

**GENERAL VILLAGE MEETING OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF WEST HAMPTON DUNES  
Thursday November 14, 2024, at 6:00 PM  
in person at 906 Dune Road, West Hampton Dunes  
and via Zoom**

November 14, 2024

Present: Mayor Irwin Krasnow, Trustee Gary Trimarchi, Trustee Gina Mulhearn, Trustee Howard Freedman, Trustee John Eff, Village Attorney Brian Stolar, Village Clerk Robin Santora and Sgt. Brian Hennig.

Also Present: Harvey Gessin, Chad Gessin, Gary Vegliante, Jim Cashin, Roger Fay, Michael Sturmer and Robin Laveman.

Pledge of Allegiance

Public Hearings:

The Public Hearing addressed:

1. The amendment of Chapter 220 which involves incorporating the New York State Department of State's requirements into the Village's law.

The Board closed the public hearing on Chapter 220:

- Resolution regarding SEQRA adopting lead agency status determining that a vote on this local law is an unlisted action for purposes of SEQRA and will not have a negative action on the environment.

Motion by: Trustee Trimarchi

Seconded by: Trustee Freedman

All In favor: Yes

Opposed: None

- SEQRA Resolution Regarding the Adoption of Local Law No. 3 of 2024 amending and restating Chapter 220 of the Code of the Village of West Hampton Dunes, a law providing for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code.

Motion by: Trustee Trimarchi  
Seconded by: Trustee Freedman  
All In favor: Yes  
Opposed: None

2. The meeting then focused on the amendment of Chapter 560 which involves changing the definition of a story in the Village code to align with the New York State Building Code. This change does not alter the character of the neighborhood but clarifies the definition of “story.”

-Resident Michael Craig asked for clarification on this new amendment to 560.

-The Mayor explained how the garage level is now considered the first story, however it does not change anything previously constructed. This amendment is to satisfy the State and is only a language definition clarification.

-Resident Jeff Davoli asked what was previously considered a second floor, would now be considered a third floor and therefore would require fire safety and sprinklers.

-Attorney Brian Stolar replied that it doesn't matter how many stories there are, it has to do with the uniform code. The uniform code defines what you must do as far as fire safety. In bringing this into conformance in terms of the language and text, a three-story structure must comply with the uniform code. This will apply to both new and existing construction.

-Michael Craig inquired whether existing homes with three stories above the flood plane would need to install fire protection systems.

-The Mayor responded that if a three-story home undergoes significant renovations, it may be required to comply with current building codes, including fire protection requirements. However, if no changes are made to the home and it is not currently under investigation by the state, there should be no issue. It should mainly apply to new construction and renovation.

-Mary Jane O'Connell from 927 Dune Road asked whether these changes affect setback requirements.

-The Mayor stated it only affects the definition of where a story begins.

-Trustee Mulhearn stated she will not vote and pass the amendment of Chapter 560. She expressed concerns about the Village's new homes being oversized and out of their building envelopes, suggesting a need to revise side-yard setbacks and the structure of houses to fit the Village's character. Trustee

Mulhearn proposed asking residents for comments on this issue and delaying the vote on Chapter 560 until the December Board meeting.

-Mayor Krasnow clarified that the proposed law only changes the definition of the word “story” and has nothing to do with side-yard setbacks or light issues.

-Resident Jim Cashin – 953B Dune Road and a member of the Zoning Board agreed that passing Chapter 560 would not affect any kind of side-yard setbacks.

-Residents Chad Gessin and Robin Laveman also stated that what was noticed for the public hearing regarding Chapter 560 has nothing to do with the other issue being presented, such as side-yard setbacks, size of homes and character of the neighborhood raised by Trustee Mulhearn. These are issues that should be brought up separately to be discussed at another meeting and that the Village should move forward with the vote of Chapter 560.

-Residents Mike Stern and Jeff Farkas, who is on the Zoning Board, expressed their concerns about the potential economic impacts of changing the zoning code and the need for a comprehensive evaluation process.

The Mayor recommended passing the proposed law and gathering feedback from the community on the other issues raised by Trustee Mulhearn.

- Motion to Close the public hearing on Chapter 560

Motion by: Trustee Trimarchi

Second by: Trustee Eff

All in favor: Yes

None: opposed

- Resolution regarding SEQRA adopting lead agency status determining that a vote on this local law is an unlisted action for purposes of SEQRA and will not have a negative action on the environment

Motion by: Trustee Trimarchi

Second by: Trustee Eff

All in favor: Yes

None: opposed

- Resolution Regarding the Adoption of Local Law No. 4 of 2024 amending Chapter 560 (entitled “Zoning”) of the Code of the Village of West Hampton Dunes, to provide for certain definitions and to clarify the maximum number of stories for residential dwellings.

Motion by: Mayor Krasnow  
Second by: Trustee Trimarchi  
In favor: Trustee Trimarchi, Trustee Eff, Mayor Krasnow  
Abstain: Trustee Mulhearn, Trustee Freedman

Trustee Mulhearn wanted an email to be sent out to the residents asking if they have any concerns regarding the dimensional table.

Jim Cashin suggested putting together a committee to look at the building table/ dimensional table.

Mayor's Report:

- DOS Update:

The Mayor has a zoom meeting with the Department of State tomorrow and is happy to report that Chapter 220 and Chapter 560 passed.

John, the building inspector, has made great progress with the propane situation. Generally, all residents that have received a letter have been cooperative in fixing their issue.

The Department of State has asked the Village to address certain issues regarding the 3 and 4 story situation, and the Village is working on compliance.

- Beach Replenishment:

The beach replenishment project by the Army Corps of Engineers is expected to begin in December.

- New Website:

The Village is exploring options to redesign the website and make it more user-friendly. Mayor Krasnow was able to secure a "dot.gov" website.

- Constabulary Building Maintenance:

Gutters were installed at 656A Dune Road building

- East End Supervisors and Mayors Association Meeting:

Last month's discussion concerned the ability to use CPF funds for water quality.

- East End Mayors Association Meeting:

The Mayor met with the East End Mayors Association. He had discussions about different municipality police departments and court systems. The Mayor finds these meetings to be a helpful resource.

- Delinquent Property Taxes:

The Mayor has been successful receiving payments from residents with outstanding property taxes and fees owed to the Village that date back to 2016.

- Zoning Board of Appeals Collections:

There are still some unpaid collections for variances that residents have applied for with the Zoning Board of Appeals. The Village has been able to collect one of those outstanding balances in the amount of \$25,000.

- Polar Plunge:

Westhampton Beach Water Rescue Squad is looking to do a polar plunge sometime in December to help raise some money for the services they provide. When we receive more information, we will pass it along.

The Mayor wishes everyone a Happy & Healthy Thanksgiving!

Financial Report:

Trustee Freedman gave the report: Liz has gotten all the information to the accountants to finish the audit through May of 2024. The auditors will be in the office on December 4<sup>th</sup>, 2024 to finish up the audit.

Constable's Report:

- Sgt Hennig mentioned he has a meeting with the Westhampton Beach Water Resue Squad tomorrow to discuss how to improve beach access for emergency vehicles, such as their rescue jet ski and other rescue equipment.
- Sgt Hennig advises everyone to be extra cautious of deer at this time of year.

- Some residents' irrigation systems are still on. Please be sure to get those systems closed.
- There is the presence of a resident bald eagle in the area. The eagle has recently been spotted in the 700 block.

Resolutions:

Resolution approving the claim vouchers submitted for audit and approval by the Board of Trustees.

Motion by: Trustee Mulhearn  
Seconded by: Trustee Trimarchi  
All In favor: Yes  
Opposed: None

Resolution waiving the reading of and approving the minutes of the October 17, 2024 Board of Trustees meeting.

Motion by: Trustee Mulhearn  
Seconded by: Trustee Freedman  
All In favor: Yes  
Opposed: None

Resolution approving the hiring of a Web Development company to create an updated Village Website not to exceed \$5,000 and Annual maintenance not to exceed \$3,000.

Motion by: Trustee Mulhearn  
Seconded by: Trustee Trimarchi  
All In favor: Yes  
Opposed: None

Public Comment:

- Resident Michael Sturmer from 951B Dune Road inquired about any updates on the west end of the Village flooding issue.

Mayor Krasnow discussed the ongoing efforts to address the flooding issue in the area. He spoke with Liro Engineering, who surveyed 9 houses on Dune Road and he is awaiting documentation. He has reached out to Suffolk County Department of Public Works Commissioner, Charles Bartha and Deputy

Commissioner of Suffolk County Parks, John Giannott, to mitigate the problem and to help find a solution.

- Resident Jeff Davoli expressed concern over the significant increase in building fees for his project. He compared his fees to neighboring villages, such as Westhampton Beach, which were significantly lower.

The Mayor explained that the Village needed a better review process and to hire a licensed architect to review plans, which required an increase in fees.

- Resident Michael Stern expressed appreciation for the efforts of the new administration and trustees, acknowledging the challenges they face in a small Village. He raises concerns about excessive bureaucracy slowing down processes, using an example from another Village.

The Mayor explained that the new review process aims to expedite approvals, with a target of less than 2 weeks for new houses. He is looking to offer foundation permits to allow work to start while awaiting full approval.

Michael Stern ended with appreciation of the new Board about maintaining an efficient and cooperative spirit.

- Resident Michael Craig thanks the Board for their volunteer work and appreciates their hard work. Michael expressed concerns about the significant increase in permit fees for building, suggesting that public input should be considered before raising fees.

The Mayor explained his reasoning for the fee increase, stating that it was necessary to support a more efficient building department and to ensure that the costs of inspections and administration are borne by those who need the work done.

- Resident Adam Smith also added that he felt more public input should be allowed before making these types of decisions.

Adjourn:

Motion to adjourn the meeting

Motion by: Trustee Freedman

Seconded by: Trustee Mulhearn

All In favor: Yes

Opposed: None