



Village of Bellport
Board of Trustees ~ General Session Agenda
Monday, October 26, 2026 at 7:00 PM
Bellport Community Center
4 Bell Street, Bellport, NY 11713

DRAFT AGENDA ~ Current as of 10.23.2026 at 3:15PM

This meeting is open to the public, in-person, and streamed on Zoom at:
Board of Trustees General Session - BCC - 7:00 PM

Motion to Open the General Session and State Meeting Start Time

Pledge of Allegiance & Roll Call ~ Mayor Maureen Veitch
Deputy Mayor Nathan Rohrmeier
Trustee Lorraine Kuehn
Trustee Michael Young
Trustee Dan Polner
Village Attorney Larry Davis
Village Clerk Cathy Sweeney

Opening remarks by Mayor Maureen Veitch

Motion to Open Public Hearing #1:

INTRODUCTORY LOCAL LAW # 5 OF 2026 (Exhibit 1)

A LOCAL LAW AMENDING CHAPTER 21 OF THE CODE OF THE VILLAGE OF BELLPORT ENTITLED "ZONING" ARTICLE V "SUPPLEMENTARY REGULATIONS" DIVISION 1A "DAYCARE FACILITIES" and DIVISION 4 "OFF-STREET PARKING AND LOADING" and ARTICLE IV "DISTRICT REGULATIONS" DIVISION 2 "RESIDENCE A DISTRICT" and DIVISION 4 "RESIDENCE B DISTRICT."

Open to the Public for Comments

Board Discussion

Motion for another Public Hearing to be held on Monday, November 23, 2026 at 7:00 PM
or
Motion to Adopt Local Law #5 of 2026 ~

Motion to Close Public Hearing

Motion to Open Public Hearing #2:

INTRODUCTORY LOCAL LAW # 6 OF 2026 (Exhibit 2)

A LOCAL LAW AMENDING CHAPTER 20 OF THE CODE OF THE VILLAGE OF BELLPORT ENTITLED "TAXATION" ARTICLE II "AGED CITIZEN'S TAX EXEMPTION".

Open to the Public for Comments

Board Discussion

Motion for another Public Hearing to be held on Monday, November 23, 2026 at 7:00 PM

or

Motion to Adopt Local Law #6 of 2026 ~

Motion to Close Public Hearing

Open to the Public for Comment

Mayor Veitch Updates:

- a. Bellport Bay Sailing Foundation Contract
- b. Grant – Road Improvements
- c. Country Club RFI
- d. Open Permit Project
- e. Friends of Bellport Bay, Kind Design – Sea Tiles
- f. HUD 2022 and 2024 updates
- g. Deer Population
- h. FEMA Update
- i. Legislator Thorne Transit Update

Trustee Updates:

- a. **Deputy Mayor Nathan Rohrmeier** – Code Enforcement, Waterfront Management Board, Golf Commission, and Vouchers
- b. **Trustee Lorraine Kuehn** – Communication / Website, Bellport Environmental Committee, Senior Program, Vouchers, and Kids Camp
- c. **Trustee Michael Young** – Zoning Board of Appeals, Architectural Review Board, Planning Board, Historical Preservation, Liaison to the Village Historian, and Tennis
- d. **Trustee Dan Polner** – DPW, Bellport Fire Department, South Country Ambulance, Suffolk County Police Department, Finance Committee and Business District (Chamber of Commerce)

Suggested Resolutions:

- 1) Resolution to approve the proposed 2027 Marina Rates as presented. **(Exhibit 3)**
- 2) Resolution to approve the draft minutes of August 24, 2026, General Session as presented. **(Exhibit 4)**
- 3) Resolution to approve the proposed 2027 Membership Golf Rates before February 1, 2027 as presented. **(Exhibit 5)**
- 4) Resolution to approve the promotion of Thomas Wild, Automotive Equipment Operator (AEO) at Department of Public Works (DPW), effective, November 1, 2026, to replace Evan Larsen. Thomas Wild is required to attain his class B or higher Commercial Driver License (CDL) by March 31, 2027. If the license is not attained, Thomas Wild will revert back to his original position as Laborer at DPW.
- 5) Resolution to approve the appointment of Kylie Minden as Project Assistant to the Building Department, effective October 27, 2026, at an hourly rate of \$28.00.
- 6) Resolution to approve the Fire Inspection Summary as presented. **(Exhibit 6)**
- 7) Resolution to approve the Building Department Activities as presented. **(Exhibit 7)**
- 8) Resolution to approve the General Fund Checking Abstract Report consisting of 73 vendors totaling \$221,512.85.
- 9) Resolution to approve the Enterprise Fund Checking Abstract Report consisting of 30 vendors totaling \$165,716.20.
- 10) Resolution to consider the approval of the Monthly Treasurer's Report (Operating Results as of September 30, 2026).
- 11) Resolution to consider a transfer from Reserve – Employee Liability to Unreserved Fund Balance for Christine Novelli's termination (retirement) payout adjustment of \$312.33 as presented. **(Exhibit 8)**
- 12) Resolution to approve the request from the South Bay Art Association to host their 70th Exhibition Committee Meeting at the Bellport Community Center on Wednesday, November 4, 2026 from 6:00 PM – 8:00 PM. **(Exhibit 9)**
- 13) Resolution to approve the request from the Bellport Village Program Fund to run a community event for children at the Bellport Community Center on Sunday, December 27, 2026 from 10:00 AM – 12:00 PM or 3:00 PM – 5:00 PM. The dumpster fee of \$90.00 will be waived for this event. **(Exhibit 10)**

Motion to Adjourn for Executive Session (as needed)

or

Motion to Adjourn the General Session and State Meeting End Time

Exhibit 1

PUBLIC NOTICE

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 at 4 Bell Street, Bellport, New York 11713, on the 26th day of October, 2026, at 7:00 p.m., to consider enacting the following proposed Introductory Local Law:

INTRODUCTORY LOCAL LAW # 5 OF 2026

A LOCAL LAW AMENDING CHAPTER 21 OF THE CODE OF THE VILLAGE OF BELLPORT ENTITLED "ZONING" ARTICLE V "SUPPLEMENTARY REGULATIONS" DIVISION 1A "DAYCARE FACILITIES" and DIVISION 4 "OFF-STREET PARKING AND LOADING" and ARTICLE IV "DISTRICT REGULATIONS" DIVISION 2 "RESIDENCE A DISTRICT" and DIVISION 4 "RESIDENCE B DISTRICT."

SUMMARY

The proposed local law would amend the Code to clarify off-street parking requirements.

This is a summary of the proposed Local Law, a full copy of which is on file in the Village Clerk's Office and is available for inspection during regular Village business hours. The Village Board Meeting may be viewed on our website at Village of Bellport.

At said public hearing, any persons interested shall be given the opportunity to be heard in person.

BY ORDER OF THE BOARD OF TRUSTEES
VILLAGE OF BELLPORT
CATHY M. SWEENEY, VILLAGE CLERK

Dated: October 13, 2026

INTRODUCTORY LOCAL LAW #5 OF 2026

A LOCAL LAW AMENDING CHAPTER 21 OF THE CODE OF THE VILLAGE OF BELLPORT ENTITLED "ZONING" ARTICLE V "SUPPLEMENTARY REGULATIONS" DIVISION 1A "DAYCARE FACILITIES" and DIVISION 4 "OFF-STREET PARKING AND LOADING" and ARTICLE IV "DISTRICT REGULATIONS" DIVISION 2 "RESIDENCE A DISTRICT" and DIVISION 4 "RESIDENCE B DISTRICT."

Section 1. Legislative Intent. This Local Law would amend the Code to clarify off-street parking requirements.

Section 2. Text Amendment. Chapter 21 entitled "Zoning" Article V "Supplementary Regulations" Division 1A "Daycare Facilities" of the Code of the Village of Bellport by adding the underlined (____) words and deleting the striked out word (—) read as follows:

Chapter 21- Zoning
Article V- Supplementary Regulations
Division 1A- Daycare Facilities

Section 21-405. through Section 21-409-21-415. (Reserved)

~~Section 21-410. Driveways and curb cuts. [L.L. No. 6-2003; L.L. No. 2-2011]~~

- ~~(a) No new driveway or curb cut shall be constructed and no existing driveway or curb cut may be expanded which connects private property to a village street unless said driveway or curb cut is in compliance with this section and a building permit has been issued by the village building inspector. Nothing herein shall be construed to require a building permit for resurfacing or repairing existing driveways.~~
- ~~(b) No privately owned property shall have more than one curb cut or driveway connecting the privately owned property to a village street.~~
- ~~(c) All applications for driveways and or curb cuts in any zoning district, other than residential, must acquire approval from the planning board before a building permit may be issued.~~
- ~~(d) All driveways and or curb cuts shall not be located any closer than ten (10) feet to any side yard lot line in the Residence A and AA zones and seven and one half (7½) feet to any side yard lot line in all other zoning districts.~~
- ~~(e) No motor vehicle, boat or trailer shall be parked any closer than ten (10) feet to any side yard lot line in the Residence A and AA zones and seven and one half (7½) feet to any side yard lot line in all other zoning districts.~~

Section 21-411. through Section 21-415. (Reserved)

Section 3. Text Amendment. Chapter 21 entitled "Zoning" Article V "Supplementary Regulations" Division 4 "Off-Street Parking and Loading" of the Code of the Village of Bellport by adding the underlined (____) words and deleting the striked out word (—) read as follows:

Chapter 21- Zoning

Article V- Supplementary Regulations

Division 4- Off-Street Parking and Loading

Section 21-451. Required Off-Street Parking spaces.

- (a) The number of off-street parking spaces shall be provided, as set forth in Section 21-454, Table of Off-Street Parking Requirements, on the same lot as the principal use located in all Zoning Districts, except Residential Districts, and satisfactorily maintained by the owner of the property for each building or structure which shall be hereafter erected or enlarged.
- (b) In the case of mixed uses, the parking spaces required shall be the sum of the requirements for the various individual uses.
- (c) Any use not otherwise expressly provided for in Section 21-454 shall have the parking requirements determined by the Planning Board.

Section 21-458. Driveways and curb cuts. [L.L. No. 6-2003; L.L. No. 2-2011]

- (f) No new driveway or curb cut shall be constructed and no existing driveway or curb cut may be expanded which connects private property to a village street unless said driveway or curb cut is in compliance with this Section and a building permit has been issued by the Village Building Inspector. Nothing herein shall be construed to require a building permit for resurfacing or repairing existing driveways.
- (g) In Residential Districts, except places of public assembly, the maximum amount of front yard area consisting of asphalt, gravel, stone, or dirt or other nonvegetative material to be used primarily for the parking of vehicles or as a driveway shall not exceed 10% of the area of the front yard of any residential lot in the Residence A and Residence AA Districts or 15% of the area of the front yard of any residential lot in the Residence B District.
- (h) No privately owned property shall have more than one curb cut or driveway connecting the privately owned property to a Village street.
- (i) All applications for driveways and or curb cuts in any Zoning District, other than Residential, must acquire approval from the Planning Board before a building permit may be issued.
- (j) All driveways and or curb cuts shall not be located any closer than ten (10) feet to any side yard lot line in the Residence A and AA zones and seven and one-half (7½) feet to any side yard lot line in all other Zoning Districts.
- (k) No motor vehicle, boat or trailer shall be parked any closer than ten (10) feet to any side yard lot line in the Residence A and AA zones and seven and one-half (7½) feet to any side yard lot line in all other Zoning districts.

Section 21-459. Required Off-Street Parking for Places of Public Assembly in Residential Districts.

- (a) No new Off-Street Parking shall be constructed and no existing Off-Street Parking shall be altered or expanded for places of public assembly located in the Residential Districts until a

building permit has been issued by the Village Building Inspector. Nothing herein shall be construed to require a building permit for resurfacing or repairing existing Off-Street Parking.

- (b) Off-Street Parking area shall be located on the same lot as the principal building and shall not exceed 10% of the total lot area. No Off-Street Parking area shall be permitted in the front yard.
- (c) Only one (1) curb cut shall be permitted to access the Off-Street Parking area.
- (d) If the Off-Street Parking Area fronts any road, a ten (10) foot landscape buffer shall be provided between the Off-Street Parking area and the road. Landscaping plan shall be required to be submitted as part of the building permit application.
- (e) All lighting installed in an Off-Street Parking area shall be dark sky compliant. Lighting plan shall be required to be submitted as part of the building permit application.

Section 21-460 21-458 through Section 21-479. (Reserved)

Section 4. Text Amendment. Chapter 21 entitled “Zoning” Article IV “District Regulations” Division 2 “Residence A District” of the Code of the Village of Bellport by adding the underlined (____) words and deleting the striked out word (—) read as follows:

Chapter 21- Zoning
Article IV- District Regulations
Division 2- Residence A District

Section 21-228. Off-street parking.

In the Residence A District, no building shall be hereafter erected or altered unless provision shall be made for the off-street parking of vehicles to the extent of one (1) parking unit, two hundred

(200) square feet, for each dwelling unit. All places of public assembly within the Residence A District, such as auditoriums, churches, schools and similar uses: one parking unit for each ten (10) permanent seats or, where there are no permanent seats, for an area equal to that which ten (10) permanent seats would require. All places of public assembly shall comply with Off-Street Parking requirements set forth in Article V Division 4 of this Chapter.

Section 5. Text Amendment. Chapter 21 entitled “Zoning” Article IV “District Regulations” Division 4 “Residence B District” of the Code of the Village of Bellport by adding the underlined (____) words and deleting the striked out word (—) read as follows:

Chapter 21- Zoning
Article IV- District Regulations
Division 4- Residence B District

Section 21-274. Off-street parking.

In the Residence B District, each building hereafter erected or altered shall have the comply with the Off-Street Parking ~~Facilities required~~ requirements set forth in the Residence A District.

Section 6. Severability. If any clause, sentence, paragraph, section, article, chapter or part of this local shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, section, article, chapter or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Authority to enact pursuant to Municipal Home Rule Law § 10 and in conformance with Municipal Home Rule Law § 20.

Section 8. This local law shall become effective immediately upon filing with the Secretary of State of the State of New York.

Dated: , 2026
Cathy M. Sweeney
VILLAGE CLERK
Bellport, New York

I hereby certify that the local law annexed hereto, designated as Local Law No. ____ of 2026 of the Incorporated Village of Bellport was duly passed by the Village Board on _____, 2026 in accordance with applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the matter indicated in paragraph 1 above.

Cathy M. Sweeney, Bellport Village Clerk

Dated: _____, 2026

(seal)

(Certification to be executed by Village Attorney or other authorized Attorney of Locality.)

STATE OF NEW YORK)

) ss:

COUNTY OF SUFFOLK)

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Larry Davis, Village Attorney

Dated: _____, 2026

PUBLIC NOTICE

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 at 4 Bell Street, Bellport, New York 11713, on the 26th day of October, 2026, at 7:00 p.m., to consider enacting the following proposed Introductory Local Law:

INTRODUCTORY LOCAL LAW # 6 OF 2026

A LOCAL LAW AMENDING CHAPTER 20 OF THE CODE OF THE VILLAGE OF BELLPORT ENTITLED "TAXATION" ARTICLE II "AGED CITIZEN'S TAX EXEMPTION".

SUMMARY

The proposed local law would amend the Code to clarify and replace the maximum income exemption eligibility level guidelines.

This is a summary of the proposed Local Law, a full copy of which is on file in the Village Clerk's Office and is available for inspection during regular Village business hours. The Village Board Meeting may be viewed on our website at [Village of Bellport](http://www.villageofbellport.org).

At said public hearing, any persons interested shall be given the opportunity to be heard in person.

BY ORDER OF THE BOARD OF TRUSTEES
VILLAGE OF BELLPORT
CATHY M. SWEENEY, VILLAGE CLERK

Dated: October 13, 2026

INTRODUCTORY LOCAL LAW #6 OF 2026

A LOCAL LAW AMENDING CHAPTER 20 OF THE CODE OF THE VILLAGE OF BELLPORT ENTITLED "TAXATION" ARTICLE II "AGED CITIZEN'S TAX EXEMPTION."

Section 1. Legislative Intent. This Local Law would amend the maximum income exemption eligibility level.

Section 2. Text Amendment. Chapter 20 entitled "Taxation" Article II "Aged Citizen's Tax Exemption" of the Code of the Village of Bellport to read as follows:

Chapter 20- Taxation

Article II- Aged Citizen's Tax Exemption

Section 20-422. Maximum income exemption eligibility level. [L.L. No. 4-1987; L.L. No. 6-1997; L.L. No. 5-2006; L.L. No. 6-2008; L.L. No. 5-2013]

The real property tax exemption granted under the provisions of this article shall not apply if the income of the owner or the combined income of the owners of the property, for the income tax year immediately preceding the date of making application for said exemption, exceeds the sum of \$37,399.99. For those property owners with income under \$37,399.99, the following partial tax exemptions shall apply:

Annual Income	Percentage of Assessed Valuation Exempt From Taxation
Under \$29,000.00	50%
\$29,000.00 or more but less than \$29,999.99	45%
\$30,000.00 or more but less than \$30,999.99	40%
\$31,000.00 or more but less than \$31,999.99	35%
\$32,000.00 or more but less than \$32,899.99	30%
\$32,900.00 or more but less than \$33,799.99	25%
\$33,800.00 or more but less than \$34,699.99	20%
\$34,700.00 or more but less than \$35,599.99	15%
\$35,600.00 or more but less than \$36,499.99	10%
\$36,500.00 or more but less than \$37,399.99	5%

Section 3. Severability. If any clause, sentence, paragraph, section, article, chapter or part of this local shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, section, article, chapter or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4. Authority to enact pursuant to Municipal Home Rule Law § 10 and in conformance with Municipal Home Rule Law § 20.

Section 5. This local law shall become effective immediately upon filing with the Secretary of State of the State of New York.

Dated:

BY ORDER OF THE BOARD OF TRUSTEES
VILLAGE OF BELLPORT
CATHY M. SWEENEY, VILLAGE CLERK

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the matter indicated in paragraph 1 above.

Dated: _____, 2026

(Certification to be executed by Village Attorney or other authorized Attorney of Locality.)

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Larry Davis, Village Attorney

Dated: _____, 2026



**2026-2027 SENIOR CITIZEN INCOME EXEMPTION SCHEDULE
BASED ON 2024 INCOME**

GROSS ANNUAL INCOME

PERCENTAGE OF ASSESSED
VALUATION FROM TAXATION

Under \$29,000.00	50%
\$29,000.00 to \$29,999.99	45%
\$30,000.00 to \$30,999.99	40%
\$31,000.00 to \$31,999.99	35%
\$32,000.00 to \$32,899.99	30%
\$32,900.00 to \$33,799.99	25%
\$33,800.00 to \$34,699.99	20%
\$34,700.00 to \$35,599.99	15%
\$35,600.00 to \$36,499.99	10%
\$36,500.00 to \$37,399.99	5%

SUFFOLK COUNTY VILLAGES SENIOR TAX EXEMPTION SCHEDULES

VILLAGE OF BABYLON — Income schedule adopted 2014

Annual Income	Percentage of Assessed Valuation Exempt From Taxation
\$21,601 or less	50%
\$21,602 to 22,600	45%
\$22,601 to 23,600	40%
\$23,601 to 24,600	35%
\$24,601 to 25,500	30%
\$25,501 to 26,400	25%
\$26,401 to 27,300	20%
\$27,301 to 28,200	15%
\$28,201 to 29,100	10%
\$29,101 to 30,000	5%

VILLAGE OF LINDENHURST — Income schedule adopted 2011

Income Level	Amount of Exemption
\$29,000 or less	50%
\$29,001 to \$30,000	45%
\$30,001 to \$31,000	40%
\$31,001 to \$32,000	35%
\$32,001 to \$32,900	30%
\$32,901 to \$33,800	25%
\$33,801 to \$34,700	20%
\$34,701 to \$35,600	15%
\$35,601 to \$36,500	10%
\$36,501 to \$37,400	5%

VILLAGE OF SOUTHAMPTON — Income schedule adopted ~~2008~~ 2026

Annual Income	Percentage of Assessed Valuation Exempt From Taxation
\$50,000 or less	50%
More than \$50,000 but less than \$51,001	45%
\$51,001 or more, but less than \$52,001	40%
\$52,001 or more, but less than \$53,001	35%
\$53,001 or more, but less than \$53,901	30%
\$53,901 or more, but less than \$54,801	25%
\$54,801 or more, but less than \$55,701	20%
\$55,701 or more, but less than \$56,601	15%
\$56,610 or more, but less than \$57,501	10%
\$57,501 or more, but less than \$58,401	5%

SUFFOLK COUNTY VILLAGES SENIOR TAX EXEMPTION SCHEDULES

VILLAGE OF AMITYVILLE — Income schedule updated and adopted 2024

Personal Income	Assessed Valuation Exempt From Taxation
Less than \$35,000	50%
\$35,000 or more, but less than \$36,000	45%
\$36,000 or more, but less than \$37,000	40%
\$37,000 or more, but less than \$38,000	35%
\$38,000 or more, but less than \$38,900	30%
\$38,900 or more, but less than \$39,800	25%
\$39,800 or more, but less than \$40,700	20%
\$40,700 or more, but less than \$41,600	15%
\$41,600 or more, but less than \$42,500	10%
\$42,500 or more, but less than \$43,400	5%

VILLAGE OF SAG HARBOR — Income schedule updated and adopted 2022

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Up to \$50,000	50%
\$50,001 up to \$51,000	45%
\$51,001 up to \$52,000	40%
\$52,001 up to \$53,000	35%
\$53,001 up to \$53,900	30%
\$53,901 up to \$54,800	25%
\$54,801 up to \$55,700	20%
\$55,701 up to \$56,600	15%
\$56,601 up to \$57,500	10%
\$57,501 up to \$58,400	5%

VILLAGE OF WESTHAMPTON BEACH — Income schedule updated and adopted 2023

Annual Income	Percentage of Assessed Valuation Exempt From Taxation
Up to \$50,000	50%
Up to \$51,000	45%
Up to \$52,000	40%
Up to \$53,000	35%
Up to \$53,900	30%
Up to \$54,800	25%
Up to \$55,700	20%
Up to \$56,600	15%
Up to \$57,500	10%
Up to \$58,400	5%

Page | 1

FINAL MINUTES: AUGUST 24, 2026



Village of Bellport

General Meeting

Monday, August 24, 2026 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

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

On a motion by Trustee Lorraine Kuehn, seconded by Trustee Dan Polner and carried unanimously, the Board opened the General Meeting at 7:01 p.m.

Opening remarks by Mayor Maureen Veitch. Mayor Veitch welcomed those present and on Zoom to start her update.

Mayor Updates Capital Projects, Grants

a. Update on BBYC & Sailing Foundation

Attorney Larry Davis stated that the license agreement with the Yacht Club is in the final stage with little changed to the agreement. The license agreement would be executed as soon as the few changes are made. As far as the Sailing Foundation, the Board and I need to review the final draft and should have it done within the next 2 weeks. The Board will extend the agreement with the Yacht Club later in the meeting.

b. FOILS

FOILS stand for Freedom of Information Law requests and by law the Village has to provide the requested information if it exists. The Village is experiencing a more frequent, time-consuming number of FOIL requests. An example of would be 10 years' worth of building permits which takes our office quite a bit of time. I mention this because we must abide by the law and are receiving more frequent and more complicated requests.

FINAL MINUTES: AUGUST 24, 2026

c. Living Seawalls for Bellport Bay

The Friends of Bellport Bay came to the Board to talk about the possibility of putting oyster seawall tiles on the bulk heading at the bay to support oyster growth. Mayor Veitch commented that she learned that a single oyster can clean 50 gallons of water every day. This is a wonderful opportunity where Friends of Bellport Bay are working together with an organization called Kind Design to implement the project. They will put in about 100 feet of tiles for habitats for oysters. The tiles would be located on the main dock between the ladder on the west side to the end of the dock.

We are meeting with Kind Design on September 10th to move forward with the project. The Board will be working very closely with the Village Waterfront Commissioners, Michael Ferrigno and Ted Kamoutsis, along with Deputy Mayor Nathan Rohrmeier Waterfront liaison.

d. Country Club Roof- Nelson & Pope

The roof at the Country Club has been leaking in 12 different areas. The Board has started the process of having different organizations that do roofing, take a look at the roof and come back with proposals on the cost. It seems that the price that most people are talking about is around \$550,000 to replace the whole roof which has been needed for 8 or 9 years.

The Board members are not experts on roofs, so we are bringing in Nelson & Pope engineers to take a look at the proposals. The money will come out of the Enterprise Fund, not the general fund which include the catering facility.

e. Boat Slips – Mayor Veitch read the following statement regarding beach docking and boat stickers.

When questions of concern about Village operations are raised publicly, it is important that residents have the complete and accurate information. Unfortunately, when only part of the information is presented, it can understandably leave people uncertain about what is true. In that spirit, I would like to clarify a few facts regarding docking availability and the new boat sticker fee at the Village beach.

The beach has 35 slips available for visiting boats, while approximately 150 boats are kept at the Village marina, in addition to boats that residents may trailer in. On particularly busy holidays or beautiful summer days, demand can occasionally exceed the available docking space. According to our beach manager, this occurs only two or three times during the entire summer and generally for approximately one hour. Even when all slips are occupied, boaters may drop passengers at the dock, moor their boats and walk to the beach.

There has also been some misunderstanding regarding the new \$100 seasonal boat sticker fee. Approximately \$20,000 was collected this season, and those funds are Village revenue used to help offset the substantial cost of maintaining our waterfront facilities.

FINAL MINUTES: AUGUST 24, 2026

For perspective, the Village is facing approximately \$500,000 in necessary bulkhead and dock repairs this fall alone. The \$20,000 collected through the sticker program represents only a small contribution toward those costs, which otherwise must be borne more broadly by Village taxpayers – including residents who do not own boats or use the beach.

Fees of this nature are also not unusual. They are common practice at Fire Island marinas and waterfront facilities. While a new fee can understandably raise questions, we believe it is reasonable for those using these facilities to contribute modestly toward the significant cost of maintaining them.

We welcome questions about Village policies and operations. We simply ask that residents seek the facts before drawing conclusions of circulating information publicly. Our responsibility is to manage Village facilities fairly, responsibly and in the best interests of the entire community.

Letter from Mark Leuly to the Board members.

This letter is in reference to the Facebook post made by Mike Foster on August 12th regarding the operation of the Ho Hum Beach marina. I believe it is important to clarify the facts, as the post does not accurately reflect what occurred over the weekend.

First, regarding the availability of slips: Saturday was a busy day, but slips were available throughout the day. At no point on Saturday were all of the slips occupied. On Sunday, there were only two specific periods in the afternoon, each lasting approximately one hour, when all slips were occupied. Characterizing the marina as being consistently full does not accurately represent the actual conditions over the weekend.

Second, all non-resident vessels that used the marina complied with the required payment policy. On Saturday, four non-residents purchased day passes at \$75 each, and yellow cards were properly placed on their vessels. On Sunday, three additional non-residents purchased the \$75 yellow day pass. At no time were their boats docked in the marina illegally or without the required authorization.

The policy this year, as in previous years, has been that docking at Ho Hum is handled on a first-come, first-served basis. When a non-resident vessel arrives and a slip is available, the owner is instructed to pay the appropriate fee at the concession. Once that fee is paid, the yellow pass authorizes the vessel to use the facility for the day.

As Waterfront Manager, I take the responsibility of enforcing these policies seriously. I make sure that all dockhands, beach managers, deckhands, and other captains are properly instructed regarding the stickers and passes required for vessels using the marina. In addition, as a captain, I personally spend time walking the docks and checking that vessels have the appropriate resident sticker or yellow paid pass. I also work every Sunday, so I am personally present and actively involved in the operation of the marina.

FINAL MINUTES: AUGUST 24, 2026

I am proud of the employees who work at Ho Hum. Every member of the beach and waterfront staff is a dedicated employee who takes their responsibilities seriously and works hard to provide a safe, orderly, and enjoyable experience for residents and visitors.

For that reason, I believe it is important that criticism of the marina or its employees be based on accurate information and the actual circumstances. Publicly posting negative and inaccurate statements can unfairly damage the reputation of employees who are doing their jobs properly and following the policies established by the Village.

I welcome legitimate concerns and am always willing to address questions regarding the operation of the marina. However, I believe those concerns should be brought forward based on the facts and through the appropriate channels rather than through public statements that can unfairly portray the work being done by the waterfront staff.

I respectfully ask the Board to consider the facts outlined above when evaluating the Augst 12th post.

**Respectfully,
Mark Leuly**

f. General Code

The work is continuing, as I have stated in many meetings, that the work is arduous, but we are cracking away at it. The Code Book hasn't been totally reviewed for 51 years.

g. Grant – Roads

Congressman Andrew Garbarino has secured \$500,000 for a grant for roads. We are waiting for formal confirmation before we start on the work. Also, Congressman Garbarino has pledged to support another \$3 million in road grants for 2027.

h. OPEB Liability

Mayor Veitch stated that there was a question that came to the attention our office about OPEB liability, that stands for Other Post Employment Benefits that excludes retirement. This is a very complex GASB requirement for village which falls under GASB 75. There is a copy for those present next to the agendas that better explain in detail the OPEB liability. If after review, if we need to, we'll have our treasurer come to a village meeting and explain it in plain language.

Trustee Michael Young mentioned that he was the culprit who asked about OPEB. The reason I asked about it is that in our new Standard & Poor's reported they observed that, I'll quote it, "we view Bellport Village's governance risks as somewhat elevated compared with those of its similarly rated peers, whose OPEB liabilities are lower and more easily modified".

FINAL MINUTES: AUGUST 24, 2026

The question that occurred to me is, why is our OPEB liability elevated compared to other villages? Are we spending more than we need to spend and is it something we ought to look at? It is a big liability and a meaningful liability.

Mayor Veitch stated that we have maintained our AA-plus rating with Stand & Poor's and our audit reports get better and better every year in terms of fewer sites of improvements needed. The Board could definitely have a session where we bring our treasurer, Munistat, and Bond Council to talk about OPEB to educate the residents.

Trustee Young continued the discussion stating that the bigger the liability, the bigger the checks we have to write to people who are owed money, which could cause a real cash flow impact. It's not just a theoretical liability; it's a real liability.

Mayor Veitch reiterated that we should wait for the experts to discuss this in a Work Session for both the Board members and general public.

Trustee Updates

- a. Deputy Mayor Nathan Rohrmeier – Code Enforcement, Waterfront Management Board, Golf Commission, and Vouchers
 - Recap of HUD 2022 & HUD 2024
VHB engineering firm has provided us with a project schedule summary for the marina project. They will be finishing up the sediment sampling by the end of the month and in September they will do their analysis of the soil. By mid-October the samples will be sent out for permitting and when that comes back it should take about 9 to 12 months. At that time, the final engineering part will be done and ground breaking should be in January of 2028.
 - Code Enforcement Staffing
Later in the meeting we are hiring 4 Code Enforcement Officers. The village conducted background checks and the candidates are being hired to fill in gaps on weekends and overnights.
- b. Trustee Lorraine Kuehn – Communication/Website, Bellport Environmental Committee, Senior Program, Vouchers, and Kids Camp
 - Town of Brookhaven Senior Programs
Our Senior Program exercise classes have resumed here at the Community Center.
On September 23rd at 2:00 p.m. County Legislature Dominick Thorne's office is offering a lecture on preventing financial exploitation of seniors. They will review phone scams and banking scams. This lecture will be on push notification and website

FINAL MINUTES: AUGUST 24, 2026

- 250th Anniversary – Recap

We had a very successful “Revisiting the Revolution” historical 250th anniversary in the Community Center. Over the 3 days about 140 people attended and it was a very worthwhile effort for the Village.

- Policies and Procedures – Village of Bellport

Trustee Kuehn took up the task of updating the Villages’ 50-year-old Policies and Procedures binder. She reorganized it with new chapters, new table of contents, and added any missing policies. The Village is now in compliance with mandated policies as provided by NYCOM.

Mayor Veitch thanked Trustee Kuehn for coordinating the 250th anniversary museum show. It was an incredible amount of logistics planning. All of the artifacts that were brought in were temperature controlled. We had to make sure someone was here watching it the whole time. In addition, Trustee Kuehn coordinated with the Firehouse Museum and the Bellport Brookhaven Historic Museum to make sure they were open at the same time.

Again, Mayor Veitch thanked Trustee Kuehn for both the 250th Historic Anniversary and taking on updating of the Policies and Procedures.

- c. Trustee Michael Young –Zoning Board of Appeals, Architectural Review Board, Planning Board, Historical Preservation Commission, Liaison to Village Historian, Tennis, Yacht Club/Sailing Foundation

Trustee Young stated that we should focus on the deer issue and what we can do to resolve it.

Mayor Veitch agreed and the Board should think of the next step. I think four of the 5 Board members were on board with the recommendations that were presented by the Leslie Lupo DEC representative. Her recommendation was that there should be culling of the herd.

Mayor Veitch then asked Trustee Young to take the project of deer on.

- d. Trustee Dan Polner – DPW, Bellport Fire Department, South Country Ambulance, Suffolk County Police Department, Road Safety, Business District (Chamber of Commerce) Finance Committee

- Update on First Responders

The completion of the repaving of Colonial Lane is expected to begin shortly and should take about a month. Trustee Dan Polner thanked the Bellport Fire Department for coordinating and assisting in the combination of Bobby Sterling and 250th Anniversary celebrations. Separate thanks to Phil Grucci for the fireworks. The event went off without hitch and was a lot of fun.

FINAL MINUTES: AUGUST 24, 2026

Trustee Polner received a message last week about a homeless person wandering on Station Road asking for food. I had a call into Suffolk County PD just to get an update. Their response was they had a significant homeless problem at Miracle Plaza that was dispersed. If there's an issue, unless someone is being accosted or threatened, these individuals have every right to be in public places. But if there is an issue, the best call would be to Suffolk County PD not 911, just to give them a heads up.

As far as the Business District, the Chamber had their lobster celebration dinner at the Yacht Club. It was good to see the Yacht Club being used for outside purposes.

Mayor Veitch added a comment; I really feel very grateful to Dave DiDio and the Fire Department for initiating the fireworks. In particular, I want to thank the Grucci family and Phil Grucci for donating the whole show. It turned out to be a lovely evening with Bobby Sterling's birthday, 250th Anniversary celebration, and concert.

Open to the Public

Mary Butler thanked the Mary Immaculate Church for holding the New York Blood Drive on Sunday. As you know, blood is lifesaving.

Mike Ferrigno addressed the speed of cars on Bellport Lane. Bellport Lane continues to be a racetrack. The guard booth is a starting line for vehicles, particularly after dark, and race up the lane. I would personally have no objection to a speed bump in front of my house.

Mayor Veitch commented that if we do receive the funds that I mentioned earlier, we definitely can bring Bellport Lane to everybody's attention.

Sherry Binnington thanked Village Clerk Mary Pontieri for all the time and effort that she's put into making our Village so special. Thank you, Mary, for all your hard work. We will truly miss you.

Mike Foster wants the Board to consider stationing, or assigning a Code Enforcement Officer on weekends to enforce the resident-only parking rules on the main dock for the next two weekends. Mr. Foster checked with the dock guards and the employee stated that no code was on or they would be writing tickets.

Mr. Foster's second request was related to slips at Ho Hum. He could not get a slip on the weekend and what bothered him was the fact that there were non-residents who had slips in the marina. The policy is first come, first serve. I have no problems first come, first serve as long as first come, first-served is residents. Would the Board consider a trial of residents only, slips at Ho Hum on the next two weekends? Just a short-term trial.

FINAL MINUTES: AUGUST 24, 2026

Thomas Schultz thanked the Board for considering the Living Seawall proposal that Friends of Bellport Bay has provided. He wanted to give credit to Katia Read for reaching out to the organization. Mr. Schultz wanted to make it clear that these tiles will be mounted on pre-existing bulkhead, which is a gift to the Village from the company who is required to do a plot program in New York. This program will be monitored by the DEC and officials at Stony Brook University to see what type of sea life these tiles could create once they're installed. The value of this donation is somewhere about \$200,000 and would be no cost to the taxpayers.

The plan is to install these tiles at a location that is deemed adequate and protected and it's our hope that the Village would consider the proposal.

Mayor Veitch thanked Mr. Schultz for his comments and wanted to address some of the issues that just came up. When we look at the post-season beach operation, we will definitely take the suggestions in and take a look at whether or not we wish to continue having non-residents using the marina.

The suggestion for the Code Enforcement officers is a good suggestion. Later tonight, you'll see we're approving the hiring of four new code officers. We had to rebuild our Code Department and we've been very successful doing so. I'd like to thank Deputy Mayor Nathan Rohrmeier and Village Clerk Mary Pontieri for making that happen. It required lots of interviewing, screening, and background checks. They were hired specifically to work weekends and nights.

Lucy Danziger is aware of the speeding in the Village, not just on Bellport Lane. On Cedar Bluff a woman was hit a couple of days ago. There are two really bad blind corners, one on Cedar Bluff and on Titus. There are people who are in the trade who come around these corners at high speed. Ms. Danziger continued about speed. As you come from the west the speed drops down to 30 and I wish people slowed to 25 coming into the Village.

Mayor Veitch introduced Cathy Sweeney who will be starting as Village Clerk tomorrow. Cathy has been Southampton Village Clerk for seven years and brings a wealth of knowledge to the Board and community. Ms. Sweeney spent 30 years in the U.S. Air Force managing projects and operations. Southampton has 11 different beach locations, so I think it's fair to say that she comes to Bellport very well prepared for whatever we send her way. We are genuinely excited to welcome Cathy and very much look forward to working with her.

Tonight, also gives me an opportunity to recognize someone who has been incredibly important to this village, and to me personally, over the past two years. Mary Pontieri came to Bellport out of retirement after an accomplished career that included serving as Village Clerk in Patchogue and working as clerk for a large school system in Southampton.

FINAL MINUTES: AUGUST 24, 2026

Mary brought something that simply cannot be taught. Decades of experience and judgement. Her ability to bring order to complicated situations, her knowledge of municipal operations, remarkable work ethic, astute advise, and ability to diffuse difficult situations has been invaluable.

Fortunately, we don't have to say goodbye quite yet, because Mary has agreed to remain with us part-time during the transition to help Cathy and our staff make this change as seamless as possible.

Mary, thank you for everything you've given to Bellport, to our staff and Board, and personally to me. We are a better Village because you were here.

Open Discussion:

Motion: Trustee Dan Polner Second: Deputy Mayor Nathan Rohrmeier and unanimously carried.

Resolution: 197

The Board approved the draft minutes of July 27, 2026 Reorganizational Meeting as presented.

Motion: Trustee Dan Polner Second: Trustee Lorraine Kuehn and unanimously carried.

Resolution: 198

The Board approved the draft minutes of July 27, 2026 General Meeting as presented.

Motion: Trustee Dan Polner Second: Deputy Mayor Nathan Rohrmeier and unanimously carried.

Resolution: 199

The Board approved the updated Zoning Map as presented.

Motion: Trustee Lorraine Kuehn Second: Deputy Mayor Nathan Rohrmeier with Trustee Dan Polner abstaining, the Board approved the appointment.

Resolution: 200

The Board approved the appointment of Trustee Dan Polner as liaison to the Finance Committee with Trustee Dan Polner abstaining as presented.

Motion: Trustee Dan Polner Second: Trustee Lorraine Kuehn and unanimously carried.

Resolution: 201

The Board approved the appointment of Michael Morbillo as consulting architect for ARB as presented.

Motion: Trustee Lorraine Kuehn Second: Trustee Dan Polner and unanimously carried.
Resolution: 202

The Board approved "Employer Workplace Violence Prevention" policy to be referenced in the Employee Handbook as presented.

FINAL MINUTES: AUGUST 24, 2026

Motion: Deputy Mayor Nathan Rohrmeier and unanimously carried.

Second: Trustee Dan Polner and

Resolution: 203

The Board set a Public Hearing for September 28, 2026 to review the Senior Citizen Tax Income Exemption Schedule for 2026 -2027 as presented.

Motion: Trustee Dan Polner and unanimously carried.

Second: Deputy Mayor Nathan Rohrmeier

Resolution: 204

The Board approved Bellport Brookhaven Historical Museum to use the Community Center on October 24, 2026 from 3:00 p.m. – 5:00 p.m. to have a film screening on Farm to Fashion with Isabella Rossellini and Donna Karan with Q & A as presented.

Motion: Trustee Dan Polner and unanimously carried.

Second: Deputy Mayor Nathan Rohrmeier

Resolution: 205

The Board approved Attorney Deirdre Cicciaro as alternate Hearing Officer for FOILS as presented.

Motion: Trustee Dan Polner carried.

Second: Trustee Lorraine Kuehn and unanimously

Resolution: 206

The Board approved a transfer from Reserve – Employee Liability to Unreserved Fund balance to be used for Christine Novelli termination (retirement) payout of \$10,407.04 as presented.

Motion: Trustee Lorraine Kuehn and unanimously carried.

Second: Deputy Mayor Nathan Rohrmeier and

Resolution: 207

The Board approved the request for the Village Treasurer, Deputy Clerk and Trustee Lorraine Kuehn to attend the annual New York Conference of Mayor in Saratoga Springs from September 14th – 18th, 2026 at the Saratoga Hilton, 534 Broadway, Saratoga Springs, New York 12866 as presented.

Motion: Trustee Dan Polner and unanimously carried.

Second: Deputy Mayor Nathan Rohrmeier and

Resolution: 208

The Board approved the proposal for professional services to review and provide a technical evaluation of roof replacement contractors proposals by Nelson & Pope as presented.

Motion: Trustee Dan Polner carried.

Second: Trustee Lorraine Kuehn and unanimously

Resolution: 209

The Board approved the appointment of Cathy Sweeney as Village Clerk effective August 25, 2026 at an annual salary of \$125,000 as presented.

FINAL MINUTES: AUGUST 24, 2026

Motion: Deputy Mayor Nathan Rohrmeier
unanimously carried.

Second: Trustee Dan Polner and

Resolution: 210

The Board approved the hiring of Code Enforcement Officers as follows: Stephen O'Brien (\$31 per hour), Alan Feinstein (\$31 per hour), Taje McIntosh (\$28 per hour), and Landan Hoenig (\$28 per hour) as presented.

Motion: Trustee Lorraine Kuehn
unanimously carried.

Second: Deputy Mayor Nathan Rohrmeier and

Resolution: 211

The Board approved the hiring of Brian Strohm as a substitute state approved Court Officer for Village court at \$200 per night as presented.

Motion: Deputy Mayor Nathan Rohrmeier
unanimously carried.

Second: Trustee Dan Polner and

Resolution: 212

The Board approved an increase of 3% for the following employees as per Local 342 Contract approved at the July 26, 2026 General Meeting as follows: Court Clerk, Secretary to the Planning Board, P/T Building Department Assistant, Treasurer, DPW Superintendent, Senior Van Drivers, Golf Professional, Assistant Pros, and all DPW employees effective June 1, 2026 as presented.

The Board voted separately on the following resolutions to consider adopting Bond recommendations for various capital projects as presented.

Motion: Deputy Mayor Nathan Rohrmeier

Second: Trustee Lorraine Kuehn, with

Trustee Michael Young abstaining, the Board approved the following:

Resolution: 213

- a. \$136,500 Ho Hum Marina Basin Planning

Motion: Trustee Dan Polner

Second: Deputy Mayor Nathan Rohrmeier, with

Trustee Michael Young voting nay, the Board approved the following:

Resolution: 214 (Exhibit 1)

- b. \$3,060,000 Pro Shop Golf Course

Motion: Deputy Mayor Nathan Rohrmeier
unanimously carried.

Second: Trustee Lorraine Kuehn and

Resolution: 215 (Exhibit 2)

- c. \$136,500 Howells Creek Point Planning

Motion: Trustee Dan Polner

Second: Deputy Mayor Nathan Rohrmeier, with

Trustee Michael Young abstaining, Board approved the following: (8/24/2026)

Resolution: 216 (Exhibit 3)

- d. \$550,00 Roof at Country Club

FINAL MINUTES: AUGUST 24, 2026

The Board considered several resolutions that would begin the process of potentially financing capital projects through bonding. It was emphasized that adopting the resolutions did not mean the Village was borrowing the money that evening. Rather, the resolutions initiated a multi-step process that would include required notices, public hearings, an estoppel period, consultation with the Village's financial advisors and bond counsel, and subsequent Board approvals before actual borrowing occurred.

The projects discussed included approximately \$136,500 in planning and engineering costs, improvements associated with the Village's HUD-funded resiliency projects, approximately \$3.06 million for replacement or improvement of the golf course pro shop and related facilities, and approximately \$550,000 for the Country Club roof.

A substantial portion of the discussion focused on the Village's overall financial position and the amount of additional debt it should prudently assume. Trustee Michael Young raised concern that the Village's unassigned fund balance was approximately \$842,000 or 12.5% of its roughly \$6.7 million operating budget, while Village policy calls for a fund balance of at least 25%. Questions were therefore raised about whether the proposed borrowing was consistent with the Village's fund-balance and debt-management policies and with the financial assumptions reviewed by S & P.

There was also considerable discussion about distinguishing between grant-funded, reimbursable expenditures and expenses that would ultimately be borne by the Village.

The HUD 2024 resiliency grant was described as approximately \$3.3 million, with HUD covering 75% and the Village is responsible for 25%. Because HUD reimbursement occurs after expenditures are made, the Village may also need short-term financing to bridge the period between paying project costs and receiving reimbursement.

The proposed \$3.06 million golf course/pro shop project generated additional discussion because the golf course operates through the Village's Enterprise Fund. Questions were raised about whether it was appropriate for the Village to incur debt for an Enterprise Fund asset and whether the existing Enterprise Fund structure fairly allocates financial risk between the Enterprise Fund and Village taxpayers. The response was that Enterprise Fund revenues and reserves are restricted for the purposes of the fund and that improvements to the golf course could generate additional revenue to support repayments.

The Board also discussed the \$550,000 Country Club roof project, which was characterized as an urgent repair resulting from years of deferred maintenance. Although there were questions about how this borrowing would affect the Village's overall debt position, the need to address the failing roof was not seriously disputed.

FINAL MINUTES: AUGUST 24, 2026

Throughout the discussion, several trustees requested additional financial information, particularly regarding the Village's debt capacity, fund balance, prior bond anticipation note repayments, the Village's required contribution to grant-funded projects, and the relationship between Enterprise Fund borrowing and the Village's overall debt.

The Board ultimately approved the resolutions necessary to move the financing process forward, although there were some opposing votes and abstentions. The understanding was that approval did not constitute final authorization to borrow the full amounts and that additional financial review, public discussion, and Board action would occur before the Village actually incurred the debt.

Motion: Trustee Dan Polner Second: Trustee Lorraine Kuehn and unanimously carried.

Resolution: 217

The Board approved the General Fund Checking Abstract Report consisting of 75 vendors totaling \$257,293.88 as presented.

Motion: Trustee Dan Polner Second: Trustee Lorraine Kuehn and unanimously carried.

Resolution: 218

The Board approved the Enterprise Fund Checking Abstract Report of 26 vendors totaling \$137,906.72 as presented.

Motion: Trustee Dan Polner Second: Trustee Lorraine Kuehn and unanimously carried.

Resolution: 219

The Board approved the Capital General Fund Checking Abstract Report consisting of 2 vendors totaling \$41,903.74 as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Dan Polner and unanimously carried.

Resolution: 220

The Board approved the Fire Inspection Summary as presented.

Motion: Deputy Mayor Nathan Rohrmeier Second: Trustee Dan Polner and unanimously carried.

Resolution: 221

The Board approved the Building Department Activities as presented.

Motion: Trustee Dan Polner Second: Deputy Mayor Nathan Rohrmeier and unanimously carried.

Resolution: 222

The Board approved the Open Permit Amnesty Project as presented.

Motion: Trustee Dan Polner Second: Deputy Mayor Nathan Rohrmeier and unanimously carried.

FINAL MINUTES: AUGUST 24, 2026

Resolution: 223

The Board extended the BBYC & Sailing Club license/lease to September 30, 2026.

On a motion by Trustee Dan Polner, seconded by Trustee Lorraine Kuehn, and unanimously carried the Board moved into Executive Session at 8:34 p.m. to discuss personnel and litigation.

Motion: Trustee Dan Polner
unanimously carried.

Second: Deputy Mayor Nathan Rohrmeier and

Resolution: 224

The Board voted not to amend the Zoning Code §21-286 (4) Hotels and bed and breakfast establishments as presented.

Motion: Deputy Mayor Nathan Rohrmeier **Second: Trustee Lorraine Kuehn, and**
unanimously carried the Board approved each staff member for \$5,000 effective June 1, 2026.

Resolution: 225

Building Department Supervisor – Marylou Bono	\$5,000
Deputy Treasurer – Jessica Sarich	\$5,000
Deputy Clerk – Tara Crane	\$5,000

Motion: Deputy Mayor Nathan Rohrmeier
unanimously carried.

Second: Trustee Dan Polner, and

Resolution: 226

The Board approved the back pay as of June 1, 2026 for retiree Christine Novelli as presented.

On a motion by Trustee Dan Polner, seconded by Trustee Lorraine Kuehn, and unanimously carried the Board moved out of Executive Session at 9:15 p.m.

On a motion by Trustee Lorraine Kuehn, seconded by Trustee Dan Polner and unanimously carried the Board closed the General Meeting at 9:16 p.m.

Respectfully submitted,

Mary Pontieri
Village Clerk

DRAFT MINUTES: AUGUST 24, 2026

Resolution 214 ~ Exhibit 1

Resolution 215 ~ Exhibit 2

Resolution 216 ~ Exhibit 3

EXTRACT OF MINUTES

Meeting of the Board of Trustees of the

Village of Bellport, in the

County of Suffolk, New York

August 24, 2026

* * *

A meeting of the Board of Trustees of the Village of Bellport, in the County of Suffolk, New York, was held at the Village Hall, 29 Bellport Lane, Bellport, New York, on August 24, 2026.

There were present: Hon. Maureen Veitch, Mayor; and

Trustees: Nathan Rohrmeier, Deputy Mayor, Lorraine Kuehn, Trustee, Michael Young, Trustee, and Dan Polner, Trustee

There were absent: None

Also present: Mary Pontieri, Village Clerk

Trustee Dan Polner offered the following resolution and moved its adoption:

BOND RESOLUTION OF THE VILLAGE OF BELLPORT,
NEW YORK, ADOPTED AUGUST 24, 2026, AUTHORIZING
THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT
TO EXCEED \$3,060,000 TO FINANCE CONSTRUCTION OF A
NEW REPLACEMENT PRO SHOP BUILDING AT THE GOLF
COURSE, STATING THE ESTIMATED MAXIMUM COST
THEREOF IS \$3,060,000 AND APPROPRIATING SAID
AMOUNT FOR SUCH PURPOSE

THE BOARD OF TRUSTEES OF THE VILLAGE OF BELLPORT, IN THE
COUNTY OF SUFFOLK, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less
than two-thirds of all the members of said Board of Trustees) AS FOLLOWS:

Section 1. The Village of Bellport, in the County of Suffolk, New York (herein
called the "Village"), is hereby authorized to issue bonds in a principal amount not to exceed
\$3,060,000 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated
Laws of the State of New York (herein called the "Law"), to finance construction of a new
replacement pro shop building at the golf course.

Section 2. The estimated maximum cost of the project described herein, including
preliminary costs and costs incidental thereto and the financing thereof, is \$3,060,000 and said
amount is hereby appropriated for such purpose. The plan of financing includes the issuance of
bonds in a principal amount not to exceed \$3,060,000 to finance said appropriation, and the levy
and collection of taxes on all the taxable real property in the Village to pay the principal of said
bonds and the interest thereon as the same shall become due and payable.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness applicable to the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 12(a)(2) of the Law, is fifteen (15) years.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Village for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the Village, payable as to both principal and interest by general tax upon all the taxable real property within the Village. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization

of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to the execution of agreements for credit enhancements, are hereby delegated to the Village Treasurer, the chief fiscal officer of the Village.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Village is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution is subject to a permissive referendum and the Village Clerk is hereby authorized and directed, within ten (10) days after the adoption of this resolution, to publish or cause to be published, in full, in the official newspaper of the Village, having a general circulation within said Village, and posted in at least six (6) public places and in each polling place in the Village, a Notice in substantially the form appearing in Exhibit A hereto.

Section 8. The Village Clerk is hereby authorized and directed, after said bond resolution shall take effect, to cause said bond resolution to be published, in summary, in the

official newspaper of the Village, having a general circulation within said Village, together with a Notice in substantially the form as provided by Section 81.00 of the Law.

* * *

The adoption of the foregoing resolution was seconded by Deputy Mayor Nathan Rohrmeier and duly put to a vote on roll call, which resulted as follows:

AYES:	Hon. Maureen Veitch, Mayor, Nathan Rohrmeier, Deputy Mayor, Lorraine Kuehn, Trustee and Dan Polner, Trustee
-------	---

NOES:	Michael Young, Trustee
-------	------------------------

The resolution was declared adopted.

EXHIBIT A
(Below is the Notice for Publication and Posting)

VILLAGE OF BELLPORT, NEW YORK

PLEASE TAKE NOTICE that on August 24, 2026, the Board of Trustees of the Village of Bellport, in the County of Suffolk, New York, adopted a bond resolution entitled:

“Bond Resolution of the Village of Bellport, New York, adopted August 24, 2026, authorizing the issuance of bonds in a principal amount not to exceed \$3,060,000 to finance construction of a new replacement pro shop building at the golf course, stating the estimated maximum cost thereof is \$3,060,000 and appropriating said amount for such purpose,”

an abstract of such bond resolution, concisely stating the purpose and effect thereof, being as follows:

FIRST: AUTHORIZING the Village of Bellport, New York to issue bonds in a principal amount not to exceed \$3,060,000 pursuant to the Local Finance Law of the State of New York, to finance construction of a new replacement pro shop building at the golf course;

SECOND: STATING that the estimated maximum cost thereof, including preliminary costs and costs incidental thereto and the financing thereof, is \$3,060,000; appropriating said amount for such purpose; and STATING that the plan of financing includes the issuance of bonds in a principal amount not to exceed \$3,060,000 to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable;

THIRD: DETERMINING and STATING the period of probable usefulness applicable to the purpose for which said bonds are authorized to be issued is fifteen (15) years; the proceeds of said bonds and any bond anticipation notes issued in anticipation thereof may be applied to reimburse the Village for expenditures made after the effective date of this bond resolution for the purpose for which said bonds are authorized; and the proposed maturity of said bonds will exceed five (5) years;

FOURTH: DETERMINING that said bonds and any bond anticipation notes issued in anticipation of said bonds and the renewals of said bond anticipation notes shall be general obligations of the Village; and PLEDGING to their payment the faith and credit of the Village;

FIFTH: DELEGATING to the Village Treasurer the powers and duties as to the issuance of said bonds, and any bond anticipation notes issued in anticipation of said bonds, or the renewals thereof;

SIXTH: STATING the conditions under which the validity of the bonds or notes issued pursuant to the resolution may be contested; and

SEVENTH: DETERMINING that the bond resolution is subject to a permissive referendum.

DATED: August 24, 2026

Mary Pontieri
Village Clerk

AFFIDAVIT OF POSTING

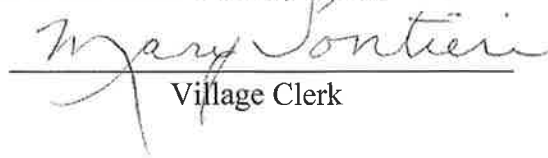
STATE OF NEW YORK)
 :SS:
COUNTY OF SUFFOLK)

Mary Pontieri, being duly sworn, deposes and says:

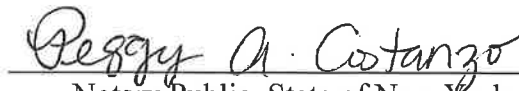
That she is and at all times hereinafter mentioned she was the duly qualified and acting Village Clerk of the Village of Bellport, in the County of Suffolk, State of New York;

That on September 8, 2026, she has caused to be conspicuously posted and fastened up in the following places a Notice setting forth an abstract of the bond resolution duly adopted by the Board of Trustees on August 24, 2026, a copy of which is annexed hereto and made a part hereof, said places constituting at least six (6) of the most conspicuous public places in said Village, and at least one copy in each polling place in said Village:

1. Village of Bellport Website www.bellportvillageny.gov
2. Village Hall, 29 Bellport Lane, Bellport, NY 11713
3. LI Advance Publication
4. Bellport Community Center, 4 Bell Street, Bellport, NY 11713
5. South Country Library, 22 Station Road, Bellport, NY 11713
6. Bulletin Board in front of Brewport Coffee at 129 South Country Road, Bellport, NY 11713


Village Clerk

Subscribed and sworn to before me
this 21st day of October, 2026.


Notary Public, State of New York

PEGGY A. COSTANZO
Notary Public, State of New York
No. 01008039954
Qualified in Suffolk County
Commission Expires April 10, 2030

CERTIFICATE

I, Mary Pontieri, Village Clerk of the Village of Bellport, in the County of Suffolk, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Board of Trustees of said Village of Bellport duly called and held on August 24, 2026, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Board of Trustees and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village of Bellport this 24th day of August, 2026.

(SEAL)


Village Clerk

EXTRACT OF MINUTES

Meeting of the Board of Trustees of the

Village of Bellport, in the

County of Suffolk, New York

August 24, 2026

* * *

A meeting of the Board of Trustees of the Village of Bellport, in the County of Suffolk, New York, was held at the Village Hall, 29 Bellport Lane, Bellport, New York, on August 24, 2026.

There were present:

Hon. Maureen Veitch, Mayor; and

Trustees:

Nathan Rohrmeier, Deputy Mayor, Lorraine Kuehn, Trustee, Michael Young, Trustee, and Dan Polner, Trustee

There were absent:

None

Also present:

Mary Pontieri, Village Clerk

* * *

Deputy Mayor Nathan Rohrmeier offered the following resolution and moved its adoption:

BOND RESOLUTION OF THE VILLAGE OF BELLPORT, NEW YORK, ADOPTED AUGUST 24, 2026, AUTHORIZING THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$136,500 TO FINANCE THE PREPARATION OF PRELIMINARY PLANS AND SPECIFICATIONS RELATING TO THE HOWELLS CREEK POINT RESILIENCY PROJECT, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$136,500 AND APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE

THE BOARD OF TRUSTEES OF THE VILLAGE OF BELLPORT, IN THE COUNTY OF SUFFOLK, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-thirds of all the members of said Board of Trustees) AS FOLLOWS:

Section 1. The Village of Bellport, in the County of Suffolk, New York (herein called the "Village"), is hereby authorized to issue bonds in a principal amount not to exceed \$136,500 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), to finance the preparation of preliminary plans and specifications relating to the Howells Creek Point Resiliency Project.

Section 2. The estimated maximum cost of the project described herein, including preliminary costs and costs incidental thereto and the financing thereof, is \$136,500 and said amount is hereby appropriated for such purpose. The plan of financing includes the issuance of bonds in a principal amount not to exceed \$136,500 to finance said appropriation, and the levy and

collection of taxes on all the taxable real property in the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness applicable to the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 62 of the Law, is five (5) years.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Village for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the Village, payable as to both principal and interest by general tax upon all the taxable real property within the Village. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of

the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to the execution of agreements for credit enhancements, are hereby delegated to the Village Treasurer, the chief fiscal officer of the Village.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Village is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution shall take effect immediately, and the Village Clerk is hereby authorized and directed to publish the foregoing resolution, in summary, together with a

Notice attached in substantially the form prescribed by Section 81.00 of the Law in the official newspaper of the Village.

* * *

The adoption of the foregoing resolution was seconded by Trustee Lorraine Kuehn and duly put to a vote on roll call, which resulted as follows:

AYES:	Hon. Maureen Veitch, Mayor, Nathan Rohrmeier, Deputy Mayor, Lorraine Kuehn, Trustee, Michael Young, Trustee, and Dan Polner, Trustee
-------	--

NOES:	None
-------	------

The resolution was declared adopted.

(NOTICE AND SUMMARY OF RESOLUTION FOR PUBLICATION)

NOTICE

The resolution, a summary of which is published herewith, has been adopted on August 24, 2026, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the Village of Bellport, in the County of Suffolk, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the constitution.

Mary Pontieri
Village Clerk

BOND RESOLUTION OF THE VILLAGE OF BELLPORT, NEW YORK, ADOPTED AUGUST 24, 2026, AUTHORIZING THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$136,500 TO FINANCE THE PREPARATION OF PRELIMINARY PLANS AND SPECIFICATIONS RELATING TO THE HOWELLS CREEK POINT RESILIENCY PROJECT, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$136,500 AND APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE

The object or purpose for which the bonds are authorized is the preparation of preliminary plans and specifications relating to the Howells Creek Point Resiliency Project, at the estimated maximum cost of \$136,500.

The period of probable usefulness of the bonds is five (5) years.

The maximum amount of obligations authorized to be issued is \$136,500.

A complete copy of the bond resolution summarized above shall be available for public inspection during normal business hours at the office of the Village Clerk, Village of Bellport, Village Hall, 29 Bellport Lane, Bellport, New York.

CERTIFICATE

I, Mary Pontieri, Village Clerk of the Village of Bellport, in the County of Suffolk, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Board of Trustees of said Village of Bellport duly called and held on August 24, 2026, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Board of Trustees and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village of Bellport this 24th day of August, 2026.

(SEAL)


Village Clerk

EXTRACT OF MINUTES
Meeting of the Board of Trustees of the
Village of Bellport, in the
County of Suffolk, New York
August 24, 2026

* * *

A meeting of the Board of Trustees of the Village of Bellport, in the County of Suffolk, New York, was held at the Village Hall, 29 Bellport Lane, Bellport, New York, on August 24, 2026.

There were present:	Hon. Maureen Veitch, Mayor; and
Trustees:	Nathan Rohrmeier, Deputy Mayor, Lorraine Kuehn, Trustee, Michael Young, Trustee, and Dan Polner, Trustee

There were absent:	None
--------------------	------

Also present:	Mary Pontieri, Village Clerk
---------------	------------------------------

Trustee Dan Polner offered the following resolution and moved its adoption:

BOND RESOLUTION OF THE VILLAGE OF BELLPORT,
NEW YORK, ADOPTED AUGUST 24, 2026, AUTHORIZING
THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT
TO EXCEED \$550,000 TO FINANCE REPLACEMENT OF THE
ROOF AT THE BELLPORT COUNTRY CLUB FACILITY,
STATING THE ESTIMATED MAXIMUM COST THEREOF IS
\$550,000 AND APPROPRIATING SAID AMOUNT FOR SUCH
PURPOSE

THE BOARD OF TRUSTEES OF THE VILLAGE OF BELLPORT, IN THE
COUNTY OF SUFFOLK, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less
than two-thirds of all the members of said Board of Trustees) AS FOLLOWS:

Section 1. The Village of Bellport, in the County of Suffolk, New York (herein
called the "Village"), is hereby authorized to issue bonds in a principal amount not to exceed
\$550,000 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws
of the State of New York (herein called the "Law"), to finance replacement of the roof at the
Bellport Country Club facility.

Section 2. The estimated maximum cost of the project described herein, including
preliminary costs and costs incidental thereto and the financing thereof, is \$550,000 and said
amount is hereby appropriated for such purpose. The plan of financing includes the issuance of
bonds in a principal amount not to exceed \$550,000 to finance said appropriation, and the levy and
collection of taxes on all the taxable real property in the Village to pay the principal of said bonds
and the interest thereon as the same shall become due and payable.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness applicable to the object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a. 12(a)(2) of the Law, is fifteen (15) years.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Village for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the Village, payable as to both principal and interest by general tax upon all the taxable real property within the Village. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization

of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to the execution of agreements for credit enhancements, are hereby delegated to the Village Treasurer, the chief fiscal officer of the Village.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Village is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution is subject to a permissive referendum and the Village Clerk is hereby authorized and directed, within ten (10) days after the adoption of this resolution, to publish or cause to be published, in full, in the official newspaper of the Village, having a general circulation within said Village, and posted in at least six (6) public places and in each polling place in the Village, a Notice in substantially the form appearing in Exhibit A hereto.

Section 8. The Village Clerk is hereby authorized and directed, after said bond resolution shall take effect, to cause said bond resolution to be published, in summary, in the

official newspaper of the Village, having a general circulation within said Village, together with a Notice in substantially the form as provided by Section 81.00 of the Law.

* * *

The adoption of the foregoing resolution was seconded by Deputy Mayor Nathan Rohrmeier and duly put to a vote on roll call, which resulted as follows:

AYES:	Hon. Maureen Veitch, Mayor, Nathan Rohrmeier, Deputy Mayor, Lorraine Kuehn, Trustee and Dan Polner, Trustee
-------	---

ABSTAIN:	Michael Young, Trustee
----------	------------------------

The resolution was declared adopted.

EXHIBIT A
(Below is the Notice for Publication and Posting)

VILLAGE OF BELLPORT, NEW YORK

PLEASE TAKE NOTICE that on August 24, 2026, the Board of Trustees of the Village of Bellport, in the County of Suffolk, New York, adopted a bond resolution entitled:

“Bond Resolution of the Village of Bellport, New York, adopted August 24, 2026, authorizing the issuance of bonds in a principal amount not to exceed \$550,000 to finance replacement of the roof at the Bellport Country Club facility, stating the estimated maximum cost thereof is \$550,000 and appropriating said amount for such purpose,”

an abstract of such bond resolution, concisely stating the purpose and effect thereof, being as follows:

FIRST: AUTHORIZING the Village of Bellport, New York to issue bonds in a principal amount not to exceed \$550,000 pursuant to the Local Finance Law of the State of New York, to finance replacement of the roof at the Bellport Country Club facility;

SECOND: STATING that the estimated maximum cost thereof, including preliminary costs and costs incidental thereto and the financing thereof, is \$550,000; appropriating said amount for such purpose; and STATING that the plan of financing includes the issuance of bonds in a principal amount not to exceed \$550,000 to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable;

THIRD: DETERMINING and STATING the period of probable usefulness applicable to the purpose for which said bonds are authorized to be issued is fifteen (15) years; the proceeds of said bonds and any bond anticipation notes issued in anticipation thereof may be applied to reimburse the Village for expenditures made after the effective date of this bond resolution for the purpose for which said bonds are authorized; and the proposed maturity of said bonds will exceed five (5) years;

FOURTH: DETERMINING that said bonds and any bond anticipation notes issued in anticipation of said bonds and the renewals of said bond anticipation notes shall be general obligations of the Village; and PLEDGING to their payment the faith and credit of the Village;

FIFTH: DELEGATING to the Village Treasurer the powers and duties as to the issuance of said bonds, and any bond anticipation notes issued in anticipation of said bonds, or the renewals thereof;

SIXTH: STATING the conditions under which the validity of the bonds or notes issued pursuant to the resolution may be contested; and

SEVENTH: DETERMINING that the bond resolution is subject to a permissive referendum.

DATED: August 24, 2026

Mary Pontieri
Village Clerk

AFFIDAVIT OF POSTING

STATE OF NEW YORK)
 :SS:
COUNTY OF SUFFOLK)

Mary Pontieri, being duly sworn, deposes and says:

That she is and at all times hereinafter mentioned she was the duly qualified and acting Village Clerk of the Village of Bellport, in the County of Suffolk, State of New York;

That on September 8, 2026, she has caused to be conspicuously posted and fastened up in the following places a Notice setting forth an abstract of the bond resolution duly adopted by the Board of Trustees on August 24, 2026, a copy of which is annexed hereto and made a part hereof, said places constituting at least six (6) of the most conspicuous public places in said Village, and at least one copy in each polling place in said Village:

1. Village of Bellport Website www.bellportvillageny.gov
2. Village Hall, 29 Bellport Lane, Bellport, NY 11713
3. LI Advance Publication
4. Bellport Community Center, 4 Bell Street, Bellport, NY 11713
5. South Country Library, 22 Station Road, Bellport, NY 11713
6. Bulletin Board in front of Brewport Coffee at 129 South Country Road, Bellport, NY 11713

Mary Pontieri
Village Clerk

Subscribed and sworn to before me
this 21st day of October, 2026.

Peggy A. Costanzo
Notary Public, State of New York

PEGGY A. COSTANZO
Notary Public, State of New York
No. 01CO6039954
Qualified in Suffolk County
Commission Expires April 10, 2020

CERTIFICATE

I, Mary Pontieri, Village Clerk of the Village of Bellport, in the County of Suffolk, State of New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Board of Trustees of said Village of Bellport duly called and held on August 24, 2026, has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Board of Trustees and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village of Bellport this 24th day of August, 2026.

(SEAL)


Village Clerk

2027 Proposed Non Resident Golf Rates (Members in Good Standing for 2026)

CATEGORY	2026 MEMBER FEE	2027 MEMBER FEE		
	(INCLUDES CAPITAL \$250 ASSESSMENT)	MEMBERSHIP INCREASE	MEMBERSHIP (Includes \$250 Capital Assessment)	TOTAL MEMBERSHIP
FULL	\$6,050.00	\$250	\$6,300	\$6,550
WEEKDAY	\$4,875.00	\$250	\$5,125	\$5,375
ASSOCIATE (AGE 21-39)	\$3,450.00	\$250	\$3,700	\$3,950
ASSOCIATE FULL (AGE 21-39)	\$4,450.00	\$250	\$4,700	\$4,950
JUNIOR	\$600.00	\$0	\$600	\$600
FAMILY FULL	\$9,325.00	\$250	\$10,075	\$10,325

\$5500 Initiation for new non-resident incoming members to be put towards Capital Improvements at Club. (\$1500 increase)

~ Golf memberships paid in full by **February 1st, 2027** will receive \$100 credit for merchandise only in Pro Shop. (same as previous years)

~ Any membership paid after **February 1st, 2027** will not receive the \$100 credit in the Pro Shop.

* Beginning **February 2nd, 2027** the village will update the membership list with new members to replace any member who has not rejoined for the 2027 season.

** Waiting list will be called as of **February 15th, 2027**.

Membership cap at 400

Outings-Increase to \$130 per person outside (\$5 increase) and \$110 (\$5 increase) for member run outing. Minimum 72 players

2027 Proposed Resident Golf Rates (Members in Good Standing for 2026)

CATEGORY	2026 MEMBER FEE	2027 MEMBER FEE		
	(INCLUDES CAPITAL \$250 ASSESSMENT)	MEMBERSHIP INCREASE	MEMBERSHIP (Includes \$250 Capital Assessment)	TOTAL MEMBERSHIP
FULL	\$3,650.00	\$250	\$3,900	\$4,150
SENIOR FULL	\$3,325.00	\$250	\$3,575	\$3,825
ASSOCIATE FULL (21-39)	\$3,325.00	\$250	\$3,575	\$3,825
TWILIGHT	\$1,875.00	\$250	\$2,125	\$2,375
JUNIOR	\$300.00	\$0	\$300	\$300

~ Golf memberships paid in full by **February 1st, 2027** will receive \$100 credit for merchandise only in Pro Shop. (same as previous years)

2027 Proposed Corporate Golf Rates

CORPORATE	2026 MEMBER FEE	2027 MEMBER FEE	
	(INCLUDES CAPITAL ASSESSMENT)	MEMBERSHIP	TOTAL MEMBERSHIP
GOLD MEMBERSHIP (20 rounds)	\$14,950.00	\$15,200	\$15,450
SILVER MEMBERSHIP (16 rounds)	\$12,550.00	\$12,800	\$13,050
BRONZE MEMBERSHIP (12 rounds)	\$9,830.00	\$10,080	\$10,330

\$5500 Initiation for new incoming members to be put towards Capital Improvements at Club. (\$1500 increase)

*** Excluding juniors, all memberships will receive a \$250 increase from last year's rates.

Proposal for 2027 Daily Rates

Bellport Golf Club

GUEST RATES - PEAK SEASON (May-October)

Rate Type	2026 Rate	Increase	2027 Rate
Weekdays	\$85.00	\$5.00	\$90.00
Fri/Sat/Sun/Holidays	\$95.00	\$5.00	\$100.00
After 4:00 PM	\$65.00	\$5.00	\$70.00

GUEST RATES - OFF PEAK (April & November)

Rate Type	2026 Rate	Increase	2027 Rate
Weekdays	\$65.00	\$5.00	\$70.00
Fri/Sat/Sun/Holidays	\$80.00	\$5.00	\$85.00
After 3:00 PM	\$50.00	\$5.00	\$55.00

RESIDENT RATES - PEAK SEASON (May-October)

Rate Type	2026 Rate	Increase	2027 Rate
Weekdays	\$80.00	\$5.00	\$85.00
Fri/Sat/Sun/Holidays	\$85.00	\$5.00	\$90.00
After 4:00 PM	\$65.00	\$5.00	\$70.00
Senior (Mon-Thurs)	\$65.00	\$5.00	\$70.00
Senior (Fri-Sun)	\$85.00	\$5.00	\$90.00
Senior 8-Hole (Mon-Thurs)	\$40.00	\$2.00	\$42.00

MEMBERSHIP RATES (Old PP & Hybrid & Senior)

Rate Type	2026 Rate	Increase	2027 Rate
Weekdays	\$60.00	\$5.00	\$65.00
Fri/Sat/Sun/Holidays	\$75.00	\$5.00	\$80.00
After 3:00 PM	\$50.00	\$5.00	\$55.00
Senior (Mon-Thurs)	\$50.00	\$5.00	\$55.00
Senior (Fri-Sun)	\$75.00	\$5.00	\$80.00
Senior 8-Hole (Mon-Thurs)	\$30.00	\$3.00	\$33.00

CART FEES

Rate Type	2026 Rate	Increase	2027 Rate
18 HOLES			
Single Cart	\$34.00	\$1.00	\$35.00
Double Cart	\$68.00	\$2.00	\$70.00
Full Individual Cart	\$52.00	\$2.00	\$54.00
9 HOLES			
Single Cart	\$20.00	\$0.00	\$20.00
Double Cart	\$40.00	\$0.00	\$40.00

PACKAGES & SPECIAL RATES

Package Type	2026 Rate	Increase	2027 Rate
Unlimited Cart Plan	\$2,176.00	\$64.00	\$2,240.00
25-Trip Cart Plan	\$800.00	\$25.00	\$825.00
12-Person Guest Book	\$900.00	\$60.00	\$960.00
Bag Storage	\$180.00	\$0.00	\$180.00

Unaccompanied Guests (includes cart)	\$180.00	\$15.00	\$195.00
Junior Fee (after 5:00 PM, under 12)	\$10.00	\$0.00	\$10.00

Questions?

Contact Bellport Golf Club | (631) 286-7206 | BellportGolfClub.com

VILLAGE OF BELLPORT



2026 GOLF RATES Before February 1, 2026 – Members in Good Standing

NON-RESIDENT CATEGORY	2026 MEMBER FEE			
	CAPITAL ASSESSMENT	MEMBERSHIP INCREASE	MEMBERSHIP	TOTAL MEMBERSHIP
FULL	\$250.00	\$250.00	\$5,800.00	\$6,300.00
WEEKDAY	\$250.00	\$250.00	\$4,625.00	\$5,125.00
ASSOCIATE (AGE 21-39)	\$250.00	\$250.00	\$3,200.00	\$3,700.00
ASSOCIATE FULL (AGE 21-39)	\$250.00	\$250.00	\$4,200.00	\$4,700.00
FAMILY FULL	\$500.00	\$500.00	\$9,075.00	\$10,075.00
JUNIOR	\$550.00	50.00	600.00	\$600.00

RESIDENT CATEGORY	2025 MEMBER FEE			
	CAPITAL ASSESSMENT	MEMBERSHIP INCREASE	MEMBERSHIP	TOTAL MEMBERSHIP
FULL	\$250.00	\$250.00	\$3,400.00	\$3,900.00
SENIOR FULL	\$250.00	\$250.00	\$3,075.00	\$3,575.00
ASSOCIATE FULL (21-39)	\$250.00	\$250.00	\$3,075.00	\$3,575.00
TWILIGHT	\$250.00	\$250.00	\$1,625.00	\$2,125.00
JUNIOR			\$300.00	\$300.00

CORPORATE	2025 MEMBER FEE		
	CAPITAL ASSESSMENT	MEMBERSHIP	TOTAL MEMBERSHIP
GOLD MEMBERSHIP	\$500.00	\$13,650.00	\$14,150.00
SILVER MEMBERSHIP	\$500.00	\$11,300.00	\$11,800.00
BRONZE MEMBERSHIP	\$500.00	\$9,118.00	\$9,618.00

\$4,000.00 One Time Initiation Fee

Outings to increase \$125.00 per person (Any member run event will be \$105.00 per person)

VILLAGE OF BELLPORT



2025 GOLF RATES Before February 1, 2025

NON-RESIDENT CATEGORY	2025 MEMBER FEE	
	CHECK/CASH	CREDIT CARD (2.5%)
FULL	\$6,050.00	\$6,201.00
WEEKDAY	\$4,875.00	\$4,997.00
ASSOCIATE (AGE 21-39)	\$3,450.00	\$3,536.00
ASSOCIATE FULL (AGE 21-39)	\$4,450.00	\$4,561.00
JUNIOR	\$550.00	\$564.00
FAMILY FULL	\$9,575.00	\$9,814.00

**\$3,500.00 One-time
initiation fee per person**

RESIDENT CATEGORY	2025 MEMBER FEE	
	CHECK/CASH	CREDIT CARD (2.5%)
FULL	\$3,650.00	\$3,741.00
SENIOR FULL	\$3,325.00	\$3,408.00
ASSOCIATE FULL (21-39)	\$3,325.00	\$3,408.00
TWILIGHT	\$1,875.00	\$1,922.00
JUNIOR	\$300.00	\$308.00

CORPORATE	2025 MEMBER FEE	
	CHECK/CASH	CREDIT CARD (2.5%)
GOLD MEMBERSHIP	\$14,150.00	\$14,503.00
SILVER MEMBERSHIP	\$11,800.00	\$12,095.00
BRONZE MEMBERSHIP	\$9,618.00	\$9,858.00

VILLAGE OF BELLPORT



2024 GOLF RATES **Before February 1, 2024**

NON-RESIDENT CATEGORY	2024 MEMBER FEE	
	CHECK/CASH	CREDIT CARD (2.5%)
FULL	\$5,800.00	\$5,945.00
WEEKDAY	\$4,625.00	\$4,741.00
ASSOCIATE (AGE 21-39)	\$3,200.00	\$3,280.00
ASSOCIATE FULL (AGE 21-39)	\$4,200.00	\$4,305.00
JUNIOR	\$550.00	\$564.00
FAMILY FULL	\$9,075.00	\$9,302.00

**\$3,000.00 One time
initiation fee per person**

RESIDENT CATEGORY	2024 MEMBER FEE	
	CHECK/CASH	CREDIT CARD (2.5%)
FULL	\$3,550.00	\$3,639.00
SENIOR FULL	\$3,225.00	\$3,306.00
ASSOCIATE FULL (21-39)	\$3,225.00	\$3,306.00
TWILIGHT	\$1,775.00	\$1,819.00
JUNIOR	\$300.00	\$308.00

VILLAGE OF BELLPORT



Summary of Fire Inspections - September 2026 Mike Recio

- On vacation for the first 2 weeks of September.
- Annual fire inspection for - 117 South Country Road (see below)
Bellport Spa, Rice Realty, Uncle Joes Pizza, Co-Co Nails and Spa, T. Elliot Landscape, Terra Shala Yoga, Win Long Chinese take out.

Letter to Temperance Hall Inn requesting building verification and inspection.

Bellport Playhouse – 2 Haunted Houses - preliminary inspection.

Bellport Playhouse - conduct Fire Sprinkler system acceptance tests for theatre
conduct final sprinkler inspection and sign off of permit.

New business inspection - 149 S. Country Road – Antique store.

Set up and separate files/folders for Bellport Village apartments and commercial buildings.

Bellport Country Club – coordinate and list all Fire Alarm monitoring agencies for each building.

Bellport Playhouse - 2 Haunted Houses - conduct final fire inspections.

Bellport Library - met with library and fire alarm personnel regarding modification of the fire alarm system.

Fine Fare - conducted final fire and life safety inspections.

Write September monthly Inspection totals.

Exhibit 7

Building Permits Issued Monthly

DRAFT

	2021- 2022				2022- 2023				2023- 2024				2024- 2025				2025- 2026				2026- 2027			
	Permits	Pools	Total	Permit fees	Permits	Pools	Total	Permit fees	Permits	Pools	Total	Permit fees	Permits	Pools	Total	Permit fees	Permits	Pools	Total	Permit fees	Permits	Pools	Total	
	2	1	6	\$19,255	7	2	9	\$5,826	8	4	12	\$13,873	7	1	8	\$3,869	13	0	13	\$7,842	11	0	11	\$26,617
June																								
	12	2	14	\$9,194	6	2	8	\$5,097	6	0	6	\$6,469	12	1	13	\$7,745	8	1	9	\$39,364	8	1	9	\$31,647
July																								
	8	5	13	\$9,874	2	2	4	\$12,286	7	2	9	\$42,910	3	3	6	\$6,162	3	0	3	\$3,836	5	1	6	\$17,235
August																								
	8	2	10	\$44,297	14	1	15	\$32,290	7	3	10	\$19,073	5	1	6	\$60,525	9	0	9	\$20,098	7	0	7	\$21,379
September																								
	10	4	14	\$20,242	5	1	6	\$4,369	11	1	12	\$16,478	7	0	7	\$20,200	10	1	11	\$21,293				
October																								
	9	2	11	\$11,735	11	2	13	\$39,768	4	2	6	\$8,415	10	1	11	\$56,715	4	2	6	\$4,275				
November																								
	7	1	8	\$23,718	3	2	5	\$53,695	7	3	10	\$10,292	3	1	4	\$4,717	6	0	6	\$16,481				
December																								
	7	2	9	\$7,278	4	0	4	\$6,523	5	3	8	\$7,353	6	1	7	\$20,065	3	1	4	\$8,205				
January																								
	2	3	5	\$2,874	4	1	5	\$12,708	4	3	7	\$4,402	4	0	4	\$8,735	5	2	7	\$10,649				
February																								
	9	5	14	\$36,378	11	2	13	\$51,713	4	4	8	\$34,931	7	3	10	\$13,310	4	2	6	\$10,759				
March																								
	11	4	14	\$350,136	7	4	11	\$13,490	11	3	14	\$10,780	9	3	12	\$17,351.00	5	2	7	\$8,093				
April																								
	12	3	15	\$18,231	9	0	9	\$4,017	6	1	7	\$6,730	4	1	5	\$6,680.00	7	2	9	\$11,483.00				
May																								
	97	34	131	\$553,212	83	19	102	\$241,782	80	29	109	\$181,706	77	16	93	\$226,074	77	13	90	\$162,377	31	2	33	\$96,879
Total																								

Prepared by Marylou Bono

10/7/2026

Inspections Fiscal Year 2026-2027														
CAO 10/22/2026														
MONTH	WEEK 1			WEEK 2			WEEK 3			WEEK 4			TOTAL	
	Permit	Rental	Total	Permit	Rental	Total	Permit	Rental	Total	Permit	Rental	Total		
June	4	3	7	1	9	10	7	3	10	17	10	27	54	
July	7	2	9	3	2	5	8	1	9	4	2	6	29	
August	2	2	4	6	1	7	5	1	6	4	0	4	21	
September	7	0	7	6	0	6	2	0	2	13	1	14	29	
October			0			0			0			0	0	
November			0			0			0			0	0	
December			0			0			0			0	0	
January			0			0			0			0	0	
February			0			0			0			0	0	
March			0			0			0			0	0	
April			0			0			0			0	0	
May			0			0			0			0	0	
Total													133	

Exhibit 8



Outlook

Board Approval - Termination Payout Adjustment

From jsarich@bellportvillageny.gov <jsarich@bellportvillageny.gov>

Date Wed 10/14/2026 6:10 PM

To csweeney@bellportvillageny.gov <csweeney@bellportvillageny.gov>

 2 attachments (53 KB)

Novelli Original termination payout.pdf; Novelli Additional payout.pdf;

Hi Cathy,

As discussed earlier. Please add to 10/26 board meeting. I have also attached the original payout that was approved during the August board meeting for your viewing.

Board Approval – Termination Payout Adjustment

Christine Novelli's termination payout was originally processed at the prior hourly rate of \$35.32. A 3% pay increase became effective August 27, 2026, during the same payroll period, resulting in an additional \$1.06 per hour and an adjustment of \$312.33 to the original payout. Board approval is requested to authorize the additional payment resulting from the updated hourly rate.

- **Original payout at prior rate:** \$10,407.04
- **Additional payout due to pay increase:** \$312.33
- **Total adjusted payout:** \$10,719.37

Thank you,

Jessica Sarich
Deputy Treasurer
Village of Bellport
(631) 286-0327

**Village of Bellport
Compensated Absences Payout**

Employee: Christine Novelli
Retirement effective date: 7/31/2026
Last date of work:

Vacation time balance:
 Maximum payout is 27 days
 per Union contract

Sick time balance:
 Employees with less than 10 years
 of service shall be paid for
 unused sick leave up to the
 extent of 50% at the rate of
 salary in effect upon termination

Hours	Days	Max Payout (hours)	Rate of Pay at Retirement	Payout
149.4	21.34	149.4	\$ 35.32	\$ 5,276.81

Hours	50% of Balance	50% of Balance in days	Rate of Pay at Termination	Payout
290.5	145.25	20.8	\$ 35.32	\$ 5,130.23

Total Payout \$ 10,407.04

Board approved 8.24.2026
 Resolution #206
 -Novelli termination (retirement) payout.
 \$10,407.04

Approval: L. Kudrinski 8-22-26
 Approval: St. Vint 8/25/26
 Approval: AK 8/26/26

**Village of Bellport
Compensated Absences Payout**

Employee: Christine Novelli
Retirement effective date: 7/31/2026
Last date of work:

Vacation time balance:
Maximum payout is 27 days
per Union contract

Hours	Days	Max Payout (hours)	Rate of Pay at Retirement	Payout
149.4	21.34	149.4	\$ 1.06	\$ 158.36

Sick time balance:
Employees with less than 10 years
of service shall be paid for
unused sick leave up to the
extent of 50% at the rate of
salary in effect upon termination

Hours	50% of Balance	50% of Balance in days	Rate of Pay at Termination	Payout
290.5	145.25	20.8	\$ 1.06	\$ 153.97

Total Payout \$ 312.33

Approval: _____
Approval: _____
Approval: _____

*Request Board Approval 10.16.2026
- Novelli termination (retirement)
payout adjustment.
\$ 312.33*

tcrane@bellportvillageny.gov

From: jacqueline dupre <jdupreart@yahoo.com>
Sent: Tuesday, October 13, 2026 12:31 PM
To: tcrane@bellportvillageny.gov
Cc: South Bay Art Association
Subject: South Bay Art Association/Facility Request

Good afternoon,

Attached is a Use of Facilities form for a South Bay Art Association for an upcoming meeting if possible.

Have a great day!

Jacqueline Dupré

**Use of Facilities Form
Inc. Village of Bellport**

Guidelines for submission of application are as follows:

1. Review the enclosed Inc. Village of Bellport Municipality Policy on Use of Village Facilities- Mothers Beach
2. Review the Insurance Requirements for using Municipal Facilities, and forward to your insurance carrier for issuance of required certificates. NOTE: The Municipal Board reserves the right to require alternative liability when applicable.
3. Complete Application- Do not leave any blanks

Today's Date: October 13, 2026

Date(s) & Times Requested: Wednesday 11/4 6pm

Facility Requested: Bellport Community Center

Name of Business: South Bay Art Association

Person in charge: Jacqueline Dupré

Address: 42 Old S. Country Rd Brookhaven
(SBAA) PO Box 244 Bellport, NY

Phone Number: 631 416 6969

Nature of Event/Reason for use: 70th Exhibition Committee Meeting

Will fees be charged? NO

Group Size: 10

Special Request: tables & chairs

The undersigned, an officer of the organization requesting the use of the Inc. Village of Bellport's facilities, or the individual requesting the use of Inc. Village of Bellport's facilities, guarantees observance of all regulations governing use of the facilities of the Inc. Village of Bellport, payment of any charges incurred and states that the organization agrees to indemnify and save harmless the Inc. Village of Bellport and the Municipal Board, employees and volunteers against any and all claims for damages or injury to persons or property that may be occasioned by, or arise from, the use of such facilities.

Signed Jacqueline Dupré

Print Name Jacqueline Dupré

Title Historian

Date 10/13/26

Address PO Box 244 Bellport

Phone 631 - 416 - 6969

Administrators Approval _____

Exhibit 10



Outlook

Jolly Little Village event for December

From jpg458@gmail.com <jpg458@gmail.com>**Date** Thu 10/22/2026 12:12 PM**To** ljepson@bellportvillageny.gov <ljepson@bellportvillageny.gov>**Cc** csweeney@bellportvillageny.gov <csweeney@bellportvillageny.gov>

1 attachment (1 MB)

Jolly Little Village.pdf;

Hi Leanna and Cathy,

I am pleased to report that the BVPF Board voted in favor of the proposal to fund the Jolly Little Village proposal and so I have attached the **Community Center Event permit**.

Mike Foster will be submitting the **final proposal** today to be distributed to the BOT and added to the BOT agenda for 10/26.

Please give me a call on Tuesday, assuming the BOT approves the event , to get a credit card security deposit of \$100. My number is 781-526-9429. I can be reached anytime after 2 p.m. on the 27th. Or, if easier, let me know if you prefer me to call you.

Thank you so much for all your help! I'm sure this event will bring lots of joy to the children of Bellport!

Best, Jane Graham for the Bellport Village Program Fund



Village Of Bellport

Application for Community Center Event Permit

The purpose of this local law is to allow special events that are open to the general public to be reviewed by the Village of Bellport for public safety concerns and the impact they may have on surrounding properties. This local law will allow the Village to ensure emergency services have free access to the surrounding neighborhoods during the special event that basic health issues such as adequate bathroom accommodations and refuse removal are addressed.

Name of Organization: Bellport Village Program Fund
Address of Organization: P.O. Box 215 Bellport, N.Y. 11713
Contact Person Information:
Name Vinita Nair
Address 19 Academy Lane
Telephone # 214-213-1809
Email Address vinitanair@gmail.com

Event Information:

Name of Event: Jolly Little Holiday Village
Date(s) of Event: December 27
Hours of Event (including setup & shutdown) 8:30-1
Purpose of the Event and Description of activities: A holiday for kids to play and meet up with other children at an organized "Moms" event
Expected maximum number of persons (including organizers, vendors, spectators) 80 (?)
If this exceeds 160 persons, a special review by the Village Clerk is required.
Expected number of vehicles bikes, walking usual Parking Attendants YES ☒ NO
Can the Village assist with parking issues (barriers/cones)? YES ☒ NO



Village Of Bellport

Application for a Special Event Permit (continued)

Will there be live music/loudspeakers/audio equipment? YES ☐ NO ☒
If yes, please explain We will show the movie Buddy the Elf at a station (see description of event)

Jane P. Suhara
Signature of Applicant

Oct. 23, 2026
Date

A \$100 security deposit is required to reserve the Community Center. This deposit will be refunded once it is confirmed that the facility has been left clean and orderly:

- All trash has been bagged and removed from the building.
- Tables have been stacked.
- Folding chairs are placed in or near chair racks.

To assist with this confirmation, photos showing the condition of the community center and entrance hall, taken immediately after the event, may be submitted to the village via email.

**Bellport Village Program Fund
Proposal
To Conduct a Holiday Kids Festival
“Jolly Little Holiday Village”
in the Village Community Center
in Bellport Village**

Overview

The BVPF is proposing to host and conduct a new free event in the Village for Village residents. This event, named “Jolly Little Holiday Village”, would be a free, two-hour holiday celebration for children and their families at the Bellport Village Community Center during NYS public schools winter break.

The details are:

- **Sunday, December 27, 2026; to be confirmed with the Village**
- **Time: 10-12 a.m. or 3-5pm to be confirmed with the Village**
- Location: Bellport Village Community Center and Bowling Alley
- Free for all participants. Targeting younger kids (8+ under) plus older siblings for bowling
- For planning purposes assume 50 children
- Estimated cost paid 100% by the BVPF- Estimated to be up to \$1,500

Details of the event

It is planned to establish six activity stations inside the Community Center:

1. Reindeer Antler Toss: A simple holiday ring-toss game.
2. “Buddy the Elf” Movie Station: A cozy viewing area with a projector, movie screen, and pillows for children to sit on the floor.
3. Holiday Storytime: Volunteers read holiday stories to children.
4. Make an Ornament: Children decorate an ornament to take home.
5. Hot Cocoa and Cookies: A complimentary holiday snack.
6. Holiday Coloring: Coloring pages and crayons for children to enjoy.

This effort will require approximately 13 volunteers, including one event organizer from the BVPF Board. Six volunteers will lead the stations, with additional volunteers managing check-in, refreshments, setup, and general assistance.

Parents will remain responsible for their children.

The BVPF guarantees the Community Center and Bowling Alley will be left broom clean of all materials and debris.