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OFFICIAL COMMUNITY DEVELOPMENT AGENCY

MINUTES

PROCEEDINGS AND VERBATIM DISCUSSIONS OF  
THE TOWN OF HUNTINGTON COMMUNITY  
DEVELOPMENT MEETING, HELD ON THE 8TH DAY  
OF DECEMBER, 2015 AT 8:53 P.M., AT TOWN  
HALL, 100 MAIN STREET, HUNTINGTON, NEW  
YORK.

2015 DEC 30 P 8:53  
TOWN OF HUNTINGTON  
COMMUNITY DEVELOPMENT AGENCY

PRESENT:

FRANK P. PETRONE, Chairman

MARK A. CUTHBERTSON, Member

SUSAN A. BERLAND, Member

EUGENE COOK, Member

TRACEY A. EDWARDS, Member

JO-ANN RAIA, Town Clerk

CINDY ELAN-MANGANO, ESQ., Town Attorney

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CHAIRMAN PETRONE: We're now sitting as members of  
the Community Development Agency.

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RESOLUTION 2015-CD13

CHAIRMAN PETRONE: I offer Resolution CD13.

(Authorize the Chairman to execute an extension to the contract with Cullen & Danowski, LLP, certified public accountants, to conduct an independent audit for the fiscal year ending December 31, 2015).

MEMBER CUTHBERTSON: Second.

MRS. RAIA: Seconded by Member Cuthbertson.

All in favor?

Any opposed?

Resolution is adopted, five-zero.

# 2015 – CD 13

RESOLUTION AUTHORIZING THE CHAIRMAN TO EXECUTE AN EXTENSION TO THE CONTRACT WITH CULLEN & DANOWSKI, LLP, CERTIFIED PUBLIC ACCOUNTANTS, TO CONDUCT AN INDEPENDENT AUDIT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015

Resolution for Community Development Agency Board meeting dated: December 8, 2015

The following resolution was offered by Agency Board Member: Chairman Petrone

and seconded by Agency Board Member: **MEMBER CUTHBERTSON**

WHEREAS, the Huntington Town Board has extended the contract with Cullen & Danowski, LLP, Certified Public Accountants, to conduct the independent audit of the Town of Huntington based on the recommendation of the Town's Audit Committee and it is both advantageous and cost effective for the Community Development Agency to contract for and be audited in conjunction with the Town's audit; and

WHEREAS, the terms of the Federal Community Development Block Grant Program, which is the principal source of funding for the Agency, requires that an annual independent audit be conducted; and

WHEREAS, the Community Development Agency is an independent New York State public benefit corporation, established under Section 654 of general Municipal Law; and

WHEREAS, Community Development Agency Board Resolution 2013 CD-10 authorized the Chairman to execute a contract with Cullen & Danowski, LLP, Certified Public Accountants, to conduct an independent audit for the Community Development Agency; and

WHEREAS, said contract provides for four one (1) year extensions upon mutual consent of both parties; and

WHEREAS, Cullen & Danowski, LLP., Certified Public Accountants, has requested the Community Development Agency Board approval for the third one (1) year extension of the contract; and

WHEREAS, the execution of an extension to this agreement is a Type II action pursuant to 6 N.Y.C.R.R. §617.5(c)(20) and, therefore, no further SEQRA review is required.

NOW, THEREFORE

THE HUNTINGTON COMMUNITY DEVELOPMENT AGENCY BOARD

HEREBY AUTHORIZES the Chairman to execute the third extension to the contract with Cullen & Danowski, LLP, 1650 Route 112, Port Jefferson, New York 11776, to conduct an audit for the fiscal year ending December 31, 2015, for an amount not to exceed the sum of SIX THOUSAND FIVE HUNDRED NO/100 (\$6,500.00) DOLLARS and upon any such terms as may be imposed by the Agency's counsel

VOTE:                    AYES: 5                    NOES: 0                    ABSTENTIONS: 0

Chairman Frank P. Petrone	<b>AYE</b>
Member Susan A. Berland	<b>AYE</b>
Member Eugene Cook	<b>AYE</b>
Member Mark A. Cuthbertson	<b>AYE</b>
Member Tracey A. Edwards	<b>AYE</b>

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

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RESOLUTION 2015-CD14

CHAIRMAN PETRONE: I offer Resolution CD14.  
  
(Authorize the sale of a certain premises bearing SCTM # 0400-140.00-02.00.150.000 commonly known as Tower Street, Huntington Station, NY 11746 as is necessary to restore the property to the tax rolls and to ensure same will be used by an owner occupant for a period of at least five years).

MEMBER COOK: Second.  
  
MRS. RAIA: Seconded by Member Cook.  
  
All in favor?  
  
Any opposed?  
  
Resolution is adopted, five-zero.

# 2015- CD 14

RESOLUTION AUTHORIZING THE SALE OF A CERTAIN PREMISES BEARING SCTM 0400-140.00-02.00-150.000 COMMONLY KNOWN AS 17 TOWER STREET, HUNTINGTON STATION, NY 11746 AS IS NECESSARY TO RESTORE THE PROPERTY TO THE TAX ROLLS AND TO ENSURE SAME WILL BE USED BY AN OWNER OCCUPANT FOR A PERIOD OF AT LEAST FIVE YEARS

Resolution for Community Development Agency Board meeting dated: December 8, 2015

The following resolution was offered by: Chairman Petrone

and seconded by: **MEMBER COOK**

WHEREAS, the Huntington Community Development Agency is the owner of the premises commonly known as 17 Tower Street, Huntington Station, New York bearing S.C.T.M. #0400-140.00-02.00-150.000; and

WHEREAS, the premises was purchased by the Huntington Community Development Agency on October 20, 1995 utilizing HOPWA funds for both the acquisition and rehabilitation of the premises; and

WHEREAS, as a condition of the receipt of the HOPWA funds, the use of the property was restricted to the housing of HOPWA qualified individuals for a period of ten (10) years; and

WHEREAS, the restrictions were lifted on October 20, 2005 and the premises and the Huntington Community Development Agency has been using the premises as a rental property since that time; and

WHEREAS, since the expiration of the restrictions, the property has been sporadically rented to various tenants, has suffered damage from said tenants and has not been self-sustaining; and

WHEREAS, the Huntington Community Development Agency obtained an appraisal of the property indicating a value of \$260,000.00; and

WHEREAS, by Resolution 2015-CD7 dated September 16, 2015 the Agency was authorized to advertise for sale the property after determining that it is in the best interest of the Agency as well as the Town of Huntington to sell the premises, to use the proceeds of the sale for other pressing Agency needs and to restore the premises to the tax rolls; and

WHEREAS, The Huntington Community Development Agency marketed the property for sale for over eight weeks with no success before receiving an offer of \$270,000.00 from Ramon Bonilla who is currently a resident of the Town of Huntington

who has agreed to purchase the premises subject to the requirement that same will be utilized as his primary residence for a period of at least five (5) years; and

WHEREAS, the Huntington Community Development Agency Board has reviewed the Short Environmental Assessment Form prepared by the Huntington Community Development Agency at the Board's request; and

WHEREAS, the Huntington Community Development Agency Board is the Lead Agency and is the only agency authorized to transfer title to the premises; and

WHEREAS, this action is classified as an Unlisted Action pursuant to 6 NYCRR § 617.2(ak) of the SEQRA regulations; and

WHEREAS, pursuant to Town Law Section 64(2) this Resolution is subject to permissive referendum and shall take effect thirty (30) days after its adoption or, if a referendum is held, upon the affirmative vote of a majority of the qualified electors of the Town voting on the referendum;

NOW THEREFORE, BE IT

RESOLVED that the Huntington Community Development Agency Board adopts the Short Environmental Assessment Form prepared by the Huntington Community Development Agency on September 17, 2015 and issues a negative declaration; and

HEREBY AUTHORIZES the sale of the premises commonly known as 17 Tower Street, Huntington Station, New York bearing S.C.T.M. #0400-140.00-02.00-150.000 to Ramon Bonilla for the price of \$270,000.00. The Contract of Sale shall be in a form approved by the Huntington Community Development Agency's attorney and shall impose the following condition on said sale:

1. Prior to closing, the Purchaser shall execute Covenants and Restrictions as approved by the Town Attorney which require the Purchaser to reside in same as his primary residence for a period of at least five (5) years after closing. At closing, Purchaser shall cause the title company to record said Covenants and Restrictions simultaneously with the deed in the Office of the Clerk of the County of Suffolk at his own cost and expense;

BE IT FURTHER RESOLVED, that the Agency is directed within ten (10) days after the passage of this resolution to cause this resolution to be published in the official newspapers of the Town and to post the resolution on the signboard of the Town maintained pursuant to Town Law, together with a notice of adoption thereof.

2015- CD 14

VOTE:            AYES: 5            NOES: 0            ABSTENTIONS: 0

Chairman Frank P. Petrone	<b>AYE</b>
Member Susan A. Berland	<b>AYE</b>
Member Eugene Cook	<b>AYE</b>
Member Mark A. Cuthbertson	<b>AYE</b>
Member Tracy A. Edwards	<b>AYE</b>

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

1 CHAIRMAN PETRONE: That concludes the business of  
2 our Community Development Agency Meeting.  
3 I'll entertain a motion to close this  
4 meeting and open the Local Development  
5 Corporation.

6 MEMBER COOK: Motion.

7 CHAIRMAN PETRONE: By Mr. Cook.

8 Seconded by?

9 MEMBER EDWARDS: Second.

10 CHAIRMAN PETRONE: Ms. Edwards.

11 All in favor?

12 [WHEREUPON THE MOTION MADE AND SECONDED WAS  
13 VOTED ON AND CARRIED. THE MEETING OF THE  
14 COMMUNITY DEVELOPMENT AGENCY OF THE TOWN OF  
15 HUNTINGTON WAS CLOSED BY THE CHAIRMAN, FRANK  
16 P. PETRONE, AT 8:54 P.M.]

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