

DRAFT MINUTES

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON JULY 6, 2025 AT 103 BROADWAY, SALTAIRE, NEW YORK WITH A REMOTE ATTENDANCE OPTION VIA AN AUDIO/VIDEO CONNECTION TO THE INTERNET.

Mayor O'Brien called the Board of Trustees meeting to order at 8:01 a.m., at which time the following were in attendance:

Hugh O'Brien, Mayor
Frank Wolf, Deputy Mayor, Trustee
Nat Oppenheimer, Trustee
Susan Skerritt, Trustee
Anna Kovner, Trustee
Scott Rosenblum, Advisor to the Board
Joseph Prokop, Village Attorney
Mario Posillico, Village Administrator
Donna Lyudmer, Treasurer
0 persons attended in person and 0 other attendee observed through internet connection (exclusive of the officers/staff noted above).

ADJOURN INTO EXECUTIVE SESSION

Trustee Kovner made a motion at 8:01 a.m. that the Board adjourn into Executive Session to discuss one or more of the following: information relating to current and future investigation and/or prosecution of offenses in the Village, litigation strategy in pending or future litigation, personnel matters as described in Public Officers Law Section 105(f). The motion was seconded by Trustee Skerritt, and the question of the adoption of the foregoing resolution was duly put to a vote on roll call, and was carried according to the following:

Motion: Trustee Kovner

Seconded: Trustee Skerritt

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Against: None

Abstain: None

RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Oppenheimer made a motion at 9:05 a.m. to close the Executive Session and to re-adjourn into public session. The motion was seconded by Trustee Wolf, and the question of the adoption of the foregoing resolution was duly put to a vote on roll call, and was carried according to the following:

Motion: Trustee Oppenheimer

Seconded: Trustee Wolf

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Against: None

Abstain: None

Mayor O'Brien called the Meeting to order at 9:05 a.m. and the following were in attendance:

Hugh O'Brien, Mayor

Frank Wolf, Deputy Mayor, Trustee
Nat Oppenheimer, Trustee
Susan Skerritt, Trustee
Anna Kovner, Trustee
Scott Rosenblum, Advisor to the Board
Joseph Prokop, Village Attorney
Mario Posillico, Village Administrator
Donna Lyudmer, Treasurer

And approximately 30 persons attended in person and at times up to 5 other attendees observed through internet connection (exclusive of the officers noted above).

APPROVAL OF MINUTES

Draft copies of the minutes of the Board of Trustees meeting of June 6, 2025 had previously been presented to the Board and posted in draft form on the Village website. Following discussion, Trustee Skerritt made a motion to adopt the minutes as presented with minor non-substantive corrections. The motion was seconded by Trustee Oppenheimer, and the question of the adoption of the foregoing resolution was duly put to a vote on roll call, and was carried according to the following:

Motion: Trustee Skerritt

Seconded: Trustee Oppenheimer

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

APPROVAL OF ABSTRACTS

Mayor O'Brien reported that due to a clerical error the Board had not been provided with the current abstracts in advance of the meeting, and because of this its members had been unable to review them. Therefore, he stated that review and approval of the abstracts would be adjourned until the special meeting of the Board to be held July 12, 2025, and that in the interim the correct abstracts would be sent to the Board for its review.

VILLAGE HISTORIAN

Mayor O'Brien introduced newly appointed Village Historian Elizabeth Kelly, who gave a short introduction of her background and experiences in Saltaire, as well as her goals and vision for the position. She further stated that if any residents had any questions or wanted to contribute information or memorabilia toward the historical record of Saltaire, they should contact her directly via email at villagehistorian@saltaire.org.

ANTICIPATED CHARGE TO THE PLANNING COMMISSION

Mayor O'Brien stated that the Board has been working on a charge to the Planning Commission to study and recommend the optimal utilization of Village-owned land and buildings to best serve the current and future needs of the Village, the most current version of which was linked to the agenda and posted on the Village website. He further stated that since some current members of the Planning Commission are nearing the end of their terms, and there are vacancies on the Commission, the Board wanted more certainty on the composition of the Commission before the it officially sent them the charge to begin their work.

RESOLUTION OPPOSING OFFSHORE OIL AND GAS LEASES

Mayor O'Brien reported that the Village had been one of the many shoreline communities in the region asked to pass a resolution opposing the leasing of offshore oil and gas rights on the Outer Continental Shelf due to its potential impact on the environment, and other issues. After discussion about the Village's position regarding the Offshore Oil and Gas Leasing Program, and all having a chance to be heard, Trustee Wolf made the following motion:

A RESOLUTION OPPOSING THE INCLUSION OF NEW OFFSHORE OIL AND GAS LEASING OFF THE COAST OF NEW YORK IN THE 11th NATIONAL OUTER CONTINENTAL SHELF OIL AND GAS LEASING PROGRAM

WHEREAS, the economy of the Village of Saltaire depends heavily on a healthy coastal and marine environment, supporting industries such as tourism, recreation, commercial and recreational fishing, and related small businesses; and

WHEREAS, clean water, thriving ecosystems, and an attractive coastal environment are vital to maintaining property values, sustaining local businesses, and ensuring the quality of life for residents and visitors alike; and

WHEREAS, offshore oil and gas exploration, development, and drilling carry inherent risks, including oil spills, leaks, habitat destruction, and pollution, which could cause significant, long-term harm to our coastal economy, natural resources, and way of life; and

WHEREAS, even the perception of environmental risk associated with offshore drilling can negatively impact tourism, investment, and business development in coastal areas; and

WHEREAS, the Bureau of Ocean Energy Management (BOEM) is developing the 11th National Outer Continental Shelf Oil and Gas Leasing Program and has requested public input on whether to include new offshore leasing areas; and

WHEREAS, the protection of our coastal environment and economy is a priority for the Village of Saltaire and the long-term well-being of our community outweighs the short-term benefits that expanded offshore drilling might offer to the oil and gas industry;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Saltaire, that:

1. The Village of Saltaire formally opposes the inclusion of any exploration such as seismic blasting and new offshore oil and gas leasing off the coast of New York in the 11th National Outer Continental Shelf Oil and Gas Leasing Program, and
2. The Village of Saltaire urges the Bureau of Ocean Energy Management (BOEM) to prioritize the protection of coastal economies, communities, and ecosystems by excluding exploration and new offshore oil and gas leases from the final leasing program; and
3. The Village of Saltaire calls on our federal representatives in Congress to oppose efforts to expand offshore drilling and to support policies that protect our oceans, coasts, and the industries and communities that depend on them.
4. A copy of this resolution shall be sent to the Bureau of Ocean Energy Management (BOEM) and other elected federal representatives of the Village of Saltaire.

The motion was seconded by Trustee Kovner, and the question of the adoption of the foregoing resolution was duly put to a vote on roll call, and was carried according to the following:

Motion: Trustee Wolf

Seconded: Trustee Kovner

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

APPROVAL OF CONTRACT WITH THE TOWN OF ISLIP TO PROVIDE FIRE MARSHAL SERVICES FOR THE VILLAGE OF SALTAIRE

Mayor O'Brien reported that the Village has been working on the final language of a contract with the Town of Islip to provide Fire Marshal services to the Village, the most current version of which has met with the Town Attorney's approval pending review by the Town Fire Marshal, and has been linked to the agenda and posted on the Village website. He stated that the primary services to be provide are for inspection of commercial and municipal buildings, and for investigation services after a fire event. Trustee Wolf, as Trustee for Fire Safety, added that the services of the Fire Marshal would not include inspection of private residences. After discussion and all having a chance to be heard, Trustee Oppenheimer made a motion to ratify the contract already executed by Mayor O'Brien as presented, and further to authorize the Mayor, after consultation with the Village Attorney to execute a modified contract, if necessary, with any edits or modifications he feels would be in the best interests of the Village. The motion was seconded by Trustee Wolf, and the question of the adoption of the foregoing resolution was duly put to a vote on roll call, and was carried according to the following:

Motion: Trustee Oppenheimer

Seconded: Trustee Wolf

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

APPROVAL OF FIREFLY TRUST SUBDIVISION ON EAST WALK

Village Administrator Posillico presented the Subdivision request of the owner of a current 12-lot parcel on East Walk, which as presented would subdivide the property into two 6-lot parcels, which would meet the minimum lot-size requirements of the Village Code. He stated that the subdivision request was originally presented at a Public Hearing on August 28, 2021, at which time the Board withheld approval pending the approval of the Suffolk County Department of Health. He further stated that the current map being submitted for approval includes the requisite stamped approval of the Suffolk County Department of Health, and includes all of the language required by the Village for its approval, which was written and verified by Village Attorney Prokop. Ivan Saks, owner of the property and the applicant for the subdivision, addressed the Board and answered questions that were raised. After discussion, and all having a chance to be heard, Trustee Oppenheimer made the following motion:

SEQRA RESOLUTION REGARDING THE
POTENTIAL APPROVAL OF THE FIREFLY TRUST SUBDIVISION ON
EAST WALK, SALTAIRE, NEW YORK

WHEREAS the Board of Trustees of the Village of Saltaire is considering for approval a subdivision on East Walk, Saltaire, New York that would result in converting one 12-lot parcel with the current Suffolk County Tax Map Number of 503-4.00-2.00-65.00, into two 6-lot parcels; and it is therefore

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with respect to the consideration for approval of a subdivision on East Walk, Saltaire, New York that would result in converting one 12-lot parcel with the current Suffolk County Tax Map Number of 503-4.00-2.00-65.00, into two 6-lot parcels; and it is further

RESOLVED that the Board of Trustees hereby determines that the approval of a subdivision on East Walk, Saltaire, New York that would result in converting one 12-lot parcel with the current Suffolk County Tax Map Number of 503-4.00-2.00-65.00, into two 6-lot parcels is an Unlisted Action for purposes of SEQRA; and it is further;

RESOLVED that the Board of Trustees hereby determines that the approval of a subdivision on East Walk, Saltaire, New York that would result in converting one 12-lot parcel with the current Suffolk County Tax Map Number of 503-4.00-2.00-65.00, into two 6-lot parcels;

Will not create a material conflict with an adopted land use plan or zoning regulations; and
Will not result in a change in the use or intensity of the use of land except that the use of the subject property will be changed to be consistent with the uses in the surrounding area and properties; and

Will not impair the character or quality of the existing community; and
Will not have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area; and

Will not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkways; and

Will not cause an increase in the use of energy or fails to incorporate reasonably available energy a conservation or renewable energy alternatives; and

Will not impact existing public or private water supplies; and

Will not impact existing public or private wastewater treatment facilities; and

Will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources; and

Will not result in an adverse change to natural resources such as wetlands, waterbodies, groundwater, air quality, flora and fauna provided certain conditions are met on the development of the subject property; and

Will not result in an increase in the potential for erosion, flooding or drainage problems; and

Will not create a hazard to environmental resources or human health; and that it is therefore

RESOLVED that a Negative Declaration is hereby adopted for purposes of SEQRA.

The motion was seconded by Trustee Wolf, and the motion was carried according to the following vote:

Motion: Trustee Oppenheimer

Seconded: Trustee Wolf

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

Trustee Skerritt then made the following motion:

**RESOLUTION APPROVING SUBDIVISION ON EAST WALK, SALTAIRE, NEW YORK
THAT WOULD RESULT IN CONVERTING ONE 12-LOT PARCEL WITH THE CURRENT
SUFFOLK COUNTY TAX MAP NUMBER OF 503-4.00-2.00-65.00, INTO TWO 6-LOT
PARCELS**

WHEREAS the Board of Trustees of the Village of Saltaire, having adopted lead agency status for purposes of SEQRA with regard to the approval of a subdivision on East Walk, Saltaire, New York that would result in converting one 12-lot parcel with the current Suffolk County Tax Map Number of 503-4.00-2.00-65.00, into two 6-lot parcels; and

WHEREAS the Board of Trustees of the Village of Saltaire, having typed this as an Unlisted action; and

WHEREAS the Board of Trustees of the Village of Saltaire having determined that the approval of a subdivision on East Walk, Saltaire, New York that would result in converting one 12-lot parcel with the current Suffolk County Tax Map Number of 503-4.00-2.00-65.00, into two 6-lot parcels will not have a significant effect on one or more aspects of the environment, and having adopted a Negative Declaration for purposes of SEQRA; it is therefore

RESOLVED that the Board of Trustees of the Village of Saltaire hereby approves the Firefly Subdivision on East Walk, Saltaire, New York resulting in converting one 12-lot parcel with the current Suffolk County Tax Map Number of 503-4.00-2.00-65.00, into two 6-lot parcels, and further authorizes the Mayor to execute and sign the Subdivision maps as presented to the Board.

The motion was seconded by Trustee Kovner, and the motion was carried according to the following vote:

Motion: Trustee Skerritt

Seconded: Trustee Kovner

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

WATER SYSTEM DISCUSSION AND SPECIAL MEETING

Mayor O'Brien stated that at its most recent meetings the Board had reported that during the past off-season, the Board had been in communication with the Suffolk County Water Authority (SCWA) to investigate whether it would be beneficial to the Village to enter into a management agreement for SCWA to operate the Saltaire Water System. In reviewing this process, he stated that at previous meetings the Village had presented the management terms in deeper detail, held public discussions

and answered questions from residents, and urged anyone interested in this topic to review the video of that presentation and discussion posted on the Village's website. He then stated that the Board will hold a special meeting at 9:00 a.m. on Saturday, July 12, 2025, in the Village Library, at which the CEO and COO of the SCWA would be present to answer any questions that the public might have on the proposal. Following discussion, and after all having had a chance to be heard, the Mayor closed the discussion by again urging all Village residents to attend the special meeting of the Board scheduled for next Saturday, July 12, at which this topic will be discussed in greater detail.

CLOSE OF MEETING

Trustee Kovner made a motion at 10:28 a.m. to close the meeting and to hold the next Board of Trustees meetings according to the following schedule:

- July 12, 2025 at 103 Broadway (Village Hall), Saltaire, New York with the public portion to start at 9:00 a.m. with remote connection, the primary purpose for which is to discuss the Village's water system and potential management agreement with the Suffolk County Water Authority.
- August 3, 2025 at 103 Broadway (Village Hall), Saltaire, New York with the public portion to start at 9:00 a.m. with remote connection, which will include all Public Hearings, if any.

The motion was seconded by Trustee Oppenheimer and the question of the adoption of the foregoing resolution was duly put to a vote on roll call, and was carried according to the following:

Motion: Trustee Kovner

Seconded: Trustee Oppenheimer

In Favor: Mayor O'Brien, Trustee Wolf, Trustee Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None