

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON MARCH 16, 2026 AT 32 OLD SLIP, NEW YORK, NEW YORK WITH A REMOTE ATTENDANCE OPTION VIA AN AUDIO/VIDEO CONNECTION TO THE INTERNET.

Deputy Mayor Wolf called the Board of Trustees meeting to order at 6:01 p.m., and the following were in attendance via video or phone connection:

Frank Wolf, Deputy Mayor, Trustee  
Susan Skerritt, Trustee  
Anna Kovner, Trustee  
Mario Posillico, Village Administrator  
Donna Lyudmer, Treasurer

No others attended in person, and 1 other attendee observed all or part through internet connection (exclusive of the officers/staff noted above).

ADJOURN INTO EXECUTIVE SESSION

Trustee Skerritt made a motion at 6:01 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 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 Skerritt

Seconded: Trustee Kovner

In Favor: Trustee Wolf, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

Mayor O'Brien, Trustee Lihn, Advisor Rosenblum and Village Attorney Prokop joined the Executive Session remotely at the start at approximately 6:01 p.m.

RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Kovner made a motion at 6:26 p.m. to close the Executive Session and to re-adjourn into public session. 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 Skerritt, Trustee Kovner, Trustee Lihn

Abstain: None

Against: None

Mayor O'Brien called the Meeting to order at 6:28 p.m., and the following were in attendance via video or phone connection

Hugh O'Brien, Mayor (Remote)  
Frank Wolf, Deputy Mayor, Trustee  
Susan Skerritt, Trustee  
Anna Kovner, Trustee

Katie Lihn, Trustee (Remote)  
Scott Rosenblum, Advisor to the Board (Remote)  
Joseph Prokop, Village Attorney (Remote)  
Mario Posillico, Village Administrator  
Donna Lyudmer, Treasurer  
No others attended in person, and approximately 10 other attendee observed all or part through internet connection (exclusive of the officers/staff noted above).

#### APPROVAL OF MINUTES

Draft copies of the minutes of the Board of Trustees meeting of February 23, 2026 had previously been presented to the Board and posted in draft form on the Village website. Following discussion, Trustee Wolf made a motion to adopt the minutes as presented with minor non-substantive corrections. 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

#### 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. 10A in the amount of	\$95,973.74
Capital Fund Checking No. 10A in the amount of	\$7,300.00

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 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 Skerritt  
Seconded: Trustee Kovner  
In Favor: Mayor O'Brien, Trustee Wolf, Trustee Skerritt, Trustee Kovner, Trustee Lihn  
Abstain: None  
Against: None

#### APPROVAL OF LEASE OF VILLAGE PROPERTY FOR PROPANE STORAGE

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 only, which RFP solicitation offered a possible opportunity to lease 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, in order to assure

code compliance, fire safety and proper licensure and insurance for such use for the benefit of Saltaire residents only, was to legalize what had been an increasingly ad-hoc use of the yard for propane tank storage. 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 Inc. dba Island Propane Inc. He further stated that he had contacted the references, and provided to the Board members a summary of the weighted factors that should be considered in making a decision, which included, among others, Fire Island plumbing experience, references, the proposed fee for services, and unsolicited public comments. After further discussion, and all having a chance to be heard, Trustee Wolf indicated that he was prepared to make a motion to select and enter into a lease arrangement with one the Proposers that he felt scored higher on balance across all factors of consideration.

Before that motion was made, Trustee Wolf first made the following motion:

SEQRA RESOLUTION REGARDING THE  
APPROVAL OF A VENDOR FOR LEASE OF VILLAGE PROPERTY FOR PROPANE  
STORAGE IN SUPPORT OF PROPANE SERVICES

WHEREAS the Board of Trustees of the Village of Saltaire is considering approval of a vendor for lease of Village property for the storage of propane tanks; and

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with respect to the consideration approval of a vendor for lease of Village property for the storage of propane tanks; and it is further

RESOLVED that the Board of Trustees hereby determines that the approval of a vendor for lease of Village property for the storage of propane tanks 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 vendor for lease of Village property for the storage of propane tanks;

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 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

Trustee Wolf then made the following motion:

WHEREAS, there has been increasing unauthorized use of the Village maintenance yard for the storage of propane to service the propane needs of the residents of Saltaire after Fire Island shut down its propane storage location on Fire Island; and

WHEREAS, such unauthorized use creates operational, safety and liability concerns that need to be immediately addressed through strict control of the use of the maintenance yard by unauthorized users; and

WHEREAS, establishing a lease arrangement that stipulates proper controls and insurances with a viable and reliable vendor for the storage of propane would address the operational, safety and liability concerns of the ongoing unauthorized use of the Village maintenance yard; and would further support the non-exclusive and competitive provision of propane services to the residents of the Village for their indoor and outdoor cooking needs;

WHEREAS, the Village had solicited and is in the receipt of Proposals for the storage and provision of propane services to the residents of the Village, which RFP solicitation offered a possible opportunity to lease a 400 square foot space at the Village Yard in support of those services;

NOW THEREFORE BE IT RESOLVED that the Board of Trustees selects Cross Island Plumbing Inc. dba Island Propane Inc., owned and operated by Michael Kurka, as the preferred vendor to enter into a lease arrangement with the Village pursuant to the terms of the RFP for the storage of propane tanks;

AND FURTHER BE IT RESOLVED THAT the Mayor be authorized to execute the lease with Cross Island Plumbing dba Island Propane Inc., owned and operated by Michael Kurka, under the terms outlined in the RFP, and with any other provision he deems to be in the best interest of the Village and its residents after consultation with the Village Attorney.

The motion was seconded by Trustee Skerrit 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

#### 2026/27 BUDGET WORK SESSION

Mayor O'Brien welcomed those in attendance to observe the Board as it worked its way through the 2026/2027 Tentative Budget, with limited public participation other than observation in order to allow the Board to work uninterrupted through the very long and detailed budget. He further stated that the final budget will be ready for presentation at the March 30, 2026 public hearing, with adoption occurring either at that meeting, or adjourned for further discussion and adoption at the April 20, 2026 meeting. The Board members, the Village Administrator and the Village Treasurer discussed budgeted line items unrelated to personnel evaluations, litigation strategy or contract negotiations.

#### ADJOURN INTO EXECUTIVE SESSION

Trustee Kovner made a motion at 9:12 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) and specifically as related to the tentative budget. 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

#### RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Wolf made a motion at 10:12 p.m. to close the Executive Session and to re-adjourn into public session. 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

Mayor O'Brien, Trustee Lihn, Advisor Rosenblum and Village Attorney Prokop left Executive Session immediately after the above resolution at approximately 10:13 p.m.

Deputy Mayor Wolf called the Board of Trustees meeting to order at 10:13 p.m., at which time the following were in attendance:

Frank Wolf, Deputy Mayor, Trustee

Susan Skerritt, Trustee

Anna Kovner, Trustee

Mario Posillico, Village Administrator

Donna Lyudmer, Treasurer

No others attended in person or through internet connection (exclusive of the officers/staff noted above).

#### CLOSE OF MEETING

Trustee Skerritt made a motion at 10:13 p.m. to close the meeting and to hold the next Board of Trustees meeting according to the following schedule:

- 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.

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 Skerritt

Seconded: Trustee Kovner

In Favor: Trustee Wolf, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

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

- 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.