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MR. McLAUGHLIN: We have two matters on today.

First, we have 174 North Main. This was the matter that had a partial collapse of the rear of the building. The owner has been working to make the repairs. He's on Zoom right now.

Mr. Ehalt?

(Whereupon, there was no response.)

MR. McLAUGHLIN: Hello?

(Whereupon, there was no response.)

MR. McLAUGHLIN: I think you're muted. He just -- he just closed out -- he might've accidentally went out.

Right now they have an engineer -- oh, he's back.

(Whereupon, there was no response.)

TRUSTEE MARTINEZ: He's muted.

MR. McLAUGHLIN: Sir, if you could just un-mute yourself.

(Whereupon, there was no response.)

MR. McLAUGHLIN: Can you hear me?

(Whereupon, there was no response.)

MR. McLAUGHLIN: Sir, hit *7 to

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un-mute yourself if you're on a phone.

(Whereupon, there was no response.)

TRUSTEE MARTINEZ: Let's just go on.

MR. McLAUGHLIN: Anyway, he has been working with the Superintendent of Buildings to finish the final plans. We anticipate the final plans to be in within the next week or two to complete the necessary repairs.

The superintendent has advised me that presently the building is in a safe condition.

MAYOR KENNEDY: Okay.

MR. McLAUGHLIN: So, we would just recommend one more adjournment so that way he can complete the repairs.

MAYOR KENNEDY: How long an adjournment?

MR. McLAUGHLIN: I would suggest 30 days to -- let me just get the date for you -- (perusing) -- till November 4th.

MAYOR KENNEDY: Do we have a motion to adjourn this to November 4th?

TRUSTEE SQUERI: So moved.

DEPUTY MAYOR ELLERBE: Second.

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MAYOR KENNEDY: Madam Clerk?

THE CLERK: All in favor?

TRUSTEE MARTINEZ: Aye.

TRUSTEE SQUERI: Aye.

DEPUTY MAYOR ELLERBE: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(Whereupon, there was no response.)

MR. McLAUGHLIN: Mr. Mayor, the second matter is 726 South Long Beach Avenue. It is a vacant lot. We have had the Building Department go by there today.

The main thing -- it was just for notification purposes -- we have sent a 30-day notice on the bulkhead. The bulkhead has been -- is in disarray. It needs to be repaired as it's flooding and it's flooding into the street.

We sent a 30-day notice, as you're aware, under the Village Code, that upon giving a 30-day notice, we can go and effectuate the repairs. We had called them in to be able to advise them of what they need to do, but they did not appear.

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1
2 So, we're going to continue with that
3 process of --

4 MAYOR KENNEDY: Can you pull up 726
5 on Google Earth so I can see which house
6 you're talking about?

7 MR. McLAUGHLIN: The Building
8 Department has some photos of the location
9 too.

10 TRUSTEE MARTINEZ: Are we clear on
11 the ownership; this is not owned by a bank,
12 is it, or is in foreclosure?

13 MR. McLAUGHLIN: No.

14 TRUSTEE MARTINEZ: So, we have a
15 clear owner?

16 MR. McLAUGHLIN: Yes.

17 TRUSTEE MARTINEZ: Okay. And how do
18 we contact the owner; by phone or do we
19 send --

20 MR. McLAUGHLIN: We sent them letters
21 regular and certified mail.

22 TRUSTEE MARTINEZ: How long ago was
23 that?

24 MR. McLAUGHLIN: Probably about
25 three-and-a-half weeks ago.

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TRUSTEE MARTINEZ: And no response at all?

MR. McLAUGHLIN: No response.

TRUSTEE MARTINEZ: And they're not coming back either, right?

MR. McLAUGHLIN: Right.

TRUSTEE MARTINEZ: Okay.

MR. PAPADATOS: (Indicating.)

MR. McLAUGHLIN: Go ahead -- just go up to them.

MR. PAPADATOS: Here you go, Mr. Mayor. (Handing.)

MAYOR KENNEDY: (Perusing.)

MR. PAPADATOS: These were taken this afternoon.

MAYOR KENNEDY: Is that where they took the house down?

MR. McLAUGHLIN: Yeah.

MAYOR KENNEDY: Okay. So, the bulkhead is defective. Even though you took the house down, they're not doing the bulkhead.

MR. PAPADATOS: Yes, sir.

MAYOR KENNEDY: Okay. Good.

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Understood.

(Whereupon, an image was displayed on the screen.)

MR. McLAUGHLIN: Now, I think on Google Earth they still have the house in the photos --

TRUSTEE MARTINEZ: That's okay.

MAYOR KENNEDY: Okay.

MR. McLAUGHLIN: -- so we may not see much.

TRUSTEE MARTINEZ: That's okay.

MAYOR KENNEDY: Yeah, go down. Let me just confirm it's a grey house with a driveway underneath the house?

MR. McLAUGHLIN: Yeah. (Scrolling.)

MAYOR KENNEDY: That was it.

MR. McLAUGHLIN: That was it, yeah.

MAYOR KENNEDY: Yeah -- okay. So, the house is down. They need a bulkhead.

MR. McLAUGHLIN: Right.

So, this was more for informational purposes advising that we started the process with the 30-day letter to them advising them they have to complete the repairs within

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30 days.

MAYOR KENNEDY: Has the bulkhead been bid with the packages from DPW for replacement?

MR. McLAUGHLIN: No, this came to us after the bid went out.

MAYOR KENNEDY: Okay.

TRUSTEE MARTINEZ: So, once again -- so, after today, another letter is going out to them?

MR. McLAUGHLIN: We already sent both letters.

TRUSTEE MARTINEZ: Okay.

MR. McLAUGHLIN: We sent a letter for them to come today. We also sent them the 30-day demand letter.

TRUSTEE MARTINEZ: So, what happens tomorrow?

MR. McLAUGHLIN: Well, the 30 days is up. We're going to send them a letter advising them what their final deadline date is to repair. If not, we'll end up --

TRUSTEE MARTINEZ: Okay.

MR. McLAUGHLIN: -- hiring a

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contractor to repair it --

TRUSTEE MARTINEZ: Okay.

MR. McLAUGHLIN: -- and apply it to their taxes.

MAYOR KENNEDY: So, we're giving them 30 days.

MR. McLAUGHLIN: Yes.

MAYOR KENNEDY: We'll adjourn this for 30 days pending their --

MR. McLAUGHLIN: Yes.

MAYOR KENNEDY: -- repair of it, and if it's not repaired by that time, 30 days from now, we can order a replacement of the bulkhead -- or bidding of the replacement of the bulkhead.

MR. McLAUGHLIN: Yes.

MAYOR KENNEDY: Okay.

TRUSTEE MARTINEZ: Okay. So, basically, no action from the owner within 60 days, we can take action --

MR. McLAUGHLIN: Yes.

TRUSTEE MARTINEZ: -- and that most likely will include a replacement of the bulkhead.

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MR. McLAUGHLIN: Yes right.

TRUSTEE MARTINEZ: Have we issued any summonses on this property?

MR. McLAUGHLIN: There were no summonses issued at this point.

TRUSTEE MARTINEZ: Okay.

MAYOR KENNEDY: Has it been hand-delivered -- the violation?

MR. McLAUGHLIN: No, we had sent via certified mail. If you want, we can have it hand-delivered by the Building Department.

MAYOR KENNEDY: Please.

MR. McLAUGHLIN: Yeah.

TRUSTEE MARTINEZ: Is the owner a Freeport resident or outside of Freeport?

MAYOR KENNEDY: No, Queens.

TRUSTEE MARTINEZ: Queens -- so, we don't know whether this is a real estate or --

MR. McLAUGHLIN: Correct.

TRUSTEE MARTINEZ: -- one of those things.

MR. McLAUGHLIN: You know, with the house gone, you know, that happens all the

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time. They just take less --

TRUSTEE MARTINEZ: Yeah.

MR. McLAUGHLIN: -- pay less attention to these things, you know.

TRUSTEE MARTINEZ: Of course, yeah --

MAYOR KENNEDY: Yes.

TRUSTEE MARTINEZ: -- until they get it brought to their attention.

MR. McLAUGHLIN: Yeah.

MAYOR KENNEDY: And that's why they took the house down 'cause we brought it to their attention. We were going to take it down, but they took it down instead.

TRUSTEE MARTINEZ: Right.

MR. McLAUGHLIN: Exactly.

MAYOR KENNEDY: All right.

TRUSTEE MARTINEZ: Okay. So, basically we're looking to come back 30 days from now.

MR. McLAUGHLIN: Yes.

TRUSTEE MARTINEZ: If we have no response, then we'll issue the 30-day notice again.

MR. McLAUGHLIN: Yes -- no, if

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there's no response, then we'll --

MAYOR KENNEDY: Authorize the replacement.

MR. McLAUGHLIN: -- authorize the replacement.

MAYOR KENNEDY: Okay.

TRUSTEE MARTINEZ: How big is that property, roughly?

MR. McLAUGHLIN: It's 50 by 100. It's not a large -- it's not a large property.

TRUSTEE MARTINEZ: So, \$50 times what for a bulkhead?

MAYOR KENNEDY: Probably \$700 a foot.

TRUSTEE MARTINEZ: All right.

TRUSTEE SQUERI: We might have returns -- maybe 40.

TRUSTEE MARTINEZ: 40,000?

TRUSTEE SQUERI: If you have returns, it depends on what's next to them.

TRUSTEE MARTINEZ: Yeah.

MAYOR KENNEDY: 30 times 700 equals about 56,000 including the returns.

MR. McLAUGHLIN: So, we just ask for

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a motion to adjourn to November 4th for a final disposition.

TRUSTEE MARTINEZ: So moved.

DEPUTY MAYOR ELLERBE: Second.

MAYOR KENNEDY: Madam Clerk?

THE CLERK: All in favor?

TRUSTEE MARTINEZ: Aye.

TRUSTEE SQUERI: Aye.

DEPUTY MAYOR ELLERBE: Aye.

MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

MAYOR KENNEDY: No.

MR. McLAUGHLIN: And at this point, Mr. Mayor, we'd just ask for a motion to adjourn.

MAYOR KENNEDY: Do we have a motion to close?

DEPUTY MAYOR ELLERBE: So moved.

TRUSTEE SQUERI: Second.

MAYOR KENNEDY: Madam Clerk?

THE CLERK: All in favor?

TRUSTEE MARTINEZ: Aye.

TRUSTEE SQUERI: Aye.

DEPUTY MAYOR ELLERBE: Aye.

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MAYOR KENNEDY: Aye.

THE CLERK: Any opposed?

(Whereupon, there was no response.)

MAYOR KENNEDY: Thank you.

(Time noted: 5:57 p.m.)

C E R T I F I C A T E

STATE OF NEW YORK)

:SS

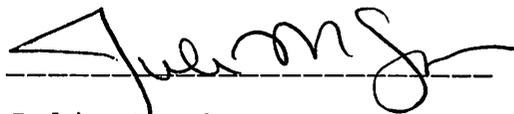
COUNTY OF NASSAU)

I, Julia M. Speros, a Notary Public within and for the State of New York, do hereby certify:

I reported the proceedings in the within-entitled matter, and that the within transcript is a true record of such proceedings to the best of my ability.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of October, 2024.



Julia M. Speros

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