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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

January 24, 2023  
7:47 p.m.

M E M B E R S :

MICHAEL HERSHBERG	CHAIRPERSON
LADONNA TAYLOR	MEMBER
ANNEMARIE DI SALVO	MEMBER
HEATHER DAWSON	MEMBER

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LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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January 24, 2023

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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Publication	4
2 Affidavit of Posting	4
3 Affidavit of Mailing (3611)	4
4 Affidavit of Mailing (3613)	4

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January 24, 2023

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

APPLICATION#	ADDRESS	PAGE
SP-3611	233 Church Street	4 - 12
SP-3613	25 East Avenue	12 - 22

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2 CHAIRPERSON HERSHBERG: We'll now  
3 begin our public hearing section of evening.  
4 We will be swearing in any applicants that  
5 will be giving testimony on the application.

6 Let's call the first application,  
7 please. Excuse me. Hold on.

8 Do we have any Affidavits of Posting,  
9 Mailing?

10 THE CLERK: We have one Affidavit of  
11 Publication, one Affidavit of Posting, and  
12 two Affidavits of Mailing to be placed on the  
13 record as exhibits.

14 (WHEREUPON, the above-referred to  
15 documents were marked as Board's Exhibits,  
16 for identification, as of this date.)

17 CHAIRPERSON HERSHBERG: Do we have  
18 any request for adjournments?

19 THE CLERK: No requests for  
20 adjournments.

21 CHAIRPERSON HERSHBERG: Thank you  
22 very much. Now let's call the first  
23 application.

24 THE CLERK: Site Plan Number 3611,  
25 233 Church Street, Section 62, Block 55, Lot

1  
2 36, Residence A. Christopher Thumann.  
3 Construct a new 22 foot by 22 foot garage.

4 M O N T E L E E P E R,  
5 having been first duly sworn by a Notary  
6 Public of the State of New York, was  
7 examined and testified as follows:

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

10 THE WITNESS: Monte Leeper.  
11 M-O-N-T-E L-E-E-P-E-R. Architect. 414  
12 Foxhurst Road in Oceanside, New York.

13 CHAIRPERSON HERSHBERG: Sir, will you  
14 be speaking this evening.

15 MR. THUMANN: I'm the home owner. My  
16 name is Chris.

17 C H R I S T O P H E R T H U M A N N,  
18 having been first duly sworn by a Notary  
19 Public of the State of New York, was  
20 examined and testified as follows:

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

23 MR. THUMANN: Chris Thumann,  
24 T-H-U-M-A-N-N. 233 Church Street in  
25 Freeport.

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MR. LEEPER: Good evening. I'm Monte Leeper, the architect. I designed this replacement garage. It was or is currently a one car garage replaced with a two car garage. This is an old property. The house itself was built in 1898, and the garage is approximately 100 years old. It's in very bad shape, it needs to be replaced. So, I was hired to design this very custom garage that you have the plans for.

It's going to have midnight blue Certainteed siding. This is a sample I could pass to you, if you'd like to see it. It's a four inch clapboard.

CHAIRPERSON HERSHBERG: I'm sorry, what is the name of the color?

MR. LEEPER: THE color is midnight blue.

CHAIRPERSON HERSHBERG: Thank you.

MR. LEEPER: I don't know what it will be at noontime, but at midnight it's blue.

The doors to the garage will all be white. They will be painted to match the

1 trim, which will be a composite trim,  
2 probably Azek or equal; it's a composite  
3 material. The garage doors are Wayne Dalton  
4 doors. The style is Sonoma. It is depicted  
5 on the elevations that you have before you.  
6 And the louver we selected a round louver  
7 that is also composite; it's a polyurethane,  
8 and it's round, and it will be -- hopefully  
9 give an accent of maybe a little bit of a  
10 nautical appearance, since we are in a  
11 nautical town.  
12

13 MR. THUMANN: I'm a boater.

14 MR. LEEPER: Yes, which is probably  
15 why there's a boat in the yard in some of the  
16 pictures, in case there was any question  
17 about that.

18 The house is -- if you're looking at  
19 the survey, it's a 109.8 feet back from the  
20 street. Very well hidden behind fences, tall  
21 hedges. It's actually got a large farm of  
22 bamboo in the back of the yard and it looks  
23 like a jungle.

24 MR. THUMANN: Manicured.

25 MR. LEEPER: Manicured jungle. I'm

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not sure if there needs to be further planting. There are Hostas that are perennial and they're variegated, so that they're shades. They're going to be transplanted, again, to soften the look, once the garage is constructed.

CHAIRPERSON HERSHBERG: Excuse me. Is the garage visible from the street?

MR. THUMANN: A portion of it.

CHAIRPERSON HERSHBERG: Barely, right.

MR. LEEPER: If you're not looking --

CHAIRPERSON HERSHBERG: It's not as significant in this instance, because it's really -- we're not effecting your neighbors or people around.

MR. LEEPER: True. It can be seen by plane. I forgot to mention that the roof is going to be a charcoal black.

CHAIRPERSON HERSHBERG: You did provide quite a bit of material here with information about the materials. I see in the drawing that you have some spaces there for lamps. It may be here and I just skipped

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it or my pages are stuck together. What kind of lamps are you going to have on the side of the garage?

MR. LEEPER: I think I turned those in. I don't know if I have a copy of those, actually.

MR. THUMANN: Square, tall. Square, not round.

CHAIRPERSON HERSHBERG: Lantern looking, squared looking glass on four sides.

MR. THUMANN: Back.

CHAIRPERSON HERSHBERG: Approximately --

MR. THUMANN: 18 inch.

CHAIRPERSON HERSHBERG: 12 to 16 inches.

MR. THUMANN: Yes.

CHAIRMAN HERSHBERG: That will be on both sides of the garage door?

MR. THUMANN: Yes.

CHAIRMAN HERSHBERG: Titan electric lantern on outdoor wall. That's still accurate?

MR. THUMANN: Yes.

MEMBER DI SALVO: This is a very

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significant blue, which is very different from the house.

MR. THUMANN: True. Unfortunately, my house is a Section 8 house. There is nothing wrong with that, but I fell in love with the property and I can't, like, try and match the old. I'm going to be updating the house. I'll be updating the whole property. I don't know.

MEMBER DI SALVO: I'm making an observation. The garage is setback. It's its own thing in between two homes. Am I reading it correctly?

MR. THUMANN: Yes.

MEMBER DI SALVO: There are two homes, one on either end, and garage in the middle of that property.

MR. THUMANN: Of my property. So, yes. There's a cottage in the back and there's my house in the front where I live. It's a very unique property.

MEMBER DI SALVO: Yeah.

MR. THUMANN: I fell in love with it right away. With the cottage in the back, I

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had to have it.

CHAIRPERSON HERSHBERG: Any other questions from the Board.

MEMBER TAYLOR: You live in the cottage back?

MR. THUMANN: No, I live in the front. I have my cousin back there.

CHAIRPERSON HERSHBERG: Motion from the Board, please.

THE CLERK: Public.

CHAIRPERSON HERSHBERG: Thank you for reminding me. Before we get a motion from the Board, I'll ask if there are any comments from the public.

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board, please.

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

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MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck.

THE CLERK: Site Plan Number 3613, 25  
East Avenue, Section 62, Block 76, Lot 10,  
Residence A. Shaioon Hosein-Chitaman.  
Maintain a 22 foot by 24 foot detached  
garage.

C H R I S G R A Y,

having been first duly sworn by a Notary  
Public of the State of New York, was  
examined and testified as follows:

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

MR. GRAY: Chris Gray, architect.  
2401 Capri Place, North Bellmore, New York,  
representing Shairoon Hosein-Chitaman. She  
lives at 25 East Avenue the Freeport. She  
happens to be sitting right there.

MEMBER DI SALVO: Good evening.

CHAIRPERSON HERSHBERG: Sir, were you  
the architect --

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MR. GRAY: Yes, I am.

CHAIRPERSON HERSHBERG: -- from the beginning of this project?

MR. GRAY: Yes, I am. Well, this project is a detached garage that was, apparently in disrepair. The owner had taken it upon themselves to do some repair work, and then a work stop order came around. So, then I filed application to legalize the detached garage. We got approval from the Zoning Board, and here we are now for site plan on the exterior appearance.

CHAIRPERSON HERSHBERG: You were involved when some work had been done by the home owner and you were called in.

MR. GRAY: Right. Essentially, a shape was created. I came in just to illustrate what was done and show how it is, and then we went forward to get approval at the Zoning Board, which we did.

CHAIRPERSON HERSHBERG: So, I'll just make a comment. When we have professionals come in before the Board working in the community, from time to time we have home

1  
2 owners that for whatever reason don't come  
3 for approvals prior to doing work and we have  
4 professionals come in be advising your  
5 clients about the necessity to get approval  
6 before.

7 MR. GRAY: Well, I was called in  
8 after the fact. So, had I known, if somebody  
9 came to me wishing they wanted to do  
10 something, I would have advised them to put  
11 in an application, go forward and all of  
12 that. But I was called after things were  
13 done.

14 CHAIRPERSON HERSHBERG: That's what I  
15 was trying to get at.

16 MR. GRAY: Yes, work was done. I was  
17 called in afterwards, when things were -- a  
18 stop work order came about, so I came in to  
19 illustrate what has been done thus far.

20 CHAIRPERSON HERSHBERG: I take back  
21 what I said, because you already know it.

22 MR. GRAY: Yes.

23 CHAIRPERSON HERSHBERG: Go ahead.  
24 Give us a description.

25 MR. GRAY: Basically, this detached

1  
2 garage, the objective is the owner would like  
3 to make it look like the main house. You see  
4 that the picture of the main house and the  
5 surrounding neighbors. So, she would like to  
6 have it match exactly.

7 The siding is a nice medium dark  
8 blue, typical vinyl, ship lap with a four  
9 inch exposure. The roof is a charcoal, and  
10 have all the trim in white. The windows -- I  
11 believe the windows are already there. They  
12 are white. Just to match exactly what the  
13 house -- make a mini version of what the  
14 house looks like. That's the objective.

15 This property is quite long. Its  
16 property depth is 185 feet on the short side,  
17 200 feet on the long side. So, this garage  
18 is quite set back from the street, but you  
19 can still see it if you walk by.

20 CHAIRPERSON HERSHBERG: I couldn't  
21 see it.

22 MR. GRAY: Drive by, maybe you'll  
23 miss it. But that is the objective: To make  
24 it look like a little mini version of the  
25 main house.

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MEMBER TAYLOR: Is this garage going to be used for garage purposes? It kind of looks like somebody is going to live there.

MR. GRAY: It's not conducive to live inside. Nobody should be up there. The intention is the second floor to be storage and the first level is to contain two vehicles. There is no plumbing there.

CHAIRPERSON HERSHBERG: The rendering that we have does not provide any detail on the garage doors, any handles or windows or any kind of wood. It looks like a piece of plywood, maybe white.

MR. GRAY: Well, there is an interior stair. So, it's not very conducive for a roll up door. So, at the moment, there is just temporary access door, you can see on the picture. So, the intention is to put some kind of garage door on the front. I believe it hasn't been selected yet, the style. But in keeping with the character of the house, some nice, white door, white trim that would match the main house nicely.

CHAIRPERSON HERSHBERG: Help me

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decipher some of these pictures here. I have a picture here that looks like --

MR. GRAY: That's the garage in its current state.

CHAIRPERSON HERSHBERG: In its current state. Then I have a rendering here that looks like there are two garage doors.

MR. GRAY: That's correct. I had mentioned, currently, being that the are working on it, they didn't frame out one of the doors. So, the rendering shows two sets of swing doors. And also on the construction plan, it illustrates two swing doors as well.

CHAIRPERSON HERSHBERG: You're going to undo or change the front of the work that's --

MR. GRAY: Right. That was installed temporarily or some reason.

MEMBER DAWSON: I'm looking a the plan. We have been talking a lot about driveways. Is the garage -- it looks like it's sort of all the way in the back of the property, all the way back here caddy corner. Does it jet out a little bit or is it

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straight?

MR. GRAY: That's actually how it's illustrated on the survey.

MEMBER DAWSON: Where is the driveway? Where would the cars come up to go into the garage?

MR. GRAY: I believe you have a copy. You should have a copy of the survey. I'm looking for my copy.

CHAIRPERSON HERSHBERG: We have the plot plan here.

MR. GRAY: The survey would show it.

CHAIRPERSON HERSHBERG: We have that, sir, on the right-hand side.

MEMBER DAWSON: Thank you.

MEMBER DI SALVO: Is the footprint exactly the same as what was there?

MR. GRAY: There is a piece to the right. The south side of this garage structure, there is a -- there is what is known as a one story on the survey. That is to be removed. That's noted on the construction plan. It's like a poorly constructed little additional storage area,

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but that is to be removed.

MEMBER DI SALVO: I see that's like a side shed there.

MR. GRAY: Exactly.

MEMBER DI SALVO: That's coming off?

MR. GRAY: That will come off. That is shown on the construction plan to the Building Department.

MEMBER DI SALVO: The front of the garage, this single garage door, is to be removed. The door to the right, the entry door to the garage is going to be removed, and then you're going to reframe the whole front to accommodate two large swinging doors?

MR. GRAY: Right, to accommodate vehicles.

MEMBER DI SALVO: Any idea -- so, each of those doors is approximately -- it's an eight foot door?

MR. GRAY: Yes.

MEMBER DI SALVO: Two eight foot doors.

MR. GRAY: Yes. And they should be

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seven foot high, which is a normal typical height. I'm double checking the plans. Yes, eight foot wide, seven foot tall.

MEMBER DI SALVO: The Tyvek house wrap that's currently depicted in the photograph, that was from previous work?

MR. GRAY: That's where they were doing work, and then they had the stop work order. So, that's how it looks now, being stopped from continuing.

MEMBER DI SALVO: I'm curious as to why there's house wrap, if that was already not completed. That's my only question.

MR. GRAY: It's just a normal thing to protect the wood sheathing.

MEMBER DI SALVO: After framing is done, yes, plywood is put up. What you're saying is, the whole front is going to be reframed?

MR. GRAY: Yes.

MEMBER DI SALVO: This house wrap has to come off again.

MR. GRAY: It can be simply cut. It could be cut for the new opening.

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MEMBER DI SALVO: The garage doors have not been specified yet. We don't know if they are panel doors.

MR. GRAY: Yes, it's not specified.

MEMBER DI SALVO: Any plans for lighting?

MR. GRAY: I would think that maybe on the side of the access door, perhaps just a simple Home Depot down light, just to walk up to the door at the very least.

MEMBER DI SALVO: Nothing over the garage doors themselves?

MR. GRAY: Not that I'm aware of.

CHAIRPERSON HERSHBERG: Did you say you went to Zoning for this?

MR. GRAY: Yes.

CHAIRPERSON HERSHBERG: Is there a Zoning decision in here?

MR. GRAY: There should be.

CHAIRPERSON HERSHBERG: I have it. Any other questions from the Board?

MEMBER DAWSON: No.

CHAIRPERSON HERSHBERG: Any comments from the public?

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(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board please.

MEMBER DAWSON: Motion to close to further evidence and testimony and reserve decision.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck, sir.

MEMBER DAWSON: Motion to go into executive session.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

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THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:12 p.m. to 8:41 p.m., after which the following transpired:)

CHAIRPERSON HERSHBERG: We're in session.

THE CLERK: Site Plan Number 3612, 65 Lillian Avenue.

MEMBER DI SALVO: Chairman, regarding SP-3612 for the premises located at 65 Lillian Avenue, the applicant comes before this Board seeking approval to construct a 140 square foot front porch, 980 square foot second floor addition, and a 392 square foot rear deck.

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

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

This application, as amended, will

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produce an aesthetically and conforming positive addition to the surrounding area, if the conditions below are met.

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

The site survey and artist rendering, dated 1/6/2023, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

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Freeport.

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

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

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

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

The Applicant/Owner must obtain the appropriate permits from the Building

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Department prior to any construction.

Other conditions:

Two foot rail PVC vent in the eaves in the front and the rear of the house will be added.

Gray composite decking to wrap the foundation, stairs, treads, and porch.

An 8 to 12 inch white hanging pendent will hang over the front door.

In the three front eaves, eight inch board and batten trim will be applied in white.

Boxwood greens lining the front walkway with intermittent purple Matthiola plantings will be added, and a total of five arborvitae evergreens will be planted left and right of the front entrance.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

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(No response was heard.)

THE CLERK: Site Plan Number 3611,  
233 Church Street.

MEMBER DAWSON: Chairman, regarding  
Application Site Plan 3611 for the premises  
located at 233 Church Street, the applicant  
comes before this Board seeking approval to  
construct a new 22 foot by 22 foot garage.

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

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

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

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

The site plan, survey print and/or  
artist rendering, dated 12/28/22, has been

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submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and/or artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

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

Applicant/Owner is to provide two

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sets of stamped original final plans incorporating all conditions and all modifications for the Building Department along with a signed Affidavit of Compliance to the Village Clerk's Office before issuance of a building permit.

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

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

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

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(No response was heard.)

THE CLERK: Site Plan Number 3613, 25 East Avenue.

MEMBER TAYLOR: Chairman, regarding SP-3613 for the premises located at 25 East Avenue, the applicant comes before this Board seeking approval to maintain a 22 by 24 foot detached garage.

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

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

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

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

The site plan and/or artist rendering, dated 1/9/23, has been submitted

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2 by the applicant, reviewed and approved by  
3 the Planning Board. Said site plan and/or  
4 artist rendering have been stamped, approved  
5 and signed by the applicant and/or the  
6 Chairman of the Planning Board.

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

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

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

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

24 Applicant/Owner is to provide two  
25 sets of stamped, original final plans

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2 incorporating all conditions and  
3 modifications for the Building Department  
4 along with a signed Affidavit of Compliance  
5 to the Village Clerk's Office before issuance  
6 of a building permit.

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

10 This approval is subject to any and  
11 all conditions imposed by the Zoning Board of  
12 Appeals, if any, in its decision dated  
13 11/17/22.

14 The Zoning Board of Appeals, as lead  
15 agency, sees has determined that this si a  
16 Type II action under SEQRA and the Planning  
17 Board has no further review.

18 Applicant/Owner must obtain the  
19 appropriate permits from the Building  
20 department prior to any construction.

21 MEMBER DAWSON: Seconds.

22 THE CLERK: All in favor.

23 MEMBER DAWSON: Aye.

24 MEMBER TAYLOR: Aye.

25 MEMBER DI SALVO: Aye.

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

THE CLERK: 128 Harry Place was a subdivision, a three lot subdivision that was approved by the Planning Board on October 25, 2022. The applicant is requesting additional time to submit the final subdivision map as per the Board's condition, requesting an additional 90 days.

MEMBER DAWSON: So moved.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

THE CLERK: Then we have the minutes of December 27, 2022. There was one grammatical error that will be corrected.

CHAIRPERSON HERSHBERG: Motion from the Board.

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MEMBER TAYLOR: Motion to accept the minutes of December 27, 2022.

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

MEMBER DAWSON: Motion to close the meeting.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

(Time Ended: 8:52 p.m.)

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January 24, 2023

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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 31st day of January, 2023.



BETHANNE MENNONNA