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INCORPORATED VILLAGE OF FREEPORT
BOARD OF TRUSTEES MEETING

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

January 27, 2025
5:00 p.m.

M E M B E R S:

- | | |
|-------------------|--------------|
| ROBERT T. KENNEDY | MAYOR |
| RONALD J. ELLERBE | DEPUTY MAYOR |
| EVETTE B. SANCHEZ | TRUSTEE |
| JORGE A. MARTINEZ | TRUSTEE |

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|-------------------------|---------------------|
| PAMELA A. WALSH-BOENING | VILLAGE CLERK |
| ROBERT McLAUGHLIN | DEPUTY COUNSEL |
| SCOTT BRAUN | BUILDING DEPARTMENT |

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January 27, 2025

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ADDRESS

PAGE

174 North Main Street

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1
2 MAYOR KENNEDY: Counsel.

3 MR. McLAUGHLIN: Mr. Mayor, this is
4 the Dangerous Building Hearing for 174 North
5 Main Street. Sir, come forward.

6 E V A N E H A L T,
7 having been first duly sworn by a Notary
8 Public of the State of New York, was
9 examined and testified as follows:

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

12 THE WITNESS: My name is Evan Ehalt.
13 Address is 89 Babylon Turnpike, Merrick,
14 New York 11566.

15 MR. McLAUGHLIN: Mayor, this is was
16 on two weeks ago. We adjourned it to tonight
17 for them to file plans. At this point, plans
18 have not been filed yet. I received a call
19 from one of the principals -- not you, your
20 brother, I believe -- who stated they had
21 problems with the contractor. However, I
22 advised him that we need plans and we haven't
23 gotten plans as of this date.

24 MAYOR KENNEDY: I just want to
25 clarify, you don't need a contractor to

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submit plans.

MR. EHALT: The architect should have. I paid for plans over four months ago. I have the plans. I believe that at least Sergio saw at least the Email of the plans. So, we have this plans. I don't understand why the Town hasn't received them, but that's -- the architect is the person that would be submitting them to you, correct?

MAYOR KENNEDY: It could be the architect, the owner. It doesn't matter who it is. But I'll be honest with you, if we don't have them within 48 hours, we are going to issue a violation on the building.

MR. EHALT: That's no problem.

TRUSTEE MARTINEZ: Do you have a PDF?

MR. EHALT: Like I said, they should have had it already.

TRUSTEE MARTINEZ: We don't have it.

MR. EHALT: That's fine.

MAYOR KENNEDY: Buildings Department, any comments?

MR. BRAUN: No, Mr. Mayor. We haven't received them yet. He can give it to

1
2 us tomorrow, otherwise, like you said,
3 they'll be in violation and we're going to
4 end up closing the building down again.

5 MAYOR KENNEDY: Okay.

6 MR. McLAUGHLIN: In the meantime,
7 Mr. Mayor, as far as the rest of the issues
8 itself, we ask that it be marked on the
9 calendar two weeks from today. That will be
10 the 10th of February.

11 MAYOR KENNEDY: Do we have a motion
12 to reconvene on this property on the 10th of
13 February?

14 DEPUTY MAYOR ELLERBE: So moved.

15 TRUSTEE SANCHEZ: Second.

16 MAYOR KENNEDY: Madam Clerk.

17 THE CLERK: All in favor.

18 TRUSTEE SANCHEZ: Aye.

19 TRUSTEE MARTINEZ: Aye.

20 DEPUTY MAYOR ELLERBE: Aye.

21 MAYOR KENNEDY: Aye.

22 THE CLERK: Any opposed?

23 (No response was heard.)

24 MAYOR KENNEDY: We'll reconvene this
25 on the 10th of February. However, if we

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2 don't have the plans within 48 hours, we're
3 going to issue a violation and probably close
4 the building up.

5 MR. EHALT: Understood. Shouldn't be
6 a problem. Like I said, the plans have
7 been -- we've have had the plans for a month.
8 Shouldn't be a problem.

9 TRUSTEE MARTINEZ: Good luck then.

10 MAYOR KENNEDY: Thank you.

11 MR. McLAUGHLIN: I'll ask for a
12 motion to close the Dangerous Buildings
13 portion of the meeting at this time.

14 TRUSTEE SANCHEZ: So moved.

15 TRUSTEE MARTINEZ: Second.

16 THE CLERK: All the favor.

17 TRUSTEE SANCHEZ: Aye.

18 TRUSTEE MARTINEZ: Aye.

19 DEPUTY MAYOR ELLERBE: Aye.

20 MAYOR KENNEDY: Aye.

21 THE CLERK: Any opposed?

22 (Time Ended: 5:02 p.m.)

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January 27, 2025

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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 3rd day of February, 2025.


BETHANNE MENNONNA