

# FINAL MINUTES: DECEMBER 8, 2025



Village of Bellport

Work Session Meeting  
Monday, December 8, 2025 at 6:00PM  
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, Trustee Lorraine Kuehn, Trustee Michael Young, and Attorney Larry Davis. Absent – Trustee Steve Mackin and Deputy Mayor Nathan Rohrmeier,

On a motion by Trustee Michael Young, seconded by Trustee Lorraine Kuehn, and unanimously carried the meeting was opened at 6:03 p.m.

Opening remarks by Mayor Maureen Veitch

Mayor Updates Capital Projects, Grants

a. HUD 2024 Grant- Howells Creek

The dredging of Howells Creek is scheduled to start next week due to the quick work of VHB stepping in to secure the environmental review. We had lost time due to the government shutdown and VHB placed the environmental review as a priority to begin working before year end.

Marylou and Jason have been working on making sure the gate to Mother's Beach is going to be closed and, the company will access the dredging is from South Howells Point Road.

There is severe erosion occurring along Howells Creek, especially affecting 3 of the holes on the east side of the golf course. By dredging, the engineers believe that it will help mitigate the flooding and erosion. After the dredging is done and the water level settles, coir logs made out of coconuts will be placed underneath the turf and next phase will be planting native plants.

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b. Holiday Wreath Contest (6<sup>th</sup> year)

The Holiday Wreath Contest is underway and the wreaths have been hung throughout the village. There were 25 people that decorated the wreaths.

c. Community Center Update

The Village applied for a grant in 2018 for \$187,000 and the grant disappeared when the district voting lines were redrawn. Miraculously, the grant showed up in the spring and we worked with a contractor, from the county list, to renovate the Community Center. They have done a marvelous job of painting, redoing the insulation, sheet rocking, and redoing the floor. I expect us to hold the General Meeting on December 22<sup>nd</sup> there.

We will be ordering fabric for the stage curtain and still have to decide on the window treatments.

I want to thank Jason and his crew for the excellent job they have done cleaning and putting the Community Center back in order.

Santa breakfast is going to be hosted by Gateway on Sunday December 14<sup>th</sup> from 10:00 a.m. to noon. Gateway called us and volunteered to manage the breakfast. It was very generous of Gateway to step in and save the day.

We're doing the organization of collecting the money and John Giannott of Porters is donating all the food.

d. Country Club Update

We have distributed the results of the survey from the September 25<sup>th</sup> evening to the public. There are a couple of companies that we're going to set up meetings with, which might help us think through our next steps. We have work to do in the next month to two months, to make some decisions about how to move forward.

e. Update from Bellport Environment Committee – ZEV Grant

The committee is serious and very hard working. They received a \$15,000 grant this year which was used to purchase an EV which we use down at the dock, especially at night when there's one dock guard on. The vehicle can also be used during the winter spreading salt on the sidewalks.

The next grant money that the committee is looking at is for putting an EV charging station, either in the municipal parking lot or the golf course.

I want to publicly thank the members of the Environmental Committee for their hard work and trying to find grant money.

We are working on the Village Code book consisting of 300 pages and about 25 chapters, which hasn't been updated since the mid-70's. The Village will be working with the company, General Code, myself, Village Clerk, Tara Crane, and assigned teams. The project's most challenging chapters will be Zoning with all the legal aspects. Again, this is a huge undertaking, but will be a big accomplishment to get it done.

There has been a lot of noise on Facebook about the boat stickers and the marina prices. Over at the Ho Hum dock, the pilings are the original pilings from the 70's.

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The bulkheading has been severely damaged and a lot of it is floating in the water. Jason had to go and pick up pieces of the bulkheading, which really needs to be replaced. I would estimate about \$500,000 to replace. A portion of that-\$50,000 to \$75,000 will be engineering and permitting. The work will be limited to October through late December. The question – where do we get the funds from. That's a part of why, slips went up and the idea of charging for dockage over at Ho Hum came up. It is going to cover a fraction of the actual cost of the work, but it helps.

I did some math myself. The \$100 sticker amounts to 54cents per day for the season for boaters. The recommendation about the stickers came from the Waterfront Commission, and what was first recommended was that everybody, with a slip and every village resident who uses the docks at Ho Hum pay for a sticker. The Board went back and forth with the Waterfront Commission, and finally came to the decision that we would charge for a sticker for people who actually use Ho Hum.

I think the logic we've talked about and voted on was that we're facing a huge bill to do repairs at Ho Hum and the users of the facility should try to help a little bit with the cost of that.

Both the Waterfront Committee and this office did homework around what is the average cost per linear foot for a boat slip, the number that keeps coming back is about \$110. This year the boaters are billed at \$90 per linear foot.

As far as grants, part of what VHB who is involved in both of the HUD 2022, and HUD 2024, will try to help us get more funding for the Marina project.

We had a request today by an NYU student who's making a film about a wedding and would like to use the parking lot at the golf course. It is a one-day filming event and would be filmed from 4:00 p.m. to midnight. We will contact Robert Stapleton to make sure there isn't a scheduled event. If they meet all of the requirements that our attorney would find acceptable, we would require insurance and a fee we might consider allowing this. We will follow-up with the request and place on an agenda for future vote.

### Trustee Updates

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

- Suffolk County Police Department

Mayor Veitch stated that Trustee Mackin is absent. She commented that the Suffolk County Police, 5<sup>th</sup> Precinct has been a much stronger presence in the Village. I'm very grateful to them because I think they're keeping an eye on our community. I want to remind people that the Scooter has Safety Tips: The 9 O'clock Check List for residents to review. Remember if there is a police matter, call 911 right away.

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- b. Deputy Mayor Nathan Rohrmeier – Code Enforcement, Waterfront Management Board, Golf Commission, Tennis Commission, and Vouchers
- Recap of HUD 2022  
It has taken four years to secure the five permits for the dredging. I am happy to report that the dredging equipment will be delivered at the end of the week and the dredging will start by Thursday December 11<sup>th</sup>. In regards to the wave fence, we are hoping that the permitting happens so that the installation can start in October 2026.
  - Code Enforcement Staffing  
We are in the process of hiring additional Code Enforcement staff and are conducting background checks on the individuals. We hope to have 3 or 4 additional staff on board in the first months of the year.
- c. Trustee Lorraine Kuehn – Communication/Website, Business District, Senior Program, Vouchers, Kids Camp, and Building Department
- Town of Brookhaven Senior Programs  
Temporarily, the exercise classes are not at the Community Center, nor are they at the fire department, because it's the holiday season. We're going to start fresh on January 5<sup>th</sup>.  
Each year the Senior Program has a luncheon and then attends a Gateway event in December. This year it is postponed till January due to Nancy Kerrigan's show. The date has to be set for the luncheon and community members will be offered the Rat Pack show at Gateway.
  - Technology Update  
Mayor Veitch jumped in and explained that Lorraine and the staff will be reviewing the 9 different technology vendors who do everything from point-of-sale systems to accounting systems. Are these systems still the right thing we should be using? Are we getting the most for our money? Each vendor will be analyzed questioning whether we need as many and that we are getting the best service.
- d. Trustee Michael Young – Zoning Board of Appeals, Architectural Review Board, Planning Board, Historical Preservation, Yacht Club/Sailing Foundation
- Trustee Young commented on his observation of the work done by the Garden Club. They came through for us again by planting festive boxes. They add so much to the Village.

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Mayor Veitch stated that a resident approached her this weekend and asked if it would be possible to create in the municipal parking lot, in between the parking areas in the middle, a green space with trees in the center.

As a designated "Tree City" Mayor Veitch thinks it would be an opportunity. How much space do you legally need between the tailgate of this car and the tailgate of that car, maybe 5 to 6 feet? It could be reviewed by an engineer to the possibility of more green space and Jason Crane.

### Open Discussion:

- 1) Reviewed the draft of General Board Meeting Minutes of November 24, 2025 as presented.
- 2) Reviewed the Emergency Preparedness Plan as presented.  
Trustee Kuehn had several questions regarding the Emergency Preparedness Plan created by Eugene LaFurno and Steve Mackin. They were the numbering of the pages, organizational chart, and color on columns. These items will be reviewed.  
Mayor Veitch stated that Aerial Video and Photographic Documentation Services has completed the drone aerial view of the entire Village. If there is damage to Ho Hum, or other Village areas, we have proof that the buildings and surrounding areas were as pictured in 2025. Hopefully we don't have a hurricane or any other disaster, but if so, from an insurance standpoint, we're ready to go.
- 3) Reviewed the Employee Handbook as presented.  
Mayor Veitch thanked Trustee Kuehn for her hard work and commitment revising the Employee Handbook. It took Trustee Kuehn months to review and edit the document. It went through three lawyers before finalized for the staff. The lawyers scrutinized the handbook checking on updated requirements of federal, state, county, and local jurisdictions. Again, thank you Trustee Kuehn.
- 4) Reviewed the Understanding of Services from Cullen & Danowski, LLP for the audit of the basic financial statements for the year ending May 31, 2026 at a fee of \$32,800 and \$3,750 to \$5,000 for the Justice Court audit as presented.
- 5) Reviewed the proposal to provide Environmental and Engineering services for Marina Improvement Plans for Ho Hum Beach Marina Facility from Nelson & Pope at a cost of \$50,000 (time rates included) as presented.
- 6) Reviewed the proposal of \$8,805 from Coastal Window Fashions for stage drapery, valance and installation at the Community Center as presented.
- 7) Reviewed the Fire Inspection Summary as presented.

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- 8) Reviewed the Building Department Activities as presented.
- 9) Reviewed the Open Permit Amnesty Project from June 2024 as presented.
- 10) Reviewed the Notice of Violations, Incident Reports, and Summons as presented.

Executive Session (If needed)

On a motion by Trustee Michael Young, seconded by Trustee Lorraine Kuehn, and unanimously carried the Board closed the meeting at 6:38 p.m.

Respectfully submitted,

Mary Pontieri  
Village Clerk