

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

MINUTES OF: February 17, 2026 MEETING

PRESENT:

Mayor: Bob Sandak, Deputy Mayor: Jacquelyn Gernaey

Trustees: James J. von Oiste, Michael Solo, Leza Di Bella

Others present: Clerk Treasurer Joanne Raso; Deputy Clerk Treasurer Barbara Sakovich
& Village Attorney Eileen Powers.

MEETING CONVENED AT 8:00 pm

PUBLIC HEARING-TAX CAP OVERRIDE

Local Law No. 1 of 2026 authorizing a property tax levy in excess of the limit established in General Municipal Law §3-c.

Mayor Sandak explained that this resolution is done every year in the event that it is necessary to increase the tax rate above the allowed 2 percent in order to balance the budget. The Mayor highlighted the Village tax rates since 2018 and discussed receipt of this year's Fire District Protection contract whereby the increase was over 6% which is an expense out of our control. He further explained that if the board doesn't pass this resolution and when costs are reviewed at the budget hearing if they need to increase at that point, then they won't be able to and services would need to be cut.

Questions were asked by the residents concerning the process, when the budget hearing is, the speed humps, ceiling of a tax increase, capital improvements, NYS retirement system, constables writing violations for revenue, hours of the beach bathroom facility, and healthcare costs whereby the mayor, the board and Village attorney responded.

MOTION to close the public hearing: Made by Trustee Gernaey; Seconded by Trustee von Oiste and was passed unanimously.

MOTION to pass a resolution adopting **Local Law 1 of 2026** to authorize a property tax levy in excess of the limit established by General Municipal Law. Made by Gernaey; Seconded by Trustee Solo and was passed unanimously.

I. MINUTES: January minutes were accepted as read.

II. TREASURER'S REPORT: January Treasurers report was accepted as read.

III. MAYOR'S REPORT:

Mayor Sandak had an interview with Newsday for the real estate section on *Living in Belle Terre* which was in the February 13th paper. The mayor received numerous positive feedback on Newsday highlighting our community.

IV. COMMISSIONER'S REPORTS:

1. BEACH: Commissioner von Oiste reported on planned beach repairs. The beach

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ramp was washed away in the recent storm and will be repaired including the seawall repair and the gravel parking lot will be leveled. The current entrance gate is rusted and will be replaced.

2. BUILDINGS: Commissioner Di Bella reported that an AED was installed in the Community Center, the Community Center roof was recently repaired, the Terminix contract was renewed, they are working to upgrade the WI-FI service in the community center and that in the event the community has a power failure, with the generator at the community center, residents can utilize that facility to charge phones or electronic equipment.

3. PARKS: Commissioner Solo reported that the parks are quiet this time of year. A request to clear the walking path from the snow was received, however, was not done due to the expense. A request to resurface the pickleball court was made and will be discussed at the budget meeting.

4. ROADS: Commissioner Solo reported that any road damage from the recent storms including the salt, plowing and cold weather will be assessed in the spring. Discussion with the snow removal company with regard to the speed humps was that they managed them well during the storms.

5. YOUTH PROGRAM: Mayor Sandak reported that we will be finalizing the summer youth program registration process very shortly and expect a robust attendance like last summer.

6. COMMUNITY ASSOCIATION: Judy Zaino reported that they cleaned out the storage closet at the Community Center. She recommends discarding the older chairs in excess of 30 as they aren't used except for the Belle Terre Youth Program in the summer. The BTCA would like to order large locking cabinets for their BTCA supplies. They proposed if we could get lighter rectangle tables and if the cleaning company can do a better job cleaning the kitchen and facility. Trustee Di Bella and the BTCA will coordinate on these issues.

Public discussion continued on the beach bathroom facility hours, the request for card sensors to give beach access to residents only, the condition of the blue mat at the beach and it staying smoothed out, getting electric at the cabanas, solar lights currently in use by residents, cabana wait list, will there be additional speed humps, adding stop signs, traffic at Anchorage McCallister park, ticket violation payments, demo the Anchorage beach building, what types of projects can a village bond be used for, pedestrian safety and SCPD working with our constables in the Village. The mayor, the board and Village attorney responded to these concerns.

7. HARBOR MANAGEMENT: Commissioner von Oiste advised that the Harbor Management committee does not meet in the winter and will resume in April.

8. CONSTABULARY: Mayor Sandak reported that there were 28 service calls for January.

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V: MOTIONS:

1. **Motion** to approve Abstract of Audited Vouchers for payment in the amount of \$64,514.35. Made by Trustee Gernaey, Seconded by Trustee Di Bella and passed unanimously.
2. **Motion** by Trustee Solo, seconded by Trustee von Oiste to sign the contract with the Port Jefferson Fire District, upon approval of the village attorney. Motion carried

MEETING OPENED TO THE PUBLIC:

There was no additional public comment and the meeting was adjourned at 9:19 p.m.