

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON AUGUST 2, 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 8:00 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 (Remote)  
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 Oppenheimer made a motion at 8:00 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 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 Oppenheimer

Seconded: Trustee Kovner

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

Against: None

Abstain: None

Special Counsel David Yaffee joined the Executive Session remotely at 8:00 a.m., and left the Executive Session at 8:35 a.m.

**RE-ADJOURNMENT INTO PUBLIC SESSION**

Trustee Oppenheimer made a motion at 9:00 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 (Remote)  
Mario Posillico, Village Administrator  
Donna Lyudmer, Treasurer  
And approximately 25 persons attended in person and at times up to 10 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 meetings of July 6, 2025 and July 12, 2025 had previously been presented to the Board and posted in draft form on the Village website. Following discussion, Trustee Oppenheimer 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 Oppenheimer

Seconded: Trustee Wolf

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

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. 2B in the amount of \$48,619.20

General Fund Checking No. 3A in the amount of \$118,969.33

Capital Fund Checking No. 3A in the amount of \$3,547.14

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 Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

## APPOINTMENT OF INSPECTORS OF ELECTION

Trustee Skerritt made a motion to appoint the following Saltaire residents as Inspectors of Election for the 2025 Saltaire election:

Liv Hempel	Inspector, Chairperson
Chip Stanley	Inspector
Steve Kunreuther	Inspector
Allison Williams	Inspector
Rosemarie Pico	Alternate
Kathryn Morlet	Alternate
Suzanne Veronese	Alternate
Piper Williams	Alternate

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

## DISCUSSION OF PROPOSED CODE MODIFICATIONS TO CHAPTERS/SECTIONS 1-13 (GENERAL), AND 5-3 & 5-5 and 5-7 (ANIMALS), AND 38-15 (PEACE AND GOOD ORDER) AND AUTHORIZATION TO SET A DATE FOR PUBLIC HEARINGS FOR CONSIDERATION OF THEIR ADOPTION

Mayor O'Brien provided a summary of proposed changes to Chapters 1, 5 and 38. 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 Skerritt made a motion to hold a public hearing on the next scheduled meeting date to consider amendments to the following Chapter and Sections:

- Section 1-13:
- Section 5-3, 5 and 7
- Section 38-15

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 Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

## APPOINTMENT TO THE SALTAIRE PLANNING COMMISSION

Mayor O'Brien reported on his recommended appointments to the Planning Commission, made in consultation with the members of the Board of Trustees, and after discussion and all having a chance to be heard, Trustee Wolf made a motion to ratify the recommendations of the Mayor and appoint the following Saltaire residents to the Planning Commission with their respective terms of office:

Carol Cappelletti	08/31/2028
Carolyn Wise	08/31/2028
Robert Cox	08/31/2027
LaNette Hodge	Alternate 08/31/2026

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 Oppenheimer, Trustee Skerritt, Trustee Kovner

Abstain: None

Against: None

## OFFICIAL CHARGE MADE TO THE SALTAIRE PLANNING COMMISSION

Mayor O'Brien reported that the Board had, over the last few months, drafted and finalized a charge to be given to the Saltaire Planning Commission. He stated that the charge will ask them to research, investigate and report back to the Board on the best use of both the developed and undeveloped public lands, properties and facilities of the Village for its optimal utilization for the intermediate and long-term benefit of the Village. After discussion and all having a chance to be heard, Trustee Wolf made a motion to authorize the Mayor to request that the Planning Commission undertake a study and report to the Board pursuant to the following charge:

### **CHARGE TO THE PLANNING COMMISSION TO STUDY USES OF VILLAGE-OWNED LAND AND FACILITIES**

The Village of Saltaire owns land and buildings currently utilized for specific purposes as well as several vacant or partially utilized parcels of land. The Board of Trustees asks the Planning Commission to develop a set of findings and recommendations about whether and how these physical resources could be more effectively employed to support the long-term future needs of the Village. It is expected that these findings and recommendations will provide information that will be useful in helping the Village formulate an updated long-term capital investment plan.

To assist the Commission in its work, attached is the PowerPoint study of the Maintenance Yard and other spaces presented in October 2024 by Trustee Oppenheimer. [Village Property Summary](#)  
The Commission is of course at liberty to request additional materials or consult with other individuals or agencies as it may deem necessary to complete its report.

Principles and considerations for this study should include, but are not limited to, the following:

- Undeveloped land contributes to the preservation of the scenic beauty of the village for future generations

- Undeveloped land may serve a critical environmental function
- Undeveloped land parcels could be a future funding source
- Undeveloped or underutilized land may be needed for an extension or relocation of one or more Village functions
- Undeveloped or underutilized land might be allocated for new uses, activities and/or facilities
- Residential housing provides a significant competitive advantage to the Village in hiring and retaining employees
- Environmental and other regulations promulgated or enacted by the DEC, FINS, New York State, Suffolk County or other agencies or jurisdictions may impact the Village's ability to utilize un- or under-developed land now or in the future
- The potential impact of development, including new, expanded or relocated buildings or facilities, on community esthetics, quality of life and the peaceful enjoyment of the community by residents and visitors, as well as its possible impacts on the operations of the Village and other necessary agencies
- The financial impact on the Village of ongoing, annual operational and maintenance costs associated with existing and/or new buildings or facilities that may be a factor in assessing their need or feasibility

The following list of possible needs, uses and contingencies to be considered by the Commission should include, but should not be limited to, the following:

Possible needs and contingencies

- Additions/Modifications to the Village stock of housing for employees, both year-round and seasonal
- Non-residential space for concessionaires and needs of those with contracts with the Village (carter, water wells and associated services, PSEG/Verizon, etc.), and for the Village itself (lifeguards, camp, fire company, public safety, etc.)
- Non-residential space for the possible relocation of critical water and maintenance facilities in case the current locations are rendered unusable by storm and/or regulatory action
- Additional recreation facilities

We ask the Planning Commission to begin its work as soon as possible after receipt of this charge and to submit its report to the Board of Trustees by March 31, 2026.

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

## AUTHORIZATION FOR THE SALTAIRE VOLUNTEER FIRE COMPANY (SVFC) TO UNDERTAKE A CAPITAL FUNDRAISING PLAN

Mayor O'Brien reported that the SVFC has been working with the Village Administration and Board for the past weeks to set the parameters for initiating a capital fundraising plan for the purposes of assisting the Village with future capital purchases of fire equipment to meet the future needs of the Fire Company. Trustee Wolf outlined the terms of the plan. After discussion and all having a chance to be heard, Trustee Wolf made the following motion:

### BOARD OF TRUSTEES VILLAGE OF SALTAIRE

## RESOLUTION AUTHORIZING THE ACCEPTANCE OF DONATIONS BY THE VILLAGE OF SALTAIRE ON BEHALF OF THE SALTAIRE VOLUNTEER FIRE COMPANY IN COORDINATION WITH THE SALTAIRE VOLUNTEER FIRE COMPANY CAPITAL CAMPAIGN AND ESTABLISHING A DESIGNATED VILLAGE OF SALTAIRE RESERVE FUND FOR THAT PURPOSE

WHEREAS, the Saltaire Volunteer Fire Company ("Fire Company") is a duly established volunteer fire and rescue company under the laws of the State of New York; and the Village of Saltaire ("Village") is a duly formed municipality which by its Board of Trustees ("Board") oversees the financial and capital and equipment acquisitions of the Fire Company as provided in New York State Law; and

WHEREAS the Fire Company and the Village are parties to an agreement ("Contract") and through that Contract the Fire Company provides emergency fire and rescue services to the residents of the Village, and also provides those services to and accepts reciprocating emergency fire and rescue services from adjoining or nearby fire districts with whom the Fire Company has mutual aid agreements; and

WHEREAS, the Contract details and outlines the responsibility and authority of the Village to provide and maintain the Fire Company equipment and firehouse that are to be used by and to support the members and emergency fire and rescue operations of the Fire Company; and

WHEREAS, pursuant to the laws of the State of New York the Village funds the capital and operational obligations of the Fire Company that are outlined in the Contract as part of the Village's operational and capital budgets that provide for the needs and obligations of all of the departments of the Village; and

WHEREAS, the requirements for the emergency fire and rescue response of the Fire Company in the Village and on Fire Island require specialized equipment for the terrain, nature of response and of the responding areas, and the cost of the necessary fire and rescue equipment and capital expenses has risen dramatically in recent years, especially when planning for the repair and/or replacement of larger capital equipment while the Village as a municipality is limited by the

constraints of New York State Law on budget and taxing increases, without recognition of the cost and necessity of superior emergency fire and rescue equipment and response; and

WHEREAS, the Fire Company has periodically presented to the Board and the Village a schedule of the equipment and capital assets that are owned by the Village and which are used exclusively by the Fire Company in the providing of emergency fire and rescue services, and which schedule details the age of each of the capital assets and pieces of equipment and their anticipated period of remaining probable functional usefulness; and

WHEREAS, the Fire Company is, in recognition of the Village's needs to fund the overall capital requirements of the Village, of which the Fire Company is a part, desirous of receiving funds through a fundraising campaign toward the future improvements of the capital infrastructure of the Fire Company and the purchase of emergency fire and rescue equipment, as well specially critical operational needs, whenever the Village and the Fire Company jointly determine that such expenditures are in the mutual best interests of the Village and the SVFC; now THEREFORE BE IT

RESOLVED that the Board, for purposes of assisting in the fund-raising efforts of the Fire Company, hereby approves the Fire Company proposal for a three-year fundraising campaign by the Fire Company, as presented to the Village, with a target goal of, but not limited to, \$750,000.00, to be used toward future equipment and capital purchases and investments that are jointly approved by the Board and the Fire Company, to be used in support of the emergency fire and rescue services of the Fire Company, with the understanding that the funds raised are intended to be incremental and not substitutional for funds the Village would normally allocate for the Fire Company's equipment and capital purchases/investments or for its operational needs; and FURTHER BE IT

RESOLVED that Board of Trustees authorizes the Fire Company to recognize or memorialize any or all of the donors to this capital funding campaign on one or more memorial plaques to be placed on the inside (interior) walls of the meeting room, ready room and vehicle bays of the current firehouse, or any future facility used by the SVFC, but specifically excluding the use of any exterior wall or surface of any Fire Company or Village building used for such purpose; and further acknowledges the Fire Company's plan to offer recognition of a single donor's gift in support of a specific new (but not existing) piece of equipment, with the design and location of any ancillary plaque or marking to be mutually agreed to and authorized by both the Fire Company and the Village; and FURTHER BE IT

RESOLVED that the Board authorizes the Village and the Village Treasurer acting on behalf of the Village, to accept funds raised by the Fire Company's three-year capital funding campaign, either directly from donors, or as pass-throughs from the Fire Company for donations that they receive directly as part of the fundraising effort; and place them into a specifically designated Fire Company Reserve Account as established herein; and FURTHER BE IT

RESOLVED, that pursuant to Section 6-c of the General Municipal Law, as amended, there is hereby established a Village of Saltaire Reserve Fund to be known as the "Saltaire Volunteer Fire Company Capital and Special Circumstances Reserve Fund" (hereinafter "Reserve Fund"), and that the purpose, uses and requirements of this Reserve Fund are as set forth below:

- To accumulate moneys to finance the jointly approved purchase or leasing of:
  - Emergency fire and/or rescue equipment
  - Enhancements of or additions to land and/or building facilities in support of fire and/or rescue operations

- Special circumstances deemed necessary by both the Village and the SVFC to assure viable volunteer membership as other expenses that may be necessary to continue a satisfactory level of fire and rescue response; and
- The Village Treasurer is hereby directed and authorized to deposit and secure the moneys of this Reserve Fund in the manner provided by Section 10 of the General Municipal Law, and shall invest the monies in the Reserve Fund in the manner provided by Section 11 of the General Municipal Law, and consistent with the investment policy of the Village of Saltaire; and
- Any interest earned or capital gains realized on the monies so deposited or invested shall accrue to and become part of the Reserve Fund; and
- The Village Treasurer shall account for the Reserve Fund in a manner which maintains the separate identity of the Reserve Fund and shows the date and amount of each sum paid into the fund, interest earned by the fund, capital gains or losses resulting from sale of investments of the fund, the amount and date of each withdrawal from the fund and the total assets of the fund, showing cash balance and a schedule of investments, and shall, at the end of each fiscal year, render the Board and the Village Auditors a detailed report of the operation and condition of the Reserve Fund; and
- Except as otherwise provided by law, expenditures from the Reserve Fund shall be made only for the purposes for which the Reserve Fund is established herein; and
- No expenditure shall be made from this Reserve Fund without:
  - The approval of the Board of Trustees of the Village of Saltaire at a duly noticed and held public meeting identifying the specific use and amount of the expenditure made out of the Reserve Fund.
  - The approval of the membership of the Saltaire Volunteer Fire Company at a duly noticed and held membership meeting identifying the specific use and amount of the expenditure made out of the Reserve Fund.
  - Such additional actions or proceedings as may be required by Section 6-c of the General Municipal Law or any other law.

and be it further;

RESOLVED that the Village Treasurer shall provide, upon request of the Board or the Fire Company, a list of the donors (who do not seek anonymity), a schedule of the expenditures from the Reserve Fund, and a schedule of the equipment and capital or other expenditure made for the benefit of the Fire Company for which fundraising campaign funds will or have been expended; and that the Fire Company shall provide upon request of the Village Treasurer, but in no case less than semi-annually, a list of the donations made directly to the Fire Company as part of this capital fundraising plan.

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 Wolf

Seconded: Trustee Oppenheimer

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

Abstain: None

Against: None

## DISCUSSION OF SHADING OF VILLAGE FACILITIES

Mayor O'Brien reported that the Board and the SCA had approved the final plan for the Playground project contemplating that through observation of how the park was utilized in practice, it would further consider the optimal use of shading for the park. He further stated that the Board had received comments from the public about shading for the Playground area, as well as for the Market deck. Trustee Oppenheimer discussed some of the options available in terms of design, structure and cost for both locations and stated that he was committed to stay involved in the shading study after his tenure on the Board expired. After all having a chance to be heard, Mayor O'Brien thanked Trustee Oppenheimer for his past work on this subject and his offer for continued work in the future.

## APPOINTMENT OF NAT OPPENHEIMER AS CONSULTANT TO THE BOARD

Mayor O'Brien announced that he was creating the position of Consultant to the Board, the purpose of which position is to provide the Board with the services and expertise of the person so designated for projects, information, or other purposes for which the Board has determined it required additional assistance. The Mayor then announced that he was naming retiring Trustee Nat Oppenheimer to the position, to become effective following the end of his term of office on September 1, 2025. Although the creation of the position and the designation of its occupant is not subject to Board approval, the members of the Board, together with those in attendance, unanimously expressed their support of the position and the appointment.

## BID RESULTS FOR DUNE GRASS PLANTING

Village Administrator Posillico reported on the bid results of the recently advertised public bid for the installation of dune grass on the ocean dunes of the Village. He stated that the \$300,000 project was being funded at 90% by FEMA under its Hazard Mitigation Grant Program. He further stated that he was undertaking a qualification of the low bidder, so he was not prepared to recommend approval of the contract at this point in the process, but would be prepared to do so at the September meeting.

## CLOSE OF MEETING

Trustee Oppenheimer made a motion at 11:13 a.m. to close the meeting and to hold the next Board of Trustees meetings according to the following schedule:

- September 6, 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 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 Oppenheimer

Seconded: Trustee Kovner

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

Abstain: None

Against: None