

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON JULY 25, 2026 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 8:03 a.m., and the following were in attendance:

Hugh O'Brien, Mayor
Frank Wolf, Deputy Mayor, Trustee
Susan Skerritt, Trustee
Anna Kovner, Trustee
Katie Lihn, Trustee
Scott Rosenblum, Advisor to the Board
Joseph Prokop, Village Attorney
Mario Posillico, Village Administrator
Donna Lyudmer, Treasurer
Lexi Cherveney, Deputy Treasurer
No others attended in person, or observed all or part through internet connection.

ADJOURN INTO EXECUTIVE SESSION

Trustee Wolf made a motion at 8:03 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, 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

Village Administrator Posillico, Village Treasurer Lyudmer and Deputy Treasurer Cherveney left the Executive Session at approximately 8:53 a.m.

RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Kovner made a motion at 9:04 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, 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

Mayor O'Brien called the Meeting to order at 9:09 a.m., and the following were in attendance.

Hugh O'Brien, Mayor
Frank Wolf, Deputy Mayor, Trustee
Susan Skerritt, Trustee
Anna Kovner, Trustee
Katie Lihn, Trustee
Scott Rosenblum, Advisor to the Board
Joseph Prokop, Village Attorney
Mario Posillico, Village Administrator
Donna Lyudmer, Treasurer
Lexi Cherveney, Deputy Treasurer
Approximately 35 others attended in person, and approximately 5 other attendees observed all or part through internet connection (exclusive of the officers/staff noted above).

RESOLUTION AUTHORIZING ACTION BY THE VILLAGE OF SALTAIRE TO REMEDY HAZARDOUS AND UNSAFE CONDITIONS AT 208 ATLANTIC WALK

Mayor O'Brien requested that Village Attorney Prokop provide an overview of the status of the derelict building located at 208 Atlantic Walk, the actions the Village has taken to date, as well as actions planned for the future to remediate the public health and safety condition of the premises. After his presentation, and his and Village Administrator's Posillico's responses to questions and comments from the public, and after all having a chance to be heard, Trustee Kovner made a motion to adopt the following resolution:

**BOARD OF TRUSTEES
VILLAGE OF SALTAIRE
RESOLUTION AUTHORIZING ACTION BY THE VILLAGE OF SALTAIRE TO
REMEDY HAZARDOUS AND UNSAFE CONDITIONS AT 208 ATLANTIC WALK,
VILLAGE OF SALTAIRE**

WHEREAS the property 208 Atlantic Walk (the "Premises"), is located in the Village of Saltaire and within the jurisdiction of the Village; and

WHEREAS the property 208 Atlantic Walk on information available to the Village of Saltaire is owned by the entity JAA1 Properties Corp., with a last known address of 111-43 127th Street, Ozone Park, New York 11420, that address being the address listed on the records of the Village of Saltaire for tax billing and assessment purposes; and

WHEREAS based on information provided to the Village the Building Inspectors of the Village of Saltaire on September 22, 2025 performed an inspection of the property 208 Atlantic Walk pursuant to Section 107.1 and 107.3 of the 2025 Property Maintenance Code of the State of New York, and Section 18-20 of the Saltaire Village Code; and

WHEREAS based on the inspection conducted on September 22, 2025 the Building Inspectors on September 24, 2025 issued a Report of Inspection wherein based on the inspection of the Premises dated September 22, 2025 it was found by the Building Inspectors that the Premises was in an unsafe and unsanitary condition, in that:

"The following defects have been observed and deemed unsafe or dangerous;

A. Structure has heavy mold and mildew condition throughout, lack of lighting and ventilation with proper air; and

B. Structure has observable indication of structural compromise of floors and walls.”
and

WHEREAS based on the inspection and findings the Building Inspectors ordered the owner JAA1 Properties Corp., to:

A. Vacate Premises immediately.

B. Cease occupancy of structure and Premises pending cleaning, sanitization and restoration under the supervision and control of the Building Department only; and which Compliance Order and Notice to Cease and Desist required actions by the Owner to correct and remove the unsafe and hazardous condition, and achieve compliance; and which Report of Inspection and Compliance Order were duly served on the defendant; and

WHEREAS the owner JAA1 Properties Corp. has failed to take any action to correct or remove the hazardous and unsafe condition since the issuance and service of that Order and Notice; and

WHEREAS pursuant to the records of the New York State Court Electronic Filing System a foreclosure proceeding was commenced against the owner JAA1 Properties Corp. to enforce a mortgage lien on the Premises and that foreclosure proceeding is presently being prosecuted by the entity MCLP ASSET COMPANY, INC., with addresses of 200 West Street, New York, New York 10282 and c/o NewRez LLC d/b/a Shellpoint Mortgage Services, 75 Beattie Place, #300, Greenville, SC 29601; and

WHEREAS the Notice of Inspection and Compliance Order were served on MCLP Asset Company, Inc. by Certified Mail to that address, to which Notice there has not been any response; and

WHEREAS it has been determined that a principal of the owner, Ansar Mussaleen, maintains an alternate address of 212 North Long Beach Avenue, Freeport, New York 11520; and

WHEREAS upon inspection the property 208 Atlantic Walk remains in the hazardous and unsafe condition described in the September 24, 2025 Notice of Inspection and Compliance Order; and

WHEREAS the common law of the State of New York and more specifically the Code of the Village of Saltaire allows and provides for the Village of Saltaire, upon the finding of an unsafe and hazardous condition, that the Village may take action to cure the condition and/or the Village Attorney may commence an action to cause the condition to be corrected or cured by the Village and to then assess the costs thereof to the owner of the Premises, as stated on Section 18-20 of the Saltaire Village Code; as

“§ 18-20. Assurance of building safety.

A. All buildings or structures which are not provided with adequate egress or are structurally unsafe, unsanitary or otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are, severally, for the purpose of this section, unsafe buildings. All

such unsafe buildings are hereby declared to be illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the procedure of this section.

B. The Building Inspector shall examine or cause to be examined every building reported as unsafe or damaged and shall make a written record of such examination. Upon the showing of proper credentials and in the discharge of his duties he may enter any building, structure or premises at any reasonable hour, and no person shall interfere with or prevent such entry.

C. Whenever the Building Inspector shall find any building, structure or portion thereof to be an unsafe building as defined in this section, he shall, in the same manner as provided for the service of stop-work orders in § 18-12 of this Chapter, give to the owner, agent or person in control of such building or structure written notice stating the defects thereof. This notice shall require the owner within a stated time either to complete specified repairs or improvements, or to demolish and remove the building, structure or portion thereof.

D. If the Building Inspector finds that there is actual and immediate danger of collapse so as to endanger life, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not reoccupied until the specified repairs and improvements are completed, inspected and approved by the Building Inspector. The Building Inspector shall cause to be posted at each entrance to such building a notice stating "This Building Is Unsafe and Its Use or Occupancy Has Been Prohibited by the Building Inspector." Such notice shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person to remove such notice without written permission of the Building Inspector, or for any person to enter the building except for the purpose of making the required repairs or of demolishing same.

E. In case the owner, agent or other person in control cannot be located, or if such owner, agent or person in control shall fail, neglect or refuse to comply with a notice to repair, rehabilitate or to demolish and remove said building, structure or portion thereof, the Village Attorney shall be advised of all the facts in the case and shall institute an appropriate action in the courts to compel compliance.

F. In cases of emergency which in the opinion of the Building Inspector involve immediate danger to human life or health, he shall promptly cause such building, structure or portion thereof to be vacated, made safe or removed. For this purpose, he may at once enter such structure or land on which it stands, or abutting land or structure, with such assistance and at such cost as may be necessary. He may vacate adjacent structures and protect the public by appropriate barricades or such other means as may be necessary, and for this purpose may close a village or private way.

G. Costs incurred under subsections E and F of this section shall be paid out of the Village treasury on certificate of the Building Inspector. Such costs shall be charged to the owner of the premises involved and shall be collected in the manner provided by law"; and

IT IS THEREFORE

RESOLVED that the Board of Trustees hereby authorizes the Village and the Village Attorney to commence an action in the Supreme Court of the State of New York, Suffolk County, to make application to that Court for an order authorizing and granting the Village of Saltaire authority on ten days' written notice to the satisfaction of the Court to the Owner JAAI Properties Corp., the believed principal of the Owner Ansar Mussaleen, and the mortgagee MCLP Asset Company, Inc. to:

1. Enter the property located at 208 Atlantic Walk, Saltaire for the purpose of correcting and remedying the hazardous and unsafe condition and take such action reasonably necessary to render the Premises herein safe; and
2. To have the Building Inspectors certify the costs incurred by the Village in the actions necessary to cure or remove the unsafe condition and render the Premises safe; and
3. On notice to the parties identified herein, authorizing and directing the Village Attorney to file a lien on the Premises 208 Atlantic Walk for the costs incurred by the Village in rendering the Premises safe and in this proceeding; and authorizing the Village Clerk and Treasurer to assess the costs incurred in rendering the Premises safe and in this proceeding to add those costs as a Village property tax to be assessed and collected on the next following tax bill for the Premises.

The motion was seconded by Trustee Wolf, and the question of the adoption of the foregoing resolution was duly put to a vote, 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

APPROVAL OF MINUTES

Draft copies of the minutes of the Board of Trustees meeting of June 27, 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 Lihn, and the question of the adoption of the foregoing resolution was duly put to a vote, 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

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. 2A in the amount of \$315,547.27

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 Wolf, and the question of the adoption of the foregoing resolution was duly put to a vote, 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

RESOLUTION APPROVING SUPPLEMENTAL PAY FOR CERTAIN VILLAGE OF SALTAIRE EMPLOYEES

At the request of Mayor O'Brien, Village Administrator's Posillico provided an overview of the proposed resolution that would authorize supplemental pay for non-housed full-time employees who are members of a Fire Company or Department other than the Saltaire Volunteer Fire Company (SVFC) who are certified and eligible to respond to emergency calls within the SVFC district. After his presentation, Trustee Wolf and Saltaire Fire Chief Raeben provided additional background and spoke in favor of the initiative as an important first step in strengthening the number and qualifications of emergency responders, particularly in the off-season. After further discussion and after all having a chance to be heard, Trustee Wolf made a motion to adopt the following resolution:

BOARD OF TRUSTEES VILLAGE OF SALTAIRE RESOLUTION APPROVING SUPPLEMENTAL PAY FOR CERTAIN VILLAGE OF SALTAIRE EMPLOYEES

WHEREAS the Village of Saltaire ("Village") is a seasonal community located on a barrier island with only approximately 30-year round residents; and

WHEREAS during most of each year there is only limited and restricted access to the Village; and

WHEREAS the Saltaire Volunteer Fire Company ("SVFC") is the emergency service provider in the Village, being responsible to provide emergency fire, medical and rescue response in the Village and through mutual aid agreements to other areas and with other agencies in the region; and

WHEREAS due to the aforementioned circumstances there is a limited availability of qualified personnel for the SVFC to respond to calls for emergency fire, medical and rescue services for much of the time in the Village; and

WHEREAS the availability of additional Paramedics, CC EMTs, BLS EMTs, certified Firefighters (FF1 or higher) and Ambulance Drivers available to respond with the Saltaire Volunteer Fire Company ("SVFC") on a year-round basis as either members of the SVFC or as a responding member of another department responding with the SVFC would be a great benefit to the Village of Saltaire and its residents, guests and visitors; and

WHEREAS pursuant to Section 209-i(1) of the New York State General Municipal Law a member of a volunteer fire company or department who, due to their occupation or other reasons, is regularly within an area in the State of New York that is outside of the area served by the fire company or department of which they are a member, and is within an area served by a different fire company or department, may offer their services to the chief of that other fire company or department which serves the area that they are regularly within; and

WHEREAS The Board of Trustees of the Village adopted Section 25-17 of the Saltaire Village Code which Section authorizes the Chief of the SVFC to accept the services of a member of another fire company or department who is regularly in the Village of Saltaire, the area served by the SVFC, including those members of other departments that are employees of the Village of Saltaire; and

WHEREAS there are and may also in the future be full-time employees of the Village of Saltaire who are not provided employee housing in the Village of Saltaire pursuant to Village policy ("non-housed full-time Village employees"), but who are fire or emergency medical service members of fire companies and departments outside of the Village of Saltaire and are regularly in the Village of Saltaire due to their employment by the Village of Saltaire; and

WHEREAS non-housed full-time Village employees who obtain and maintain their status as a Paramedic, AEMT, EMT-CC, EMT-Basic, certified Firefighters (FF1 or higher) or Ambulance Driver invest significant additional personal time to maintain the qualifications and training for those certifications and there is a significant benefit to the Village and its residents accruing from those persons obtaining and maintaining those certifications while working for and in the Village of Saltaire; IT IS THEREFORE

RESOLVED that non-housed full-time Village employees of Saltaire who are or become members in good standing of fire companies or departments outside of the Village of Saltaire and who offer their services to the Chief of the SVFC, and which offer is accepted by the Chief of the SVFC pursuant to Section 25-17 of the Saltaire Village Code, in the capacity of either Paramedic, AEMT, EMT-CC, EMT-Basic, certified Firefighters (FF1 or higher) or Ambulance Driver, and who make their best efforts to respond to emergency calls of the Saltaire Volunteer Fire Company while at work for the Village of Saltaire shall be entitled to supplemental pay in addition to their regular salary from the Village of Saltaire as follows:

Annual Supplemental Pay for the following classes of Certification:

Paramedic: \$8,500.00
AEMT/EMT-CC: \$6,500.00
FF1 (or Higher) or EMT-Basic \$5,500.00
Ambulance Driver: \$4,250.00
Dual Role FF/EMS Add-On: \$1,000

AND FURTHER BE IT RESOLVED that an employee receiving annual supplemental pay under this Resolution shall be entitled to supplemental pay for the highest base classification for which the employee is certified, authorized and approved to act for the SVFC. An employee who is certified and authorized to act in both a Firefighter and EMS capacity may also receive the Dual Role Fire/EMS Add-On, provided that they maintain the relevant certifications and remain in good standing in their home department or agency, and on the condition that good standing with a home department or agency shall not, by itself, establish eligibility for supplemental pay unless the employee also satisfies the training, competency, response, and operational requirements established by the SVFC.

AND FURTHER BE IT RESOLVED that the determined annual supplemental pay shall be paid to the employee with each pay cycle of the Village in equal pro-rata parts as calculated by the value of the supplemental pay divided by the number of pay cycles of the Village in a 12-month period; and for only as long as the Chief of the SVFC, in consultation with the Board of Trustees, determines that the employee remains properly trained to adequately respond in the capacity of

certification for which supplemental pay is authorized, and also remains reasonably available and responsive to emergency calls during work hours.

AND FURTHER BE IT RESOLVED, that as a condition of receiving supplemental pay under this resolution, each eligible employee shall maintain all required certifications and credentials for the capacity in which the employee is authorized to respond; shall annually provide written authorization from the employee's home department, agency, or chief officer confirming that the employee remains a member in good standing, is fit for duty, and has completed all minimum annual training, medical, and operational requirements required by that department or agency; shall complete any SVFC task book or training requirements established by the Chief of the SVFC; and shall attend at least one SVFC annual skills day or equivalent competency review each year. Any employee authorized to respond as an ambulance driver shall also complete an approved Suffolk County Emergency Vehicle Operator Course (EVOC), and satisfy any SVFC driver qualification requirements, and attend at least one annual ambulance driver skills session each year.

AND FURTHER BE IT RESOLVED that each participating employee's Village supervisor shall acknowledge the circumstances under which the employee may respond to SVFC emergencies during Village work hours, subject to essential Village operational needs.

The motion was seconded by Trustee Lihn, and the question of the adoption of the foregoing resolution was duly put to a vote, 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

AUTHORIZATION FOR A PUBLIC HEARING ON LOCAL LAWS TO MODIFY CHAPTERS 52 AND 55 OF THE SALTAIRE VILLAGE CODE REGARDING OBSTRUCTION OF PUBLIC WALKWAYS BY BICYCLES

Mayor O'Brien stated that obstruction of public walkways by bicycles, which hinder emergency response as well as the provision of routine services, and pose a hazard to pedestrians and other traffic, has been a persistent problem over the years, but now seems to be getting worse. He stated that a large part of the problem is that current-style bicycles barely fit onto the maximum width allowed for bike-racks abutting public walkways pursuant to Chapter 55 (Zoning) of the Village Code. He stated that the draft legislation distributed before the meeting would, among other things, increase the maximum width of public-walk-abutting bike-racks, as well as strengthening the specific provision regarding walkway obstruction in Chapter 52 (Walkways) of the Village Code. After discussion and all having a chance to be heard, Trustee Wolf made a motion to hold a public hearing on the same date as the next scheduled Board of Trustees meeting to consider amendments to Chapters 52 and 55 of the Village Code, the initial draft of which was distributed to the public via link to the agenda.

The motion was seconded by Trustee Lihn, and the question of the adoption of the foregoing resolution was duly put to a vote, 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

ACCEPTANCE OF DONATION FOR PURCHASE OF A BENCH TO BE DEDICATED TO THE MEMORY OF DR. ROBERT FUREY.

Mayor O'Brien stated that family and friends of the late Dr. Robert Furey have requested that they would like to donate funds for the purpose of purchasing a bench to be dedicated in his memory in recognition of his almost 50 years of service as a health care provider for the Village. After discussion and all having a chance to be heard, Trustee Wolf made a motion to accept a donation of up to \$1,000 for the purchase of a bench as described, and upon confirmation of funding, to authorize the Village Administrator to make such purchase and have the bench so dedicated to be placed near the Medical Clinic offices on the deck of 14 Bay Prom.

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

Motion: Trustee Wolf

Seconded: Trustee Skerritt

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

Abstain: None

Against: None

TRUSTEE REPORTS

Board members reported on their respective areas of oversight and/or areas of interest, and fielded comments and/or questions from the public. The details of these reports and discussions, and all parts of the meeting, are available on the video and audio recording of the Board meeting that are part of the files of the Village Clerk.

CLOSE OF MEETING

Trustee Wolf made a motion at 11:00 a.m. to close the meeting and to hold the next Board of Trustees meeting according to the following schedule:

- August 22, 2026 at 103 Broadway, Saltire, 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 Lihn and the question of the adoption of the foregoing resolution was duly put to a vote, 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