



Belle Terre Times

OFFICIAL NEWSLETTER OF THE INCORPORATED VILLAGE

Vol. VII- Issue 1

www.belleterre.us

JULY 2021

NEW & NOTEWORTHY

BELLE TERRE BEACH PROGRAM



Mayor Bob Sandak

As a sign that normality is on the horizon, after a year of pandemic related closings, the Belle Terre Summer Program is once again in full swing. Two months ago, the Village Board voted to run the village program which was shuttered last summer, but which has been a part of our community for more than two generations.



WHEN DO I NEED A BUILDING PERMIT AND WHY?

Our Building Inspector, Chris Harding, is here to help you through the whole building permit process, from getting a permit to your final inspection and certificate.

When do I need a permit? According to the Village Code #78-15 (simplified in part), *"No person...shall commence the... construction, enlargement, alteration, removal, improvement...or change in the nature of the occupancy of any building... without first obtaining...a building permit...except for ordinary repairs."*

Of equal importance, #78-21 states, *"No building...upon which work has been performed which required the issuance of a building permit shall be occupied...unless a Certificate of Occupancy (CO) shall have been issued by the Building Inspector."*

Further, #78-23 states, *"When, after final inspection, it is found that the proposed work is completed in accordance with the Uniform Code...the Building Inspector...shall issue a Certificate of Occupancy."*

Why do I need it? Unfortunately, too many people perform modifications or renovations to their homes without going through this process. They find that they are in difficulty when either: There is a fire and the insurer refuses to pay for damages because work was done without a building permit or a CO; or they want to sell their house and no current Certificate of Occupancy exists for changes or upgrades that they made to the structure.

Often, in the latter case, the homeowners ask the Village for an emergency inspection of work that was done, in the hopes of securing a CO in order for a sale to proceed.

The Village is under no obligation to certify that un-inspected work was done according to code. A lengthy and complicated process often ensues.

The fee for the building permit and inspection is generally ½ of 1% of the estimated cost of the work to be done (\$500 for a \$100,000 renovation).



NO SOLICITATION SIGNS

Although the white sign at the entrance to the Village says “no soliciting,” a recent Supreme Court decision negates its usefulness. The Court decided that Villages could not simply stop everyone from conducting door-to-door business by posting a sign. However, property owners are well within their rights to post signs prohibiting solicitation. In order to discourage door-to-door sales, the Village has purchased “No Solicitation No Trespassing” signs that are **free** for every house. Please stop by the Village Office, pick up your sign and display it prominently at the edge of your property. This deterrent, along with a new Village code that requires solicitors to register with the Village should protect us from unwanted intrusions. (Religious and non-profit organizations are exempt from these prohibitions.)



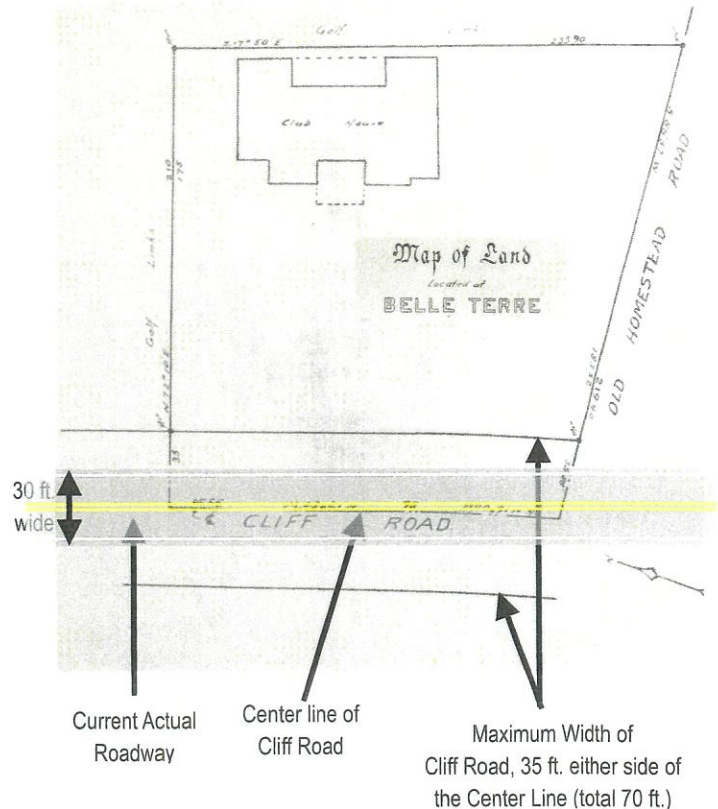
VILLAGE OWNED PROPERTY & EASEMENTS

One of the most common questions raised at the monthly Board meetings has to do with village owned property and easements. Most of these questions relate to dead or dying trees and whose responsibility they are. The Village owns several pieces of property including: the area between Upper and Lower Devon, a triangle at the intersection of Sts. Orchard Road and Valley Road, the circle at the end of Cliff Road and a parcel on Seaside Drive above Knapp Beach. As owner, the Village is responsible for any trees on those properties.

In some cases, where your property begins and ends can only be determined by consulting a certified survey. Within the Village, some properties extend to the center of the road, some extend to the edge of the road and some extend to a point many feet from the road.

As an example, **some** properties along Cliff Road start 35 feet from the center of the road. Since the paved portion of the road is only 15 feet wide, on each side of the center line, this means that 20 unpaved feet, adjacent to the paved portion, is Village property and does not belong to the homeowner.

The Village, as well as utilities, hold **easements** along many of our roadways. An easement is a



right to use or enter the real property of another without possessing it. In other words, the Village or public utilities have the right to enter onto your property for specific purposes, but it **is your property**, and as such, you are responsible for maintaining it.

CONSTABULARY - HOUSE SAFETY

One of the important services that our Constabulary provides is referred to as “house watch.” If you are going away on a vacation or leaving for the winter, please fill out a house watch form at either the Village or Constabulary Office. Once completed, the Constables on duty will check your property three times per day (once on each shift) to make sure there are no trespassers, there is no storm damage, no windows or doors have blown open in high winds, no pipes have frozen, etc. The



checks can be done for as short as a few days or for as long as a full season.

While on the topic of safety, please make sure that whenever cars are left on the driveway they are **locked**. Similarly, an open garage door is an opportunity for mischief or theft. Unfortunately, at this time of year, teenagers are looking for cash or credit cards in glove boxes and beer or bicycles in garages. Please help us keep your property safe.

CONCERNING TICKS...

The very mild temperatures that we experienced this winter have caused an enormous increase in the number of ticks on our properties. Besides being the carriers of Lyme Disease, ticks are now also infecting people with Anaplasmosis, Babesiosis, Ehrlichiosis, Powassan disease, Rocky Mountain Spotted Fever, and eight other maladies not yet common on Long Island. As part of our initiative to improve health within our community, the Village began distributing free “Tick-Tubes” three years ago, to those homeowners who wanted them. A recent article in Consumers Report stated in part, *“Spraying your yard provides a false sense of security. Instead, consider products that treat the fur of mice or deer with small quantities of tick killing agents.”*

Cornell’s Department of Population Medicine and Diagnostic Sciences states that Tick Tubes are one product that curbs the tick population in and around your yard. A recent two year university study showed that the use of tick tubes resulted in a 27.6% reduction in tick nymphs in the first year and 20.3% in the second year.

The tubes contain cotton impregnated with Permethrin (an insecticide). When mice look for nesting material they take the cotton from the tubes. The Permethrin kills the ticks that live off the blood in the mice. The mice are unharmed. Tick tubes are available **free** at the village office for use in the August-September nesting times in an ongoing attempt to limit the spread of tick borne diseases in our community.

HOW TICK TUBES WORK:

1. Young ticks feed primarily on mice



1- Young ticks feed primarily on mice while adult ticks feed on pets, deer and humans.

2. Mice collect specially treated material that kills ticks



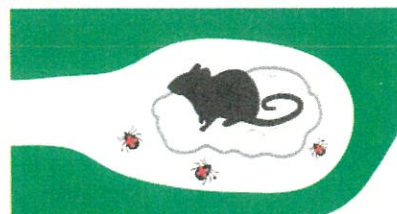
2- Tick tubes are made from biodegradable cardboard filled with specially treated material that kills ticks. Mice seek out this material...

3. Mice line their nests with the treated material



3 -...And use the treated material to line their nests underground.

4. Ticks feeding on the mice die



4 - Mice rub the material on their fur as they move around their nests. Ticks feeding on the mice die from the treated material.



Incorporated Village of Belle Terre

1 Cliff Road

Belle Terre, NY 11777

Mayor	Bob Sandak	631 474-8686	CONSTABLE'S OFFICE	Dave Wolosin, Chief	631 928-5785
Deputy Mayor	Jacquelyn Gernaey	631 928-0020			
Trustee	Richard Harris	631 928-0020	Beach Commissioner	James Von Oiste	631 473-0200
Trustee	Richard Musto	631 928-0020	Building Commissioner	Richard Harris	631 928-0020
Trustee	James Von Oiste	631 928-0020	Parks Commissioner	Richard Musto	631 928-0020
Clerk-Treasurer	Joanne Raso	631 928-0020	Road Commissioner	Mike Solo	631 928-0020
Deputy Clerk-Treasurer	Louise Smit	631 928-0020	Youth Program Commissioner	Francoise Schachner	631 928-0020
Village Attorney	Eileen A. Powers	631 727-8250	Historian	John Hiz	631 928-0020
Village Justice	Eric Cherches	631 473-5105	Building Inspector	Christopher Harding	631 928-0020
Court Clerk	Louise Smit	631 473-5105	Assessor	Frank Aragona	631 928-0020
Planning Board	Tony Gitto	631 928-0020			
Zoning Board of Appeals	Dave McAnaney	631 928-0020			

BOARD OF TRUSTEE MEETINGS: Work Session, 1st Tuesday of each month

Regular Public Meeting, 3rd Tuesday of each month

VILLAGE CLERK: 631 928-0020 • FAX 631 928-7971

BELLE TERRE VILLAGE TAXES & FEES PAYABLE AT: www.belleterre.us

VILLAGE WEBSITE: www.belleterre.us

VILLAGE E-MAIL: btvillageoffice@gmail.com

JUSTICE COURT CLERK: Call 631 473-5105 - leave message

BELLE TERRE COURT FINES PAYABLE AT: www.belleterre.us

NOTARY PUBLIC: Call Office - 631 928-0020

REFUSE: PICK-UP: Tuesdays & Fridays