

DRAFT MINUTES: SEPTEMBER 23, 2025



Village of Bellport

General Meeting
Tuesday, September 23, 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

Village Clerk Pontieri called the roll:

Mayor Maureen Veitch, Trustee Steve Mackin, Deputy Mayor Nathan Rohrmeier, Trustee Lorraine Kuehn, and Trustee Michael Young.

Opening remarks by Mayor Maureen Veitch

Mayor Updates Capital Projects, Grants

- a. HUD 2024 Grant- Howells Creek
Part of this grant is earmarked for the dredging of Howells Creek to stop the erosion, along the golf course, and the cost of plant materials around the edge of the creek. Also, within the grant are monies allocated for the road endings of Otis, Thornhedge and South Howells Point Road. The roads are often below sea level and we'll do everything we can to mitigate flooding so that it recedes quickly. This project has been going on for almost 4 years and we anticipate dredging to start by November 1st.
- b. Workshop on Country Club Space
Thursday evening at 6:30 pm we are holding a workshop at the Country Club. This is a public forum to hear from the public what their thoughts about the future of the facility. This will all include constituents, golfers, tennis players, village residents, and people who use Peter's on the Green. The Board wants to hear from the public so that an informed decision can be made on the next important step. This is a timely opportunity because the two leases that we have on the property is coming due in 2027.

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There will be open surveys for two weeks, so if you can't make the meeting, you can still weigh in and provide feedback. The Board will make some decisions about how to best move forward. The workshop will be professionally facilitated by a person from VHB but will not be a Q & A session.

c. Sanitation Sunday Summary

The pilot program started last year where we opened the highway department for 3 hours on Sundays, so that we could minimize people leaving trash out on Sundays when they had a Tuesday pickup. It has been a successful program with an increase on people dropping off garbage and increase in garbage bags.

d. Deer Fences

The last time we had a Work Session, the Board discussed deer fences and it was inconclusive. At the next Work Session, I want to continue the discussion because this is a problem that is getting significantly worse.

e. Leaf Blowers

Also, at the last Work Session there was discussion about perhaps not using gas and diesel-powered leaf blowers next year for the month of August. The discussion was back and forth among this group and it was inconclusive.

f. Contest for Naming the Marina Dock Road

The dock where we park at the marina has been abandoned as a road. It is now a parking area. In our code book, all of the parking areas have names so we would like to give it a name to go along with its tax ID number. If anyone wants to participate in naming the marina parking lot, please send in your suggestion to Village Hall.

g. Community Center

A grant was secured in 2018 to upgrade the Community Center. Upgrades include putting insulation in the ceiling above the stage, covering that insulation, painting, and redoing the front of the stage so that it is not dangerous for people to open the storage area under the stage. Also, the floor will be replaced with white oak. This will be the last area completed. The work should be completed in January or February.

Trustee Updates

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

- Suffolk County Police Department

The Fire Department, EMT's and police have been quiet.

- Emergency Management Plan Progress

Eugene LaFurno has spearheaded the updating of the Emergency Management Plan. There have been a lot of advancements and Eugene has provided a great comprehensive plan to move us forward.

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The plan covers everything from a simple thunderstorm to hurricane incidents bringing DPW and Fire Rescue connected. The Board will review and then adopt the plan. This will be shared with everybody upon adoption. I want to personally thank Eugene Lafurno for the tremendous amount of work he put into the Emergency Management Plan. He will be at the October 14th Work Session to present the plan.

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

- Recap of HUD 2022

Deputy Mayor Nathan Rohrmeier encouraged the community to attend the workshop tomorrow evening.

The Village has advertised for Code Enforcement. We have received 7 applications for the role to interview in the next few weeks.

HUD 2022 is moving along. At this point, we are waiting for a proposal from VHB to proceed.

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

- Employee Handbook

We started this project in March of this year. It was a 17-year-old Employee Handbook so was very outdated with state and federal labor laws. Working with the Mayor, Village Clerk and myself, we project that we will have its last review (13th) and edited by Friday. Then the handbook will be cleaned up, read by council, redlined and send it to the Board for review.

- Town of Brookhaven Senior Programs

The Village Senior Citizen Program receives \$50,000 from the Brookhaven Town Community Development grant. Of that amount, \$20,000 goes to the exercise program. There are 3 exercise classes which encompasses all of the surrounding areas from East Patchogue all the way to Brookhaven and Yaphank. The program has been relocated to the Fire Department while the Community is being renovated.

The remaining funds of \$30,000 is for the senior van. We have 2 employees that pickup scheduled community members that require being transported to pharmacies, doctor's appointments, and groceries. Currently, the program is getting busier than usual, so we might be running out of money or a shortfall. We want to sit down with the Mayor Veitch and other Board members to see if the shortfall can be made up. At this point, the Village puts in \$3,500

One thought is to reduce the travel distance to the major grocers which would reduce the hours of pickup for salary and labor costs.

The senior program is going really well.

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

Trustee Young started by complimenting Lucy Danziger on the outstanding job on the Scooter. The focus was on the Sailing Foundation and its sailors' accomplishments. The top Opti sailor on the Great South Bay Yacht Racing Association is Bellport's own Max Ficazzola, 14, and the top 15 sailors were all from Bellport. Nationally, 5 of our sailors qualified for the US Optimist Team Trials next spring where the US Opti National Team gets selected. A Bellport sailor has been invited to join the United States National Development Team and with regard to 420's, out of 28 participating sailors, the top 5 were from Bellport.

Trustee Young had two other items to discuss. The first falls under beautification regarding signs in the Village and the compliance of signs. After going through the Village Code trying to find the part that pertains to signs, and I could not do it. It is so specific that it tells you how large your sign can be relative to your roofline and colors. Trustee Young requested the attorney to investigate the code which might be 12-6.

Mayor Veitch stated know the Village does not allow for neon signs but there is one in an office, gas station, and Chinese restaurant. All are not in compliance with our code. I'm guessing we're going to have a discussion on the topic.

Last item is in regards to the project where we hired the company to go over our code and revise it. We should be sure to ask them for a redline so that we can actually see what the changes are because otherwise it would be very difficult to figure it out.

Open to Public

Herman Miller, 11 George Court, stated that he has lived there for 45 years. Mr. Miller played a tape of what he said was his entrance music to his home. Actually, 6 years to this date, my wife filed the first complaint about the obnoxious noise that was coming from the yard. Since that time, it took 3 years to get a lawsuit filed with the court and now it's 6 years later. The people that are in the location in my opinion, are illegally using the property. They have had 6 years of full use at no cost. Now I hear we're considering a settlement to limit the beepers in the AM. Even if they knock it down a little, you're going to end up with more beepers at the end of the day. I think 80% of the beepers were already in the evening. Now there would be 100% of the beepers in the evening hours. If you decide not to go with the settlement and go forward, I think we've got a chance to get rid of all the beepers. Just for the public's edification, the Village reached out to all of the owners who live near the bus company to get their input and to inform them about what the legal story was. Thank you for your time.

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Mary Butler, South Howells Point Road, spoke in reference to the leaf blowers. This has been kicked around for a number of years. I'm going to ask the Board that you bring something in via a moratorium over a year or two. Then I would ask that you please bring in the landscape professionals and talk with them. Try to find a financial way to get interest-free loans. By pushing this through could put people out of work which would be atrocious because we are a community, not a business.

These men are the ones who put the boots on, go out in storms, snow and help the DPW keep this Village residents safe. To push something through because there's a little noise, and try to hurt somebody's job I think is absolutely inappropriate.

Mayor Veitch thanked Ms. Butler for the comments.

Open Discussion:

Open Discussion on the setting of Public Hearing for Rental Registration. The initial point of discussion was a motion to set a Public Hearing for October 27, 2025, on the Rental Registration as presented. The motion was made and seconded.

Trustee Michael Young expressed continued opposition to the draft law, stating that the substance had not changed since the last discussion. Trustee Young had gone through in some detail, both in writing and morally, the reasoning for his opposition. Since the law hasn't changed, he continues to be opposed. Maybe we are misinterpreting what that certification is. I had a long discussion with Deirdre Ciccio, who helped draft this proposed legislation. He felt the language needed to be corrected to match the intent. I'll go back to Deirdre and we'll have a discussion on changing that to more clarity.

Again, the primary focus of the discussion continued revolving around a provision requiring the property owner to sign a sworn certification that there are "no existing or outstanding violation" of federal, state, or local laws pertaining to the property.

The initial understanding of the law was that it was a foundation to help enforce upcoming short-term rental laws. The current objective is public safety for renters, arguing that this law ensures homeowners commit to a minimum level of safety.

Some Board members and the legislation's drafter (Deirdre Ciccio) intended "violations" to be narrowly construed, referring only to actual code violations that have resulted in "tickets" or similar enforcement actions, and not to minor, non-ticketed issues.

The current draft is compared to the Town of Brookhaven's code, which is said to have sustained judicial scrutiny. Trustee Michael Young suggested considering the Quogue Law for its "tightly crafted registration provision."

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Given the unresolved issue regarding the language of the “violations” certification, the consensus was to have the Board review and update the proposed Rental Registration at the next General Meeting to allow the language to be clarified. Changing the language means the Public Hearing would need to be reset.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Steve Mackin and unanimously carried the Board will set a Public Hearing for October 27, 2025. Resolution: 220

After much discussion the Board decided to put a pause on the Public Hearing until more review is done on the Rental Registration.

A Public Hearing will not be advertised FOR October 27, 2025.

Set a Public Hearing for October 27, 2025 on Rental Registration as presented.

NOTICE IS HEREBY GIVEN that pursuant to Section 20 (5) of Municipal Home Rule Law, a public hearing will be held by the Village Board of Trustees of the Village of Bellport on the 27th day of October 2025 at 7:00 p.m. to consider enacting the following proposed Introductory Local Law:

Introductory Local Law #5 of 2025 – Enacting Chapter 25 of the Code of the Village of Bellport entitled “Rental Registration”.

Motion: Trustee Steve Mackin Second: Deputy Mayor Nathan Rohrmeier with Trustee Michael Young abstaining, the Board approved the minutes of General Board Meeting. Resolution: 221

Approved the draft of General Board Meeting Minutes of August 25, 2025 as presented.

Motion: Trustee Michael Young Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 222

Approved the draft of the Work Session September 8, 2025 as presented.

Motion: Trustee Michael Young Second: Trustee Steve Mackin and unanimously carried. Resolution: 223

Approved the corrected Holiday Schedule for Office and DPW staff.

Motion: Trustee Steve Mackin Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 224

Approved the Fire Inspection Summary as presented.

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Motion: Trustee Steve Mackin Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 225

Approved the Building Department Activities as presented.

Motion: Trustee Steve Mackin Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 226

Approved the Open Permit Amnesty Project as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Steve Mackin and unanimously carried. Resolution: 227

Approved the Notice of Violations, Incidents Report, and Summons as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Steve Mackin and unanimously carried. Resolution: 228

Approved the General Fund Checking Abstract Report #1 dated September 23, 2025 consisting of 78 vendors totaling \$359,562.21 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 229

Approved the Enterprise Fund Check Abstract Report #1 dated September 23, 2025 consisting of 23 vendors totaling \$124,668.45 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Steve Mackin and unanimously carried. Resolution: 230

Approved the Capital General Check Abstract Report #1 dated September 23, 2025 consisting of 1 vendor totaling \$6,050.00 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 231

Approved Bellport Village proclamation to participate in Arbor Day April 24, 2026 as presented.

On a motion by Trustee Michael Young, seconded by Deputy Mayor Nathan Rohrmeier and unanimously carried, the Board moved into Executive Session to discuss litigation and personnel at 7:50 p.m.

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On a motion by Trustee Lorraine Kuehn, seconded by Trustee Steve Mackin and unanimously carried, the Board moved out of Executive Session at 8:55 p.m.

On a motion by Trustee Steve Mackin, seconded by Deputy Mayor Nathan Rohrmeier and unanimously carried, the Board closed the meeting at 8:56 p.m.

Respectfully submitted,

Mary Pontieri
Village Clerk