

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES  
INC. VILLAGE OF BELLE TERRE**

**MINUTES OF: August 19, 2025 MEETING**

**PRESENT:**

Mayor: Bob Sandak, Deputy Mayor: Jacquelyn Gernaey

Trustees: James J. von Oiste, Michael Solo, Leza Di Bella (Absent with Prior Notice)

Village Attorney Eileen Powers (Absent with Prior Notice)

Others present: Clerk Treasurer Joanne Raso; Deputy Clerk Treasurer Barbara Sakovich

**MEETING CONVENED AT 8:00 pm**

**I. MINUTES:** of July were accepted as read.

**II. TREASURER'S REPORT:** of July were accepted as read.

**III. CORRESPONDENCE:** Thank you letter from LI Modern Quilt Guild for use of the Community Center to assemble charity quilts.

**IV. MAYOR'S REPORT:**

- Mayor Sandak reported that it is the anniversary of the August 18<sup>th</sup> 2024 rain/flooding event whereby 10 inches of rain fell resulting in damage to our Village roads and beach parking lot. We have just closed out our projects with FEMA and have collected \$84K of \$103K that the Village spent on remediation.
- Mayor Sandak has been in contact with Mayor Sheprow of Port Jefferson for discussion about a Belle Terre golf membership which could include a social membership, no initiation fees, a range membership or a six-pack which would equate to 6 eighteen holes of play or 12 nine holes of play.

**V. COMMISSIONER'S REPORTS:**

**1. BEACH:** The season is winding down with the official close of the beach on Labor Day. The ropes and raft will be removed shortly to utilize the lifeguard staff.

**2. PARKS:** Organic Tick Spraying is continuing in the park. There were many dead lantern flies in the park and Trustee Solo will follow-up to see if it's a result of the tick treatment or from neighbors' treatment.

There is continued evaluation from resident suggestions on improvements to the pickleball court as we decide what will be completed.

Recently we had the Village landscaper trim the overgrowth along the path in the park.

**3. ROADS:** We repaired over 40 potholes or roadside erosion areas and we are waiting on a date from Suffolk Paving for the complete repaving of Cliffside Drive.

Drainage was added on Club Road, Lodge Lane, Upper Devon and Bell Circle for problem drainage areas or safety related issues. Once these areas settle properly, the contractor will be back for paving.

The speed tables will be installed on a trial program to control the speed on Cliff Road. This will be completed when the vendor returns to pave the drain areas.

The asphalt near 36 Cliff Road will be leveled out as the roadway has settled a little after recent drainage work at that location.

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**4. COMMUNITY ASSOCIATION:** The summer events held by the BTCA were successful.

A BTCA member stated that they would like to either donate some monies for improvement on the sprinkler system or to beautify the beach in some way. Jim von Oiste will look into an update of the water system. Discussion also continued about a possible donation toward a new gazebo. Jackie Gernaey explained that the Village is prohibited by State law to fundraise or have monies donated and earmarked towards a special project, however, the BTCA can fundraise for a Village project and the board can vote on accepting the gift. Mayor Sandak stated that the Village is very appreciative of everything the BTCA does for the Village.

**5. HARBOR MANAGEMENT:** The Harbor Management Committee met last night and there is a plan for a dredging project in the Port Jefferson marina commercial area to start in the fall.

**6. CODE REVIEW:** Trustee Gernaey advised that the board is reviewing future code changes and possible code updates that will be reported on soon.

**7. CONSTABULARY:** July was a busy month with 47 calls for service.

**VI: MOTIONS:**

**1. Motion** to approve Abstract of Audited Vouchers for payment in the amount of \$213,755.61. Made by Trustee Gernaey; Seconded by Trustee Solo. Motion carried.

**2. Motion** to allow the Village Clerk to apply to M & T Bank for a commercial credit card to replace the current business card for the village to use for purchases such as office supplies and youth program supplies. Made by Trustee Gernaey; Seconded by Trustee von Oiste. Motion carried.

**3. Motion** to approve the proposal from South Fork Asphalt for the installation of 3 asphalt speed tables at 3 locations on Cliff Road, including signs and striping. Made by Trustee Solo; Seconded by Trustee Gernaey. Motion carried.

**MEETING OPENED TO THE PUBLIC at 8:35 p.m.:**

Resident Daniel Rokeach, 157 Cliff Road apologized about the noise complaints received against his residence and stated he sent an attorney letter to the renter to either comply or leave the premises. He went on to say that he is a rabbi and does much charitable work and the Village served him with a lawsuit and he doesn't believe he is being treated fairly as a resident. Trustee Gernaey told him that we have received multiple noise complaints against his property and without our attorney present we cannot speak about the lawsuit.

Trustee Gernaey explained how his neighbors are very frustrated over the noise issues to which Mr. Rokeach responded that he is always available to take care of whatever happens at his

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property. He then went on to say that the Mayor came on his property without permission, harassing him and he should not be treated like this.

Mayor Sandak then responded to Mr. Rokeach that both he and his wife were at the Cliff Road cell tower inspecting the missing shields when they noticed a vehicle with NJ plates at the 161 Cliff Road entrance trying to open the gate. Mayor Sandak stopped to help and inquire if he needed assistance and was told that his father-in-law rented the property at 157 Cliff Road for a few days and he was trying to get access. Mayor Sandak explained that he was at the wrong property and took him to 157 Cliff Road and told him that the Village does not allow short term rentals less than 30 days and that currently the property is unrentable by order of the fire marshal. The gentlemen in the NJ vehicle made a call and the gate opened and he invited the Mayor in to speak with his father-in-law, who then called Mr. Rokeach who came outside. The Mayor told Mr. Rokeach that the gentlemen told him that they are renting the property and Mr. Rokeach told the Mayor that they are his family. The Mayor told him that he would be contacting the Village attorney and the Mayor left the property.

Mr. Rokeach went on to state that his last rental permit was issued in 2 days and this current permit application was delayed 2 weeks. When the inspection was made by the Fire Marshal and Building Inspector, they generated a list of items that the property was not compliant in which resulted in a second inspection and Mr. Rokeach felt that he wasn't treated fairly since additional non-compliant items were added.

Trustee Gernaey explained that we require all rental permit applications have both a fire marshal and building inspector make a site visit as it is in the best interest and safety of our community and the renters themselves, and that Mr. Rokeach is not being treated different than anyone else. Trustee Gernaey recommended he give the village a gate code for access.

Mr. Rokeach responded that he is always willing to work with the Village and Trustee Gernaey told him to have his attorney speak with the Village attorney with regard to the lawsuit.

There were no other public comments so the meeting adjourned at 8:50 p.m.