

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON FEBRUARY 23, 2026 WITH A REMOTE ATTENDANCE OPTION ONLY VIA AN AUDIO/VIDEO CONNECTION TO THE INTERNET PURSUANT TO MAYOR O'BRIEN'S LOCAL WEATHER EMERGENCY DECLARATION AS AUTHORIZED BY NEW YORK STATE AND VILLAGE OF SALTAIRE CODE AND REGULATIONS

Mayor O'Brien called the Board of Trustees meeting to order at 5:00 p.m., and the following were in attendance via video or phone connection:

Hugh O'Brien, Mayor  
Frank Wolf, Deputy Mayor, Trustee  
Susan Skerritt, Trustee  
Katie Lihn, Trustee  
Scott Rosenblum, Advisor to the Board  
Joseph Prokop, Village Attorney  
Mario Posillico, Village Administrator  
Donna Lyudmer, Treasurer  
1 other attendee observed all or part through internet connection (exclusive of the officers/staff noted above).

ADJOURN INTO EXECUTIVE SESSION

Trustee Wolf made a motion at 5:00 p.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 Wolf  
Seconded: Trustee Skerritt  
In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt, Trustee Lihn  
Against: None  
Abstain: None

RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Skerritt made a motion at 6:00 p.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 Wolf  
Seconded: Trustee Skerritt  
In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt, Trustee Lihn  
Against: None  
Abstain: None

Mayor O'Brien called the Meeting to order at 6:04 p.m., and the following were in attendance via video or phone connection

Hugh O'Brien, Mayor  
Frank Wolf, Deputy Mayor, Trustee

Susan Skerritt, Trustee  
Anna Kovner, Trustee  
Scott Rosenblum, Advisor to the Board  
Joseph Prokop, Village Attorney  
Mario Posillico, Village Administrator  
Donna Lyudmer, Treasurer  
Approximately 30 other attendees observed all or part through internet connection (exclusive of the officers/staff noted above).

Trustee Lihn arrived into the Public Session at approximately 6:08 p.m.

#### PUBLIC HEARING: LOCAL LAW MODIFICATION – CHAPTER 48 – TAXES

Mayor O'Brien opened the Public Hearing at 6:09 p.m. to consider the proposed amendments to Section 23 of Chapter 48 of the Village Code. Mayor O'Brien provided an overview of the proposed local law that would allow the Board to exceed the New York State 2% maximum tax rate increase if so required for the upcoming adoption of the 2026/27 Budget. Comments and questions were received from the members of the Board and those in attendance, and after all having a chance to be heard, Trustee Wolf made a motion at 6:17 p.m. to close the public hearing. The motion was seconded by Trustee Lihn, 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 Lihn

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

Abstain: None

Against: None

#### APPROVAL OF MINUTES

Draft copies of the minutes of the Board of Trustees meeting of January 26, 2026 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 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 Skerritt

Seconded: Trustee Wolf

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

Abstain: None

Against: None

#### AUDIT AND APPROVAL OF ABSTRACTS

Mayor O'Brien stated that the following Abstracts, having been distributed to the Board and posted on the Village website, were presented for approval by the Village Administrator and the Village Treasurer:

General Fund Checking No. 9A in the amount of                      \$126,245.81

After discussion and opportunity for questions, Trustee Skerritt made a motion that the above-listed abstract(s) be approved as presented and that the Mayor be authorized to execute the warrant(s). The motion was seconded by Trustee Lihn, 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 Lihn

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

Abstain: None

Against: None

#### ADOPTION OF MODIFICATION TO CHAPTER 48 - TAXATION - TO GRANT THE BOARD THE AUTHORITY TO EXCEED THE NEW YORK STATE TAX CAP

After discussion and all having a chance to be heard, Trustee Wolf made a motion to adopt the local law to modify Section 48-23 of the Village Code as presented at the Public Hearing. 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 Skerritt, Trustee Kovner, Trustee Lihn

Abstain: None

Against: None

#### RESOLUTION SETTING THE DATE, TIMES AND OFFICES OF THE NEXT GENERAL ELECTION, AND AUTHORIZING AND SETTING THE DATES OF PERSONAL REGISTRATION

After discussion and all having a chance to be heard, Trustee Kovner made a motion to approve the following resolutions:

WHEREAS, the annual Village election for the Village of Saltaire for the year 2026 is scheduled to be held, consistent with the ballot referendum approved in 2022, on the second Friday in August each year, and

WHEREAS, there are by law three positions to be filled at the general Village election,

NOW THEREFORE BE IT RESOLVED that the Board of Trustees does hereby declare the following positions to be filled at the expiration of their respective indicated terms:

Mayor – two years

Trustee - two years

Trustee - two years

AND FURTHER BE IT RESOLVED THAT the next general Village election of one Mayor and two Trustees of the Inc. Village of Saltaire shall be held on August 14, 2026 between the hours of 12 noon and 9:00 P.M. at the Village Hall, 103 Broadway, Saltaire, New York; and

WHEREAS, the next general Village election of the Incorporated Village of Saltaire will be held on August 14, 2026 and,

WHEREAS, no person shall be entitled to vote at any Village election whose name does not appear on the register of the Village, and

WHEREAS, it is the duty of the Inspectors of Election to prepare such register of qualified voters;

AND, THEREFORE, BE IT RESOLVED

1. Personal registration for the Village shall be held 12 days before the election on Sunday, August 2, 2026 between the hours of 9:00 A.M. and 5:00 P.M. and 10 days before the election on Tuesday, August 4, 2026, between the hours of 12:00 noon and 5:00 P.M. at the Village Hall, 103 Broadway, Saltaire, New York.

2. That the Inspectors of Election shall meet 10 days before the election in the Village Hall to commence the preparation of the register for the forthcoming general election.

3. Election day for the Village shall be held on August 14, 2026 between the hours of 12:00 noon and 9:00 P.M. at the Village Hall, 103 Broadway, Saltaire, New York.

AVISO DE ELECCIONES  
PUEBLO DE SALTAIRE

RESOLUCIÓN FIJANDO LA FECHA DE LOS HORARIOS DE LAS PRÓXIMAS ELECCIONES GENERALES

CONSIDERANDO que, la elección anual de la Villa de Saltaire para el año 2026 está programada para realizarse, de conformidad con el referéndum electoral aprobado en 2022, el segundo viernes de agosto de cada año, y

CONSIDERANDO que, por ley, hay tres puestos que deben cubrirse en las elecciones generales de la Villa,

POR LO TANTO, SE RESUELVE que la Junta de Síndicos declara por la presente que los siguientes puestos serán cubiertos al vencimiento de sus respectivos términos indicados:

El alcalde - dos años  
Fideicomisario - dos años  
Fideicomisario - dos años

Y ADEMÁS, SE RESUELVE QUE la próxima elección general de la aldea de un alcalde y dos administradores de Inc. Village de Saltaire se llevará a cabo el 14 de agosto de 2026 entre las 12 del mediodía y las 9:00 p. m. en Village Hall, 103 Broadway, Saltaire, Nueva York.

RESOLUCIÓN QUE AUTORIZA Y FIJA LAS FECHAS DE INSCRIPCIÓN PERSONAL

CONSIDERANDO que la próxima elección general de la Villa Incorporada de Saltaire se llevará a cabo el 14 de agosto de 2026 y,

POR CUANTO, ninguna persona tendrá derecho a votar en ninguna elección de la Villa cuyo nombre no aparezca en el registro de la Villa, y

POR CUANTO, es deber de los Inspectores Electorales preparar dicho registro de votantes calificados;

AHORA, POR LO TANTO, SE RESUELVE

1. El registro personal para la Villa se llevará a cabo 12 días antes de la elección el domingo 2 de agosto de 2026 entre las 9:00 a.m. y 5:00 p.m. y 10 días antes de la elección el martes 4 de agosto de 2026, entre las 12:00 del mediodía y las 5:00 p.m. en Village Hall, 103 Broadway, Saltaire, Nueva York.
2. Que los Inspectores Electorales se reunirán 10 días antes de la elección en el Ayuntamiento para comenzar la preparación del registro para las próximas elecciones generales.
3. El día de las elecciones para la Villa se llevará a cabo el 14 de agosto de 2026 entre las 12:00 del mediodía y las 9:00 p. m. en Village Hall, 103 Broadway, Saltaire, Nueva York.

The motion was seconded by Trustee Lihn 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 Lihn

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

Abstain: None

Against: None

#### CLOSE OUT CAPITAL PROJECTS

Village Administrator Posillico stated that he and Village Treasurer Donna Lyudmer recommended that the Board close out the following capital projects, and after discussion and all having a chance of being heard, Trustee Skerritt made a motion to approve the following resolutions:

WHEREAS the Board of Trustees of the Village of Saltaire had created a capital project for the construction of a new multi-purpose municipal building located at 14 Bay Promenade and issued long-term bond obligations in the amount of \$1,700,000.00 to fund part of the total final cost-to-date of \$1,836,995.54, and to date used \$136,995.54 from general fund reserves to fund the balance of the capital project; and

WHEREAS the Board of Trustees of the Village of Saltaire had created a capital project for the Construction and Reconstruction of Parks (Reconstruction of the Art Shed and Construction of the Playground) at 109A Neptune Walk and issued long-term bond obligations in the amount of \$850,000.00 and received state grant obligations of \$250,000.00 to fund part of the total final cost-to-date of \$1,634,026.01, and to date used \$534,026.01 from the General Fund - Assigned Unappropriated Fund Balance to fund the balance of the capital project;

THEREFORE BE IT RESOLVED that the Board of Trustees hereby closes out the 14 Bay Promenade reconstruction project, and authorizes the necessary accounting entries be made to effect said closeout and to transfer \$136,995.54 from the General Fund to the Capital Fund to eliminate the capital fund balance deficit for the construction of a new multi-purpose municipal building located at 14 Bay Promenade, and further

BE IT RESOLVED that the Board of Trustees hereby closes out the Construction and Reconstruction of Parks (Reconstruction of the Art Shed and Construction of the Playground) at 109A Neptune Walk, and authorizes the necessary accounting entries be made to create an Accounts Receivable of \$100,000.00 for the obligated state grant funds and to transfer \$534,026.01 from the General Fund - Assigned Unappropriated Fund Balance to the Capital Fund to effect said closeout and eliminate the capital fund balance deficit for the Construction and Reconstruction of Parks (Reconstruction of the Art Shed and Construction of the Playground) at 109A Neptune Walk.

The motion was seconded by Trustee Lihn 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 Lihn

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

Abstain: None

Against: None

#### DISCUSSION OF RESULTS OF REQUEST FOR PROPOSAL (RFP)

Village Administrator Posillico reported that pursuant to Board resolution, the Village had solicited Proposals for the storage and provision of propane services to the residents of the Village, which RFP solicitation offered a possible opportunity the lease of a 400 square foot space at the Village Yard in support of those services. He stated that one of the main reasons for the RFP was to formalize what had been an increasingly ad-hoc use of the yard for that same purpose, in order to assure code compliance, fire safety and proper licensure and insurance for such use. He stated that the RFP outlined a number of weighted factors that would be considered in selecting a Proposer, who would be required to offer propane services to the residents of Saltaire pursuant to the conditions of the RFP, without being granted the exclusive right to do so. He stated that two proposals were submitted in response to the RFP, Fire Island Bottled Gas and Cross Island Plumbing, both of which submitted references as required. He further stated that he was in the process of checking references, as well as other unsolicited communications. After further discussion, and all having a chance to be heard, Trustee Wolf made a motion to table a decision on the preferred proposer until the March 16, 2026 meeting, thereby allowing the Village Administrator and the Board members to complete reference checks and other unsolicited communications.

The motion was seconded by Trustee Lihn 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 Lihn

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

Abstain: None

Against: None

#### SURPLUS EQUIPMENT

Administrator Posillico reported that, based on consultation with the Village equipment managers, he has identified the following equipment as being surplus to the Village's needs based on the equipment's current use or condition, decreasing functional capability and shrinking benefit-to-cost ratio.

Trustee Wolf made a motion to adopt the following resolution:

WHEREAS, the Village of Saltaire owns and is in possession of the following equipment:

- 1991 Case Skid Steer Loader
- 2011 Ford Expedition

WHEREAS, the aforementioned equipment is surplus to the Village's municipal needs and the Village is desirous of selling property that is surplus to its needs;

NOW, THEREFORE, BE IT RESOLVED that the Village hereby declares the aforementioned equipment no longer of use to the Village for municipal purposes and surplus to the Village's municipal needs, and it is further;

RESOLVED that the Village Administrator is authorized to sell the surplus equipment and may utilize any reasonable method to realize the fair-market value for the property, or to donate or otherwise dispose of any portion that cannot be sold in whole or in part.

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

Motion: Trustee Wolf

Seconded: Trustee Kovner

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

Abstain: None

Against: None

#### APPOINTMENT OF AN ALTERNATE TO THE SALTAIRE ZONING BOARD OF APPEALS

Mayor O'Brien reported on his recommended appointment of Shawn Rabin to the alternate position of the Planning Commission, in order to fill that position after the most recent alternate Robert Cox was appointed to the Planning Commission. After discussion and all having a chance to be heard, Trustee Kovner made a motion that the Board ratify his recommendation to appoint Shawn Rabin as an alternate member of the Saltaire Zoning Board of Appeals.

The motion was seconded by Trustee Lihn, 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 Lihn

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

Abstain: None

Against: None

#### DELIVERY OF AND AUTHORIZATION FOR A PUBLIC HEARING TO CONSIDER ADOPTION OF THE 2026/27 VILLAGE BUDGET

The Village Administrator officially delivered and presented the 2026/2027 Tentative Budget to the Board of Trustees pursuant to his electronic delivery of same on February 22, 2026 due to the declared state of emergency and virtual meeting. He stated that the 26/27 Tentative Budget will be posted on the Village's website after the meeting. Those in attendance were advised that the Board would work through the 2025/26 budget in more detail at the Budget Workshop on March 16, 2026 and then present and possibly adopt the budget at a public hearing to be held at the Board of Trustees Meeting scheduled for March 30, 2026. After discussion and all having a chance to be heard, Trustee Skerritt made a motion to authorize the Village Clerk to post and publish for a Public Hearing to present and consider adoption of the 2026/27 Budget on March 30, 2026.

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 Skerritt

Seconded: Trustee Wolf

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

Abstain: None

Against: None

#### PROPOSED SUFFOLK COUNTY WATER AUTHORITY MANAGEMENT AGREEMENT

Village Administrator Posillico and Village Attorney Prokop provided a summary of the contract status of the proposed agreement with the Suffolk County Water Authority (SCWA) to manage the Village's water system. They stated that the proposed contract language from the SCWA with their final edits had been received just a few days prior, but also that sufficient progress had been made such that the agreement should be ready for decision at the March 30, 2026 meeting. Village Administrator Posillico stated if the proposed agreement is approved, it would require a modification of the Chapter 53 of the Village Code relating to the provision of Water Services in order to conform to the proposed agreement. After discussion and all having a chance to be heard, Trustee Wolf made a motion made a motion to hold a public hearing at the March 30, 2026 Board of Trustees meeting to consider such an amendment of Chapter 53 of the Village Code.

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 Skerritt, Trustee Kovner, Trustee Lihn

Abstain: None

Against: None

#### SUFFOLK COUNTY E-BIKE LEGISLATION

Mayor O'Brien reported that, in conjunction with the Fire Island Association (FIA), he had been involved in crafting an amendment to the County's recently revised law regulating motorized bicycles, scooters and similar vehicles throughout the County. The amendment creates a separate carve-out for the regulation of e-bikes on Fire Island, which was deemed necessary due to the island's unique character and road system. The Mayor had addressed the County Legislature in support of the amendment, which would restrict the use of e-bikes under power from the Tuesday following Columbus Day through May 14, and allow the use of e-bikes from May 15 through the Monday of Columbus Day only by manual operation. In addition, the amendment also includes regulations governing the safe operation of e-bikes at all times. He stated that most of the legislation was taken almost verbatim from the Saltaire Code, with added regulations submitted by the Mayor. The Legislators indicated they were in favor of the legislation, which is expected to be voted on in March.

#### PLAYGROUND SHADING OPTIONS OVERVIEW

Trustee Kovner and Trustee Lihn reported on the ongoing collaboration with the SCA about opportunities and challenges to improve shading for the playground and park. They reported on the 3-pronged approach on which they are now focused to incrementally implement for the 2026 summer season and beyond. These include 1) installation of taller trees along the south and west sides of the

playground, as well as the planter boxes along Neptune, 2) installation of a roofing system over the unshaded seating area in the southwest corner of the playground, and 3) testing sail shading options over the existing playground equipment. Trustee Kovner stated that the Board would also look into possible shading solutions for the Market deck as well. Mayor O'Brien thanked the Board members and the SCA for their efforts toward continued improvement of the new playground.

#### AUTHORIZATION TO UNDERTAKE A PUBLIC BID FOR BULKHEAD AND DOCK REPAIR/REPLACEMENT

Village Administrator Posillico reported that Islandwide Engineering has completed the engineering designs for the replacement of sections of the bayfront bulkhead and repair of a portion of the main dock. He further stated that a public bid process is necessary to obtain cost certainty for both projects, which is a key factor in developing a financing plan and schedule for work that fits within either the operational budget or placement in the capital needs plan. After discussion, and all having a chance to be heard, Trustee Wolf made a motion to authorize the Village Administrator to solicit bids for the replacement of sections of the bayfront bulkhead and repair of a portion of the main dock pursuant to the Village procurement policy.

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 Wolf

Seconded: Trustee Skerritt

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

Abstain: None

Against: None

#### CLOSE OF MEETING

Trustee Kovner made a motion at 7:26 p.m. to close the meeting and to hold the next Board of Trustees meeting according to the following schedule:

- March 16, 2026 at 32 Old Slip, New York, New York with the public portion to start at 6:00 p.m. with remote connection, for the primary purposes of considering the award of the RFP for Propane Services and Storage, and of conducting a Budget Workshop.

The motion was seconded by Trustee Lihn 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 Wolf

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

Abstain: None

Against: None

[Clerk Notes: For information purposes, the three subsequent scheduled meetings are:

- March 30, 2026 at 32 Old Slip, New York, New York with the public portion to start at 6:00 p.m. with remote connection, which will include all Public Hearings, if any.

- April 20, 2026 at 32 Old Slip, New York, New York with the public portion to start at 6:00 p.m. with remote connection, which will include all Public Hearings, if any.
- May 30, 2026 at 103 Broadway, 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.