

**BOARD OF TRUSTEES MEETING MINUTES – October 1, 2018**

The regular meeting of the Board of Trustees of the Inc. Village of Brightwaters was held on Monday, October 1, 2018 at 7:30 p.m. at Village Hall, 40 Seneca Dr., Brightwaters, NY, with the following officers present:

John J. Valdini	Mayor
Carmine Chiappetta	Trustee
Thomas Zepf	Trustee
Michael Dopsovic	Trustee
Nicole Rhodes	Clerk – Treasurer
Charles Casolaro	Village Attorney
Carol Posimato	Deputy Clerk
John Catania	DPW Foreman
Bob O’Shea	Building Inspector
Anthony Rambazis	Code Supervisor

Absent: Trustee Patrick Fawcett

At 7:30 pm, Mayor Valdini called the meeting to order followed by a salute to the flag and a moment of silence for those serving in the military.

Approval of the Minutes from the Board meetings of September 4, 2018 and September 17, 2018.

Motion: Mayor Valdini                      Second: Trustee Dopsovic  
Vote: 4 ayes                                      0 nays                                      1 Absent

Suffolk County Police Report was unavailable. Code Supervisor, Anthony Rambazis informed residents the importance of locking your vehicles overnight.

**Mayor’s Report – Mayor Valdini:**

- 35-40 residents attended a meeting at the lakes. We’ve had many residents interested in joining the lakes committee to be informed and updated and also participate in the plan to remedy the eroding shoreline, invasive species growing from the lakes, the geese overpopulation and the deteriorating bridges which are structurally fine but in need of repair.
- This weekend we have the Garage Sale on October 6<sup>th</sup>. All 70 spots were sold out. October 7<sup>th</sup> is the Village’s first block party from 12-5pm at the 4 Corners (Village Square). There will be lots of bicycle parking and should be a great event.
- The next Mid-Month Meeting will be dedicated to trees. There have been requests for people to remove village trees and a few instances where people are clear cutting their property. The Board is working on a Tree Removal and Replacement Program for Village Trees and will eventually put something into place for trees on private property. The current code does not enforce anything for trees on private property.
- A Master Plan for the Village is in the works. Outside resources will be brought in to help with the planning.
- Improvements to the village website will be made this month.
- The Public Hearing on the Ackerson Building was adjourned and will be on the October 24<sup>th</sup> Zoning Board of Appeals agenda as a continued application. The Village Office has consistently made many efforts to keep the public informed through emails, postings on the village website and Facebook page.

**Trustee Chiappetta – Administration**

- Paving on Pine Acres will begin at the end of this month. If you need to fix your driveway, put an apron in or put in belgium block, now is the time to do it.
- Evaluating the equipment in the highway yard is part of the long-term plan.
- Will be speaking with the grant writer to see which direction we will go in and what opportunities are out there.

**Trustee Zepf – Code Enforcement**

- Vacant property on Hiawatha. Our Supervisor, Anthony Rambazis noticed the front door was compromised. Suffolk County Police was called and they secured the property. There was no one in the house at that time.
- Halloween is right around the corner. We coordinated with Bay Shore Public Library to cover the expense for one of the industrial lights. We will have two more that will light up the parks and the library. Code will have the help of the Suffolk County Auxiliary Officers to help out on Halloween night.
- Last week there was an individual peering through the window of the Dance Studio and harassing one of the parents. Code called the Police and the suspect was picked up by Suffolk County Police and undercover.
- GPS Units were installed in the Code vehicles.
- Thanked the Code Department for helping out with the Northwell run.

**Trustee Dopsovic – Highway**

- As the weather is still warm, Highway continues to maintain and cut the grass along with trimming of the trees to prepare for the winter.
- The Highway Dept. is getting ready for the winter and has been performing repairs and maintenance on equipment and vehicles.
- Currently on the lookout for new equipment plow trucks and sanders.

**Fire Marshall's Report**

As of this report, all permits for Public Assembly and Multiple Dwelling occupancies within the Village of Brightwaters are currently valid and up to date.

On-going inspections of commercial occupancies continue in the Village of Brightwaters. Re-inspections have also been conducted to insure that all violations have since been removed.

During the past month, I was summoned by the Bay Shore Fire Department to respond to the Kiddie Academy, located at 225 Howell's Rd. to investigate and remedy, multiple nuisance or false automatic fire alarms. Soon after my arrival on scene and remedying the automatic fire alarm malfunctions, I was met by Chief Jerry Rockfeld whom informed me that in addition to the current alarm situation, he witnessed multiple vehicles continually parking in the Fire Zone, subsequently blocking the primary fire hydrant in front of Kiddie Academy. The Chief requested that the Village install a "No Parking Grid" adjacent to the hydrant area in an effort to cease these parking violations. I suggested to the Chief that a better recourse might be having the Village Code Enforcement Officers routinely patrolling this location during the high traffic times and issuing tickets when necessary and that I would propose this matter to the Mayor and other Village personnel. It has been my experience that this type of response would typically resolve the issue quite fast. The chief agreed and I advised him that I would look into this immediately.

Most recently, I spoke with Mayor Valdini and the Building Inspector Robert O'Shea to apprise all necessary parties to expedite this proposed solution.

Sincerely,

*Matthew Brennan*

Matthew Brennan, Fire Marshal  
Village of Brightwaters

Public Hearing on proposed Local Law 5-2018 Rental Registration. (Single Family Home.)

To open the Public Hearing:

Motion: Mayor Valdini	Second: Trustee Dopsovic
Vote: 4 ayes	0 nays 1 Absent

Village Attorney, Charles Casolaro advised that this proposed Local Law had been discussed at previous mid-month meetings. This is a rental registration law that requires a homeowner who wants to rent their house out in its entirety or separate rooms out, to come to the village and apply for a permit. There is a fee that will be charged for that which is yet to be determined and an application will be devised. As part of the rental registration process and procedure there will be an inspection required by our Building Inspector to make sure that the premise that's being rented complies with the NYS Building Code and Village Law. There are certain requirements such as a smoke detector, fire alarm, windows that open properly, etc. There has been discussion on the necessity of the Building Inspector to make a physical inspection as opposed to the landlord signing an affidavit that they comply with these requirements. The Village Attorney recommends a physical inspection on a yearly basis with the renewal of the permit. The Mayor said that might be too much and to revise the proposed law to a physical inspection every 5 years and each year an affidavit to be signed with the renewal. The Building Inspector is there to make sure that the requirements of this rental registration code are satisfied. It is not his mandate to go in there to make sure every single building code is complied with. However, if he does see an unsafe or dangerous situation that is illegal he will have to address it. Trustee Zepf fears a fishing expedition with our Building Inspector. A punch list should be made and included in our application.

Public Comments:

- Rich Dayhab of Lakeview Ave. N asked if this law allows for an Air B&B? The Village Attorney will revise the law to add that it does not cover short term stays. Resident Dayhab also pointed out that some of the older homes have pre-existing apartments for the help. The Attorney confirmed that a multi dwelling is not allowed. Mayor Valdini asked the Attorney to look into the definition of single family.
- Paul Wernersbach of Orinoco Drive is a licensed realtor and he can see the value to promote this in protecting the community and our residents. He would hope that it does not turn into a "money grabber".
- Mark Mogul of South Avenue asked what other villages have a law like this? The Attorney mentioned Rockville Centre, Manorhaven, East Hampton, Town of Hempstead, Town of Islip, Babylon and Brookville and possibly many more. He also stated that there was nothing in the law that addressed a group home and would like to see that in there.

10/1/2018 - Board of Trustees Meeting

- Jody McNulty of Pine Acres Blvd. asked if there was a current problem? The Mayor advised that yes there have been many complaints and one particular house the village can't do anything about it since there is no code for it in our book. Our options are very limited right now. It is not meant to be a money grabber and we are looking out for the welfare of the residents.

To close the Public Hearing:

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

**Approve** Treasurer's Report and Abstracts

Motion: Mayor Valdini                      Second: Trustee Chiappetta  
Vote: 4 Ayes                                      0 Nays                      1 Absent

**VILLAGE OF BRIGHTWATERS**

**ABSTRACT REPORT FOR BOT October 1, 2018**

Seeking to approve payment on:

Abstracts #4117 - #4122	vouchers	\$111,663.13
Alpha Carting - September 2018		\$ 24,454.33
Employee Benefits Division - Health Insurance Oct 2018		\$ 19,259.49
Hohwald Landscaping - Tree trimming & Removal		\$ 4,350.00
Bay Shore Fire District - Fire Insurance 2018		\$ 24,479.00
Skinnon & Faber CPAS PC (Audit)		\$ 3,750.00

**Treasurer's Report**

Cash on Hand as of 10/1/2018

General Fund - BNB	423,753
General Money Market - BNB	50
CLASS General	1,592,699
Total Cash on Hand - General	<b>2,016,502</b>

Capital Fund	89,225
CLASS Capital fund	20,005
Total Cash on Hand - Capital	<b>109,229</b>

Canal Enterprise Fund	<b>15,636</b>
Canal Savings	-

10/1/2018 - Board of Trustees Meeting

To go into Executive Session

Motion: Mayor Valdini  
Vote: 4 Ayes

Second: Trustee Zepf  
0 Nays          1 Absent

Close Executive Session

Motion: Mayor Valdini  
Vote: 4 Ayes

Second: Trustee Dopsovic  
0 Nays          1 Absent

Adjourn: Motion: Mayor Valdini  
Vote: 4 ayes

Second: Trustee Chiapetta  
0 nays          1 Absent

Meeting adjourned 8:51 PM