

FINAL MINUTES: DECEMBER 22, 2025



Village of Bellport General Meeting

Monday, December 22, 2025 at 7:00 PM

A G E N D A

This meeting is open to the public in 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, Attorney Larry Davis, and Prosecuting Attorney Deirdre Cicciaro.
Absent – Trustee Steve Mackin

On a motion by Trustee Michael Young, seconded by Deputy Mayor Nathan Rohrmeier and unanimously carried the Board opened the meeting at 7:08 p.m.

Opening remarks by Mayor Maureen Veitch, Mayor Veitch read the Proclamation

WHEREAS, Steve Mackin has dedicated ten years of distinguished service to the residents of Bellport Village, serving with integrity, vision, and an unwavering commitment to the community's unique character; and

WHEREAS, beyond his official duties, Steve has been a constant presence in village life—a neighbor, a volunteer, and a steadfast advocate for the traditions that make Bellport Village a cherished home for so many; and

WHEREAS, after ten years of tireless public service, Steve Mackin is concluding his final term, leaving behind a legacy of progress and a village that is stronger and more resilient because of his contributions.

NOW, THEREFORE, BE IT RESOLVED, that I, Maureen Veitch, along with the Board of Trustees and the residents of Bellport Village, do hereby express our deepest gratitude to STEVE MACKIN for his ten years of exemplary service. We wish him, and his family, continued success, health, and happiness in all future endeavors.

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Trustee Steve Mackin was unable to attend the meeting this evening. The Board will be accepting his resignation with regret effective December 31, 2025, later in the meeting. We wish Steve the best that life has to offer on his new adventure.

Introductory of Local Law #5 of 2025

Repealing Chapter 25 Introductory Local Law # 5 of 2025 of the Code of the Village of Bellport entitled, RENTAL LICENSE as presented.

Mayor Veitch turned the discussion of Local Law #5 over to Attorney Deirdre Cicciaro. Attorney Cicciaro stated that the public should be aware that the rental license law that is on the agenda tonight is simply that. It's a rental license. If you're renting out your home for one day, or renting out your home for 10 years, you need a rental permit if the home is not owner-occupied. We are not handling short-term rentals tonight. That is not part of this law,

Mayor Veitch repeated that she hoped Deirdre made the point clear that this is not a law on short-term rentals. We've received some correspondence that I want to share with the public, because it relates to the Rental License. Over the last week and a half there has been a letter-writing campaign. David Huet has corresponded with people and I've heard from a number of you in the room. There were 15 people that wrote to the Board regarding the rental registry. However, they haven't written about the rental registry, they're writing about the length of rentals, which we're not proposing in this law about registries. Also, of the 15 letters, 2 were neutral, 2 wanted limits, and 11 said they wanted no time limits to the rentals.

The letters will not be put in the record of the Public Hearing because the Public Hearing was closed at the last meeting. The Public Hearing was closed, and it was set for final vote because we were waiting for the final draft to be sent to the Suffolk County Planning Commission for approval. The document was approved last week by the Suffolk County Planning Commission.

Mayor Veitch asked Attorney Cicciaro to explain to the public the procedures. Attorney Cicciaro stated the following. When we have a Public Hearing, we present the Local Law and then we open it up for public comments. Once that portion of the meeting is closed, the Trustees can voice their opinions. If we were going to accept any further comments from the public, either written or in person at tonight's meeting, the Public Hearing would have been adjourned. At the last meeting, The Board chose to make a motion to close the Public Hearing and we couldn't vote on it. We needed to wait for the Suffolk County Planning Commission to either give us a letter of non-jurisdiction or that the Village would be the local lead agency. We have received notification that they have made us lead agency. The version that is presented today is the same and is the final version that was sent to the Suffolk County Planning Commission.

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Public Comments

Alexandra Zeiderf had a question regarding Zoom. She was on the last call, but there was no way to make comments or talk. As a homeowner, I would have asked questions and waited for responses.

Mayor Veitch stated that if an individual cannot attend in person, comments could be submitted in writing to be included in the Public Comments during the Public Hearing. Also, she clarified the terms of protocol for those in the room during Public Comments. This section is not a Q & A session, but the Board considers everything you say.

In regard to Zoom it really is a courtesy and commitment to transparency. Zoom is not interactive and did not exist prior to COVID.

Tom Penfold questioned the noise from leaf blowers and everything that affected his sleep. He doesn't understand why we are letting these guys start earlier. They drop lumber at 7:00 a.m. and actually start with banging the hammers. Mayor Veitch stated that these comments will be added when we have the Public Hearing later in the meeting on the change of starting time for workers.

Eric Seltzer had comments on the Rental License. He noted that in Section 25 IV it requires the submission of a floor plan and V required the submission of CO certificates of Zoning Compliance. That information is readily available to the Village already. Why make a homeowner go through the hassle of pulling that together and providing what you have already. If you want to have floor plans, then you should get it from every resident.

Mayor Veitch commented that the Fire Inspector Mike Reccio has gone through the commercial part of the Village and has created a floor plan for every commercial building. Now, our firefighters know exactly where they are walking into and making it safe for them as well as the Village resident. We don't need an architectural drawing, just a hand-sketch drawing of the building.

Trustee Lorraine Kuehn stated that she is really proud to serve on this Board that demonstrates home and prioritizes public safety in the Village. We have a commitment to proactively improving Village infrastructure. Every building in our business district has been inspected and floor plans developed. Our rental registration proposal reflects the same commitment to safety, not only for our tourists, but for our community, our next-door neighbors that live next to rental properties. We cannot ignore the consequences of inaction.

She continued, in 2022, in Nyack, two adult sisters died in a rental home because there was an uninspected outdoor kitchen, and in 2024, Hudson Valley, a mother and a one-year-old baby died because the homeowner lied about replacing the batteries in a smoke alarm.

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We make difficult decisions, including canceling Santa last week because safety on the road was more urgent than giving out gifts and have a breakfast with Santa.

Michelina McGuire commented on the discussion on the Rental License. My son went to Brown University and was in a rental home with 6 other young men. Their rent was \$7,000 a month. My son had a small room 8 x 10 with one window in his room. To make matters worse, the window was painted shut. When my husband discovered that, he went to the rental people and told them that if they didn't do something about the window, he would have the fire marshal there the next day. They had someone there the next.

Not everyone who has a rental property is negligent but you have to know the safety issues. If you have tenants living in your home whether it's for an overnight stay or 10 years, why don't you want to make it safe for everyone?

Loretta Drew said, I didn't read the whole document but New York State has forms in place already. There are anti-discrimination forms, lead disclosure forms, carbon monoxide forms, and smoke detector forms. Is there something in the law about third floor being used or if a basement is being used as living space, and two forms of egress?

David Huet sent the Village a letter exclusively about this law. He is all for safety, but what makes rental properties more dangerous than others? This is discriminatory against renters. How is this justified? There is a mandatory inspection, I believe, with the registration. I'm curious about, what criteria's will be used, what standards will be used by the inspectors, and what discretion will they have to enforce the law?

Mayor Veitch again stated that this is not a Q & A, so couldn't engage.

Simon Bindloss started by echoing Mr. Huet and other residents' comments specially renters. As someone who's relatively new to the community and younger, I was not aware of this whole process. A pamphlet was passed to us but there has not been enough to circulate this. It feels like this happening the week before Christmas is a bit underhanded and circumspect.

Mayor Veitch did make a comment. Not attending meetings or making yourself aware of what's going on in the Village is not springing it on anybody the week before Christmas. We've been discussing this in public for sometime so your lack of engagement is not our problem. We put out a weekly email blast and we have been discussing this in public for months so your information is not accurate.

Lee Snead would like to know why, other than one place upstate, and another place out east, that there were fires, that this is being driven now solely for renters. It makes no sense. If you're concerned about fire safety, and you want to inspect houses, why not do it for the entire Village?

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I'm here to get answers as a representative of people in this Village, and a homeowner, and as a taxpayer. What are the standards and procedures for rentals?

This will allow rental owners, owners and residents, continued quiet enjoyment of their residential properties?

Joyce Hanley would agree that all homeowners should be treated the same, whether they rent their home, or whether they own it.

Mayor Veitch stated that we don't want people to die in their homes, whether they own it or not.

At that point, Mayor Veitch closed the comments section and the Board voted on Repealing Chapter 25 Introductory Local Law #5 of 2025 entitled, Rental License.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn, Mayor Maureen Veitch voting yea and Trustee Michael Young voting nay, the resolution was passed. Resolution: 275

Open Public Hearing for Introductory Local Law #6 of 2026

On a motion by Trustee Lorraine Kuehn, seconded by Deputy Mayor Nathan Rohrmeier, and unanimously carried the Board opened the Public Hearing to Amend Village of Bellport Chapter §10-13 (b) to conduct or engage in home improvement work in the Village of Bellport except on the days of Monday through Saturday between the hours of 7:30 a.m. and 6:00 p.m.

Public Comments

Tom Penfold questioned why was this brought up for a change. Mr. Penfold had spoken earlier in the meeting.

Mayor Veitch added some facts. The typical working hours for blue-collar, construction workers and landscapers are from 7:00 a.m. to 4:00 pm. We're suggesting making it 7:30 a.m. to 6:00 p.m. If you did a survey of every single contractor and landscaper in this Village, the normal start time is 7:00 a.m. We have researched other Villages and many of the have a 7:00 a.m. start time. I would say it's equally split between 7:00 a.m., 7:30 a.m. and 8:00 a.m.

Ed Baker commented that it took years to get the start time moved from 7:00 a.m. to 8:00 a.m. This is the only noise regulation that the Board has passed ever to move the start time, and I can't understand why. I think the Board knows that there are a lot of people who are not happy about how much noise there is in Bellport.

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Joyce Hanley is totally opposed to this rule. I think they should make the rules harder. Make them not allowed to work on weekends, or in the summers.

The noise in the Village is really out of control. You can walk up and down every street and somewhere, somebody's working with very loud equipment.

Eric Seltzer questioned how is home improvement defined – construction, not landscaping. Is there an exception for homeowners? So, I can't do work on my own house? The same is true with leaf blowers and everything. We're not really focusing on the specific problem. The specific problem is presumably noise.

Simon Bindloss questioned what went into moving it from 8:00 a.m. to 7:30 a.m.? Was the town losing money or was there some reason that benefits homeowners doing construction to make it start earlier.

Mayor Veitch repeated some of what she said earlier. The norms are closer to 7:00 a.m. than they are 8:00 a.m. to 5:00 p.m. I haven't heard a single person say they think this is a good idea, and obviously, that's a big influence on me. What were the reasons? The norms of surrounding Villages, construction, and the fact that we can't have 6 code officers on. So, it was an attempt to meet more closely what is happening out there in reality.

Michelina McGuire stated most people that bought a home want to make it to their standards and their likings, so that includes some sort of construction work. People put in pools and all kinds of work in their yard.

Mayor Veitch asked Ms. McGuire if she is in favor or not of the 7:30 a.m. start. They're not starting at 5:00 a.m. instead of 8:00 a.m. If you want to leave it at 8:00 a.m., I'm okay with that. If you want to move it to 7:30 a.m., I fine with that as well.

Marc Rauch commented that he is not concerned about construction work starting at 7:30 a.m. but I am concerned about gas – powered lawn equipment being allowed to be used at 7:30 a.m. instead of 8:00 a.m.

I happen to be the chair of the Environment Committee and people approach me and demand to know why we haven't done more about leaf blowers. I say they're not allowed to be used before 8:00 a.m. or after 6:00 p.m. on weekdays. I'm opposed to this, if it applies to landscaping.

Mayor Veitch proposed that this Local Law be left open until the next meeting and a vote will not be taken tonight. I'm going to put it out there that I've heard arguments that resonate with me, and that we should leave it as is. For the record, this will be open for comments, if anybody want to write.

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On a motion by Deputy Mayor Nathan Rohrmeier, seconded by Trustee Lorraine Kuehn, and unanimously carried, the Board adjourned the Public Hearing.

Adjourned - To Amend Village of Bellport Chapter §10-13 (b) to conduct or engage in home improvement work in the Village of Bellport except on the days of Monday through Saturday between the hours of 7:30 a.m. and 6:00 p.m.

Mayor Updates Capital Projects, Grants

a. HUD 2024 Grant- Howells Creek Update

This grant is for three road ending: Otis, Thornhedge, and South Howells as well. The project has been going on for four and a half years, and finally the dredging took place last week. With the dredging Howells Creek immediately lowered by over a foot. The erosion that was happening on both sides of the creek just disappeared. Now we have to do plantings and replace some of the soil.

There was a very unusual storm over the weekend and there was some backfill of the dredging. Historically the creek opening was dredged once every other year by the Army Corps of Engineers. It hasn't been dredged in 20-plus years, and so we have a 20-year permit to continue dredging. The dredging makes a difference in terms of preserving 3 holes on the gold course, which is great news. We're in the process of getting preliminary ideas on the road endings for Otis, Thornhedge, and South Howells.

b. Holiday Wreath Contest (6th year)

The holiday wreath contest winners were: first place Erica Calderon, second place Maria Peruso Babia, and third place Melanie Davies. There were 25 participants and the wreaths really made the Village beautiful. We thank all of those residents that participated.

c. Community Center Update

The community center looks beautiful. The grant from 2018, in the amount of \$187,000, disappeared when the lines of the districts were redrawn. We tried to pursue the grant and it suddenly reappeared in April. This was done by prodding of different people on the Board, local and elected officials. We replaced the floor, fixed the holes in the ceiling, and painted. It's the first renovation in 75 to 85 years.

d. Country Club Update

We've gotten a lot of feedback from the public on the strategic plan. We are doing our homework right now in terms of looking at how similar golf courses are managed in terms of food and beverage and overall management. There is a great need to come to some decisions within a couple of months about this.

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- e. Update from Bellport Environment Committee – ZEV Grant
The Bellport Environmental Committee working with Chair Marc Rauch and his committee has been very hard at work on a ZEV Grant.

The committee has been working on the submission of a ZEV Grant. The proposal for the Zero Electric Vehicle chargers is in the process of making sure that 3 different vendors can do the work and we're getting competitive prices. We're hoping to get them installed at least in the municipal parking lot for starters and then over at the golf course. I want to thank Marc Rauch, Howard Read, Darcy Stevens, John Knapp, J. D. Lury, and Dava Stravinsky.

This is one of the only committees that actually brings money into the Village. They brought in \$15,000 in 2025 to purchase an EV vehicle that is used for spreading salt on sidewalks, but it's also used down at the dock in the summer. Thankyou for all your hard work.

- f. Boating License

There is a new law about boating licenses. Anybody who has a boat should know about. Last year Dean Murray advertised to conduct a workshop for residents regarding the boating license. Not a single person signed up for it. Please educate yourself about what the rules are about your boats.

The information is available at the library and they have had workshops on the new law.

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 updated the public on the Suffolk County Police. They have been incredibly attentive to Bellport in terms of driving around and just being a presence here. I'm very grateful to them. The Board has worked very hard to form a relationship with the 5th Precinct and we appreciate their presence.
- b. Deputy Mayor Nathan Rohrmeier – Code Enforcement, Waterfront Management Board, Golf Commission, Tennis Commission, and Vouchers
 - DPW
Deputy Mayor Rohrmeier thanked the DPW for doing a great job cleaning the streets on Sunday. The guys were working for 17 hours straight. Again, they do a great job.

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- Code Enforcement Staffing
We are getting closer to hiring some code enforcement officers and we're at the final stages of being on board.
- c. Trustee Lorraine Kuehn – Communication/Website, Business District, Senior Program, Vouchers, Kids Camp, and Building Department
 - Town of Brookhaven Senior Program
The Senior Program Exercise will be back on Monday, January 5th at 11:00 a.m., Stronger Seniors, Thursdays, January 8th, 10:00 a.m. Chair Yoga, Friday, January 9th. 11:15 a.m.
 - Technology Update
We had one meeting a month ago and we're trying to combine all our technologies in the Village. There are 9 different vendors. After looking at each vendor, we will either combine, eliminate, or somehow make it more advantageous for the Village. Trustee Kuehn added that the infrastructure in the Village is in terrible need of investment and the technology situation is very behind the times.
Mayor Veitch added that the accounting system was last updated in 2009. The system doesn't talk to the system that collects money for tennis or golf. Nothing is integrated in a way that makes sense. We had someone do a strategic look the systems and identify the pros and cons of all of our technology vendors. We will identify the top 2 or 3 priorities and go through those and bring them up to speed.
- d. Trustee Michael Young – Zoning Board of Appeals, Architectural Review Board, Planning Board, Historical Preservation, Yacht Club/Sailing Foundation

Open Discussion:

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 276

Accepted the resignation of Trustee Steve Mackin effective December 31, 2025 with regret.

Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 277

Approved the draft of General Board Meeting minutes of November 24, 2025 as presented.

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Motion: Trustee Lorraine Kuehn Second: Trustee Michael Young and unanimously carried. Resolution: 278

Approved the draft of Work Session Meeting minutes of December 8, 2025 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 279

Approved the Emergency Preparedness Plan as presented. Note: Chain of command to be reviewed each quarter and at the Reorganizational Meeting in July.

Motion: Trustee Michael Young Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 280

Approved the Employee Handbook as presented.

Motion: Trustee Michael Young Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 281

Approved 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.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 282

Approved the letter of engagement from JKL Municipal Accounting to provide accounting services to cover the year ending December 31, 2026 at a rate of \$190 per hour (8-24 hours monthly) as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 283

Approved 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.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 284

Approved the proposal of \$8,805 from Coastal Window Fashions for stage drapery, valance and installation at the Community Center as presented.

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Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 285

Approved the proposal of \$4,500 from VHB for the NYSDEC Invasive Species Grant Application – Howells Creek as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 286

Approved the General Fund Checking Abstract Report #1 dated December 22, 2025 consisting of 74 vendors totaling \$557,702.73 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 287

Approved the Enterprise Fund Checking Abstract Report #1 dated December 22, 2025 consisting of 21 vendors totaling \$123,816.47 as presented.

Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 288

Approved the Capital General Check Abstract Report #1 dated December 22, 2025 consisting of 1 vendor totaling \$52,018.92 as presented

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 289

Approved a transfer of \$50,000 from Contingent account to Ho Hum Marina Basin Bulkhead Replacement Project for engineering services to be provided by Nelson & Pope Engineering Architecture and Land Surveying, PLLC as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 290

Approved budget transfers from various accounts to cover road repair costs, and to increase budget lines for over expenditures on various accounts as needed.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 291

Approved waving the golf course green fees for the WMGA Junior Girls tournament scheduled for Monday, July 27, 2026 as presented.

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Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 292

Approved the Fire Inspection Summary as presented.

Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 293

Approved the Building Department Activities as presented.

Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier and unanimously carried. Resolution: 294

Approved the Open Permit Amnesty Project from June 2024 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 295

Approved the Notice of Violations, Incident Reports, and Summons as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Lorraine Kuehn and unanimously carried. Resolution: 296

Approved hiring of Maurice (Reese) Kemp and Alexander Pico for Code Enforcement Officers at \$28 per hour pending background clearance by Checkr Company as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Michael Young and unanimously carried. Resolution: 297

Approved the donation from Elizabeth Carey and Susan Hatzopoulos in the amount of \$1,000 for the Senior Program as presented.

Executive Session if needed

Respectfully submitted,

Mary Pontieri
Village Clerk