

A Workshop Meeting of the Board of Education, Seaford Union Free School District, was held on Tuesday, March 9, 2010, in the All Purpose Room of the Manor Elementary School, 1590 Washington Avenue, Seaford, New York.

PRESENT: Mr. Michael D. Sapraticone – President (arrived 7:53 p.m.)
Mr. Brian W. Fagan – Vice President
Mr. John DelGiudice – Trustee
Mr. Richard G. DiBlasio – Trustee (arrived 7:40 p.m.)
Ms. Linda Hurley – Trustee

Mr. Thomas J. Markle
Mr. Brian L. Conboy (left at 11:40 p.m.)
Mr. Kenney W. Aldrich (left at 11:20 p.m.)
Mr. Christopher Venator – Attorney (arrived 8:45 p.m.)

At 7:35 p.m., the Vice President of the Board of Education opened the Special Meeting. As the first order of business, Board Vice President Brian Fagan led the audience in the Pledge of Allegiance.

OPEN MEETING

None

OPENING REMARKS

Seaford Avenue School:

WORKSHOP TOPIC

Andrew Ward's Preliminary Presentation:

Upkeep of vacant Seaford Avenue School building
Security detail
Fire Alarm monitoring
Vendor Costs
Boiler overhaul and repairs
Plumbing repairs
LIPA costs
Oil Costs
Reissue of Certificate of Occupancy as vacant building
Insurance Costs
Cost of taking away staff from other jobs
When would it be a danger to the Community?
Outside
Roof, windows, masonry would go first
To bring in another tenant
Another inspection would have to be done to get new CO

Visual Inspection Report Of The Seaford Avenue School Submitted By H₂M Architects:

**INSPECTION REPORT OF
SEAFORD AVENUE SCHOOL**

Severio Belfiore and Guy Page of H₂M looked at architectural, electrical and mechanical aspects of the Seaford Avenue building
Exterior – envelope – skin of building
Driveway, parking lot issues, fencing
Single pane windows, doors, roof, re-pointing of bricks, front steps not ADA compliant
Interior -
Boiler system, fuel pumps, thermostats, classroom unit ventilators, as well as corridor and gym
Electric system upgrade, flooring and ceiling damage from moisture

SEAFORD AVENUE SCHOOL (cont'd)

ADA Guidelines

Elevator needed, new toilets, new hardware, wood ramp not ADA Compliant
Any future use of building would require full compliance

Cost to Demolish

43,000 square foot

Must do asbestos abatement first – about \$100,000

Then about \$250,000 to demolish

New building that size would cost 11-12 million

Interior in fairly good shape – well maintained

Classroom sizes, bathrooms all fine for today's standards – gym, kitchen

Questions:

If we continue to occupy building for non-instructional use would we still need to do ADA issues

- SED would need to see attempt at meeting requirements
- State aid would only be there (58.7%) if used for instruction

Seaford Avenue Options:

- Keep building
- Partial or total sale
- Sell to developer, BOCES, Community Center
- Perhaps do another bond 2-3 years down the line to use building for community
- Is BOCES decision a definite? Would they stay if we lowered the price?
- Community committee recommended selling property in 2007
- Is cost of waiting worth savings we would get if we sold it in 3 years?
- If sold, money could be put into annuity to off-set taxes; pay off current bond
- Town or County buying as an open space
- Go out to real estate

Areas covered in the discussion of the Elementary Restructuring Initiative:

Mr. Conboy met with the Elementary Administrators

Harbor and Manor have been neighborhood schools for 25 years

Restructuring would entail

- Harbor: K-1-2 – early childhood
- Manor: 3-4-5 – intermediate
- Harbor access road would need to be completed before we do this

**WORKSHOP TOPIC:
ELEMENTARY
RESTRUCTURING INITIATIVE**

ELEMENTARY RESTRUCTURING (cont'd)

Educational Benefits

- Consistency among grades
- Communication between grade level teachers
- Curriculum planning
- Class sizes would be consistent – unlike now where the Harbor/Manor has differences
- Special Education would have similar benefits

Pros & Cons

- Pros
 - Works well because our district is similar throughout
 - Instructional consistency
- Cons
 - History
 - Manor Kids/Harbor Kids
 - People buying homes so children could be walkers

Other Considerations:

- Multi-age program in Harbor – Possible K-1-2?
- Extra-curricular assemblies could be more age appropriate
- 3,4,5 – 5th Grade students could change classes, have intramurals
- Would balance out space issues

Comments, Questions and/or Concerns Raised by the Public included:

PUBLIC COMMENTS

- Multi-age excellent programs
- How would Special Ed Programs work?
- What would we need to talk about in public; What's the number 1 purpose
- Would be great not having any more Manor/Harbor division
- Resident explained focus of previous Seaford Avenue Committee; how they did research and came to decisions
- Formula for aidability – can ours change?
- If we mothball the building could we use it for some things?
- Please try to keep multi-age program in the District

Board/Administration Comments:

**BOARD/ADMINISTRATION
COMMENTS**

Building would have to be vacant – The revised Certificate of Occupancy from the State would have to reflect use or non-use of the building
Special Ed programs would depend on needs
Number 1 purpose of change should be for educational benefits

Proposed Copier Contract Extension:

**ADMINISTRATIVE
INFORMATION ITEM**

Konica Minolta bought out Danka
Offer to extend existing lease at current cost for 3 additional years and
replace 4 teacher machines with new Konica machines
Parts for Toshiba machines are difficult to get which causes longer down
time for teacher copiers
Offer is time-sensitive
Board questions concerning details of the proposed extension led to a
heated discussion on this matter. The lack of details and the need for
further information led tempers to flare. The Board President asked for a
motion to adjourn the meeting.

At 10:50 p.m., a motion was made by Ms. Hurley, second by Mr. Fagan, to
adjourn the Workshop Meeting and enter into Executive Session for the
purpose of discussing negotiations.

**ADJOURN WORKSHOP
MEETING**

No Discussion.
All Ayes
Motion Carried.

There being no further business, a motion was made by Ms. Hurley,
second by Mr. DelGiudice, to adjourn Executive Session at 11:52 p.m.

**ADJOURN EXECUTIVE
SESSION**

No Discussion.
All Ayes
Motion Carried.

Respectfully submitted,

Linda Hurley,
Vice District Clerk