DRAFT MINUTES: JULY 28, 2025

Village of Bellport

General Meeting
Monday, July 28, 2025 at 6:00PM
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 (Done in Reorganizational Meeting)

On a motion by Trustee Michael Young seconded by Trustee Steve Mackin and unanimously carried the Board opened the General Meeting at 6:20 pm.

Opening remarks by Mayor Maureen Veitch

Mayor Updates Capital Projects, Grants

a. Zoning Codes
   I'd like to point out to everyone, some of the nuances around zoning. Now, some of you may already realize this but if not, within the Village of Bellport there are different zones:
   There is a business zone, professional zone, cultural zone (the Gateway), and a residential zone. Within the residential zone, there are three categories: A, AA, and B. In addition to all of that, there is also a historic district.
   The codes and guidelines around all of those zones and the historic district are different and in addition to that, even within the commercial zone, there are different uses so for example, if there's a dress shop that would like to be a restaurant, that's something that would have to go in front of the Planning Board.
   This board is very supportive of and encourages businesses. Before making plans in any of these zones, we urge you to speak with the building department at village hall – Marylou Bono. She will inform you of the right process so that when you are making plans, you have all the information you need to make an informed decision.

Everyone on this board took an oath to uphold the laws of the country, State and Village. I will honor that oath even when it can be tough.

b. Purple Horse

Purple Horse is a company that the village hired to do an analysis of the property at the golf course, tennis, food and beverage, the whole location. They submitted a report to us that was delivered to the public approximately a month ago. We asked everyone who received a copy to please make comments pros and cons with new ideas and have those submitted to Village Hall by July 15th. In the process of doing the study Purple Horse professionals spoke to around 40 people. In every meeting for the last 8 months, we have brought up the project of Purple Horse. If anyone has any opinion about what we do with that space we're very open to hearing from you. We have received 22 letters, some of which are 5 and 6 pages and are digesting all of them.

We hope to have a public meeting where golf, tennis, food and beverages, and other facilities will be discussed. From this meeting we'll get feedback from the community. Then the Board will have to make some decisions.

The project is moving along and we hope to have a lot of feedback from the Public.

c. Community Center Grant

We received a grant in 2018 of $187,000 to redo part of this building including the floors. The project is going to begin in September. We expect it to take about 2 months. We did not have to go to bid on it because we piggybacked off a county contract. During the construction the senior program which is held here will be moved to the Bellport Fire Department.

d. Naming of Marina Parking Lot

The area that is known as the dock was actually a road, Bellport Lane. In the seventies, that road was de-mapped and turned into a parking lot was not known to the Boards since 1970. While we were doing some research it was discovered that all of the de-mapping had been done and in fact, all we had to do was submit documents to the county and get an official tax map for the dock. Next step, is to give it a name. Within the Village we have the bandshell parking, municipal parking, Mother's Beach parking, so that area will be known as the Marina parking lot.

That will allow us to control parking as we see fit, particularly when there are lots of kids running around with the sailing program, various activities, and concerts. This will give us the ability to make the space safer.

e. FEMA

We are still working hard to recoup money from FEMA for Super Sandy storm. We did make a bit of progress last week working with Adon Austin, the engineer who did the work. He is trying to piece together all of the details and overtime of the previous clerk so that we can make a submission to FEMA for reimbursement.

f. HUD 2024 Grant- Howells Creek
This grant has 4 pieces to it. It is broken down by Howells Creek, end of Otis Lane, Thornhedge, and South Howells Point Road. We are focusing on Howells Creek to do dredging. To do this, 5 different permits were necessary to mitigate the flooding at the golf course. We have hired GEI, the firm that did all of the work for the project, but they did not do the Environmental Review which is required as a HUD grant. We are going to work with VHB to get the Environmental Review completed by October 1st because we are hoping to complete the dredging done by December 31st. The other 3 pieces of the grant will need a separate Environmental reviews. We can't get reimbursement until we have the Environmental Review completed.

Trustee Updates

a. Trustee Steve Mackin – DPW, Bellport Fire Department, South Country Ambulance, Suffolk County Police Department – Road Safety

Trustee Mackin thanked Mayor Veitch for the kind words. I really do appreciate it and I am not a man of many words. I've been honored to work alongside of a great group for a number of years. The last couple of years have been extremely pleasant, and I thank this board for all the support that they give me.

Bellport Day was very successful. I want to especially thank South Country Ambulance, Greg Miglino, who does a great job overseeing events. Also, thanks to the Fire Department, Jason crane and his staff who help support events and keep us safe.

- Suffolk County Police Department
- Emergency Preparedness Plan Progress

b. Deputy Mayor Nathan Rohrmeier – Code Enforcement, Waterfront Management Board, Golf Commission, Tennis Commission, and Vouchers

Mayor Maureen Veitch reported for Deputy Mayor Nathan Rohrmeier.

- Recap of HUD 2022
The grant is surrounding the Marina Project and the wave fence. We're in a holding pattern, but the good news is all of the work has been submitted and we received our 1st reimbursement for that project.
There is a public notice process that takes place and closes next week. After that, the Waterfront Commission will again start to meet to make progress on it.
- Tennis Update

c. Trustee Lorraine Kuehn – Communication/Website, Business District, Senior Program, Vouchers, Kids Camp, and Building Department

- Employee Handbook
  The Employee Handbook is progressing nicely. It has gone through Council's review and now we're going page by page with Mayor Veitch and Clerk Pontieri to ensure clarity and alignment with the village goals. After that's completed, I will format it electronically and print it out. The Board of Trustees will review and it will be posted. The handbook was last updated 17 years ago and new State and Federal labor laws have been added.
- Town of Brookhaven Senior Programs
- Our Senior Program, is being held at the Bellport Firehouse upstairs in their community room. I understand most of the seniors enjoy it better than the Community Center because the air conditioning is better there. With the grant we received for upgrading the Community Center the Senior Program may stay at the Bellport Firehouse.
- We have our Sunday morning email blast from the Mayor "In the Know at Bellport Village". It tells you everything about weekly schedules, weekly meetings, committee meetings, and if you are not receiving it on Sunday morning, just call the Village Hall and give us your email and we will add it.

d. Trustee Michael Young – Zoning Board of Appeals, Architectural Review Board, Planning Board, Historical Preservation, Yacht Club/Sailing Foundation

- This weekend, the Bellport Bay Yacht Club will be hosting the C420 South Shore Regatta championships. It's actually not being hosted here in Bellport. It will be held in West Sayville.

Open to the Public

Trish Hall, President of the Bellport-Brookhaven Historical Society and Museums. We have lectures, shows, exhibits, and other events meant to bring the community together and enhance its understanding of our history. We support ourselves with member dues, annual fundraisers, and the revenue from several commercial spaces.
After a tenant moved out of the white barn, we rented it to 2 local residents who plan to open a garden and cheese shop. They got the appropriate permit with Agriculture and Markets through New York State. They are not a restaurant and 2 days before their soft opening, the Village said we were not allowed to open a restaurant.

In addition, we were told we were not even allowed to have a retail operation which we have had decades.

We tried to contact the relevant officials, and when that was not successful, we hired a lawyer. Our lawyer met with your lawyer, and they concluded that the best way forward involved proposing a new museum zone. Today Mayor Veitch called me to say that the Village would not be considering our zoning petition.

We have been operating commercially for 50 years. Are all of our activity's illegal? I feel the Village changed the rules out of nowhere and we just want to talk and tell us what the problem is. The store will be open 3 days a week from 11:00 am to 5:00 pm. We didn't ask for permission to open the store because we didn't think we needed to ask because the property has already been determined by the Village to be a pre-existing, nonconforming use.

We existed well before zoning went in and in 2011 the Village ZBA granted a variance permitting the use of property as a museum with commercial use. We're left perplexed and want to talk because it's very confusing.

Trish Foley, Director of the Bellport-Brookhaven Historical Society and Museums for the past 9 years, board member, and freelance exhibition curator spoke next.

As a museum we conduct commercial activities to support our organization. Throughout our campus we operate the Barn Museum, tours of museum historic house museum, blacksmith shop, and boat shed museum. We have fundraiser on the lawn, films on the carriage house wall, annual antiques fair, and serve dinners.

We bring the Middle School History Club for demonstrations at the blacksmith shop and work with the Boy Scouts. A lot of volunteers work hard to provide a cultural and educational experience for the Village and the surrounding area. We thought the opportunity to open the carriage house as a farm shop was compatible with our mission and had the right sensibility for this historic district. The space was painted and repaired.

We are anxious to comply with any guidelines that you set forth and you'll have to tell us what to do. We just ask for you to meet with us and explain what we can do to work with the Village to resolve this.

Open Discussion:

Motion: Trustee Steve Mackin Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 178

Approved the draft of General Board Meeting Minutes of June 23, 2025 as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Steve Mackin and unanimously carried. Resolution: 179

Approved the draft of the Work Session Meeting Minutes of July 14, 2025 as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Steve Mackin and unanimously carried. Resolution: 180

Approved an Intermunicipal Agreement between the Town of Brookhaven and Village to provide Fire Marshal Services for a 2-year option as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Michael Young with Trustee Steve Mackin abstaining, the Board approved the following:
Resolution: 181

Approved the Lease Agreement from Board of Fire Commissioners Bellport Fire District for 10 years (2035) as presented.

Motion: Trustee Steve Mackin Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 182

Approved the request from Brookhaven Free Library to hold Children's Story Time on July 16th from 10:00 am - 11:00 am and July 14th and August 18th from 6:30 pm - 7:30 pm adult art classes at Mothers Beach as presented.

Motion: Trustee Steve Mackin Second: Trustee Michael Young and unanimously carried. Resolution: 183

Approved the request from Bellport Brookhaven Historical Society to hold a fundraiser to restore the Elvira on July 18th from 6:00 pm – 9:30 pm at the Bellport Brookhaven Historical Society as presented.

Motion: Trustee Michael Young Second: Trustee Steve Mackin and unanimously carried. Resolution: 184

Approved the request by Bellport High School to hold a Homecoming Parade on September 27th at 11:00 am as presented.

Motion: Trustee Michael Young Second: Trustee Steve Mackin and unanimously carried. Resolution: 185

Approved the request by South Country Peace Group to use the Community Center on August 6th from 6:00 pm – 8:30 pm as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Steve Mackin and unanimously carried. Resolution: 186

Approved a Tent Permit Application as presented.

Motion: Trustee Steve Mackin Second: Trustee Michael Young and unanimously carried. Resolution: 187

Approved the request from Judge Kerri Lechtrecker to hire Scott Love and John Calle as Court Officers at a rate of $200 each per court night as presented.

Motion: Trustee Steve Mackin Second: Trustee Michael Young and unanimously carried. Resolution: 188

Approved the Contract Amendment #3: Howells Creek Improvements from VHB as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Steve Mackin and unanimously carried. Resolution: 189

Approved the General Fund Checking Abstract Report consisting of 84 vendors totaling $212,873.02 as presented.

Motion: Trustee Steve Mackin Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 190

Approved the Enterprise Fund Checking Abstract Report of 25 vendors totaling $136,646.90 as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Steve Mackin and unanimously carried. Resolution: 191

Approved the General Fund Checking Abstract Report consisting of 3 vendors totaling $2,859.08 as presented.

Motion: Trustee Steve Mackin Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 192

Approved the Capital General Fund Checking Report consisting of 2 vendors totaling $14,521.50 as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Steve Mackin and unanimously carried. Resolution: 193

Approved the transfer from Contingent Account to Community Center Renovations for $187,500 to cover cost of repairs and improvement to building. All cost incurred will be reimbursed as a DASNY Grant as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Steve Mackin and unanimously carried. Resolution: 194

Approved the transfer from Contingent Account to fund swing set at dock. Donation from Bellport Village Program Fund expected to cover cost of $9,278.37 as presented.

Motion: Trustee Steve Mackin Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 195

Approved the request for Dirt Soup to hold a concert at the marina on September 5, 2025 at 7:00 pm as presented.

Motion: Trustee Steve Mackin Second: Trustee Michael Young and unanimously carried. Resolution: 196

Approved the following resolution:

> **Be it resolved**
> that disciplinary charges are hereby preferred against the employee set forth in Confidential Schedule "A"; and be it further resolved that, disciplinary charges having been preferred against the employee set forth in Confidential Schedule "A", said employee be suspended without pay and as provided for in Section 75 of the Civil Service Law effective July 25, 2025 until August 24, 2025; and
> Be it further resolved that Steven Kasarda be appointed as the Hearing Officer in this matter as presented.

Executive Session (If needed)

On a motion by Trustee Michael Young seconded by Trustee Steve Mackin and unanimously carried, the Board entered Executive Session to discuss personnel and litigation at 6:53 pm.

On a motion by Trustee Michael Young seconded by Trustee Lorraine Kuehn and unanimously carried the Board adjourned at 7:58 pm