

FINAL MINUTES: FEBRUARY 24, 2025



Village of Bellport

General Meeting
Monday, February 24, 2025 at 7:00PM
This meeting will be held in the Community Center

A G E N D A

This meeting is open to the public in the Community Center, located at 4 Bell Street. It is an in-person meeting and will be streamed on Zoom.

Pledge of Allegiance & Roll Call

Mayor Maureen Veitch welcomed those present and led attendees in the Pledge of Allegiance.

On a motion by Trustee Michael Young, seconded by Trustee Lorraine Kuehn and unanimously carried the meeting was opened at 7:02 pm.

In attendance: Mayor Maureen Veitch, Deputy Mayor Steve Mackin, Trustee Nathan Rohrmeier, Trustee Lorraine Kuehn, and Trustee Michael Young. Also, Attorney Lisa Perillo.

Opening remarks by Mayor Maureen Veitch

Mayor Updates Capital Projects, Grants

- a. FEMA We continue to work on the 3rd of 4th submissions. The submission is very complex and every detail of expenditures must be included. At this point, we are working with Mark Mundel and Adon Austin from GEI to gather documents.
- b. HUD 2024 Grant
This grant covers Howell's Creek, Otis, South Howells and Thornhedge flooding. We must identify an engineering firm for the 3 road endings. Permits are in place for the Howell's Creek portion of this grant and dredging will be done in the fall.

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- c. Shutters
The shutters are being ordered under the guidance of James Carson. Funding of \$5,000.00 has been made by anonymous donors via the Bellport Village Program Fund. The difference of approximately \$4,900.00 will be paid by the Village.
- d. Discontinuance of Bellport Lane - Marina/Dock Parking Lot Tentative Public Hearing set for March 24, 2025.
A Public Hearing was set at the February 10, 2025 Work Session regarding a partial discontinuance of Bellport Lane. Mayor Veitch clarified comments that were made at the February 10, 2025 Work Session. The discussion involved concern that the area was going to be a gigantic parking - not the case. Physically everything will essentially look the same. We just want to be able to control traffic and make sure that it is safe for people who are fishing, crabbing, sailing, etc. This would not change Bellport Lane.
- e. Update of Village Election – Mayor (4 years) & Two (2) Trustees (4 years) June 17, 2025 from 7:00 am to 9:00 pm at Bellport Community Center, 4 Bell Street, Bellport, NY 11713
- f. Rental Codes/Policies – Mayor Veitch/Trustee Young
At the Work Session of February 10, 2025, a discussion started around rental codes and the policies in the Village. What I would say about this is simply the following:
We are not putting a law in place this evening or next week, but we definitely care a great deal about quality of life in Bellport. An example of a problem is a house in the Village that is an Airbnb short term rental. Frequently there are loud parties and last year on Father's Day, the party went through 2:00 am. The police had to be called and in addition the garbage was left out. I would not want to be the neighbor to this property, so quality of life really matters. Everyone on this Board cares deeply about the quality of life in Bellport Village.
One of the ways in which people get to know Bellport is to put their toe in the in the water by renting. If you rent a place in Bellport, it could result in new permanent residents. So this Board will be thinking about and addressing that and also focus on enforcing codes. We are requesting the public to make a formal complaint to the Board if there are situations in the Village concerning rentals.

Trustee Updates

- a. Deputy Mayor Steve Mackin – DPW, Bellport Fire Department, South Country Ambulance, Suffolk County Police Department – Road Safety
- Suffolk County Police Department
 - Emergency Preparedness Plan Progress

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We are working on the final leg of the FINAL of the Emergency Preparedness Plan should be able to adopt by April.

- b. Trustee Nathan Rohrmeier – Code Enforcement, Waterfront Management Board, Golf Commission, Tennis Commission, and Vouchers
 - Recap of HUD 2022
We are working with the Waterfront Committee as well as VHB, the engineering firm. At this point, VHB still owes us the environmental report. We can't do anything further until we have that. So, once we have the plans, we will submit them and then the plans will be executed. Tennis and golf are quiet right now as we get ready for the 2025 season. Meetings being set up with the golf and Tennis Commission.
- c. Trustee Lorraine Kuehn – Communication/Website, Business District, Senior Program, Vouchers, Kids Camp, and Building Department
 - Employee Handbook
I am currently working as liaison on updating the Employee Handbook, which was last updated in 2009. The document has 47 pages of detailed typing. We are missing a couple of New York State labor laws that have to be secured. The next step will be to have our attorney review before providing to the Board for approval.
 - Town of Brookhaven Senior Programs
Mayor Veitch and I went to the Town of Brookhaven to promote and obtain the Senior Community Development Grant for the senior program. The presentation went very smoothly.
- d. Trustee Michael Young – Zoning Board of Appeals, Architectural Review Board, Beautification Committee, Planning Board, Historical Preservation, Yacht Club/Sailing Foundation
 - Rental Law Update
As spring approaches, I have been approached by a number of residents who have expressed concerns about some of the problems with short-term rentals. In particular, the concerns have been expressed that we will repeat some of the problems of last summer. I'm mentioning that because I appreciate and share those concerns.
But I'll mention here just one aspect of my own experience, which I believe to be common knowledge. My experience is that a long-term resident is inclined to be more attentive to, and more respectful of, the sensitivities of neighbors and the welfare of the community overall than someone who's here for a night to go to a party.

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I believe that to be an aspect of the character of our Village that is important to all of us. Based on conversations with Board members, it is important to other Board member as well. My own view is to see to it that we have adequate laws to protect that which we hold so dear.

Open to Public

Loretta Drew stepped up to the microphone for the public portion of the meeting. Ms. Drew wanted to talk about the Airbnb situation. She stated: I hold a real estate license in this Village and benefit financially from rentals. However, this Village is my heart and soul and I don't believe that short term rentals are a good thing. I feel that the issue is when you're buying a house in the Village, are you buying a home or are you buying a business? And if you're buying a business, your business should remain in the commercial district. You should not be invading your neighbors with a house that is a catering hall for a bachelorette, bachelor or birthday parties.

I agree completely that you cannot be a part of a community if you're only here for 2 days. You cannot learn about a community. If you're here for a month you're going to shop in the stores, go to the churches, and will get to know your neighbors. We are a community who cares about our neighbors and I don't feel that people that are here for a few nights care about their neighbors. I would love to see a one-month limit but I think that enforcement is very important. Two weeks might be OK as a minimum period of rental. I read something about the Board talking to Airbnb about this and don't know why you would do that. We know what they do and what they want.

Mayor Veitch thanked Ms. Drew for her comments and continued the meeting with requested dates and activities in the Village.

Open Discussion:

Motion: Deputy Mayor Mackin – Second Trustee Rohrmeier and unanimously carried.

Resolution: 23 Approved the FINAL of Board Meeting Minutes of January 27, 2025 as presented.

Motion: Trustee Kuehn – Second Deputy Mayor Mackin and unanimously carried.

Resolution: 24 Approved the Rules for Use of the Village Bowling Alley Policy as presented.

Motion: Trustee Rohrmeier – Second Trustee Kuehn and unanimously carried.

Resolution: 25 Approved the Engineering Design Services Proposal from J. Pontieri, P.E., D.P.C. for replacement of bridge, at Bellport Golf Club at a cost of \$14,000 for Design Drawings for NYSDEC approval and construction and \$6,500 for Construction Phase Services as presented.

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Motion: Deputy Mayor Mackin – Second Trustee Rohrmeier and unanimously carried.

Resolution: 26 Approved the Proposal to Administer the Village of Bellport’s Stormwater Management Program at a cost of \$6,500.00 as presented.

Motion: Trustee Rohrmeier – Second Trustee Kuehn and unanimously carried.

Resolution 27: Approved the request to use Bellport Marina playground and picnic area for Kreamer Street Elementary School end of year picnic on May 30th, June 6th, June 9th, June 13th 2025 (rain dates June 10th, June 11th, June 12th, and June 23rd, 2025 from 10:00 am – 2:20 pm as presented.

Motion: Deputy Mayor Mackin – Second Trustee Rohrmeier and unanimously carried.

Resolution: 28 Approved the request by Bellport Village Program Fund to use Mother’s Beach for Family Night on July 26, 2025 from 4:00 pm to sunset as presented.

Motion: Trustee Young – Second Deputy Mayor Mackin and unanimously carried.

Resolution: 29 Approved the request by Bellport Village Program Fund to hold BINGO at Michael and Janet Foster’s home or the Country Club July 10th and July 31st from 4:30 pm – 7:00 pm as presented.

Motion: Deputy Mayor Mackin – Second Trustee Kuehn and unanimously carried.

Resolution: 30 Approved the request by Bellport Village Program Fund to hold “Cocktails by The Bay” on August 9th from 3:30 pm to 8:00 pm as presented.

Motion: Deputy Mayor Mackin – Second Rohrmeier and unanimously carried.

Resolution: 31 Approved the request by Bellport Village Program Fund to use Ho Hum Beach for a Sandcastle contest on August 23rd (rain date August 24th from 10:00 am to 5:00 pm as presented.

Motion: Deputy Mayor Mackin – Second Rohrmeier and unanimously carried.

Resolution: 32 Approved the request by the Bellport Chamber of Commerce to hold the “Easter Crazy Hat Parade” on April 19th from 11:00 am to 12:30 pm. The route is from South Country Road from Fire house and ends at the Gazebo by the Community Center as presented.

Motion: Trustee Young – Second Trustee Rohrmeier and unanimously carried.

Resolution: 33 Approve the request by the Bellport Garden Club to hold a Bellport Garden Tour on June 21st from 11:00 am to 4:00 pm as presented.

Motion: Deputy Mayor Mackin – Second Trustee Rohrmeier and unanimously carried.

Resolution: 34 Approved the request by the Boys & Girls Club to hold a Beach Ball fundraiser on June 21st from 9:00 am to 12:00 am (event 7:00 pm to 11:00 pm at 8 Bayberry Road as presented.

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Motion: Trustee Young – Second Trustee Rohrmeier and unanimously carried.

Resolution: 35 Approved the Engagement Letter with Cullen & Danowski, LLP to provide services for the audit for the basic financial statements and Justice Court Funds for the year ended May 31, 2025 as presented.

Motion: Trustee Young – Second Trustee Rohrmeier and unanimously carried.

Resolution: 36 Approved the Engagement Letter with Cullen & Danowski, LLP to provide services for the audit for the Justice Court Funds for the year ended May 31, 2024 as presented.

Motion: Trustee Young – Second Trustee Rohrmeier and unanimously carried.

Resolution: 37 Approved the Engagement Letter with Cullen & Danowski, LLP to provide services for the audit for the Justice Court Funds for the year ended May 31, 2023 as presented.

Motion: Trustee Rohrmeier – Second Deputy Mayor Mackin and unanimously carried.

Resolution: 38 Approved the transfer from the Contingent Account to Equipment purchased of an electric cart which was offset by grant received in the amount of \$15,000.00 as presented.

Motion: Trustee Kuehn – Second Deputy Mayor Mackin and unanimously carried.

Resolution: 39 Approved the General Fund Checking Abstract Report consisting of 67 vendors totaling \$184,109.02 as presented.

Motion: Trustee Kuehn – Second Trustee Rohrmeier and unanimously carried.

Resolution: 40 Approved the Enterprise Fund Checking Abstract Report consisting of 16 vendors totaling \$105,762.85 as presented.

Motion: Trustee Rohrmeier – Second Deputy Mayor Mackin and unanimously carried.

Resolution: 41 Approved the Capital General Checking Abstract Report consisting of 2 vendors totaling \$64,360.08 as presented.

Motion: Trustee Rohrmeier – Second Trustee Kuehn and unanimously carried.

Resolution: 42 Approved the raise of \$2.00 per hour for Ray Stenberg (Code Officer) effective February 10, 2025 as presented.

Motion: Trustee Young – Second Deputy Mayor Mackin and unanimously carried.

Resolution: 43 Approved the elimination the position of Code Enforcement Supervisor/Director as it is hereby unnecessary effective January 31, 2025 as presented. (02/24/2025)

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Motion: Trustee Young – Second Deputy Mayor Mackin and unanimously carried.
Resolution: 44 Approved retroactively, January 31, 2025 as Donald Mullins' last day as Village Code Enforcement Supervisor/Director as presented.

Motion: Trustee Rohrmeier – Second Deputy Mayor Mackin and unanimously carried.

Resolution: 45 Approved the issuance of a one-time payment in the amount of \$15,000.00 To Donald Mullins to be paid April 10, 2025, for the purposes of incentivizing Mr. Mullins has agreed to aid and consult, on an as needed basis, in the Village's transition away from the position of Village Code Enforcement Supervisor/Director for a period of 6 months as presented.

Motion: Trustee Kuehn – Second Trustee Rohrmeier and unanimously carried.

Resolution: 46 Approved the submission to Town of Brookhaven for the Community Development Block Grant for the Bellport Village 2025 Senior Program as presented. (02/24/2025)

Motion: Trustee Kuehn – Second Trustee Rohrmeier and unanimously carried.

Resolution: 47 Approved the purchase of five pairs of shutters plus hardware for Village Hall from Timberlane (sole source). Bellport Village Program Fund will provide a donation of \$5,000.00 and pay the vendor directly with the Village paying the difference of \$4,837.91 as presented.

Motion: Trustee Young – Second Trustee Rohrmeier and unanimously carried.

Resolution: 48 Approved the proposal from Hawkins, Delafield & Wood LLP as Bond Counsel for the Village of Bellport to assist with Bonds and BANS as presented.

Motion: Deputy Mayor Mackin – Second Trustee Rohrmeier and unanimously carried.

Resolution: 49 Approved Contract Amendment #1: Additional Conceptual Designs, Cost Estimating, and Public Engagement in the amount of \$101,500.00 from VHB as presented.

Motion: Trustee Young – Second Trustee Rohrmeier and unanimously carried.

Resolution: 50 Approved Village Treasurer Darcia Palmer to attend the annual New York Government Finance Officers Association in Albany from April 1-4, 2025 at the Marriott Albany, Albany, New York as presented.

Motion: Deputy Mayor Mackin – Second Trustee Rohrmeier and unanimously carried.

Resolution: 51 Approved the setting of a Budget Hearing for 2025 – 2026 Proposed Tentative Budget for March 24, 2025 as presented.

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Motion: Trustee Kuehn – Second Trustee Rohrmeier and unanimously carried.

Resolution: 52 Approved Mary Immaculate Church to hold the Easter Ecumenical Prayer Sunrise Service on April 20, 2025 from 5:30 am to 7:00 am as presented.

Motion: Deputy Mayor Mackin – Second Trustee Kuehn and unanimously carried.

Resolution: 53 Approved Bellport Chamber of Commerce to hold Bellport Day with road closed (South Country) on July 26, 2025 from 8:00 am to 5:00 pm as presented.

Motion: Trustee Young – Second Trustee Rohrmeier and unanimously carried.

Resolution: 54 Approved the DebtBook renewal contract amended to include cash management. Software services currently provide for GASB 87/96 Lease & SBITA Management, and Debt Accounting and Management. Year 1 renewal is \$15,800.00 plus \$2,500.00 one-time implementation fee for the cash management software.

Executive Session (If needed)

On a motion by Trustee Young, seconded by Trustee Rohrmeier and unanimously carried the Board moved into Executive Session at 7:45 pm.

On a motion by Trustee Kuehn, seconded by Trustee Rohrmeier and unanimously carried the Board moved into Executive Session at 8:05 pm.

On a motion by Trustee Rohrmeier, seconded by Trustee Kuehn and unanimously carried the Board adjourned at 8:06 pm.

Respectfully submitted,

Mary Pontieri
Village Clerk