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INCORPORATED VILLAGE OF FREEPORT
BOARD OF TRUSTEES MEETING

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

May 4, 2023
11:10 a.m.

M E M B E R S:

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

* * *

PAMELA WALSH BOENING	VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE COUNSEL
JENNIFER UNGAR	DEPUTY VILLAGE COUNSEL
SERGIO MAURAS	BUILDING DEPT SUPERINTENDENT

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2 MR. McLAUGHLIN: We're going to start
3 with 170 Whaley Street.

4 Counsel, your appearance.

5 MR. CALLEGARI: Dominick Callegari.
6 70 West Main Street, East Islip, Suite 201,
7 counsel for Joseph Coyle.

8 MR. McLAUGHLIN: Just by way of
9 background, we have had this on for numerous
10 times. As we remember, it's a situation it's
11 a dilapidated house, and the process is going
12 forward for a short sale. I spoke with
13 counsel yesterday. He also forwarded me a
14 copy of the fully executed Contract of Sale,
15 and he's working with the bank's
16 representatives to bring this property to
17 closing. Obviously, as you're aware, there
18 were mortgage issues, so a short sale is the
19 route they had to go rather than a full
20 closing.

21 So, in my conversations with counsel,
22 I believe he'll have more information,
23 hopefully, possibly a closing date within the
24 next 30 days. So, counsel, you'll be
25 requesting a 30 day extension?

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MR. CALLEGARI: Yes, that's correct.
The other thing is, I just came on the case yesterday, as you know. I reached out to the servicer who has all the documents to process the short sale. This is a pre-foreclosure. At this point, we're just negotiating a short sale. I just request 30 days to get all my ducks in a row to try to get this offer approved by the bank. If so, we can -- we're trying to sell to a developer to come and, essentially, knock the house down if they have to, or whatever the case may be.

MR. McLAUGHLIN: Our next date is June 1st. Are you good with that?

MR. CALLEGARI; that works for me.

MR. McLAUGHLIN: Mr. Deputy Mayor, if you could entertain a motion to adjourn the matter to June 1st.

DEPUTY MAYOR ELLERBE: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

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2 THE CLERK: Any opposed?

3 (No response was heard.)

4 MR. McLAUGHLIN: Thank you, counsel.
5 We'll be back on June 1st. Anything you get
6 between now and June 1st, you have my Email,
7 just forward it to me and keep me up to date,
8 okay.

9 MR. CALLEGARI: June 1st?

10 MR. McLAUGHLIN: June 1st.

11 MR. CALLEGARI: Thank you.

12 MR. McLAUGHLIN: 823 South Long
13 Beach. He did call me to say he was trying
14 to get on for the virtual. But we do have,
15 actually, the superintendent who does have
16 some progress on the property.

17 Do you want to go over the progress?

18 MR. MAURAS: It appears the owner has
19 retained the services of a contractor who has
20 begun making repairs to the house, which
21 includes painting and replacement of some
22 dilapidated fascia. He was about a quarter
23 of the way done with the work at the last
24 observation and inspection was conducted. I
25 can only assume they should be completed with

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that work within the next two weeks.

MR. McLAUGHLIN: So, if we adjourn to June 1st, we should be able to take it off the calendar at that point?

MR. MAURAS: That is correct.

MR. McLAUGHLIN: Can I have a motion to adjourn the matter to June 1st.

TRUSTEE SANCHEZ: So moved.

TRUSTEE MARTINEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

TRUSTEE MARTINEZ: Aye.

DEPUTY CHAIR ELLERBE: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: 11 Dock Drive.

Sergio, can you bring a chair over?

MR. TRIMBOLI: Good morning everybody.

A N T H O N Y T R I M B O L I,
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

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name and address for the record.

MR. TRIMBOLI: Anthony Trimboli. 11 Dock Drive, Freeport, New York 11520.

MR. McLAUGHLIN: Superintendent, can you give us a report of the reasons that we're here for this?

MR. MAURAS: So, 11 Dock Drive there is a large accumulation of miscellaneous items throughout the whole entire property. The majority of the items you can see from Cary Place. The item include: Boats, a large structure that's been constructed in the rear, car parts, boat parts in the front of the property, piles of paving stones, concrete CMU blocks, concrete blocks, car tires. There's a boat that's resting on the western side of the house on top of two trailers. The front porch is full of debris. The columns supporting the porch require paint. The floor, the decking of the floor requires replacement. There is a Bobcat parked in the driveway and an illegally constructed enclosure on the rear second story porch, which was also illegally

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constructed, as there are no permits for such.

MR. McLAUGHLIN: What is this property zoned as?

MR. MAURAS: This is a residential property. The use is residential property.

MR. McLAUGHLIN: With commercial items.

MR. TRIMBOLI: Marine residential.

MR. MAURAS: The use is residential.

MR. McLAUGHLIN: Sir.

MR. TRIMBOLI: The skid-steer, I had to put the bricks down because you asked me a year ago to clean it up. We put bricks down, pavers in the driveway and started doing that. I put the fence up, which I was asked to do also. And they said just keep everything behind the fence. The skid-steer is back on the next block.

MR. McLAUGHLIN: When you say, "they," who is they?

MR. TRIMBOLI: When I went to court a year or two ago. The boat on the side of the house is going to be the boat that I'm going

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2 to put in the water. It's the boating
3 season.

4 I had a yard I rented on New Street
5 in Oceanside, but that got flooded out and
6 they pushed everybody out of there. So, that
7 was one of my problems. It was spur of the
8 moment where they pushed everybody out. My
9 dad just passed away four weeks ago. I'm on
10 top of stuff, but I do have another yard
11 where I can put some stuff in there and clean
12 up, the painting, I can take care of all the
13 small stuff, everything.

14 MR. McLAUGHLIN: You said you have
15 another yard?

16 MR. TRIMBOLI: The deck's been like
17 that for 10, 15 years.

18 MR. McLAUGHLIN: You said you have
19 another yard. When is the stuff being moved?

20 MR. TRIMBOLI: Well, it's only a few
21 spots. I have three or four spots to move
22 stuff. The skid-steer, that will go over
23 there. Anything big I'll move on there, to
24 get it out of the way, clear up the front of
25 the house.

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2 They said it was fine to put the boat
3 on the side of the house, as long as the
4 bricks were put back. The bricks were there
5 when I got the house, and they kind of got
6 overgrown with the grass and everything. So,
7 I put another layer of bricks on top, which
8 is what I was told to do.

9 MR. McLAUGHLIN: The permits for the
10 structure that was built.

11 MR. TRIMBOLI: That was like a man
12 shed.

13 MR. McLAUGHLIN: It still required a
14 permit.

15 MR. TRIMBOLI: I can put up the
16 permits. My mom went to the hospital last
17 year, my dad passed away. It was a lot on my
18 plate. Instead of the oldest being in
19 charge, he put me in charge of the mess. I
20 have a death certificate and stuff like that.
21 I'm trying to take care of everything and
22 take care of my two kids. I'm a single dad.

23 If you give me a list, I'll start
24 chipping away at anything, do what I can.

25 TRUSTEE MARTINEZ: The only thing is,

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obviously, the superintendent mentioned a lot of stuff. If you think over the next --

MR. TRIMBOLI: I'm trying to rent another yard. I just got pushed out. I was paying, there were no problems. They said, "No, we're redoing it." You can drive by there. They're redoing the whole block and setting it up there.

TRUSTEE MARTINEZ: Over the next 30 days --

MR. TRIMBOLI: I can get some of the stuff.

MR. MAURAS: I would say we'll give him 30 days. We'll put him on for June 1st. We'll set up an inspection of the property so we can help guide you as to what needs to be done.

MR. McLAUGHLIN: By Monday, you'll have an inspection with him, so we can guide him on what he has to do. And then within 30 days, obviously, if you don't get everything -- we want to see progress moving forward.

MR. TRIMBOLI: I got flooded in my

1
2 house too, in the past two months. I have a
3 foot of water. A lot of the stuff I pulled
4 out of the garage is because I'm throwing it
5 out or I'm cleaning it up and putting it
6 back. A lot of it, you can see dumpster.
7 I've been filling that up and throw it out.
8 I'm getting too old to do this.

9 MR. McLAUGHLIN: Just so you
10 understand, if you live next door or down the
11 block and all this stuff is there. The
12 residents don't want it.

13 MR. TRIMBOLI: I kept everything in
14 the front. The house next to me -- you've
15 seen it. There's a big hole in the roof.

16 MR. McLAUGHLIN: I know. It's the
17 next case after you.

18 MR. TRIMBOLI: I grew up there since
19 I was 18 in that house. I moved out and
20 back.

21 MR. McLAUGHLIN: It's on the list.

22 MR. TRIMBOLI: I tried to buy that.

23 TRUSTEE MARTINEZ: Obviously, don't.

24 MR. TRIMBOLI: That was going to be a
25 knock down, build a nice house.

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2 MR. McLAUGHLIN: I don't want you to
3 think you're by yourself. We noticed that as
4 well.

5 MR. TRIMBOLI: My neighbors came to
6 me and said, "What's going on?"

7 TRUSTEE MARTINEZ: I'll make a motion
8 for 30 days, June 1st.

9 DEPUTY MAYOR ELLERBE: Before that.
10 How long have you been in the house?

11 MR. TRIMBOLI: I rented it when I was
12 18, I lived there for years, then I moved and
13 ended up buying it.

14 DEPUTY MAYOR ELLERBE: When?

15 MR. TRIMBOLI: Probably 20 years or
16 more. Been there a long time.

17 MR. McLAUGHLIN: So, we'll set it for
18 30 days and the superintendent will contact
19 Mr. Trimboli to work out timeframes to get
20 things done.

21 MR. TRIMBOLI: With the tires and
22 stuff, I brought them to the dumps and they
23 said I could only take three at a time, which
24 is fine. They wouldn't even let me dump
25 three. I had them all in the truck. So, I

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had to bring them all back home.

TRUSTEE MARTINEZ: In 30 days, you'll put a big dent it?

MR. TRIMBOLI: That's what I'm trying to do. I'm off tomorrow, so I can make a couple of dump runs, clean stuff up.

MR. McLAUGHLIN: Here is the thing: Our focus is to get it fixed. If you have trouble with the Town of Hempstead dump or something like that, let Sergio know and he can reach out to them. If we have to make a special consideration to help us out with this, we'll do that.

MR. TRIMBOLI: I went there.

MR. MAURAS: Mr. Trimboli, what is the best contact number for you?

MR. TRIMBOLI: (516) 840-2344.

I don't know if you want a copy of anything.

MR. MAURAS: That's okay. We'll be in contact.

TRUSTEE MARTINEZ: So moved.

TRUSTEE SANCHEZ: Second.

MR. McLAUGHLIN: Deputy Mayor, we

1
2 have a motion and a second. Let's poll the
3 Board.

4 DEPUTY MAYOR ELLERBE: Poll the
5 Board.

6 THE CLERK: All in favor.

7 TRUSTEE SANCHEZ: Aye.

8 TRUSTEE MARTINEZ: Aye.

9 DEPUTY MAYOR ELLERBE: Aye.

10 THE CLERK: Any opposed?

11 (No response was heard.)

12 MR. McLAUGHLIN: We're going to skip
13 now to 519 South Bayview Avenue, since he is
14 here. Sworn in. Name add address for the
15 record.

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

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

22 MR. PAPA JORGJI: It's Engjellush,
23 E-N-G-J-E-L-L-U-S-H. Last name is
24 P-A-P-A-J-O-R-G-J-I.

25 COURT REPORTER: Address?

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2 MR. PAPAJORGJI: 1586 Hawthorne
3 Street, Baldwin, New York 111510. I'm here
4 today for 519 South Bayview Avenue.

5 MR. McLAUGHLIN: Sergio.

6 MR. MAURAS: 519 South Bayview Avenue
7 is a property that suffered major damage
8 during Hurricane Sandy in which the
9 foundation to the home has had structure
10 beams out in the basement and collapsed into
11 the basement. The property has been secured
12 by the Village by having a fence installed
13 around the property and has been deemed a
14 dangerous building. It is the recommendation
15 that the structure be demolished.

16 MR. McLAUGHLIN: Sir.

17 MR. PAPAJORGJI: So, yes, I do agree
18 that the structure has to be demolished. I
19 came -- when I purchased the property, the
20 first month I hired an architect to draw me a
21 set of plans. I came and I met with
22 Mr. Sergio, went through the process what I
23 had to do back in June of 2019. Then I got
24 sick in July of 2019, COVID hit. 2022, in
25 February, I hired another firm, John LaValle

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2 Consulting and Drafting. Four weeks ago I
3 spoke to him regarding his plans. I stopped
4 back then in February of 2022 because the
5 prices were outrageous for the lumber and
6 everything else and I couldn't afford to
7 build it. As I'm speaking to the architect,
8 hopefully in the next four or five weeks I
9 should have plans ready to apply for a new
10 building.

11 MR. McLAUGHLIN: Okay. In the
12 meantime -- listen, you can take whatever
13 time you want to put a new building up. Our
14 concern right now is the building that is
15 there now. You agree that it has to be
16 knocked down.

17 MR. PAPAJOGEJI: Absolutely. If you
18 can answer me that, since the property does
19 not meet over 50 or 60 feet, I believe it's
20 only 40 feet wide, will I be able to build
21 again? That's why I didn't knock the house
22 down and I continue to pay the taxes, as the
23 house was sitting on the property.

24 MR. McLAUGHLIN: You have to go to
25 the Zoning Board. The simple fact is, you

1
2 haven't used it as a residential location.
3 At this point, you can't rebuild that
4 property because it's substantially damaged.
5 You're going to have to knock it down anyway.
6 Either way, you have to go to the Zoning
7 Board when you do submit your plans.

8 MS. UNGAR: Keeping or not keeping
9 the house isn't going to have any bearing on
10 whether you can rebuild.

11 MR. McLAUGHLIN: Either way you'll
12 have to go to the Zoning Board.

13 MR. PAPAJORGJI: Also, based on the
14 new architect that I hired, he has seen the
15 condition of the house. If I go a different
16 route to save the house, I can still save the
17 house.

18 TRUSTEE MARTINEZ: I think you're
19 being told that the Building Department
20 declared the house to be --

21 MR. MAURAS: The property was
22 determined to be substantially damaged.

23 TRUSTEE MARTINEZ: It cannot be
24 fixed.

25 MR. MAURAS: Which means the house

1
2 must be elevated or demolished, based upon
3 the damage there.

4 MR. PAPAJORGJI: The condition of the
5 foundation.

6 MR. MAURAS: Elevating the house
7 would probably not be cost efficient for you.
8 It would probably be less expensive to build
9 a new house. But it is mandated, in this
10 condition that the house is now, to demolish
11 the house.

12 MR. McLAUGHLIN: I think our main
13 goal, at this point, is if you're going to
14 demolish the home, get that done. Whenever
15 you decide to go forward with the progress of
16 building a new home, that's up top you.

17 But right now, the condition of the
18 house is to the point where it basically has
19 to be demolished. Even trying to lift that
20 house in its condition, it would probably
21 fall apart.

22 MR. PAPAJORGJI: May I ask, have the
23 utilities been disconnected from the
24 property?

25 MR. MAURAS: The electric has been

1
2 disconnected on the property. I'm not sure
3 about the water and sewer. We would have to
4 check with the Water Department.

5 Secondly, it is your property. And
6 any time there is a disconnect of the water
7 or sewer is required, there's a permit filed
8 by a plumber, and it's the owner's
9 responsibility to do so.

10 MR. PAPAJORGJI: Okay. Can I find
11 out prior to see?

12 MR. MAURAS: If the water has been
13 disconnected?

14 MR. PAPAJORGJI: Yeah.

15 MR. MAURAS: I will take your number
16 and assist.

17 TRUSTEE MARTINEZ: You're clear what
18 we're saying. Either way, it looks like the
19 only choice you have is to knock the house
20 down.

21 MR. PAPAJORGJI: Financially, it will
22 cost me less at this point to build a new
23 house.

24 TRUSTEE MARTINEZ: A lot less.
25 Somebody that had their house raised, trust

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me, it's a lot less.

MR. McLAUGHLIN: Other people in the Village had a house raised, the house itself was in good condition.

TRUSTEE MARTINEZ: Excellent condition.

MR. McLAUGHLIN: When you have a house in that type of condition, you try to start raising the house, it's going to be -- it will probably collapse.

TRUSTEE MARTINEZ: Are you talking difference of five feet?

MR. PAPAJORGJI: It's 40 feet width on the property.

MR. MAURAS: The frontage.

TRUSTEE MARTINEZ: The requirement is what?

MR. MAURAS: Fifty. We never speak on behalf of the Zoning Board on what they would or would not say. But what I would say, when you file an application for a new home, if you fall, generally, within the same footprint of the prior, existing home where you're not expanding it beyond the size of

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the house itself, the Zoning Board takes that into consideration.

MR. PAPAJORGJI: It's like 700 square feet. If I maintain the setbacks left and right and frontage and back of the house, it's really tiny.

MR. MAURAS: You could add another story.

MR. McLAUGHLIN: You can go up.

TRUSTEE MARTINEZ: You can go up to 34 feet.

MR. PAPAJORGJI: I might have to consult my architect, Mr. John LaValle and get an answer on that.

MR. McLAUGHLIN: Either way, one way or the other, we're going to have movement in dealing with the safety issue of this building and the fact that it's a dangerous building. My suggestion would be to adjourn for 30 days. Obviously, this is the first time you're here. You make the determination of what you plan on doing. I would bring your architect with you next time you are here, that way we can have -- he has a full

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understanding of what our concerns and position is on this matter. Do you know what I'm saying?

MR. PAPAJORGJI: Okay.

MR. MAURAS: Prior to those 30 days, please contact me down in my office so I can speak to your design professional.

TRUSTEE MARTINEZ: Excellent point. Thank you for saying that, Sergio. By all means, we don't want to be negative against you. We want it to be developed. Sergio's office is excellent, they do a great job. Please talk to him. We prefer you ask him now then 30 days from now. It makes his job easier.

MR. McLAUGHLIN: If you have questions, please call.

TRUSTEE MARTINEZ: Have the architect call.

MR. PAPAJORGJI: I will have my architect give a call.

TRUSTEE MARTINEZ: Either way, the house has to come down.

MR. PAPAJORGJI: Okay. We'll take

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the next step.

MR. McLAUGHLIN: Again, the fact that the house is coming down, realistically, we're not rushing you to build a house there once the house comes down. Our nuisance concern for this property on our end here, for this forum, is done, and then after the fact, when you go to build the house, you can take your time and even wait to see if the lumber price goes down.

MR. PAPAJORGJI: No, that's very normal.

MR. McLAUGHLIN: Once that house, which is the subject of this nuisance hearing is no longer there, the rest of it you can take whatever time you need and you deem necessary.

MR. PAPAJORGJI: Okay.

DEPUTY MAYOR ELLERBE: Motion to adjourn to June 1st.

TRUSTEE SANCHEZ: So moved.

TRUSTEE MARTINEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

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TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Next is 13 Dock Drive. Actually, for the remaining -- I'll go one-by-one, but the remaining ones have to appearance. Given the fact it's the first time on, I'll suggest before we take action that we do one more attempt to locate the individuals and put them on for June 1st.

13 Dock Drive. Notice was sent to Alcides Curtis, as well as Deutsche Bank, and Long Beach Mortgage Trust. So, we'll send an additional notice to them.

We'll go the motion at the end, with your permission.

DEPUTY MAYOR ELLERBE: Okay.

MR. McLAUGHLIN: We'll adjourn to June 1st.

236 North Columbus Avenue, Joseph and Ruby Carter. We also notified Joshua Levy, attorney for the plaintiffs, L&L Associates. They're not the owner, but they have filed

1
2 the tax liens, so we put them on notice.
3 We'll send additional notice and adjourn to
4 June 1st.

5 259 Branch Avenue, Thomas Boatswain.
6 Requires siding to be finished. He did
7 contact our office. I'm just surprised he's
8 not here today. So, we will reach out to him
9 again and put it on for the next hearing.

10 And 726 South Long Beach, owner
11 Anjani Mungroo. We will send an additional
12 notification.

13 Do you have any additional contact
14 information for any of these individuals?

15 MR. MAURAS: I may have for one.

16 MR. McLAUGHLIN: You'll forward that
17 to Ms. Monaco.

18 TRUSTEE MARTINEZ: Rob, the 726 South
19 Long Beach, is that the same issue with the
20 bulkhead?

21 MR. McLAUGHLIN: That's a different
22 one. That was 700 South Long Beach. 700
23 South Long Beach, we had already done an
24 order to repair it. The ones that we did
25 orders that are going to repair. Some of

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them already are going onto the next Board meeting to go out for an R&P to get it down.

TRUSTEE MARTINEZ: Off the record.

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

MR. McLAUGHLIN: Before we go, the ones that I read off that were non-appearances, we just need a motion to adjourn to June 1st. Our office notify them to appear.

TRUSTEE MARTINEZ: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE MARTINEZ: Aye.

TRUSTEE SANCHEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Motion to close.

TRUSTEE MARTINEZ: So moved.

TRUSTEE SANCHEZ: Second.

THE CLERK: All in favor.

TRUSTEE SANCHEZ: Aye.

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TRUSTEE MARTINEZ: Aye.

DEPUTY MAYOR ELLERBE: Aye.

THE CLERK: Any opposed?

(Time Ended: 11:34 a.m.)

* * *

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 6th day of May, 2023.


BETHANNE MENNONNA