

# FINAL MINUTES: SEPTEMBER 8, 2025



Village of Bellport

Work Session Meeting  
Monday, September 8, 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

Mayor Maureen Veitch, Trustee Steve Mackin, Deputy Mayor Nathan Rohrmeier, Trustee Lorraine Kuehn, Trustee Michael Young, Village Attorney Larry Davis, and Prosecuting Attorney Deirdre Cicciaro.

On a motion by Deputy Mayor Nathan Rohrmeier, seconded by Trustee Lorraine Kuehn and unanimously carried the Board opened the Work Session Meeting at 6:05 pm.

Opening remarks by Mayor Maureen Veitch

Mayor Updates Capital Projects, Grants

- a. HUD 2024 Grant- Howells Creek  
Mayor Veitch gave an update on the HUD 2024 grant and stated that the village was hopeful that the dredging of the Howells Creek would begin at the end of this year.
- b. Workshop on Country Club Space  
There will be a public meeting on Thursday, September 25<sup>th</sup> 6:30 p.m. held at the Country Club. This Workshop will be held to get additional feedback from Village residences, golfers, tennis players and even individuals who are on the wait list for the Golf.
- c. Movie  
A movie directed by Ryan Murphy called An American Love Story, about John Kennedy Jr., was filmed in Bellport last week. The production company paid \$27,000 for use of the Community Center, permits, dumpsters, and daily

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garbage pickups. Christine Novelli was the administrative liaison working with Jason Crane and the DPW. The filming went very smoothly and the staff were amazing.

### Trustee Updates

- a. Trustee Steve Mackin – DPW, Bellport Fire Department, South Country Ambulance, Suffolk County Police Department – Road Safety
  - Suffolk County Police Department
  - Emergency Preparedness Plan Progress  
Eugene LaFurno is almost done with the document for review by Trustee Mackin and will be presented to the Board.
- b. Deputy Mayor Nathan Rohrmeier – Code Enforcement, Waterfront Management Board, Golf Commission, Tennis Commission, and Vouchers
  - Recap of HUD 2022  
We are still in the phase of having VHB design the wave fence.
  - Summary of Dock Staff  
The dock staff has been doing a very good job this year with the bandshell concerts, Sailing Foundation, and Yacht Club. I want to thank Katie Mehrkens for managing of the dock guards and taking the time to update the dock guard booth.
- c. Trustee Lorraine Kuehn – Communication/Website, Business District, Senior Program, Vouchers, Kids Camp, and Building Department
  - Employee Handbook  
The Employee Handbook is being reviewed by the Mayor, Clerk, and myself. Upon completion of the preliminary draft the Employee Handbook will go to attorney for final approval. It has been 17 years since the handbook has been done.
  - Town of Brookhaven Senior Programs  
The exercise Senior Program has been moved to the Bellport Fire Department on Mondays, Thursdays, and Fridays, due to the renovation of the Community Center.
  - Kids Camp  
No report.

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- Request for Donation from Rotary Club

A Rotarian wants to donate a table and two chairs to be placed at the bus stop at CVS. He would paint the table to be a chessboard on both sides. This would be open to the community to sit down and play chess. This item will be placed on the General Meeting of September 23<sup>rd</sup> for approval. The Mayor stated that the idea was interesting but the location is not likely the safest.

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

- Yacht Club

Last week concluded a very successful season with the tradition of a final cocktail party at the Yacht Club. The Yacht Club continues to look for new members.

- Planning Board

Trustee Young had a very productive meeting with Planning Board Chair Steve Musolino who would like us to look at the Planning Board's responsibilities to see whether we need to provide additional guidance to help in decision making.

### Open Discussion:

#### 1) Rental Registry

Bellport Village is aiming to implement a standalone Rental Registry Law, focused on safety and accountability. The primary goal is safety ensuring that any property being rented has basic protections like smoke detectors, carbon monoxide detectors, proper egress, and no key-locked interior doors.

This law would require property owners to register their rentals and either have the property inspected by certified village officials, or hire a licensed engineer or architect to perform a professional inspection (self-certification).

Attorney Deirdre Cicciaro introduced a proposal for the Rental Registry Law which is modeled on Brookhaven's rental law. Attorney Larry Davis was also in support of the Rental Registry as presented by Attorney Cicciaro.

One aspect of the rental law has been upheld as constitutional. The law protects renters and provides the Village with a contact person for each rental. It's designed to prevent overcrowding in a building, unsafe living conditions, and hidden rentals being used for parties or boarding.

The draft law requires homeowners to certify there are no violations of any federal, state, or local laws relating to their property.

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Trustee Michael Young referred to a written analysis of the draft law that he had prepared which had earlier been circulated to the Board. He said that, in his view, the draft law involved inadvisable levels of risk, especially for homeowners who can't realistically know or verify thousands of pages of potentially applicable law. It creates legal risk for both the homeowner and the Village, especially if a certification turns out to be false or uninformed. Even lawyers could be expected to struggle to confidently sign such a blanket certification. He observed that liability may also fall on the Village if it facilitates or accepts false certifications.

Trustee Lorraine Kuehn echoed concerns about the vagueness of requiring applicants to certify that no violations exist. The consequences of a false certification are not clearly outlined.

Trustee Michael Young suggested revisiting the Quogue Rental Law, which is simpler and more tightly crafted.

There was some debate over whether sales of property would be affected, as the draft law restricts brokers from marketing rentals or sales of unregistered properties.

Ms. Cicciaro said that the scope of the certifications should be construed narrowly and she listed particular property features, such as smoke alarms, she had in mind, all of which pertained directly to the safety of the home.

In conclusion, the Board is in agreement on the need for a rental registry. The goal is to implement a clear, fair, and enforceable law that facilitates rental law enforcement without overburdening homeowners or exposing homeowners or the Village to undue risk. The Board will set a Public Hearing at the next General Meeting.

### 2) Deer Fences

Mayor Veitch brought up and discussed with the Board deer fences in the Village. These fences are being installed due to increasing deer intrusions, which raise health and safety concerns (e.g., deer droppings, ticks).

Residents are installing deer fences in the Village, especially 8-foot-high in front yards. This violates the current Village codes (front yard fences are limited to 4 feet). The current code requires a building permit for all fences regardless of height or location. Deer fences over 4 feet currently require a variance through the Board of Zoning Appeals (ZBA).

The Board discussed updating the code to specifically allow deer fences under certain conditions, rather than handling each case via ZBA. ZBA should only be involved if a resident cannot meet the general guidelines. The suggested criteria for allowable deer fences would include that they not be visible from the street. The conversation was inconclusive.

### 3) Leaf Blowers

There has been growing concern among residents about the noise and environmental pollution caused by gas and diesel-powered leaf blowers, especially during the summer months. Fumes from blowers are unhealthy for workers and residents.

The Bellport Environmental Committee has proposed a pilot ban on these blowers for the month of August. Several other proposals were discussed. Ban gas/diesel

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powered blowers for commercial landscapers during August next year. Only electric blowers would be allowed.

A more extended ban from Memorial Day to Labor Day (similar to Southampton) was discussed. Some suggested restricting use only on weekends during the summer. The cost to landscapers was a concern insofar as they could require a significant investment (approximately \$6,000) in new batteries/equipment. This cost could be passed on to homeowners, disproportionately affecting working-class residents.

Many homeowners say electric blowers are affordable and can be shared with landscapers. The heaviest blower use is in the fall and spring, not summer – summer cleanup could be handled with battery-powered equipment.

The Board was split but some members were leaning towards some form of restriction during the summer. There was agreement that fall/spring cleanup would still require gas blowers, but summer use is questionable.

This discussion will be continued when more feedback from landscapers on feasibility and cost and possibly amending existing law to reflect a seasonal ban.

Items 4, 5, 6 through 9 were reviewed and will be approved at the General Meeting of September 23, 2025. No action was taken.

- 4) Contest for Naming the Marina Dock Road
- 5) Review the draft of General Board Meeting Minutes of August 28, 2025 as presented.
- 6) Review the Fire Inspection Summary as presented.
- 7) Review the Building Department Activities as presented.
- 8) Review the Open Permit Amnesty Project as presented.
- 9) Review the Notice of Violations, Incidents Report, and Summons as presented.

Trustee Lorraine Kuehn noted that the 2025 – 2026 Holiday schedule for employees need to be corrected. The schedule will be approved at the General Meeting of September 23, 2025.

Executive Session (If needed)

On a motion by Trustee Michael Young, seconded by Trustee Steve Mackin and unanimously carried the Board moved into Executive Session at 7:58 p.m. to discuss personnel and litigation.

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On a motion by Trustee Lorraine Kuehn, seconded by Deputy Mayor Nathan Rohrmeier and unanimously carried the Board moved out of Executive Session at 8:26 p.m.

On a motion by Trustee Lorraine Kuehn, seconded by Deputy Mayor Nathan Rohrmeier and unanimously carried the Board adjourned the meeting at 8:27 p.m.

Respectfully submitted,

Mary Pontieri  
Village Clerk