

BOARD OF TRUSTEES MEETING MINUTES – February 27, 2023

The mid-month meeting of the Board of Trustees of the Inc. Village of Brightwaters was held on Monday, February 27, 2023 at 7:30pm at Village Hall, 40 Seneca Dr., Brightwaters, NY with the following officers present:

John J. Valdinì	Mayor
Mary Del Vecchio	Trustee
Michael Dopsovic	Trustee
Patrick Fawcett	Trustee
Nicole Rhodes	Clerk - Treasurer
Charles Casolaro	Village Attorney
John Catania	Highway Foreman

Absent: Deputy Mayor Thomas Zepf

At 7:30pm Mayor, John J. Valdinì called the meeting to order followed by a salute to the flag.

Approve Sounds of Silence 5k/10k run/walk on May 20, 2023 from 6:30AM-12:30PM with a permit fee of \$500.

Motion: Mayor Valdinì Second: Trustee Fawcett
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf

Approve Bay Shore Fire Department Engine Company 5k run on July 15, 2023 from 8AM-12PM with a permit fee of \$500.

Motion: Mayor Valdinì Second: Trustee Dopsovic
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf

Approve Financial Statements FYE 5/31/2022.

Motion: Mayor Valdinì Second: Trustee Fawcett
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf

Approve Resolution 2-2023 to remove C & R's for SafStor Project

Resolution 2- 2023

**INC. VILLAGE OF
BRIGHTWATERS SUFFOLK
COUNTY, NEW YORK
FEBRUARY 27, 2023**

WHEREAS, pursuant to New York State Village Law; New York State Municipal Law and the Village Code, the Board of Trustees hereby **RESOLVES**, as follows:

WHEREAS, on September 6, 2022, the Board of Trustees conducted a public hearing on the site-plan application of Brightwaters Racquet & Spa, INC, (SafeStor), at 225 Howells Road, for the construction of a self-storage facility within the Sunrise Business District to a height of three (3) stories, where the code allows only one (1) story; and,

WHEREAS, the Village Board as Lead Agency has caused to be prepared the attached Short Environmental assessment Form (EAF) to evaluate potential significant adverse impacts associated with the proposed action, and has reviewed the aforesaid Short EAF; and,

WHEREAS, the Board of Trustees approved the application for a height of three (3) stories; and,

WHEREAS, the applicant's counsel notified the Village Attorney that in 1984 the then Board of Trustees of Brightwaters imposed covenants and restrictions relating to the use of 225 Howells Road as the Brightwaters Racquet & Spa, INC; and,

WHEREAS, that Declaration of Covenants and Restrictions were recorded on September 20, 1984 in Liber 9644 Cp 575; and,

WHEREAS, on January 26, 2022 and then again on February 23, 2022, the applicant appeared before the Zoning Board of Appeals having been granted specific relief that included parking relief, accessory structure placement relief and relief for the size and width and placement of two driveways for ingress and egress, all to allow for the construction of a storage facility 225 Howells Road; and,

WHEREAS, pursuant to the granted relief from the Zoning Board of Appeals, the imposed covenants and restrictions are no longer of any force and effect, as the nature and use of the real property will now change from a racquet ball club and work-out gym to a storage facility; and,

NOW THEREFORE, BE IT RESOLVED, that the Village Board of Trustees the hereby resolves, as follows:

RESOLVED, that the Village Board of the Village of Brightwaters pursuant to the State Environmental Quality Review Act (SEQRA) is declared the Lead Agency for the proposed action and hereby proposes to adopt its findings; and


BE IT FURTHER RESOLVED, that the Village Board, as lead agency for the proposed action, pursuant to 6 NYCRR Part 617, hereby determines that the proposed action is an Unlisted Action; and

BE IT FURTHER RESOLVED, that the Declaration of Covenants and Restrictions imposed by the Board of Trustees against the property known as 225 Howells

Road, Brightwaters, New York recorded on September 20, 1984 in Liber 9644 Cp575 are hereby declared a nullity of no force and effect and by this Resolution the Board of Trustee consents to their removal from any future deed of conveyance; and

BE IT FURTHER RESOLVED, this Resolution may be recorded in the Office of the Suffolk County Clerk and made part of the public record.

Dated: Brightwaters, New
York February 27,
2022



NICOLE RHODES
Village Clerk-Treasurer

Motion to adopt: *MAYOR VALDINI*

Second: *TRUSTEE FAWCETT*

Vote: Mayor Valdini – *Aye*
Deputy Mayor Zepf - *ABSENT*
Trustee Del Vecchio – *Aye*
Trustee Fawcett – *Aye*
Trustee Dopsovic - *Aye*

RECEIVED

FEB 27 2023

Village of Brightwaters

Motion: Mayor Valdini Second: Trustee Fawcett
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf

Topics for Discussion:

- Highway Building – A formal bid was held on February 24th for the contract for the design, purchase and installation of a prefabricated Highway Yard Building. Morton Buildings Inc. came in the lowest bid at \$308,468, Accumanage LLC \$315,823 and Stalco General Contractor \$390,000. Once Engineer Dan Falasco and Building Inspector Bob O'Shea review the bids thoroughly it can be put on the March 6th Board of Trustees Agenda to Award.
- History Area – The Mayor has advised that the goal for the History Area is to be completed through donated services. The actual history documents will need to be preserved and protected.
- Weedoo Boats – We are looking to schedule the Mechanical Harvester at the end of May to clean up and remove the lily pads and invasive overgrowth.

- Pickle Ball Courts – The Mayor has expressed the need for pickle ball courts as requested by many residents. Looking into putting lines on the tennis courts to accommodate pickle ball playing.
- Sidewalk Extension (near Henley's) – The Village is ready to start the project for the sidewalk extension, pavers and lighting with fence along Orinoco heading east towards Pine Acres Blvd.
- Brightwaters Inn Outdoor Dining Application
Motion to Approve application with the following stipulations:
 1. No Dining outside past 11PM
 2. Must Comply with dark sky compliant fixtures and existing lighting codes.Motion: Mayor Valdin Second: Trustee Del Vecchio
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf
- Borger Enterprises – Landscaper Request to remove fee for Landscaping License
Motion to Approve
Motion: Mayor Valdin Second: No second
Votes: 0 ayes 4 nays 1 Absent: Deputy Mayor Zepf
Motion denied
- Joseph Pers – Application requesting a special permit for a string fence on the Village Right of Way. Informal Vote (In Favor: Trustee Dopsovic & Trustee Fawcett. Not in Favor: Mayor Valdin & Trustee Del Vecchio) Hold over to next Board of Trustees 3/6/2023 Meeting with all Board Members present.
- Non-Resident Mooring Slips
Motion to increase rate to \$80 per foot
Motion: Mayor Valdin Second: Trustee Fawcett
Votes: 4 Ayes 0 nays 1 Absent: Deputy Mayor Zepf
- American Legion of Bay Shore sold their Hall. The Village has offered for them to use the Wohseepee Park Cabin.
- Summer Program – Last year the online registration sold out within minutes of opening. This year the Village will go to a lottery on April 27th if more than 85 campers register.

Motion to go into Executive Session 8:47PM

Motion: Mayor Valdin Second: Trustee DelVecchio
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf

Motion to come out of Executive Session 9:21PM

Motion: Mayor Valdin Second: Trustee Fawcett
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf

Adjourn Meeting

Motion: Mayor Valdin Second: Trustee Fawcett
Vote: 4 ayes 0 nays 1 Absent: Deputy Mayor Zepf

Meeting adjourned 9:21PM