

Brookhaven Village Association / Brookhaven Hamlet Foundation
Monthly Board Meeting
May 14, 2025

Attendance

- BVA Directors, Officers and Employees present: Dave Anderson, Chris Bland, Kevin Glynn, Kris Holmberg, Andrew Komosinski, Andy Lovito, Mike Martens, Kristin Kirk Murphy, Janet Quirk, Julia Villacara, Karin Wagner, Lynda Wagner, Steve Young
- BVA Directors, Officers and Employees excused absence:
- Public Attendance: Reiny Reinhardt, Amelia Chiamonte, Missy Mirabelli, Ed Chiofolo, Judy Chiofolo.

Opening Remarks

- President Julia Villacara opened the meeting at 7:37pm.

Prior Month's Minutes Reviewed

- April Minutes reviewed: **Motion made to accept the Minutes by Steve Young. Seconded by Karin Wagner. Motion carried. All in favor.**

Reiny Reinhardt presented these updates:

- **Report from 10 April 2025 CAC Meeting:**

-Deputy Director for Operations Ann Emrick informed us that the new Discovery Center, a user and visitor facility outside the Lab security envelope, is nearly ready for general use.

-Jason Remien of the Environmental Protection Division discussed demolition of an old building (#197). The process turned out to be complicated because elemental mercury was found in some piping, and also generally in the ground under the building. So, the demolition was paused to determine the extent of the problem and what to do about it. Mercury clearly visible in the soil is vacuumed up in hazardous waste containers.

-Brian Barth from Remien's group gave an update on the ongoing characterization of the PFAS/PFOS plume in the groundwater that is heading S. towards the lab boundary. More test wells near the boundary are operational and the plume has reached the boundary.

-Amy Marschilak gave a presentation on battery research at BNL. There is quite a lot, much of it focused on finding alternatives to the lithium-ion batteries that are used everywhere now, because those present some issues--don't work well at low temperatures, lithium is in short supply, they recharge slowly, they are a fire hazard. Also using a grid storage, as it is being done now, is a bit of a waste, since grid storage does not need to be lightweight and compact the way phone, computer and transportation batteries need to be.

Report from the 8 May 2025 Meeting

-Jason Remien gave an update on the mercury cleanup at the Building #197 site. The whole area had to be cordoned off, and air monitors installed (because mercury is a high vapor pressure liquid, so if there is mercury lying around there is mercury vapor in the air) and the workers had to wear full hazmat gear. This led to cost overruns, largely because of the cost of hazardous waste disposal, so they cannot complete the job until more money is approved.

-Remien also mentioned that there was a second leak of tritiated water in the (aging) AGS cooling system. The procedural and preventative steps put in place following the previous leak all functioned as intended. Most importantly, the cooling water had been replaced, so the concentration of tritium in the leaked water was below drinking water standards. And this time the lab director was in the loop right from the beginning.

-Kathy Schwager, BNL's Natural Resource Manager, reported on some prescribed burns, which are done at the lab to make large fires much less likely. She also mentioned that the southern pine beetle infestation is at a peak, and that soon all the pitch pines in the pine barrens of Long Island will be gone. (Not sure what happens after that!)

-Allison McGovern was introduced as the new Cultural Resources Manager. She is an archaeologist who specializes in the NE US, Long Island in particular. Allison is a local person who did graduate research on site at BNL and has done a lot of work with the Yaphank Historical Society.

Treasurer's Report

Brookhaven Village Association

Income/Expenses

Dues payments: \$1,550.

Squassux fees:

- 2025 dock fees \$20,015.
- Ramp and gate code fees \$280.
- Surcharge - \$3,510.
- Kayak Storage - \$585.

Other than usual expenses:

- Payout to Raffle winner – Jeff Johnsen - \$840. Raffle netted \$810
- Brookhaven Postmaster - postage for gate code mailing - \$219.
- Oriental Trading – easter egg hunt - \$383.60.
- Discount Mugs – Tote bags for new residents - \$800.40.
- Brookhaven FD – Wreath for Memorial Day parade - \$100.
- Hostmonster.com – Domain name renewal - \$20.99
- Kurrass Materials – 100 yds road material - \$3,262.50.
- Qtr 1 payroll taxes: NYS, Fed, SUI & DBL - \$1,784.23.

Brookhaven Hamlet Foundation Treasurer's Report

- Income: Donations: \$3,140.
- Expenses:
 - o Staples – brochures for Corwin and Hulse cemeteries - \$199.45.
 - o Brookhaven Postmaster – Renew PO box - \$192.
 - o Bay Gardens – 2 plantings - \$901.96.

Correspondence

Events

- Post-Morrow Fall Fundraiser – 9/13/2025

Newsletters

- South Country CSD Clipper Courier
- South Country Library

- Fireplace

Donation Solicitations

- EDF x2
- Lighthouse Mission

1st Community Participation/Comment

- **Community Announcements and comments were invited.**
- Judy Chiofalo asked about the process for how interested parties join the BVA Board of Trustees, Dave Anderson gave an answer including details that include an interview process and matching of skills and temperament. A form is currently being developed to assist in the application process.

Finance Committee- Kevin Glynn

- **Glynn reports** that BVA funds are in good financial standing. The electric bill has evened off, reducing that payment. He mentioned that Cole Environmental continues to be costly. Janet confirmed this, which led to the conversation about services we are paying for that includes charging for emails and phone call responses.
- Kevin added that we still do not have projected revenue for the kayak racks. He asked if more people signed up to rent rack space. Janet replied that very few have.

Squassux Landing Committee- Andrew Komosinski/Andy Lovito

- **Komosinski updated:**
 - The Committee met and discussed making the Boat Owners meeting date to be the last Wednesday in February from now on. This will be put into ***Schedule of Operations***. This manual was summarized and tweaked: *March* will include the stone order and assessment of gravel, and pre-season gate maintenance inspection, *August* will be the backflow test, and *April* will be when the Squassux Committee and the Dockmaster will take over the distribution of gate codes from the previously performed duties of the Treasurer.
 - Currently, more stones are needed at Squassux. The same amount is needed as last time (100 yards at \$5,000). **Motion to spend \$5,000 on stone for Squassux Marina by Andrew Komosinski. Mike Martens seconded. Motion carried. All in favor.**
 - **A follow-up on the proposed expired flares receptacle idea:** It was decided that there is too much liability for this. The Squassux Committee will put a receptacle out when they have an event and notify boaters that they can drop off their expired flares then. (The first event is June 7th, a Coast Guard safety check from 9am-2pm). The Squassux Committee will put an email out letting people know that they will collect expired flares then.
 - **Cameras and security.** 2 new cameras are to be placed on the southeast pole of the west canal; this will cover the west canal and center road. Cameras are needed to be put in different places that will cover the main road where the kayak rack and west canal are. Then we will have 2 cameras to be relocated to a pole on the northeast side of the west canal due to a tree blocking the view. All major areas of Squassux will be covered by security cameras after this project. We currently have 9

cameras; we will have 11 after this improvement. A quote of \$ 3,275 will cover this project. **Andrew Komosinski made a motion to move 1 camera and put up 2 new cameras for \$3,275. Steve Young seconded. Motion carried. All in favor**

- Julia asked for a physical plan/map for these cameras so we can all see these plans as they are described. Karin gave suggestions about high-risk theft areas and past experiences people have had there.
- **Discussion about jet skis.** The proposal to allow jet skis at the Marina returned. The discussion produced some reservations. Andrew stated that there would be a form to fill out and that rules for jet skis would need to be added to the marina rules. **The Board held a vote to allow jet skis at Squassux for members only. Motion did not pass due to lack of information.** Discussion followed with questions about implementation and enforcement. What will the form include? Janet mentioned that only members should be able to use jet skis. Julia asked if our insurance will go up. She was assured that we are fine. She asked to see the rules Andrew spoke of specific to the jet skis. Andy Lovito spoke about the jet ski history of safety at Squassux. He advised that behavior would have to be monitored and consequences will have to be administered. Karin has concerns about these vehicles being decentralized from the culture of boats and harder to manage in the environment that we have.
- Karin asked about the protocol for kayaks giving way to motorized vehicles and sailboats.
- **Senior Discount:** This proposal will give a 10% discount to boat slip renters that are 70 years and older, with 25 years renting a boat at the marina. Members will have to prove their age by providing a copy of their license and filling out a form. However, it was discussed that for most people, we would have to take their word for how long they have been members, as the record-keeping only goes back 15 years. They will still pay a surcharge. Janet said this will be easier than taking a percentage. **Andrew made a motion to give 10% boat slip discount to community seniors. Seconded by Mike. Motion carried. All in favor.**
- Recently, the Squassux committee put up 2 electric boxes on poles for cameras that cost \$500. J. Kalant Electric did the work.

Julia brought up that the new Wertheim director, Shaun Ziegler, gave information about the riverbed ownership. He said that Wertheim owns said property in Carman's river and this requires us getting a special use permit. Julia questioned Kate from Cole Environmental on this but hasn't received a response. Marty Van Lith helped with information claiming that the shoreline may have receded so much that the bed where the bulkhead is to may be ours. A new survey would determine this ownership. Mike added information about historical claims going as far back as the original 13 colonies. ***ACTION ITEMS: Julia will contact survey company for pricing on an updated survey. Julia will follow up with Cole re: Wertheim.***

Andrew did not like the revision of the plans developed by Cole Environmental. A discussion about this followed. Julia read a section of the email for clarification. Karin offered getting another opinion due to the lack of activity/ communication from Cole Environmental. Chris Bland asked Mike to follow up on advisors he has about the plans we have proposed. Steve would like to have more of Cole's tracking of the progress made by these plans. There is no schedule that we understand. Chris Bland offered to call and ask for answers that we are hanging on as far as a schedule to create the

environmental plans. Chris Bland proposed a small committee meeting with Cole for clearer information and project tracking.

- Missy M. asked from the audience about the contract with Cole and what they are obligated to do.
- The Fire Department asked Andy Lovito about putting a chain on their dock to prevent kids from going on it. The board suggested that BFD put a small sign on dock to discourage unauthorized boarding of FD vessel.
- Lovito also said Squassux has 80 boats on water, mooring poles were removed by dock builder. Andy also mentioned he fixed a fence part that was broken.
- Julia added regarding Cole Environmental, we must provide letters from the community to support Shoreline Project. Kate, from Cole, said the Town of Brookhaven wants letters of support. Julia would like to provide templates for the community to use. People can email the BVA letters of support. We will print and send to Cole to get to Town.
- Julia put together a policy for fairness, transparency and guidelines for the BVA—grant no favors, due to insurance liability, equitable access are some of the themes of this document. Mike Martens had issues with the wording and doesn't want to take away the small town feel of giving favors and help in unusual circumstances that people appreciate. Andrew agrees. Steve offered support as well. Julia stated that rules are guidelines to help people make decisions and to avoid the abuse of power. Chris Bland offered that problems sometimes happen and are in need of solving with softness. Karin observed that there is a tension between rules and flexibility of rules—she gave advice, allowing the Dockmaster flexibility to apply this in unique situations which can be helpful to people in need. Chris Bland said we need to know about the insurance policy cost where decisions to grant favors might be affected. Andrew K. felt that Andy L. was given a reasonable amount of trust to make decisions currently.

Quality of Life Committee- Julia Villacara

- Kris Holmberg- nothing to report. All is well in Quality of Afterlife—the handling the grass seed in Hulse cemetery was finished.
 - Welcome bags were purchased and distributed last Sunday. The remainder of the bags will go out next Sunday.
 - “Thank you” goes to Andrew for setting up chairs for Supt. Meeting, and for the clean-up of chairs by residents Janet Schlock, and Kris' wife, Kathleen.
 - Egg hunt was a success, and plastic eggs were returned later by some good Samaritans.
 - Newsday article dated May 2nd re: Zero Vision initiative from Town Hwy Dept... Julia contacted Town Hwy Dept Sup. Office regarding resident's complaint on 'no street lighting along Old Stump Road'. Julia made note to Town that historically the community has objected to street lighting along our roads.
 - **County Road 36 with sidewalk improvement plan**-the plans are still with the legislator and they are working them out. Julia will follow up.

- Sent commissioner Morris a thank you Parks Dept for tree & brush cutting back in Fire Place Park.
- Next Q of L meeting will be on 5/21--to go over Annual Meeting awards, budget and supplies. Chris Bland will have separate *Sunset Salute*, and we will have Chris Ciervo's then as well.

Land Use-John Knapp

- Nothing to report.
- Steve Young discussed that 35 Mott Lane was going through a permitting process for existing outdoor structures. The hearing is 5/28/25.

Nominations Committee- Dave Anderson

- Nominations are set for the Annual Meeting. Dave read out the slate for officers and re-election of board members, and the new proposed Director is Steve Heck.

By-Laws-Julia Villacara

- Emailed the By-laws committee with proposed changes. Time to meet will be determined, as the originally suggested time had conflict for Mike. Proposed changes include officer terms, specify email as notification, language for "candidates" defined candidates as named in by-laws, addendum C along with conflict of interest adding undue influence language. Next step, committee works through proposed changes and other suggested changes from committee members. Board reviews changes as recommended, then changes are presented to BVA membership at the Annual Meeting.

Newsletter- Karin Wagner

- Karin celebrated the distribution and efforts for editing from the group.
- Planning to write *Sunset Salute* articles on Chris Bland and Janet Quirk for Fall edition.

Virginia Brown Scholarship- Janet Quirk

- Janet updated all that the Committee met to read the submissions and decided on the 2 winners. They will be announced at the High School Awards Night. There were 3 submissions this year. She suggested offering the third person \$1,000. **Motion to add third prize of \$1,000 for third scholarship made by Dave. Seconded by Linda. Motion carried. All in favor.**
- Julia proposed that last year's winners present at the Annual Meeting.
- Max will also be there and receive his scholarship. His time with *AmeriCorps* will be cut short due to DOGE funding cuts.
- Kevin and Kristin recused themselves from voting due to conflict of interest.

UNFINISHED BUSINESS-

- Julia wants to start a **steering committee** to hire the new treasurer.
- Janet wondered if we considered going outside of the Hamlet or within? Being a local is an advantage due to the frequency of bank trips.
- Andrew asked about cameras getting fixed due to power going out. Problem to be assessed by Townline Security, installer of the camera system we currently use.

2nd Community Participation/Comment

- Missy M. asked about Aileen's spot of the Board. Is she resigned or not? Julia responded that Aileen is interested in coming back. Missy would like to be on the Steering Committee, and to be placed on the email list. Judy Chiofolo would like to be on the email list as well. Janet will supply emails to Secretary.

- **Meeting adjourned at 10:09 pm**

Respectfully submitted,
Kristin Kirk Murphy
Recording Secretary, Brookhaven Village Association

NEXT BVA BOARD MEETING June 11, 2025

Below are the answers to questions presented to Cole Environmental. Kate answered:

- Q-Why were riprap and reef balls not introduced as a plan option?
- Q-What is the efficiency & long-term sustainability in your experience of those methods?
- Q-Would those methods better serve in protecting wave energy bounce affecting and possibly depleting surrounding shorelines along Carmans River?

A-Reef balls are not common for projects like this, especially on Long Island. While they can be used to stabilize shorelines, their main purpose to help restore ecosystems. They are typically used in marsh restoration projects where wave attenuation is helpful for success. While they have been used in projects in the tri state area, they have mainly been used in other states. The Association would likely have similar concerns about reef balls that they did about a revetment.

A-If installed properly by an experienced marine contractor, the low sill should be very effective in preventing erosion. With that being said, this is not a set it and forget it solution. Even with traditional bulkheads, there needs to be continual monitoring. Storms are getting stronger and

stronger, and tides are rising, so the area will need to be routinely monitored. The low sill is intended to be topped every tide cycle, establishing a marsh behind it. The low sill holds the tow in place while the marsh vegetation helps to stabilize the land. If vegetation is washed away in a storm, it will be important to replant it ASAP. The low sill bulkhead will be topped and under water during storms, not reverberating energy elsewhere. The low sill should not cause erosion to the surrounding areas of the Carman's River.

- Q--Briefly explain why it is that a low sill bulkhead is to the go to for Squassux?

A-We previously proposed a rock sill, which is a greener option than the low sill. The Association had concerns about boats hitting the stones in the narrow channel, rocks sliding out of place, and requiring additional stone to be placed. Hence, the low sill was proposed as an alternative option.

- Q-Using composite materials for bulkhead, which are in the plans to agencies?
- Q-Are there potential contamination that could leach out?
- Q-What is the sustainability of composite materials vs. all pressure treated wood?

A-Many agencies do not allow the use of pressure treated wood because of the concern about chemicals leeching into the water. Vinyl bulkheading is commonly used for low and traditional bulkheads because of its durability and relative inertness. We cannot speak to the potential of leeching contaminants. What we can say is that the agencies in charge of protecting the health of the water have deemed vinyl to be an acceptable material.

A-The greenest and "cleanest" option would be planting the entire shoreline; however, this alone would not be the most effective solution for this area. The rock sill would provide an inert material (stone), however the association did not want to pursue that option.

A-Low sill vinyl bulkheads and rock sills are now the 'go-to' options for stabilizing shorelines in New York DEC Region 1. We also made suggestions to the Associations to address the overland flow of rainwater and eventually raise the roads on the property.