

**REGULAR MEETING OF THE BOARD OF TRUSTEES  
INCORPORATED VILLAGE OF NISSEQUOGUE**

**September 21, 2021**

**Board Meeting Posted on Village Website:** July 13, 2021  
**Board Meeting Posted in Village:** July 14, 2021  
1 Official Bulletin Board  
**Board Meeting Published in Sm. News:** July 15, 2021

**THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE INCORPORATED  
VILLAGE OF NISSEQUOGUE WAS HELD AT THE VILLAGE HALL;  
631 MORICHES ROAD  
NISSEQUOGUE, NEW YORK ON THE 21<sup>ST</sup> DAY OF SEPTEMBER, 2021.**

**BOARD MEMBERS PRESENT AT BOARD OF TRUSTEE MEETING:**

Mayor: Richard B. Smith  
Trustees: James F. Donahue  
Kurt J. Meyer  
Michael T. Grosskopf  
Maureen C. Potter

**ALSO PRESENT:**

Village Attorney Lauren Schnitzer  
Village Clerk-Treasurer Patricia Mulderig  
Village Deputy Clerk Laura Winkeler  
NQFD Chief Chris Knott @ 7:45 p.m.  
Deputy Police Commissioner John Valentine

**OTHERS PRESENT:** Robert Bianco, James Gallo

At 7:01 p.m. the Mayor opened the meeting with the Pledge of Allegiance.

**Public Hearing Local Law 2021 concerning a proposed local law adding a new Chapter 79a to Part II of the Code of the Village of Nissequoque to address registration and maintenance of vacant and abandoned property with foreclosed or foreclosing mortgages.**

**RESOLUTION # 180-21:**

Upon a motion by Trustee Meyer, seconded by Trustee Potter, and unanimously passed, it was  
“**RESOLVED** to enter the Public Hearing at 7:03 p.m. for discussion of a proposed Local Law adding a new Chapter 79a to Part II of the Code of the Village of Nissequoque to address registration and maintenance of vacant and abandoned property with foreclosed or foreclosing mortgages. The local law adds a new Chapter 79a, “Registration and Maintenance of Vacant and Abandoned Property,” which sets forth the inspection, registration, maintenance, and security requirements for vacant, abandoned, foreclosing or foreclosed property within the Village, as well as the penalties for failure to comply with the requirements of the Chapter and the authority of the Village to take action to protect the public health, safety and welfare and to enforce the requirements of the Chapter.”

Mayor Smith stated the purpose of the local law and asked for any questions or comments from the Trustees. He then answered questions from James Gallo & Robert Bianco, residents of Short Path, about the scope of the proposed local law and the timeframe for the law to go into effect.

**RESOLUTION # 181-21:**

Upon a motion by Trustee Meyer, seconded by Trustee Grosskopf, and unanimously passed, it was  
“**RESOLVED** to close the Public Hearing and re-enter the regular meeting at 7:06 p.m.”

**RESOLUTION # 182-21:**

Upon a motion by Trustee Grosskopf, seconded by Trustee Meyer, and unanimously passed, it was  
“**RESOLVED** to approve the Short Environmental Assessment Form prepared by the Village Engineer for the local law adding a new Chapter 79a to Part II of the Code of the Village of Nissequogue to address registration and maintenance of vacant and abandoned property with foreclosed or foreclosing mortgages.”

**RESOLUTION # 183-21:**

Upon a motion by Trustee Donahue, seconded by Trustee Potter, the following Resolution was unanimously passed:

NEGATIVE DECLARATION RESOLUTION

WHEREAS, the Board of Trustees of the Incorporated Village of Nissequogue (the “Board”), 631 Moriches Road, St. James, New York 11780, has determined that the adoption of “A local law adding a new Chapter 79a to Part II of the Code of the Village of Nissequogue to address registration and maintenance of vacant and abandoned property with foreclosed or foreclosing mortgages” (the “Local Law”) is in the best interests of the residents of the Village of Nissequogue (the “Village”); and

WHEREAS, the Board, is considered lead agency under the State Environmental Quality Review Act (“SEQRA”) for local laws adopted by the Board; and

WHEREAS, the Village Engineer, Daniel Falasco, prepared the Short Environmental Assessment Form which indicates that the adoption of the Local Law will not cause any significant adverse environmental impact to occur, and

WHEREAS, the Board has compared the adoption of the Local Law against the criteria for determining significance set forth in 6 NYCRR 617.7:

NOW BE IT RESOLVED that the Board reaffirms that it declares itself lead agency in this action pursuant to SEQRA; and

BE IT FURTHER RESOLVED that the Board has determined that based on the attached Environmental Assessment Form, this action is an unlisted action pursuant to SEQRA; and

BE IT FURTHER RESOLVED that the Board finds that the Local Law will not have a significant adverse impact on the environment because its adoption:

- i. Will not cause a substantial adverse change in existing air quality, ground or surface water quality or quantity or traffic or noise levels or a substantial increase in solid waste production or the potential for erosion, flooding, leaching or drainage problems;
- ii. Will not cause the removal or destruction of large quantities of vegetation or fauna or substantial interference with the movement of any resident or migratory fish or wildlife species;
- iii. Will not impact on a significant habitat area or cause a substantial adverse impact on a threatened or endangered species of animal or plant, or the habitat of such a species;
- iv. Will not result in any other significant adverse impacts to natural resources;

- v. Will not result in the impairment of the environmental characteristics of a Critical Environmental Area;
- vi. Will not result in the creation of a material conflict with the community's current plans or goals;
- vii. Will not impair the character or quality of important historical, archeological, architectural, or aesthetic resources or existing community or neighborhood character;
- viii. Will not cause a major change in the use of the quantity or type of energy;
- ix. Will not result in the creation of a hazard to human health;
- x. Will not create a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- xi. Will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to that place absent the adoption of the Local Law;
- xii. Will not create a material demand for other actions that would result in one of the above consequences;
- xiii. Will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- xiv. Will not result in cumulative impacts which would cause a significant impact on the environment; and

BE IT FURTHER RESOLVED that the Board adopts this negative declaration pursuant to Article 8 of the Environmental Conservation Law.

Negative Declaration

Action:	A local law adding a new Chapter 79a to Part II of the Code of the Village of Nissequogue to address registration and maintenance of vacant and abandoned property with foreclosed or foreclosing mortgages
Lead Agency:	Village of Nissequogue
SEQRA Status:	Unlisted Action
Location:	Village Wide
Contact Person	Mayor Richard B. Smith Village of Nissequogue 631-862-7400 631 Moriches Road St. James, New York 11780

Dated: September 21, 2021

Motion made by: Trustee James F. Donahue

Seconded by: Trustee Maureen C. Potter

Those voting Aye: Mayor Richard B. Smith  
Trustee James F. Donahue  
Trustee Kurt J. Meyer  
Trustee Michael T. Grosskopf  
Trustee Maureen C. Potter

Those voting Nay: None

**RESOLUTION # 184-21:**

Upon a motion by Trustee Meyer, seconded by Trustee Donahue, and unanimously passed, it was  
“**RESOLVED** to adopt Local Law No. 3 of 2021, a local law adding a new Chapter 79a to Part II of the Code of the Village of Nissequogue to address registration and maintenance of vacant and abandoned property with foreclosed or foreclosing mortgages.”

**RESOLUTION # 185-21:**

Upon a motion by Trustee Grosskopf, seconded by Trustee Meyer, and unanimously passed, it was  
“**RESOLVED** to authorize the Village Clerk to post / publish public notification of the adoption of Local Law No. 3 of 2021, a local law adding a new Chapter 79a to Part II of the Code of the Village of Nissequogue to address registration and maintenance of vacant and abandoned property with foreclosed or foreclosing mortgages.”

**Minutes:**

**RESOLUTION # 186-21:**

Upon a motion by Trustee Donahue, seconded by Trustee Meyer, and unanimously passed, it was  
“**RESOLVED** to accept the Minutes of the Regular Monthly Board of Trustees Meeting of August 17, 2021, as presented.”

**Treasurer’s Report:**

The Treasurer’s Report was presented to the Board of Trustees, showing the Cash Balances, the Cash Flow Chart, Balance Sheet and Monthly Income and Expense Reports as of September 21, 2021.

**RESOLUTION # 187-21:**

Upon a motion by Trustee Grosskopf, seconded by Trustee Potter, and unanimously passed, it was  
“**RESOLVED** to accept the 2021/2022 Assessment Adjustment Refunds in the amount of \$927.22 concomitant with the successful tax grievances of six (6) property owners.”

**ATTACHED HERETO**

**RESOLUTION # 188-21:**

Upon a motion by Trustee Donahue, seconded by Trustee Meyer, and unanimously passed, it was  
“**RESOLVED** to adopt the 2021/2022 Budget Reclassifications, as presented.”

**ATTACHED HERETO**

**RESOLUTION # 189-21:**

Upon a motion by Trustee Donahue, seconded by Trustee Meyer, and unanimously passed, it was  
“**RESOLVED** to approve the 2020/2021 Assessment Adjustment Refund in the amount of \$198.00 for 7 Saddle Lane.”

**FD Surplus Vehicle:**

**RESOLUTION # 190-21:**

Upon a motion by Trustee Grosskopf, seconded by Trustee Donahue, and unanimously passed, it was  
“**RESOLVED** to reaffirm the surplus declaration of August 17, 2021 and to sell “AS IS” the 2013 Ford Expedition known as 4-5-31.”

**ABSTRACTS AND PAYMENT AUTHORIZATIONS:**

**RESOLUTION # 191-21:**

Upon a motion by Trustee Grosskopf, seconded by Trustee Potter, and unanimously passed, it was  
“**RESOLVED** to authorize payment of \$151.98 to TD Card Services for the purchase of carry bags for the PAPRs from Industrial Safety Products, which requires payment prior to the October 19, 2021 Board of Trustees meeting.”

**SCVOA Resolution:**

**RESOLUTION # 192-21:**

Upon a motion by Trustee Meyer, seconded by Trustee Donahue, and unanimously passed, it was  
“**RESOLVED** to authorize payment of \$65.00 per person for up to ten Village personnel to attend the SCVOA Municipal Training on October 13, 2021 at the Huntington Hilton.”

**Nissequogue Staff & Volunteer Appreciation Reception Resolution:**

**RESOLUTION # 193-21:**

Upon a motion by Trustee Donahue, seconded by Trustee Potter, and unanimously passed, it was  
“**RESOLVED** to authorize payment of up to \$2,500.00 to the Nissequogue Golf Club for the Village of Nissequogue Staff & Volunteer Appreciation Reception on September 29, 2021 which requires payment prior to the October 19, 2021 Board of Trustees meeting.”

**RESOLUTION # 194-21:**

Upon a motion by Trustee Donahue, seconded by Trustee Meyer, and unanimously passed, it was  
“**RESOLVED** to approve Abstracts #2519 - 2534 in the amount of \$57,546.30.”

**RESOLUTION # 195-21:**

Upon a motion by Trustee Grosskopf, seconded by Trustee Meyer, and unanimously passed, it was  
“**RESOLVED** to approve Abstract #2535 in the amount of \$1,923.80, to pay invoices that require payment prior to the October 19, 2021 Board of Trustees Meeting.”

**Attorney Report:**

Lauren Schnitzer delivered an oral litigation report in addition to Eugene Barnosky’s previously disseminated written report.

**Public Comment:**

Robert Bianco and James Gallo asked the Board of Trustees about any measures being taken to control the deer population growth. The Mayor referred to the steps taken by the DEC to issue additional tags and permissions given by appropriate property owners to hunters to cull the population.

**Village Clerk:**

Patricia Mulderig presented oral and written reports.

**Town of Smithtown – Intermunicipal Agreement – Edward Mankuski Fire Training Center Agreement:**

**RESOLUTION # 196-21:**

Upon a motion by Trustee Grosskopf, seconded by Trustee Donahue, and unanimously passed, it was  
“**RESOLVED** to re-affirm and approve the Intermunicipal Agreement for use of the Edward Mankuski Fire Training Center with the Town of Smithtown, for the period starting July 22, 2021 and expiring on July 21, 2022.”

**Department and Committee Reports:**

**NVPD** – Deputy Police Commissioner John Valentine presented oral and written reports.

**Building Department** – The Board reviewed written reports submitted by Building Inspector Joseph Arico.

**NQFD:** Chief Knott presented oral and written reports. The status of the FEMA AFG Grant was discussed.

**Highway Department** – The Board reviewed written reports submitted by Highway Superintendent Dominick Alois.

**JCMC** - The Board reviewed the written report submitted by Chairperson Kaylee Engellenner.

**RESOLUTION # 197-21:**

Upon a motion by Trustee Meyer, seconded by Trustee Donahue, and unanimously passed, it was  
“**RESOLVED** to appoint Maureen Wiedersum as assistant clerk to the Zoning Board of Appeals at a rate of \$21.31 per hour for a one-year term ending on July 04, 2022.”

**Grant Report:**

Trustee Donahue presented an oral report.

**JCAP Resolution:**

**RESOLUTION # 198-21:**

Upon a motion by Trustee Meyer, seconded by Trustee Grosskopf, and unanimously passed, it was  
“**RESOLVED** to authorize the Village Justice Court to apply for the 2021 Justice Court Assistance Program Grant up to the maximum amount available.”

**Old/New Business:**

The Village Clerk stated that she had signed the requisite documents with regard to Local Law 2 of 2021 and would file as required.

**Adjournment:**

Upon a motion by Trustee Donahue, seconded by Trustee Potter, and unanimously passed, it was  
“**RESOLVED** to adjourn at 8:26 p.m.”

Respectfully submitted,

Laura K. Winkeler  
Deputy Village Clerk

VILLAGE OF NISSEQUOQUE  
2021/2022 ASSESSMENT ADJUSTMENTS

SECTION BLOCK/LOT	HOMEOWNER	Address	PROPERTY ID	ASSESSOR LETTER	DATE CHANGED	ASSESSMENT	CORRECTED ASSESSMENT	DIFFERENCE	TAXABLE DIFFERENCE
1-1-5.5	William & Alexandra Lipera	695 Short Beach Rd	3300	23-Jul-21	12-Jul-21	15,990	13,800	2,190	501.51
1-2-9.16	NISS LLC	3 Northfield Lane	5200	23-Jul-21	12-Jul-21	13,065	10,640	2,425	555.33
1-2-4	Stephen Mattiera & Lori Christianos	27 Wilderness Rd	10700	23-Jul-21	12-Jul-21	17,000	14,950	2,050	469.45
1-2-1.14	Santiago & Andrea Cristobal	10 Bareback Ct.	38400	23-Jul-21	12-Jul-21	15,100	13,800	1,300	297.70
1-3-22.1	Nancy Azzara & Mark Huimes	4 Summit Trail	43000	23-Jul-21	12-Jul-21	12,415	11,500	915	209.54
1-1-2-3.8	Edward & Dolores Ruffano	4 Quail Hollow Ct.	56202	23-Jul-21	12-Jul-21	17,160	15,525	1,635	374.42
1-1-2-7	James Johnson & Stephanie Nutt	40 Bridle Path	56600	23-Jul-21	12-Jul-21	9,080	8,395	685	156.87
1-1-2-21	Robert & Elizabeth Wittfish	10 Patridge Lane	58000	23-Jul-21	12-Jul-21	9,345	8,970	375	85.88
1-1-3-22	Dimitrios & Margarita Christoforou	4 Old Post Lane	61700	23-Jul-21	12-Jul-21	16,320	14,950	1,370	313.73
1-2-1-13.3	Le Yan & Yinfang Cao	48 Branglebrnk Rd	65300	23-Jul-21	12-Jul-21	15,975	14,090	1,885	431.67
3-2-33	Paul & Patricia Richards	520 Long Beach Rd	13600	23-Jul-21	12-Jul-21	8,430	6,728	1,702	389.76
3-4-4.8	Charles & Elizabeth Capuano	8 Saddle Lane	17400	23-Jul-21	12-Jul-21	12,118	11,155	963	220.53
3-3-52	Michael & Nicolette O'Leary	1 Woodcutters Path	45900	23-Jul-21	12-Jul-21	9,520	8,900	620	141.98
1-1-3-5	Edward & Mary Ann Mooney	1 Sound View	60200	23-Jul-21	12-Jul-21	8,150	7,820	330	75.57
1-3-1-4.1	Illmar & Jeanette Muurisepp	410 Niss River Rd	68200	23-Jul-21	12-Jul-21	9,085	8,050	1,035	237.02
3-2-18	Jaimie & Tracie Smith	4 Valley Path	12100	23-Jul-21	11-Jun-21	10,855	9,300	1,555	\$356.10
8-1-11.35	Alfred & Lisa Raschdorf	48 James Neck Rd	35100	23-Jul-21	11-Jun-21	12,280	10,925	1,355	\$310.30
8-1-6.6	Susanne Apazidis	1 Pine Point	31900	23-Jul-21	25-May-21	23,364	21,850	1,514	\$346.71
<b>ASSESSMENT ADJUSTMENTS APPROVED 8/17/2021</b>									<b>\$5,474.02</b>
9-1-6.1	Louis & Danielle DeBenedittis	504 Long Beach Rd	35900	16-Sep-21	9-Sep-21	10,147	9,200	947	\$216.86
11-2-27	Frederick & Eileen Hagenberger	40 Quail Path	58600	16-Sep-21	9-Sep-21	9,200	8,625	575	\$131.68
11-3-36	Laura Lupinacci & Adam Obletz	2 Laurel Hill Path	63100	16-Sep-21	13-Sep-21	10,560	10,178	382	\$87.48
12-1-10	Alfred & Vita Gengler	3 Breezy Hollow	64900	16-Sep-21	16-Sep-21	9,325	8,625	700	\$160.30
3-4-4.3	Jon & Kathleen Savastano	3 Saddle Lane	16900	16-Sep-21	13-Sep-21	13,200	12,650	550	\$125.95
3-4-4.5	Dominick & Leslie Lioacono	5 Saddle Lane	17100	16-Sep-21	13-Sep-21	11,245	10,350	895	\$204.96
<b>ASSESSMENT ADJUSTMENTS APPROVED 9/21/2021</b>									<b>\$927.22</b>
<b>TOTAL 2020/2021 ASSESSMENT ADJUSTMENTS</b>									<b>\$13,697.64</b>
<b>ASSESSMENT ADJUSTMENTS APPROVED 5/27/2021</b>									<b>(\$4,506.95)</b>
<b>ASSESSMENT ADJUSTMENTS APPROVED 5/27/2021A</b>									<b>(\$2,789.45)</b>
<b>ASSESSMENT ADJUSTMENTS APPROVED 8/17/2021</b>									<b>(\$5,474.02)</b>
<b>ASSESSMENT ADJUSTMENTS APPROVED 9/21/2021</b>									<b>(\$927.22)</b>
<b>BALANCE DUE</b>									<b>\$0.00</b>
									<b>\$0.00</b>

VILLAGE OF NISSEQUOGUE  
2021-2022

21-Sep-21

<u>ACCOUNT NUMBER</u>	<u>ACCOUNT TITLE</u>	<u>BUDGET</u>	<u>BUDGET ADJUSTMENT</u>	<u>MODIFIED BUDGET</u>
A2115.0	PLANNING BOARD FEES	(7,500.00)	(2,750.00)	(10,250.00)
A9055.80	DISABILITY INSURANCE	1,000.00	125.00	1,125.00
A1990.0	CONTINGENT ACCOUNT	162,017.00	2,625.00	164,642.00
		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>155,517.00</u>	<u>0.00</u>	<u>155,517.00</u>