

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

INCORPORATED VILLAGE OF FREEPORT
BOARD OF TRUSTEES MEETING

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

July 1, 2024
5:45 p.m.

M E M B E R S :

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

* * *

PAMELA A. WALSH-BOENING	VILLAGE CLERK
JENNIFER UNGAR	DEPUTY VILLAGE COUNSEL
ROBERT McLAUGHLIN	DEPUTY VILLAGE COUNSEL
SERGIO MAURAS	BUILDING DEPARTMENT
SCOTT BRAUN	BUILDING INSPECTOR

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

July 1, 2024

2

-----INDEX-----

<u>ADDRESS</u>	<u>PAGE</u>
122 Sportsman Avenue	3-10

1
2 MS. UNGAR: Good evening, Mayor,
3 Board, Mr. Park. The first case on the
4 Dangerous Buildings hearing calendar for
5 July 1st is 122 Sportsman Avenue.

6 Mr. Park, if you could give your
7 appearance for the record, please.

8 MR. PARK: Ronald Park with the Law
9 Firm of Hinshaw and Culbertson on behalf of
10 Deutsche Bank and PHH Mortgage Corporation.

11 MS. UNGAR: If you remember, last
12 time there were concerns about the structure
13 itself, including the connection to the
14 adjoining property, as well as concerns about
15 the bulkhead.

16 MR. PARK: Right.

17 MR. PARK: So to get everyone up to
18 speed, the abandoned boat was removed. The
19 engineer -- our engineer gave the assessment
20 of the attached garage to the neighboring
21 property's engineer, and they have also all
22 been in correspondence with Mr. Braun.

23 Above all else, I basically advised
24 the client to sell the property. So, it's on
25 the market right now with private investors

1
2 for a cash for deed transaction. That will
3 not be publically posted online, but these
4 are types of transactions where the investor
5 is a real estate developer, so they'll buy it
6 on the cheap, and their understanding is that
7 the property has to be remediated
8 immediately.

9 Concurrently, we're also looking for
10 demolition bids, in the off chance that the
11 property cannot be sold. So these bids will
12 encompass repair of the bulkhead, on top of
13 demolition of the property. So, I'm
14 requesting 45 days. The reason why I'm
15 asking for 45 days is because I believe soil
16 samples need be obtained in order for the
17 demolition to be reviewed. So, during those
18 45 days we're trying to sell the property
19 concurrent with demolition bids. If we
20 cannot sell the property within that time
21 frame, then I will hopefully have the bids
22 ready in order to proceed with demolition, if
23 that's the only remedy left. So, that's my
24 request on behalf of the client.

25 MAYOR KENNEDY: I have no objection

1
2 to that. In the interim -- this is Mayor
3 Kennedy speaking. I will also secure some
4 bids for both the bulkhead and the demolition
5 of the property, including whatever code
6 requirements we have. So, if in 45 days or
7 the next meeting, whatever we decide upon,
8 you could have your bids, I'll have mine,
9 this way we don't have any delays on future
10 corrections.

11 MR. PARK: Understood, Your Honor.

12 MAYOR KENNEDY: When would 45 days
13 fit into our calendar?

14 MS. UNGAR: Six weeks from now is
15 August 12th, which is the next Board meeting
16 that lines in up in a nice time frame for
17 that.

18 MAYOR KENNEDY: Is that okay,
19 August 12th?

20 MR. PARK: One moment. Let me open
21 up my calendar. I do not see a conflict, but
22 let me just check.

23 MAYOR KENNEDY: As you are looking at
24 it, I just want to explain to the Buildings
25 Department that just walked in.

1
2 They are asking for 45 days delay to
3 secure bids for the bulkhead replacement and
4 and demo the building, if in fact they can't
5 sell it to a developer between now and then.

6 MR. MAURAS: Thank you.

7 MAYOR KENNEDY: I would say we should
8 secure bids also in the interim, so in 45
9 days from now, when we sit down, we have
10 options to go with, if in fact they're unable
11 to move on their contractors.

12 MR. MAURAS: Understood.

13 MR. PARK: There's no conflict. I'm
14 available on the 12th of August.

15 MR. MAURAS: One of the issues, of
16 course, is that it is still attached to the
17 neighboring property. In order to be able to
18 demolish that section, we do have the
19 engineers report which indicates that they
20 need to install some temporary supports there
21 in the meantime to be able to separate both
22 those locations.

23 So I'm wondering, on your end, is
24 work in progress from the engineer to correct
25 that, to be able to separate the garage?

July 1, 2024

7

1
2 MR. PARK: Right. So the assessment
3 was submitted to the neighboring property's
4 engineer, as well Mr. Braun. Our vendor will
5 be in correspondence with Mr. Braun to deal
6 with that immediately, rather than 45 days.
7 We'll get bids in to put up those safety
8 structures and whatever is requested to
9 ensure that the property is secure. We'll
10 deal with that in the interim, while we try
11 to get the bids for the demolition of the
12 property itself.

13 MAYOR KENNEDY: Just a question I
14 have. If they demo the property, is there
15 any issue between taking down those two --
16 taking down the one garage?

17 MR. BRAUN: Yes. The concern right
18 now is that the neighboring house, 128,
19 Mr. Knight has taken out permits to do the
20 work that the engineer suggested to him to
21 do, because the issue is that water leak came
22 from 122 and damaged the wall in between.
23 Mr. Knight has a serious mold issue that he's
24 trying to deal with and remediate. But where
25 the two walls meet, he needs to take that

1
2 wall down so he can complete the construction
3 on his side, and this is holding it up. He
4 can't do any work on his house until this is
5 down, the garage portion of it.

6 MAYOR KENNEDY: The one section has
7 to be removed to allow remediation of mold in
8 128?

9 MR. BRAUN: Correct.

10 MAYOR KENNEDY: Can that portion of
11 it be addressed, in the interim?

12 MR. PARK: Yeah, I will, Mr. Mayor.
13 I will reach out to the vendor. They have
14 been in correspondence. I will tell them to
15 address that portion immediately, before the
16 45 days, and see what they can come up with.
17 We'll reach out to Mr. Braun about that. If
18 there are any issues, he can bring it up with
19 the Village here, the Board, and discuss if
20 it has to be before the 45 days.

21 MAYOR KENNEDY: I'll ask the
22 Buildings Department also to look at it
23 structurally if we can secure a bid to do
24 that removal for the remediation of 128 also.
25 In the event you can't get it done, we'll

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

have prices on it.

MR. PARK: Understood.

TRUSTEE SQUERI: Motion to adjourn
until August 12th.

MAYOR KENNEDY: Yes.

TRUSTEE SQUERI: So moved.

TRUSTEE SANCHEZ: Second.

MAYOR KENNEDY: Madam Clerk.

THE CLERK: All in favor.

TRUSTEE SQUERI: Aye.

TRUSTEE SANCHEZ: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed.

(No response was heard.)

MAYOR KENNEDY: Motion to close.

TRUSTEE SQUERI: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE SQUERI: Aye.

TRUSTEE SANCHEZ: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. PARK: Thank you. Have a good

July 1, 2024

10

1
2 day.

3 MAYOR KENNEDY: Thank you. I
4 appreciate it. Thanks for a good response.
5 We'll be in touch.

6 (Time Ended: 5:51 p.m.)

7
8 * * *

9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
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

July 1, 2024

11

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 2nd day of July, 2024.


BETHANNE MENNONNA