Corneille Estates
June 29 Community Meeting Minutes

July 5, 2019

We hope you are all having a fun July 4th holiday celebration! The weather has been super cooperative this year!

Thanks to those who were able to attend our June 29th Corneille Estates community meeting. Here are the meeting minutes:

We were grateful to have a few guest speakers at this year’s meeting:

Officer Dougherty - Suffolk County Police Department, Marine bureau

Crime prevention speech: Lock your doors. Do not leave keys in outdoor shower. Get key pads for front door. Burglaries do occur - don’t make it easy for them.

There are five (5) problem houses due to excess noise and/or garbage: 330 Frigate, 350 Frigate, 510 Frigate, 630 Frigate, and 740 Surf. SCPD will give copies of home maps to the three (3) marine officers servicing our areas.

The Town of Islip noise ordinance, https://ecode360.com/6508583 is that no noise should penetrate 50 feet past property lines and should be restricted between the hours of 7 am and 10 PM. Self-governance can be your first attempt before calling the SCPD by dialing 911. If a situation is violent or dangerous call 911 or OB police and they will respond by passing to the Marine division.

Open alcohol is NOT allowed ANYWHERE on beaches in FI. Call the SCPD at 911 to complain. Sometimes the on-island officer may get sidetracked by other medical emergency calls so be patient. It is important to call them.

House numbers must be visibly posted. This is critical for finding your home in an emergency.

George Hesse OB Police

Spoke about his role as OB Chief of Police and he also owns the security company, East Island Investigations & Security Inc. that polices our beach. Ocean beach Police may respond up to 300 feet outside Ocean Beach, but always call 911 first.

Patty Burzo

Thank you, Patty, for discussing a wide range of topics, to include:
Street Signs – have arrived to be posted at the intersections of Clipper North and Clipper South and will include the range of house numbers on each street. Signs for June walk and Frigate will be coming shortly.

Financial report – see attachment to this email Corneille Estates Financials

Homeowner Dues - Discussion of paying via Venmo or Paypal. For those homeowners who have not yet paid their dues please see attachment to this email. Corneille Estates 2019 Homeowners Dues not received as of June 2019 Meeting

Volunteers needed -Sue Gardos does Facebook updating. We need help with website maintenance. Can someone look into live streaming for this meeting in the future?

Boardwalk maintenance - Anyone can get boardwalk boards by Patty’s house to fix their areas. Screws should be used instead of nails which don’t last. Patty will have extra screw guns to borrow. Lou will organize a cloudy day for us all to work on boardwalk repair.

Don/Andy working with Islip and FEMA for long term boardwalk ownership/maintenance. Julia Corneille (dead since 1905) technically owns boardwalks and they were never transferred to the town. We are working with Land Use/Title Attorneys who deal with this on Long Island for advisement on what, if anything, can be done.

Ian Levine, Chief OB Fire Dept

Discussed two options to long term boardwalk maintenance: we own and repair our boardwalks (ideally with funds raised through our taxes or a bond) or Islip owns and repairs. A discussion on who is responsible if an injury occurs on the boardwalk. Ian suggested adding an umbrella liability policy to your homeowner insurance.

House numbers - Our house numbers are now part of 911. If we get letters from our insurance companies to change our address forward letters to him. They must validate it as an accurate address and will process the paperwork.

Fire fighting - He has only 40 ft ladders. If they can’t get to the roof on posted houses that are taller than approximately 35 feet, they will be challenged to fight that fire. This isn’t much of an issue in Corneille but keep in mind when considering posting. Be aware some new construction uses pressed wood which burns fast.

If a resident or guest needs such as oxygen requirements, please alert the OBFD.

Lou Citriniti

Has been caring for our beach for over 20 years. Having guards has made a tremendous improvement on beach life. We have them on Saturdays only and longer on holiday weekends.
Question raised about including sheds on beach for resident chairs, etc. such as in Summer Club. Summer Club has two sheds for 40 residents. We would need more. Then they have to be removed in the winter, or if stored before the beach entrance they would block areas where bikes, wagons and baby carriages are left.

Andy Miller

Islip will be posting our beach signs (ie No Alcohol) on East, West and Surf and Clipper walks in the near future.

We welcome new homeowner Therese De Angelis at 60 Clipper.

Please partake in the Free Little Library located at the west side of Surf, just north of the ball field

Don Sussman

Fire Island Association (FIA) represents 17 communities and year-round residents and meets monthly to advocate for the Island. Don represents Summer Club and Corneille at these meetings and he encourages all homeowners to join and support the FIA and will forward notices about upcoming meetings. Waste water management is a huge issue. County and Town Regulations for septic tanks are now extreme and very expensive. Adding a bedroom will trigger difficulties with septic approval. One option for our community will be to join with OB new sewage system which, when completed, will be able to add up to 600 additional homes.

FIA support for a healthy year-round community to support, Fire Dept., EMS, Construction services etc., as well as the Woodhull School located in our community was mentioned. Keeping the School viable is very important as it means that our school district taxes are only a fraction of what they would be if we did not have our own school district and were lumped into the Bay Shore school district.

FIMI Beach Replenishment project from OB Park to Davis Park has started and will continue through the summer. There should be minimal disruption as material and equipment are to come via the bay and ocean.

Another large-scale project slated to start this year is PSE&G project laying cable from Ocean Beach to Water Island. FIA advocates for FI on quality of life issues such as of driving on beach, so this project as well will have materials and equipment brought by boat over the bay.

Groins - Army Corp of Engineers (ACE), DEC, and National Seashore have all agreed that the groins would come out ASAP. BUT then ACE said more study was needed and FIA, DEC are looking at how to shorten that timeline. There are lots of new people in these agencies meaning re-education falls to long term members of the FIA.
We have a joint ECD budget with Summer Club. Our typical budgets our 20--$22K/year and we have accumulated a reserve of $211,000. 61% for Corneille 39% for Summer Club. All work has to be bid out a certain way to address prevailing wage rules which becomes very complex, and at a much higher cost.

Although FIMI is complete in our area it has no ongoing maintenance provision. We will be meeting with County to try and iron out how maintenance will be paid for going forward and then address in our budgets going forward. This past fall severe erosion did not qualify for emergency repairs as they were not caused by named storms, just nor’easters!!

Variances - we have been successful as a community advocating at a recent ZBA hearings to stop some variances that would impact our community negatively. Variances often affect more than just the adjoining neighbors. See the attachment which helps explain how variances should be heard by the ZBA and why we can make a difference. We will continue to notify our community of these variances which seek to bypass building codes and encourage all to get involved.

Wishing you all a happy and healthy summer!

Corneille Estates Homeowners Association