

# FINAL MINUTES: FEBRUARY 9, 2026



Village of Bellport

Work Session Meeting  
Monday, February 9, 2026 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.

Mayor Maureen Veitch, Deputy Mayor Nathan Rohrmeier, Trustee Lorraine Kuehn, Trustee Michael Young, and Attorney Larry Davis.

On a motion by Trustee Michael Young seconded by Deputy Mayor Nathan Rohrmeier, and unanimously carried the meeting was opened at 6:04 p.m.

Pledge of Allegiance & Roll Call

Opening remarks by Mayor Maureen Veitch

Mayor Veitch stated that she is changing the order on the agenda so the people presenting don't have to stay for the entire meeting. The item is the Rental License Application Form and Associated Fees.

The Rental License Registry Chapter 25 Introductory Local Law #5 of 2025 had been approved by resolution at the December 22, 2025 General Meeting. The purpose of Marylou Bono (Building Department Head) and Peter Sarich (Lead Building Inspector) presence was to review and refine a proposed Rental Registration Application and a Safety Checklist, which would be required for homeowners who rent out their properties. They presented the draft checklist, explaining that it is based on New York State Residential and Fire Codes and modeled after similar programs in other municipalities. Key safety requirements discussed included smoke and carbon monoxide detectors, bedroom and basement egress, pool safety measures (alarms, self-closing gates, covers), and general fire and electrical hazards. The inspectors explained how newer technologies, such as wireless smoke detectors, can reduce burdens on owners of older homes while remaining code compliant.

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A major point of contention arose over the scope of legal compliance required by the application. Trustee Michael Young argued strongly that the law requires applicants to certify compliance with all applicable federal, state, county, and local laws, and therefore the Village should provide a comprehensive checklist of those laws so residents know exactly what they are swearing to. Others countered that the application only requires certification that there are no existing violations, not that the owner has independently verified compliance with every possible law, and that it is neither practical nor appropriate for the Village to enumerate all federal and state requirements.

The discussion also addressed the nature of inspections. Board members and inspectors stressed that inspections are intended to be cooperative, non-adversarial, and focused on safety rather than zoning or technical code minutiae. Inspectors would address obvious hazards but would not conduct a “witch hunt.” Homeowners retain the option to hire their own licensed professionals to conduct inspections. The Board emphasized that the registry’s primary goal is life safety, not punitive enforcement.

Trustee Lorraine Kuehn suggested additional checklist items, particularly related to pool and fire safety (such as prohibiting electrical cords over pools and gas grills under canopies). The Board agreed these could be reviewed and added where supported by code.

Also, administrative corrections to the application were noted, including adding LLCs as ownership entities and requiring documentation to verify authorized representatives.

The discussion concluded with agreement that staff would revise the checklist and application into a draft form and circulate it promptly so brokers and homeowners could prepare, even though final approval would occur at the February 23, 2026 General Board Meeting. The overarching intent reaffirmed throughout was to improve rental safety while maintaining fairness, clarity, and cooperation with residents.

### Mayor Updates Capital Projects, Grants & Other

#### a. Special Election – April 7, 2026

Steve Mackin, one of our trustees, resigned his position effective December 31, 2025. We were following the New York State Election Laws and code, it was discovered while looking at Chapter 2 of the Village Code, that in fact, Bellport Village Code was different from the state code. In 2009 there was a referendum that was passed. The referendum is different than state law and in the case of a resignation of a board member a Special Election would be held. The vote will be held on April 7<sup>th</sup> from 7:00 a.m. to 9:00 pm in the Community Center. Whoever is elected to the vacant trustee seat will serve from April 7<sup>th</sup> through June 30<sup>th</sup>.

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Unfortunately, the individuals who wish to run will also, have to run in the June 16<sup>th</sup> election to fill the seat or the next term of 4 years. We have put all of the information on the Sunday email blast, Village website, and posted the notice in 6 places. A copy of the timeline is available in Village Hall.

### b. Cost of Winter Storm

Jason Crane started by thanking the entire staff of DPW for the tremendous job they did on the winter storm two weeks ago. We all worked for 31 hours straight. I'd like to point out for those listening that if you work outside of the Village, you definitely noticed that difference in the Bellport streets. The Mayor and Board declared the state of emergency to help with the storm. This has been an unprecedented winter with 5 or 6 storms this year. We had to use salt for 5 of the 6 storms because every storm is different and the cold was severe and icy. Typically, we salt in the middle of the storm then a little bit as the snow comes to the end. Temperature drops and we've had to salt again to prevent icing. This year is just one of those bad years for the temperature and weekend storms. On the weekends per the Local 342 Union Contract, employees are paid time and a half on Saturdays, and double time on Sundays, so it has been an expensive winter for all municipalities.

Mr. Crane addressed potholes in the Village. We are fixing them as quickly as possible. To educate everybody, the salt is not causing the potholes. It's when the water melts and goes in the cracks that causes an additional crack in the road or a pothole that was previously filled. We have a 35-degree day and the water goes into that crack and gets down in between the seam. When the temperature drops to 20 degrees at night, and it freezes, the water expands and it blows that pot hole.

Again, it's a challenging winter for every municipality with the temperatures. Mayor Veitch noted that the DPW Department had a Budget Hearing today and how it relates to roads. It's looking good that we might get \$500,000 grant toward roads supported by Congressman Andrew Garbarino. Nothing has been confirmed in writing but we did receive notification in an email that it was happening. During the Budget Hearing it looked like a roughly 13% increase. A good amount of that, maybe 10 or 11%, was requesting more money for roads. The more money we can throw at roads, the better.

Mayor Vietch asked Mr. Crane to discuss Bieselin Road. Mr. Crane stated that there are roughly 30 drains on the road. He spoke first about Colonial which the crew finished the top half but has to complete from Head of the Neck to Kreamer Street next. This spring the paving will be finished. There was discussion about cinder blocks, cement blocks used for drains and the longevity of roads. With all the traffic, the front walls of the drains tend to bow in towards the drain, and once that starts, it's a domino effect. Before you can pave the road, you change the drain at \$5,000 a drain. When you have 30 drains, you're somewhere between \$120,000 to \$150,000.

In Colonial Lane's case, we spent \$120,000 retrofitting, because we didn't have to replace all of the drains, it cost another \$195,000 to pave the road.

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When you're dealing with Bieselin Road, Colonial Lane, North Howells, and Circuit Road are all almost a mile in length. So, the big, long roads are expensive.

c. Update from Bellport Environment Committee – ZEV Grant

I'm the liaison to the Bellport Environmental Committee. The main thing that the committee is working on is trying to secure two separate grants that would cover 90% of the cost of installing an EV charging station, probably in our municipal parking lot. If that goes well, we'll do it again and hopefully put another EV charging station at the golf course.

Katie Mehrkens, Jason Crane, and Eric Seidel at Eldor have been working diligently on the project. The first grant was submitted and acknowledged. The second grant is nearly completed. The deadline is February 27<sup>th</sup> so hopefully we get that sent in time.

d. Budget Meeting Dates

Budget meetings are taking place. Today was the first and Jimmy Von Eschen (golf) and Jason Crane (DPW) presented their budget working with Darcia Palmer.

These are the following budget meetings:

Monday February 23<sup>rd</sup> at 5:00 p.m. – Youth Camp, Beach, Dock, and Ferry

Thursday February 26<sup>th</sup> at 5:00 p.m. – Administration, Treasury, and Other General

The public is welcome to sit and listen but we are just at the beginning of putting the budget together.

e. Negotiations of Local 342 Contract

The DPW (Local 342 Contract) expires in June. We have started to renegotiate the agreement with the employees of the highway department and Local 342 representative.

f. General Code

We are updating a 50 plus-year-old code book working with a company called General Code. We've actually parceled out to various groups to take a look and help us with different chapters. There are 25 chapters and the committee is working on Chapter 2 with the attorneys. Each week we review a different chapter with a designated chair for that area.

g. SCOVA & South Shore Estuary

Mayor Veitch wanted members on the Board to know that I have been invited to be on the Suffolk County Village Officials Association to represent Bellport. It's an honor, but it's also an opportunity for Bellport to stay in touch with the 32 Villages in Suffolk County and to hear what they're doing about things such as Rental Licenses and many other topics. Also, I've been invited to attend on a regular basis the South Shore Estuary Council, where they're facing a lot of environmental issues. For example, abandoned boats left in marinas. Lastly, I attended a webinar on what was called Whale's Tales. In 2023, there was an unusually high number of sightings of whales off of our shoreline. The comparison of 123 to previous years that were 25, 32, etc.

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The South Shore Estuary Council would like to put out a course that tells boaters what to do as they encounter wildlife.

### Trustee Updates

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

Deputy Mayor Nathan Rohrmeier didn't have any updates. He did want to reiterate that Jimmy, Jason, and Darcia did a fantastic job explaining and going through their budgets for the next year.

- Recap of HUD 2022/HUD 2024 Grants
- Code Enforcement Staffing

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

- Town of Brookhaven Senior Programs  
The mayor and myself went to the Town Board in Farmingville and requested the continuation of our \$50,000 Community Grant for senior exercise and socialization. The van is included in the \$50,000.
- Technology Update  
The committee met a week ago to start with the analysis of technology vendors. We are meeting with SourcePass in the next week to review the services they provide.

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

- Finance Committee

### Open Discussion:

- 1) Review the Rental License Application Form and Associated Fees  
For the next Board Meeting, we will finalize the Rental License Application and Check List. We've given that enough discussion tonight stated Mayor Veitch.
- 2) Review Use of Community Center  
Mayor Veitch commented that our community center is being used more and more by other organizations, from the South Country Art Association to the Bonsai group. If we're not having a meeting here, and we don't need the facility, it's meant to serve the community. My view is to honor the requests of organizations that are 501 c (3) and our own kid's camp.

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Deputy Mayor Nathan Rohrmeier and Trustee Michael Young felt that the center should be used for celebrations. Trustee Young continued, we're here to serve the community, and if the community wants to use their hall, great.

Trustee Lorraine Kuehn stated the restriction of groups to have alcohol and the fact that there is only one restroom on the main floor.

Mayor Veitch stated that we have to set a fee and see what the parameters are on a case-by-case basis. At this point, the use of the bowling alley requires a \$100 deposit that is returned. Pictures have to be taken before and after the event.

Trustee Michael Young suggested that we have a code officer on to be present at the event.

Attorney Larry David thinks as long as we set the guidelines, have proper insurances, and that the guests are in compliance with our rules and regulations. I don't see any objection to it.

The Board will have further discussion at the next General Meeting.

- 3) Approve Bellport Village Program Fund to hold a Volleyball Clinic on July 21, 2026 & July 22, 2026 as presented.
- 4) Review the quote from Coastal Fashions for Cassette Solar Shades for the Community Center in the amount of \$4,760.00 as presented.
- 5) Review the request from South Country Library to hold Outdoor Family Movie Night on July 28, 2026 at 55 Bellport Lane (grassy area by bandshell) from 7:00 p.m. to 10:30 p.m. as presented.
- 6) Review the request from South Country Library to hold Outdoor Family Movie Night on September 2, 2026 at 55 Bellport Lane (grassy area by bandshell) from 7:00 p.m. to 10:30 p.m. as presented.
- 7) Review the request to hire Lorraine Crowley as Chief Election Inspector (\$21 per hour) on Registration Day (March 28, 2026) and Village Special Election April 7, 2026. Election Inspectors Camille Brideson, Gladys Ramondetta, Kelly Berwick, and Janet Trapasso (\$19 per Hour) for the Village Special Election April 7, 2026 rom 7:00 p.m. to 9:00 pm as presented.
- 8) Review Voter Registration Day on March 28, 2026 rom 12:00 p.m. – 5:00 p.m. in Village Hall as presented.
- 9) Review the Fire Inspection Summary as presented.
- 10) Review the Building Department Activities as presented.

Executive Session (If needed)

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On a motion by Trustee Young, seconded by Deputy Mayor Nathan Rohrmeier, and unanimously carried, the Board moved into Executive Session at 7:30 p.m. to discuss legal matters and personnel matters.

On a motion by Deputy Mayor Nathan Rohrmeier, seconded by Trustee Lorraine Kuehn, and unanimously carried, the Board moved out of Executive Session at 8:51 p.m.

On a motion by Deputy Mayor Nathan Rohrmeier, seconded by Trustee Lorraine Kuehn, and unanimously carried, the Board closed the meeting at 8:52 p.m.

Respectfully submitted,

Mary Pontieri  
Village Clerk