

The Regular Meeting of the Board of Trustees was held on August 24, 2026, at the Village Hall, 34 School Street, Bayville, New York 11709, at 6:30PM.

Present were:

Trustee DiBartolomeo	Deputy Village Clerk-Treasurer
Trustee Genova	Christopher Vivona
Trustee Santoro	Secretary to Board
Trustee Tucker	Nikki Paris
Trustee Walsh	Village Attorney
Trustee Valsecchi	Peter Weiler
Mayor Rupp	

**SITE PLAN HEARING CONTINUATION
6:35PM
16 LUDLAM AVENUE**

**In the Matter of the Application of
Sixteen Ludlam Avenue Group, LLC Case B/T- 1-26**

for site plan approval and building permit to utilize the premises located at 16 Ludlam Ave. (29/G/236) for storage and display space for a personal collection of antique automobiles pursuant to §80-67.6 of the Code of the Village of Bayville.

The following people addressed the Board:

Vincent M. Gerardi, Esq.
Jerald J. DeSocio, Esq.
James Serafino, Owner
Andrew Capo, Oyster Bay Drafting
Joan Lejuez – 18 Satinwood Rd.
Richard Riso – 12 Sea Wall Lane

Trustee Valsecchi moved BE IT RESOLVED to close the hearing at 7:03PM.

Seconded by: Trustee DiBartolomeo

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Genova, aye, Trustee Tucker, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-143

Trustee DiBartolomeo moved

WHEREAS, the Applicant's representatives listed above appeared before the Board of Trustees and requested approval to utilize an existing vacant commercial building for the storage and display of a personal collection of antique automobiles; and

WHEREAS, the Board conducted a duly noticed public hearing and received testimony from the Applicant, the Applicant's representatives, members of the public, and Village officials regarding the proposed use; and

WHEREAS, testimony established that the building has remained vacant for an extended time and that the proposed use would involve the storage and display of antique automobiles owned by the Applicant, with no retail sales, repair operations, public museum activities, or other commercial uses proposed; and

WHEREAS, the Board considered concerns regarding traffic, parking, pedestrian safety, and the movement of automobiles to and from the premises; and

WHEREAS, the Applicant represented that the movement of vehicles would be infrequent, would have no objection to activity being restricted to specific time periods to minimize impacts upon the surrounding area; and

WHEREAS, following deliberation, the Board determined that the proposed use could be approved subject to conditions designed to mitigate traffic and parking impacts upon the Village.

DETERMINATION

NOW, THEREFORE, BE IT RESOLVED that the application is hereby **APPROVED**, subject to the following conditions:

1. The premises shall be utilized solely for the storage and display of the Applicant's personal antique automobile collection.
2. No retail sales, repair operations, car washing, vehicle servicing, public museum use, or other commercial activity shall be conducted upon the premises unless separately authorized by the Village.
3. The transportation, loading, unloading, placement, or removal of automobiles to or from the premises shall be limited to the following hours:
 - o **Midnight (12:00 a.m.) through 5:00 a.m., Monday through Friday;** and
 - o **After 8:00 p.m. on Sundays without disturbance to the neighborhood.**
4. No automobile transportation, loading, unloading, placement, or removal activities shall occur on **Saturdays**.
5. The applicant shall be required to install the sprinkler system at the premises.
6. The Applicant shall comply with all other applicable Village, County, State, and Federal laws, regulations, and code requirements.

Seconded by: Trustee Santoro
Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Genova, aye, Trustee Tucker, nay, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-144

Trustee Santoro moved BE IT RESOLVED that the following warrants and claims have been audited by the Audit Commission and are hereby offered for approval by the Board of Trustees and BE IT FURTHER RESOLVED that the Village Clerk-Treasurer is hereby authorized to make said payments.

FUND	CLAIM NO.	WARRANT	AMOUNT
GENERAL			
PAYROLL	7/29/2026	2K	\$ 47,025.23
	158	2L	\$ 3,368.99
	159/161	2M	\$ 622.78
PAYROLL	8/05/2026	3A	\$ 49,291.95
	162	3B	\$ 3,542.41
PAYROLL	8/12/2026	3C	\$ 48,866.54
	163	3D	\$ 3,509.87
PAYROLL	8/19/2026	3E	\$ 48,617.84
	164	3F	\$ 3,490.89
	165/170	3G	\$ 92,672.31
	171/229	3H	\$ 963,516.62
TOTAL GENERAL			\$ 1,264,525.43
WATER			
PAYROLL	7/29/2026	2K	\$ 7,158.01
	34	2L	\$ 547.57
	35	2M	\$ 212.64
PAYROLL	8/05/2026	3A	\$ 7,644.54
	36	3B	\$ 589.82
	8/12/2026	3C	\$ 8,597.17
	37	3D	\$ 657.69
	8/19/2026	3E	\$ 7,024.31
	38	3F	\$ 537.36
	39/41	3G	\$ 25,803.14
	42/53	3H	\$ 150,637.66
TOTAL WATER			\$ 209,409.91

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TRUST & AGENCY				
	48/52	2G	\$	23,281.22
	53/57	3A	\$	17,250.77
	58/62	3B	\$	116,022.14
	63/66	3C	\$	16,705.25
	66/69	3D	\$	5,416.30
TOTAL T & A			\$	178,675.68
REVENUE ENTERPRISE				
	9/10	3A	\$	2,276.99
	11/14	3B	\$	10,475.70
TOTAL REVENUE ENTERPRISE			\$	12,752.69
CAPITAL				
	2	3A	\$	55,763.78
TOTAL CAPITAL			\$	55,763.78
COMMUNITY DEVELOPMENT				
TOTAL COMMTY DEVELOP			-	
GRAND TOTAL			\$	1,721,127.49

Seconded by: Mayor Rupp
Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-145

Trustee DiBartolomeo moved BE IT RESOLVED to accept the minutes from July 27, 2026 Regular Meeting and August 3, 2026 Special Meeting as presented.
Seconded by: Trustee Tucker
Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-146

Trustee Tucker moved BE IT RESOLVED to authorize the Mayor to sign and execute an intermunicipal agreement between the Town of Oyster Bay and the Village of Bayville for Dog Warden Services for a period from January 1, 2026 through December 31, 2027.
Seconded by: Trustee Santoro
Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-147

Trustee Tucker moved BE IT RESOLVED to approve the purchase of one new pick-up truck for the Water Department for a total cost of \$96,292.40 as part of Franklin County Piggyback contract #25-1029-1. In addition to the purchase price for the new truck, this resolution also approves a contingency allowance for additional equipment in the amount of \$5,000.00.
Seconded by: Trustee DiBartolomeo
Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-148

Trustee Santoro moved BE IT RESOLVED to appoint Catherine Rapleje, John Taylor and Mayor Rupp to the Board of Ethics for a term to expire the first Monday in July 2030.
Seconded by: Trustee DiBartolomeo
Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-149

Trustee Tucker moved BE IT RESOLVED to participate in the L.I. Water Conference Intermunicipal Purchasing Agreement for the purpose of the LIWCIPA to facilitate a voluntary cooperative program to reduce costs through economies of scale by utilizing the volume buying generated through the "piggy-backing" upon Member contracts as authorized under GML §103(16).

Seconded by: Trustee Genova

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-150

Trustee Santoro moved BE IT RESOLVED to accept the proposal from Denis O'Regan Electric, Inc. for Street Light Maintenance, Electrical Repairs, Labor and Materials from October 1, 2026 through September 30, 2027 for a monthly fee of \$765.00.

Seconded by: Trustee Tucker

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-151

Trustee DiBartolomeo moved BE IT RESOLVED to approve nunc pro tunc the estimate from Tony & Nick Masonry & Landscaping for repairs to the stoop at Bayville Commons for a total of \$1,800.00. This was an emergency repair.

Seconded by: Trustee Valsecchi

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-152

Trustee Tucker moved BE IT RESOLVED to approve the proposal from GPRS, LLC, to provide leak detection services for the water distribution system for a total cost of \$8,525.00.

Seconded by: Trustee DiBartolomeo

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-153

Mayor Rupp moved this Type II recommendation, has been prepared consistently with the requirements of Article 8 of the Environmental Conservation Law establishing the State Environmental Quality Review Act (SEQRA) and its regulations as set forth in 6NYCRR Part 617.

Proposed Scope of Work includes the purchase of computer equipment for Bayville Free Library.

SEQRA Determination

Based on the above scope of work associated with the Proposed Action, it is appropriately classified as Type II Action in accordance with 6 NYCRR Section 617.5 ©:

(31) purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials;

With the classification of the Proposed Action as Type II, SEQRA compliance has been completed, and no further SEQRA review is warranted.

Seconded by: Trustee DiBartolomeo

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-154

Trustee DiBartolomeo moved BE IT RESOLVED to approve nunc pro tunc the invoice from North Shore Tree Service to remove 3 trees and grind stumps on West Harbor Drive for a total of \$3,700.00.

Seconded by: Trustee Santoro

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-155

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Trustee Tucker moved BE IT RESOLVED to approve the IMA with Nassau County to authorize the installation of a radio service station on the Bayville Water Tower for the purpose of providing radio coverage for emergency response.

Seconded by: Trustee DiBartolomeo

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-156

Trustee DiBartolomeo moved to adjourn the Regular Meeting and to convene into Executive Session at 7:25PM to discuss the following matters:

Discussion with Village Attorney regarding the following:

1. Legal matters

Seconded by: Trustee Tucker

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-157

Trustee Valsecchi moved BE IT RESOLVED to close Executive Session and re-open the Regular Meeting at 8:23PM.

Seconded by: Trustee DiBartolomeo

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-158

Trustee Valsecchi moved BE IT RESOLVED to close the Regular Meeting at 8:24PM.

Seconded by: Trustee DiBartolomeo

Poll of the Board: Trustee Walsh, aye, Trustee Santoro, aye, Trustee Tucker, aye, Trustee Genova, aye, Trustee DiBartolomeo, aye, Trustee Valsecchi, aye, Mayor Rupp, aye

RESOLUTION 2026-159

Respectfully submitted,

Maria Alfano-Hardy
Village Clerk-Treasurer