

FINAL MINUTES: NOVEMBER 24, 2025



Village of Bellport

General Meeting
Monday, November 24, 2025 at 7:00PM
This meeting will be held in the Village Hall

A G E N D A

This meeting is open to the public in the Village Hall, located at 29 Bellport Lane. It is an in-person meeting and will be streamed on Zoom.

Pledge of Allegiance & Roll Call

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

On a motion by Trustee Michael Young, seconded by Deputy Mayor Nathan Rohrmeier and unanimously carried the Board opened the General Meeting at 7:01 p.m. to review the Tentative Financial Statements

Opening remarks by Mayor Maureen Veitch

Mayor Veitch stated that there will be 3 separate meetings this evening. The first is a presentation by Jenn Ditta, who is one of the partners at Cullen & Danowski. Ms. Ditta presented the audit of the Tentative Financial Statements from June 1, 2024 – May 31, 2025. This is a brief overview of what Jenn Ditta presented.

External audit of financial statements for the year ended May 31, 2025 resulted in an unmodified opinion by the Village 's auditors for all opinion units that they fairly presented in accordance with GAAP and free of material misstatements.

The General Fund had an operating deficit of \$1,114,874 for 2025 vs. operating surplus of \$651,472 for 2024. This deficit was a result of the Board of Trustees resolution to repay the short-term bond anticipation note. Total Revenues for the year was \$6,201,439 an overall increase over the prior year of \$240,221 and \$178,243 more than budgeted. Expenditures for the year totaled \$7,316,313 an overall increase of \$2,006,567 but \$527,355 less than budgeted.

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The Enterprise Fund operations for the fiscal year resulted with operating surplus of \$501,129 for 2025 compared to a \$594,888 surplus in 2024. Revenue totaled \$3,288,076 an overall increase of \$224,020 mainly attributable to increase in golf memberships, initiation fees, and greens fees. Expenses totaled \$2,786,947 an overall increase of \$317,779 primarily due to increases in the Pro Shop operating costs and increases in employee benefits, and depreciation expense.

In conclusion, Ms. Ditta stated that the level of communication with the Finance Department was significant. Maintaining our independence, we were able to maintain effective internal controls, compliance with laws, regulations, contracts, grants, and financial reporting. We are happy to report that there are no new comments for this year, which is excellent. Even further to say that many of the comments that we had previously, 10 of which 6 have been completely corrected.

I want to thank Ms. Palmer and Ms. Sarich for their support in making this a smooth audit.

Mayor Veitch thanked Jenn and Darcia for their hard work and dedication.

Motion: Trustee Michael Young Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 249

Accepted the Audited Financial Statements for the year ended May 31, 2025 for the Village and Village Court conducted by the external auditors Cullen & Danowski, LLP as presented.

Close Meeting

On a motion by Trustee Michael Young, seconded by Trustee Lorraine Kuehn and unanimously carried the Board closed the auditor's portion at 7:23 p.m.

Open Public Hearing for Introductory Local Law #5 of 2025

On a motion by Trustee Lorraine Kuehn, seconded by Deputy Mayor Nathan Rohrmeier and unanimously carried, the Board opened the Public Hearing "Enacting Chapter 25 Introductory Local Law # 5 of 2025 of the Code of the Village of Bellport entitled, RENTAL LICENSE" at 7:24 p.m.as presented.

Attorney Deirdre Cicciaro opened the discussion on the Enacting of Chapter 25 Introductory Local Law # 5 of 2025. The license portion of the law is the most important part. The license will be issued by the Village to rent a home in the Village, as long as it is not owner-occupied. We want to make sure that if you're renting out your home, it is safe for the occupants that are renting the home.

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A rental license is to be obtained prior to anyone moving into a rental home. The homeowner should come in, fill out the application and submit with required documentation. You can either have our building inspector do the inspection of the home, or you can have a licensed engineer or architect fill out the proper paperwork and submit it to the building inspector. This is to certify that the home is safe and meets the requirements of the Village, as well as the New York State Uniform Fire Prevention Building Code.

Once the inspection occurs, either by our building inspector or certified by the engineer or architect, we will issue a rental license, which will be good for 15 months. Prior to 90 days to the expiration of the license, you can come in and submit for your renewal if you want to continue to rent out the home. That gives you the 90 days to come in and get your renewal, do further inspections, and obtain your renewal for the next 15 months.

The rental license is not required if you're renting out to your immediate family. But once you are going to rent it out to somebody else, we need to make sure we have these safeguards in place.

This is still a draft that is being presented. We want to make sure that everybody is on the same page, and there aren't going to be any changes. The next step is to send a copy to the Suffolk County Planning Commission and then the vote will be taken at the next General Meeting.

Public Comments

Rita Temple stated that she has two rental pieces of property. One of them is long term rental and is occupied for the last 5 years. The second one is more of a short-term rental, which has been rented for 2 weeks and 6 weeks in the summer, and 10-month rental in the off-season. Since we have existing rental properties, do we have to work in terms of this new regulation? Since one house is occupied do we need to get an inspector to go in? Are these hard, fast dates that we have here to complete the Rental License?

Mayor Veitch stated that this is not a Q & A but guesses that many people will opt to do the inspections themselves. Please call the office and we'll talk to you about your specific story.

Hans Temple has read what is required in order to have the application. I understand that the Village wants to know, how many bedrooms are in the house, and how many people can possibly sleep in there. But, many of the houses don't have a floor plan because they were so old and floor plans have never been made. If this is a requirement it could create expenses for the owners.

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Mayor Veitch informed those present that one of the things that our fire inspector has done over the last two and a half years is create a floor plan for every building that he has inspected. I think certainly that the sketch of the floor plan would suffice. It is not a required set of architectural plans that we need to receive.

Mark Petheram stated that we have a number of tenants that have actually rented homes already for this coming season. We only rent homes for one month or more. We don't do short-term rentals and suggest that they go other places for that. What would we do with these people that would be renting in 2026 for a month or 2 months?

Mayor Veitch stated that this is something that we have to decide on how to deal with.

Loretta Drew asked, do we have any idea how many homes are involved in the Village? I know there are about 1,100 homes altogether. Is this a precursor to the Airbnb law, or is it instead of the Airbnb law?

Michelina Maguire stated that we have a house next door that has had 7 rentals since Labor Day. The house has been rented anywhere from 2 to 5 days, from Memorial Day to Labor Day, every single weekend. Each weekend is like living next to a motel. There have been many unsettling situations by short-term rentals, attempted burglary of two homes, destruction of personal property, harassment after curfew, loudness, threatening neighbors, and misusing neighbors' properties.

But an Airbnb is allowing strangers into the home and the community. They are not renting to friends or family members and don't know who these people are no matter how much investigating or background check they do. Airbnb owners just care about renting their property and I feel running a business in a residential community is wrong.

Mayor Veitch thanked the residents for their comments and opened the discussion to Board members. Trustee Michael Young read the following statement and is against the proposed rental license law.

I am in favor of some form of rental registration law. But I am not in favor of this one.

The most troublesome aspects of this law, in my view, are that it places an undue burden and an undue expense on village homeowners; it is insufficiently respectful of homeowner privacy in their own homes; and, as a practical matter, it is (in my view) impossible to comply with. There are additional problems but I will leave those to the memorandum that I earlier circulated to both the board and our village attorneys.

Under this law, as I read it, homeowners are required to certify that they are in 100% compliance with all federal, state, county, town, and village laws "pertaining to the property." Such a certification is overwhelming in its breadth and scope. The certification is not limited to actual knowledge.

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The certification does not permit you to state that you honestly don't know. The certification does not permit you to state, even if it's true, that you do know of something. The certification thereby goes way beyond the requirements pursuant to New York State law even for the sale of a house.

For homeowners who want to rent, this law thus places upon them a tremendous burden and a legal expense that I fear some will be tempted to avoid by either noncompliance or by unwittingly committing fraud in signing a certification without knowing the truth of what they are saying. That problem is compounded by the fact that the certification must be sworn to under oath. We as a board should not be exposing homeowners to this level of legal jeopardy.

On top of all that, the law requires not only a certification, but a home inspection of the home's interior under the authority of the board of trustees. That inspection is to be followed in many instances by a written report, also under the authority of the board, on the home's safety.

These requirements, in my view, increase the burden, increase the expense, and show insufficient respect for the privacy and common sense of village homeowners regarding their own homes.

And the ultimate irony is that the certification and inspection requirements do absolutely nothing to address the problem that we actually have. The problem that we actually have is short-term Airbnb rentals and their negative impact on our neighborhoods. Rather than addressing that problem, this law actually elevates the interests of Airbnb renters over the interests of Bellport homeowners. To my way of thinking, that is exactly backward.

I have many other concerns, which are identified in the memorandum that I earlier circulated. I will not belabor them here except to say that I strongly oppose this law as I have from the outset of its introduction.

Trustee Michael Young

Attorney Deirdre Cicciaro wanted the Board members to understand about the certification. The certification is not a certification in the sense of complying with all laws as they relate to regulations in all levels of governments. It's a term of art in zoning a violation, so no building code violation. When you sell your house, you have a title search. When the title search comes back, it has been run for government violations. Those types of violations, building code violations or county code violations that are issued from the municipality. So, a homeowner would absolutely know that they received a violation. Whether it be state, county, town, or village.

Trustee Young replied that this is not what the law says.

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Vote on Rental License Chapter 25 Introductory Local Law #5 of 2025

Close Public Hearing on Introductory Local Law # 5 of 2025.

On a motion by Deputy Mayor Nathan Rohrmeier, seconded by Trustee Lorraine Kuehn, and unanimously carried the Board closed the Public Hearing at 7:56 p.m. As per Attorney Deirdre Cicciaro, the documents will be sent to the Suffolk County Economic Development & Planning Commission and the vote will be taken at the next General Meeting after approval by the Commission.

Open General Meeting

On a motion by Deputy Mayor Nathan Rohrmeier, seconded by Trustee Lorraine Kuehn, and unanimously carried the Board opened the General Meeting at 7:57 p.m.

Mayor Updates Capital Projects, Grants

- a. HUD 2024 Grant- Howells Creek
HUD 2024 is a grant that is for the road endings, South Howells, Thornhedge, and Otis to mitigate flooding. We are 2 to 3 weeks away from dredging Howells Creek and we're thrilled about starting. The permits are in order and the machinery is lined up. The dredging is important to stop the erosion on the three holes on the east side of the course. During the winter some plantings of native plants on the west side of the creek to hold down the soil.
- b. Holiday Wreath Contest (6th year)
There are 25 individuals who have picked up the wreaths. They have to be in by next Monday and then on Wednesday the DPW will hang them throughout the Village.
- c. Community Center
The grant of \$187,000 for the Community Center was awarded in 2018 and fell through the cracks because of redrawn voting districts. In April of this year, it miraculously appeared. The renovation of the Community Center is coming into the final set of activities. We painted, fixed the lighting, tucked away all the insulation, replaced the floor, and we are replacing the stage curtain which will be fireproofed. The last thing will be selecting the covering for the windows. Because of the renovations, Santa's breakfast will be cancelled on December 6th. The replacement of the floor has taken extended time that was not anticipated.
- d. Addressing Deferred Maintenance
There is a lot of deferred maintenance in this Village and we are trying to address that. A letter and petition from residents on Circuit Road stated that they are upset about the condition of their road and sidewalks.

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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

I'm going to speak up for Trustee Mackin, who could not make it this evening. The main thing that he wanted to talk about was the Emergency Preparedness Plan. Eugene LaFurno and Trustee Mackin worked on the plan and the final piece of it is done. I want to take both of them for their hard work and dedication.

We have hired a company to take pictures of the entire Village with a drone. In the future, if there is a hurricane we would have pictures of the Village before and after. Also, the company went over to Ho Hum and took aerials of all of that property.
- b. Deputy Mayor Nathan Rohrmeier – Code Enforcement, Waterfront Management Board, Golf Commission, Tennis Commission, and Vouchers
 - Recap of HUD 2022
 - Code Enforcement Interviews
 - Country Club Update
- c. Trustee Lorraine Kuehn – Communication/Website, Business District, Senior Program, Vouchers, Kids Camp, and Building Department
 - Employee Handbook
 - Town of Brookhaven Senior Programs
 - Technology Update
- d. Trustee Michael Young – Zoning Board of Appeals, Architectural Review Board, Planning Board, Historical Preservation, Yacht Club/Sailing Foundation

Public Comment

Matt Petheram stated that when we sell a house in New York State, we're required to have a property condition disclosure. So, essentially, every home that is sold, whether it is in Bellport or any community in the surrounding area, the homeowner has to fill out a property condition disclosure and sign a statement that they have smoke detectors and certain items within the house.

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Hans Temple commented with the technology update it would make life easier if we could pay our dues, whether it is taxes, permits, or whatever online. The IRS, state taxes, county taxes allow payment online.

Loretta Drew questioned the Rental License and noted that kitchen and number of bedrooms are mentioned but not bathrooms. I can have 20 bedrooms in my house and 1 bathroom, because I don't rent it, but if you have 6 bedrooms and 1 bathroom, does that make a difference?

Mary Butler questioned the changing of start time hours to 7:30 a.m. for construction workers. Ms. Butler is opposed to the change. The last two or three years have been difficult in her neighborhood with two homes under construction. There were several homes that had pilings pounded into the site and it sounded like a pistol going off every 15 seconds. It went on for 3 to 4 weeks and we had to leave our house because of the noise. The construction has impacted the quality of life in the neighborhood.

Tom Penfold agreed with Ms. Butler. The idea of changing the construction time is almost mind-boggling. I thought I lived in Manhattan just for the number of trucks, lengths of trucks and size of them in our neighborhood. I'm definitely opposed to changing the time earlier than 8:00 a.m.

Edward Baker stated that there were 5 major construction projects, 6 pools built within 100 yards of our house in the last 5 years. I am opposed to changing the start time for construction.

Open Discussion:

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 250

Approved setting a Public Hearing for December 22, 2025

NOTICE IS HEREBY GIVEN THAT pursuant to Section 20 (5) of the Municipal Home Rule Law, a public hearing will be held by the Village Board of Trustees of the Village of Bellport on the 22nd day of December 2025 to consider enacting the following proposed Introductory Local Law:

Introductory Local Law #6 of 2025 - Change Home Improvement start time for Construction/Landscapers to 7:30 a.m. – 6:00 p.m. for the Village of Bellport Monday through Saturday.

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Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 251

Approved the dock fees for the Marina, \$90 per linear foot and \$100 annual sticker requirement for boat residents that use Ho Hum Beach (only). Daily dock rates for Ho Hum Beach daily rates \$25 during the week and \$75 on weekend as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 252

Approved the draft of General Board Meeting Minutes of October 27, 2025 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 253

Approved the draft of Work Session Meeting Minutes of November 10, 2025 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 254

Approved Tax Grievance Day for February 17, 2026 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 255

Approved the Holiday Stroll on December 13, 2025 from 4:30 p.m. to 7:30 p.m. sponsored by the Bellport Chamber of Commerce as presented.

Motion: Trustee Michael Young Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 256

Approved the Soup Contest/Small Business Saturday on November 29, 2025 from 11:30 a.m. to 2:00 p.m. sponsored by the Bellport Chamber of Commerce as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 257

Approved the request from South Bay Art Association to hold the Member & Student Art Exhibition at the Community Center May 22, 2026 from 5:00 p.m. – 8:00 p.m., May 23, 2026 from 10:00 a.m. – 8:00 p.m., May 24th, 2026 from 10:00 a.m. – 4:00 p.m., and May 25, 2026 from 9:00 a.m. – 2:00 p.m. as presented.

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Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 258

Approved the request from South Bay Art Association to hold the Annual Artists (68th Annual) on Bellport Lane July 4, 2026 from 7:30 a.m. – 4:30 p.m. as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 259

Approved the request from South Bay Art Association to hold the monthly Membership Meetings as presented.

January 18, 2026 1:30 p.m. – 4:00 p.m.
February 18, 2026 6:00 p.m. – 8:00 p.m.
March 18, 2026 6:00 p.m. – 8:00 p.m.
April 15, 2026 6:00 p.m.- 8:00 p.m.
June 17, 6:00 p.m. – 8:00 p.m.
August 19, 2026 6:00 p.m. – 8:00 p.m.
September 16, 2026 6:00 p.m. – 8:00 p.m.
October 21, 2026 6:00 p.m. – 8:00 p.m.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 260

Approved the request from South Bay Art Association to hold the Annual Membership Meeting November 8, 2026 11:00 a.m.- 4:00 p.m. as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 261

Initially the Board approved the request contingent upon the completion of the Community Center floor. The next day Mayor Veitch was informed that completion of the room could not be guaranteed to be 100 % done by December 20, 2025 and Mr. Schultz was notified by phone.

Approve the request by Thomas Schultz to use the Community Center for a holiday family gathering on December 20, 2025 from 3:00 p.m. to 10:00 p.m. as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 262

Approved the appointment of Michele Chiaramonte as a member on the Architectural Review Board term ending 6/30/2026.

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Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 263

Approved the hourly rate of \$200 per hour for Prosecuting Attorney Deidre Cicciaro (Zoning, Planning, ARB & Historical Boards) as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 264

Approved the proposal from Brian McCaffrey to administer the Village of Bellport's Stormwater Management Program from January 3, 2026 to January 2, 2027 for a fee of \$5,000.00 as presented.

Motion: Trustee Michael Young Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 265

Approved PBI Payroll – HCM Workforce Technology to provide payroll service at an annual cost annually \$10,032 as presented.

Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 266

Approved the General Fund Checking Abstract Report #1 dated October 27, 2025 consisting of 67 vendors totaling \$288,625.59 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 267

Approved the Enterprise Fund Check Abstract Report #1 dated October 27, 2025 consisting of 20 vendors totaling \$124,561.06 as presented.

Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 268

Approved the Capital General Check Abstract Report #1 dated October 27, 2025 consisting of 3 vendors totaling \$37,068.51 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 269

Approved the request from David Schultzer to hold the Bellport Village Menorah lighting on December 18th at 5:45 p.m. as presented.

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Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 270

Accepted the resignation from Michael Maletta (DPW AEO) as of close of business December 23, 2025 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 271

Approved the Fire Inspection Summary as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 272

Approved the Building Department Activities as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 273

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

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 274

Accepted the draft survey conducted by VHB regarding the Bellport Country Club Property Public Workshop – Synthesis as presented.

Executive Session (If needed)

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 8:32 p.m.

On a motion by Trustee Lorraine Kuehn, seconded by Trustee Michael Young, and unanimously carried the Board moved out of Executive Session at 8:42 p.m.

On a motion by Trustee Michael Young, seconded Deputy Mayor Nathan Rohrmeier, and unanimously carried the Board adjourned at 8:43 p.m.

Respectfully submitted,

Mary Pontieri
Village Clerk