
16 which are approximately anywheres from a
17 million, million and a half, correct? The one
18 building I think was up for sale that fit your
19 needs was a million, million and a half?

20 SUPERVISOR SUTZ: No.

21 AUDIENCE MEMBER: He's talking about years
22 ago.

23 SUPERVISOR SUTZ: He's talking about years
24 ago?

25 MR. MCKAY: No. The sheet you just handed

1 out. The Brocca building.

2 SUPERVISOR SUTZ: Is that one of them that
3 fits our needs? No, it does not fit all of our
4 needs.

5 MR. McKAY: None of the buildings in town
6 are even going to come close without doing any
7 additions or renovations for less than
8 9 million dollars?

9 SUPERVISOR SUTZ: None that we found.

10 MR. McKAY: And how long is it going to
11 take us to pay off the nine million dollars?

12 SUPERVISOR SUTZ: It's a 20-year bond.

13 MR. McKAY: Right.

14 SUPERVISOR SUTZ: We figure it's the high
15 end of 4.25 percent, and just to give you a
16 little background on the math, if we took the
17 4.25 percent \$9 million for 20 years, it would
18 cost us less than 6 cents per thousand dollar
19 assessment -- so I'm just going to give you a
20 couple of numbers since you opened it up with
21 that question. My house -- just give me a
22 second while I find the number -- so my home,
23 and I live on Roselawn Road, is assessed for
24 \$157,146. The impact on my home, just the
25 building -- I'm not talking about whatever may

1 happen in the world -- we're talking about just
2 the building, the impact on my home for the
3 year would be -- give me a second here --
4 \$9.20. So my town taxes will go up \$9.20 for a
5 \$9 million bond over 20 years, so it would be
6 \$9.20 approximately each year as we bond; as we
7 pay off the bond, the number will actually
8 decrease, whether it's pennies until we get to
9 the 20-year term, so again I use my house as an
10 example.

11 If I use the mayor's house, the mayor's
12 house is assessed for 154,1, his taxes will go
13 up \$9.02. I used Councilman Arone's house,
14 which is a raised ranch home, and his is 691.

15 MR. MCKAY: I got it. I got it. We're
16 going to put everything in the same building.
17 That's the other thing that bothers me.

18 SUPERVISOR SUTZ: Yes.

19 MR. MCKAY: Because we're putting
20 everything in that one building. If something
21 happens to that building -- gas leak or
22 anything, everything is out. We've got all of
23 our eggs in one basket.

24 SUPERVISOR SUTZ: That's absolutely
25 possible.

1 MR. MCKAY: We have a police station, we
2 have a senior center over here that are good
3 buildings, we can't add onto them for less than
4 that?

5 SUPERVISOR SUTZ: Well, we could add on to
6 the police station, no question about that. We
7 can add on to the senior center, we could do
8 that, but it still doesn't address all the
9 other issues that we have in the municipality.
10 You see the buildings, you know the conditions,
11 the pictures are up behind you, our courts
12 don't meet the standards today. Our police
13 station doesn't meet the standard, but could we
14 adjust it, sure, but in the end, it's going to
15 cost us as much if not more money and we're in
16 multiple locations. So what New York State is
17 asking is a consolidation of services. So that
18 was also taken into consideration when this
19 plan was put together. Does it make sense to
20 have us all -- it's almost like a one-stop
21 shopping for the consumer for the resident.

22 MR. MCKAY: If we close down the police
23 station and move it over there, what happens to
24 that property?

25 SUPERVISOR SUTZ: Well, that property

1 hasn't been decided yet, but some of the
2 things, the ideas that have been kicked around
3 is we were contemplating a no-kill humane
4 society for that building.

5 MR. MCKAY: Doesn't that go back to where
6 it came from originally?

7 SUPERVISOR SUTZ: No, it does not. No it
8 does not. As long as it stays a municipal
9 building -- and in addition to that, the mayor
10 and I have personally met with Mrs. Neiman just
11 last month to make sure that she was okay with
12 the whole plan.

13 MR. MCKAY: I don't know what the contract
14 was that was brought up, but that was -- the
15 property was given to the Town --

16 SUPERVISOR SUTZ: It was to remain a
17 municipal property.

18 SPEAKER: It has to stay that way,
19 otherwise it goes back.

20 SUPERVISOR SUTZ: Well, yes. I guess.
21 But it would stay municipal property. We
22 couldn't sell it, if that's what you're asking
23 me, we cannot sell it.

24 MR. MCKAY: That property right there is
25 big enough that you can double the size of it

1 for half a million dollars. Two stories,
2 double it.

3 SUPERVISOR SUTZ: No, you can't. Here's
4 the problem. When you're dealing with the
5 municipalities, there are certain things you
6 must do by law. One of the things you must do
7 is you must send out for bid. When you send
8 out for bid in a municipality, you have to pay
9 prevailing wage and/or union wage. That
10 doubles any construction number that anybody in
11 the public would do for themselves. On
12 average, we're talking about \$250 to \$300 per
13 square foot.

14 MR. MCKAY: Yeah, I figured at 200 a
15 square foot, normal commercial construction
16 costs, so let's say it's 300?

17 SUPERVISOR SUTZ: Right.

18 MR. MCKAY: Then it would be 750,000 to
19 double the size of the building.

20 SUPERVISOR SUTZ: I think it would be more
21 than that, but okay, lets call it 750,000.

22 MR. MCKAY: Then you could decrease the
23 size of that you would have the municipality
24 spread out a little bit better.

25 SUPERVISOR SUTZ: Well, we had a plan

1 where the police station was not part of this,
2 but the only savings, really, because you still
3 had to excavate, you still had to build a
4 foundation, you still had to do that. The only
5 difference in cost was -- now you can correct
6 me -- was about a million dollars or maybe a
7 little bit. More.

8 So for the price of maybe a million
9 dollars or more, we have a brand new police
10 station that would be state of the art.
11 Because -- and just to make you aware, there
12 are things we're doing in the community to
13 protect the community.

14 As an example, we don't have a very good
15 security system at our parks or our reservoir,
16 and in order to do that, we need to add
17 cameras. So we don't have space there now to
18 add another good size screen so the police
19 could view all the things that we want them to
20 view on a regular basis. To protect our kids,
21 to protect our families, to protect --
22 everybody. So a lot of it -- although yes it
23 could be done -- we felt it wasn't the most
24 efficient way to do it.

25 MR. MCKAY: That's it. Thank you.

1 SUPERVISOR SUTZ: Fred Ungerer.

2 MR. UNGERER: Thank you, Mr. Supervisor,
3 Mr. Mayor, for having this informative meeting.

4 Hopefully, we all can unite and get
5 something accomplished. In 1999, I wrote a
6 letter to the editor in regard to proposed
7 purchase of the old school house building on
8 Route 32, now called the Woodbury Professional
9 Building. I stated the cost was too high.
10 \$1 million. The cost of renovation was too
11 high. A half a million dollars. And it was in
12 a poor location. Does this sound familiar? I
13 made a mistake. Hopefully let's not repeat it
14 again.

15 SUPERVISOR SUTZ: Thank you.

16 Ted Jones.

17 MR. JONES: Good evening. First I would
18 like to commend the Board on your stance on the
19 pledge of the allegiance. I see there are some
20 other municipalities that have done away with
21 it. We do it here and I think it's very
22 patriotic and it's great. I hope it's never
23 done away with.

24 Just briefly, I was Chief of Police when
25 this station was built just 30 years ago. John

1 Slevin was on the Town Board, Bob Hill was on
2 the Board, Bob Slevin. The opinion was at the
3 time we needed a town -- a police station,
4 right next door over here where the Parks
5 Department is now and the Building Department,
6 with no access to town hall or the meeting here
7 at all.

8 Anyway, the police station was built with
9 the foresight of possibly building it with a
10 life expectancy of ten years. At the time John
11 Slevin came up with the idea that people moved
12 out of town after seven years, eight years,
13 whatever the cycle was and it wasn't fair to
14 burden everyone else with something that was
15 going to last, you know you're paying taxes for
16 such a long period of time. That's paid for,
17 now. But it was built with the understanding
18 that one, we do the police station, two, the
19 court be attached to it. The ideal thing was
20 that the police station was in between Highland
21 Mills and Central Valley. It was ideal to have
22 the courthouse attached to the police station.
23 It kept -- I want to say the criminal
24 element -- or the clientele that came over to
25 the courthouse on a constant basis, it kept

1 them down there. I think that with this new
2 proposed building, that way the police station
3 is going to be alongside of the senior citizens
4 and some other people, some other
5 organizations, I just don't think that's safe.
6 I think that financially it would be better and
7 also you would have extra space if you took the
8 court, and I don't know how the Judges feel and I
9 shouldn't be speaking for them.

10 But if you took that space that you were
11 going to have to add on to for the proposed
12 Town Hall, that would be put on for the police
13 station. The police station may need a little
14 expansion. I don't think it would need a whole
15 lot, just a little bit of expansion, and I
16 think price-wise it would be reasonable to do
17 something like that and free up at least a
18 third of the building anticipated. The police
19 station now has garages. I haven't seen
20 anything or heard anything that there are going
21 to be garages for the police station? Is it
22 important that they have garages? Just keeping
23 them out of the weather. It's not just totally
24 keeping them out of the weather. If something
25 happens during the winter, a snowstorm, you

1 don't have to de-ice the cars and they're ready
2 to go. They're used for evidence. Most every
3 week there is a car that's put in there is a
4 drug arrest or whatever, and it's kept in a
5 secured facility and I think it's very
6 important that garage facilities be made a part
7 of this. That's added on to the \$9,000,000.
8 So there's little things like that that I
9 realize that are hard to keep locked this
10 locked into the nine million dollars.

11 MAYOR QUEENAN: Well, we really didn't
12 consider garages, because what we have found
13 thus far is that the garages so far have really
14 not been used down at the police station. We
15 did consider -- correct me if I have the
16 terminology wrong, but they have what they call
17 a sally port; is that right?

18 MR. JONES: Right.

19 MAYOR QUEENAN: And the sally port is a
20 secured area with a roof overhang that would
21 protect several vehicles and if you drove in
22 there it would not allow someone to run out of
23 the car and get away. That's what we were
24 described, and we found that this is what is
25 used at a lot of the newer police stations that

1 we actually visited throughout the county and
2 the other side of the river as well.

3 We toured a lot of new facilities before
4 we came up with a lot of these plans and ideas
5 and we tried to take the best ideas from all of
6 that.

7 But your comments will be definitely taken
8 into consideration. I don't know if we can
9 make a garage feasible work in there, now, what
10 do you think?

11 BOARD MEMBER: We had looked at a
12 possibility of a small addition off on the side
13 of the police. We had met with some of the
14 police to discuss it and with the board member
15 in charge of the police facilities, and we are
16 looking into expanding some of the areas of the
17 police that were shown previously.

18 SUPERVISOR SUTZ: So your comments will be
19 addressed. If we can incorporate it and they
20 feel it's necessary, then by all means, we will
21 try and do that.

22 MR. JONES: One thing is important to
23 maintain the chain of evidence. If it is
24 locked up in a secure facility. If there has
25 been some sort of crime, you have to maintain

1 that chain of evidence by putting it in a
2 secure facility and not putting it in a highway
3 garage or somewhere else.

4 MAYOR QUEENAN: Great comments, and we'll
5 absolutely take that into account as and if we
6 move forward with this project, we will make
7 something like that happen. I don't have the
8 answer for you, but it's something that we're
9 looking at.

10 The fear is the project that I originally
11 thought of was a three story building which I
12 had renderings of back in March, and those are
13 over here as an example, and that three-story
14 building was \$10.6 million dollars, and
15 everybody on the committee was very upset
16 because now we're in double digits in millions.
17 So we said, okay, how do we scale it down, get
18 what we need, in the building? If we want to
19 go for what we want, then we're going to spend
20 more money.

21 So the question is, can we work with what
22 we need, for now or in the future, or do we
23 want to spend more money and get what we want,
24 and we felt because it's a big number and we
25 know that many, many, projects have failed in

1 the past, we should go for what we need and not
2 necessarily for all at things that we want.
3 But that will be determined as we move forward.

4 MR. JONES: I believe, unless I'm wrong,
5 that the proposed police station is smaller in
6 cubic feet, than the existing police station.

7 MR. FUSCO: The existing is much smaller
8 than the proposed. It's about double the size.

9 SUPERVISOR SUTZ: Again, we're not
10 counting garage space. You can't count that
11 basement garage area because it's not usable
12 space for offices, or for training or all those
13 other things that police do on a daily basis.
14 It's not finished space. That's a garage. So
15 when you actually figure out the space --
16 remember right now they use a closet for their
17 armory.

18 MR. JONES: There's also a training room
19 that's downstairs off the garage along with the
20 evidence.

21 SUPERVISOR SUTZ: A training room is a
22 good position. Another reason we put this
23 facility where it's located next to the
24 firehouse, is because we intended to use the
25 firehouse for training purposes because there

1 we can train or we can fit 300 or thereabouts
2 officers as we needed and that would just be a
3 walk across the parking lot for training
4 purposes as a detail room or whatever they use
5 it for. I'm not aware of all the functions.
6 So we're trying to make it as feasible as
7 possible and keep the cost as low as possibly
8 could.

9 MR. JONES: That's understandable.

10 SUPERVISOR SUTZ: Does it need to be
11 tweaked? We're not saying it doesn't, but
12 again, we're looking at all the services we
13 possibly want versus all the services we
14 possibly need.

15 MR. JONES: Just one thing that we have to
16 remember training is an integral part of the
17 police role with that lawsuits are cut down
18 because training seems to be the one thing
19 that's cut in many, many budgets I think that
20 we use presently -- the police use -- the
21 firehouse on occasions for training, but I
22 don't think that will change anything, they
23 have their vehicles and they can drive to the
24 firehouse, that's not a big thing. But the big
25 thing I would think that it's very much cheaper

1 is that building is paid for.

2 SUPERVISOR SUTZ: Yes.

3 MR. JONES: So it's free as far as the
4 police station is concerned, other than any
5 addition, and then from there you already got
6 the property.

7 SUPERVISOR SUTZ: Hey, if the folks --
8 here's the premise that we started with. We
9 started with, we need a new court, we need a
10 new facility to work in for the town and the
11 village offices. That's the premise we started
12 with.

13 Then we said, the seniors are out of
14 space, how can get them into the picture? Then
15 we said, the police station as you said is 30
16 years old, it needs to be updated, it no longer
17 meets state requirements because the state
18 keeps changing it, not because we didn't build
19 it right, laws change, rules change, spaces
20 require, and then I myself am a very security
21 focused individual and my board is as well.
22 And so is the village. And because of this,
23 the future of Woodbury and what we need to make
24 everything better, stronger, safer, we believe
25 our police force has done a great job and they

1 will continue to do so. We will supply them
2 with whatever they need, as long as the
3 residents are willing to pay for it.

4 MR. JONES: That's it.

5 SUPERVISOR SUTZ: Thank you.

6 Frank Collins.

7 MR. COLLINS: Good evening. One of the
8 questions I had is the referendum. First,
9 having the board just picking this and deciding
10 in a meeting like this and not going out for a
11 public vote.

12 When we vote for a school bus, we have to
13 have it voted on by the residents, when we
14 built the new fire department for the Town of
15 Woodbury Fire Department down the block here,
16 that was I think about a one and a half to
17 two million dollar job, we sent it out for a
18 referendum. I'm just wondering why this wasn't
19 sent out for referendum.

20 SUPERVISOR SUTZ: Bob, you want to explain
21 the procedural process? I have an outline, but
22 I'd rather you do it.

23 MR. SMITH: Well, procedurally, the town
24 law provides that the bond resolution can be
25 put up to a referendum, or can be done without

1 a referendum, frankly. That's just what the
2 town law says about bond resolutions for
3 capital projects.

4 There is a procedure in the law for
5 bringing a petition, which is different from
6 actually having a referendum, but it's within
7 the discretion of the board whether to put it
8 up to a referendum or not.

9 MR. COLLINS: Is there a reason you
10 wouldn't?

11 SUPERVISOR SUTZ: We honestly thought we
12 didn't need to. We thought the project would
13 stand on its own, we thought it was strong
14 enough, and we thought it was representative of
15 what we needed in the community.

16 MR. COLLINS: Obviously as a group, you
17 felt all for groups needed to be there, the
18 seniors, the police department, the town hall
19 and the court all in one building.

20 SUPERVISOR SUTZ: Yes, because it was the
21 most economical way to plan for the future. I
22 mean, I don't know if you've been to the senior
23 center when they've been to one of their
24 luncheons or one of their events, but there is
25 absolutely no room and there is absolutely no

1 parking. The police department, as I said, we
2 could add to it, spend whatever it costs, a
3 million dollars, a half a million dollars,
4 three quarters of a million dollars, I don't
5 know the number, we didn't analyze the actual
6 number. We looked at other municipalities that
7 had renovated their police departments and
8 their spending between 1.8 and 2.1 million
9 dollars to bring them up to state standards.
10 Once you move or start renovation on a project,
11 you must meet all the codes that are required
12 by law.

13 So as an example, if we did work on this
14 building and our bathrooms weren't up to AVA
15 code, guess what -- we have to bring them all
16 up to AVA code to make sure we meet the
17 standards for the state.

18 So when we looked at the project, we said,
19 what's the best way to spend our money, and
20 what's the most efficient, and we felt this was
21 it.

22 MR. COLLINS: I'm not sure about the plan
23 on the building, but I'm just thinking --
24 there's a gunshot at Woodbury Commons, the
25 police run out of the building, three or four

1 of them hop in the cars and go and there is a
2 senior citizen that has lost their hearing and
3 they're walking across the parking lot moving
4 slow, are they going to get in the way of
5 police activity?

6 SUPERVISOR SUTZ: Well, first of all, we
7 have very fast seniors. Number two though, the
8 way we designed the building is that the police
9 department is at the far end closest to the
10 road and the senior center is at the opposite
11 end so we would hope there would be no need for
12 crossover at that point in time. And they also
13 had a dedicated lane out onto 32 for the police
14 officers. So again, you have to look at some
15 of the drawings that we that will show you --
16 and we can have Al if anybody wants -- the
17 intent was for us to answer all your questions
18 that we can tonight, and then I was going to
19 have the cameras shut off, and then none of us
20 were leaving -- well, you guys can leave -- but
21 none of us were leaving -- so that we could
22 personally answer any questions that you didn't
23 want to ask on camera and if you want to stay
24 we can explain details and you can see the plan
25 next to you I think it actually shows -- if I'm

1 not mistaken -- the little cutout where the
2 police would exit on their own.

3 MR. COLLINS: That's it.

4 SUPERVISOR SUTZ: Thank you.

5 Martin Newman.

6 MR. NEWMAN: It was answered what I wanted
7 to ask.

8 SPEAKER: Jim Crybeck.

9 MR. CRYBECK: Good evening. This is
10 really a follow up to the written submission
11 June 16th pertaining to the SECRA action that
12 you took. At that meeting there was no
13 discussion by the Town Board members nor any
14 discussions afforded the public regarding the
15 Part 2 SECRA review. That is, no hard look.
16 If the Board members voted quickly and moved to
17 amend the declaration, so I'm asking again your
18 responses to the questions that I asked, in
19 particular the SECRA Environmental Assessment
20 Form it stated the physical site it serviced
21 was greater than two acres, where in the
22 project plan documents have you identified the
23 remedial measure for the drainage from this
24 site? You have a 250-car parking area that was
25 in the house, which must be part of the planned

1 cost under New York State Law and the DEC storm
2 water design manual requires mitigation
3 measures for discharges from parking area.

4 Secondly, the document that you based your
5 9 million dollar bond plan, now shows a removal
6 of 130,000 cubic yards of fill, in fact you can
7 see it right here on this plan. None of that
8 is identified in the costing documents, but the
9 document says that the fill, 130,000 yards,
10 will be retained on site. My question is,
11 where?

12 SUPERVISOR SUTZ: You want the answer that
13 I have?

14 MR. CRYBECK: Yes.

15 SUPERVISOR SUTZ: Al?

16 MR. FUSCO: Yes, we did review the letter.
17 I did. It was prior to the meeting that was
18 held where they did the negative declaration.
19 And there were a few typos that you did bring
20 out that we corrected in those documents. We
21 did have an acreage disturbance of three acres.
22 There is going to be a storm water pollution
23 prevention plan worked up for it, we see that
24 most of the land based on the soils that we
25 noted to date will probably be going into

1 infiltrators and going back into the ground.
2 The soil there is excellent in it's silky load
3 and gravel, and we're planning on trying to
4 keep all of the storm water on site, not taken
5 offsite. The calculation for the fill is about
6 30,000 cubic yards, and in that end, some of it
7 will remain on site for fill, other portions of
8 it will remain on site for future ball fields.
9 We're going to put it out and put silt fence
10 and put protection on it, stabilize it, because
11 it's planned to do some ball fields there and
12 it's excellent material, some may be going
13 off-site, that could possibly utilize our other
14 town properties.

15 There were other portions of your report
16 that had indicated that there was fishing in
17 the stream if I recall, which I had never seen
18 anyone there so we didn't include that in the
19 changes that we made. There were various other
20 smaller changes that were made in that regard,
21 however some of the other comments that you had
22 we didn't agree with you and didn't feel they
23 were appropriate.

24 MR. CRYBECK: As I understand your
25 response then, there is no storm water

1 pollution prevention plan proposed, and there
2 is no run off to be transported under route 32
3 or discharges to the wetland?

4 MR. FUSCO: I didn't say that there is no
5 storm water pollution prevention plan proposed.
6 There is. But no, we do not plan on putting it
7 in the wetlands, we don't plan on putting it
8 into Woodbury Creek, it's proposed to be
9 utilized with infiltrators, rain gardens,
10 bio-retention swales, and all of the green
11 technology that the DEC has proposed in their
12 latest 2010 directives. We're going to go
13 point source, try to keep it point source on
14 sight, we have enough property to do that, and
15 that's what the intention is, and that's what
16 we are proposing.

17 MR. CRYBECK: And having said that, what
18 is the cost of that treatment program?

19 MR. FUSCO: The portion of the treatment
20 for the storm water I believe is approximately
21 \$150,000.

22 MR. CRYBECK: None of that was in the last
23 cost; is that correct?

24 MR. FUSCO: I believe it was all included
25 in the cost estimates.

1 MR. CRYBECK: In the take-off that I saw
2 there was nothing.

3 MR. FUSCO: Some of it, just so you know,
4 we don't necessarily go down on the line
5 estimate like for example curbing. We had a
6 very, very high price for curbing because it's
7 not just for curb detail. It's a curb, and it's
8 a bio-retention swale at the same time, so it's
9 very expensive. So it's in different portions
10 of it, and you're not just going to see storm
11 water so much.

12 MR. CRYBECK: The SECRA document also
13 mentions that traffic is going to be
14 accommodated through a new traffic signal. Do
15 you actually have the combined protective deep
16 traffic levels, for the courts, the police and
17 the senior center?

18 MR. FUSCO: What is going to happen is
19 that when we further this project along --
20 right now, I think everyone has to understand
21 this is a concept. You know, details are not
22 completed at this point. We haven't picked out
23 the colors of the carpet, who is going to be on
24 first, who's on second, that's not done.

25 We're not trying to spend a lot of money

1 now, what we're trying to do is develop a
2 concept. Is this what the words want, is that
3 what the people want? And at that point, once
4 that gets developed, then we're going to do the
5 hard engineering, we're going to do the hard
6 design and we will have all of that information
7 put together.

8 With the traffic, what we have to do,
9 that's a state highway. So we have to do a
10 warrant with the New York State Department of
11 Transportation, and we will present to them the
12 projections of existing traffic, the
13 projections of new proposed point source
14 traffic onto a traffic light, and we need their
15 approval for a traffic light. So we need to
16 develop that. It's called a warrant. It will
17 go to the New York State Department of
18 Transportation, and that's how that will be
19 worked on. Now, I don't anticipate a big
20 problem with that, because you do have a lot of
21 congestion there now, and you are putting a
22 sizable amount of traffic onto 32. So I'm sure
23 the traffic light will be approved. One of
24 things there was question about the traffic,
25 there is no additional traffic within a half

1 mile that isn't already there. The police
2 station is already on 32. The seniors are, the
3 town hall is, the village hall is, so it's not
4 like we're bringing in a county's project here
5 that wasn't here before. They are all within a
6 half mile of the site.

7 MR. CRYBECK: In the costing document, I
8 saw nothing in there for new and redesigned
9 growth signals and modification of your Route
10 105 signal because of the proximity. How has
11 that been affected?

12 MR. FUSCO: That is included in some of
13 the sections. One of the things if you will
14 note, that the project has a nine-million
15 dollar top figure. The big documents that we
16 had anticipated, that the bids would be some
17 7.8 million dollars. The additional 10 percent
18 and above was for conditions such as that. We
19 could not say at this point that we have a
20 traffic light there, because we have not been
21 approved, but that's what the 10 percent
22 contingency's for.

23 Now, what happens is that depending upon
24 how the bids come in, what is being said is,
25 only 9 million will be borrowed. If the bids

1 come in at 7,800,00, then that's the amount
2 that will be borrowed. So there is no definite
3 numbers at this point. We have to get beyond
4 that point to start the detailed design and
5 come up with the details of how to impersonate
6 it.

7 MAYOR QUEENAN: Can I just stop you for
8 one a second to give our court reporter a rest.

9 MR. CRYBECK: I just wanted to say I've
10 been in construction and construction
11 management for 40 years, and there is a saying
12 in this type of work and that the devil is in
13 the details. And that's where the cost
14 overruns happen. You're missing those details.

15 Also noted that the hours of operation in
16 the environmental assessment did not indicate
17 that the police department has actually and
18 hopefully will remain 24 hours in operation?

19 The question is how will this affect
20 security when so much of the rest of the site
21 is going to be behind.

22 SUPERVISOR SUTZ: I don't understand the
23 question.

24 MR. FUSCO: I can't answer the security
25 questions necessarily, but we did change that

1 to 24 hours at your suggestion. So we did take
2 your comments sincerely and that was included
3 prior to the negative declaration.

4 In relationship to the security, the
5 police are going to be there, and you heard the
6 supervisor discuss the idea of cameras not only
7 there but in other locations to be monitored by
8 the police.

9 MAYOR QUEENAN: And just to add, we never
10 talked about anything but 24/7 security.

11 MR. CRYBECK: Well my concern was having
12 police at that location when Chief Jones
13 pointed out that the police really operated
14 independently from the functions of the town
15 government, from the functions of the senior
16 center, and that contrary to the fact that
17 entrances to those functions may be a half mile
18 from the existing site means that you still
19 concentrate everything from one entrance,
20 whereas right now you have five entrances for
21 these various functions.

22 Concentrating traffic is what creates
23 congestion.

24 MAYOR QUEENAN: I'm not going to dispute
25 the fact, it's six and one half dozen of the --

1 MR. CRYBECK: I just wanted to have my say
2 to Mr. Fusco's comments about the traffic
3 situation at this point. I'm very concerned
4 about the amount of paved area and the fact
5 that they're going to capture all the run off
6 on this site back into the soil.

7 I had indicated in my document to you in
8 June 16th the soil types. These are highly
9 erodible soils, and they do not have the type
10 of water holding capability you find in more
11 sandy soil. There is a lot of clay in these
12 soils.

13 The proposed clearing, which now is fairly
14 over three acres, plus the area for the
15 disposal of the fill for actually the amount of
16 soil trying to be cut off the face of that, the
17 question is how -- and this is forested area,
18 not brushlands which is what the EIS said, how
19 is the swell cover going to be protected and
20 maintained given the steep slopes. Remember
21 this is being cut out of a hill which is in
22 fact fairly level as you travel the north/south
23 access along the 32. This is going to take a
24 hole in that just like you have now for the
25 fire building, where at each end throughout the

1 cut you have exposed areas, and you're going to
2 have to maintain at least a one on three grade.

3 I want to know, A. How are you going to
4 preserve that grade? And secondly, how are you
5 going to maintain that thing? Who is going to
6 maintain those kinds of slopes to prevent them
7 from becoming overgrown and eroded.

8 MR. FUSCO: Well, there a lot of
9 techniques, and you have hit on a lot of
10 different areas and I'm going try to answer as
11 best as I can.

12 Number one, the soils group there are fine
13 sand, sandy silt, fine gravel, ground fine
14 sand, traces of silt, weathered shale, so it is
15 very good soil. It will make a good
16 infiltration area.

17 Now, that's number one. Now, number two,
18 in relationship to it, there's going to be an
19 erosion and sedimentation control plan whereby
20 we are going to open up areas, we are going to
21 secure it, we are going to stabilize it, where
22 necessary where going to be using silt fences,
23 but in some areas we may need to use jute
24 matting in order to hold the slopes, but the
25 slopes will be preserved, and they will be

1 maintained in that relationship. The erosion
2 and sedimentation control plan will be
3 presented there.

4 By the way, there are some storm water
5 components in the budget, so I ask you to look
6 at that again.

7 But one of the things in relationship to
8 it, you have to look at the pervious and
9 impervious surfaces, and we're not planning on
10 having three acres of impervious surfaces.

11 One of the things that we're going to look
12 at is permanent pavers, that in conjunction
13 with all of the other items that I discussed,
14 bio-protection swales, rain gardens,
15 infiltrators, that's all going to be used, and
16 these are all best practical methods that are
17 already identified by the New York State
18 Department of Conservation. There is no secret
19 here, but it will be needed to be maintained,
20 the slopes will be planted, and they will be
21 maintained in the form that is required. Some
22 areas will be mowed, others will be ground
23 covered that doesn't need to be mowed.

24 I'm a big believer of crown that's used in
25 a lot of highway projects, but I like it also

1 on projects where you have parking lots. Works
2 very good, very effective, big root system and
3 it does hold the ground.

4 MR. CRYBECK: All of these things are in
5 fact ways to mitigate and identified in the --
6 -- SETA -- documents but were never addressed
7 by the Board. The problem is that all these
8 measures have extraordinary costs.

9 Permeable pavers go for three times the
10 cost of asphalt and they have a much higher
11 problem with maintenance.

12 I also have a question regarding
13 jurisdiction. I'm wondering why the Town Board
14 is the governing body issuing the bond, since
15 town wide this means that Harriman residents
16 will be paying for real estate and municipal
17 functions they already have themselves.
18 Police, etc; Have they been made aware of
19 this, and do they have a chance for input?

20 SUPERVISOR SUTZ: Harriman is aware.

21 MR. CRYBECK: I also have a question on
22 the date because I heard a question the
23 Supervisor say that the Golden Age Club is
24 overcrowded.

25 The total membership is at the building's

1 limit, but the actual usage is only twice a
2 week. The usage is less than half the total,
3 that is the experience usage on a daily basis
4 is less than half the total membership, and I
5 comprised eight hours of the 70-hour a week
6 that the building is actually available. Do
7 you have actual demographic data to show what
8 the usage is day by day by the Golden Age Club,
9 a private group?

10 SUPERVISOR SUTZ: Well, I don't have
11 demographic data, but what I do have is data, I
12 just have to find it, that was given to me by
13 somebody in the senior center, a collector,
14 that there are approximately 2300 seniors in
15 Woodbury who are over the age of 55 who would
16 be eligible to use this facility should we be
17 able to promote the facility where we could
18 accommodate them.

19 The problem is, we can't reach out to
20 these seniors because we can't accommodate them
21 on a regular basis.

22 Should even a portion of them show up,
23 then we're at a deficit, and as we all know,
24 our population is living longer, we're getting
25 older, so the seed of population will continue

1 to grow.

2 So the question is, yes. Two days a week
3 as you say, or two days, whatever it was, and
4 the place is full. But you also have to
5 account for all the special events that they
6 run, and the place fills up. Plus, they have a
7 lot of different programs that go on in the
8 senior center that smaller groups participate
9 in, and we don't have the space to compensate
10 for all of them. So the goal would be with
11 this new center, to build individual areas
12 where we would have several different
13 activities going on at one time. We would also
14 almost double or triple the space -- I forget
15 the exact number -- in order to accommodate
16 many more of our seniors.

17 MR. CRYBECK: I understand, but the
18 situation is that you made it concursive of how
19 many senior citizens there are that are
20 eligible. I'm not sure what the current town
21 population is.

22 SUPERVISOR SUTZ: 12,000.

23 MR. CRYBECK: This room holds 86.

24 SUPERVISOR SUTZ: Correct.

25 MR. CRYBECK: We rely in engineering terms

1 on diversity. We never build a building to
2 match the size of the population. It's got to
3 be based upon the hours and the needs, not what
4 we want.

5 SUPERVISOR SUTZ: Correct. And that's
6 what we tried to do.

7 MR. CRYBECK: I'm also wondering where the
8 economy of scale has disappeared for having two
9 governments now doing the same as one did
10 before but now requiring according to the staff
11 more than double what the floor space requires.
12 Something is growing, and we're not achieving
13 obvious economies that were promised when we
14 have two governments that manage one community.

15 SUPERVISOR SUTZ: I can't -- Oh, go ahead.

16 MAYOR QUEENAN:

17 There is no duplication of effort of any
18 our departments within Woodbury. If the
19 village went away tomorrow, all the village
20 departments would still be there. They would
21 just be Town Departments. The only duplication
22 is that we have a Town Board and we have a
23 Village Board. Other than that, there is no
24 duplication.

25 SPEAKER:

1 MR. CRYBECK: Precisely, Mayor. Because
2 if there is no duplication, we should be able
3 to fit our government into the space that we're
4 now using, albeit, better, cleaner, more
5 accessible space, but not twice the space that
6 you have now.

7 MAYOR QUEENAN: That's not true. The
8 courtroom, the courthouse itself, is going to
9 be taking up the majority of the space. Go
10 upstairs and look at that courthouse. I don't
11 know the last time you've been up there. I
12 know Judge Levinson is in a room up there --

13 MR. CRYBECK: A few weeks ago --

14 MAYOR: Excuse me. I'm sure he'll comment
15 on it. The building department is cramped in
16 there. They got storage all over the place.
17 They're actually afraid the floor is going to
18 fall in with all the filing cabinets from the
19 files in there. We definitely need more space.
20 This is not a pipe dream here.

21 We actually did an analysis on the space
22 we needed. If you disagree, then it's fine,
23 but we feel we put a good plan together.

24 MR. CRYBECK: I understand. At this
25 point, You should understand that most paper

1 files are now digitized and take up 1/10th of
2 the space that they did before.

3 MAYOR: You should come by tomorrow. I'll
4 give you a tour of the building department.
5 They have a lot of paper in that department.

6 MR. CRYBECK: I understand. As do all
7 building departments.

8 I guess it gets back to what Mr. Sutz
9 said. We really need to focus this project on
10 what we need, not on what we want. We should
11 be able to build the space what we need, the
12 courthouse adjacent to the existing police
13 department in a town complex on some piece of
14 land that doesn't require this much excavation
15 or special treatment.

16 The engineer hired by the town to provide
17 the base estimate does not identify regional cost
18 factors using that estimate. Someone here mentioned
19 it was double, but it actually 25 percent is the
20 premium for prevailing wage projects in Orange
21 County. The cost estimate does not concur with all
22 the generally recognized construction estimating
23 guide, the RS Means Company, using the same quantity
24 take outs.

25 For example, the Fusco Report quantifies

1 \$6 per square foot for the lighting and the
2 switching. Curiously, but only for 24,000 of the
3 34,000 square feet, so I guess there's going to be
4 flashlights for at least 10,000 square feet of the
5 building. Means data for this counting with
6 conventional fluorescent is \$11.20 a square foot,
7 plus a 25 percent prevailing wage added index from
8 Orange County.

9 Since the Town Board is optioned to
10 proceed with borrowing the \$9,000,000 on behalf of
11 Woodbury homeowners in advance of any hearing or
12 formal examination of documentation, I would
13 encourage the residents to join in our petition to
14 force a formal referendum on the undocumented
15 project now before us.

16 I will be out by the Parks Department with
17 any forms that anyone would like to sign. I have so
18 far found only 11 people in this community who are
19 against the referendum and they're sitting up here.

20 AUDIENCE MEMBER: That's not true.

21 SUPERVISOR SUTZ: Remember what I said.

22 AUDIENCE MEMBER: I apologize.

23 SUPERVISOR SUTZ: Judge Levinson.

24 MR. McCABE: I'd just like to follow up on
25 some of the comments that the last gentleman

1 raised. There were several statements that
2 seemed to indicate that the board did not make
3 any comments because it wasn't aware of the
4 SECRA review. But that is not so. The Town
5 Board had the SECRA documents several weeks
6 before the meeting on which the vote was taken
7 to the borrower.

8 In addition, people on the counsel and
9 myself had reviewed the EAF. They were
10 corrections that were made. Some corrections
11 were made based upon a written submission that
12 the gentleman had made beforehand, and the Town
13 Board had all of that information before them,
14 before they got the resolution concerning the
15 borrower. So I just to make sure the
16 stenographer makes a note, I want to make sure
17 that the record is clear, that before the Town
18 Board took it's action to issue making a
19 declaration it had that information before it,
20 some of it for many weeks, it had an
21 opportunity to discuss it with bond counsel,
22 and with town counsel, and with the town
23 engineer.

24 SUPERVISOR SUTZ: Go ahead, Judge
25 Levinson.

1 JUDGE LEVINSON: Thank you, Mr.
2 Supervisor, Members of Town Board, Village
3 Board. I commend you for taking the bull by
4 the horns, for finally doing something with
5 regard to the Woodbury Court.

6 I must state that I have been the resident
7 and the Judge pressing for a new court facility
8 for 37 and a half years. The court is an
9 embarrassment. It is a danger to police
10 officers, and litigants, and it is not
11 befitting a town such as the Town of Woodbury.

12 On June 20th, I drafted a memo to both the
13 Village Board and the Town Board concerning
14 certain issues I would have liked to have been
15 corrected and basically it's laid out, I don't
16 deal at all with the propriety of the site, or
17 the cost of the construction, but from my
18 review of the plans, they're in adequate to
19 take care of future needs.

20 With Legoland almost a reality, with
21 Woodbury Commons expanding, Woodbury may be
22 required within a short period of time to have
23 more judges as happened in the Town of
24 Clarkstown where they went from two up to I
25 believe they're up to eight now because of the

1 Palisades Mall, and provisions have to be made
2 for that.

3 Most importantly, the area reserved for
4 our Court staff, I find to be inadequate. You
5 need a room for five or six clerks working
6 diligently with files at the ready. Thousands
7 and thousands of files that have to be
8 available for them when the telephone rings,
9 and I don't believe those facilities are
10 adequate at all.

11 But most of all, we're talking from a
12 national safety point of view with ISIS. We
13 have a situation in the United States that
14 people may not be aware of, of a group called
15 the sovereign citizens that constitute 200,000
16 domestic terrorists. They kill sheriffs, they
17 kill deputies, they kill Judges, they go after
18 Town Councilmen and village council man, filing
19 false liens and judgments. They're coming to
20 Woodbury. As a matter of fact, they're in
21 Woodbury.

22 I urge this board or these boards to make
23 certain that the security for this court,
24 wherever it's located is second to none,
25 because when they come into the court to

1 complain, or are armed with weapons, it affects
2 not only the court clerks, but every worker,
3 every employee of the town of employee.

4 I talked about steel doors and partitions,
5 but I urge you for the safety of everyone
6 working for the town and village of Woodbury,
7 the utmost consideration must be given to
8 safety, and I trust you will all take that into
9 consideration and make certain that people
10 coming to work are not at risk.

11 I just want to thank -- this is a good
12 opportunity to thank the residents of the
13 village and the town for giving me the
14 opportunity to serve you as town judge. It has
15 been almost 37 and a half years, I have three
16 hours and 35 minutes left in my tenure, I hope
17 I don't get called down for an arraignment.
18 Good luck to everybody, and I trust you will
19 all make the right decision for the benefit of
20 our town, thank you.

21 SUPERVISOR SUTZ: Everyone has your memo
22 in that packet so they are aware of your wishes
23 and desires, so thank you.

24 Amidee Haviland.

25 MR. HAVILAND: Excuse me if some of these

1 questions are redundant, but I am going to ask
2 them any way, and I hope I get the answers.
3 What is included in this building?

4 SUPERVISOR SUTZ: Do you mean what
5 departments?

6 MR. HAVILAND: What are you putting in
7 this building?

8 SUPERVISOR SUTZ: I'm not clear on the
9 question.

10 MR. HAVILAND: We're putting in the town
11 administrative offices.

12 SUPERVISOR SUTZ: Yes.

13 MR. HAVILAND: We're putting in the
14 clerk --

15 SUPERVISOR SUTZ: Yes.

16 MR. HAVILAND: That's what I'm looking
17 for. Again, pardon the redundancy, but that's
18 what I'm looking for. Pardon the redundancy,
19 but I'm going to ask you anyway.

20 SUPERVISOR SUTZ: The intent is to put in
21 all the administrative offices for the Town and
22 the Village, we're putting in the court system,
23 clerks for the courts, police station, senior
24 center, parks. I believe that's everybody.

25 MR. HAVILAND: Please, please for me one

1 more time, I'm sorry.

2 SUPERVISOR SUTZ: So all the
3 administrative offices for Town and Village,
4 that would be the building department, the
5 assessor's office, the clerks for Town and
6 village, my office -- the supervisor's
7 office -- the Mayor's office, the park's
8 department, senior center, the police
9 department and the Courts.

10 MR. HAVILAND: And what about furnishings
11 for all those?

12 SUPERVISOR SUTZ: That's included in the
13 price.

14 MR. HAVILAND: That's included in the
15 price?

16 SUPERVISOR SUTZ: Yes.

17 MR. HAVILAND: How is the figure obtained?
18 Engineer estimate, vendor quote, actual bid or
19 proposal, which is it?

20 SUPERVISOR SUTZ: It would have been
21 engineer estimate, based upon prevailing wage
22 and it was a normal cost based upon Al's
23 experience. He's done many buildings in and
24 out of the county, commercial buildings and
25 municipal buildings. Then we added in soft

1 costs based upon what we think the average is
2 going to be. We're hoping it's to be under
3 that and that's how we came up with the number.

4 MR. HAVILAND: You answered my next
5 question. When you are putting it out there,
6 looking to sell the contract, you are using
7 prevailing wage?

8 SUPERVISOR SUTZ: We have to.

9 MR. HAVILAND: How are you going to award
10 this contract?

11 SUPERVISOR SUTZ: We have to by bid. In
12 other words, we would put a bid packet
13 together. We advertise it. Whoever is
14 interested in bidding, has to fill out a bid
15 packet, submit it by a certain time, we open
16 the bids in public view, and we review the bids
17 to make sure they meet all the requirements,
18 and we have the engineer review the bids to
19 make sure that they meet all the requirements
20 and then we decide which bid we're going to go
21 with.

22 MR. HAVILAND: So you're basing this
23 solely on specification rather than a proposal,
24 just in case -- if somebody, like, says, hey, I
25 got the better idea and cheaper price, or what

1 you're asking for maybe here's something that
2 meets your costs.

3 SUPERVISOR SUTZ: To answer that, I called
4 Albany, and we're not allowed -- in other
5 words, if you were a developer, and you wanted
6 to build this building for me to my specs, I'm
7 not allowed by law to have you do that. The
8 law requires me, requires me, to send out for a
9 bid over a certain dollar amount. I believe
10 it's \$20,000. Anything over that, must by
11 law, go out to bid.

12 MR. HAVILAND: That's not what I asked.

13 SUPERVISOR SUTZ: Then I don't get it.

14 MR. HAVILAND: Okay, there are two methods
15 to acquire the contract. One is by bid, or
16 press for requirement which basically you're
17 using a specification, and those that are
18 looking at that requirement cannot make any
19 changes, and they must bid what you wrote. I
20 believe that's the way it can go. The other
21 option, a proposal, is you're saying I want a
22 building. I want this in the building. Design
23 me -- well, right now you have a design. Show
24 me a building that meets this, and if there is
25 anything else that you might be able to say,

1 whatever, you can present it to me, and then I
2 have the option for a second go-around saying
3 after we've asked questions, saying, okay, if
4 we add this, or we subtract this or we do this
5 or whatever it might be, what would it cost me,
6 or basically what is already best and final
7 offer?

8 SUPERVISOR SUTZ: Okay, I think I'm going
9 to let Al answer that in more detail.

10 MR. FUSCO: To be specific, it is going to
11 be based on specifications. We need to comply
12 with Davis Bacon. There are going to be four
13 prime contracts. There is going to be a
14 general contract, there will be an electrical
15 contract, a plumbing, and an HVAC contract.
16 That's in accordance with Davis Bacon and it
17 will be prevailing wage. The specifications
18 will be specific. However, there are
19 equalizations in the bid, so for example let's
20 say we expect one of the heating equipments, a
21 round carrier, and another firm wants to
22 present and/or equal. If it meets the
23 specifications, then we would be able to change
24 that accordingly. So that does work in that
25 fashion. However, there would be no -- and in

1 private jobs, you can do a proposal that you
2 indicated where you say I want a 20,000 square
3 foot building with eight dental suites and four
4 mechanical suites, or whatever you want,
5 medical here, this that and the other, but you
6 can't do that with public bids.

7 Even a project as large as the County
8 Government Center, you had four prior contracts
9 and everything was specified. The contractors
10 can request change orders, or different
11 material, and if it's appropriate, they could
12 be done, but they have to prove it more equal.

13 Now, there are some alternatives that
14 could be put into a bid, if you're not quite
15 sure for example, it was brought up about
16 garages for the police. There could be an
17 added alternate onto the contract for a garage
18 so big specified. That would be the only type
19 changes that would be made on the table.

20 SPEAKER: You are talking about four
21 contracts, so are we bidding one contract, or
22 are you going to put out four bids? That's
23 what I have to get more clarification on.

24 MR. FUSCO: It's one bid, but it's got
25 four parts. So the general contractor usually

1 comes first in the bids sheet. There would
2 probably be about five books when you're done,
3 but it all be one bid, but four separate
4 contractors will bid on four sections of him.
5 So in other words, we may have 20 people
6 bidding, five for each of the four contracts.

7 Now, occasionally, one contractor might
8 bid on two of them. For example, it is not
9 unusual for a plumbing contractor to also bid
10 on the HVAC. But you will end up with three or
11 four contracts. Generally its four.

12 Occasionally, one contractor might bid on two
13 of them. Folks it's not unusual for a plumbing
14 contractor to also bid on the HVAC, but you
15 will end up with three or four contracts,
16 generally it's four.

17 MR. HAVILAND: So the award will be based
18 on for lack of a better term, by annex basis.

19 MR. FUSCO: I'm sorry I didn't hear that.

20 MR. HAVILAND: In other words, the awards
21 would be based on not on the whole division,
22 but on --

23 MR. FUSCO: A per contract basis, yes.

24 MR. HAVILAND: Or annex or -- we're
25 talking the same.

1 MR. FUSCO: There would be an award for
2 the general contractor, Mr. X, electrical would
3 be Y, Z and A. Each one be four different
4 contractors.

5 Now, what happens is, it's our job to
6 coordinate all those contractors, and make sure
7 that they don't get in each other way, things
8 of that nature, but it would be four separate
9 contractors. Now, those contractors, they have
10 subcontractors that need to be approved by the
11 owners, to make sure that their qualified
12 subcontractors. They also have to be
13 prevailing wage. Before anybody gets paid with
14 each payment request, prevailing wage,
15 certified payrolls, they will be submitted on a
16 weekly basis and they're monitored as well.

17 There was talk about reviewing of existing
18 buildings in which there was put in the letter
19 some of the information involved with that. On
20 one of the items there we talked about the
21 Prudential building, the one next to Cosimos.
22 The statement that I asked to look at, the
23 judges also looked at this building to see if
24 it were appropriate for solely a court, they
25 deemed it not to be true to the previous listed

1 reasons. Is that written correctly?

2 SUPERVISOR SUTZ: As I know it, yes.

3 MR. HAVILAND: Then can you explain to me
4 why Mr. Levinson told me Sunday that he has
5 never even set foot in that Prudential
6 building, nor has he -- and I am attempting to
7 interpret it correctly -- nor was he involved
8 in the evaluation.

9 SUPERVISOR SUTZ: This is one of the
10 stories that I was told. I had never looked at
11 that building. But we were told that the
12 building was looked at by the courts and it did
13 not suit their needs. There was no elevator,
14 there was no handicap access, there was open
15 span for meeting rooms.

16 MR. FUSCO: It also had a parking space
17 deficiency.

18 SPEAKER: Not my question.

19 MAYOR QUEENAN: That was one of the
20 reasons why it was not deemed suitable --

21 SPEAKER: No, the Judges did not do this,
22 someone else, did.

23 MAYOR QUEENAN: What? I don't know if the
24 Judges were there or not, I'm not answering
25 that. I'm just giving you an answer why it was

1 deemed deficient.

2 MR. HAVILAND: It shows the correction of
3 some disinformation is misinformation.

4 Question next. We know that Mr.
5 Supervisor, you talked about the debt per
6 person, per thousand. The question I have --

7 SUPERVISOR SUTZ: Per person.

8 MR. HAVILAND: Per thousand.

9 SUPERVISOR SUTZ: Per thousand assessment.

10 MR. HAVILAND: However, what is the total
11 increase of debt payment by the Town?

12 SUPERVISOR SUTZ: \$682,500, I believe.

13 MR. HAVILAND: I did some quick math and
14 Mr. Schmidt, Mr. Schmidt, please help me out if
15 I'm mistaken, in this. We're looking at
16 9 million at 20 years, is it callable? At any
17 time, callable?

18 MR. SMITH: Well, the determination as to
19 any call feature remain at the time of issue,
20 and we're nowhere near that point right now.
21 It could be. The usual, the norm in the
22 industry it would be callable at 10 years and
23 then it would be at 9 years.

24 MR. HAVILAND: .25 percent is the
25 underwriting cost of whoever we send this out

1 to divvying this out to the public?

2 MR. SMITH: One thing I have to point out
3 is I am the bond counsel, I am a lawyer here, I
4 am not a financial adviser. I can't and won't
5 give any financial analysis or advice or any
6 projections on interest rates. However, I know
7 when the financial adviser developed numbers
8 for the Town Board, I know that would have
9 included all the cost of issues.

10 SUPERVISOR SUTZ: So the answer --

11 MR. SMITH: These will not be underwritten
12 bonds -- the bonds will be sold by competitive
13 sale, at an even moment in time, and the
14 underwriter or the purchaser will advise them
15 will factor his cost into the bid.

16 MR. HAVILAND: So the way I'm interpreting
17 that, and please correct me if I'm wrong, the
18 4.25 --

19 MR. SMITH: The 4.25 percent is an
20 estimate that is given to the Town Board that
21 we don't know when these bonds will be sold or
22 what the mark would be like at the time.

23 MR. HAVILAND: So it could be down, it
24 could be up. Usually what happens in something
25 like this is that you'll get so much money --

1 you'll get your 9 million and there will be an
2 interest rate that will be given to the public.
3 I'm going on the premise of 4.25. What'll be
4 to the underwriters might be a little less
5 because they're going to take their part of the
6 pie, let's say it's 1 percent of .25. 1
7 percent of that will go to the people that are
8 actually selling these bonds to the public.
9 They want something.

10 SUPERVISOR SUTZ: Let me give you some
11 numbers that I got from the financial person.
12 That's where these numbers came from.

13 A 20-year bond at 4.25 percent is going to
14 relate to those numbers that I said,
15 \$682,500.00, is the first year, \$679,750.00 is
16 the second year, just like a mortgage -- as
17 you're paying off a mortgage, you're paying off
18 some principle, and that's the way the bottom
19 works. It's a very simple mortgage.

20 MR. HAVILAND: Are you counting the annual
21 interest payments?

22 SUPERVISOR SUTZ: Everything is in here
23 according to our financial adviser, which is
24 where I got these numbers from, everything is
25 in there, this is our cost. Now, he also told

1 me, that the 4.25 is the very highest end that
2 he has seen in the last so many years, as the
3 reality is, he believes it's less. But what we
4 said is, here is the worse case scenario. And
5 that's what we're looking at based upon his
6 experience and expertise.

7 MR. HAVILAND: With the current bond
8 rating that we have, I would agree that 4.25
9 may be a little high. In fact, I was very
10 surprised when you stated that. I was
11 concerned and did some calculations at one
12 percent, and even then. But based at your 4.5,
13 I'm looking at an annual payment of interest
14 alone which will be out the entire life of the
15 bond at an annual basis of \$382,500.

16 SUPERVISOR SUTZ: That is correct.

17 MR. HAVILAND: Okay. Now, that is the
18 concerns that everybody seems to have on the
19 other buildings because we might lose ratables
20 of 14,000, 6,000, 37,000 for the Bracco
21 building, 24,000, 7,000, 47,000 for the
22 Prudential building.

23 I'd rather lose the ratables than have an
24 increase in that debt payment because it's,
25 well, it's multiples above. Additionally, if I

1 questions in a little bit?

2 MR. HAVILAND: Yes, sir.

3 SUPERVISOR SUTZ: So here's how we came up
4 with this scenario. If you bought the Bracco
5 Building for 1.4 million, forget the fact that
6 we're going to lose over \$100,000 a year in
7 revenue because of taxes, so to take something
8 off the tax role, because remember you're going
9 to lose school taxes too. And when you lose
10 school taxes that's has to be shared out.
11 Remember to put it into your calculation.

12 MR. HAVILAND: No, no. It was. We're
13 talking 57,000 from the Bronco building in a
14 year.

15 SUPERVISOR SUTZ: So when you add it up,
16 its over \$100,000?

17 MR. HAVILAND: No, no. \$14,000. This is
18 yours. \$14,000. Town taxes. \$6,000. Village
19 taxes. \$37,000 in 2015 school taxes. That
20 comes out to --

21 SUPERVISOR SUTZ: 80 something.

22 MR. HAVILAND: 57,000, as opposed to --
23 382,000.

24 SUPERVISOR SUTZ: Well, wait a minute.
25 That's the one building of revenue lost, from

1 assessed value, -- you have the Prudential
2 Building, then you have the vacant lot. Let me
3 just finish the scenario and explain how we got
4 here. You have to buy the building for 1.4
5 million. You have to buy the Prudential
6 Building for 1.3 million and supposedly the lot
7 I heard was 200,000. So that's 2.9 million
8 just to buy the properties. So let's call it
9 \$3,000,000 for argument's sake, for round
10 numbers. Now, we have to build the building on
11 the empty lot, which would be the courts,
12 because neither one of those properties would
13 be suitable for the courts because there's no
14 open space. Well, I'm telling you what the
15 problems are. Remember that you have to meet
16 state requirements.

17 It's not just what we want, it's what the
18 law requires us to do when we are doing
19 something. So that building is going to be
20 probably -- and they wanted jail cells somebody
21 said inside the courtroom, a holding cell,
22 because it's now a separate building, so that's
23 going to cost us about \$3,000,000 to build that
24 building. 10,000 square foot building is going
25 to cost us about 3 million dollars, because

1 it's \$300 a square foot, prevailing wage and so
2 forth. Let's call it two-fifty. It's still
3 two point five million dollars. And it's not
4 going to be cheaper than two-fifty a square
5 foot.

6 Now, we have to renovate the Bracco
7 Building to fit whatever offices we need and
8 then we have to renovate the Prudential
9 building to fit the rest of the services and
10 then we still never addressed -- never
11 addressed -- the senior center, the police
12 station and we never addressed parking issues
13 around that facility. In addition -- all that
14 traffic -- now, think about when your going
15 leaving Dunkin Donuts and you're trying to get
16 out of there, we're going to have a traffic
17 light there, or we have the same scenario, and
18 all we did was move the services that are in
19 the heart of our community to the end of our
20 community in three separate buildings that then
21 would have to be maintained instead of being
22 under one roof. So the scale of economy is to
23 put it all together. That's what New York
24 State is looking for everyone to do and we're
25 trying to comply with all that. I don't know

1 if it answers all your questions, but that was
2 the theory behind it.

3 MR. HAVILAND: Basically it incorporates
4 another question because I believe, and this is
5 my interpretation -- take that with a grain of
6 salt -- when we were talking about alternate
7 buildings -- they're talking about the Bracco
8 Building, or the Prudential Building, there was
9 no combination thereof that was needed, nor was
10 there any question of a new building in between
11 the two. I take it you looked at -- A, a lot
12 of people are believing that the plans are a
13 bit robust. That we lower the rowbustness.

14 One of the these buildings -- one of these
15 buildings will meet the immediate needs
16 particularly for combined municipal government
17 as well as the court system -- and the
18 adjoining and administrative offices such as
19 planning or parks and recs and clerks, and
20 perhaps, perhaps, although I have talked to
21 people who say it may be costly, perhaps to put
22 in an annex for the police for holding persons
23 that are not as nice as saay the people paying
24 traffic tickets.

25 MAYOR QUEENAN: Well, you should know, you

1 were on the Town Board. The Bracco building
2 was looked at least three times.

3 MR. HAVILAND: It was five million dollars
4 at that time, too.

5 MAYOR QUEENAN: Right now it's at 1.2 or
6 1.4, but that's not the issue. It was deemed
7 deficient all three times we looked at it, and
8 one of the main reasons, there wasn't enough
9 parking on that site. There wasn't. There was
10 just not enough parking.

11 MR. HAVILAND: If you want to count, there
12 was equal or greater parking than we have right
13 now in this building.

14 MAYOR QUEENAN: Yeah, but, if we're going
15 to fix a problem, we want to fix it right. We
16 don't want to just put bandaids on it.

17 SPEAKER: There is open land between --

18 MAYOR QUEENAN: Well, you're talking about
19 that property and I'm giving you an answer.
20 That property is not suitable. The Bracco
21 building. And you should know that because I
22 think you were on the Board one time when it
23 was looked at.

24 MR. HAVILAND: I have been in the
25 building, but not for inspection purposes.

1 Bottom line there are questions within the
2 community. Bottom line, a number of people in
3 the community wish to have their say prior to
4 your decision. Bottom line, a referendum is
5 being requested. Thank you.

6 SUPERVISOR SUTZ: If anybody did not get
7 to sign up and wants to speak, if you have not
8 spoken yet please come and sign and print your
9 name and we'll take that sheet.

10 The next person up is Don Siebold.

11 MS. SIEBOLD: Thank you. I'm not going to
12 repeat all the other stuff that's been said.

13 SUPERVISOR SUTZ: Thank you.

14 MS. SIEBOLD: I would state that the vast
15 majority of anybody in this community realizes
16 we need a new justice court, we need a new Town
17 Hall. That's a given. There is quite a few
18 tax payers that are concerned about a police
19 station, and there's a lot of people saying
20 there's nothing wrong with the seniors.

21 I want to bring up something else in
22 November or December of 2015 with the prior
23 supervisor. I believe there's three them on
24 the board. Mr. Palermo, Mr. Runon and Mr.
25 Hunter. I don't know the details, I wasn't at

1 the meeting, but there was a presentation
2 given. I believe Mr. Fusco was involved in
3 that, and that had to do with building a new
4 town hall and a courthouse on the other side of
5 the senior center of the town property that
6 it's on now. And I noticed that that's not in
7 any discussion on that part of the information,
8 so can anyone shed any light on that?

9 SUPERVISOR SUTZ: I can.

10 MS. SIEBOLD: Thank you.

11 SUPERVISOR SUTZ: After I met with
12 Mr. Fusco and we discussed that building, and
13 we felt that it was a one acre site that had
14 limited parking, and would never house the
15 court parking, just the court parking, never
16 mind the people who were there on a regular
17 basis, it was a \$3,000,000 project because its
18 10,000 square feet, \$300 square foot is
19 \$3,000,0000, that's wasn't looked at, we said,
20 well, if we're going to spend \$3,000,000, and
21 all you're going to do is just the courts and
22 give us the Town Hall, what happens to all the
23 other things? We didn't increase any senior
24 center, we didn't increase any parking area, as
25 a matter of fact, we would probably wind up

1 with a problem because that site you have to
2 cross the entrance to the highway garage if you
3 wanted to use the senior parking for overflow
4 from the courts, so it really wasn't a feasible
5 site for everything we were looking at.

6 MS. SIEBOLD: Okay. The process of not
7 even mentioning it that in the background
8 information kind of shows me you did not even
9 give that a negative look when you gave all the
10 others a the negative looks.

11 Now, in conjunction with that, I think
12 that a problem a lot of people have in the
13 community, is the fact that in the
14 January 1st in the first meeting you created
15 this committee to look for a facility and the
16 next thing was you're bonding nine million
17 dollars and the taxpayers are saying what's
18 going on? There's never any discussion
19 about -- this is the first public discussion
20 that was allowed where the people could speak
21 and we are halfway through the 30-day process
22 of permissive referendum, which is what you are
23 requiring people to do because you won't put it
24 on the ballot in the fall. And that's all I
25 have to say, thank you.

1 Thank you.

2 SUPERVISOR SUTZ: Willa Freibout.

3 MS. FREIBOUT: I appreciate the fact that
4 you're here tonight. It should have happened
5 sooner, though. It should have happened before
6 you voted. What the people here are asking for
7 is really to give up your plan it seems that
8 you have a good plan. There are a lot of
9 questions though. A lot of questions, and they
10 came with a very quick vote and I think that's
11 what I think people are very concerned about.
12 The transparency and the thoroughness. What we
13 want all of us here, is a good plan with a
14 vision for the whole town. So even if we end
15 up building the building as you see it, there
16 are still properties around here that are
17 dormant or vacant and do need to have a plan.
18 Maybe they aren't usable, and maybe there's
19 another variation of how we can use some of the
20 buildings rather than incorporating them all in
21 just one building.

22 Last time I was here I asked the Board if
23 you were involved and aware of the full plan
24 before the public, and you shook your heads and
25 said no, the committee informed you of the plan

1 the same time the public heard about it. For
2 me that's a problem. I look at you as elected
3 officials, and I expect thoroughness and for
4 you to do due diligence.

5 What I would really like to ask, I'm not
6 going to spend a lot of time. Mr. Essig, in
7 particular, you have expertise in
8 counterterrorism. What do you say about
9 putting seniors in the same building as the
10 police and the courts?

11 MR. ESSIG: Well it's still a
12 conversation, that basically that we've been
13 discussing and that's why this is an open forum
14 so obviously you can speak as well as what
15 we're going to speak after. I made my concerns
16 to the board, and obviously I made my
17 concerns to -- and I will be sitting with Mr.
18 Fusco a little further.

19 But, you know, everybody understands in
20 law enforcement. The police are out there.
21 They're out there every day, and that's not
22 going to stop from what's going to happen. We
23 know that we have soft targets in our town, in
24 regards to certain places that we have that are
25 commercial, maybe even other avenues that are

1 streets, but to answer your question it is
2 again still something that we're looking into.

3 MS. FREIBOUT: To my point, I rely on that
4 expertise. As an elected official with a
5 background in counterterrorism, I would hope
6 that you would have that conversation before
7 you voted.

8 There are questions like that coming up, I
9 listened to the police chief, I hadn't even
10 thought about it. Again, I think that point
11 about the garage is a very valid point.

12 I'm a Parks Commissioner, and I have never
13 heard about the ball fields that are planned
14 for the upper property. You have experts here
15 that are coming forth because they really care
16 about the vitality of this community. I would
17 encourage you to consider the referendum, give
18 us some time, let us be thorough, let us all
19 work together so that we can actually come up
20 with some kind of vision for this community
21 that goes well into the next couple of decades.

22 Again, I asked before when I was here two
23 weeks ago. I have never seen a project come in
24 at it's base price. Where does the money come
25 from if it goes over the \$9 million dollars?

1 SUPERVISOR SUTZ: We believe it won't.
2 That's what I can tell you. I mean I have
3 personally have built commercial buildings, I
4 have built restaurants, that's what I do for a
5 living, I have never gone over budget. There's
6 a letter on the table, well, maybe they're all
7 gone now. Mr. Fusco has been involved in this
8 for well over 30 years, maybe even 40, I don't
9 remember Al, and He's delineated all the
10 projects, and how they came in. Even the most
11 recent one where he's working on eight major
12 projects where they have all come in at or
13 under budget. So all you can go by is a
14 history, and statistically that's to our
15 advantage.

16 MS. FREIBOUT: I feel as though this
17 Board, the two Boards, have backed themselves
18 into a corner, and it's not a comfortable place
19 for all of you to be. Again, I do not see a
20 down side to the referendum. Give us some
21 time, let the experts in Town work with your
22 paid experts so that we can actually have the
23 best possible plan going forward.

24 SUPERVISOR SUTZ: Thank you.

25 Ms. Mosely, Saeiedh.

1 MS. MOSLEM: Hello. Thank you so much for
2 having this meeting so we can ask our questions
3 and have a conversation about our questions.

4 As a member of this community, my hope is
5 for our community and our representatives to
6 vote in a unified manner for the purpose of the
7 higher group in a transparent way with no
8 personnel agenda.

9 That being said, you know, I'm trying to
10 get more information. The first question I
11 have, is, when was this project initiated?

12 SUPERVISOR SUTZ: Excuse me. When did we
13 start this?

14 MS. MOSLEM: Yes.

15 SUPERVISOR SUTZ: We set up the committees
16 in early January. The Mayor set up his on
17 Village Board, I set up mine either before or
18 after, I don't remember on the Town board. We
19 picked a member from each Board, and our Clerk
20 just started to search, and we said we'll see
21 what make sense.

22 In the process while that was going on, I
23 contacted departments. I have notes here from
24 every department and letters from every
25 department in this building, and I spoke to the

1 Lieutenant, Lieutenant Abbott, and I said what
2 do you think, what makes sense, and give me
3 your wish list. I have the wish list from
4 every department of all the square footage they
5 want. Now, if you want to build what they
6 want, you would have spent a lot more money.
7 Trust me. It's two and a half, three times
8 what we have. But the reality is, that's when
9 the project started, and that's where we
10 started with gathering the information.

11 Every department that's in this building,
12 from the court clerks that help the judges, to
13 the Police, to the seniors, to the Assessors'
14 Office to the Clerks' office, Building and
15 Grounds Department and Parks Department. So we
16 spoke to everybody and I said, give me your
17 wish list and I have them right here. These
18 are the wish lists from each and every
19 department, I can sit here and read the square
20 footage that they wanted and all their names,
21 but that's how the process started.

22 MS. MOSLEM: So there is no question that
23 we need new facility. But the question was
24 when was initiated and correct me if I'm wrong,
25 this idea has been there even before you come

1 to your office but maybe under your in
2 initiation they came together it's been there
3 for years. Is that wrong?

4 SUPERVISOR SUTZ: I'm not sure, but I'll
5 answer it the best I can. I know there were
6 many times that many different things were
7 looked at in Woodbury for different buildings.

8 One example everybody talks about was the
9 school down on 32, for 1 million dollars, then
10 renovate this for a half a million dollars,
11 then it went out to bond or, I'm sorry,
12 permissive referendum and they got voted down.
13 I was told it was 1999 and that's the scenario
14 that happened. Since then, costs have gone up.
15 One of the things that we looked at just as an
16 F.Y. I. was the Ed center which is on the
17 corner of 32 and Smith Clove, and the Mayor and
18 I met with Mrs. Elsie Rodriguez and we said,
19 we're still interested, what's the story? And
20 she said, it's not happening. We met with our
21 representative Mr. Skoufis just the other day,
22 and we said, James, we can't do it. They're
23 just not ready to pull the trigger. They're
24 not getting rid of Mendoza. They have plans
25 and they're going to keep using it for a while.

1 So we looked at a lot of different options
2 that would have been a scaled down version of
3 this and none of them were available or they
4 didn't work. So what we said is we need to
5 create something that works for us now and
6 hopefully into the future longterm. So our
7 building department met yesterday also with us,
8 and we said, tell us what's wrong with as an
9 example, the ed center. I gave him all the
10 specifics. He just tore that building apart.
11 He said, Dave, if you put a penny into that
12 building, you are wasting the citizen's money.
13 You're treading old for old, we can't do major
14 remodels and then we would have been stuck with
15 an office facility and that would have been it.
16 We would have gotten nothing else out of it.

17 So when you hear that from our paid
18 experts who worked in the community I have to
19 take their word that they know what they're
20 talking about.

21 MS. MOSLEM: So I think what we all have
22 in common is most of us agree that we need new
23 facilities. The idea I think even is late. Is
24 a few years maybe at one point if you put more
25 effort. But my question to the board members,

1 has there been a consensus about what Mr. Sutz
2 reports, or did he do it on his own?

3 MR. PALERMO: I'll answer that. He had
4 been in touch with me, I'm the Deputy
5 Supervisor. Mr. Hunter has been on the
6 committee. Both Councilmen Arone and Essex, we
7 got constant emails from the Supervisor, in
8 fact he met with myself and every Board member
9 previously to say that we showed up at that
10 meeting to not know anything is completely
11 incorrect.

12 We all got copies of the proposals, and he
13 gave us the opportunity to discuss with him if
14 I'm not mistaken a month before to look it over
15 and to come back to him with any questions or
16 suggestions. So to say that the Town Board was
17 not in unity with what was going on is
18 completely incorrect and I would assume that
19 the same went for the village. Can't speak for
20 what happened there. As for the town,
21 Supervisor Sutz has been forthcoming and he has
22 even mentioned it several times, so yes. We've
23 been up to date on this project.

24 MS. MOSLEM: Thank you, Mr. Palermo.

25 Mr. Smith, I have a question for you.

1 This bond, if by certain time a decision is not
2 made, are we going to lose it?

3 MR. SMITH: Are you asking if the Board
4 decides not to borrow the money or they borrow
5 the money and they decide not to use it --

6 MS. MOSLEM: No. If there is a
7 referendum. Because we want to work together,
8 but basically my question is, how do we use
9 this bond? Is there a time limit that we
10 should act by then? Let's say by --

11 MR. SMITH: The question is, having
12 adopted a bond resolution, can the Board decide
13 to wait one year from now, two years from now,
14 three years from now? 10 years.

15 MS. MOSLEM: So the bond is secure?

16 SUPERVISOR SUTZ: Yes.

17 MR. SMITH: The authority won't go away
18 until 10 years from now.

19 MS. MOSLEM: Okay. And now Mr. Fusco, the
20 question is, you said this is a concept and it
21 is in the making, so and the question what
22 spirit of unity and cooperation and working
23 together, if it is in the making, and if there
24 are people the experts and they really want
25 unity for the betterment of the community, why

1 don't we just let's have more conversations and
2 more ideas coming and then make the best
3 decision that is good, you know, for the spirit
4 of the community and you know for the future
5 and for what we do. That is what I have to
6 say. Thank you.

7 SUPERVISOR SUTZ: Okay. Thank you very
8 much.

9 Ralph Caruso.

10 MR. CARUSO: I really wasn't going to
11 speak today but I heard some things people were
12 saying today. One of the first items I wanted
13 to ask a question on, it was mentioned that
14 this bond for a year --

15 SUPERVISOR SUTZ: I'm sorry, I didn't hear
16 what you said.

17 MR. CARUSO: The bond you said was for 20
18 years in the public notice -- legal notice, it
19 is listed as 25 years.

20 MR. SMITH: The local finance law provides
21 maximum periods over which any type of project
22 can be financed. This -- the maximum
23 authorized by law for this particular building
24 would be 25, so that's what's in the bond
25 resolution, but of course I think from what I'm

1 hearing, the Town Board has decided that 20
2 years is more appropriate.

3 MR. CARUSO: But it says as far as legal
4 notice that it could be for 25 years --

5 BOND ATTORNEY: That the maximum would be
6 25.

7 MR. CARUSO: Taking into consideration a
8 \$9 million bond over a 25-year period even at
9 3 percent, it adds an interest of almost
10 \$4 million to that bond -- if it's 4.25 percent
11 interest, then it's a heck of a lot more.
12 Probably close to 5 million interest, which
13 drives the cost of the project up to 14 million
14 dollars to begin with.

15 It was mentioned in the past and not this
16 evening that the use of the increase of the
17 Woodbury's New Construction and Tax Base
18 revenue would be used to offset the bond cost
19 to the taxpayer each year; is that correct?

20 SUPERVISOR SUTZ: Yes.

21 MR. CARUSO: So based on that, the
22 \$682,500 a year payment would be reduced by the
23 tax base from whatever increase construction
24 that is now on the tax roles; is that correct?

25 SUPERVISOR SUTZ: I'm not clear about your

1 question. Are you asking me, if we did nothing
2 at all --

3 MR. CARUSO: No. I'll clarify.

4 SUPERVISOR SUTZ: Okay. Clarify.

5 MR. CARUSO: It was stated that the
6 increase tax base revenue from Woodbury
7 Commons --

8 SUPERVISOR SUTZ: I never said Woodbury
9 Commons.

10 MR. CARUSO: Okay. Whatever. Tax base
11 increase revenue -- one of the biggest ones
12 right now is from the Woodbury Commons, would
13 be used to offset the \$682,500 a year payment
14 for the bonds. Is that correct?

15 SUPERVISOR SUTZ: Yes.

16 MR. CARUSO: I have a problem with that
17 because the intention of increased tax base is
18 really to reduce the cost to the tax payers in
19 the taxes that they pay presently for their
20 property.

21 SUPERVISOR SUTZ: You're absolutely
22 correct. And if this building does not go
23 through, then the average taxpayer, on a home
24 like mine, the example I gave you, would be
25 reduced by about \$143. And that number was

1 given to me by a tax assessor based upon the
2 math.

3 MR. CARUSO: Okay. That was my point on
4 that. Next item is, it was mentioned that
5 there would be ball fields or playgrounds on
6 this new development. Does that have anything
7 to do with the Gaucho property?

8 SUPERVISOR SUTZ: No. These are two
9 separate properties.

10 MR. CARUSO: I understand that. But I'm
11 saying, you're going to be building ball fields
12 on this property where you're doing a
13 development for this complex?

14 SUPERVISOR SUTZ: These are things that
15 were brought up in conversation. Nothing has
16 been defined. It has nothing to do with the
17 planning. The plan is the building itself in
18 the future we would like to see the property
19 because we have several acres that are still
20 left used for the community. Now, whether we
21 choose to make ball fields or walking paths, or
22 nature things, collect butterflies -- whatever
23 you want to do, we have the acreage, we need to
24 decide that, but that's down the road. We're
25 giving examples. The same thing with the

1 gaucho property which you mentioned, that's a
2 big piece of property, you have tons of acreage
3 there -- well not tons but teens, and we need
4 to decide what we want to do with that and I
5 gave marching orders to the Parks Department to
6 start looking at what we could do with those
7 properties, because my intention is to take
8 those dangerous buildings down ASAP so none of
9 our children get hurt because they happen to be
10 playing back there.

11 MR. CARUSO: Next item, and it's going to
12 be the last thing.

13 It's been mentioned that this municipal
14 complex is a concept with very little details
15 and it will be a build as you go project. It
16 boggles my mind that this Board passed a
17 \$9 million bond resolution without having all
18 their cards in the right place. It makes no
19 sense whatsoever to do that. You should have
20 had this thing planned out, put together and
21 had all these residents review all these
22 things, and then after it's all said and done
23 and you know exactly what you're going to
24 build, put a bond resolution out there. Thank
25 you.

1 SUPERVISOR SUTZ: Mr. Fusco?

2 MR. FUSCO: One of the things I think I
3 was the one that had said that it was concept
4 and it is. And this is the proper way to do
5 it. You get a concept, and you do a budget.
6 There is no sense in designing a building
7 that's not going to get built. You're just
8 throwing money away. What you do is you get
9 the concept, you do the rough draft, you take
10 it as far as you need to so that you can
11 identify the costs.

12 Now, if the project is not funded, well,
13 that's the end of it. If the project
14 eventually is funded, then you do the detail
15 design work. It doesn't make sense. I'm in
16 the business of designing, but I don't want to
17 design a building that nobody wants.

18 What we want to do is design a building,
19 after everyone has got an opportunity to look
20 at it. If you see the plans around here right
21 now. You'll see some areas that show offices
22 where the clerk is going to be, where the mayor
23 is going to be, this and that and the other
24 type of thing, but the police we haven't even
25 identified exactly what's going in there. We

1 know what's going in there, but we haven't put
2 that amount of detail on the plans yet because
3 it hasn't been decided yet. Once it's decided
4 then we're going to go in, and do a good
5 detailed job of it. This will all be done
6 publicly as well. There's going to be public
7 documents when we get to that point and into
8 the bidding procedures.

9 One of the things that I think is
10 important to note is that the nine million
11 dollars that is projected to being borrowed
12 under this program, the budget that was shown
13 on my projections was \$7.8 million and then
14 there were contingencies that could take it up
15 to 9 million, but 9 million is the top number.
16 Hopefully, the bids will come in below that
17 number, and that's what we're looking at.

18 Now there was a lot of talk about
19 renovations. One of the things that we looked
20 at was life cycle costs. There is a lot more
21 to the development of something of this nature
22 than just the new construction. There is three
23 different parameters that you look at when you
24 look at life cycle costs. And this is the
25 total cost of ownership of your community

1 properties. The first is that you don't do
2 anything you don't build anything. You don't
3 renovate this building. You don't renovate the
4 police station, you don't build the new
5 complex. That's one aspect of it.

6 Now, the second aspect is you take what
7 you have and you renovate it. And that's a
8 cost.

9 The third is you put that all together and
10 you build new. So those are the three
11 questions. You do nothing, you renovate, or
12 you build new. What you look at when you do
13 that is the initial capital outlay. Whether it
14 be for new or for renovation, how much money
15 are you putting out. That's number one.

16 Number two, is you look at operating
17 costs. What is it going to cost to operate it?
18 The light, the heat, you know. All of these
19 parameters. You look at the maintenance and
20 repair, what it cost to patch the potholes, to
21 fix the broken window. Then you look at the
22 replacement costs. What does it take to put in
23 a new air conditioning HVAC unit when this goes
24 out, hopefully not today.

25 Then you look at residual value. 20 years

1 down the road. 20 years, because that's the
2 proposed bond. So you look at the residual
3 value. At the end of it, what do you have?
4 Now, looking at it, one of the things we put
5 together is that based on the cost of
6 ownership, for a do nothing is more expensive
7 than building a new building. We projected it
8 to be about 16 million dollars.

9 Now, what does that mean? What it means,
10 is if in 20 years you do nothing and you just
11 paint the front door, patch the steps that are
12 falling down but don't fix anything, at the end
13 the 20 years you then go to do something, it's
14 then going to cost you 16 million dollars.
15 There is no residual value left in the building
16 other than the land. You might even have a
17 negative cost, and you may have to take it
18 down.

19 The second cost that I outlined was to
20 renovate. Renovate -- you renovate it out and
21 you do the best you can, but old is still old.
22 I think that's a quote from the building
23 department. That life cycle cost from this
24 project ended up being about 11 million
25 dollars.

1 No, the last one was built new. Looking
2 at this as a total cost of ownership building
3 new, we came up with a number of \$8,000,000.
4 It cost \$9 million to build, but as you go
5 along, you look at all these various areas, the
6 cost of maintenance, the cost of repairs,
7 things of that nature and the residual value.

8 So at this point you have a sliding scale
9 that if you do nothing is costs you the most,
10 if you renovate it, it's halfway in the middle
11 if you build new it's the best alternative.

12 Now, looking at it in another fashion too,
13 is that this building is going to be
14 tremendously efficient. For a couple of
15 reasons, one of the things that we are going to
16 do is we're hoping to get a grant from the
17 Orange County Community Deed Development, a
18 Federal HUD Grant, and we've applied for
19 \$375,000. We're hopeful to get a NYSERTA grant
20 for \$50,000. Now, what NYSERTA is it's an
21 energy program run by the State, and if you do
22 all the proper aspects of it, everything is
23 energy efficient, you use the new light bulbs,
24 fixtures, everything goes and you do it in that
25 fashion, you get a grant for a dollar to \$1.50,

1 \$1.75 per square foot, it helps defray the cost
2 of that equipment, but more important than
3 that, even if you didn't get the grant is this
4 building is going to have half the energy of
5 your existing buildings. The energy use is
6 going to be cut in half. So there's a lot of
7 reasons and that's why you take all of these
8 things into consideration.

9 You have don't do anything, then in 20
10 years you have a building that's falling apart
11 even more, all the other buildings are also
12 older, and their value is less. Your energy
13 costs are not then corrected.

14 You do a renovation, you can help with the
15 energy costs during the renovation, but it's a
16 half-way cost and that's a decision that the
17 board needs to make. Do they want to do
18 nothing, do they want to do a halfway job, or
19 do they want to go all the way which in the
20 long term is the most cost effective analysis?

21 SUPERVISOR SUTZ:

22 Thank you.

23 Rick Walls.

24 MR. PALERMO: While Rick is getting up, Al
25 can you just answer a question for me?

1 MR. FUSCO: Sure.

2 MR. PALERMO: By the time we're ready to
3 put a shovel into the ground, I assume the
4 architectural plan will all be in place?

5 MR. FUSCO: I had a note on that but I got
6 carried away on that analysis --

7 MR. PALERMO: And I enjoyed that analysis,
8 thank you.

9 MR. FUSCO: Yes. Absolutely. This is
10 going to be down to the last nail. The
11 specifications will be complete. It's not
12 build as you go.

13 What will happen is there will be
14 presentations made to the Board when and if we
15 get this quote, design started, so we have
16 30 percent design that we'll shown to the
17 Board, 60 percent, 90 percent, and then 100
18 percent, and once we get to that, then we go to
19 for contracts as I previously noted. Thank you
20 for bringing that up.

21 MR. PALERMO: Thank you.

22 SUPERVISOR SUTZ: Rick Walls.

23 MR. WALLS: Good evening, My name is Rick
24 Walls, I am a resident of Woodbury and a
25 homeowner for which I pay taxes like so many

1 others.

2 I'm also the director of senior citizen
3 activities for the Town of Woodbury and I have
4 been in that position for two years, four
5 months, and that's enough said.

6 My job is to provide a safe and
7 comfortable place for our seniors to
8 congregate, to socialize. An asterisk to that
9 is to provide programs to keep you going.

10 Now, there has obviously been a lot of
11 talk -- I don't want to use the word rumors and
12 questions and everything, and I thought it was
13 imperative tonight that I come here and list
14 some numbers so everybody knows what the
15 numbers are.

16 Two weeks ago, Dot Morris did a wonderful
17 job -- thank you, Dot -- for talking about the
18 history of the center, its current usage and
19 the deficiencies, she was spot on, I couldn't
20 have done it better, she's elegant with
21 everything she does, thank you Dot. I really
22 appreciate it.

23 By the way, the four pages that I had I've
24 been working on this for a few days, the
25 computer wouldn't print it, but bear with me.

1 And now some of the numbers. According to
2 Orange County Census, 2010, we have 2,300 plus
3 seniors that live in Woodbury. Seniors defined
4 by Woodbury as age 55 or over. I didn't make
5 that number up that's what it is. So we have
6 approximately 5 percent that use the center on
7 a regular basis. What I consider a regular
8 basis is coming once every two weeks. Five
9 percent. To me that sounds low, but I don't
10 know what the averages are. I don't know how
11 you would compare Woodbury with Newburgh or
12 anyplace else, I have no idea, but those are
13 the numbers. That equates to about 120.

14 Besides that, I just brought it with me so
15 I wouldn't get it wrong, a copy of July's
16 calendar from the evening. We have 17
17 different organizations that meet at the senior
18 center on a monthly basis, and starting next
19 month that will be 18, so I manage the calendar
20 for them. Four days are in July in the evening
21 are not in use one of them July 4th so you
22 can see how busy that is. On four of the days,
23 we're piggy backing, which means you got two
24 organizations taking up the same place at the
25 same time, and on eight of the days, that would

1 be three and that does not include the
2 library's adult education program.

3 Now, granted that's not a senior citizen
4 problem, but that is the way the building is
5 being used. Trying to get additional seniors
6 to come to the center has been a goal of mine
7 since Mr. Burg appointed me he said a couple of
8 things which I remember vividly. Frank and
9 Ralph and David you've all said pretty much the
10 same thing, you know, you all said we are there
11 for everybody that's what the purpose is.

12 If you don't come, I don't know why, but
13 I'm trying to reach out and find out why. We
14 want to extend our program but that's difficult
15 when don't know who you are and I ask what can
16 I do. The seniors that are there I question
17 now, what can we do, how can we make it better,
18 is there a way to expand and on their ideas and
19 suggestions, we are going to do that starting
20 in July we are going to stay an extra two hours
21 on Wednesdays for at least five months. On
22 November, the clocks change obviously and it
23 gets dark, and most seniors don't want to drive
24 in the evening, so we'll see what we can do
25 about expanding that. That is one of the ways.

1 Another one, I don't know if you noticed
2 in the Woodbury Gazette has been very gracious
3 for the last two months he has put in a little
4 calendar trying to get the word out for folks
5 this what we're doing. As a matter of fact if
6 you didn't read it today we started a Woodbury
7 Senior of the month, whereby random a senior's
8 name is picked out, I put a photograph in there
9 and they get flowers donated by David Anthony.
10 Here again, that's to say thank you to a senior
11 for doing what you do and what you've always
12 done, we really appreciate it. We also hope it
13 will attract somebody else to come and say, hey
14 I want my photo in here. What do I have to do?
15 Well, I get on the web and this spider says,
16 what can we do for you? Cards, games, trips,
17 exercise, what is it that we can do for you?

18 So to say that we're overcrowded? That's
19 a matter of opinion? For our seniors that
20 regularly use the building, who know the ins
21 and outs, would say, no we are not. But the
22 2,150 that haven't stepped in there at all?
23 You be the judge.

24 Now, what would I do with a bigger
25 building? First off, the space that we have

1 now, 34 times a year we meet and we have either
2 meetings, we break bread, we have guest
3 speakers, we have celebrations, the center is
4 full at about 100, 110. I have been able to
5 tweak some corners out of it. That is the best
6 I can do just to get that many people in there
7 just to sit down and be comfortable and
8 socialize. So those numbers aren't going to
9 change, it's the best I can do.

10 More notes. Bigger building obviously
11 would fix that problem. Would allow us to get
12 some more folks in there. I would like to have
13 some more programming to go in there. For
14 example an art room. Not only would you have
15 your supplies in there, but you would have a
16 place to keep your supplies and also clean up.
17 Ceramics. I would love to do that also. A
18 guest speaker. It would be nice to get speaker
19 in there also. A guest speaker? If you know,
20 Christine and I worked together on getting in
21 an Expo. I mentioned that to you Ralph, and
22 you said, go for it. See what it's all about.
23 We've never done that before and we didn't know
24 what the base was. We were hoping to get 12
25 businesses and 75 seniors. That was the goal.

1 If we got 12 we wouldn't embarrass ourselves.
2 We had 54 vendors, and decided to stop counting
3 the seniors at 200 when we realized that a lot
4 of them were coming to the back door.

5 Again, there is a need, and we've
6 addressed that need and we've identified it.
7 To have smaller breakout rooms in the current
8 center will limit obviously the 2600 square
9 feet that we have. If I had a couple of
10 breakout rooms, then we would no longer be able
11 to fit 110 people, we would be down to 90 or 80
12 so it's counter-productive. So you can see by
13 simple numbers. Hands are tied, do what we
14 can, and from what I understand we are doing
15 very well buy to me there's always room for
16 improvement.

17 Now, what I would like to have is a senior
18 center two and a half times the size it is of
19 course I would, silly question. Absolutely.
20 Is it feasible? I don't know. I am not the
21 professional. These gentlemen are here and
22 they represent their firms. These are the
23 experts for finance and architects. They take
24 the information and give it to our elected
25 officials, they come up with a plan, they

1 present it and hopefully everything works out
2 well for all of us. That's the way the
3 procedure works, I understand that, and I can
4 only say that those are the facts. I'm sorry I
5 didn't get them to you two weeks earlier, but
6 like I said Dot did a great job, and again
7 thank you Dot.

8 I can always say that, and I mean this
9 sincerely, whenever I take on a project,
10 whether its volunteer work or professional, I
11 take it personal. I'm not in the failure
12 business. I have never been that way. You
13 give me a building twice the size, and we'll
14 have at least twice the program, and we'll
15 twice as good. You cut me down in half, and
16 I'll do the best I can. That's my promise to
17 myself and to everybody else in the community.
18 I'll always do my best.

19 SUPERVISOR SUTZ: Thank you.

20 Aimee Fitzgerald.

21 MS. FITZGERALD: We have been residents of
22 Central Valley since 1972 and loved being here.
23 I have a couple of question and things to have
24 confirmed. Absolutely I believe we need a new
25 town hall, there's no question of that. The

1 current town hall I understand is 7500 square
2 feet and that includes the attic and the
3 basement, can someone confirm that?

4 SUPERVISOR SUTZ: Yes, that's about right.

5 MS. FITZGERALD: The police station
6 without the garages is about 3,000 square feet?

7 SUPERVISOR SUTZ: It's a little bit more
8 than that 32, 3400.

9 MS. FITZGERALD: And the senior center is
10 about 2500 square feet?

11 SUPERVISOR SUTZ: 2600, so it's close,
12 yeah.

13 MS. FITZGERALD: Roughly if we add that
14 up, we're talking about a tremendous increase
15 in size with a new complex, and not just a Town
16 Hall. It basically incorporates and grows
17 space for a senior center. I'm a senior,
18 obviously. I do not use the senior center. I
19 appreciate that it's there. I don't believe it
20 should be eliminated, but we're talking about a
21 very, very ambitious -- a tremendous -- from
22 13,000 square feet roughly from the town hall,
23 senior center, police station, to a new
24 building of say, 30,000 square feet. That's
25 considerable.

1 One thing that did surprise me was that
2 I'm still stuck thinking well, the population
3 is about 11,000, and there was mention that
4 that the current population is about 12,000.
5 So that's not a tremendous increase and there
6 will be changes as there have been in New York
7 State. My family is here in Monroe and that's
8 my family and my support system and I there's.
9 So I have no intention of moving South. But it
10 should come as no surprise that there has been
11 a tremendous shift and that is because the cost
12 of living in New York State is absolutely
13 exorbitant. I read, I think in the newspaper
14 that the extant town hall is an embarrassment.
15 I think that the cost of living in New York
16 State is an embarrassment, and the fact that
17 there is the largest out-migration of all
18 states combined. That's a fact.

19 I wish that the process was more basic
20 that you have done and not so fast so that
21 there would have been a feeling that it was not
22 packaged and presented, and I think that's what
23 occurred tonight and read, and I think it would
24 be a very wise decision for all of you with
25 respect to address that -- not so fast -- and

1 to open this up to any and all serious
2 inquiries and criticisms and questions before
3 you proceed to take on such a tremendous -- and
4 it will be a tremendous project. That's really
5 about it. Thank you.

6 SUPERVISOR SUTZ: Thank you for your
7 comments.

8 Christine DerOhannesian. I hope I got
9 that right.

10 MS. DerOHANNESIAN: Good evening. I'm
11 Christine DerOhannesian.

12 MS. DerOHANNESIAN: My first question is,
13 were there any plans to communicate to the
14 public that if they wished to be a part of the
15 process in voting for it, that they would have
16 to petition for a referendum to be submitted
17 within 30 days from the date of the secured
18 bond on June 16th?

19 SUPERVISOR SUTZ: I'm not clear on that
20 question.

21 MS. DerOHANNESIAN: Were you planning to
22 communicate that process to the public?

23 SUPERVISOR SUTZ: That we were coming up
24 to public referendum? We did that in a public
25 forum.

1 MS. DerOHANNESIAN: Who did a public
2 referendum saying that we would have to
3 petition for this?

4 SUPERVISOR SUTZ: No, we didn't say you
5 had to petition for this.

6 MAYOR QUEENAN: Christine?

7 MS. DerOHANNESIAN: Yes?

8 MAYOR: When they did the work on the
9 pond.

10 MS. DerOHANNESIAN: Yes. I'm not talking
11 about work on the pond.

12 MAYOR QUEENAN: Let me just finish. When
13 they did the work on the pond, some citizens
14 that got petitions and actually brought it to a
15 referendum, so it's not the first time
16 something like this has been done, so, you know
17 this is the process. Maybe in hindsight the
18 resolution should have been worded differently,
19 where it would have went out for referendum,
20 but they didn't do that. So now, if the people
21 want to vote on it, good or bad, and you know,
22 you have to get a petition signed. And I'm not
23 even sure what the signatures are, I think it's
24 like 300.

25 MS. DerOHANNESIAN: I was led to believe

1 it was 500.

2 But was there any plan by the Board to
3 communicate what that process was to the public
4 or it was just assumed that the public would
5 know that the bond was secured on the 16th and
6 there would be 30 days for the process.

7 SUPERVISOR SUTZ: To be honest with you,
8 I think that it would have been the choice of
9 the public if they were informed to find out
10 what the process would be. I don't -- I don't
11 know.

12 MS. DerOHANNESIAN: So you're saying that
13 all of this would be up to the public to vote
14 on if the public doesn't want it and couldn't
15 do it, but yet we didn't communicate even the
16 fact that we were securing the bond on the 16th
17 with the public knowledge?

18 SUPERVISOR SUTZ: Well, we're going to
19 have the attorney answer that.

20 MR. SMITH: One of the requirements after
21 adoption of the bond resolution is publication
22 of a notice of permissive referendum, so it was
23 it appeared I don't know how many days after
24 the adoption of the resolution I think it was
25 only four or five days after the -- there was a

1 notice, I don't know if you saw it or not in
2 the local newspaper.

3 MS. DerOHANNESIAN: In which local
4 newspaper?

5 SUPERVISOR SUTZ: Times Herald Record.

6 MAYOR: I think it was in the resolution
7 itself in that it stated that this is open for
8 public referendum.

9 MR. PALERMO: And to be perfectly honest
10 with you we never really got a chance to even
11 mention it because you guys mentioned it before
12 we even had a chance to mention it.

13 MS. DerOHANNESIAN: I think that was
14 because the clock had started to tick; correct?

15 MR. PALERMO: You mentioned it, we knew
16 you knew about it and you go forward with it.

17 MS. DerOHANNESIAN: So we relied on my
18 communication outside of the one in the Times
19 Herald Record?

20 SUPERVISOR SUTZ: No, the Times Herald
21 Record is our record of the official newspaper
22 for any notices and that's what the law
23 requires us to do, and that's exactly what we
24 did.

25 BOARD MEMBER: Mr. Supervisor, I just want

1 to add it was also in one of the meeting
2 minutes, I believe that they were going out and
3 it was subject to permissive referendum.

4 MAYOR: And the clock starts ticking when
5 they brought it on the bond.

6 MS. DerOHANNESIAN: Correct, on the 16th.

7 SUPERVISOR SUTZ: And if I'm not mistaken,
8 I think Mr. Krause mentioned it when we had our
9 public session --

10 MS. DerOHANNESIAN: Correct.

11 SUPERVISOR SUTZ: That was before we
12 adopted the bond resolution as to what the
13 public should or should not do if they chose
14 to. Were you there? Do you recall that?

15 MS. DerOHANNESIAN: Yes, I was.

16 SUPERVISOR SUTZ: So there was mention to
17 the public prior to us adopting it?

18 MS. DerOHANNESIAN: Correct. Which is
19 why --

20 SUPERVISOR SUTZ: That's fine.

21 MS. DerOHANNESIAN: Which is exactly why I
22 translated that out to the community, because
23 that meeting number 27 was not recorded,
24 correct?

25 SUPERVISOR SUTZ: No.

1 MS. DerOHANNESIAN: It had no video or
2 meeting minutes on the website.

3 SUPERVISOR SUTZ: Correct.

4 MS. DerOHANNESIAN: So the public would
5 not have known about that?

6 SUPERVISOR SUTZ: There was no voting
7 being done that night, there was no business
8 being conducted --

9 MS. DerOHANNESIAN: Okay. But there was
10 the announcement of the process on that
11 evening, correct?

12 SUPERVISOR SUTZ: Yes. Yes. Absolutely.

13 MR. FUSCO: Just to correct, that meeting
14 was on the 23rd of May. It was a Monday
15 evening.

16 MS. DerOHANNESIAN: No, I think it was
17 canceled, and then rescheduled for a Friday --

18 MR. FUSCO: No it was not. Contrary to
19 the editorial the meeting was Monday the 23rd.

20 MS. DerOHANNESIAN: Okay. But whichever
21 that week was, the 23rd, there was no minutes
22 on that, there was no video, the only way that
23 the community would know what takes place on
24 the meetings was by communication, correct?

25 SUPERVISOR SUTZ: I don't know. You were

1 there. So you tell me.

2 MR. PALERMO: What I'm trying to say is
3 that when we scheduled the public hearing it
4 was read from what you were putting in the
5 newspaper, the publication and in that
6 publication it was specifically stated that it
7 was up to a permissive referendum that we gave
8 them no time at all is in correct. We have had
9 to read what was going into the publication two
10 weeks that was actually published.

11 MS. DerOHANNESIAN: We have actually said
12 that all of the meetings that the subject of
13 the municipal building that was mentioned at
14 various past six months, correct?

15 SUPERVISOR SUTZ: Yes.

16 MS. DerOHANNESIAN: And then we also would
17 expect that the public would be able to make
18 all of those meetings, or do we rely on meeting
19 minutes and videos and those who like to read
20 recaps in the news and things of that nature to
21 get that information.

22 SUPERVISOR SUTZ: However you choose to
23 get it, that's what we have. That's the only
24 system we have available to us.

25 MS. DerOHANNESIAN: So when we have

1 meeting minutes that we review w over the past
2 six months, there was only two mentions of the
3 municipal building, I think that was also
4 brought up here tonight.

5 SUPERVISOR SUTZ: Well, because most of
6 the facts were in comments, they were not in
7 the minutes. The minutes that the clerk takes
8 are specific meeting minutes which we give as a
9 courtesy to the local newspapers to print out.

10 MS. DerOHANNESIAN: Local newspaper? You
11 mean the --

12 SUPERVISOR SUTZ: The Woodbury Gazette is
13 given those minutes as a courtesy to the clerk
14 so that he doesn't have to attend every
15 meeting. If you want specific chit chat that
16 goes on which we don't record, it's either
17 going to be on video or you're not going to get
18 it.

19 MS. DerOHANNESIAN: Well, that's what I
20 mean. How is the public going to be informed
21 of what happens if I'm not sitting in your seat
22 gentlemen.

23 SUPERVISOR SUTZ: We're using the venue
24 that is available to us. Tonight is great. I
25 am so happy that 40, 50 people showed up here

1 to hear what's going on so they get the facts,
2 they can make a dissemination of whether they
3 want this building or not, or whether they want
4 the permissive referendum or not --

5 MS. DerOHANNESIAN: I'm for hire for PR
6 consulting by the way --

7 SUPERVISOR SUTZ: I don't think we're
8 allowed to but it's something we'll consider in
9 the future.

10 MS. DerOHANNESIAN: The next question I
11 have is if we have 30 days after the date of
12 the secured bond to file a petition and force a
13 public referendum, we're basically voting at
14 that point by concept as we discussed because
15 all the details haven't been ironed out and we
16 understand that we're still through that
17 process and we're tweaking as we go along, and
18 were going --

19 SUPERVISOR SUTZ: You realize you're not
20 voting on the building? All you're voting on
21 is what?

22 MS. DerOHANNESIAN: The bond.

23 SUPERVISOR SUTZ: So all of this is about
24 the bond. That's all that this is about.

25 MS. DerOHANNESIAN: So is the bond only

1 applicable to one building, or can that bond be
2 used for another location?

3 SUPERVISOR SUTZ: That bond is
4 applicable -- actually, let the attorney answer
5 that one.

6 MR. SMITH: It is fit for that particular
7 building. That's what's described in the bond.

8 MS. DerOHANNESIAN: So are we voting on
9 the bond itself for the building?

10 MR. SMITH: On the bond.

11 MS. DerOHANNESIAN: For that one building?

12 MR. SMITH: The bond is authorized for a
13 particular building.

14 SUPERVISOR SUTZ: But in addition, we can
15 tweak the concept to make it work for whatever
16 else we need. As you heard, we did not define
17 the police space. We did not define the senior
18 space. We gave an overview of all the office
19 space and the court space. None of that is
20 delineated as that's it and we're going
21 forward.

22 So the process is you must get the bond
23 secured first.

24 MS. DerOHANNESIAN: Gotcha. So if we're
25 only voting on the bond at this point, and I am

1 to believe the public is only voting on the
2 concept of the building, then that one bond,
3 who would be voting on the final plans once
4 that is complete?

5 SUPERVISOR SUTZ: Who would be voting on
6 the --

7 MS. DerOHANNESIAN: Who would be voting
8 on -- let's say the building is complete and we
9 know exactly what that cost would be, we know
10 exactly what all the details are, who would be
11 voting on allowing that to go forward. We say
12 yes --

13 SUPERVISOR SUTZ: This Board would be
14 designing the building. If that's what your
15 question is, I'm not sure if I answered that.

16 MS. DerOHANNESIAN: Well, I'm just kind of
17 curious of the process as to how the public
18 gets engaged in part of the process.

19 SUPERVISOR SUTZ: This would be done -- at
20 that point of view, all of the discussions
21 about the internal delineation of the
22 building -- how the rooms are broken up, what's
23 going where and so forth, that's all done at
24 public meetings.

25 The architect and engineer are going to

1 present plans based upon our concept and our
2 needs, and then we say yea or nay and then we
3 tweak them as needed and the public will be
4 here to see what's going on.

5 MS. DerOHANNESIAN: The public doesn't
6 have a vote at the final -- when this --

7 SUPERVISOR SUTZ: Just like them, you'll
8 have input.

9 MS. DerOHANNESIAN: Input.

10 SUPERVISOR SUTZ: That's the way it works.

11 MS. DerOHANNESIAN: Also you had made
12 mention that there would be all under one roof
13 creates -- I wanted to get your quote -- I
14 loved it -- a one-stop-shopping. Judge
15 Levenson kind of hit my point too, and in
16 representing the public my own personal
17 opinion, that when we consider one-stop
18 shopping, we also have to consider one-stop
19 safety. If we have a disgruntled person who
20 just exited the courtroom and wants to come
21 back, grab his handgun from the car and come
22 back, we're also one-stop shopping. That
23 wasn't a question that was also a comment.

24 MR. PALERMO: I'm inclined to also mention
25 that I was very impressed with the plans. They

1 have security doors that will lock and prevent
2 people from moving forward throughout the
3 building. So if the courts or someone sees
4 something happening, if I'm not mistaken there
5 would be like a panic button or something and
6 it would seal the building off and protect
7 everybody.

8 So to just sit here and say someone could
9 walk out through the building and just kill
10 everybody in the building, I really think
11 that's obscene to even be discussing that
12 tonight, and more importantly, I thank Al Fusco
13 and the committee for instituting these safety
14 precautions for the people who work for the
15 Town of Woodbury.

16 A. I think that it is obscene that we see
17 that in San Diego in the news, isn't it?

18 MR. PALERMO: I don't think they have
19 those security doors in there.

20 MS. DerOHANNESIAN: Our parking lot? How
21 do we separate our parking lot for that same
22 safety? So we just talked about the senior
23 center who has up to 14 different organizations
24 in and out almost every single night because I
25 think I heard the comment that perhaps they

1 wouldn't be there during the same hours, but we
2 just pointed out that I think there is all but
3 only four days that the senior center is
4 utilized. So on those 14 organizations and the
5 200 seniors that we're trying to accommodate,
6 and we're not sharing parking lots that doesn't
7 have any panic buttons or barriers. Can we
8 talk about that safety?

9 SUPERVISOR SUTZ: How about we talk about
10 when you go to Walmart to shop? There are some
11 things you just can't do. And there are some
12 things you can do. We are trying to do
13 everything within our feasibility of doing. I
14 can't protect you in the parking lot today,
15 tomorrow, or 10 years from now. There is no
16 way -- somebody could come up -- did you see on
17 the news yesterday, somebody walking on the
18 street, they weren't even in the parking lot in
19 the sidewalk in the city and somebody did
20 something inappropriate to that person. We
21 can't prevent that, and you can't expect us to.
22 So I think that's an erroneous statement, I'm
23 just saying.

24 MS. DerOHANNESIAN: I don't think it's our
25 duty to protect the general public out in the

1 general public areas, but we're creating a
2 municipality with a municipal building where we
3 do have liability and we're increasing the
4 safety with our general public and our seniors
5 that are sharing the building with the courts
6 and with our police station.

7 SUPERVISOR SUTZ: I'm going to agree to
8 disagree with you, because I think it is our
9 responsibility to protect the general public,
10 that's why we have a police department, that's
11 why we put the police department on premise, so
12 that we have 24/7 security in addition to all
13 the other security things, but this is just a
14 difference of opinion, and we can discuss this
15 offline if you'd like.

16 MS. DerOHANNESIAN: No, what I'm saying is
17 yes, we have that responsibility on the public,
18 yeah, but as you were just saying we can't
19 control that. What I'm saying is that we
20 shouldn't increase those chances.

21 MAYOR QUEENAN: Just a comment on the
22 matter. I don't think we're increasing those
23 chances. Actually I think it would be a fairly
24 safe facility, due to the fact that we'll have
25 police cars going in and out of there from time

1 to time. Nobody would know exactly when a
2 police car might pull in, police officer might
3 come out of the building, go in the building,
4 you also have the firehouse next door which has
5 a lot of activity also. So I actually feel the
6 complex would be fairly safe.

7 MS. DerOHANNESIAN: We talked about there
8 was a correction of misconstrued information
9 and a comparison of how perhaps we claim that
10 there was no cost comparison and full analysis
11 in viewing options, and there was a letter put
12 out about all the options that have been viewed
13 over since 2010, and you guys talked about some
14 options that you looked at recently that you
15 haven't even mentioned.

16 In 2010, I just want to compare some of
17 the things that have taken place between 2010
18 and currently. Two major issues are Hurricane
19 Sandy and Hurricane Irene, which are certainly
20 things that the community did not prepare for
21 or even imagine can effect Woodbury so greatly.
22 So now when I consider the fact that somebody
23 who has personally felt the effects of a
24 hurricane and saw what happened within our
25 community I think drainage coming off of a

1 mountain building in a facility that's going to
2 require a 40-foot retaining wall or whatever
3 the case may be, I think certainly when we do
4 our projections we have consider flooding which
5 is something we hadn't considered in 2010.

6 MAYOR QUEENAN: Can I just respond to that
7 too?

8 MS. DerOHANNESIAN: Sure.

9 MAYOR QUEENAN: I spent the night and day
10 of Hurricane Irene in the firehouse there
11 located right next to where the new building
12 will be located. Not a problem there. Okay?
13 So I don't know what you're talking about run
14 off or anything like that. I know 105 fell
15 into the Woodbury Creek. We had no problems
16 there. The generator was working, I was
17 probably in one of the safest places you could
18 be in Woodbury.

19 SUPERVISOR SUTZ: And just let me correct
20 a few things. Would you like to comment on
21 that 40 foot retaining wall?

22 MR. FUSCO: Yeah. There's no 40 foot
23 retaining wall. There's one retaining wall in
24 front, it's probably going to be about 12 foot
25 high, there will be several in the tiered

1 parking area, none of which will be over eight
2 or nine feet each.

3 MS. DerOHANNESIAN: I think one of the
4 questions that Bill Hadlin had if I was
5 understanding it correctly and I think it kind
6 of got lost in translation, is if you have an
7 idea, a concept of what you liked to see when
8 you collected all of your wish lists from each
9 of the departments and created that picture,
10 the question was, could you have presented that
11 to more than one engineer, and get quotes on
12 that to see the different options that
13 different engineers must be able to present to
14 you, or what is the process for that? How do
15 we decide which engineer we use.

16 SUPERVISOR SUTZ: In the beginning of
17 every year, we do what's called a reorg, and we
18 appoint individuals, the board does, approves
19 them, to be our consultants. Al Fusco has been
20 the engineer, he met with me early on, we
21 brought it to the board, the board does, and
22 approves them to be our consultants. Al Fusco
23 has been our engineer. He met with me early
24 on. He brought it to the board, and we agreed
25 he should be engineer. The same with our

1 attorney, the same with our bond counsel, the
2 same with our financial adviser, and that is
3 the process that is conducted throughout the
4 village and the town. Different times because
5 we have a different calendar, but that's the
6 process.

7 MS. DerOHANNESIAN: So once you have hired
8 an engineer we can't look at outside ideas
9 regards to renderings and cost comparisons?

10 SUPERVISOR SUTZ: No, not yet.

11 MS. DerOHANNESIAN: I'm just curious.

12 BOARD MEMBER: Let me just add.

13 Mr. Fusco's firm is probably the best in the
14 State of New York at actually getting grants
15 which is very important. This building, Mr.
16 Fusco was able to get grants for an elevator,
17 grants for that, and if you look at the Town of
18 Woodbury and our gross income, a lot of these
19 grants would not qualify, but through
20 Mr. Fusco's firm we were able to so I'm pretty
21 confident in the grants that Mr. Fusco is
22 applying for. If we don't get hundred percent
23 of them we will be getting some grants in
24 regards to that. And since Mr. Fusco has been
25 our engineer in Mr. Burke's administration,

1 Supervisor Caruso, Deputy Supervisor Palermo as
2 well. So he has a great track record through
3 his firm.

4 MR. PALERMO: I'd also like to mention
5 that I am very happy with Mr. Fusco. He has
6 built many of the buildings that are in this
7 county. But more importantly we feel very
8 confident that he will do the right job. He
9 has proven it time and time and again.
10 Mr. Fusco had taken the committee to other
11 buildings, not necessarily other buildings that
12 he built, and you do get different concepts by
13 doing that. So to just have other different
14 engineering companies coming in, would be
15 wonderful, but we feel confident and I think
16 Mr. Fusco has done a great a job of taking that
17 committee out to many different buildings, and
18 then they came up with their own idea, so just
19 adding more people doesn't mean it gets better
20 so, thank you, Al.

21 MS. DerOHANNESIAN: I don't think adding
22 people, I just think having options, but
23 obviously if that's the process with the
24 engineer I thought maybe I was misunderstanding
25 that question and trying to clarify. Maybe I

1 was wrong.

2 At the end of day, I think what the public
3 would like to see is an opportunity to vote and
4 of course if we have to force our referendum.
5 I also believe that I think it was said here
6 many times that if we had something a little
7 bit more concrete to vote on, perhaps at least
8 we would know right now we're voting on a
9 concept. It would have been nice to vote right
10 now on an actual plan so if we had more of our
11 questions answered, if we had more of the
12 facts, more of the hard numbers, and I think
13 that didn't happen just because of moving
14 forward with the bond resolution because the
15 process is once you vote on the bond, you only
16 have 30 days to force it into public
17 referendum.

18 So just for the record, I mean I hope that
19 we can communicate with the public going
20 forward. Look at things a bit more clearly. I
21 believe when we say that we have had
22 conversations or chitter chat during meetings I
23 certainly hope that's not what we're relying on
24 for the community to know what's going on.
25 We're told that there's going to be public

1 notices within the local papers, we're told to
2 look at the board meeting minutes if we
3 couldn't make the meetings, and we are told to
4 watch the videos, and in all that we've done,
5 there is really very limited if not hardly
6 communications regarding the progress of this
7 municipal building or its intentions.

8 So I just hope that we move forward that
9 we're a little bit clearer in communicating
10 with the community. Also I hope that we take a
11 lot more into consideration as a big picture
12 planning, with our fine detailing, whether we
13 talk about utilizing the existing buildings
14 we're afraid to lose our ratables but in the
15 meantime I'm curious as to how much our ratable
16 local hotel who had lost their license through
17 this board. Because I think what we're afraid
18 of as an economic development committee is the
19 fact that we're not looking at the big picture,
20 and the big picture's overall spending, overall
21 ratables, overall income generating
22 opportunities and overall best use for
23 property. And I feel that when we're looking
24 at this project, that might be a little
25 counterproductive if we start looking at an

1 overall big picture which is my understanding
2 that we don't even have right now.

3 So when we're thinking about an overall
4 budget because we are responsible for the
5 taxpayers and what's coming and going out of
6 their pocket, and we don't have a big master
7 plan in utilizing property whether it's town
8 owned or for sale, we're not looking at overall
9 ratables by income generating opportunities
10 whether it be on our own property or for sale
11 or other developers, I think they're all
12 definitely connected. Thank you.

13 MAYOR QUEENAN: I would like to respond.
14 We do have a master plan. You're welcome to
15 come look at it on our website. That's one
16 other way we get information out.

17 MS. DerOHANNESIAN: Are you speaking of
18 the comprehensive plan?

19 MAYOR QUEENAN: Yes.

20 MS. DerOHANNESIAN: No, I'm not talking of
21 a comprehensive plan.

22 MAYOR: Well, wait, let me finish.

23 MS. DerOHANNESIAN: Okay.

24 MAYOR QUEENAN: We do have an overall
25 plan, and we are working with possibly transit

1 village now, we're also working on possibly
2 getting a conference center. Just because
3 maybe you're not in the loop that doesn't mean
4 we're not doing something. You brought up the
5 fact of the hotel on Estrada you felt that was
6 a very bad place for a hotel and that was the
7 Village Board, it wasn't this board, okay?

8 There are other places in Woodbury where
9 hotels would be suitable, there is one there on
10 Turner road, so I don't understand what's
11 happening there, there was also the old
12 Camello's(ph) property where a hotel would be
13 suitable. So I mean there are other places
14 that are hotels. We have to also balance
15 economic growth and our residential areas.
16 It's a balancing act. We want economic growth,
17 but we're also trying to balance our
18 residential areas and protect our residents.
19 If you don't understand that, I don't get it.
20 But we understand that and that's why we did
21 it.

22 MS. POTVIN: I would just like to add real
23 quick as the person who prepares the minutes
24 for the meeting, state law only requires
25 decisions, resolutions, and laws to be printed

1 in the minutes, there is no requirement
2 whatsoever for public comment. I'm one of the
3 few town clerks that actually put as much
4 public comment as possible into the minutes and
5 I also lobby the Town Supervisor to have a
6 court stenographer here this evening because
7 there is nothing done this evening that's
8 required to be put into minutes.

9 Technically, I could have just said the
10 following people spoke on this issue. But
11 because of the importance, we hired court
12 stenographers so that your comments are made
13 part of the historical and permanent record.

14 MAYOR QUEENAN: I have a question for Al.
15 Al, do we know the square footage of the
16 building we're proposing?

17 MR. FUSCO: Yes. The square footage of
18 the building --

19 MAYOR QUEENAN: I'm just asking.

20 Do we also know the location of the
21 building where it will be placed?

22 MR. FUSCO: Yes.

23 MAYOR QUEENAN: So it's more than just a
24 conceptual plan. The conceptual plan is how we
25 design the interior of the building, okay? But

1 we have an idea of what the building is going
2 to look like, we have an idea of where the
3 building is going to go. All right? We might
4 not put the Mayor's office over there, we might
5 put it over there, that's a big deal, but
6 that's the way things are designed.

7 MS. DerOHANNESIAN: I thought tonight some
8 people had said it was conceptual. And I
9 thought that when we talked --

10 MAYOR QUEENAN: That's because all the
11 details hadn't been worked out, but we know the
12 square footage and we know where the building's
13 going.

14 A. And we also talked about possibly to help
15 litigate the traffic off of ute 32, we talked about
16 maybe utilizing a possible exit on County Route 105?

17 MR. SMITH: That's already in the works.

18 SUPERVISOR SUTZ: It's being looked at.

19 MS. DerOHANNESIAN: And is there an
20 additional cost for that, or would that fall
21 under the umbrella of the 9 million?

22 MAYOR QUEENAN: Probably under the
23 umbrella of the nine million.

24 MS. DerOHANNESIAN: Would that include a
25 bridge that would have to go over that creek

1 that --

2 MAYOR QUEENAN: No bridge.

3 BOARD MEMBER: Excuse me, I just want to
4 ask one thing too, Christine, because I think
5 it's a little bit hypocritical because in the
6 stuff that you put out, you criticize this
7 board for spending money on an engineer to look
8 at this program, and tonight you're saying that
9 we should have spent more money to hire an
10 architect and come with a full out design of
11 the building before this came to a vote. So
12 what you're saying is really hypocritical.

13 MS. DerOHANNESIAN: I'm not saying that at
14 all.

15 BOARD MEMBER: As Mr. Fusco pointed out
16 earlier, we're not going to spend the money
17 until we have the approval to go ahead and
18 spend the money. Then we'll go out and come
19 out with a full complete design of the building
20 and a complete layout of the building. We did
21 not go to a full blown out architectural design
22 and spend the taxpayer's money before it was
23 approved. That we did not do.

24 MS. DerOHANNESIAN: I am not saying that
25 you should spend more money. I'm saying that

1 my point in what I'm trying to point out is
2 that the public and where their rights to vote
3 is only at a certain level, and that level or
4 in that process there is only one small window
5 to allow the public to be a part of the process
6 and that is 30 days after the bond is secured,
7 and what I'm saying is that perhaps the bond
8 should not have been secured until all of those
9 steps were in a row, period, because now we are
10 still only at concept like you said, without
11 paying more monies for more engineers and more
12 expenses which I'm not suggesting at all.

13 All I'm suggesting is that before we move
14 forward to the level that we have and without
15 communicating to the point that we have not and
16 forcing the public to have to create this
17 petition and referendum within 30 days was not
18 necessarily in the best interest of the
19 community is what I'm suggesting.

20 SUPERVISOR SUTZ: Jeff, could you
21 enlighten us on the right to vote, please?

22 A. Just to clarify. there are many, many
23 issues in the daily operation of the town and the
24 village that people don't vote on. What people vote
25 on is who is going to sit on the boards. People

1 don't get to vote on what roads get improved, what
2 roofs are in place, what drainage gets repaired.
3 People elect their representatives, their
4 representatives make those decisions.

5 With respect to the bonding, there is no
6 required vote. There is no requirement that any
7 specific plan gets put before the public, there is
8 no public hearing requirement at all. The Town
9 Board and the Village Board have taken all these
10 steps, they didn't even have to mention it at a
11 public meeting.

12 I'm not suggesting that that would have
13 been good, but what I'm pointing out is that no
14 hearing was required on the SECRA review but there
15 was a meeting where that was discussed extensively,
16 items were published in the paper, has been
17 discussed in public meetings. Even the meeting that
18 we're having tonight, the law doesn't require. So I
19 understand that you feel the public should be able
20 to vote on these things, but its just not the
21 process under the finance law or the town law. But
22 as you pointed out correctly, ultimately on the bond
23 resolution the town residents do get the vote. They
24 have that right, and that's been published and
25 that's been discussed pretty extensively. But that

1 is the only input, so to speak, specific input,
2 voting power that the town residents have.

3 MS. DerOHANNESIAN: I understand that, and
4 I believe what we're saying to you is while we
5 not get involved in all the nitty gritty of the
6 expenses of the town, and all the decision
7 making, and nor do we expect to because we
8 trust our leaders for that, there has been way
9 more communication and there have been public
10 hearings for issues and expenses significantly
11 less than a nine million dollar bond. And when
12 it comes to something this large, I think our
13 due diligence is due, offering cost analysis is
14 due and presenting it in front of the community
15 before securing a bond is due. Period.

16 MR. PALERMO: Can I ask the bond counsel a
17 question? Once the petitions are filed with
18 the clerk, she has a certain amount of time to
19 verify them, and then after they're verified it
20 comes across they do have enough signatures, is
21 there a clock running as to when we have to
22 have the election?

23 MR. SMITH: It depends on when the
24 petition is received. I guess we're not within
25 the next couple of months having a regular

1 biennial election so the election I think is 30
2 days --

3 SUPERVISOR SUTZ: And the cost of that
4 election is on the municipality, just so you're
5 aware, which is a guesstimate of about \$5,000.
6 That's a guesstimate.

7 MS. DerOHANNESIAN: Is there a guesstimate
8 as to how much money we've spent so far on the
9 concept we have presented in front of us?

10 SUPERVISOR SUTZ: I'm going to say a
11 guesstimate is probably less than 10. Think
12 that's a fair number?

13 MS. DerOHANNESIAN: Yeah, I think that we
14 were saying that the expense of providing the
15 public the right to vote could be possibly
16 \$5,000, and yet also as that same tune of a
17 risk that if the public were to vote this down
18 that would be at the tune of what?

19 SUPERVISOR SUTZ: Less than 10. And then
20 it's a dead issue. It's over. So be it. So
21 be it. Thank you.

22 MS. DerOHANNESIAN: I think my point is we
23 could have engaged the community -- I think I
24 made my point. Thank you.

25

1 SUPERVISOR SUTZ: Thanks.

2 MR. PALERMO: Mr. Bond Counsel, just to
3 clarify, once the signatures are verified, and
4 they have enough, do we have 30 days to hold
5 the election?

6 MR. SMITH: I have to admit I'm not sure
7 exactly how many days it is. I'll figure it
8 out and get it to you as soon as we can.

9 MR. PALERMO: I appreciate that, thank
10 you.

11 MAYOR QUEENAN: I just want to make a
12 statement about being engaged. I mean there's
13 a lot of things we do that goes on. We have
14 sewer lines, we have water lines, we put in
15 water tanks. People choose not to be engaged.
16 It's only like these select issues that they
17 want to be engaged. To be honest with you, we
18 didn't know anybody wanted to be engaged until
19 we started rolling this out.

20 So it is what it is, and I don't have a
21 problem with the people having a vote and this
22 is people having a case now, they have a
23 petition, so be it, they have a petition, we
24 have the vote and people have a say whether
25 you forward or not. It's not about whether you

1 fought for a project or against a project, to
2 tell you truth when you look at it in the grand
3 scheme of things and you get four brand new
4 facilities, state of the art, for under
5 9 million dollars. That's a pretty good deal.
6 In Harriman right now, they're building a fire
7 house, brand new firehouse under 12,000 square,
8 feet, and I think they budgeted six million.

9 SUPERVISOR SUTZ: 5.6 million.

10 MR. SMITH: The answer to that question is
11 within a period of not less than 60 not more
12 than 75 days after.

13 MAYOR QUEENAN: So let me finish what I
14 was saying. So I think we presented a good
15 project and if we have a vote and if its voted
16 up we go forward, if it's voted down we don't
17 go. So that's it.

18 SUPERVISOR SUTZ: Next speaker is going to
19 be Dawn McFarland. No? Is there anyone named
20 McFarland. She left. So I'm just going to go
21 quickly through our consultants.

22 Joe?

23 MR. McCABE: No.

24 SUPERVISOR SUTZ: Andy? I know you've
25 been quiet the whole night. Andy is our

1 architect. He designs the inside.

2 MR. WHITE: No.

3 SUPERVISOR SUTZ: Al?

4 MR. FUSCO: I just want to apologize if I
5 misused the term, concept. I considered it
6 that way only because we don't have bricks and
7 mortar and to me that is concept but this is
8 well beyond an idea. These are preliminary
9 plans. A lot of detail has gone into them.
10 We've gone through 10 different sets of plans
11 with the committee, one of which on the back
12 board over there is a three-story building
13 which I know has been a proponent of some
14 people here. It was the first thing that the
15 supervisor required, he thought that a three-
16 story building was appropriate.

17 As we proceeded with different concepts
18 and different ideas, we narrowed it down, first
19 we were looking at two sites the Gaucho(ph)
20 site and the Village site, and we did a
21 feasibility analysis of both and determined
22 that that the village site was the preferred
23 site. When we did that, we had already had two
24 concept plans for each of the properties.

25 Now, once we narrowed it down to the site,

1 then we did more detailed preliminary plans and
2 we went back and forth with the different
3 department heads, particularly in the town and
4 village particularly to get that down and the
5 court which we felt was very appropriate.

6 Now, as time went on, we proceeded with
7 it, to show that various different
8 alternatives, the lay out, the additional
9 parking, details, we did the SEQRA, we did the
10 sectional plans to show you what the ideas to
11 make sure we could prove to the public that we
12 could get the drainage out of the building
13 which we apparently had a question.

14 But I would I have to say that I misspoke,
15 it was more of a preliminary plan than it was a
16 concept plan, but it was simpler to state it
17 that way and I appreciate the opportunity to
18 work for you.

19 SUPERVISOR SUTZ: Thank you, Al.

20 Buddy.

21 BUDDY: I just wanted to add that it is
22 encouraging to see so many people show up
23 tonight. It's been brought up an alluded to
24 that neither of these boards does anything in
25 secrecy or in privacy. All of our meetings are

1 open to the public. This town and the village
2 goes out of the way to provide the minutes,
3 they're put up in PDF format on village or town
4 website, the videos are shown on Channel 22 and
5 are available from the village or town website
6 where you can watch them at any time you want
7 from the privacy of your home and at your own
8 convenience. The minutes are provided by Mr.
9 Meyers who is kind enough to print them in his
10 publication every couple of weeks. We try to
11 get everything out to the public. We can't go
12 door to door and force the community to want to
13 know what's going on and it's nice to see this
14 many people come to a meeting, but nothing is
15 done in a secrecy or a vacuum, and information
16 is out there if the people want to inform
17 themselves.

18 SUPERVISOR SUTZ: Thank you, Buddy.

19 MR. SMITH: I'd like to thank everyone for
20 coming out tonight. It was such a hot night
21 and it's great to see people out and getting
22 involved with this and other projects, but feel
23 free to communicate to any of us up here, and
24 if we don't have the answer we'll certainly try
25 to get you any kind of answers.

1 You know, there's meetings going on all
2 the time, village board meetings, town board
3 meetings. Get out and attend them. That's how
4 you educate yourself as to how this process
5 works. I mean I know I am not all that
6 interesting all the time, but it is what it is,
7 and that's how this government works. Thank
8 you for coming out and we'll be talking.

9 SUPERVISOR SUTZ: Thanks, Bob. Neil?

10 NEIL: Buddy and Bob had said it. I'm not
11 only the oldest on the board but I've also been
12 in office the longest and I've sat since 2006.
13 We have an obligation to you since you put us
14 in office. You have an obligation to
15 yourselves and to your community to come to the
16 meetings and keep yourself informed. We try to
17 do that through our minutes and through
18 everything that everyone has done, but
19 unfortunately, we can't come to your homes
20 every week knocking on your door and tell you
21 what's going on individually. But I'm glad to
22 see everybody come out. It takes something
23 like this to bring people together, we
24 appreciate it. My colleagues and myself we
25 take a lot of notes, we're listening to you.

1 I do want to make one comment. Personal
2 on the safety issue. I would like to have the
3 village offices where the police are. I have
4 physically been threatened in 2007, 2008 I
5 opened the office every Saturday from 10 to 12
6 for the public to come in. If it wasn't for
7 the fire fighters who heard a rather loud
8 discussion that was coming from the office, I
9 don't know what would have happened. I
10 appreciated them showing up, coming upstairs,
11 seeing what was going on, I probably would have
12 appreciated it more with a couple of armed
13 police officers. So having safety and having
14 one stop shopping and maybe it not being a good
15 idea, well, maybe it is. It would offer a
16 certain amount of protection.

17 SUPERVISOR SUTZ: Thank you, Neil.

18 Tim?

19 TIM: No comment.

20 SUPERVISOR SUTZ: Tom?

21 MR. FLOOD: I'll make a comment.

22 Hi, everybody. First of all, thank you
23 very much for coming out tonight. It's great
24 to see everybody come out. Ms. Fitzgerald.
25 You're right. Tim Vicious. Good project. I

1 took that word. But I think there is a point
2 in time in a community when you have to also be
3 courageous. (Inaudible.) We do have to
4 improve our communications, Christine. We do
5 have to work together. I think we have a great
6 community. We moved up here from Westchester,
7 I was blown away by this community. Julia runs
8 the recreation department, my kid learned to
9 swim up at the Res, it's just a wonderful place
10 to live.

11 It is ambitious. But I do think and I
12 applaud our Mayor and Supervisor for being
13 courageous, for putting themselves out there,
14 for getting the crap beat out of us up here.
15 That's okay, that's why you put us in place and
16 we're okay with that. But we're going to have
17 to do some things as a board, we're going to
18 have to communicate better, but we do
19 appreciate the dialogue from everybody here
20 tonight, we tried to be very thoughtful about
21 what we did. The previous Supervisor actually
22 made an attempt as well. I don't know if
23 you're aware of that. He also spent some money
24 in order to try and get us what we need in this
25 community and we do need a safe place, Neil's

1 right.

2 I work for IBM, I've worked there for a
3 period of four years, I'm hoping for a longer
4 period of time and we used to be housed in 44
5 South Broadway, and some brainiac had a great
6 idea, let's build a campus up in Somers let's
7 spread all headquarters out. It's insane. We
8 can't afford it, IBM wants to sell the site,
9 when we were all in one building it worked
10 wonderfully. Although there's going to be some
11 pinpoints. We'll try to mitigate that, and
12 that's why we have the professionals to do
13 that.

14 I just want to tell you that as a board,
15 two boards, we're really being collaborative,
16 we are listening to the public, and we are
17 trying to do our best to do what you put us
18 here to do. So I thank you all tonight for
19 being here. We have listened to you, I hope
20 some of it hasn't been too negative, not too to
21 high to low. The bottom line here is we want
22 what's best for Woodbury.

23 We have certain ambassadors here in our
24 community. The Recreation Department is one of
25 them. Certainly our Senior Citizen Department

1 is one of them as well. We really have to
2 support that, and expanding on that would be
3 excellent idea and there is definitely a need
4 in the community -- we see there is more
5 things. I know Mike or somebody suggested or
6 David -- we did a tour of the Building
7 Department it's insane in there. It's not
8 safe. There is not enough room. By the way,
9 guys, they even tell us maybe the new room
10 won't even be big enough. The bottom line here
11 is we but the fact is we brought together -- Al
12 I know you didn't like to use that word -- we
13 brought together preliminary plan it didn't
14 make money sense, but more money than that into
15 that, but in some ways you'd like to see the
16 whole Lego thing built, right? I said, Lego,
17 because the fact is, you know you do want to
18 bring in more revenue into our community the
19 best way to lower our taxes is to bring some
20 more ratables in. You know, honestly, I know
21 people are looking at those buildings next to
22 the commons. I think that just the parking
23 alone stop people from parking there who want
24 to go to the Commons would be a nightmare all
25 by itself nobody's even talked about that --

1 those buildings they are really not adequate --
2 I have been in the bottom of a building with
3 IBM for quite a long time and they just won't
4 suit our needs. However, I do understand that
5 it would be better if we fixed them up and made
6 them look more attractive that part of our Town
7 as we came in, it would look great. Well,
8 that's what the board is trying to do we're
9 going to try to get on those people that own
10 those buildings, take care of those buildings,
11 and make them more attractive, and by the way
12 try to make them more attractive so we can get
13 it sold. It's obvious not at the right price
14 point, it didn't sell at five million, it's not
15 selling at 1.5 million, something must be going
16 wrong in those buildings.

17 Could it be parking? I know it's parking,
18 because my kids went to the pedestrian there,
19 and I could never get parking when we tried to
20 go in for a doctor appointment and that was
21 just a couple of businesses being in there. So
22 we have to do due diligence for a lot of
23 things, not just what we're doing, but also
24 what we can bring to us. I know I talked for a
25 long time, but I just wanted to get my thoughts

1 out there. Thank you guys for being here.

2 SUPERVISOR SUTZ: Thank you, Tom. Frank?

3 MR. PALERMO: I got to be brief. What I'd
4 like to say is I give a lot of credit to David
5 and Michael. They stepped forward and they put
6 their political careers on the line, not that
7 they want to make this a career, but the point
8 is, they are the ones getting hammered for this
9 stuff and I hear constantly, we have to do our
10 due diligence, we have to slow down, we got to
11 do this -- how many people must be saying how
12 could it take 10 years to build an exit off of
13 Route 17? Well, we are moving at a pretty
14 quick rate, but at the same time we are doing a
15 lot of work.

16 If you listen to what Al stated, he's
17 giving you all these numbers, we've done
18 studying, we've done this, we've done that. It
19 is moving a little quickly, but you know what?
20 It's better than sitting here and waiting 10
21 years for our bond counsel while this building
22 falls apart.

23 There is a necessity, it needs to be done,
24 and we don't need to be lollygagging on to it.
25 I think that they're moving at a nice clip

1 which is refreshing in this time of day because
2 everything takes 50 years to build, and to the
3 point where it takes 5 to 6 years to build,
4 we'll take our time, well, you know what? So
5 let's do what we to get it done. I feel
6 confident that they are doing it right, I feel
7 confident the Ts are being crossed, the Is are
8 being dotted, and I feel very confident in this
9 committee with the Supervisor and Mayor as well
10 as our architect and engineer to do the right
11 stuff and do the right thing for the Town. So
12 I thank you Mayor and Supervisor and everybody
13 else, and thank you for coming out tonight.

14 SUPERVISOR SUTZ: Thank you, Frank.

15 TRUSTEE EGAN: I have kept quiet all
16 night. I have a couple of brief things to say.
17 First of all, as the Mayor said, there are a
18 lot of people in this room. We really do truly
19 appreciate everybody coming out to give us
20 their input because far more often than not, we
21 can do role call and we have to take our shoes
22 and socks off to count the number of people for
23 village or town board meetings.

24 As the Mayor has also pointed out, we have
25 spent millions of dollars in bonds before for

1 many infrastructure projects over the past four
2 terms we've been in office because this is the
3 right thing to do and it is important to focus
4 on infrastructure and to make sure that we take
5 care of things now to avoid spending more money
6 down the road. This is another one of those
7 examples in my opinion.

8 The other thing I want to point out, is I
9 have been giving a lot of thought, there has
10 been a lot of discussion about the permissive
11 referendum and whether or not there should have
12 been a vote before, or is there going to be a
13 vote after and how many signatures do we have
14 to get and things of that nature.

15 I got to say, for every election that
16 we've run, we've had to go out there and get
17 signatures just to get on the ballot. That's
18 kind of the litmus test as to whether or not we
19 should be on the ballot, and we've gotten the
20 signatures and we've gotten on the ballot. As
21 I have been thinking about this and we have
22 been discussing this, everybody has been making
23 comment throughout the evening. If there are
24 enough people that want to sign the petition
25 that want to get this on the ballot that's

1 great. Then it will be. Then there will be
2 vote. As it stands right now, I don't know
3 where that process is. And I hope there will
4 be a vote because I think there should be a
5 vote. But that's the process as it stands
6 right now. And if enough people are
7 interested, and enough people feel that way,
8 then get all the information you can, and again
9 the room is packed and I think it's great.
10 There's been a lot of information discussed and
11 we'll have a vote or we won't have a vote and
12 the process will move forward one way or the
13 other.

14 Just keep in mind though, if we don't do
15 it this time, and there's been far more
16 municipal building projects that I've heard
17 about in the past few months than I ever knew
18 existed in this Town, if we don't do it now,
19 what's going to be next? What's going to be
20 the next project that we're going to consider,
21 and when is that going to occur while this
22 building falls down around our ears? This is
23 probably the best option that we have at this
24 point, and everybody needs to strongly consider
25 that. Thank you.

1 SUPERVISOR SUTZ: Mike Essig.

2 MR. ESSIG: Basically, I don't need to
3 reiterate what the other councilman and
4 trustees have already said. It's about you,
5 the residents. By coming here tonight, it
6 shows us that we have a job to do. We're going
7 to do our jobs. We have a fiduciary
8 responsibility to protect you, to make sure
9 that what we do is proper. And by listening to
10 you, and everybody has their vocal points and
11 their expertise. You know, that's why we have
12 advisers, and that's why we hire individuals in
13 their criteria what they know is best. But
14 listening is what we need to do.

15 I think this was a very open forum. I
16 think everybody will walk out better tonight by
17 saying okay, the town and village basically sat
18 here today and listened to the community. Now,
19 we have a job to do and then obviously you do
20 too. Obviously the people spoke about a
21 possible referendum and I agree with Trustee
22 Egan, I hope it does also go to a referendum.
23 The taxpayers need to know what they want and
24 if that's what they want or not want they'll
25 make that decision.

1 So I commend you for coming, I wish there
2 was more people. I wish we packed the room to
3 capacity. Unfortunately it didn't happen, but
4 you know what? This is a start, and hopefully
5 we can all work together and move to the actual
6 what we really want in our Town to actually be
7 able to be happy for what listen -- we pay a
8 lot of money, we have a beautiful town, we have
9 a beautiful community, and safety obviously is
10 our most important, we have a great school
11 direct, everybody has taken advantage of the
12 great school district with our children and now
13 we need to basically -- we have employees that
14 need to the work. They need to have a safe
15 place to work, not to worry about what they're
16 working around, and I think we took a look at
17 how we sit in this room. We're hot, air
18 conditioners are barely working, so those are
19 things that we can actually take into
20 consideration. I appreciate it again, and I
21 commend the Mayor and Supervisor, it's a lot of
22 work, and I just want to say, thank you.

23 SUPERVISOR SUTZ: Mayor.

24 MAYOR: I would like to apologize because
25 I take a lot of medication and my mouth is very

1 dry and I have a hard time talking sometimes.
2 I'll try to keep my mouth lubricated.

3 I want to thank everybody for coming out
4 tonight. I thought it was actually good, I
5 thought most people really got up and gave a
6 genuine concern about what they were concerned
7 about. I actually came up with a couple of
8 things I wrote down. Chief Jones, Teddy,
9 talked about the police garage, and an addition
10 the police station. I wrote that down because
11 I thought that was good points. And Judge
12 Levinson, when he talked about the court being
13 inadequate. He brought us points there about
14 the expansion. I thought as I was doing this
15 project I was like, I was giving the court too
16 much space, I was giving the court too much
17 space. You gotta be kidding. I'm sorry. But
18 he brought up a point. We had to take look at
19 that. A lot of these things we have a
20 conceptual plan but we can move things around
21 and if the buildings are approved, then that's
22 the stuff we're going to look at.

23 Again, I want to thank everybody for
24 coming out. I will be brief because I know
25 these guys are a little long winded and it's

1 hot in here and wants to go home but I want to
2 just ask everybody, you know, after it's over
3 take a few minutes, you can talk to the
4 consultants if you have any questions you
5 didn't want to ask before. You can come up and
6 ask us any questions you want to ask us about
7 the building. Anyway, thank you so much and
8 have a great night.

9 MS. POTVIN: So I've worked for the Town
10 of Woodbury full time in the Office of the Town
11 Clerk for 19 years. I've been through eight
12 supervisors and numerous town board members. I
13 say that because these people come and go.
14 Your Town Employees, the ladies in the court,
15 the ladies and gentlemen in the building
16 department, parks department downstairs, ladies
17 back here in the building in the assessors'
18 office upstairs in the accounting department.
19 We have to live in this building 40 hours a
20 week, some more than that.

21 This building, and I know and I appreciate
22 that everyone agrees that a New Town Hall is
23 needed. This building is not adequate, it's
24 not safe, save ADA accessible. I issue at
25 least 200 disabled permits a year. And in

1 order to get in here they have to walk up those
2 steps up front or come up this ramp that's
3 crumpling apart. We have one handicap parking
4 spot. We have an employee who is disabled who
5 uses that spot. All the businesses use this
6 parking not the public who need to use this
7 building. I don't think a consensus will ever
8 agree on one plan. You could throw out five
9 plans, I'm working with five board members on
10 each floor. To get five people to agree on one
11 thing is very difficult. Imagine getting
12 11,000 people in this town to agree on one
13 plan. I appreciate that you all agree we need
14 a new Town Hall, but if we keep arguing over a
15 plan, it's never going to happen. And
16 something needs to be happening.

17 In 1999, the big obstacle we had was the
18 school was building their high school and
19 because of that, everyone was like, no, we're
20 not giving money for a new town hall.

21 The longer we wait, what happens if the
22 school does need a new building eventually, how
23 much is the cost for the education center that
24 they're going to move to Sapphire going to cost
25 us? The longer we wait, the more things are

1 going to come up the less it's going to happen.

2 The these poles you see in this building,
3 they're not decor. They're here so that the
4 court doesn't fall down on us.

5 My office -- I'm going to be in the
6 basement any day now because I'm overweight and
7 my chair probably won't hold me much longer.
8 Upstairs in the assessor's office I cringe when
9 they walk because I know it's going to happen
10 one day. This building -- you have some
11 employees here who can tell you, yes we're
12 here.

13 I appreciate you all say we need a new
14 one, but we're not all ever going to agree on
15 one plan. It's never going to happen. I have
16 two brothers and a sister we don't agree on
17 anything. It's just never going to happen.

18 So something needs to be done. Is this
19 the best plan? The people on the building
20 committee really, really believe it is. We did
21 our due diligence. We looked at different
22 places. We all pay taxes too. I rent but I
23 pay taxes through my rent. We all pay taxes,
24 and we're not going to put something to you
25 that's going to cost us unnecessary funds as

1 well.

2 So as someone who actually lives here and
3 works here for 40 plus hours a week, I just
4 wanted you guys to know on behalf of the
5 employees, something really needs to be done
6 and something really needs to be done soon
7 because someone's going to get hurt walking to
8 the court or the assessor's office to apply for
9 their STAR application and we're going to get
10 sued and it's going to cost a lot more than
11 \$9 million.

12 SUPERVISOR SUTZ: So I'm going to be one
13 of the last to speak and there have been a lot
14 of things that have been bantered about town.

15 One of the goals when I took office was to
16 make sure that the village and the town are on
17 the same page, focused on projects that improve
18 the life and quality of life in Woodbury.

19 The Mayor has worked very closely with his
20 board and my board, and you can see that we are
21 sitting up here, united, to tell you that we
22 believe, your elected officials, that this is
23 the best plan today moving forward -- a year
24 from now, five years from now -- I can tell you
25 today that this plan is made to last into the

1 future. I can tell you today that this plan
2 will cost you six cents per thousand dollar
3 assessment on your tax bill. That's what it's
4 going to cost you. Just the building.

5 I can't tell you what's going to happen in
6 the future if I hire 30 more police officers,
7 yes your taxes are going to go up. If we have
8 infrastructure issues within the village, yes
9 your taxes are going to go up. That's the
10 reality of it.

11 But today, this building is going to cost
12 you six cents per thousand of your assessment.
13 So you need to put that in perspective. Are
14 you willing to spend six cents? I don't know.
15 The answer is, I am. I gave you examples of
16 the Mayor's cost, it's \$9.20, my cost on my
17 home is \$9.42. Councilman Arone's cost was
18 \$6.80. It gives you an example what it's going
19 to cost us a year.

20 The numbers that were bantered around,
21 it's \$682,000 a year is what it's going to
22 cause us to bottom out in 500 and it's going to
23 be at the high end of 4.25 percent. This is
24 the cheapest money you are ever going to see.
25 That's a reality.

1 This board is very varied. You have an
2 accountant. You have a plumber, you have an
3 insurance agent, you have a jeweler, you have
4 an IBM facilitator, you have an EMS specialist,
5 you have a law enforcement specialist, you have
6 a real estate agent, you have a businessman.
7 You have a varied background with each of us
8 having a minimum, minimum and maybe mike is the
9 youngest of all of us of about 25 years
10 experience in our fields. We are good at what
11 we do individually. Put us together, and get
12 us united as we are and we are very good at
13 what we do. And I believe for the people of
14 Woodbury we have the best plan to offer.

15 So having said all that having the numbers
16 straightened out please remember 6 cents per
17 thousand dollars assessment is what it's going
18 to cost you if you're interested in having this
19 go forward. If it goes to a vote, you still
20 have the option to have it voted yes.

21 I believe the people of Woodbury are going
22 to support this plan. I believe it's the best
23 thing that we have.

24 Having said all that, I do appreciate a
25 full house. I wish you would come to every one

1 of our village and town board meetings, and
2 find out specifically what's going on. It's
3 better to get first-hand information. My
4 office is open all the time. I'm usually here.
5 I'm going away this weekend because it's a
6 holiday, but other than that, I'm here.
7 Desiree will tell you and so will the staff
8 that's here. I'm here Monday through Friday,
9 I'm here from 8:30 in the morning until
10 whenever I get done in the evening. So I'm
11 doing the job that's required. Is it moving at
12 a fast pace? I am a businessman. I am not a
13 politician. I never claimed to be a
14 politician. I only learned how to do things
15 one way and that's efficiently, effectively,
16 and cost effectively. That's what I do for a
17 living. That is what I am -- anything else --
18 maybe I'm not polished, maybe I need to work on
19 my communication skills, and I'm sure I do, but
20 I am making the effort to get it right for the
21 community. That's the most important thing.
22 There is no agenda up here from anyone of us or
23 all of us put together. The goal is to improve
24 the quality of life of every resident in
25 Woodbury. That's what we want to do. We're

1 going to do it in the parks, we're going to add
2 to it, were going to make it better and
3 stronger. We are the number one small town
4 best place to live in all of America. Not just
5 upstate New York. All of America. And that's
6 any small town that has a population of 10,000
7 or more. We are also the number 20 best place
8 to raise your family. We didn't do it by
9 accident. We did it by this community. So I
10 take nothing personally. If this doesn't go
11 through, so be it, and we will follow up with
12 the other projects at hand. Then we're going
13 to take care of the business of Woodbury.

14 Thank you, we're all going to be here to
15 listen to any comments that anybody has as will our
16 consultants stay, so if you have personal questions
17 that you want to ask that you didn't want on camera,
18 we need to close this meeting.

19 BOARD MEMBER: I note to close this
20 meeting.

21 BOARD MEMBER: I second.

22 SUPERVISOR SUTZ: All in favor?

23 ALL: Aye.

24 (Public comment is closed.)

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CERTIFICATION

I, Karen Strauss, a Stenographic Reporter
and Notary Public within and for the State of
New York, hereby certify:

That this is to certify that the above
Village Hearing hereinbefore set forth is a
true and accurate transcription of my
stenographic notes; and

That I am not related to any of the
parties to this action by blood or marriage
and I am in no way interested in the outcome
of this matter.

Karen G. Strauss

Karen G. Strauss

Court Reporter