

RECEIVED

2024 MAR 15 P 12:33  
INCORPORATED VILLAGE OF FREEPORT  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY  
BOARD OF TRUSTEES MEETING

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

February 5, 2024  
5:45 p.m.

M E M B E R S :

RONALD J. ELLERBE	DEPUTY MAYOR
EVETTE B. SANCHEZ	TRUSTEE
JORGE A. MARTINEZ	TRUSTEE

\* \* \*

PAMELA A. WALSH-BOENING	VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY COUNSEL
SERGIO MAURAS	BUILDING DEPARTMENT

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

February 5, 2024

2

-----INDEX-----

<u>ADDRESS</u>	<u>PAGE</u>
177 Atlantic Avenue	3-16
188 Independence Avenue	16-23
360 Atlantic Avenue	24-33
388 Pennsylvania Avenue	23 & 41-51
823 South Long Beach Avenue	34-35
313 Nassau Avenue	35-41

\* \* \* \* \*

1  
2 MR. McLAUGHLIN: Good evening  
3 everyone. Let's start, Deputy Mayor, with  
4 177 Atlantic Avenue.

5 Is anyone present on Zoom for 177  
6 Atlantic Avenue?

7 MS. ANGELIADES: Yes, that's me.  
8 Gina Angeliades.

9 MR. McLAUGHLIN: This the second time  
10 on for 177 Atlantic Avenue. As you may  
11 remember, this is a matter that was the old  
12 Dairy Barn property. The superintendent is  
13 here. Superintendent, can you give us an  
14 update for 177 Atlantic?

15 MR. MAURAS: 177 Atlantic has been,  
16 of course, vacant for quite a while. It  
17 really hasn't been maintained the way that it  
18 should be. There's flaking paint, the  
19 property has not had the grass cut, the weeds  
20 cut on a regular basis. It's starting to  
21 look a little bit dilapidated. So, that is  
22 the reason that you're here.

23 MS. ANGELIADES: So, we have -- we're  
24 in February. So, we definitely have a  
25 landscaping contract. I don't know if that

1  
2 might have been -- we have a landscaping  
3 contract. We have McCutchan. They cut our  
4 lawn, they do fall cleanups, spring cleanups,  
5 they also plow. And then I have a  
6 maintenance guy that goes to all of the  
7 properties on a rotating schedule, so that  
8 every ten or fourteen days he hits every  
9 property; and he'll tell me if someone is  
10 parked there that is not supposed to be, or  
11 he cleans up garbage and debris. He lets me  
12 know if there is anything out of sorts. So,  
13 I can only always schedule -- then I have  
14 another guy who is like a heavy lifter. He  
15 actually cleaned up Freeport a couple of  
16 months ago. There was a container there,  
17 people dumped planters. Like, he went and  
18 did a massive cleanup. If it needs another  
19 cleanup like that, I can easily send someone.  
20 I mean, he'll get there within the week.

21 MR. McLAUGHLIN: I think I spoke to  
22 you on the phone. I'm Rob McLaughlin. I  
23 believe we spoke last week. We also need to  
24 have an update on what's going on with the  
25 building itself, because part of it is the

1  
2 yard itself, but part of it is the building  
3 itself is dilapidated. We need to have an  
4 update on where we're going now.

5 MS. ANGELIADES: So, I think my  
6 architect, I think he met with Sergio. I'm  
7 not sure. I know today was the last piece of  
8 that list of information that you guys needed  
9 for the plans. Today, he sent me the  
10 receipt, he paid the building permit fee.  
11 So, they submitted plans for full  
12 renovations. I think everything has been  
13 submitted.

14 MR. MAURAS: That was completed  
15 today?

16 MS. ANGELIADES: Today I got -- I  
17 think he had a meeting. He said he submitted  
18 everything, and the final piece was the  
19 building permit to get paid. And he sent me  
20 a receipt, it's like three thousand something  
21 dollars. He sent me a receipt that that was  
22 paid.

23 So, everything that you guys needed  
24 in to support the application that was  
25 previously submitted should be in now. He

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

told me everything on that list has now been submitted.

MR. MAURAS: Because as of Friday, this past Friday, an official application had not be filed with our office.

MS. ANGELIADES: So, if the only thing missing was the fee, that was done today. I can Email you copy of the receipt, if you want to you see it. According to him, everything has been submitted now for review.

MR. MAURAS: I will double check tomorrow and verify that everything has been submitted, and I will have my plans examiner get back to whomever it was that filed.

MS. ANGELIADES: Okay. And I'll forward you a copy, just so you see the filing fee.

MR. McLAUGHLIN: If I may ask, when a permit is eventually issued, how long before you start construction on repairing the --

MS. ANGELIADES: They have their GC. They have already purchased and got approved plans in Baldwin, and they've got like a five pack of Hewlett, Oceanside, those five. The

February 5, 2024

7

1  
2 general contractor has ordered the material,  
3 but I guess the way he works, he wants to  
4 start several at once. Like, he does  
5 Phase 1. He doesn't want to start one store.  
6 I guess feels like that would delay  
7 everything. So, the GC, the general  
8 contractor they hired has been waiting,  
9 because I guess they were hoping to have  
10 these building approvals done about two  
11 months ago. So, he's on standby. He's,  
12 like, ready. They submitted all of his -- I  
13 guess some towns require his insurance and  
14 all this stuff be submitted. The contractor  
15 is ready to go. The material has been  
16 ordered. So, once the plans are approved --  
17 they know it's winter, they're not concerned.  
18 Most of it is interior renovations,  
19 especially with the plumbing, electrical  
20 panel, and then they are doing a whole  
21 outside facelift. They are not changing the  
22 size of the building. For now they're  
23 keeping the curb cuts. So, it should be  
24 relatively -- it's a simple -- they need to  
25 do a lot of work, but it's a simple

1  
2 transition in that they don't need to change  
3 much in size of like design, square footage,  
4 shape of the structure, anything like that.

5 MR. MAURAS: Understood. You are  
6 aware that you are still required to file for  
7 the Site Plan Board, correct?

8 MS. ANGELIADES: That's where they  
9 seem to -- this is not the architect now,  
10 this is the Ready Coffee people that want to  
11 take it and do the concept. They keep  
12 waiving me the County -- maybe you guys can  
13 tell me. They keep telling me to trigger a  
14 County approval, the 239-F. They keep saying  
15 we're not building a new structure, we're not  
16 doing this, we're not doing that, we don't  
17 qualify or we're not required to go in front  
18 of the County. And that's where they seem to  
19 be stuck.

20 MR. McLAUGHLIN: Whether or not you  
21 qualify to go in front of the County, the  
22 Village has their own Site Plan Review Board  
23 that you are going to have to apply to.

24 MS. ANGELIADES: The Town of Freeport  
25 has their own site plan review. Do you have

1  
2 any idea how long that takes, because we  
3 might lose them, only because they seem to  
4 only be taking things that they can get  
5 approvals on and start construction right  
6 away. Then I have to go for a Plan B on who  
7 else is interested in this property.

8 MR. McLAUGHLIN: As fast as can you  
9 apply. We generally have you on the calendar  
10 within about a month.

11 MS. ANGELIADES: Okay. I'll let them  
12 know. As they submitted these plans, should  
13 they be going for site plan approval now with  
14 the DOB plans in or are they waiting for that  
15 approval first?

16 MR. MAURAS: Once we review the  
17 drawings downstairs, we verify that zoning  
18 will not be required. If zoning in not  
19 required, then we'll send you a site plan  
20 letter with instructions and an application  
21 as to how to file for site plan.

22 MS. ANGELIADES: Okay. So, I'll let  
23 them know not to get alarmed that if they --  
24 the first step gets approved, then it goes to  
25 site plan review, it's not a lengthy process.

1  
2 MR. McLAUGHLIN: The only thing I  
3 would suggest is, you mentioned that interior  
4 work has to be done and exterior work. I  
5 would suggest the exterior work gets done  
6 first; that's why realistically you're here.  
7 We're not concerned about the interior, it's  
8 more the exterior aesthetics of the property  
9 on the neighborhood.

10 MS. ANGELIADES: I know. I don't  
11 know why that one -- yeah, I hear you.  
12 Especially from the back. The front is okay.  
13 It's when you drive around the back, it's a  
14 disaster. I agree with you. So, I'll let  
15 them -- they don't seem to think that -- I'll  
16 even ask the contractor, because he already  
17 fixed Baldwin and Bethpage. So, I'm going to  
18 ask him how long it took for them to renovate  
19 the outside of structures and if they start  
20 with them first or how quickly they would get  
21 to that.

22 I think that they fixed those  
23 structures within two months, out and in, and  
24 that was electrical, plumbing, like  
25 everything.

1  
2 TRUSTEE MARTINEZ: This is Trustee  
3 Martinez. You mentioned Baldwin, you  
4 mentioned Bethpage. I'm familiar with both  
5 of the locations. Why aren't they open? Why  
6 aren't they functioning?

7 MS. ANGELIADES: They bought Baldwin  
8 now. So, they just closed on Baldwin.  
9 That's where the GC is like, "I want to start  
10 on four or five of these properties at once,  
11 I have all the material." Whatever that  
12 reasoning is.

13 Bethpage. They don't like Bethpage  
14 for the entrance and exit, and the neighbors  
15 were already giving them a hard time. They  
16 think Bethpage is going to be problematic.  
17 So, we're already looking into other uses for  
18 Bethpage. And the taxes in Bethpage are over  
19 \$40,000. I think that bothered them too,  
20 which I guess is going to be an issue for  
21 anyone who wants that space. We're thinking  
22 maybe a car wash. I have no idea. Bethpage  
23 was renovated, which is unfortunate.

24 TRUSTEE MARTINEZ: It's ready to go.  
25 Is right on Bunker Avenue, ready to go.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. ANGELIADES: Yep. When that was a Dairy Barn, they had the space up to street, and it was one of their top performing ones. When the lease went up, they moved there and then it was never the same. It just never did the same business, even though it's literally up the street.

TRUSTEE MARTINEZ: Baldwin, the issue is interior work?

MS. ANGELIADES: Which one?

TRUSTEE MARTINEZ: The one in Baldwin. Why is that not opened yet?

MS. ANGELIADES: So, the Baldwin one. The one that they closed on -- they closed on the one -- oh, yeah, they closed on the one that was completely renovated.

TRUSTEE MARTINEZ: The one in Baldwin has been closed about two years.

MS. ANGELIADES: They just closed on that with us two weeks ago. They just purchased that one. I'm just trying to think. Baldwin. I'm thinking that -- did they buy the other Baldwin that needs to be renovated and not that one?

February 5, 2024

13

1  
2 TRUSTEE MARTINEZ: Either way, it's  
3 sitting there.

4 MS. ANGELIADES: Yeah. One is  
5 completely -- I'm going to find out, because  
6 they just bought -- they only bought one  
7 property so far, and it was Baldwin. I just  
8 don't know if they bought the renovated  
9 Baldwin or the unrenovated Baldwin.

10 TRUSTEE MARTINEZ: Thank you.

11 MS. ANGELIADES: But they have both  
12 Baldwin's in their portfolio, and they have  
13 until the end of March, because they have  
14 been holding up these stores for nine months.  
15 So, they have close on them. I'm hoping that  
16 they can, because they're like our best -- I  
17 think they're the best fit, because there's  
18 very little you could do with these  
19 properties.

20 So, I will let them know that they're  
21 going to have to do the site plan thing but  
22 it's nothing to be alarmed about. I will  
23 find out for you about Baldwin, because now  
24 I'm curious as well. And Sergio, I can send  
25 you the fee, the filling fee receipt.

1  
2 MR. MAURAS: That's fine. And back  
3 to the comment in regards to Nassau County  
4 and the 239. I'm quite confident that they  
5 are not going to require you to do very much,  
6 but I am also aware that Nassau County is  
7 aware that you have competition across the  
8 street with the upcoming Starbucks, and they  
9 are concerned about traffic patterns; hence  
10 the reason we are going to need something  
11 from the County indicating whether there's  
12 going to be any requirements on your end.

13 MS. ANGELIADES: You guys might want  
14 a County review, regardless if they trigger  
15 the typical County review.

16 MR. McLAUGHLIN: I don't think we  
17 need County review, but we will need  
18 something from the County saying that County  
19 review would not be required.

20 MR. MAURAS: Correct.

21 MS. ANGELIADES: Would that be the  
22 architect and the expediter going to the  
23 County and finding out if it's not required?

24 MR. MAURAS: Architect, the  
25 expediter. Whomever is responsible for this

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

project.

MS. ANGELIADES: Would get that kind of waiver from the County now. They would go to the County. It's not like the town says you don't need it or the village?

MR. MAURAS: We just need confirmation from the County whether it's needed or not.

MS. ANGELIADES: Okay. So, I'll work on that. Do we want to get back on a call then?

MR. McLAUGHLIN: Yes. Deputy Mayor, I would ask that you entertain a motion to adjourn this matter to our next date, which would be March 11th.

DEPUTY MAYOR ELLERBE: There's a motion.

TRUSTEE SANCHEZ: So moved.

MS. ANGELIADES: So March 11th. Is it okay if I have to appear on Zoom again. We're doing a coffee shop. I might have to do Zoom again.

MR. McLAUGHLIN: Okay.

MS. ANGELIADES: So, March 11th,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Zoom. Okay. I'll have answers -- more answers, and hopefully we'll be closer to something.

MR. McLAUGHLIN: Thank you, ma'am.

MS. ANGELIADES: Thank you very much.  
Thank you.

MR. McLAUGHLIN: The next matter is 188 Independence Avenue.

MR. REICHEL: Good evening. Samuel Reichel from Frenkel and Lambert, attorneys for Bank of America. We have the mortgage on the property.

MR. McLAUGHLIN: Is the property presently in foreclosure, sir?

MR. REICHEL: There is a foreclosure action pending started by another law firm, not our firm. Truthfully, nothing has happened since August. Apparently one of the two owners of the property is deceased, so the matter is tied up in probate right now.

MR. McLAUGHLIN: Mr. Superintendent, can you describe what the issues are with 188 Independence Avenue?

MR. MAURAS: 188 Independence Avenue

1  
2 is a vacant home, which we are here for the  
3 purpose of the exterior, but I will note that  
4 on the interior of the property we did  
5 placard the property because there are  
6 dangerous conditions on the inside. That's  
7 just a side note.

8           When it comes to the exterior of the  
9 property, one of our inspectors, Inspector  
10 Jeff Gallo, has been speaking to Mr. Ross  
11 from Safeguard Properties. He advised him  
12 that the property needs clean up of all  
13 debris, storage containers, leaves. There's  
14 an HVAC that's laying on the side of the  
15 property. The property has boards on the  
16 windows and doors, there's holes in the roof,  
17 there's missing slate tile from the roof.  
18 There's a section in front of the house that  
19 is missing bricks, some of the fascia needs  
20 to be replaced. As mentioned, the meter mast  
21 is dislodged from the wall, the gutters and  
22 leaders are falling off, there is rotten wood  
23 at the front entrance, and there's a light  
24 fixture over the front door which is  
25 basically improperly installed and dangling.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. McLAUGHLIN: Counsel, does -- is it called Safelight?

MR. MAURAS: Safeguard.

MR. McLAUGHLIN: Safeguard work for the bank?

MR. REICHEL: Safeguard is a preservation company that Bank of America does use, yes. From what I understand from my notes, my client has informed me that somebody from Safeguard had been in touch with a John LaTinski from the Court office. I don't know, is that the name?

MR. McLAUGHLIN: No.

MR. REICHEL: And there were some discussions about doing some work on the property. The problem is, at this point, we don't have access to the inside and we don't own the property.

MR. McLAUGHLIN: Counsel, we're not -- at this point, this matter is not dealing with the inside of the property, it's dealing with the exterior of the property. So, it's really safeguarding, I guess, not only your investment, plus the aesthetics of

1  
2 the property with regards to how it looks to  
3 other individuals who have to deal with it.

4 MR. REICHEL: I understand. For  
5 example, again, I don't know. The gentleman  
6 referenced the problems with the roof and  
7 things like that. I don't know if,  
8 necessarily, we have a right to go and fix  
9 those particular points. I don't know if  
10 that's one of the issues you're referring to  
11 or the Board's just concerned with the  
12 debris, the storage containers, and other  
13 things that were on the exterior of the  
14 property not in the building itself.

15 MR. McLAUGHLIN: It's the whole  
16 package. It's everything we're concerned  
17 about. Just so you're aware, I'm not sure if  
18 you understand what the hearing is. We, the  
19 Board itself, can entertain a motion to have  
20 the Village make the repairs and assess the  
21 owner on their taxes. Obviously, we would be  
22 paying more than you guys would because we  
23 have to pay prevailing wage. If you're  
24 saying you can't do it then we have to have  
25 the Village do it just because. Especially

1  
2 given the issues with the holes in the roof  
3 and stuff, animals get in there and it  
4 becomes more of a nuisance to the Village as  
5 a whole.

6 MR. REICHEL: Right. I know  
7 Safeguard had mentioned something in the  
8 notes that we got they were told something  
9 about a hold harmless agreement. They would  
10 have to contact the officer, the Court  
11 officer, to be able to access the property  
12 itself.

13 MR. McLAUGHLIN: I'm not sure who you  
14 spoke to.

15 MR. MAURAS: What I would say is the  
16 following: Based upon the interior  
17 conditions, if a conversation was had between  
18 Safeguard and our inspector then, yes, we  
19 would require a hold harmless agreement to be  
20 submitted because of the dangerous conditions  
21 on the interior of the property. So, the  
22 hold harmless would not hold the Village  
23 liable, just in case something happens to a  
24 representative from Safeguard.

25 MR. REICHEL: Based on the

1  
2 circumstances, obviously, I would ask if we  
3 could have some time so Safeguard can a)  
4 evaluate what the conditions of the property  
5 are and, obviously, rectify whatever they can  
6 in the interim, and this way take whatever  
7 steps necessary to get the approval to get  
8 access to the property or to fix the exterior  
9 of the building as well.

10 MR. McLAUGHLIN: Let me ask you, are  
11 you handling the foreclosure action now?

12 MR. REICHEL: It's actually a  
13 different law firm that's handling the  
14 foreclosure. I checked e-law on the Court  
15 system to see what the status of that  
16 proceeding was. That's where I got my  
17 initial information. And I confirmed that  
18 with the client exactly what the holdup us,  
19 and they indicated to me that one of the two  
20 people on the mortgage is deceased.

21 MR. McLAUGHLIN: Are you aware of the  
22 other person, have they appeared in the  
23 action?

24 MR. REICHEL: In the foreclosure  
25 action? I don't believe so. If I'm not

1  
2 mistaken, I believe she was actually served  
3 in Georgia, as in the State, not the country.

4 MR. McLAUGHLIN: The only thing I  
5 would suggest is we adjourn to March 11th,  
6 that Safeguard needs to be in contact with  
7 the Superintendent of Buildings, Sergio  
8 Mauras, to be able to -- we don't want to end  
9 up spending the whole month and come back  
10 with nothing done. Do you understand what  
11 I'm saying?

12 MR. REICHEL: Not a problem.  
13 Specifically Joe Mauras --

14 MR. McLAUGHLIN: Sergio Mauras. He  
15 is right here, right now. He is who was  
16 talking before.

17 Sergio, can you give him your contact  
18 information?

19 MR. MAURAS: I'll give you my Email  
20 address. S as in Sam, M as in Mary, A as in  
21 apple, U as in union, R as in Robert, A as in  
22 apple, S as in Sam, at Freeport NY dot-gov.

23 MR. REICHEL: S as in Sam, M as in  
24 Mary, A as in apple, U as in umbrella, R as  
25 in rabbit, A as in apple, S as in Sam at

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Freeport NY dot-gov.

MR. MAURAS: Perfect.

MR. REICHEL: I'll make sure they get in touch with you and this way they can arrange whatever steps they need in order to satisfy the requirements and whatever is needed.

MR. MAURAS: Thank you.

MR. McLAUGHLIN: Are there any questions from the Board or anybody?

(No response was heard.)

MR. McLAUGHLIN: Deputy Mayor, I'd ask that you entertain a motion to adjourn this matter to March 11th at 5:45 p.m.

DEPUTY MAYOR ELLERBE: There is a motion on the floor to adjourn to March 11th.

TRUSTEE SANCHEZ: So moved.

DEPUTY MAYOR ELLERBE: All in favor.

TRUSTEE MARTINEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE SECRETARY: Any opposed?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

(No response was heard.)

MR. McLAUGHLIN: 360 Atlantic Avenue.  
Thank you, sir.

MR. REICHEL: Quick question. It's still at 5:45 p.m., March 11th, via Zoom?

MR. McLAUGHLIN: Yes.

MR. REICHEL: Thank you very much.  
Have a great day gentlemen and ladies.

MR. McLAUGHLIN: Mr. Snead.

MR. SNEAD: Lee Snead. 144 South Country Road, Bellport, New York on behalf of Freeport Development Group, LLC regarding 360 Atlantic Avenue.

MR. McLAUGHLIN: Superintendent.

MR. MAURAS: 360 Atlantic Avenue there was a prior permit that was issued for the construction of an Arby's Restaurant. Of course that project had completely stalled and now the property lays and remains vacant. The issues that have arisen is that the property, the structure itself, has Tyvek paper that surrounds the structure, and in high winds it has a tendency of coming off of the building and poses a dangerous condition,

1  
2 being that it can fly into the street, which  
3 is Atlantic Avenue, specifically. Atlantic  
4 Avenue is a very busy road, and any paper  
5 that can land on a car can cause an accident  
6 and injure someone.

7 So, the goal here is to make sure  
8 that not only is the paper maintained, but  
9 that the building has siding installed to  
10 prevent that paper from coming off again.

11 MR. SNEAD: Okay. When I spoke to  
12 Mr. McLaughlin, my understanding was that  
13 this was a meeting to discuss where we are  
14 and what we anticipate moving forward with.

15 MR. McLAUGHLIN: I'm Mr. McLaughlin.  
16 That is what we want to find out. If there  
17 is no movement forward, we need to get the  
18 exterior aesthetics completed at this point.

19 If you could advise where you are at  
20 this point.

21 MR. SNEAD: I'm just putting it on  
22 record that -- is this a hearing that could  
23 end up in some form of penalty at this point?

24 MR. McLAUGHLIN: Not a penalty, but  
25 the Village Board can make a determination

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

February 5, 2024

26

that the property is a nuisance in accordance with the Freeport Village Code and they could take steps to make the necessary repairs and apply the cost of the repairs to the taxes.

MR. SNEAD: Okay. I don't anticipate any of that will be needed. By way of background, the permit that was obtained last year was on behalf of another owner who was going to put in an Arby's. That owner lost his franchise with Arby's and then bailed out of the project. My client then purchased the property and is moving forward with a different franchise. They are prepared, and they were going to try to file the permit today, that permit application today, and a site plan, but the secretarial help called in sick. They will get that done this week. I have seen a copy of the proposed site plan and everything to move forward with. I can get that over to you by Email, if necessary, tomorrow, but the client does plan on moving forward at this point.

The only renovations that need to be done are really cosmetic on the interior to

1  
2 identify the interior of this fast food  
3 restaurant to the standards of the franchisee  
4 as well as the outside of the restaurant to  
5 the standards of the franchisee. Obviously,  
6 doing the outside will cover the Tyvek and  
7 make sure it doesn't have a problem.

8 When I spoke with Mr. McLaughlin, I  
9 contacted the client as well, Mr. Toll, and  
10 he indicated that they had secured the Tyvek  
11 at that point. I think he's been speaking  
12 with the Office of the Buildings  
13 Superintendent in the interim, but he  
14 obviously can be heard on that.

15 All of that being said, I anticipate  
16 that once the permit is approved and the site  
17 plan is approved, everything is good to go,  
18 we'll be able to start working on the outside  
19 of this building probably within a month of  
20 that period of time -- of the approval.  
21 Hopefully soon.

22 MR. McLAUGHLIN: Do you know which  
23 franchise it is?

24 MR. SNEAD: It's going to be  
25 Popeye's.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. McLAUGHLIN: Have you advised the County of Nassau of this change?

MR. SNEAD: There has been discussions with the folks over there and they indicate there's no requirement from the County's standpoint with regard to curb cuts or anything like that.

MR. McLAUGHLIN: What about the 239 application?

MR. SNEAD: I don't know that there's any requirement for that. The building, to my understanding, is already certificated as a fast food restaurant. Nothing is changing. To the extent a 239 needs to be done, that's a referral and that's usually handled within 30 days through the Suffolk County Planning Commission -- Nassau County Planning Commission.

MR. McLAUGHLIN: I've never seen it done in 30 days. That's why I asked the question.

MR. MAURAS: I have never seen that completed in 30 days.

MR. SNEAD: I can tell you from my

1  
2 experience as village zoning attorney for  
3 East Hills, it happens all the time. We get  
4 those and have to refer them to Nassau County  
5 Planning. It's a simple -- usually, as long  
6 as you can get onto the next calendar,  
7 they'll do it; particularly in a matter where  
8 there is no change. If this were a big  
9 project --

10 MR. McLAUGHLIN: I wasn't talking  
11 about Nassau County Planning, I'm talking  
12 about the Department of Public Works.

13 MR. SNEAD: I'm not sure what we  
14 would need from Public Works, but I'm sure  
15 Mr. Toll, when he submits everything, would  
16 be happy to speak with the building  
17 superintendent and find out exactly what the  
18 concern is. If you can tell me now what that  
19 is, I'll be happy to relay it.

20 MR. McLAUGHLIN: I don't know what  
21 concern the County would have. That's why  
22 I'm saying you have to contact them.

23 MR. SNEAD: I mean, if you need some  
24 form of assurance from the County that  
25 there's nothing that's needed, we can obtain

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

that, but just let me know who you need me to get that letter from.

MR. McLAUGHLIN: Who would it be?

MR. MAURAS: Nassau County DPW.

MR. McLAUGHLIN: Nassau County Department of Public Works.

MR. SNEAD: DPW and Nassau County Planning.

MR. McLAUGHLIN: When you file for site plan, that would be referred to Nassau County Planning anyway. But the Department of Public Works is the one who does the 239.

MR. SNEAD: My understanding is that the site plan has already been approved.

MR. McLAUGHLIN: With the Village of Freeport.

MR. SNEAD: With the Village of Freeport.

MR. McLAUGHLIN: The original site plan was approved. You made changes, so it has to go back to site plan.

MR. SNEAD: The only change being made is on the exterior. So, I don't imagine there is going to be a big deal with the

1  
2 County on that. They're not concerned with  
3 what the outside of the building looks like.  
4 Nothing is changing on the inside.

5 MR. McLAUGHLIN: The Village of  
6 Freeport Site Plan Board is an aesthetic  
7 review board. It does have to go back to the  
8 Village Site Plan Board.

9 MR. SNEAD: You're saying go back to  
10 the Village Site Plan?

11 MR. McLAUGHLIN: Right.

12 MR. MAURAS: I will add -- if you  
13 don't mind, I will add, even though it's a  
14 fast food restaurant, I am aware that Nassau  
15 County will take into consideration which  
16 franchise is going to take its place. So,  
17 there's a big difference between Arby's and  
18 Popeye's. Popeye's tends to generate a lot  
19 more traffic. I'll give an example. The  
20 Popeye's in Baldwin generates traffic to the  
21 extent that they block the street trying to  
22 get, no pun intended, just speaking openly,  
23 trying to get a chicken sandwich. I'm quite  
24 confident that they're going to take that  
25 into consideration.

1  
2 MR. SNEAD: Okay. I'll have Mr. Toll  
3 deal with that when he speaks with Nassau  
4 County. Whatever you guys need to have done,  
5 we're happy to do. If that's the process,  
6 we're willing to go through it. We're not  
7 trying to short circuit anything. DPW and  
8 Nassau County Planning.

9 MR. McLAUGHLIN: When do you  
10 anticipate the application to the Village is  
11 going to be submitted?

12 MR. SNEAD: Like I said, it was  
13 supposed to have been done this morning. I  
14 spoke with Mr. Toll about two hours ago, and  
15 he said it will be done this week. One  
16 question he did have is, is it possible to  
17 electronically file it?

18 MR. MAURAS: Unfortunately, not at  
19 this moment. Next month would have been a  
20 different story, as we are working on new  
21 software.

22 MR. SNEAD: He or somebody from his  
23 office will be down this week.

24 MR. MAURAS: Thank you.

25 MR. McLAUGHLIN: I'll just ask, are

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

there any questions from the Board on this matter?

TRUSTEE MARTINEZ: Not at this point, no. Thank you.

MR. SNEAD: Do you want to put this over for a control date or should we leave it to be contacted by you?

MR. McLAUGHLIN: We're going to adjourn this matter to March 11th at 5:45 p.m.

MR. SNEAD: All right.

MR. McLAUGHLIN: I'll entertain a motion.

DEPUTY MAYOR ELLERBE: We need a motion to adjourn.

TRUSTEE SANCHEZ: So moved.

DEPUTY MAYOR ELLERBE: All in favor.

TRUSTEE MARTINEZ: I'll second it.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed?

(No response was heard.)

1  
2 MR. McLAUGHLIN: 388 Pennsylvania  
3 Avenue. It appears we have no appearance as  
4 of this time. We'd ask that we second call  
5 it.

6 823 South Long Beach Avenue. There's  
7 been communication with Mr. Scarborough and  
8 with the Village. At this point we would ask  
9 that the -- we had a meeting with the  
10 Department of Public Works which reviewed the  
11 property and found that there were less  
12 things that were left that had to be done,  
13 which can be handled in house. We'd ask that  
14 the Board members entertain a motion to have  
15 the Village make the necessary repairs on the  
16 property and assess it to the home owner's  
17 taxes.

18 TRUSTEE MARTINEZ: I'll make a motion  
19 under one condition that the record state  
20 that this is the 15th time we have heard this  
21 case. 15th time.

22 MR. McLAUGHLIN: A lot of it did have  
23 to do with the fact that his wife was  
24 terminally ill and passed away.

25 TRUSTEE MARTINEZ: We understand

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

that. This has been a rather long ride here.

MR. McLAUGHLIN: I just brought up that he was not ignoring us.

TRUSTEE MARTINEZ: We're back on April --

MR. McLAUGHLIN: No, we're just asking that you entertain a motion that the Village complete the remaining repairs.

TRUSTEE MARTINEZ: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Next is on the next calendar, Dangerous Building calendar, 313 Nassau Avenue.

Counsel, your appearance.

MS. ABENHAIM: Good afternoon. This is Jennifer Abenhaim with Woods, Oviatt and Gilman, counsel for Wells Fargo Bank, the mortgagee.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. McLAUGHLIN: Members of the Board, Mr. Mauras, myself and Ms. Abenhaim did have a meeting last week via Zoom and we would just ask, counsel, if you would give the Board an update on the property itself.

MS. ABENHAIM: Sure.

MR. McLAUGHLIN: Actually, if I may, before you do that. Sergio, just give a reminder of what the status and issues are.

MR. MAURAS: 313 Nassau Avenue was an elevated home which was left incomplete. Portions of that house are still sitting on cribbing. It has some dilapidated sill plates, framing, and the initial decision was to have the house repaired, but the scope of the work that it would take to repair the house, we did recommend for the house to be demolished. We had a conversation recently in regards to bringing in an architect, as you so kindly mentioned previously, so that they can provide a report indicating what it would take to complete this project.

MR. McLAUGHLIN: Counsel, you can go ahead.

1  
2 MS. ABENHAIM: No problem. Thank you  
3 for providing that background. Yes, correct,  
4 we did have a call. My client's investor is  
5 Fannie Mae. Fannie Mae has been reviewing  
6 this. As you know from our last appearance,  
7 we are waiting for their direction. They are  
8 very serious about bringing this matter to  
9 code compliant. They understand that there  
10 are numerous things that need to be done to  
11 have that in place. They also understand  
12 that an architect's report is required to  
13 obtain the permits.

14 I've been told Long Island  
15 Architecture Studio has been engaged, and  
16 that in three weeks from last week, this  
17 month, we'll have that report back and my  
18 client will be able to escalate any approval  
19 for bids for work with the investor, because  
20 the investor is on board and giving us  
21 direction to proceed. We've also given our  
22 client direction, based on the Village's  
23 directive that they will be providing updates  
24 on their progress to the Village for two  
25 weeks. So, it will be coming directly from

1  
2 my client, but you are more than welcome to  
3 reach out to me as well.

4           Essentially, at this point, based on  
5 the intensions and the investor intension,  
6 we're asking for a stay of demolition and for  
7 my client to be given an opportunity to have  
8 the results, that architect's report, and  
9 have the opportunity to repair.

10           MR. McLAUGHLIN: My only concern,  
11 like I expressed to you on the phone, is that  
12 this has been going on. There was originally  
13 a Board decision to do it, then you guys  
14 contacted us on December 19, 2022. The last  
15 time we meet was April of 2023. This has  
16 been going on a while.

17           So, if I may, Members of the Board, I  
18 would have no objection to adjourning this  
19 one more time, but we're going to have to  
20 have an answer one way or another on where  
21 you're going on the March 11th date.

22           MS. ABENHAIM: I see. On March 11th  
23 you want their review of the architecture's  
24 report and confirmation that they still  
25 intend to bring this property into

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

compliance?

MR. McLAUGHLIN: I would hope it would be more than that. I would hope it would be that even the process is moving forward. Permits have to be filed to start working on that process as well.

MS. ABENHAIM: I see. Permits filed by that date.

TRUSTEE MARTINEZ: I think what you are asking for is we want, by March 11th, a decision on this. I would like a final decision on what you plan to do with this property. If you don't mind, ma'am, by March 11th, give us an idea of whether it's going to be A or B.

MS. ABENHAIM: Certainly. We can try to reach out in advance. Is there -- I don't know if you guys are asking for another call. We just want to make sure that we're bringing everything to that March 11th date that you're seeking. I understand that this has been going on for some time. Obviously, there is an investor here and they are on board now, and there's a lot to be done here

1  
2 and my client wants to understand the scope.  
3 Is there a request for another call or update  
4 before the March 11th date?

5 MR. McLAUGHLIN: We would adjourn  
6 this matter to March 11th. In the meantime,  
7 I would suggest by the end of next week we'll  
8 set up another Zoom conference with you, me,  
9 and Mr. Mauras and maybe do a weekly one  
10 until that date, so that way you can continue  
11 to give us updates in the meantime.

12 MS. ABENHAIM: I just want to make  
13 sure that my client is providing the  
14 progress, and that if at any point they are  
15 not providing progress they understand that  
16 immediately so we can keep this on track  
17 without risk of demolition, based on the  
18 investor's interest in keeping the property  
19 standing and making those repairs.

20 MR. McLAUGHLIN: Thank you.

21 MS. ABENHAIM: Thank you so much. I  
22 appreciate your time so much.

23 MR. McLAUGHLIN: We'd ask if you can  
24 entertain a motion to adjourn until  
25 March 11th at 5:45 p.m.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

DEPUTY MAYOR ELLERBE: There's a motion on the floor. All those in favor.

TRUSTEE MARTINEZ: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed.

(No response was heard.)

MR. McLAUGHLIN: If I may recall Mr. Green. This is a recall on 388 Pennsylvania Avenue.

Sir, introduce yourself.

MR. GREEN: Adeyemi Green.

MR. McLAUGHLIN: Owner of the property.

MR. GREEN: Owner of the property, along with my wife.

MR. McLAUGHLIN: Superintendent, if you could give us background on this property.

MR. MAURAS: 388 Pennsylvania Avenue is a property in which a new house was being

1  
2 constructed. There have been delays in the  
3 completion of the home. We have been  
4 receiving multiple complaints from neighbors,  
5 specifically in regards to the exterior  
6 condition of the garage doors. We have also  
7 been receiving multiple complaints from the  
8 neighbors in regards to the runoff of soil  
9 that accumulates on the sidewalk and poses a  
10 dangerous condition any time that it rains.

11 The replacement of those doors, the  
12 owner and I have had a conversation where  
13 those doors were on order. He was requesting  
14 a little additional time for them to be  
15 installed. Also, in the meantime, the owner  
16 did advise that in order to try to appease  
17 his neighbors that he would consider painting  
18 the garage, the wood that's on the garage,  
19 which is really not plywood. That he was  
20 considering painting it the color gray to  
21 match the house now, to at least temporarily  
22 make it look a little more appealing.

23 A D E Y E M I G R E E N,  
24 having been first duly sworn by a Notary  
25 Public of the State of New York, was

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

examined and testified as follows:

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

MR. GREEN: Adeyemi Green. 388 Pennsylvania Avenue, Freeport.

MR. McLAUGHLIN: As you know, the property construction has been delayed. Explain to us -- give us some background, since this is your first time with us.

MR. GREEN: I really appreciate you coming in tonight. Just to start off, I really do apologize to my neighbors for whatever the situation is. We really did try to do something nice in that area. We demolished the old house over there and we're building something new. Unfortunately for us we started the project right at the beginning of COVID. In January we got approval somewhere in January but we were delayed until six months by New York State and we couldn't really start. By the time we got started, the cost of everything jumped up 40 percent and so our budget right away went out the window. But we had to start, because we

1  
2 had a loan from the bank and the process, so  
3 we started the project.

4 We were moving pretty good along with  
5 the schedule, and then we had an issue with  
6 the contractor and so forth. Fast forward,  
7 we're like probably 95 percent complete with  
8 the project right now. Budget got impacted  
9 again. So, I do recognize what the neighbors  
10 are saying. And as the superintendent did  
11 say, we're trying to keep the conversation  
12 with him to advise what we're doing.

13 So, we did, we went ahead and we  
14 signed a contract with someone who is going  
15 to install the garage. The garage is a  
16 custom garage. We wanted to do something  
17 nice there, so it's going to -- that's a long  
18 lead time. So, the contract was signed  
19 actually about a week ago. You can take a  
20 look at it. We made a deposit of \$9,000 for  
21 the garage. It's not going to be delivered  
22 until maybe April/May. And then once  
23 delivered, they'll install it right away.  
24 So, that's the garage. And this is what the  
25 garage will look like, so you do know. This

1  
2 is the drawing. It's a beautiful door and it  
3 goes pretty well with the house.

4 So, we didn't really want to put  
5 anything up, what we could have done. The  
6 house is really beautiful. Superintendent,  
7 you've seen it. We really did try to do  
8 something there and we wanted to do something  
9 nice for the garage. It's taking longer than  
10 anticipated, but we're almost there.

11 In terms of the sand there. Yes,  
12 every time it rains, I do go out and shovel  
13 it right back onto the property, just to make  
14 it clean. The rain and snow didn't matter.  
15 I just made sure I kept it clean. The plan  
16 for the sidewalk really is -- we don't really  
17 have to do this, but we're going to do it,  
18 because we want it to look really nice on the  
19 corner. We're going to do a wraparound  
20 sidewalk, brand new concrete for the entire  
21 property. About 200 feet of concrete that  
22 we're going to put down. That's going to  
23 happen in April. The reason why that is  
24 going to happen in April is in March, which  
25 is next month, we're going to have a lawn guy

1 come and put the planting soil down for  
 2 grass, because that's the beginning of  
 3 planting season, right. So, we want to make  
 4 sure that we take advantage of that.

5 So, the schedule is that in March  
 6 we'll put the soil down for grass. Once we  
 7 do that, we're going to do the concrete  
 8 almost two weeks later. Right now I'm  
 9 thinking end of March, early April we'll do  
 10 the concrete. We have the pricing for that.  
 11 It's going to be about \$9,000 to do that.

12 We'll do the concrete, brand new concrete  
 13 sidewalk. And once we're done with that, I  
 14 think that should resolve most of the  
 15 complaints.

16 All of the complaints that come in,  
 17 we recognize it. We're working towards  
 18 something. But again, we were really  
 19 affected by everything that has happened over  
 20 the last couple of years.

21 TRUSTEE MARTINEZ: Mr. Green, do you  
 22 plan on living in the house or are you  
 23 selling it?

24 MR. GREEN: I'm staying there. I've  
 25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

been living there over 20 something years.

MR. McLAUGHLIN: Superintendent, is there anything else you think needs to be done immediately?

MR. MAURAS: For the temporary measure, is it still your intent to paint?

MR. GREEN: Yeah. We did talk about that, and then I ran into Stearns Park president.

MR. McLAUGHLIN: President of Stearns Park Civic Association.

MR. GREEN: Yeah. We had a conversation and I told her that was the conversation we had. She said, "No, no, no." They prefer not to paint it, it won't look nice. I will paint it with exterior paint to match the outside. That's the reason I haven't gone ahead and painted it. But if that's okay, I'll go ahead and paint it this weekend.

MR. MAURAS: I would recommend that he does paint the plywood now. It is better to have a painted piece of plywood in replacement of the garage doors as a

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

temporary measure first instead of having regular plywood exposed.

MR. McLAUGHLIN: Besides that, are there any other things that you think has to be done before?

MR. MAURAS: You did mention the sidewalk. Even if you do replace the sidewalk, how would -- of course you are going to try to wait for the lawn to be planted and such. In the midst of that, you are still going to run into that situation where any time it rains there's going to be runoff which poses that dangerous condition. Is there any way that you can have a retaining wall installed?

MR. GREEN: I mean, I think probably the best thing to do is maybe get one of those nets and just put it right at the edge and stake it down to prevent anything from going back out. It's like two or three locations this is happening. So, I can go to Home Depot and see if I can put some kind of sediment --

MR. MAURAS: Some kind of barrier.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. GREEN: Some kind of barrier to prevent things from going on that sidewalk.

MR. MAURAS: That is a big condition that does cause a dangerous -- a concerning dangerous situation. Any barrier that you can to prevent that from happening and causing any defects or problems for people having to get into the street instead of walking on the soil, on the mud. Whatever you can do to prevent that dangerous condition would be appreciated.

MR. GREEN: I'll take care of that tomorrow. When we had a discussion, I did, right afterwards, clean it up and I took photos. I have it here.

MR. MAURAS: I'm aware.

MR. McLAUGHLIN: Are there any questions?

TRUSTEE MARTINEZ: No.

MR. McLAUGHLIN: If I may make a suggestion. Given the fact that a lot of this work is not able to be done until April, that we adjourn the matter to May 13th, with the ability to advance it, should there be an

1  
2 issue with the repairs that he's going to  
3 make this week.

4 TRUSTEE MARTINEZ: No problem. The  
5 only thing is, Mr. Green, if you don't mind,  
6 if I can make a request. Any issues or any  
7 problems, please talk to Sergio.

8 MR. GREEN: Yes.

9 TRUSTEE MARTINEZ: So when we're back  
10 here in May, Sergio can report back to us and  
11 say Mr. Green is doing this, he is not doing  
12 that. This makes it easier for you, if you  
13 let him know what's going on. If you don't  
14 mind, sir.

15 MR. GREEN: Yeah, of course. Thank  
16 you.

17 MR. McLAUGHLIN: If I may, we'll put  
18 a control date in May. We're not going to  
19 pick a date, since the Board meeting dates  
20 haven't been settled yet. We'll put it on  
21 the May calendar. Should the repair be done  
22 prior to that, obviously, we can take it off  
23 the calendar. If we need to meet with him  
24 sooner, we'll advance it.

25 Do you have any questions, sir?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. GREEN: No, not at the moment.  
I'm really looking to finish this house  
myself.

MR. McLAUGHLIN: I'm sure you are.  
I'll entertain a motion to adjourn to the May  
meeting.

TRUSTEE SANCHEZ: So moved.

TRUSTEE MARTINEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed.

MR. McLAUGHLIN: Thank you, sir.

Off the record.

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

MR. McLAUGHLIN: I'll entertain a  
motion to adjourn.

DEPUTY MAYOR ELLERBE: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

February 5, 2024

52

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed.

(Time Ended: 6:42 p.m.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

February 5, 2024

53

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 1st day of March, 2024.

  
BETHANNE MENNONNA