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INCORPORATED VILLAGE OF FREEPORT  
BOARD OF TRUSTEES MEETING

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

April 7, 2022  
11:28 a.m.

M E M B E R S:

ROBERT T. KENNEDY	MAYOR
CHRISTOPHER L. SQUERI	TRUSTEE
EVETTE B. SANCHEZ	TRUSTEE

\* \* \*

PAMELA A. WALSH-BOENING	VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY COUNSEL
JENNIFER UNGAR	DEPUTY COUNSEL
SERGIO MAURAS	SUPERINTENDENT OF BUILDINGS

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-----I N D E X-----

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April 7, 2022

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1  
2 (WHEREUPON, the above-referred to  
3 document was marked as Board's Exhibit 1, for  
4 identification, as of this date.)

5 MAYOR KENNEDY: Proceed please.

6 MR. McLAUGHLIN: Mr. Mayor, the first  
7 matter we have is 160 Cedar Street. We also  
8 have on Zoom, I'll put him on now, is the son  
9 of the owner who passed away. He lives in  
10 North Carolina, so we brought him in on Zoom.  
11 Here is a list of cases that we're doing  
12 today.

13 Sir, we're going to get ready to  
14 begin.

15 Counsel, can you just give your  
16 appearance for the record, please.

17 MR. HOWLAND: Sure. Sean Howland  
18 with McCalla, Raymer, Leibert and Pierce on  
19 behalf of Specialized Loan Servicing. Good  
20 morning.

21 MR. McLAUGHLIN: Sir, state your name  
22 and address for the record.

23 MR. BUNION: You want me to state the  
24 address out in Freeport?

25 MR. McLAUGHLIN: Your address.

1 April 7, 2022

4

2 MR. BUNION: Carlton Bunion, 156  
3 Camforth Drive, Mooresville, North Carolina,  
4 28117.

5 MR. McLAUGHLIN: Mr. Mayor, this was  
6 on, on two prior occasions. Counsel for the  
7 mortgage company has appeared. The gentleman  
8 on Zoom today, he is the son of the owner of  
9 the property. The owner is deceased. It was  
10 his mother who originally owned the property.  
11 I have spoken to him on the phone. He is  
12 working with New York Rising.

13 Sir, if you can explain what the  
14 process is, what you're doing with New York  
15 Rising at this time.

16 MR. BUNION: Yes. New York Rising is  
17 funding me the money to fix up the property.  
18 That's where we're at now. My contractor is  
19 giving me a new estimate on the property.  
20 Once he gets that new estimate over to me, I  
21 will Email New York Rising, they approve it,  
22 and then we can start the process  
23 immediately. That's what I was told.

24 MR. McLAUGHLIN: In my discussions  
25 with him, the original estimate had things

1  
2 that New York Rising doesn't cover, so they  
3 had to submit a new estimate to New York  
4 Rising for the coverage. We were trying to  
5 set up a meeting with his caseworker for  
6 New York Rising yesterday. For her, it  
7 didn't work out. So, next week him, myself  
8 and the New York Rising caseworker are going  
9 to have a phone conference on what the  
10 process is and how long it's going to take to  
11 go forward.

12 MAYOR KENNEDY: Okay. Pending the  
13 conversation you have with New York Rising  
14 and the owner, we can delay the proceedings.

15 MR. McLAUGHLIN: How long do you want  
16 to? I know Sergio is out for the next few  
17 weeks. What date you want to do it?

18 MAYOR KENNEDY: Pick a date. Any  
19 other future ones that fall in line.

20 TRUSTEE SQUERI: You're okay with  
21 this?

22 MR. HOWLAND: Yes. If the property  
23 is getting prepared and New York Rising is  
24 giving money.

25 TRUSTEE SQUERI: New York Rising is

1  
2 giving him money, as long as the bank is  
3 satisfied.

4 MR. HOWLAND: Yeah, no problem.

5 MR. McLAUGHLIN: Can I suggest two  
6 weeks, so that way we have a status. With  
7 your permission, counsel can appear by Zoom  
8 as well, so that way he doesn't have to come  
9 in just for that.

10 MAYOR KENNEDY: What date?

11 MR. McLAUGHLIN: 21st. Just so  
12 you're aware, we'll have either Deputy Mayor  
13 Ellerbe or Trustee Martinez because Trustee  
14 Sanchez won't be available.

15 MAYOR KENNEDY: That's fine. If you  
16 have any issues with New York Rising or you  
17 need this administration to reach out for  
18 you, feel free to give our attorney a buzz  
19 and we'll try to work with you.

20 MR. BUNION: Absolutely. I  
21 appreciate that. I might take you up on that  
22 offer too.

23 MAYOR KENNEDY: Rob, if he has any  
24 issues.

25 MR. McLAUGHLIN: We're going to be

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having a phone conference with New York Rising. And if we have to, we'll help push the issue along.

As you understand, sir, from our conversations on the phone, we're just looking to make sure that the place looks aesthetically pleasing and that the neighbors don't have to look at a place in a dilapidated condition.

MR. BUNION: I understand.

MR. McLAUGHLIN: We're going to adjourn it to April 21st, this hearing. So, I'll send you a new Zoom link. April 21st at 11:00 a.m., that way we can get a status report to the Mayor and the Board.

MR. BUNION: Thank you. I appreciate it.

MAYOR KENNEDY: Thank you. Have a good day.

MR. BUNION: You too.

MAYOR KENNEDY: Do we have a motion to adjourn?

TRUSTEE SQUERI: So moved.

TRUSTEE SANCHEZ: Second.

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MAYOR KENNEDY: Madame Clerk.

THE CLERK: All in Favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Mr. Mayor, the next matter is 808 South Long Beach Avenue.

Counsel, your same appearance?

MR. HOWLAND: Sean Howland with McCalla, Raymer, Leibert and Pierce on behalf of Cenlar Mortgage.

MAYOR KENNEDY: Please proceed.

MR. McLAUGHLIN: Mr. Mayor, this is a matter of a dilapidated bulkhead at 808 South Long Beach Avenue.

If you could, just state your names for the record.

MS. WANG: Fanny Wang.

MS. CHEN: Shao Yun Chen.

F A N N Y W A N G,

having been first duly sworn by a Notary Public of the State of New York, was

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examined and testified as follows:

S H A O     Y U N     C H E N,  
having been first duly sworn by a Notary  
Public of the State of New York, was  
examined and testified as follows,

MR. McLAUGHLIN: Mr. Mayor, this is  
the first time on for this -- it's not the  
first time on, it's the first time that the  
home owners have appeared. Counsel has  
appeared prior. Counsel is representing the  
bank in this matter.

Sergio, could you explain the present  
condition of 808 South Long Beach Avenue?

MR. MAURAS: 808 South Long Beach  
Avenue has a dilapidated bulkhead, which is  
causing flooding in the streets and the  
neighboring properties. We did have a hold  
on the CO of the property prior to you  
acquiring the home. So, you're title company  
and your mortgage company should have advised  
you that there was a hold and that you were  
mandated to repair that bulkhead.

MAYOR KENNEDY: Unfortunately, when  
your bulkhead fails, the water flows over

1  
2 your bulkhead, through the cement columns you  
3 have in front of your house into the street  
4 and it gets into the storm system. It just  
5 doesn't go into the bay. What it does is it  
6 goes down the block and fills up the entire  
7 storm sewer system and comes out in front of  
8 everybody else's house. Your house doesn't  
9 get flooded, but the entire intersection of  
10 Suffolk and South Long Beach is under two,  
11 three feet of water sometimes, because the  
12 water is coming from your bulkhead into the  
13 sewer system and goes down the block and  
14 comes out in the lower area.

15 Previously, before you purchased the  
16 property, I had instructed them I was going  
17 to put a berm in of dirt across the whole  
18 backyard to prevent the flooding on the  
19 street of South Long Beach. The owner said,  
20 "I'll put sandbags there." I said, "I don't  
21 care, as long as you put something there to  
22 prevent the water from flowing into the  
23 streets."

24 Apparently, he sold the house, took  
25 half the sandbags out and now any major

1  
2 storm, the water floods outside. I have  
3 videos of it. I was there personally and saw  
4 the water flooding from this property into  
5 the street, into the manhole, flooding down  
6 the block.

7 So, the bulkhead has to be replaced,  
8 or allow us to put a berm in across your  
9 backyard, two feet high of dirt, to prevent  
10 the water coming into the street.

11 MS. CHEN: This property, we just  
12 bought. We just bought the house. We have  
13 not moved in yet. We don't know what the  
14 house, the water situation, how is the water  
15 damage. We want to know how it is safe, good  
16 for us, good for neighbor, everyone. So, we  
17 want to know how to fix that. First they  
18 have flooding down. You checked something  
19 falling down. We fixed \$7,000, \$7,400 to fix  
20 up. Then we tried to do the partition from  
21 the bulkhead to put in the water don't go in  
22 our property. We are planning to do that.  
23 We do something already. I sent an Email to  
24 her, so that we make a new picture and we  
25 also do the partition and the water.

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MR. MAURAS: Have you retained the services of an engineer or a design professional?

MS. CHEN: We talk to some professional, the professional to do the job.

MR. MAURAS: Anything that you're doing on the bulkhead, one, requires a permit. You need approval from the DEC, from the Army Corp, and from us at the Building Department. So, that should be part of your process is to get yourself an engineer to survey the bulkhead, to draw plans for the bulkhead, and then to submit an application to DEC to have that bulkhead replaced.

MS. CHEN: It's maybe something you guys can schedule to inspect that, see what we make is okay.

TRUSTEE SQUERI: The best case scenario is they need to contact bulkhead companies, contractors, and they could assist you with that architecture and engineer portion. They have that. They know the people to go through. So, you need to reach out to bulkhead contractors and basically get

1  
2 them to give you a price. They will help you  
3 with the permits and design.

4 So, I would suggest that they do that  
5 first.

6 MAYOR KENNEDY: Do you have a list of  
7 approved vendors?

8 MR. MAURAS: What I will do, if you  
9 don't mind, if you can write down your  
10 information for me, your Email address, and I  
11 will send you a list of those contractors  
12 that you should speak to.

13 MS. WANG: I have a question about  
14 that. When we bought this house, we don't  
15 know this situation. Why you guys not ask  
16 the previous owner to do it?

17 MAYOR KENNEDY: We did ask the  
18 previous owner to do it. As a matter of  
19 fact, he has violations outstanding. When  
20 you purchased your house, they were supposed  
21 to do due diligence and come to the Village  
22 of Freeport to see if there were any open  
23 violations. Your attorney never did that.  
24 One of the attorneys should have come to the  
25 Village of Freeport. There are violations

1  
2 outstanding here. They never came to look at  
3 them. He has a list of outstanding  
4 violations; one of them is the bulkhead.  
5 There's other outstanding violations: The  
6 electric and the plumbing in this other house  
7 here has outstanding violations.

8 MR. MAURAS: They were supposed to  
9 file -- the prior owners were supposed to  
10 file permits for the guest house, they were  
11 supposed to file permits for the electric,  
12 they were supposed to file permits for the  
13 plumbing, replace holes on the Certificate of  
14 Occupancy. That way, when you're buying a  
15 house, your attorney or the title company is  
16 supposed to tell you there's problems with  
17 this house, there's violations with this  
18 house. Unfortunately, your title company and  
19 your attorneys did not tell you that there  
20 were problems with this house.

21 MAYOR KENNEDY: You technically don't  
22 have a C of O, Certificate of Occupancy.

23 MR. McLAUGHLIN: They wouldn't be  
24 able to move in.

25 MS. CHEN: A what?

1  
2 MAYOR KENNEDY: A Certificate of  
3 Occupancy was in violation, according to the  
4 Building Department, because these issues  
5 were still outstanding and not corrected.  
6 Your title search company -- if you hired a  
7 title search company. I don't know if you  
8 did or not -- or your attorney, the  
9 combination of them should have come to the  
10 Village of Freeport and checked to see if  
11 there were any outstanding violations, make  
12 sure you had a Certificate of Occupancy,  
13 which they did not do. So, you ended up  
14 buying a house with no CO and outstanding  
15 violations. One of the violations is the  
16 bulkhead. That has to be corrected right  
17 away. If you don't correct it, we're going  
18 to do the bulkhead and put it on the taxes.

19 I can't afford to spend hundreds of  
20 thousands of dollars every year in police  
21 cars and fire trucks going through salt  
22 water. As a result, for emergencies, they  
23 have to go through the salt water and the  
24 vehicles have to be thrown out.

25 MS. CHEN: The whole block, the

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houses, I see mostly houses like this, they don't have new bulkhead.

TRUSTEE SQUERI: It depends on the condition.

MAYOR KENNEDY: Do you see that piece here. I'm going to point it out where it is. From here to here (indicating) is defective. The water is coming over the bulkhead. It must be replaced.

MR. McLAUGHLIN: If I may, Mr. Mayor, even before the replacement of the bulkhead itself --

MS. WANG: Can we repair it? Just repair it?

MAYOR KENNEDY: If you can repair it and it's approved by the Building Department.

MR. MAURAS: The code does not allow just a repair. Our code requires complete replacement. It's law. It's Village law.

MS. CHEN: It's like grandpa law.

MR. MAURAS: There's no grandfather law.

TRUSTEE SQUERI: The bulkhead has a life span. Usually it could be 15 years, 20

1  
2 years, 30 years. Once that bulkhead goes, it  
3 has to be fully replaced. You cannot repair  
4 them. People have done that in the past, and  
5 all they have done is push it off for three  
6 years and all you did was wasted the money  
7 the first time. So, it has to be replaced.

8 MR. McLAUGHLIN: If I may, Mr. Mayor.  
9 I believe, at this point, if they are going  
10 to replace the bulkhead, it's still going to  
11 take time and it would be putting the  
12 residents at risk. So, even before they  
13 replace the bulkhead, we're going to have to  
14 do a berm or something to protect it, until  
15 that point that we have a full replacement of  
16 the bulkhead.

17 MAYOR KENNEDY: We want to get  
18 authorization that we can fill this in here  
19 (indicating) with dirt about two feet high,  
20 so it prevents the water from flooding.

21 TRUSTEE SQUERI: That's temporary.

22 MS. CHEN: We can put like dirt or  
23 concrete.

24 MAYOR KENNEDY: We'll put dirt in.  
25 The Village can put dirt in that whole

1  
2 length, maybe two feet high, and then you can  
3 take your time to replace the bulkhead. Get  
4 your permits. He'll give you a list of  
5 vendors to call and get prices, get your  
6 engineering done and then schedule the  
7 replacement of the bulkhead.

8 MS. CHEN: Can I just do to make it  
9 deeper, higher?

10 TRUSTEE SQUERI: No, it's only  
11 temporary.

12 MAYOR KENNEDY: It's only temporary.

13 TRUSTEE SQUERI: It's only for a few  
14 months until you get your permit and your  
15 bulkhead contractor ready. You have to get  
16 the bulkhead contractor and sign a contract  
17 with him, so that way you could start the  
18 permit process. Then the permit process  
19 takes usually at least a month or two, if  
20 we're lucky, and then the contractor will be  
21 ready to come in and do the bulkhead.

22 You'll get a number of contractors  
23 that are approved in the Village through  
24 Sergio, our Building Superintendent. He will  
25 send it to you and you contact them and you

1  
2 work it out with them. We have nothing to do  
3 with that, except for the permits. That's an  
4 agreement between you and the bulkhead  
5 contractor, and that way you can start that.  
6 The dirt is only temporary, it's not  
7 long-term.

8 MAYOR KENNEDY: Are you going to put  
9 in or do you want us to put it in?

10 MS. CHEN: Can we discuss that?

11 MAYOR KENNEDY: Until tomorrow.  
12 Discuss it tonight and get back to our  
13 village attorney tomorrow.

14 MS. CHEN: We'll put some dirt. I  
15 see somebody put some dirt on there already.

16 MAYOR KENNEDY: I don't know.

17 TRUSTEE SQUERI: They might have some  
18 sandbags left over.

19 MS. CHEN: Maybe sandbags. How about  
20 put concrete?

21 TRUSTEE SQUERI: Concrete is  
22 expensive. You can put whatever you want  
23 temporarily, but it's just going to go away.  
24 I wouldn't, if I was you. Concrete is going  
25 to be expensive, and then it's going to have

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to be taken away when you do the bulkhead.

MS. CHEN: We don't have any idea about this. It's all new for us.

MAYOR KENNEDY: He'll give you a list. You have to call contractors, get some prices, plans.

TRUSTEE SQUERI: They'll explain everything to you.

MR. MAURAS: Write down your Email, please.

MS. WANG: What is the estimate price for the whole --

TRUSTEE SQUERI: It depends on how many feet. I don't know how many feet you have.

MS. WANG: 100 feet.

TRUSTEE SQUERI: You're going to be probably, rough estimate, \$75,000, in that area, give or take.

MR. McLAUGHLIN: If I may, Mr. Mayor. Counsel, do you have anything to say on this matter?

MR. HOWLAND: No. If the Village wants to put it in. At this point, I

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understand.

MAYOR KENNEDY: I'll give them the option to put in the berm themselves.

MR. HOWLAND: As the owner, they have control of what they want to do with their property. We'll continue to monitor and if something needs to be done, we'll stay in touch.

MS. CHEN: Give us some time to do, because we really don't know anything about it.

MAYOR KENNEDY: The berm must be done right away. I'm not waiting two, three weeks to get a berm in. If we have another flood, it's going to flood out other people's properties. The berm is the cheapest thing to temporarily resolve the issue. That has to be done. You do it or we do it in the next two weeks.

MS. WANG: Other houses, everybody do it?

MAYOR KENNEDY: Other people don't have defective bulkheads like yours. Let's talk about your property. Your property is

1  
2 causing the flooding. Two weeks. If you  
3 don't put the berm in, I will put the berm  
4 in.

5 MS. CHEN: It's the same ocean. How  
6 when the house faces the ocean, why is it  
7 only we get?

8 TRUSTEE SQUERI: Because your  
9 bulkhead is defective. Their bulkheads might  
10 be newer. They replaced their bulkheads.  
11 Their bulkhead might only be ten years old.  
12 Yours might be 20, 30 years old. It's done  
13 its lifespan. It's no good. It's got to be  
14 replaced.

15 MR. McLAUGHLIN: Mr. Mayor, at this  
16 time I would ask for a motion from the Board.

17 C H U N G Y I A N G C H A N,  
18 having been first duly sworn by a Notary  
19 Public of the State of New York, was  
20 examined and testified as follows:

21 COURT REPORTER: Please state your  
22 name for the record.

23 MR. CHAN: My name is Chung Yiang  
24 Chan.

25 I have a question, all right. I know

1  
2 the bulkhead we have to replace. The only  
3 thing is, we spend a lot of money now.

4 Before you say we can do temporarily for two  
5 months and make an application. I have a  
6 question. Can we reface, the water not  
7 coming in?

8 TRUSTEE SQUERI: Reface is a repair.  
9 It's not allowed by the Village. If you  
10 reface it, then probably in three years  
11 you're going to be back here, because what  
12 happens is the tie-rods and whalers, they  
13 fail. The tie-rods are the metal rods that  
14 come into the land and hold the bulkhead in.  
15 They rot out. So, you could reface the  
16 holes, but the problem is, ~~the bulkhead is~~  
17 going to start going into the ocean and we're  
18 going to be back. Whatever money you put in  
19 right now you're going to be wasting right  
20 now.

21 MR. CHAN: For two, three years  
22 wasting.

23 TRUSTEE SQUERI: Yes.

24 MR. CHAN: I have a question, because  
25 we spend a lot of money. So, anyway, we can

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do temporary so I get it next year or after next year?

TRUSTEE SQUERI: Well, the temporary is only a couple of months.

MAYOR KENNEDY: I will be glad to put the berm in for you to prevent any flooding. If not, you do it. But we have two weeks to do that.

MR. CHAN: How much if you do it?

TRUSTEE SQUERI: It's going to be a prevailing wage.

MAYOR KENNEDY: Couple of hundred dollars.

MR. CHAN: Couple hundred dollar, right? We can do it too, right, by two feet high?

MAYOR KENNEDY: Two feet high across the length of your property.

MS. CHEN: Can we use the sandbag?

MR. CHAN: The sandbag, two feet high.

MR. McLAUGHLIN: They're asking if they could use sandbags.

MAYOR KENNEDY: That's fine.

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MR. CHAN: We do that then.

MAYOR KENNEDY: That will give you the opportunity to look for prices and such like that.

MR. CHAN: Yeah. I going to get the sandbag to block the way two feet high. Meanwhile, we get people to do it.

MAYOR KENNEDY: It gives you time.

MR. CHAN: Please. We spend a lot of money.

TRUSTEE SQUERI: When do you think you'll have the sandbags done?

MR. CHAN: Give me one week.

TRUSTEE SQUERI: Okay.

MR. CHAN: No problem. I can go to somewhere and get a sandbag. Easier to put sandbag and remove it.

MAYOR KENNEDY: Thank you. I appreciate it.

MR. CHAN: No problem. We don't have no choice.

MR. McLAUGHLIN: Mr. Mayor, I would ask that the Board entertain a motion that should they not complete the berm or sandbags

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within the period of time that they authorize the Department of Public Works to install a berm and secure the bulkhead from leaking.

MAYOR KENNEDY: I think that would be a good motion.

TRUSTEE SANCHEZ: So moved.

TRUSTEE SQUERI: Second.

MS. WANG: Say again.

MR. McLAUGHLIN: We're giving you a two week time period to do it. What they are authorizing now, if you don't do it within the two week time period, the Department of Public Works will go and do it.

MR. CHAN: We're not going to wait. Also, after we do it, we should call everybody to inspect it?

MAYOR KENNEDY: Call the Village.

MR. CHAN: I do within one week, we call you. We promise. I understand whole point now. We try to save money if we can reface.

THE CLERK: We have a motion on the table. All in favor.

TRUSTEE SANCHEZ: Aye.

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TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Mr. Mayor, do you need another date for this matter?

MAYOR KENNEDY: At this point, no. We'll go back, the Superintendent will check it. If it isn't completed, we'll do it and discuss it from there.

MR. CHAN: I call you within one week. Thank you very much.

MAYOR KENNEDY: Thank you.

MR. McLAUGHLIN: 36 Cedar Street.

A L I N M I C H E L,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

COURT REPORTER: Please state your name and address for the record.

MR. MICHEL: Alin Michel. 36 Cedar Street, Freeport, New York 11520.

MR. McLAUGHLIN: Mr. Mayor, we do have an Affidavit of Publication for all

1  
2 hearings showing that the publication was  
3 done on March 24, 2022.

4 MAYOR KENNEDY: Good.

5 MR. McLAUGHLIN: That's Board's  
6 Exhibit 1.

7 Mr. Mayor, the home owner appeared  
8 last on March 23, 2022 and they were supposed  
9 to be appearing here for an update. Before  
10 they give an update, Sergio, can you give me  
11 an update on where we are in this matter?

12 MR. MAURAS: The home owner has been  
13 working to try to find a contractor to  
14 complete the exterior work that is required,  
15 including replacement of siding, installation  
16 of windows, doors, replacement of sections of  
17 the roof, to make the exterior of the  
18 property look aesthetically pleasing. I'm  
19 not exactly sure as to -- he hasn't obtained  
20 a contractor just yet to comply with that.

21 MR. MICHEL: I just got the  
22 contractor. I got the contractor. He asked  
23 me. I'm going to try to do the exterior  
24 first.

25 MAYOR KENNEDY: Yes.

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MR. MICHEL: And windows. I got this here. (Indicating.)

MAYOR KENNEDY: Check that, Sergio.

MR. MICHEL: For the windows, this one.

MR. MAURAS: This will cover the windows, sliding doors. And that (indicating) will be someone else for the siding and the roof?

MR. MICHEL: For the siding, that's this. He's going to do all this.

MR. MAURAS: What I'm looking at is an estimate showing installation of all windows, insulate the ceilings and walls, install all doors and trims, install sheet rock, tape and compound, which is the interior work. Install all new electrical work, plumbing, kitchen, bathrooms, flooring, vinyl siding for the exterior of the house, and paint throughout the house.

So, the only items that are missing here is the roof.

MR. MICHEL: I'm going to do that right here.

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MR. MAURAS: You're going to work with the windows and siding first?

MR. MICHEL: Yes.

MR. MAURAS: Do we have an approximate date as to when that will be taking place?

MR. MICHEL: Yeah, I'm going to try to do it first. It's too much pressure.

MR. MAURAS: So you know when the work will begin?

MR. MICHEL: Yeah. This one, he went to Bahamas. He's going to come back the 10th. This one, as soon as I finish here, I'm going to call him.

MR. SERGIO: You don't have a definitive date just yet?

MR. MICHEL: I have to ask him. The first one I had, the first contractor I had, he returned me the money. I give him the money, he spent some things to give me. I just received the money Friday. I'm looking for a different company.

MAYOR KENNEDY: When do you expect to sign the contract?

1  
2 MR. MICHEL: As soon as I finish  
3 here, I'm going to call him and he'll tell me  
4 when he's going to start. I got the money  
5 ready for him.

6 MAYOR KENNEDY: Counsel.

7 MR. McLAUGHLIN: Sergio, does any of  
8 the exterior stuff require permits?

9 MR. MAURAS: The siding does not  
10 require a permit. Direct replacement of  
11 windows does not require permits either.  
12 Replacement of shingles over the roof does  
13 not require. You can proceed with that  
14 portion. The rest of what is shown on the  
15 estimate, we will require for the contractor  
16 to provide his Nassau County license and his  
17 Workers' Compensation, disability and  
18 liability insurances, so we can transfer  
19 ownership of that permit into the system of  
20 the interior work that is going to be  
21 proposed.

22 MR. MICHEL: Okay. I'll call the  
23 office.

24 MR. MAURAS: Please.

25 MR. McLAUGHLIN: Sir, you do

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understand that the exterior work has to be done first?

MR. MICHEL: Yeah, I just said that.

MR. McLAUGHLIN: I just want to make it on the record that it's clear that all of the exterior work with the windows and stuff, has to be done first because this is more of a nuisance for home owners on the block, the look outside. The interior doesn't affect them. That could be done afterwards.

MAYOR KENNEDY: Why don't we reconvene this for April 21st.

MR. McLAUGHLIN: I would ask also, in between that time, that we fully executed contracts. You can Email Sergio with a start date, that way when you come back on the 21st you're prepared.

MR. MICHEL: Okay, no problem. Thank you.

MAYOR KENNEDY: If you have any problems with the permits, see Sergio and he'll walk you through it.

MR. McLAUGHLIN: That will be at 11:00 a.m. on the 21st.

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MR. MICHEL: Yes. Thank you.

MR. McLAUGHLIN: Motion.

TRUSTEE SANCHEZ: So moved.

THE CLERK: We have a motion on the table from Trustee Sanchez.

TRUSTEE SQUERI: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Next is 68 Ann Drive.

T O N I A M I T C H E L L,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

G E N E S E N E C I,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

COURT REPORTER: Please state your names and addresses for the record.

April 7, 2022

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1  
2 MS. MITCHELL: Tonia Mitchell. 68  
3 Ann Drive South, Freeport, New York 11520.

4 MR. SENECCI: Gino Seneci. 1231  
5 Little Whale Neck Road, North Merrick.

6 MR. McLAUGHLIN: As a reminder to the  
7 Board, this was an elevation project that was  
8 stalled.

9 Sir, can you give us an update on the  
10 status?

11 MR. SENECCI: The house was supposed  
12 to be lowered yesterday. Because of the  
13 rain, they are scheduling it tomorrow. I  
14 sent an Email to Ironman as far as his  
15 insurance and for his license.

16 MR. McLAUGHLIN: You'll make sure  
17 they get that to us today.

18 MR. SENECCI: I should have it before  
19 then.

20 MR. McLAUGHLIN: I mean today.  
21 Without it, they can't start it yet.

22 MR. SENECCI: I think part of it is on  
23 file here.

24 MR. MAURAS: Unfortunately, we don't  
25 maintain licenses of any company on file on

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any project, just to make sure they all stay in perfect status and not expired.

MAYOR KENNEDY: You could have insurance and then the insurance company cancels you, and we have a copy that says it's good until next February.

MR. SENEKI: I asked for it already.

MAYOR KENNEDY: Are you going to go there tomorrow to inspect?

MR. MAURAS: Yes, absolutely.

MR. McLAUGHLIN: I would suggest that we put it on for April 21st. If it ends up being down, we can always postpone the matter. But let's have a control date of April 21st. That way, if for some reason it doesn't get done, we can get a status report for the Board.

MAYOR KENNEDY: Motion.

TRUSTEE SQUERI: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

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THE CLERK: Any opposed?

(No response was heard.)

MAYOR KENNEDY: He'll come back tomorrow to check. Make sure you have that insurance for him.

MR. SENECCI: I'll make sure he doesn't drop the house. I asked him a couple of times for the insurance.

MAYOR KENNEDY: I spoke to him too. He said he was bringing something up here.

MR. SENECCI: He's been working seven days. So, we would have lowered the house a couple of weeks ago, but we didn't get the sign-off from the architect and we didn't have the survey from Wide Island. So, we got that the same day we came here for the meeting.

MAYOR KENNEDY: Okay, good. Thank you very much. Have a good day.

MR. McLAUGHLIN: 170 Whaley Street.

J O S E P H C O Y L E,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

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2 S H E R V I N Y E S H A R I N,  
3 having been first duly sworn by a Notary  
4 Public of the State of New York, was  
5 examined and testified as follows:

6 COURT REPORTER: Please state your  
7 names and addresses for the record.

8 MR. COYLE: Joseph F. Coyle,  
9 C-O-Y-L-E. 170 Whaley Street, Freeport,  
10 New York 11520.

11 MR. YESHARIN: Shervin,  
12 S-H-E-R-V-I-N. Last name is Y-E-S-H-A-R-I-N.  
13 Address is 11 Terrace Circle, Apartment 3D,  
14 Great Neck, New York 11021.

15 MR. McLAUGHLIN: Mr. Mayor, as you  
16 may remember, the owner of the property is  
17 now going through the process of selling the  
18 property because he cannot afford to do the  
19 necessary repairs to make the property  
20 habitable and work for him. I believe the  
21 gentleman here is the real estate agent that  
22 is going to be handling the sale for the  
23 property. I met with both of them before the  
24 meeting today. Originally there was a little  
25 confusion because they thought they were

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2 going to have to do a short sale. It may be,  
3 if they can't get the price to cover the  
4 mortgage. But they will be listing it next  
5 week for a price that will, at the very  
6 least, cover the payment of the mortgage. In  
7 the meantime, they are filing a short sale  
8 and paperwork to be safe, so that way they  
9 are running concurrently that it's listed. I  
10 believe it's about \$415,000 that's owed on  
11 the property itself now. So, it's quite  
12 possible they could get that from a  
13 contractor for a flip, who flips houses.

14 MAYOR KENNEDY: Okay.

15 MR. McLAUGHLIN: Is that --

16 MR. YESHARIN: Yes. We originally  
17 assumed that this was a short sale situation.  
18 But Mr. Coyle is in the process. If we end  
19 up not selling for the price that we can in  
20 getting the loan amount at least, I guess  
21 that will take maybe a month or so. By that  
22 time, he will be submitting his paperwork.

23 MR. COYLE: I filed with the mortgage  
24 company for a request for a short sale. We  
25 have to be able to demonstrate we made a good

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faith effort to move the property at market value first. So, we're trying to do both at the same time.

MAYOR KENNEDY: When are you going to be listing the property?

MR. YESHARIN: In a week or so we can do it. Do we have to give you the exact date?

MAYOR KENNEDY: I'd like to have a date.

MR. YESHARIN: Let's go for a week from now.

MR. McLAUGHLIN: The 14th?

MR. YESHARIN: Can we do a little more, just to be safe?

MAYOR KENNEDY: Give me a date.

MR. YESHARIN: The 18th. Monday.

MAYOR KENNEDY: Yep. The house listed on 4/18. Counsel.

MR. McLAUGHLIN: I would suggest, Mr. Mayor, that we put this matter on for 4/21. Once listed, we can always adjourn it without appearance. If they provide us with a copy of the listing, we can adjourn it

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2 without their appearance. But if there's no  
3 listing, I want to have them come in on  
4 April 21st to explain why it's delayed and  
5 what the process will be going forward.

6 MAYOR KENNEDY: Do we have a motion?

7 TRUSTEE SQUERI: So moved.

8 TRUSTEE SANCHEZ: Second.

9 MAYOR KENNEDY: Madame Clerk.

10 THE CLERK: All in.

11 TRUSTEE SANCHEZ: Aye.

12 TRUSTEE SQUERI: Aye.

13 MAYOR KENNEDY: Aye.

14 THE CLERK: Any opposed?

15 (No response was heard.)

16 MAYOR KENNEDY: If there's any  
17 problems listing it, feel free to call the  
18 Building Department. If there is anything  
19 outstanding that you need, we'll put it back  
20 on for 4/21. Hopefully we'll see it listed  
21 on 4/18.

22 MR. YESHARIN: Thank you so much.

23 MR. COYLE: Thank you, gentleman,  
24 ladies. Have a good day.

25 MR. McLAUGHLIN: 700 South Long Beach

1 Avenue. He stepped away.

2 403 South Bayview.

3 G I S E L E F R A N C I S,  
4 having been first duly sworn by a Notary  
5 Public of the State of New York, was  
6 examined and testified as follows:  
7

8 W I L D E S E V E R E,  
9 having been first duly sworn by a Notary  
10 Public of the State of New York, was  
11 examined and testified as follows:

12 COURT REPORTER: Please state your  
13 names and addresses for the record.

14 MS. FRANCIS: Gisele Francis. 676  
15 Lakeside Drive, Baldwin, New York 11510.

16 MR. SEVERE: Wilde Severe. 676  
17 Lakeside Drive, Baldwin, New York 11510.

18 MR. McLAUGHLIN: Mr. Mayor, this  
19 matter was previously on and it was adjourned  
20 to today. It was anticipated that -- we do  
21 have a contract of sale for the property, and  
22 it was anticipated the sale would be  
23 completed by this point. I don't know if you  
24 have it completed or not.

25 MR. SEVERE: We're still in contract.

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2 I believe my attorney sent you an Email this  
3 morning. He was supposed to send it  
4 yesterday, but for some reason we didn't get  
5 the Email address.

6 So, pretty much all tax liens were  
7 paid by the title company, whatever, paid or  
8 extinguished. So, we're good as far as that  
9 title is clear. When we purchased this  
10 property in 2020, we had a partner come in on  
11 the purchase with us. The guy has  
12 contributed nothing to the property. We  
13 signed an agreement to give him \$20,000 more  
14 than what he initially put in. Now, when  
15 we're finally ready to close back on  
16 February 18th, something like that, he turned  
17 around and had his attorney send us something  
18 about an Order to Show Cause. Now we have a  
19 court date for the 19th of April.

20 To be honest with you, I want to be  
21 done with this as much as you guys want to be  
22 done. We're incurring \$115 a day, every  
23 single day, to carry this property. It's  
24 costing me a lot of money, a lot of taxes. I  
25 lost \$60,000. At this point, I'm ready for

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it to be done, to be honest with you.

MR. McLAUGHLIN: His attorney did send to me a copy of the Order to Show Cause before Judge Driscoll in Nassau County Supreme Court. It's scheduled for the 19th of this month.

TRUSTEE SQUERI: We should have something by the 21st then.

MR. SEVERE: If something is provided, we can also show the Court on the 19th because, honestly, this guy contributes nothing to the property. His name is not on the loan and he is sandbagging, pushing us around. We need to sell. I work very hard with the title company, all the attorneys for months to clear all of these liens and now --

MR. McLAUGHLIN: Mr. Mayor, on behalf of my office, I'll even appear on that date to explain to Judge Driscoll the conditions of the property and explain to him how this has to be expedited.

MAYOR KENNEDY: Just give me one second.

(WHEREUPON, there was a brief pause

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in the proceedings, after which the following transpired:)

MAYOR KENNEDY: You are the current owner or purchaser of the house or seller?

MS. FRANCIS: We're the owners.

TRUSTEE SQUERI: They're selling it. They're trying to sell it.

MR. McLAUGHLIN: There's no issue with the buyer?

MS. FRANCIS: No, he's ready.

MR. SEVERE: The buyer calls everyday.

TRUSTEE SQUERI: So your partner is the one. Do you know why he asked for the Order to Show Cause?

MR. SEVERE: No. I won't try to figure it out. You're making \$20,000 more than what you put in.

MAYOR KENNEDY: I'm not sure what to say, at this point. My problem is the neighbors are -- multiple neighbors are complaining.

MS. FRANCIS: We know it's an eyesore. Absolutely. Hopefully within a

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week or so we'll have an answer. We do have a buyer.

MR. SEVERE: We can't get construction funded because of the tax liens, but they are all clear now. We're way past the point and we can't afford to, at this point.

MAYOR KENNEDY: What if the Village were to go and replace the windows?

MR. SEVERE: I'll be quite honest with you, mayor, we lost so much money to this property already. I can't imagine. I'm a contractor, so I know that it would be a good expense. At least \$10- to \$15,000.

MAYOR KENNEDY: Counsel.

MR. McLAUGHLIN: I would suggest that we adjourn to the 21st. I will appear on the 19th in Judge Driscoll's part and explain the urgency of getting movement on this property and basically oppose any delay on the sale of the property.

TRUSTEE SQUERI: On the 21st, that's D-Day. Then we have to take matters in our own hands.

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2           MAYOR KENNEDY: Let's reschedule for  
3 the 21st. Hopefully it will be resolved by  
4 then and out of our hands. If not, what I'm  
5 going to propose is the Village have  
6 legislation that we replace all the windows  
7 in the house and we move from there and put  
8 it on the taxes, if it's not paid by the end  
9 of the year. Even if your purchaser buys the  
10 house, he'll have new windows in it. We'll  
11 sit with him too.

12                 Why don't we see what happens in  
13 court and come back on the 21st.

14           MS. FRANCIS: Sounds good.

15           MR. SEVERE: Okay.

16           MAYOR KENNEDY: We'll try to work  
17 with you on this.

18                 Do we have a motion for the 21st to  
19 reconvene?

20           TRUSTEE SQUERI: So moved.

21           TRUSTEE SANCHEZ: Second.

22           THE CLERK: All in favor.

23           TRUSTEE SANCHEZ: Aye.

24           TRUSTEE SQUERI: Aye.

25           MAYOR KENNEDY: Aye.

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THE CLERK: Any opposed?

(No response was heard.)

MAYOR KENNEDY: Thank you.

MR. McLAUGHLIN: 474 Nassau Avenue.

L I L L Y G O N Z A L E S M A R T I N E Z,  
having been first duly sworn by a Notary  
Public of the State of New York, was  
examined and testified as follows:

W I N S T O N M A R T I N E Z,  
having been first duly sworn by a Notary  
Public of the State of New York, was  
examined and testified as follows:

COURT REPORTER: Please state your  
names and addresses for the record.

MS. MARTINEZ: Lilly Gonzales  
Martinez. 474 Nassau Avenue, Freeport,  
New York 11520.

MR. MARTINEZ: Winston Martinez. 474  
Nassau Avenue, Freeport, New York 11520.

MR. McLAUGHLIN: Mr. Mayor, this is  
the first time on this matter. Mr. Mauras,  
can you explain the condition that lead us  
here today?

MR. MAURAS: 474 Nassau Avenue is --

1  
2 the home owners were dealing with New York  
3 Rising. Unfortunately, they were affected by  
4 a fraudulent contractor, and now they are in  
5 a situation where they have not been able to  
6 complete the home due to funding. There are  
7 sections of the exterior of the home missing  
8 siding and just basically incomplete exterior  
9 work. They also have work to do on the  
10 interior, but that is another topic not  
11 referencing the reason we're here today.

12 MR. McLAUGHLIN: Can one of you  
13 explain where we are?

14 MS. MARTINEZ: Well, we had  
15 contractor fraud two times. Frank Gutterman,  
16 was the first, and second, Peter Flannigan.

17 So, we finally got it elevated. It  
18 has windows, it has garage doors and  
19 everything. It pretty much needs siding and  
20 I need to finish the interior. So, we have  
21 run out of funds, because we're renting and  
22 we're trying to pay the mortgage and pay  
23 rent. It's been really hard. We're trying  
24 to see if we can at least put the siding on  
25 to make it look decent.

1  
2 MAYOR KENNEDY: That's what we're  
3 looking for. If you're having financial  
4 difficulties, we'll be glad to put the siding  
5 on from the Village and bill you for it. The  
6 only problem is, if we do it, we pay a  
7 prevailing wage, which is probably 30 percent  
8 more than if you hired somebody.

9 MS. MARTINEZ: We're going to do our  
10 best. I don't know how much time you'll give  
11 us to do it on our own. We really do want to  
12 put the siding on it. We are working on  
13 that.

14 MAYOR KENNEDY: Have you gotten  
15 prices to do it?

16 MS. MARTINEZ: We have our  
17 contractor. He's awesome. He's trying to  
18 get us a loan. We have three loans that  
19 we're paying off. We're trying to get  
20 another loan to give him that money. New  
21 York Rising is not releasing anything. They  
22 say do the job to release.

23 MAYOR KENNEDY: The Village can do  
24 it, bill you, and then you can give them the  
25 bill.

1  
2 MS. MARTINEZ: That's true. It's so  
3 different, because I had fraud two times.  
4 The way they're working it, I can't even  
5 explain it. They don't just simply release  
6 it. There's all kinds of processes. It's  
7 better for us to try to do it on our own. I  
8 will take that offer, if we can't get it  
9 done, if you give us time to see.

10 MAYOR KENNEDY: Why don't we give you  
11 two weeks to get some prices and figure out  
12 whether it's \$4,000. I don't know how much  
13 money you need at this point. Get estimates,  
14 get whatever type you plan on putting in,  
15 come back two weeks from now, show us what  
16 the estimates are and we'll figure it out.  
17 If we can work with you, I'll be glad to. If  
18 it's more convenient for us to do it for you  
19 and bill you and then give the bill to  
20 New York Rising, maybe we'll do it that way.  
21 Whatever you want to do. Let's get some  
22 prices first and then we'll know whether or  
23 not you might be able to get it done. In any  
24 event, we're trying to take care of the  
25 aesthetics.

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MR. McLAUGHLIN: You have to understand a lot of neighbors --

MS. MARTINEZ: It makes sense.

MR. McLAUGHLIN: When you gave Ms. Lomonaco your address, when you filled out the form for the address, did you give the address that you're staying at now?

MS. MARTINEZ: Oh.

MR. McLAUGHLIN: Where are you getting mail?

MS. MARTINEZ: We still get mail at the house, 474 Nassau Avenue. We get mail from the school because we have three little children; a nine-year-old, an 11-year-old and a seven-year-old. So, we get school mail where we are. Everything still goes to Nassau Avenue.

MR. McLAUGHLIN: So, we're going to put it on for the 21st. At that time, you'll bring any estimates you have and make a determination whether you want the Village to do it or you'll be in a position to do it.

MS. MARTINEZ: That's fine.

MAYOR KENNEDY: If you need

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assistance in the interim, feel free to call the superintendent. He'll be glad to work with you and help.

MS. MARTINEZ: Thank you. It's been hard.

MAYOR KENNEDY: I'm sure with three children.

MR. McLAUGHLIN: We need a motion to adjourn to April 21st.

TRUSTEE SANCHEZ: So moved.

MAYOR KENNEDY: Are you going to second?

TRUSTEE SQUERI: Yeah.

MAYOR KENNEDY: Madame Clerk.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: 700 South Long Beach Avenue.

MAYOR KENNEDY: Good morning, sir. I saw you the other day out front, in front of

1  
2 the house. I waved to you going by.

3 A L C L A R K,

4 having been first duly sworn by a Notary  
5 Public of the State of New York, was  
6 examined and testified as follows:

7 COURT REPORTER: Please state your  
8 name and address for the record.

9 MR. CLARK: Al Clark. 700 South Long  
10 Beach Avenue.

11 MR. McLAUGHLIN: Mr. Mayor, this is a  
12 bulkhead situation that needs to repair a  
13 bulkhead. When the home owner came in today,  
14 he presented to us a contract. I forwarded  
15 it over to the superintendent to review.

16 Sir, if you could tell us what you're  
17 doing at this point.

18 MR. CLARK: I'm sorry, what?

19 MR. McLAUGHLIN: The status of where  
20 you are at this point.

21 MR. CLARK: With the bulkhead, I had  
22 been -- I finally got a contract in place.  
23 Pretty much what I need to do at this point  
24 is the funds that I'm using to renovate the  
25 entire property is coming from, drawn out

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2 from the bank. Unfortunately, on oversight  
3 my contractor somehow left off the bulkhead  
4 repair in my scope of work. Now I have to  
5 rework my numbers. I'll probably take all  
6 appliances off, things like that, to add in  
7 the bulkhead repair. Now I can use part of  
8 that money from the scope of work to draw  
9 down for the bulkhead. That's what we're in  
10 right now. I know I can submit a revised  
11 scope of work to the bank, I just don't know  
12 what their process time, whatever, is. Once  
13 that goes through, then I'll be able to pay  
14 50 percent deposit down to the engineer and  
15 start the permitting. I could pay for the  
16 permitting now, but I don't want the permit  
17 to be running without.

18 MAYOR KENNEDY: Expiring.

19 MR. CLARK: Expiring. So, I'm just  
20 waiting to do sort of --

21 TRUSTEE SQUERI: Permits usually give  
22 you at least a year or two.

23 MR. CLARK: Do they?

24 MR. McLAUGHLIN: Two years, right,  
25 Sergio?

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MR. MAURAS: Two years.

MR. CLARK: I can start that process now.

MR. McLAUGHLIN: I remember at one point on your property there was a berm or sandbags at the location.

MR. CLARK: There is. I don't know if the berm was there.

MAYOR KENNEDY: They restored the sandbags. I've seen them.

MR. CLARK: Because it's an active construction site, the bags were sort of moved. I can't be there everyday. Unfortunately, the people, they don't care about it. I could say a thousand times the sandbags have to go back, once you guys move it. They don't.

TRUSTEE SQUERI: At 4:00 every day they're looking to leave.

MR. CLARK: Right. I have the plumbers there to today doing plumbing in the back, which I have decided to lift -- try to lift the main house just for tax purposes as opposed to knock down and rebuild. I had

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been advised that's probably a better option.

MAYOR KENNEDY: It is.

MR. CLARK: So that's going to be coming down the pike line soon. I'm constantly -- the sandbag thing is something I really have to stay on top of. So, as they are moving dumpsters in and out, things coming in and out, equipment, that they are being replaced daily, they put it back in place daily.

MR. McLAUGHLIN: I think the contractors need to understand the importance that if they have to move it for construction, it has to be put back at the end of the day. You don't want to have in the middle of the night or the weekend that there is a flood. The next thing you know, your neighbor gets water, the street gets water. Like the mayor said at the other hearing, police cars and fire cars get damaged from salt water.

MR. CLARK: I totally understand.

MAYOR KENNEDY: What did they charge you for the bulkhead?

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MR. CLARK: \$69,500.

TRUSTEE SQUERI: How many feet?

MR. CLARK: 120. But I got another quote that was about a third more from another company.

TRUSTEE SQUERI: It depends. It also depends on the size of the materials that they're using. Some companies only like to use only this size sheet. It depends on what the engineer asks for too. You have to compare apples to apples and oranges to oranges.

MR. McLAUGHLIN: One of the things we need too -- I know we have met in the past and then one of the big things for us is communication. We met and then all this stuff happened and we didn't know it happened. Then we had to have this hearing to get updates on where you're going with it. You have Sergio's information. If there is some issue, let him know.

MAYOR KENNEDY: When do you think you'll sign the contract?

MR. CLARK: That is pretty much at

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the point that I'm giving him 50 percent deposit.

TRUSTEE SQUERI: The contract is executed. He has to give the deposit.

MR. CLARK: Right. The engineer understands the situation. So, he knows. He's waiting for me to obtain the approval for the funding. And they also understand the situation with the Village and the bulkhead and the urgency with that as well.

So, normally he would be taking 50 percent deposit upfront. He understands. I have been working with this gentleman since we last met that day, and he finally got me something.

MAYOR KENNEDY: When would you be comfortable, saying you already paid your deposit and the contractor plans are going?

MR. CLARK: I would say in a month I should have status in terms of submitting the SOW, the scope of work, to the bank and having them revise that to include the bulkhead. I don't know how fast that process takes.

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TRUSTEE SQUERI: The only thing I can say is that your permit is going to be two years. Just my recommendation, you might want to look at getting that deposit and starting the permit process, that way it's started, because you're going to have that time frame. Otherwise it takes too long.

MR. CLARK: I agree. That's what I was saying. The reason why I didn't start with the permitting yet is because I didn't know what the time was.

TRUSTEE SQUERI: You can call DEC and ask them; they'll tell you how long the permit is going to be. I know Rising Tide. I have seen their work before. He'll tell you how long our permit is. They usually overlap.

MR. CLARK: Not a problem.

MAYOR KENNEDY: We'll reschedule for one month?

MR. McLAUGHLIN: May 12th. In the meantime, we're going to be keeping an eye on that whole sandbag thing, just to make sure we don't have an issue. Make sure you have

1  
2 an understanding with your contractor to keep  
3 them in place.

4 MR. CLARK: I will.

5 MAYOR KENNEDY: Perfect. Good to see  
6 you. If you need anything, call the  
7 superintendent or myself and we can help you.

8 TRUSTEE SQUERI: Motion to adjourn to  
9 5/12.

10 TRUSTEE SANCHEZ: Second.

11 THE CLERK: All in favor.

12 TRUSTEE SANCHEZ: Aye.

13 TRUSTEE SQUERI: Aye.

14 MAYOR KENNEDY: Aye.

15 THE CLERK: Any opposed?

16 (No response was heard.)

17 MR. McLAUGHLIN: Mr. Mayor, we have  
18 the matter of 55 Hudson Avenue. The owner  
19 has not appeared. I know we have been having  
20 discussions with him offline on this matter  
21 with the boats that are in process right now.  
22 I know there is movement on that part. With  
23 your permission, we'll adjourn to April 21st  
24 and hopefully we'll have more answers by that  
25 date.

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MAYOR KENNEDY: That's fine by me.

TRUSTEE SQUERI: Off the record.

(WHEREUPON, a discussion was held off the record, after which the following transpired:)

MR. McLAUGHLIN: We need a motion to adjourn to April 21st.

TRUSTEE SANCHEZ: So moved.

TRUSTEE SQUERI: Second.

MAYOR KENNEDY: Madame Clerk.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: 213 Maxson Avenue, we have a no show. Sergio, can you just explain what the situation is there?

MR. MAURAS: 213 Maxson Avenue is a property which fell victim to a fire last year. The property owner has not filed any permits for any repairs. The exterior of the property has boarded windows and is in very

1  
2 poor aesthetic condition. They have put a  
3 couple of vehicles in the front part of the  
4 home which is an area that is missing grass  
5 and such. We would consider it soft surface  
6 parking. But as of right now, no repairs are  
7 being made to that structure.

8 MAYOR KENNEDY: Has he been served?

9 MR. McLAUGHLIN: We served Ramel  
10 Smith at 213 Maxson Avenue by regular and  
11 certified mail. It was delivered and left  
12 with an individual on the residence.

13 MAYOR KENNEDY: Wasn't Ramel Smith  
14 the individual who assumed ownership of some  
15 of these houses illegally and the district  
16 attorney was involved?

17 MR. McLAUGHLIN: I believe that might  
18 be the case. But that's the only name that  
19 we have for ownership. We don't have any  
20 other ownership.

21 MAYOR KENNEDY: Why don't we give  
22 another notification, and then we'll bring it  
23 to the Board to do repairs.

24 MR. McLAUGHLIN: In the meantime,  
25 I'll reach out to the District Attorney's

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Office to see if they have any information.

MAYOR KENNEDY: If we have to, we'll knock the house down, if it's in that condition.

MR. McLAUGHLIN: We need a motion to adjourn.

TRUSTEE SQUERI: So moved.

TRUSTEE SANCHEZ: Second.

MAYOR KENNEDY: Madame Clerk.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MAYOR KENNEDY: Motion to close the hearing.

TRUSTEE SANCHEZ: So moved.

TRUSTEE SQUERI: Second.

MAYOR KENNEDY: Madame Clerk.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE SQUERI: Aye.

MAYOR KENNEDY: Aye.

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April 7, 2022

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THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, this hearing was  
concluded at 12:31 p.m.)

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April 7, 2022

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C E R T I F I C A T E

I, BETHANNE MENNONNA, a Notary Public within and for the State of New York do hereby certify that the foregoing is a true and accurate transcript of the proceedings, as taken stenographically by myself to the best of my ability, at the time and place aforementioned.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of April, 2022.

  
BETHANNE MENNONNA