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2 INCORPORATED VILLAGE OF FREEPORT  
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3 CLERK'S OFFICE ZONING BOARD  
4 VILLAGE OF FREEPORT, NY

5 MUNICIPAL BUILDING  
6 46 North Ocean Avenue  
7 Freeport, NY 11520

8  
9 January 18, 2024  
10 6:00 p.m.

11  
12 M E M B E R S:

13 JENNIFER L. CAREY

DEPUTY CHAIR

14 CHARLES HAWKINS

MEMBER

15 DREW SCOPELITIS

ALTERNATE MEMBER

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23 SAMANTHA SCALLEY

SECRETARY

24 JENNIFER UNGAR

DEPUTY VILLAGE ATTORNEY

25 SCOTT BRAUN

BUILDING DEPARTMENT

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January 18, 2024

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1 Affidavit of Publication 5

2 Affidavit of Posting 5

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APPLICATION 2023-32

BOARD'S FOR I.D. PAGE

1 Affidavit of Mailing 6

\* \* \* \* \*

APPLICATION 2023-29

BOARD'S FOR I.D. PAGE

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APPLICATION 2023-30

BOARD'S FOR I.D. PAGE

1 Affidavit of Mailing 16

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January 18, 2024

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

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2023-29	300 Archer Street	12-16
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1  
2 DEPUTY CHAIR CAREY: Good evening.  
3 I'd like to welcome everyone to the Zoning  
4 Board for January 18, 2024. If everyone  
5 could please join me in the Pledge of  
6 Allegiance.

7 (Pledge of Allegiance recited.)

8 HEARING OFFICER: Thank you I'd like  
9 to entertain a motion to approve the minutes  
10 from the last meeting.

11 MEMBER HAWKINS: So moved.

12 ALTERNATE MEMBER SCOPELITIS: Second.

13 THE SECRETARY: All in favor.

14 MEMBER HAWKINS: Aye.

15 ALTERNATE MEMBER SCOPELITIS: Aye.

16 DEPUTY CHAIR CAREY: Aye.

17 THE SECRETARY: Any opposed?

18 (No response was heard.)

19 DEPUTY CHAIR CAREY: For the next  
20 order of business. Are there any Affidavits  
21 of Publication or Posting to be entered into  
22 the record as exhibits this evening?

23 THE SECRETARY: Yes. I have one  
24 Affidavit of Publication and an Affidavit of  
25 Posting.

1  
2 MS. UNGAR: These will be Board  
3 Exhibits 1 and 2 for this meeting.

4 (WHEREUPON, the above-referred to  
5 documents were marked as Board's Exhibits 1 &  
6 2, in evidence, as of this date.)

7 HEARING OFFICER: Are there any  
8 requests for adjournment this evening?

9 THE SECRETARY: No.

10 HEARING OFFICER: There's no request  
11 for adjournment this evening. I'd ask if  
12 you'd like to speak either for or against any  
13 of the applications tonight, there are forms  
14 in the back, there's a little piece of paper;  
15 fill it out and hand it to the clerk and  
16 we'll have you speak on behalf, or for or  
17 against that application. Thank you.

18 At this time, I'd like the clerk to  
19 call the first application.

20 THE SECRETARY: Application 2023-32,  
21 66 Independence Avenue, Residence A, Section  
22 55, Block 364, Lot 142 - Nelson Vintimilla.  
23 Maintain reconstruction of a 19 foot by 19  
24 foot garage due to fire damage. Variances:  
25 Village Ordinance Section 210-6(A), Section

210-43(C)2, required yard.

I have one Affidavit of Mailing to be entered into the record as Board Exhibit Number 1.

MS. UNGAR: For this individual public hearing.

(WHEREUPON, the above-referred to document was marked as Board's Exhibit 1, in evidence, as of this date.)

H A N S Y B E N O I T,  
a Spanish interpreter herein, having been first duly sworn by a Notary Public of the State of New York to interpret the questions into Spanish and the answers into English, to the best of his ability:

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

THE INTERPRETER: Hansy Benoit. 24 Gerald Avenue, Freeport, New York 11550.

N E L S O N V I N T I M I L L A,  
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

1  
2 name and address for the record.

3 THE INTERPRETER: Nelson Vintimilla.  
4 66 Independence Avenue, Freeport.

5 DEPUTY CHAIR CAREY: Now is the time  
6 when he presents his case as to why we should  
7 approve his application.

8 THE INTERPRETER: Well, this is the  
9 second time that I'm coming here. The  
10 problem was that there was not sufficient,  
11 enough room between the garage and the fence  
12 that was built. I paid a company and an  
13 architect to do it all. Well, the fact is,  
14 since I didn't know anything about that, you  
15 know, I paid my money but it didn't come out  
16 right. Now I need your help and I would like  
17 my application to be approved.

18 MEMBER HAWKINS: How long has he  
19 lived there?

20 THE INTERPRETER: I bought the house  
21 about seven years ago.

22 MEMBER HAWKINS: Was there a fire  
23 before?

24 THE INTERPRETER: Yes, there was a  
25 fire.

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THE AUDIENCE: (Inaudible.)

THE INTERPRETER: That's my daughter.

DEPUTY CHAIR CAREY: If she'd like to speak, she can be sworn in also, when we're finished with Mr. Vintimilla. She can go next.

THE INTERPRETER: Okay.

DEPUTY CHAIR CAREY: When did the fire happen? The fire damage to the garage happen, when did that happen?

THE INTERPRETER: About two years back.

DEPUTY CHAIR CAREY: Did the fire burn the garage completely down and he rebuilt it?

THE INTERPRETER: Yes.

DEPUTY CHAIR CAREY: Was it the exact same footprint of the garage that had previously been there?

THE INTERPRETER: Well, when I came here to find out, to look for the plans of the old garage, they told me that they did not exist. So, we had to actually make new plans.

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DEPUTY CHAIR CAREY: Right. Usually a garage is built on a concrete slab. Did they use the same slab or make a bigger slab?

THE INTERPRETER: No, the same slab.

DEPUTY CHAIR CAREY: What year was the house built originally? Do you know what year the house was built originally?

THE INTERPRETER: I don't know the exact date when the house was built, but I can tell you that when I bought the house the garage was brand new, because the previous owner had rebuilt it.

MS. UNGAR: I think what a lot of the questions the Board is asking is that our Building Department made the Board aware that there was a previous variance for a garage in 2013, but the garage that was approved in 2013 was for a garage 18 feet by 19 feet, and the garage proposed today is 19 feet by 19 feet.

THE INTERPRETER: 18 feet by --

MS. UNGAR: 18 by 19 versus 19 by 19.

THE INTERPRETER: The architect is the one who actually took the measurements,

1  
2 but it was exactly on the same slab and the  
3 same way that it was before.

4 MS. UNGAR: I suspect that's why it  
5 was sent to zoning, because the plans list it  
6 as being slightly larger; therefore, it has  
7 to be considered for variance again.

8 THE INTERPRETER: But it is built on  
9 the same platform that the old one was built  
10 before.

11 MS. UNGAR: Understood. So, we don't  
12 know where the issue came in. Did the old  
13 person measure a little bit poorly, did they  
14 pour a little larger slab. We don't know. I  
15 think that's why we're here, but we  
16 understand it's the same slab.

17 DEPUTY CHAIR CAREY: Now that we  
18 understand it's the same slab. We understand  
19 that. That's good.

20 THE INTERPRETER: Well, actually, the  
21 architect that made the plans sent someone  
22 else, not him personally, but sent someone  
23 else to take the measurements. Maybe they  
24 did it wrong. I don't know.

25 MS. UNGAR: We understand. But it's

1  
2 your testimony that it's built on the same  
3 slab as you previously had.

4 THE INTERPRETER: Correct.

5 DEPUTY CHAIR CAREY: Do you have any  
6 further questions?

7 MEMBER HAWKINS: No.

8 DEPUTY CHAIR CAREY: Is there anyone  
9 else you'd like to speak about this or are  
10 you finished?

11 THE INTERPRETER: No, that's okay.  
12 The only thing I'm requesting of you is that  
13 you help me out, simply because it's been a  
14 long time since I'm trying to resolve this  
15 problem.

16 MEMBER HAWKINS: When did he have the  
17 new garage built? Two years ago the garage  
18 was built?

19 THE INTERPRETER: I would say about  
20 five months ago.

21 MEMBER HAWKINS: Five months.

22 DEPUTY CHAIR CAREY: Is there anyone  
23 else who would like to speak for or against  
24 this application tonight?

25 (No response was heard.)

1  
2 DEPUTY CHAIR CAREY: If there is no  
3 further -- anyone who wants to address this  
4 application, I'd like to ask for a motion to  
5 close for further evidence and testimony and  
6 reserve decision.

7 MEMBER HAWKINS: So moved.

8 ALTERNATE MEMBER SCOPELITIS: Second.

9 THE SECRETARY: All in favor.

10 MEMBER HAWKINS: Aye.

11 ALTERNATE MEMBER SCOPELITIS: Aye.

12 DEPUTY CHAIR CAREY: Aye.

13 THE SECRETARY: Any opposed?

14 (No response was heard.)

15 DEPUTY CHAIR CAREY: Thank you. We  
16 appreciate you coming back for your second  
17 round. We'll let you know. As soon as we  
18 make the decision, we'll send it to you in  
19 the mail.

20 THE INTERPRETER: Thank you very much  
21 and goodnight.

22 DEPUTY CHAIR CAREY: Can the clerk  
23 please call the next application this  
24 evening.

25 THE SECRETARY: Application 2023-29,

January 18, 2024

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1  
2 300 Archer Street, Residence AA, Section 62,  
3 Block 129, Lot 15 - Walter Ellis. Maintain  
4 cabana with chimney 18 foot by 20 foot square  
5 feet. Variances: Village Ordinance Section  
6 210-6(A), Section 210-35C(1 & 2), required  
7 yards.

8 I have an Affidavit of Mailing for  
9 this application to be placed on the record  
10 as Exhibit 2.

11 (WHEREUPON, the above-referred to  
12 document was marked as Board's Exhibit 2, in  
13 evidence, as of this date.)

14 A L I D A E L L I S,  
15 having been first duly sworn by a Notary  
16 Public of the State of New York, was  
17 examined and testified as follows:

18 W A L T E R E L L I S,  
19 having been first duly sworn by a Notary  
20 Public of the State of New York, was  
21 examined and testified as follows:

22 COURT REPORTER: Please state your  
23 names and address for the record.

24 ALIDA ELLIS: Alida Ellis. 300  
25 Archer Street, Freeport, New York.

1  
2 WALTER ELLIS: Walter Ellis. 300  
3 Archer Street, Freeport, New York 11520.

4 MS. UNGAR: Madam Chair, as you may  
5 recall, this applicant was here last month.  
6 It had been on solely for a side yard  
7 setback, but the front the secondary front  
8 yard setback had been omitted from the denial  
9 letter. The applicant made their  
10 presentation with the understanding that we  
11 did need to re-notice the hearing, but that  
12 if there was no additional questions or  
13 concerns from the public that there would  
14 likely not be need for much additional  
15 testimony tonight, unless the Board had any  
16 specific questions.

17 DEPUTY CHAIR CAREY: Yes, I  
18 understand. Thank you. I believe that we  
19 amended our notification and it was all  
20 included in the second one, that's why we're  
21 here tonight. There really is no need for  
22 further evidence, as you presented at the  
23 last meeting.

24 WALTER ELLIS: Yes.

25 DEPUTY CHAIR CAREY: With that being

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so, I'd like to entertain a motion to --

MS. UNGAR: Let's just, for the record --

DEPUTY CHAIR CAREY: Does anyone want to speak for or against.

MS. UNGAR: Is there any public comment to speak for or against the application?

(No response was heard.)

DEPUTY CHAIR CAREY: That being a no, I believe. So, we can move forward. I'd like to entertain a motion to reserve decision -- close to further evidence and testimony and reserve decision.

ALTERNATE MEMBER SCOPELITIS: So moved.

MEMBER HAWKINS: Second.

THE SECRETARY: All in favor.

MEMBER HAWKINS: Aye.

ALTERNATE MEMBER SCOPELITIS: Aye.

DEPUTY CHAIR CAREY: Aye.

THE SECRETARY: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAREY: Thank you very

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much.

WALTER ELLIS: Thank you.

ALIDA ELLIS: Thank you. Have a good night.

DEPUTY CHAIR CAREY: If we can call the third application on tonight's agenda, please.

THE SECRETARY: Application 2023-30, 428 Roosevelt Avenue, Residence A, Section 62, Block 156, Lot 756 - Harry Ramdas. Construct rear deck after removal of south porch, reconstruct existing upper level rear deck in midportion and rebuild rear deck at grade. Maintain existing 200.1 square foot second story addition. Variances: Village Ordinance Section 210-6(A), Section 210-43A(2) & C(2), required yards, Section 210-41, lot coverage, floor area ratio.

I have an Affidavit of Mailing for this application to be placed on the record as Exhibit 1.

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

January 18, 2024

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2 R O B E R T B E N N E T T,  
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 name and address for the record.

8 MR. BENNETT: Robert Bennett. 8 West  
9 Merrick Road, Freeport, New York with RABCO  
10 Engineering.

11 Good evening, Members of the Board,  
12 ladies and gentlemen, and ladies. This  
13 application is to maintain some existing  
14 conditions, basically, and reconstruct them.  
15 The original architect was James Prisco. He  
16 was an architect here in Freeport.  
17 Unfortunately, he had passed away. I knew  
18 him from -- was in grade school with my  
19 sister. Nonetheless, these are his plans  
20 originally, and I'm helping Mr. and  
21 Mrs. Ramdas continue on and try to maintain  
22 the structure.

23 The plans went back and forth a  
24 little bit, because some of the parts were a  
25 little bit confusing. I tried to simplify

1  
2 it. I think you should all have -- I made a  
3 color coded copy of the drawings. I broke,  
4 basically, this project into three parts.  
5 The left part and -- all of these were all  
6 existing. We did not change any lot coverage  
7 at all. All of these lot coverages and the  
8 setbacks remain what was originally there.  
9 They reconstructed the bulkhead, and the two  
10 pieces of property, the two south and the  
11 middle portion were removed to allow the  
12 deck -- the bulkhead reconstruction to put  
13 the proper tiebacks and bulkhead in place.

14 The one on the left side, which I  
15 believe is in orange, if you can see that,  
16 that was originally a single rear deck  
17 enclosed. That is now being reconstructed.  
18 The only difference is, they're putting a  
19 porch, an open porch on top of that. Same  
20 footprint, same dimensions, same setback.

21 The one in the middle also was there  
22 existing. We're reconstructing that, and  
23 that will be a lower porch only.

24 The third portion, which is on the  
25 right side, was built. It did not have a

1  
2 permit, but it was a second level. The first  
3 level was always there. Again, we didn't  
4 change the lot coverage, but we're  
5 maintaining that upper level area.

6 The only thing that would -- that did  
7 trigger this is the floor area ratio, because  
8 that is -- even though we didn't change the  
9 lot coverage, we increased the floor area  
10 ratio. None of the numbers were really  
11 excessive, but nonetheless they did go over  
12 the allowable per the variance. I did put a  
13 letter together -- I don't know if that's --  
14 sort of explaining those issues.

15 The total lot coverage was originally  
16 38.2 percent, and the code allows us 30  
17 percent. We didn't change that, we're not  
18 increasing that. So, we're looking just to  
19 maintain what was there, which is 38.2  
20 percent. That was listed correctly on the  
21 original plans, that number.

22 The difference, which we noted was  
23 incorrect was the original architect had the  
24 floor area ratio incorrect. So, bottom line,  
25 originally the floor area ratio was 54.8

1  
2 percent, this maintain made it 57.9 percent;  
3 so, slight increase but still over the 50  
4 percent that the code allows. Code allows 50  
5 percent, and we are ending up with 57.9  
6 percent for the floor area ratio.

7 The setbacks, we didn't change that.  
8 That still is what they were. I think that  
9 was the third portion of the disparity  
10 between the code and what we're asking for.

11 DEPUTY CHAIR CAREY: I'm familiar  
12 with Roosevelt and I'm familiar that the  
13 houses on Roosevelt are very, very close the  
14 waters edge. That was built like that,  
15 that's why the rear setback is so small.

16 MR. BENNETT: That is true. The  
17 other issue, which I didn't bring up, is the  
18 construction was very poor. In today's  
19 world, as a structural engineer try to build  
20 not bigger necessarily but better, so  
21 everything is -- the connection will be  
22 rebuilt to withstand and to the current code.

23 DEPUTY CHAIR CAREY: When you  
24 reconstruct these rear decks, what do you  
25 mean? Are you going to use Helical pilings

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to hold them up?

MR. BENNETT: Everything going to be on pilings, yes.

DEPUTY CHAIR CAREY: You said the orange deck that you have in your color coded drawing is a little larger or the same size?

MR. BENNETT: No, the exact same size. The only difference is, it's going to be the open deck porch above that. There was no porch before that. It will be open deck porch above it with the same footprint.

MEMBER HAWKINS: The plans here, blue, is that the south side of the house?

MR. BENNETT: That's north.

MEMBER HAWKINS: That's the north side?

MR. BENNETT: Yes.

MEMBER HAWKINS: Okay.

MR. BENNETT: I don't know -- yeah, there's a north arrow. It's a little hidden.

DEPUTY CHAIR CAREY: Did you say you are putting an extension on the top of that or you're not?

MR. BENNETT: That's already there.

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That is already an existing second level. We didn't change the footprint, but we're maintaining that existing second level floor space.

DEPUTY CHAIR CAREY: That had never been filed before?

MR. BENNETT: That was never filed before.

DEPUTY CHAIR CAREY: It was already built when she bought the house?

MR. BENNETT: That's correct.

DEPUTY CHAIR CAREY: The last person did. Understood now. So in this photograph shows --

MS. UNGAR: So, is the existing deck at ground level just at grade, basically, or is that --

MR. BENNETT: It's at grade, correct. One step above grade, but yes.

MS. UNGAR: That doesn't fall into setbacks or that kind of stuff. Those are permitted, basically, to go up to the bulkhead, which is why we're here for, basically, the second part.

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2 MR. BENNETT: There is a five foot  
3 setback. It's not right up to the bulkhead,  
4 it's there about.

5 DEPUTY CHAIR CAREY: Years ago, it  
6 was never built with a 20 foot backyard?

7 MR. BENNETT: We didn't change the  
8 footprint. It was always that way. In fact,  
9 Mr. Ramdas has some photos what was there  
10 originally, if you care to look at those as  
11 well.

12 DEPUTY CHAIR CAREY: I know a friend  
13 of mine owned a house on that street and  
14 literally the backyard was at the waters  
15 edge -- I mean the house was at the waters  
16 edge.

17 MS. UNGAR: If I'm looking at this,  
18 the at grade deck goes to the bulkhead. The  
19 setback is for that yellow portion that has  
20 the five percent.

21 MR. BENNETT: That's most extreme,  
22 yes.

23 DEPUTY CHAIR CAREY: Again, the  
24 yellow portion is already in existence as  
25 well, it was there?

1  
2 MR. BENNETT: It was existing. It  
3 was taken down to repair the bulkhead. The  
4 bulkhead is now fully done. The rest of it  
5 is not done. They are looking to put this  
6 back the way it was.

7 DEPUTY CHAIR CAREY: If you were to  
8 make it smaller, to make it match the orange,  
9 like the line of the orange to have it be  
10 less, what would it do to the inside of the  
11 house?

12 MR. BENNETT: Well, originally,  
13 the -- from an architectural standpoint, not  
14 from a structural standpoint, there was like  
15 a mishmash of three different houses, and the  
16 final look is to sort of combine that  
17 architecturally, so it does have the flavor  
18 of being one house with the upper dormer  
19 conditions. Architecturally, to make it look  
20 mansion like in a sense.

21 Structurally, again, it's going to be  
22 pile supported. To set it back, it has that  
23 look and we still have to go before site plan  
24 review board as well after this, as you know.

25 DEPUTY CHAIR CAREY: The yellow one

1  
2 is a deck too, not -- that's not part of the  
3 house or it is the house?

4 MR. BENNETT: The yellow part is the  
5 deck, yes.

6 DEPUTY CHAIR CAREY: If it were to be  
7 shortened and have it to be -- the facade to  
8 be the same, it would just shorten the deck.  
9 So, it wouldn't decrease the size of the  
10 interior of the house it would just decrease  
11 the deck size, correct.

12 J E N R A M D A S,  
13 having been first duly sworn by a Notary  
14 Public of the State of New York, was  
15 examined and testified as follows:

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

18 MS. RAMDAS: Jen Ramdas. 428  
19 Roosevelt Avenue, Freeport, New York 11520.

20 COURT REPORTER: Thank you. If you  
21 could speak into the microphone.

22 MS. RAMDAS: We're not changing  
23 anything. We're just trying to make it more  
24 secure, because the way it was, it was not  
25 safe. You know, over the years, the wind is

1  
2 weakening everything. So, the way we are  
3 trying to do it -- it looks like three  
4 different house. We want to put it that it  
5 looks nice when you look at it, not three  
6 different house. And the way we looked at it  
7 was, we wanted more firmly support. We're  
8 putting in addition Helical piles so it can  
9 support it. I think the plans show for ten  
10 more that has to be inputted in there. And  
11 then once we fill it, hopefully everything  
12 will look like it's one house versus three  
13 different house. And right now we really  
14 can't even keep an umbrella in the backyard,  
15 everything is flying away.

16 MR. BENNETT: The question was if you  
17 wanted to bring the deck flush back.

18 MS. RAMDAS: The one -- the middle  
19 deck comes right out of the kitchen. It's a  
20 split level house. So, when you walk in, you  
21 are walking up five steps. The living room  
22 is on a different angle. When you go down  
23 the step to the family room, then you walking  
24 right out the deck. So, it's hard to  
25 visualize the way you're -- because then

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you're going to have a lot more step in the backyard.

DEPUTY CHAIR CAREY: I don't have anymore questions. Do you have any questions?

MEMBER HAWKINS: I'm looking at the pictures. Were there fences on the south side of the house?

MS. RAMDAS: Fences?

MEMBER HAWKINS: A fence, where the fence is. You have a fence on the south side of your house?

MS. RAMDAS: Yes.

MEMBER HAWKINS: Where that is, you're doing construction on that side there. Was there ever a driveway or something else?

MS. RAMDAS: A what?

MEMBER HAWKINS: A driveway.

MS. RAMDAS: No. It's not big enough for a driveway.

MEMBER HAWKINS: It's not big enough?

MS. RAMDAS: No. The garage is under the house. We have a large walkway on both sides. You can't. When you're looking at

1  
2 it, the left side you probably have about 15  
3 inches and then you go straight up to the  
4 water. On the right side you have about 20  
5 inches. It has, like, a big walkway with the  
6 electrical and the AC unit.

7 DEPUTY CHAIR CAREY: You think the  
8 north side of the property there was  
9 originally a garage where that blue part is?

10 MS. RAMDAS: Oh, no, there was no  
11 garage in the back. The garage is under the  
12 house.

13 DEPUTY CHAIR CAREY: That's on the  
14 far right side. Got it.

15 MS. RAMDAS: The left side is -- as  
16 soon as you pull up, there's not a garage,  
17 but it's the walkway. You're going right  
18 into the water.

19 DEPUTY CHAIR CAREY: Is there anyone  
20 who would like to speak for or against this  
21 application? I don't think so, because no  
22 one is in the audience, but I had to ask.  
23 That being said, I would ask that we  
24 entertain a motion to close this hearing for  
25 further evidence and testimony and also

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reserve decision.

MEMBER HAWKINS: So moved.

ALTERNATE MEMBER SCOPELITIS: Second.

THE SECRETARY: All in favor.

MEMBER HAWKINS: Aye.

ALTERNATE MEMBER SCOPELITIS: Aye.

DEPUTY CHAIR CAREY: Aye.

THE SECRETARY: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAREY: Okay. Thank you  
so much.

MR. BENNETT: Thank you.

DEPUTY CHAIR CAREY: Happy New Year  
to everyone.

At this time are we going to leave  
legislative session and go into executive  
session? I'll entertain a motion to do so.

ALTERNATE MEMBER SCOPELITIS: So  
moved.

MEMBER HAWKINS: Second.

THE SECRETARY: All in favor.

MEMBER HAWKINS: Aye.

ALTERNATE MEMBER SCOPELITIS: Aye.

DEPUTY CHAIR CAREY: Aye.

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THE SECRETARY: Any opposed?

(No response was heard.)

(Time Ended: 7:21 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 24th day of January, 2024.

  
BETHANNE MENNONNA