

**VILLAGE OF TUXEDO PARK  
SPECIAL BOARD OF TRUSTEES MEETING  
JANUARY 10, 2008  
7:30 P.M.**

The special meeting of the Board of Trustees was held on Thursday, January 10, 2008 at 7:30 p.m. in the Village Hall, 80 Lorillard Road, Tuxedo Park, NY 10987.

Present: Mayor Houston Stebbins  
Deputy Mayor Lawrence Darby  
Trustee Christopher Hansen  
Trustee Tinka Shaw  
Trustee Charlotte Worthy

Clerk: Deborah Matthews

Also: David McFadden, Greg Beard, David DuPont, Susan Goodfellow, Bonnie Takehuchi, Tom Salierno, Sally Spooner, Mary Graetzer, Meg Vaught, Alan & Sue Heywood, Denise Gilroy, Jim Hays, Phil Tavani, Jane Janson, Dena Steele, Kathy Biehl, Pat Iazetti, Aubrey deBordenave, Mary Grimmig, David Morton, Matt King-reporter for the Times Herald-Record, and others.

Mayor Stebbins called the meeting to order at 7:30 p.m. and led the Pledge of Allegiance.

**WEE WAH BEACH CLUB PROPOSALS**

Mayor Stebbins announced that the residents who had previously submitted alternative proposals regarding the Wee Wah Beach Club license agreement would present their proposal and that there would be no comments from the public.

Presentations were made by David McFadden and by Greg Beard speaking for Rob Silway who was unable to attend. David du Pont spoke on behalf of the Wee Wah Beach Club.

David McFadden: 1) Create Village Parks and Recreation Department to run the Wee Wah Beach Club, 2) create a Parks and Recreation advisory committee as liaison to the Board of Trustees, 3) revenues to run would come from membership fees, taxes from both the Village and Town, grant money, possible recreation fees and private donations, 4) reinstitute a North Gate for members of the Beach Club to enter the Village, 5) phase in over a number of years, 6) it would be a year round facility, 7) clearly define membership boundary areas of the Hamlet and Fishing Club, and 8) a strong suggestion to move the DPW and Village Office in order to sell those properties and generate revenue for the Village.

Questions by the Trustees: 1) what is the cost of reinstating the North Gate, 2) does the Village own the land, 3) is there a detailed breakdown of the cost, 4) would the new Recreation

Department be the group responsible for running the Beach Club, and 5) why would grant money be available/appropriate in this situation.

Greg Beard: 1) proposes outsourcing to a third party management company who would be responsible for handling all administrative duties of the Wee Wah Beach Club as well as safety and staffing, 2) should be run primarily for the benefit of the Village taxpayers, 3) the Village should take control of the property and create a new club, 4) current club members would be grandfathered, 5) new members would have to volunteer their services to the Village first, 6) proposed improvements and redesign of the entire area, 7) propose the club pay the Village \$10,000 usage fee annually, 8) propose \$8,000 annually in private donations, 8) all membership fees be equalized, 9) photo ID's should be issued for all non-Village resident club members, and 10) all changes can be implemented for \$52,835 with fee increases and private donations covering the cost.

Trustee Comments: 1) the Village does control the Beach Club with a 6 to 5 voting majority on the Club Board, 2) the Club Board should conduct more open elections, 3) absentee ballots should be introduced in the election process, 4) in time, higher membership fees would out price Hamlet members, 5) resources should be available for improvements, 6) more information is needed regarding compliance with existing state and safety regulations, and 7) security and Village access goes beyond the Beach Club and should be addressed separately.

David duPont: 1) management continuity is an asset to the Club, 2) the coming year budget lies between \$45-49,000, 3) budget includes life guards, Federal and State taxes, cost of checkers, full time paid beach managers for 5 weeks, insurance, ongoing facility maintenance, equipment repairs and replacement, bathhouse supplies and cleaning materials, off duty police officer coverage for July 4<sup>th</sup> and 5<sup>th</sup>, \$2,000 usage fee to the Village for 2008, 4) parking areas will be more clearly defined, 5) bear proof garbage containers will continue to be used, 5) it's hoped that a joint three-year plan to improve the facilities will be created jointly between the Board of Trustees and VIAC, 6) the plan will be presented annually to the Trustees by December 15<sup>th</sup>, 7) ask that the Village consider reinvesting the Town Recreation Department funds back to the Beach Club for operating costs (historical practice), 8) suggest the Village retain a year round professional lakes management organization for all three lakes, 9) exact boundaries of the Hamlet should be reconfirmed, and 10) the Club asks the Village to provide three tons of 'clean' sand for the beachfront and children's play area prior to Memorial Day.

Trustee Comments: 1) were cost studies conducted on the cost of repairs to bring the waterfront area into compliance with safety regulations, and 2) were any water quality testing performed by the Club during the 2007 swimming season

Mayor Stebbins read a list of suggested amendments to the Wee Wah Beach Club License Agreement that he compiled.

A discussion followed.

**NEW BUSINESS**

**SCHEDULE PUBLIC HEARING**

A motion was made by Mayor Stebbins, seconded by Trustee Hansen that a public hearing be scheduled for January 16, 2008 at 7:30 p.m. on Local Law Introductory #1 of 2008 – Amending Planning Board and Board of Architectural Board powers and duties. (A copy of the law is attached.)

Vote of the Board: Trustee Worthy – aye  
Deputy Mayor Darby – aye  
Mayor Stebbins – aye  
Trustee Hansen – aye  
Trustee Shaw – aye

The motion was passed by a 5-0 vote.

**ADJOURNMENT**

A motion was made by Mayor Stebbins, seconded by Trustee Hansen that the meeting be adjourned at 10:07 p.m. The vote was 5-0 in favor.

Respectfully submitted,

Deborah A. Matthews  
Village Clerk-Treasurer