Bellport Country Club Property Public Workshop - Synthesis

PREPARED FOR

Hon. Maureen Veitch, Mayor and Board of Trustees
Village of Bellport
29 Bellport Lane
Bellport, NY 11713

PREPARED BY

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.
100 Motor Parkway
Suite 350
Hauppauge, NY 11788

November 2025

Table of Contents

1 Introduction/Methodology 1

Workshop Logistics and Attendance 1
Corresponding Online Survey 3

2 Public Workshop Results 4

Participant Survey Findings 4
Existing Relationship with the Bellport Country Club Property 5
Future Conditions at the Bellport Country Club Property 7
Key Findings 9
Workshop Activity Results 10
Station 1: Golf 10
Station 2: Tennis 12
Station 3: Food and Beverage 13
Station 4: Other Amenities 16
General Comments and Themes 17

1

Introduction/Methodology

The Village of Bellport is currently exploring the potential rehabilitation of the Bellport Country Club Property (BCCP) (formerly referred to as the Bellport Country Club Campus at the Public Workshop) located off of South Country Road in the Village of Bellport in light of the upcoming expiration of the leases for the current event caterer, South Country Caterer (who occupies the Bellport Country Club building) and the existing restaurant, Peter's on the Green, which are set to expire in May and December 2027, respectively. In January 2025, Purple Horse Hospitality provided the Village Board with a report analyzing the current conditions of the BCCP and offered recommendations for a comprehensive rehabilitation of the entire property, including the catering facility, Peter's on the Green, and golf and tennis amenities. Building on the suggestions from Purple Horse, the Village Board sought to gather input from both residents and non-residents to assess the current needs and interests of those who use the BCCP and those interested in doing so after its future rehabilitation. To do so, the Village including Mayor Veitch, Board of Trustees and its consultant, VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB), requested public feedback to identify meaningful improvements for revitalizing the property and to determine the most effective and efficient use of the Bellport Country Club building. This synthesis summarizes the comments and feedback received, which the Village will use in its due diligence process to evaluate and determine the best steps for moving the property forward.

Workshop Logistics and Attendance

In coordination with the Village, the Public Workshop was scheduled for Thursday, September 25, 2025, from 6:30 p.m. - 8:30 p.m. at the Bellport Country Club. The Village Board advertised the Workshop in several public meetings, posted about it on its website and sent out a push notification to all Village residents the Sunday before informing them of the upcoming Public Workshop. Additionally, the Bellport Golf Club sent an email to their members informing them of the upcoming Workshop.

As participants entered the Bellport Country Club, they were asked to sign in and were provided with a hard copy survey. The survey was used to gain insight into background information regarding who engages with offerings at the BCCP today and how they intend to interact with the property in the future, if the rehabilitation was to take place. Participants were asked to drop off their completed survey at the welcome table before they left. It should be noted that the option to provide responses to all the survey questions was at the discretion of the participant,

and although strongly encouraged, some participants did not provide responses for every question.

The Workshop began with a welcome by Mayor Veitch followed by a brief presentation by VHB to provide background on the amenities currently offered at the property including the Bellport Golf Club, Tennis, Bellport Country Club and Peter's on the Green. VHB then provided an overview of the purpose of the Workshop, an explanation of the interactive activity and corresponding stations, and then talked through expectations for the evening. VHB concluded the presentation with the next steps for the process which included an "In Case You Missed It" online survey that was to go live the following day, Friday, September 26. This survey was created to allow for additional input and for members of the public, who were not in attendance at the Workshop, to be able to provide feedback and input.

Following the presentation, the participants were asked to engage in an interactive activity that covered most of the informational session. Participants were asked to circulate through the stations in the room (Station 1: Golf, Station 2: Tennis, Station 3: Food and Beverage and Station 4: Other Amenities) to provide feedback on the current operations that comprise golf and tennis, and to provide input on the future of food and beverage as well as ideas for additional amenities to be provided on the property. Stations were equipped with project boards and facilitators, and floaters were available to answer questions throughout the room. Station 1 allowed for participants to provide feedback directly on maps of the existing golf course and associated amenities (i.e., golf cart storage, pro shop, practice areas). Participants were asked to provide feedback in regard to three prompts: highlight existing successes (great as-is); identify where there is an opportunity; and indicate problem spots (areas that need improvement). To reduce redundancy on the maps, small sticky dots were provided for participants to use to put on a previously provided response. At Station 2, participants were asked to consider how the overall tennis experience can be improved in regard to operations and amenities and were able to respond by writing their answers on sticky notes and posting them to a board. Station 3 had two components for the participants to engage with, the first was a survey to understand how participants currently feel about South Country Caterers/the Bellport Country Club and Peter's on the Green including whether they use/visit either, thoughts on pricing, if improvements are necessary for either and their current experience at each establishment. The second activity at this Station was an interactive sticky-dot exercise, where participants were able to rank four food and beverage offering options from one being least preferred and four being most preferred, using sticky-dots. The options were quick service, restaurant, casual dining/pub, fine dining and grab and go. Lastly, at Station 4 participants were asked to provide input on other amenities they'd like to see at the property that aren't already available using sticky notes and posting their ideas on a board.

The Public Workshop attracted over 200 participants (170 participants signed-in), representing a diverse set of perspectives and connections to the BCCP. Majority of the participants who attended the Workshop are currently members of the Golf Club and a small portion of existing Tennis members were also in attendance.

Corresponding Online Survey

To provide an additional opportunity to share feedback, an online survey was made available on the Village's website from Friday, September 26, 2025, through Friday, October 10, 2025. The online survey included the same project information and questions from the Public Workshop. In addition to the survey being made available on the Village's website, a link to the survey was circulated to the members of the Bellport Golf Club. The online survey received 282 submissions. The online survey did not prohibit participants from submitting multiple responses; however, participants were strongly encouraged to complete the survey only once. Additionally, the option to provide responses to all the survey questions was at the discretion of the participant, and as such some did not provide responses for every question.

2

Public Workshop Results

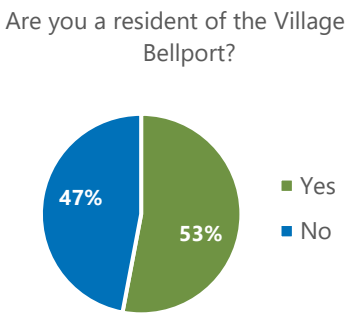
The information collected through the Workshop has been organized into three main categories based on how the input was gathered: 1) Participant Survey Findings, 2) Workshop Activity Feedback, and 3) General Comments and Themes. The following sections provide a summary of the feedback and observations received both in person during the Workshop and through the printed and online surveys. Collectively, these results reflect community perspectives on existing conditions, desired future improvements, and broader ideas for the rehabilitation of the BCCP. As previously mentioned, as this synthesis summarizes the comments and feedback received, the Village Board will use it in its due diligence process to evaluate and determine the best steps for moving the property forward.

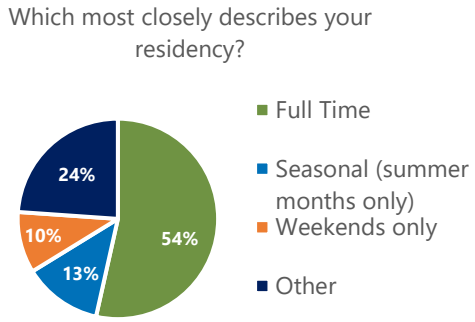
Participant Survey Findings

This section summarizes the responses collected from the printed surveys distributed during the Workshop, as well as those received through the online survey for the same set of questions. For reference, 103 printed surveys and 282 online submissions were collected, resulting in 385 total responses included in the following analysis. However, as noted above, the option to provide responses to all the survey questions during the in-person Workshop was at the discretion of the participant, and as such some did not provide responses for every question. Whereas these upfront survey questions were required to be completed for those completing the online survey. The following section includes findings that reflect participants' relationships with and views of the existing BCCP operations and their priorities for future improvements.

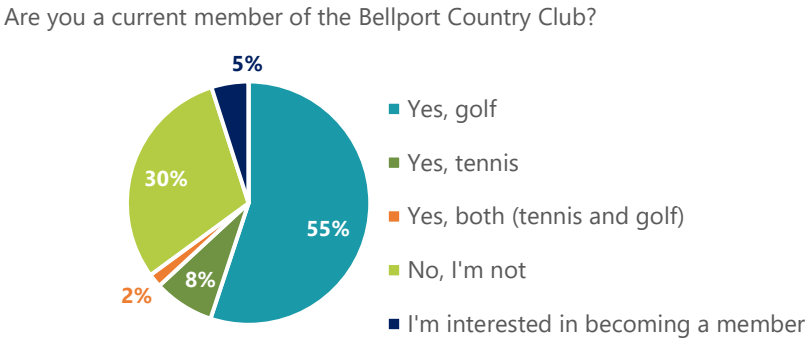
Existing Relationship with the Bellport Country Club Property

The Workshop and corresponding surveys were not limited to Village residents. Of the 385 respondents who completed the surveys, 204 participants stated that they were residents of the Village whereas 181 respondents stated that they do not reside in the Village. In regard to residency status, over half of respondents (approximately 54%) stated that they reside in the area full-time.

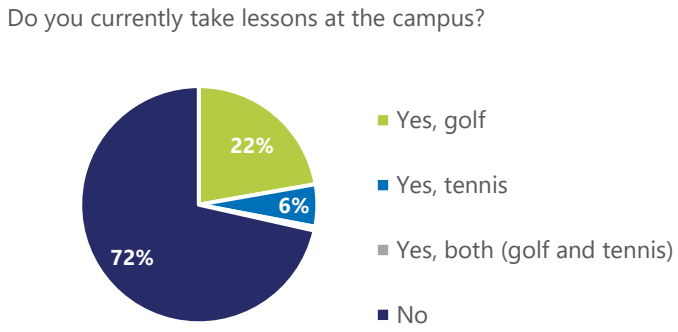




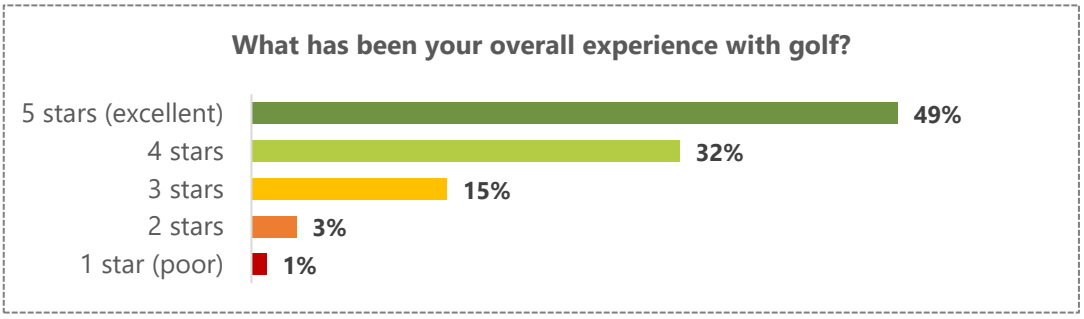
To understand the respondents relationship with the BCCP, the survey asked participants whether they are members of either tennis or golf at the property currently. Of the 385 respondents, more than half (55%) indicated that they are golf members and 8% indicated they are solely tennis members. Only 2% of respondents indicated that they held both golf and tennis memberships. The second largest subset of responses (30% reported that they are not members, while 5% expressed interest in becoming members in the future.

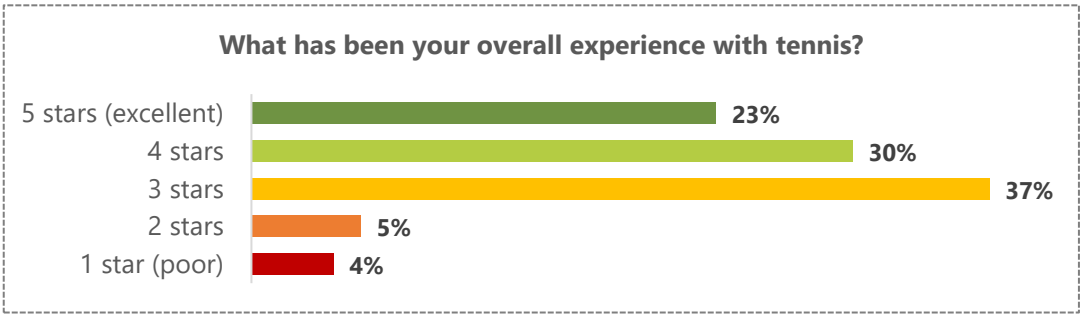


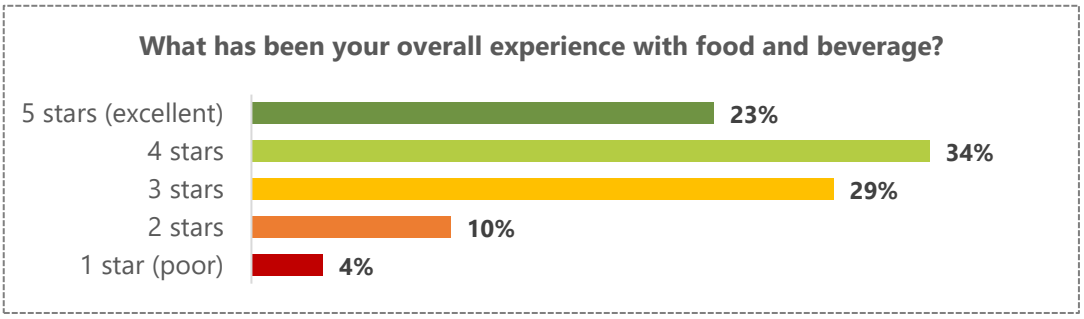
To further understand the level of activity on the property and the demand for services, participants were asked whether they currently take lessons for either golf or tennis. Of the responses received, the majority of respondents (72%) indicated that they do not take lessons at the BCCP. However, for those that did indicate that they do take lessons, 22% of respondents indicated that they take golf lessons and 6% of respondents indicated that they take tennis lessons. Two participants responded that they currently take both golf and tennis lessons.



Finally, it was asked of respondents to indicate their overall experience with golf, tennis, and food and beverage on the BCCP. Respondents were asked to respond using a scale of 1-5 stars, with 1 star indicating a poor experience and 5 indicating an excellent experience. The results are shown in the graphics below.







Of the three offerings, golf had the highest positive ratings, with 81% of respondents indicating they have good to excellent experiences (4 and 5 stars). Furthermore, ratings for tennis and food and beverage had more neutral results with around half (53-57%) giving a rating of 4 or 5 stars. Overall, this question revealed that respondents had a more strongly positive response regarding their golf experience at the BCCP, while the tennis and food and beverage ratings indicated a more neutral experience.

Future Conditions at the Bellport Country Club Property

In keeping with the purpose of the Workshop, both the in-person and online surveys included questions about the future of the BCCP.

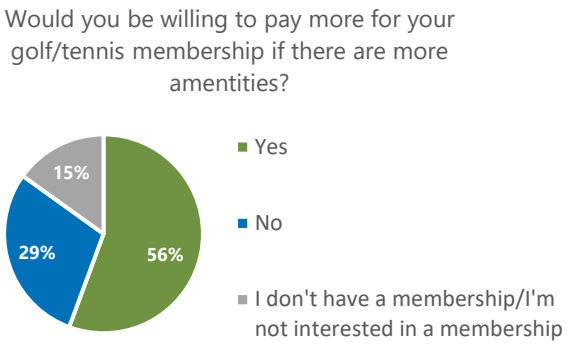
Social Membership Program

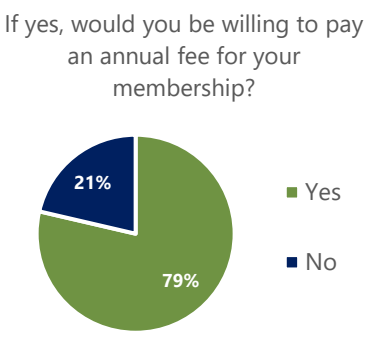
The first survey question regarding the future of the BCCP, focused on a potential social membership program that would allow members, not interested in golf/tennis, to access other amenities provided on the BCCP including future food and beverage offerings. The concept of the social membership program is that it would allow for those not currently interested in golf/tennis to engage in other amenities provided on the property including food and beverage offerings. Golf and tennis members would be able to obtain a social membership, if desired. The survey question included an option allowing participants to mark the question as not applicable if they were already members of either golf or tennis and not interested in becoming a social member as well. Accordingly, more than half of respondents (58%) reported being current BCCP members. Nevertheless, 31% of respondents indicated an interest in the social membership program whereas 11% did not.

To further understand the interest in a social membership program, respondents who indicated they were interested were then asked if they were willing to pay an annual fee for a social membership. From this question, a majority of respondents (79%) stated that they were willing to pay an annual fee and indicated they would be willing to pay an average of $950, with the lowest indicated dollar amount being $25 and the highest being $5,000.

Golf and Tennis Memberships

For those who are currently golf and/or tennis members at the BCCP, survey participants were asked if they would be willing to pay more for a golf/tennis membership if there were more amenities provided for each (e.g., golf simulators, gym, pro shop, improved restrooms, enhanced food offerings). Over half of respondents (56%) stated that they would be willing to pay more and indicated that they would be willing to pay an additional average of $1,600, with the lowest indicated dollar amount at $50 and the highest being $15,000. Many responses indicated that the amount would depend on what amenities are provided.





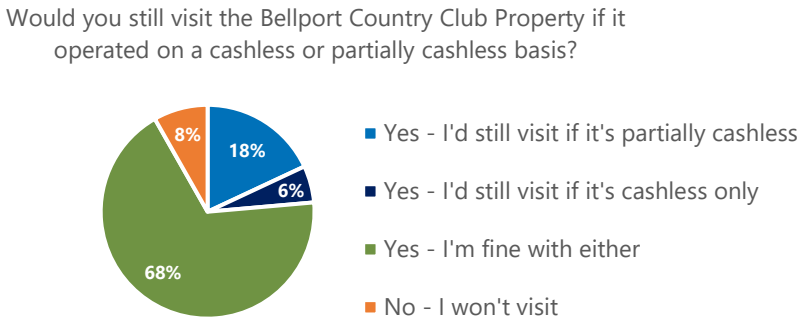
Visiting the BCCP During the Winter Months

To understand whether or not there is a demand for a year-round food establishment to be provided at the BCCP, survey participants were asked whether they would patronize an on-site food establishment at the BCCP during the winter months. A majority of respondents (87%) indicated that they would use an on-site food establishment in the winter months, whereas 13% indicated they would not.

Visitor Willingness to Patronize a Cashless BCCP

The Village sought to understand respondents' perspectives on the BCCP operating as a fully cashless facility versus maintaining its current partially cashless system. Accordingly, the survey included a question about preferred payment methods—specifically, whether the BCCP should operate entirely cashless or continue to accept cash payments. To capture a range of perspectives, the response options included the following:

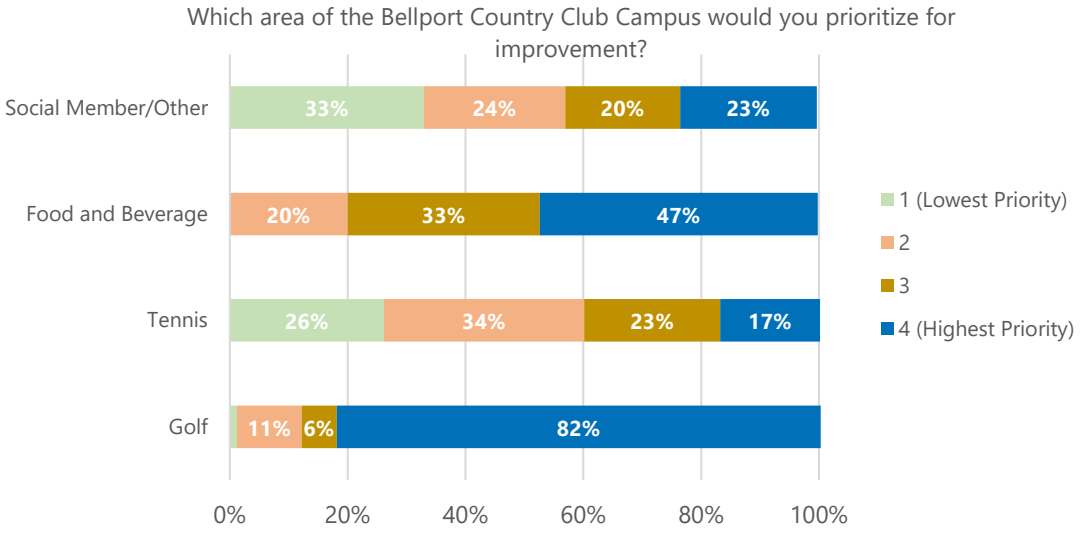
- Yes – I'd still visit if it's partially cashless
- Yes – I'd still visit if it's cashless only
- Yes – I'm fine with either
- No – I won't visit



The results of this survey question indicated that a majority of the respondents would visit the BCCP if it operated as at least partially cashless – over 90%. Only 8% of respondents stated that they would not visit the BCCP if it became cashless or partially cashless.

Prioritized Areas of Improvement

Finally, the last question regarding the future conditions of the BCCP requested that survey respondents rank which area of the BCCP should be prioritized for improvement. Based on the results, seen in the graphic below, golf stands out as the highest priority area for improvement, with 82% of respondents ranking it as their top priority (4 – Highest Priority). In contrast, Tennis and Social Membership/Other received rankings leaning towards more moderate priority levels with only 17% and 23%, respectively, identifying them as highest priorities. Food and Beverage ranked second in overall importance for improvement, with 47% of respondents indicating it as a high priority. These results indicate a clear focus on enhancing golf-related offerings, followed by improvements in food and beverage offerings.



Key Findings

As seen above, both the in-person and online surveys provided meaningful insights into respondents' opinions on the existing and future conditions of the BCCP. These key findings are summarized below:

- 65% of total survey respondents identified as current members of the BCCP, whether that be for tennis or golf, reflecting strong existing engagement with the property.
- Over half of respondents reported being current BCCP members, with 31% expressing interest in a new social membership option and 79% willing to pay an annual fee averaging $950.
- A majority (56%) indicated a willingness to pay more for golf and/or tennis memberships, if additional amenities are provided, with an average willingness to pay $1,600.
- Most participants (87%) indicated they would patronize an on-site food establishment during the winter months and over 90% indicated they would continue to visit the property if it were to operate as partially or fully cashless.
- Golf was the top priority for future improvements (82%), followed by food and beverage (47%), while tennis (17%) and social membership/other areas (23%) ranked lower in importance.

- Overall, respondents showed the strongest support for improving golf and food and beverage amenities while favoring flexible payment methods and expanded membership options.

Workshop Activity Results

This section summarizes the feedback and input collected through the activities at the Workshop, along with the corresponding survey questions which mimicked these in-person activities. As stated previously, over 175 people attended the in-person Workshop and 282 online surveys were received, resulting in almost 500 responses for some of these topic areas. Responses collected have been organized, below, based on the Workshop station/topic area: Station 1: Golf; Station 2: Tennis; Station 3: Food and Beverage; and Station 4: Other Amenities.

Station 1: Golf

For Station 1 and its corresponding portion of the online survey, three maps comprising of aerial photography of the different areas related to golf at the BCCP were provided. Participants were asked to provide feedback in regard to three prompts: highlight existing successes (great as-is); identify where there is an opportunity; and indicate problem spots (areas that need improvement). Overall, the feedback received expressed high recognition of the staff and service but recognized that many of the facilities and course features (irrigation, bunkers, etc.) need to be updated and modernized. Feedback regarding the existing golf course and associated amenities (i.e., golf cart storage, pro shop, practice areas) are summarized below:

In regard to the Golf Club amenities (i.e., restrooms, locker rooms, putting green, golf cart storage):

- **Locker Rooms and Restrooms:** It was found that there is a widespread agreement that the women's locker rooms are outdated or deteriorating and need full renovation. It was also noted that men's facilities are generally viewed as adequate but that the restrooms on the golf course and near the tennis courts are insufficient or inconvenient.
- **Pro Shop and Buildings:** Many participants indicated that the pro shop and surrounding structures are in poor condition, outdated, and visually unappealing – listing these buildings as a top priority for replacement. Additionally, some comments suggested combining golf and tennis pro shops in one modern facility.
- **Practice Amenities:** There was repeated emphasis on the absence of a driving range on the property. In regard to existing practice amenities, it was noted that the existing nets and practice areas should be improved; and there is an interest in expanding the short-game area and installing indoor simulator spaces for year-round use.
- **Clubhouse and Social Spaces:** There was frequent mention of reopening or repurposing the Bellport Country Club's second floor for member dining, a bar, or lounge access as it provides scenic views overlooking the Golf Club and the bay. There is a desire for designated member spaces apart from public areas on the property.
- **Course and Grounds:** Course conditions were largely praised, though bunker quality, rough consistency, irrigation, and drainage issues were noted for improvement.
- **Food and Beverage:** Peter's on the Green is generally well-liked, however, there are some requests for extended hours, enhanced menu offerings, and improved outdoor seating.

In regard to the golf course holes 1-11, and 17 and 18:

- **Course Conditions:** Participants widely commended overall course quality and layout, noting strong greens, fairways, and maintenance progress. Several participants indicated that the course is among the best locally.
- **Bunkers:** Bunkers were one of the most frequent concerns noted as sand traps were described as inconsistent, rocky, shallow, and poorly edged. There are calls to rebuild or refurbish the bunkers, improve sand quality, and standardize conditions across holes.
- **Irrigation and Turf:** Many comments cited poor irrigation beyond fairways and thin or hardpan turf near greens and rough. There are requests for new or upgraded irrigation systems and better grass coverage around bunkers and aprons.
- **Hole-Specific Comments:** Participants highlighted several concerns, including the need for drop areas on Holes 10 and 11, issues with Hole 8's length and women's tee alignment, problematic mounding on Hole 17, and an unattractive redesign of Hole 18, as well as a slippery bridge between Holes 10 and 11 needing repair.
- **Course Aesthetics and Landscaping:** There is a desire for enhanced beautification around tee boxes, flower plantings, and landscaping to mask maintenance areas. Additionally, there were mixed views on fescue as some appreciate its style while others find it excessive and slowing play.
- **Cart Paths:** There were repeated mentions of worn or damaged paths needing resurfacing or replacement with gravel or better materials.
- **Playability and Layout:** Comments highlighted excellent greens, constructive efforts restoring Seth Raynor design elements, and appreciation for staff and steady course improvements. Some advocated for selective tree removal, elevation changes, or subtle redesign to enhance visual interest while respecting history.

In regard to golf course holes 12-16:

- **Overall Course Quality:** These holes were repeatedly praised as the most scenic and enjoyable section of the course, with many participants urging that they remain largely unchanged.
- **Water and Drainage:** It was noted that there is persistent standing water and soggy ground along Hole 12 and the pond side of Hole 13 which was identified as a major concern. Some suggestions that were provided to eradicate this issue include dredging, soil elevation, or improved drainage to reduce flooding.
- **Bunkers:** Across multiple responses, bunkers, especially near Hole 15, were described as rocky, shallow, or inconsistent, and there were requests for new sand, contour adjustments, and improved maintenance in these areas.
- **Irrigation and Turf:** Comments indicated inadequate irrigation in rough and approach areas, with bare patches and uneven grass. Improved watering and general turf conditioning are desired throughout this section of the golf course.
- **Aesthetics and Views:** There is strong support for continued clearing and trimming along Holes 14 and 15 to better reveal views of the bay and enhanced creek frontage. Some responses mentioned adding ornamental grasses or flowers to enhance the visual appeal of the course.

- **Cart Paths and Access:** Pathways, especially near Hole 13, were reported as uneven and that leveling is recommended. Additionally, it was indicated that either steps or defined walkways near Hole 15's bunkers would aid in the pace of play at this hole.
- **Design and Playability:** Mixed feedback was received regarding design and playability, some participants indicated that they value challenging layouts whereas others propose refinements such as an elevated tee on Hole 13, softened mounding, added bulkhead or bunkers for variety throughout this section of the course. Additionally, it was noted that the women's tee placements throughout the course are not sufficiently challenging, as many are positioned too close to the pin.

Station 2: Tennis

For Station 2 and its corresponding portion of the online survey, participants were asked to consider how the overall tennis experience can be improved in regard to operations and amenities. Overall, feedback indicated that tennis is generally viewed as functional yet basic with a clear need for modern amenities, better scheduling, and improved infrastructure. Feedback collected is summarized below:

Operations

- **Court Maintenance:** Comments noted inconsistent sweeping between sessions and general upkeep issues, requesting more staff attention, better brushes, and routine cleaning after each use.
- **Scheduling and Reservation Systems:** Interest in modernized digital booking systems, smoother court reservation processes, and fewer duplicative email notices were noted. Several participants asked for nighttime lighting and longer hours to extend play.
- **Programming and Instruction:** Participants expressed desire for expanded lessons, clinics, tournaments, and organized doubles or junior development programs, including beginner and youth offerings.
- **Staffing and Operations Management:** Feedback cited challenges with seasonal staff turnover and lack of onsite attendants late in the summer months. Some suggested clearer operational communication and improved training of court staff.
- **Pickleball and Alternative Play:** Repeated recommendations received indicated the desire to add pickleball or paddle courts to reflect rising demand and broaden community engagement.

Amenities

- **Facilities and Amenities:** The most frequent concern was the lack of proper restrooms and the need to replace the existing porta-potty with permanent, accessible facilities. Many also called for an expanded or combined tennis–golf pro shop with restrooms, shaded seating, and refreshments. Requests included locker rooms, water stations, vending machines, and modest gathering areas or a small clubhouse for members.
- **Comfort and Site Enhancements:** Participants emphasized the need for more shaded areas with umbrellas or covered seating, improved lighting on and around courts, better patio illumination, and comfortable spectator seating. Some also mentioned the need for windscreens, upgraded benches, and reliable access to drinking water.

- **Club Culture and Social Experience:** There is a strong sentiment supporting a revived "club" atmosphere with social events, consolidated tournaments, and welcoming environment for women and juniors. Additionally, a recurring theme that emerged was the desire for a "members' grill," café, or snack bar near the courts to encourage post-play socializing. Several felt the tennis area should have its own identity and gathering spot, noting the current dining options are golf-centric or reserved for events.

Station 3: Food and Beverage

Station 3 and its corresponding portion of the online survey was focused on food and beverage offerings at the BCCP currently and under future conditions. Participants were first asked about how they currently feel about South Country Caterer/the Bellport Country Club and Peter's on the Green including whether they patronize either establishment, thoughts on pricing, if improvements are necessary for either and their current experience at each establishment. Then, to identify which food and beverage options participants preferred to see on the property, they were asked to rank four food and beverage offerings on a scale from 1 (least preferred) to 4 (most preferred).

Bellport Country Club

Participants were asked on a scale from 1 to 10, how would you rate your overall experience at the Bellport Country Club. Most respondents reported a positive overall experience, with the majority of ratings between 5 and 10 (on a scale where 10 represents the highest rating) and few lower scores. These results indicate a generally favorable experience with the Bellport Country Club, with many respondents expressing high satisfaction.

Of those who responded to the questions regarding the Bellport Country Club, it is noteworthy that over half of the respondents (62%) have never used the caterer in the past. Additionally, most respodents indicated that they do not currently plan to hold an event at the Bellport Country Club in the future. Out of the respondents that have used the caterer in the past, most indicated that they have used the Bellport Country Club multiple times, with the largest cohort (27 respondents) describing themselves as frequent or repeat users. Smaller groups of respondents reported having used the caterer once (18) or two to three times (around 22 combined), while others noted only for occasions or an event-specific use. When asked what type of event(s) respondents have held at the Bellport Country Club, weddings and receptions were the most frequently cited event. The other type of events are summarized below:

- **Family and Social Gatherings:** Numerous birthday parties, anniversaries, showers (bridal, baby), communions, and milestone celebrations.
- **Funeral and Memorial Receptions:** A notable share hosted post-service luncheons or memorial gatherings.
- **Corporate and Organizational Events:** Frequent use for golf outings, business meetings, fundraisers, community dinners, and local club gatherings such as chamber of commerce or fire department functions.
- **Holiday and Seasonal Events:** Regular participation in Easter, Mother's Day, and Thanksgiving brunches, as well as other holiday celebrations.

Next, respondents were asked to share their opinions on the pricing at the Bellport Country Club. Comments generally described the pricing as fair, reasonable, or in line with market rates, with

several noting quality food and service as a justification for their pricing. A few participants felt prices were high but consistent with the caterer's reputation and event caliber. Only a small number expressed dissatisfaction or uncertainty, indicating that pricing is not a major concern.

Lastly, participants were asked whether access to the Bellport Country Club is important to them. Many emphasized that current access feels restricted or unavailable, generating frustration among golf and tennis members and Village residents. Frequent suggestions included reopening the upstairs bar or restaurant, creating member only or community gathering areas, and restoring the facility's historic role as a social hub. A minority said access is not important personally as they do not use the building currently, but the broad sentiment underscores that improved accessibility would significantly enhance community value and engagement.

Peter's on the Green

Similar to the earlier question about the Bellport Country Club, participants were asked to rate their overall experience with Peter's on the Green on a scale from 1 to 10. Most participants rated their overall experience at Peter's on the Green positively, with the majority of responses falling between 6 and 10 on the 10-point scale, with a clear concentration at the high end. The most frequent rating was 10, indicating strong satisfaction among many patrons. Very few respondents gave scores below 4, suggesting limited dissatisfaction. Overall, the distribution reflects widely favorable experiences at Peter's on the Green, with guests generally viewing it as a high-quality and enjoyable establishment.

Respondents then were asked about the frequency in which they visit Peter's on the Green. From this, most respondents visit Peter's on the Green regularly, with a large portion describing weekly or multiple-times-per-week use, particularly during the golf season. Others noted going monthly or a few times per year, while a smaller group said they visit rarely or not at all, often citing limited hours or seasonal closures. Overall, the responses reveal that Peter's is a frequent and well-used dining option, especially among active golf members, though many expressed interest in extended operating hours and year-round availability to allow for more consistent patronage.

A majority of respondents (64%) reported that they visit Peter's on the Green for reasons other than playing golf or tennis, while 36% said they go there only when participating in those activities. This indicates that the establishment serves as both a golf and tennis amenity and a stand-alone dining destination that attracts a broader community audience.

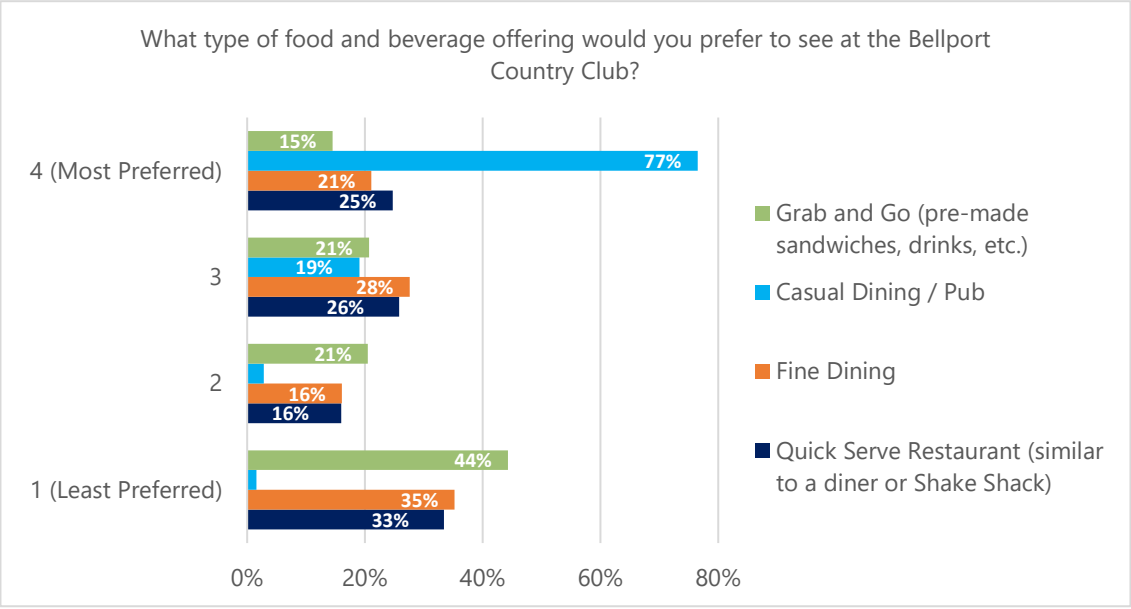
Next, respondents were asked about their opinion on the pricing at Peter's on the Green. Most respondents described the pricing at Peter's on the Green as fair, reasonable, or in line with other local establishments. Many felt that the costs match the quality and value of food and service, and several even called the prices very fair or excellent. A smaller number mentioned that prices have increased somewhat or felt a bit high for the menu and setting, suggesting that modest adjustments or menu value improvements could enhance satisfaction. Overall, the consensus indicates that pricing is appropriate and not a major concern for most patrons.

Laslty, the final question regarding Peter's on the Green was specific to whether this establishment was in need of improvement. Responses were divided, with roughly equal numbers of participants satisfied with current conditions and others describing improvement as desirable or critical to realizing the facility's full potential. The feedback from this question is summarized below:

- **Facility Design and Atmosphere:** Many comments emphasized that the interior and exterior feel outdated and would benefit from refreshed décor, better soundproofing, and a more comfortable or upscale bar and dining environment.
- **Hours of Operation and Accessibility:** Participants repeatedly requested longer and more consistent hours, including evening and year-round availability, to better serve golfers and residents seeking after-round or off-season dining.
- **Food Quality and Service Experience:** While staff friendliness received broad appreciation, respondents wanted better food quality, fresher menu selections, and improved service efficiency to attract more regular patrons.
- **Membership vs. Public Access:** Opinions differed on whether the restaurant should remain open to the public or be more member-focused, with many supporting a hybrid model offering defined areas or hours for members and non-members.
- **Capacity, Layout, and Functionality:** Several participants noted space constraints and limited bar seating and suggested expanding the dining footprint, improving the outdoor patio, and enhancing the overall flow between dining and recreation areas.
- **Opportunities and Future Vision:** Many saw the establishment as a key, underused community asset that could become a stronger social hub through design upgrades, expanded hours, modernized amenities, and possible integration into broader master-plan improvements.

Future Food and Beverage Offerings

As mentioned above, after receiving feedback regarding the existing food and beverage establishments on the property, there was an interest to learn about how food and beverage offerings at the BCCP could evolve to better serve the community. Participants were invited to share ideas about the kinds of dining experiences they would enjoy in the future and to comment on possible new features—such as a beverage cart on the course or a loyalty card program—to make visits more convenient and enjoyable. The following section highlights community input on these questions.



As seen above, participants expressed a clear preference for casual dining or pub-style establishments as the top choice for future food options at the BCCP. Quick-serve and fine dining drew more mixed responses, while grab-and-go options were the least appealing overall. The pattern underscores a desire for comfortable, sit-down venues that encourage socializing over fast or highly upscale formats. Further feedback regarding what dining options respondents would like to see is summarized below:

- **Expanded Dining Variety:** Many participants requested both casual and fine dining options. Suggested formats included a relaxed pub or grill room for everyday use and an upscale restaurant upstairs within the Bellport Country Club with panoramic views for evening meals and special occasions.
- **Members-Only Spaces:** Strong support emerged for exclusive dining areas for golf and tennis members, such as a private bar, lounge, or club room. Several respondents favored reinstating the food-and-beverage minimum model to help sustain operations for these areas.
- **Use of Upstairs Space:** The reopening of the second-floor dining/bar area was one of the most repeated requests, envisioned as a members' pub or fine dining spot complementing the casual grill downstairs.
- **Accessibility and Hours:** Numerous comments urged for longer and year-round hours at Peter's on the Green, including afternoon, evening, and winter service to strengthen community ties and convenience for golfers finishing rounds later in the day.
- **Casual and Grab-and-Go Options:** Frequent interest arose in regard to quick food and drink availability on the course such as beverage carts, halfway snack stations, or "grab-and-go" kiosks reflecting demand for light, efficient selections during play.
- **Menu Preferences:** Desired offerings included lighter fare, salads, sandwiches, seafood, and local farm ingredients. Others suggested menu diversification such as sushi, tacos, vegetarian meals, smoothies, and specialty pub foods.
- **Community and Atmosphere:** Several respondents encouraged social and recreational functions tied to dining, live music, trivia nights, and community events, among others, to revive the "club culture" atmosphere across the property.

Expanding Food and Beverage Amenities for Golf Members

The final questions related to food and beverage offerings at the BCCP were geared towards understanding if there is an interest in expanding food and beverage amenities for golf members to include a beverage cart and a food and beverage loyalty card. Feedback reflected strong support for expanding food and beverage amenities at the BCCP, with a large majority of participants expressing interest in introducing a beverage cart (79%) and a food and beverage loyalty program (81%).

Station 4: Other Amenities

Station 4 and its corresponding portion of the online survey focused on gathering community input on what additional amenities could enhance the appeal and increase the usage of the BCCP. The input received is summarized below:

- **Golf-Centered Enhancements:** Participants expressed strong support for adding or upgrading golf practice amenities such as a driving range, short-game area, and indoor

simulators, with many seeing these as essential to maintain the club's quality and year-round use while reinforcing golf as the property's primary identity and emphasizing the need for improved locker rooms, a refreshed pro shop, and better course maintenance.

- **Tennis and Racquet Sports:** Respondents highlighted interest in expanding tennis offerings through group clinics, improved lighting and restrooms, and adding pickleball or platform tennis courts to encourage all-season play, while several felt tennis should receive greater attention alongside golf in future planning.
- **Community, Fitness, and Family Amenities:** Many participants envisioned broader community access through amenities such as a gym or fitness center, community pool, ice-skating rink, or gathering areas, noting that these could make the property more welcoming for non-golf residents and foster a more social, recreational environment that encourages connection among members and families.
- **Nature and Outdoor Experiences:** Feedback on nature walks and birdwatching was divided, with some residents supporting off-season walking trails or educational opportunities, while others opposed these uses due to safety, liability, and concerns about disrupting golf activities, though several suggested exploring safe, designated routes around the perimeter of the golf course for limited access.
- **Governance and Management Considerations:** A number of comments recommended examining professional management options or establishing a master planning committee to coordinate golf, tennis, and hospitality operations, improve branding and cohesion, and ensure that facility investments align with Village goals.
- **Divergent Views:** Responses revealed a clear split between those who wish to preserve the site as a focused golf and tennis facility and those who envision a more inclusive, community-oriented site, though most agreed on the importance of maintaining the property's high standards and ensuring its long-term vitality.
- **Suggested Improvements and Next Steps:** Moving forward, participants encouraged assessing the feasibility of a driving range, short-game facility, and indoor simulators; expanding tennis and pickleball offerings; exploring selective community amenities such as a pool or gym; and creating a balanced master plan guided by a representative advisory committee to support careful, inclusive decision-making.

General Comments and Themes

This section summarizes general comments collected through the printed surveys distributed during the Workshop, along with the comments received through the online survey. For reference, 103 printed surveys and 282 online surveys were collected, and of these surveys, there were 263 general comments provided. These comments have been synthesized to highlight common themes, areas of strong agreement or divergent views, and other proposed considerations.

Food and Beverage

- Strong desire to reopen or reclaim the upstairs bar/restaurant for member and resident use; viewed as a lost social amenity and opportunity for post-golf gatherings.
- Participants consistently expressed the need for better food service hours, improved dining quality and ambience, and reasonably priced menu options.

- The catering operations are generally praised; many feel the current caterers should remain due to quality, reliability, and established clientele, while others recommended reassessing lease arrangements to ensure fair market terms.
- Some cautioned against replacing the caterer or making major structural changes that could risk revenue or event continuity.

Golf Course Maintenance and Improvements

- Feedback overwhelmingly commends the golf staff's professionalism and the course's strong condition and improvement over recent years.
- Requests center on incremental upgrades including irrigation repair, bunker renovation, expanded practice areas or indoor simulators, updated pro shop, and better water availability on the course.
- Comments emphasize avoiding overbuilding or excessive alterations that could alter the character of the course or harm surrounding wildlife areas.
- Some members warned against creating a driving range near South Howells Point Road due to potential environmental and neighborhood impacts.

Community Access and Identity

- Participants expressed differing views on whether the country club should serve primarily members or all village residents.
- Several advocated for expanding community use of the property by creating walking paths, hosting village events, or opening certain amenities to the public.
- Others cautioned that excessive public access may undermine course integrity or overburden paying members.
- Naming and branding were discussed; some feel terms like "campus" dilute the club's prestige, preferring "country club" or "grounds" to preserve tradition and exclusivity.

Membership, Access, and Equity

- Recurring themes appeared including the balance of resident and non-resident access, senior and long-term member discounts, and equitable dues structures.
- Many support maintaining reasonable fees and oppose steep dues increases; suggestions included offering loyalty benefits, senior rates, and structured food assessments linked to exclusive amenities.
- Several comments call for expanding membership opportunities or updating wait-list policies to allow limited guest play, encouraging community engagement and future membership growth.
- A segment of participants voiced concern over perceived inequities between golf and tennis membership fees and facility benefits.

Tennis and Recreational Amenities

- Strong interest in improved tennis facilities, including an accessible bathroom, renovated or combined tennis/golf pro shop, and possibly expanded winter courts under a bubble.
- Participants suggested adding pickleball courts and junior programming for both tennis and golf.

- Opinions vary on adding new recreational uses as a few welcome a seasonal skating rink or pool to broaden community participation, while others want the property dedicated strictly to golf and tennis activities.

Building and Site Restoration

- Numerous participants support restoration of historic structures (pro shop, caddy house, locker rooms, greenskeeper cottage) consistent with the original architectural character.
- Comments also call for updated interiors, improved acoustics, and greater aesthetic appeal that reflects a "true club" atmosphere.
- A minority recommended full modernization of outdated structures rather than preservation, emphasizing functional improvements over historic authenticity.

Governance and Management Structure

- Frequent suggestions to unify management of golf, tennis, and catering under one coordinated leadership team to improve efficiency and customer service.
- Calls for transparency and democratic selection of commission members, including term limits and opportunities for self-nomination.
- Some encouraged formation of a Master Plan Committee including community members with expertise in golf, tennis, real estate, and hospitality operations to guide long-term decisions.

In conclusion, the feedback and input received reveals a strong collective appreciation for the BCCP's golf course and recreation facilities as central to the Village's identity. There is clear agreement on the high quality and professionalism of current staff, the importance of maintaining fiscal responsibility, and the value of enhancing amenities in a measured, historically and environmentally sensitive manner. However, opinions diverge regarding the future direction of the site as some residents advocate for broadened recreational offerings such as a pool or walking paths, while others favor maintaining a focus on golf and tennis. Similarly, views differ on the balance between exclusivity and community access, as well as the extent of desired renovations. Together, these perspectives highlight both shared priorities and the need for thoughtful dialogue to guide future decisions.