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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

December 27, 2022
7:21 p.m.

M E M B E R S :

ED CAMPBELL	DEPUTY CHAIR
CAROLE RYAN	MEMBER
DEBORAH WELCH	MEMBER
LADONNA TAYLOR	MEMBER
ANNEMARIE DI SALVO	MEMBER
HEATHER DAWSON	MEMBER

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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December 27, 2022

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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Posting	4
2 Affidavit of Publication	4
3 Affidavit of Mailing (3606)	4

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December 27, 2022

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

APPLICATION#	ADDRESS	PAGE
SP-3606	201 West Merrick Road	4 - 7
SP-3586	360-370 Atlantic Avenue	7 - 10

* * *

1
2 DEPUTY CHAIR CAMPBELL: We're now
3 going to start our public hearing.

4 Are there any adjournments?

5 THE CLERK: There are no request for
6 adjournment. I have some exhibits to be
7 placed on the record. We have an Affidavit
8 of Posting and an Affidavit of Publication to
9 be placed on the record as Exhibits 1 and 2.

10 (WHEREUPON, the above-referred to
11 documents were marked as Board's Exhibits in
12 evidence, as of this date.)

13 THE CLERK: The first application is
14 Site Plan Number 3606, 201 West Merrick Road,
15 Section 62, Block 114, Lot 2, Business AA.
16 Luther E. Woodward School. Remove 33 feet by
17 81 feet area, extend sport court to 91 feet
18 by 81 feet and replace with new asphalt.
19 Install three ten foot by eight foot drywells
20 and channel drain on one side of the court.

21 We also have an Affidavit of Mailing
22 to be placed on the record as Exhibit 3 for
23 this application.

24 (WHEREUPON, the above-referred to
25 document was marked as Board's Exhibit 3, in

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evidence, as of this date.)

G R E G I N G I N O,
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. INGINO: My name is Greg Ingino.
I'm the executive director for Woodward
Children's Center at 201 West Merrick Road,
Freeport.

MEMBER DI SALVO: Can you describe
the project to us?

MR. INGINO: Presently, right now, we
have a playground and then it was a grass
area, and half of it was asphalt. What we
would like to do now -- we have a bunch of
older population then when Woodward was first
built. So, we'd like to asphalt everything
and just have color. You'll see it's just
going to be two pickle ball courts, two
shuffle board, and then a full court for
basketball. And then on the perimeter, we're
going to color it so people who would like to

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walk on a track, that you could walk around.

MEMBER RYAN: Nice.

MR. INGINO: There was a drain there in the center. What they're doing is they're putting -- adding an extra drain for the water, because the grass is being taken out, and it's going to go into that one corner. The fence and everything is staying. We're just working in the confines of making everything asphalt and coloring it.

MEMBER DI SALVO: Any questions?

MEMBER TAYLOR: No.

DEPUTY CHAIR CAMPBELL: Any comments from the public?

(No response was heard.)

MEMBER RYAN: Make a motion to reserve decision and close to further evidence and testimony.

MEMBER WELCH: Second.

THE CLERK: All in favor?

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

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MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3586,
360-370 Atlantic Avenue. Section 62,
Block 36, Lot 153, Business A. 370 Freeport,
LLC. Exterior facade repair.

M A T T Y B L A N C O,
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. BLANCO: Matty Blanco, 370
Freeport, LLC. 342 Pine Place, Bellmore,
New York.

So, this is a facade repair and
facelift to the building. Again, no
elevation, no construction being done to the
building. We're just trying to make it match
and look the way it should look on a Main
Street of Freeport.

So, I did have the color that I was

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missing, Lisa, if you need it.

THE CLERK: You can give it to the Board.

MR. BLANCO: Pearl gray is going to be the stucco, and then everything else you guys have. And the dark gray stucco is going to outline the top and the first floor.

MEMBER DI SALVO: Say that one more time.

MR. BLANCO: The pearl gray is everywhere the stucco is, if you look at the pictures. And then the dark gray stucco is just going to be for the trim.

MEMBER DI SALVO: The trim around the windows is going to be in stucco?

MR. BLANCO: Yeah. And we have a sample here also.

MEMBER DI SALVO: Is that on this card as well?

MR. BLANCO: No, it's on another card.

DEPUTY CHAIR CAMPBELL: It's in the plans?

MR. BLANCO: Yes, it's in the plans

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too.

MEMBER RYAN: Which version are you doing with the circle at the top?

MR. BLANCO: Yeah, that's the existing with the circle. This one. (Indicating.)

MEMBER RYAN: That's the one you're doing?

MR. BLANCO: Yes.

MEMBER DI SALVO: The brick that we have, that hasn't changed at all?

MR. BLANCO: It hasn't changed, the brick. The color of the stucco changed.

MEMBER DI SALVO: And the awning color.

MR. BLANCO: The awning color is going to be a dark brown. It looks like cloth, but it's like a synthetic material.

MEMBER WELCH: That's in the plans?

MR. BLANCO: Yes, that's in the plans. Everything is in the plans. That's why I had to come back. I put everything in the plans, yes. It was a good learning experience for me. Frustrating like the

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gentleman before me.

MEMBER WELCH: That wasn't our intent.

MR. BLANCO: No, it's fine.

MEMBER DAWSON: What color was the awning again?

MR. BLANCO: Dark brown.

MEMBER DAWSON: Dark brown synthetic material.

MEMBER RYAN: They're fabric now, they're not metal, the awning?

MR. BLANCO: Excuse me?

MEMBER RYAN: The awnings are fabric, not metal?

MR. BLANCO: Yes.

DEPUTY CHAIR CAMPBELL: Any further questions?

MEMBER RYAN: Make a motion to close to further evidence and testimony and reserve decision.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

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MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: I'm sorry.

Is there any public comment?

THE AUDIENCE: I've never been to ONE of these before and I found it fascinating.

DEPUTY CHAIR CAMPBELL: Can I have a motion, please, to go into executive session.

MEMBER RYAN: Make a motion to go into executive session to confer with counsel.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

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(No response was heard.)

(WHEREUPON, the Board entered into executive session from 7:31 p.m. to 7:40 p.m., after which the following transpired:)

MEMBER TAYLOR: Motion to approve the minutes from November 22, 2022.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3604, 46 Fairview Place.

MEMBER RYAN: Chairman, regarding application SP-3604 for the premises located at 46 Fairview Place, the applicant comes before this Board seeking approval to construct a new front portico.

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I, Carole Ryan, move that this Board make the following findings of fact:

This application, as submitted, will not produce an undesirable effect on the neighborhood, if the conditions below are met.

This application, as submitted, will produce an aesthetically and conforming positive addition to the surrounding area, if the conditions below are met.

This application, as submitted, will not negatively alter the appearance of the neighborhood, if the conditions below are met.

The site plan, dated 11/3/22 has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully considered all documents and testimony

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concerning this application.

I further move that this application be granted subject to the following conditions:

Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.

Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within 30 days after the decision is filed in the Village Clerk's office as a prerequisite for issuance of any permit.

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for the Building Department, along with the signed Affidavit of Compliance to the Village Clerk's Office before issuance of a Building permit.

Any changes and/or modifications to the approved plan are subject to further review by the Planning Board.

The Planning Board, as lead agency,

1
2 accepts the recommendation of the Building
3 Department Superintendent's negative SEQRA
4 declaration and has determined that this
5 action is a Type II action under SEQRA.

6 Applicant/Owner must obtain the
7 appropriate permits from the Building
8 Department, prior to any construction.

9 MEMBER TAYLOR: Second.

10 THE CLERK: All in favor.

11 MEMBER DAWSON: Aye.

12 MEMBER TAYLOR: Aye.

13 MEMBER WELCH: Aye.

14 MEMBER DI SALVO: Aye.

15 MEMBER RYAN: Aye.

16 DEPUTY CHAIR CAMPBELL: Aye.

17 THE CLERK: Any opposed?

18 (No response was heard.)

19 THE CLERK: Site Plan Number 3608, 42
20 Rutland Road.

21 MEMBER WELCH: Chairman, regarding
22 Application SP-3608 for the premises located
23 at 42 Rutland Road, the applicant comes
24 before this Board seeking approval to
25 maintain rear roof over shed and window well.

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I, Deborah Welch, move that this Board make the following findings of fact:

This application, as submitted, will not produce an undesirable effect on the neighborhood, if the conditions below are met.

This application, as submitted, will produce an aesthetically and conforming positive addition to the surrounding area, if the conditions below are met.

This application, as submitted, will not negatively altered the appearance of the neighborhood, if the conditions below are met.

The site plan and/or artist rendering, dated 12/5/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering has been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully

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considered all documents and testimony concerning this application.

I further move that this application be granted subject to the following conditions:

The Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.

The Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permit.

The Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modification for the Building Department, along with a signed Affidavit of Compliance to the Village Clerk's Office before issuance of a Building permit.

Any changes and/or modifications to the approved plan are subject to further review by the Planning Board.

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2 The Planning Board, as lead agency,
3 accepts the recommendation of the Building
4 Department Superintendent's negative SEQRA
5 declaration and has determined that this
6 action is Type II under SEQRA.

7 Applicant/Owner must obtain the
8 appropriate permits from the Building
9 Department prior to any construction.

10 MEMBER DAWSON: Second.

11 THE CLERK: All in favor.

12 MEMBER DAWSON: Aye.

13 MEMBER TAYLOR: Aye.

14 MEMBER WELCH: Aye.

15 MEMBER DI SALVO: Aye.

16 MEMBER RYAN: Aye.

17 DEPUTY CHAIR CAMPBELL: Aye.

18 THE CLERK: Any opposed?

19 (No response was heard.)

20 THE CLERK: Site Plan Number 3609,
21 263 Arthur Street.

22 MEMBER TAYLOR: Chairman, regarding
23 Application 3609 for the premises located at
24 263 Arthur Street, the applicant comes before
25 this Board seeking approval to widen existing

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driveway.

I, Ladonna Taylor, move that this Board make the following findings of fact:

This application, as submitted, will not produce an undesirable effect on the neighborhood, if the conditions below are met.

This application, as submitted, will produce an aesthetically and conforming positive addition to the surrounding area, if the conditions below are met.

This application, as submitted will not alter the appearance of the neighborhood, if the conditions below are met.

The site plan and/or artist rendering, dated 12/9/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering have been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully

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considered all documents and testimony concerning this application.

I further move that this application be granted subject to the following conditions:

Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.

Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of a Building permit.

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for the Building Department, along with a signed Affidavit of Compliance to the Village Clerk's Office before issuance of a Building permit.

Any changes and/or modification to the approved plan are subject to further reviewed on the Planning Board.

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2 The Planning Board, as lead agency,
3 accepts the recommendation of the Building
4 Department Superintendent's negative SEQRA
5 declaration and has determined that this
6 action is a Type II action under SEQRA.

7 Applicant/Owner must obtain the
8 appropriate permits from the Building
9 Department prior to any construction.

10 Other conditions:

11 The applicant is to use concrete, not
12 pavers.

13 MEMBER WELCH: Second.

14 THE CLERK: All in favor.

15 MEMBER DAWSON: Aye.

16 MEMBER TAYLOR: Aye.

17 MEMBER WELCH: Aye.

18 MEMBER DI SALVO: Aye.

19 MEMBER RYAN: Aye.

20 DEPUTY CHAIR CAMPBELL: Aye.

21 THE CLERK: Any opposed?

22 (No response was heard.)

23 THE CLERK: Site plan Number 3610, 15
24 Lester Avenue.

25 MEMBER DAWSON: Chairman, regarding

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Application 3610 for the premises located at 15 Lester Avenue, the applicant comes before this Board seeking approval to construct second story addition.

I, Heather Dawson, move that this Board make the following findings of fact:

This application, as submitted, will not produce an undesirable effect on the neighborhood, if the conditions below are met.

This application, as submitted, will produce an aesthetically and conforming positive addition to the surrounding area, if the conditions below are met.

This application, as submitted, will not negatively alter the appearance of the neighborhood, if the conditions below are met.

The site plan, survey print and/or artist rendering, dated 12/9/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and/or artist rendering has been stamped, approved and signed by the

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applicant and the chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully considered all documents and testimony concerning this application.

I further move that this application be granted subject to the following conditions:

Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.

Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permit.

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for the Building Department, along with a signed Affidavit of Compliance

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to the Village Clerk's Office before issuance of a Building permit.

Any changes and/or modifications to the approved plan are subject to further review by the Planning Board.

The Planning Board, as lead agency, accepts the recommendation of the Building Department Superintendent's negative SEQRA declaration and has determined that this is a Type II action under SEQRA.

Applicant/Owner must obtain the appropriate permits from the Building Department, prior to any construction.

There are no other conditions.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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2 THE CLERK: Site Plan Number 3606,
3 201 West Merrick Road.

4 MEMBER DI SALVO: Chairman, regarding
5 Application SP-3606 for the premises located
6 at 201 West Merrick Road, the applicant comes
7 before this Board seeking approval to remove
8 33 by 81 area and extend sport court to 91 by
9 81 and replace with new asphalt. Install
10 three ten by eight foot drywells and channel
11 drain on one side of the court.

12 I, Annmarie di Salvo, move that this
13 Board make the following findings of fact:

14 This application, as submitted, will
15 not produce an undesirable effect on the
16 neighborhood, if the conditions below are
17 met.

18 This application, as submitted, will
19 produce an aesthetically and conforming
20 positive addition to the surrounding area, if
21 the conditions below are met.

22 This application, as submitted, will
23 not negatively alter the appearance of the
24 neighborhood, if the conditions below are
25 met.

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2 The artist rendering, dated 11/18/22
3 has been submitted by the applicant, reviewed
4 and approved by the Planning Board. Said
5 artist rendering has been stamped, approved
6 and signed by the applicant and/or the
7 chairman of the Planning Board.

8 The members of this Board are
9 familiar with the neighborhood surrounding
10 the applicant's site and have fully
11 considered all documents and testimony
12 concerning this application.

13 I further move that this application
14 be granted subject to the following
15 conditions:

16 The Applicant/Owner must comply with
17 all the Rules and Regulations of the Village
18 of Freeport.

19 Applicant/Owner must execute an
20 Affidavit of Compliance and return same to
21 the Office of the Village Clerk within 30
22 days after the decision is filed in the
23 Village Clerk's Office as prerequisite for
24 issuance of any permit.

25 Applicant/Owner is to provide two

1 sets of stamped original final plans
2 incorporating all conditions and
3 modifications for the Building Department,
4 along with a signed Affidavit of Compliance
5 to the Village Clerk's Office before issuance
6 of a Building permit.
7

8 Any changes and/or modifications to
9 the approved plan are subject to further
10 review by the Planning Board.

11 The Planning Board, as lead agency,
12 accepts the recommendation of the Building
13 Department Superintendent's negative SEQRA
14 declaration and has determined that this is a
15 Type II action under SEQRA.

16 Applicant/Owner must obtain the
17 appropriate permits from the Building
18 Department prior to any construction.

19 MEMBER WELCH: Second.

20 THE CLERK: All in favor.

21 MEMBER DAWSON: Aye.

22 MEMBER TAYLOR: Aye.

23 MEMBER WELCH: Aye.

24 MEMBER DI SALVO: Aye.

25 MEMBER RYAN: Aye.

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DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3586,
360-370 Atlantic Avenue.

MEMBER DI SALVO: Chairman, regarding
Site Plan SP-3586 for the premises located at
360-370 Atlantic Avenue, the applicant comes
before this Board seeking approval for an
exterior facade repair.

I, Annemarie di Salvo, move that this
Board make the following findings of fact:

This application, as submitted, will
not produce an undesirable effect on the
neighborhood, if the conditions below are
met.

This application, as submitted, will
produce an aesthetically and conforming
positive addition to the surrounding area, if
the conditions below are met.

This application, as submitted, will
not negatively alter the appearance of the
neighborhood, if the conditions below are
met.

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2 The site plan and artist rendering,
3 dated 12/6/22, has been submitted by the
4 applicant, reviewed and approved by the
5 Planning Board. Said site plan and artist
6 rendering has been stamped, approved and
7 signed by the applicant and/or the chairman
8 of the Planning Board.

9 The members of this Board are
10 familiar with the neighborhood surrounding
11 the applicant's site and have fully
12 considered all documents and testimony
13 concerning this application.

14 I further move that this application
15 be granted subject to the following
16 conditions:

17 The Applicant/Owner must comply with
18 all of the Rules and Regulations of the
19 Village of Freeport.

20 Applicant/Owner must execute an
21 Affidavit of Compliance and return same to
22 the Office of the Village Clerk within 30
23 days after the decision s filed in the
24 Village Clerk's Office as a prerequisite for
25 issuance of any permit.

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2 Applicant/Owner is to provide two
3 sets of stamped original final plans
4 incorporating all conditions and modification
5 for the Building Department, along with a
6 signed Affidavit of Compliance to the Village
7 Clerk's Office before issuance of a Building
8 permit.

9 Any changes and/or modifications to
10 the approved plan are subject to further
11 review by the Planning Board.

12 The Planning Board, as lead agency,
13 accepts the recommendation of the Building
14 Department Superintendent's negative SEQRA
15 declaration and has determined that this
16 action is a Type II action under SEQRA.

17 The Applicant/Owner must obtain the
18 appropriate permits from the Building
19 Department prior to any construction.

20 Other conditions:

21 The awnings are to be dark Sunbrella
22 fabric in color of black, brown, or dark
23 gray.

24 MEMBER WELCH: Second.

25 THE CLERK: All in favor.

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MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DAWSON: Make a motion to end
legislative session.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, this hearing was
concluded at 7:58 p.m.)

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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 28th day of December, 2022.


BETHANNE MENNONNA