

THESE ARE NOT THE OFFICIAL MINUTES OF THE BOARD OF TRUSTEES UNTIL SAME HAS BEEN APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES.

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A meeting of the Board of Trustees of the Incorporated Village of Freeport was held on Monday, August 25, 2025 at 4:30 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

Robert T. Kennedy	Mayor	
Jorge A. Martinez	Deputy Mayor	
Christopher L. Squeri	Trustee	
Evette B. Sanchez	Trustee	Excused
Jacques V. Butler	Trustee	
Howard E. Colton	Village Attorney	
Pamela Walsh Boening	Village Clerk	

At 4:38 P.M., Mayor Kennedy convened in the main conference room and Deputy Mayor Martinez led in the Pledge of Allegiance.

No residents were present.

At 4:39 P.M., it was moved by Trustee Butler, seconded by Deputy Mayor Martinez and carried to adjourn this portion of the Legislative Meeting and return to the Mayor’s Conference Room to continue in Executive Session to discuss one (1) Personnel Matter.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	Not Present
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

At 4:40 P.M. Trustee Squeri entered Executive Session.

At 5:38 P.M., motion was made by Trustee Squeri, seconded by Trustee Butler and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

No residents were present.

Deputy Mayor Martinez led in the Pledge of Allegiance.

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It was moved by Trustee Butler, seconded by Trustee Squeri, and carried to approve the Board of Trustees Minutes of August 11, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Martinez, seconded by Trustee Butler, and carried to approve the Board of Trustees Dangerous/Nuisance Minutes of August 11, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	Abstain
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

Motion was made by Trustee Squeri, seconded by Trustee Butler and carried to approve the public assembly permit application submitted by Angela Brown to hold a basketball tournament on September 20, 2025 (no rain date), from 10:00 A.M. to 5:00 P.M. in Bishop Frank O. White Park.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Butler, seconded by Deputy Mayor Martinez that the following decision be adopted:

**INCORPORATED VILLAGE OF FREEPORT  
BOARD OF TRUSTEES DECISION**

**DATE:** August 25, 2025

A hearing was noticed for June 2, 2025, in the Board of Trustees Conference Room for a determination pursuant to Freeport Village Ordinance §128-58 (Property Maintenance Requirements), §128-59 (Maintenance Standards), and §128-62 (Nuisances and Abatement) as to the condition of the property located at 23 High Place, Freeport, New York. The property

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owners of record, Anichemar Isisore Brown a/k/a Richmond Brown and Irma Louis Brown were noticed, as well as varying financial institutions with a potential interest in the property. No one appeared. Deputy Village Attorney Robert McLaughlin explained that a lot clearance had been performed on the property, and once the debris and foliage was removed, the property itself could be inspected. There were broken windows, damaged drainpipes, broken detached gutters. Inspector Scott Braun of the building department observed that the damage to the property would have allowed water to penetrate the house, and that the second floor could be compromised. He suggested obtaining a search warrant to go in with an engineer to make a determination if the building was dangerous, and might need to be taken down. The hearing was adjourned to July 14.

On July 14, 2025, the Board reconvened as a dangerous building proceeding under Freeport Village Ordinance Chapter §128-2(B). Inspector Braun gave a brief report on what the search warrant, which had been executed that morning, revealed. He said that part of the roof is missing and that there is substantial water damage inside. The floor is soaked, the plaster is saturated. The floors of the second floor felt soft and compromised. Pieces of the house are falling off. There was still power from the pole to the house, although the meter had been pulled and there was no power in the house. There were no signs of anyone living there. Inspector Braun explained that the engineer's report would be ready in a few weeks. The Board adjourned the hearing to August 11, 2025 for receipt of the engineer's report.

On August 11, 2025 the hearing continued. Inspector Braun explained the conditions of the property, and conveyed the findings from the engineer's report that the house should be taken down. Mr. Bennett's report indicated that the house is a dangerous condition. A copy of the report is attached. Authorization was requested to move forward with the findings of the engineer's report and secure bids for the removal of the house on the property.

Based on the evidence and testimony regarding the house at 23 High Place, the Board finds pursuant to §128-2(B) of the Freeport Village Code that the house at 23 High Place be deemed as a dangerous building, due to the severely damaged and deteriorated conditions. Pursuant to §128-3 of the Freeport Village Code, this dangerous building is hereby declared to be a public nuisance and shall be repaired or removed as provided in the Village Code.

The Clerk polled the Board as follows:

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Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Martinez, seconded by Trustee Squeri that the following resolution be adopted:

**WHEREAS**, on February 7, 2022, the Board awarded the Bid #21-12-ELEC-581 “Furnishing of 600 Volt Ethylene Propylene, Rubber (EPR) Insulated, Chlorinated, Polyethylene Jacketed Power Cable (3-1/C Paralleled)” to The Okonite Company, Three Garret Mountain Plaza, Woodland Park, NJ, 07424, for a not to exceed amount of \$332,100.80 per year for a three-year period from March 1, 2022 through February 28, 2025, with an option to extend the contract for up to one year; and

**WHEREAS**, the Superintendent of Electric Utilities is requesting retroactive Board approval to exercise the one year extension term of the agreement with The Okonite Company, 3 Garret Mountain Plaza, Woodland Park, NJ 07424, for the furnishing of 600 Volt Ethylene Propylene, Rubber (EPR) Insulated, Chlorinated, Polyethylene Jacketed Power Cable (3-1/C Paralleled) from March 1, 2025 to February 28, 2026 for a not to exceed cost of \$332,100.80; and

**WHEREAS**, the cost of this cable will be charged to E 123000 (Inventory) and there are sufficient funds available for this expense; and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Superintendent of Electric Utilities, the Board approve and the Mayor be and hereby is authorized to sign any paperwork necessary to exercise the one year extension of the agreement for the Furnishing of 600 Volt Ethylene Propylene, Rubber (EPR) Insulated, Chlorinated, Polyethylene Jacketed Power Cable (3-1/C Paralleled) with The Okonite Company, Three Garret Mountain Plaza, Woodland Park, NJ, 07424, for a not to exceed amount of \$332,100.80 from March 1, 2025 through February 28, 2026.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Butler, seconded by Trustee Squeri that the following resolution be adopted:

**WHEREAS**, on February 7, 2022, the Board awarded Bid #21-12-ELEC-582 for the Furnishing of 15 KV, EPR Insulated, Concentric Neutral Cable with Outer Jacket (3-1/C

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Paralleled) and Concentric Neutral Cable With Outer Jacket (3-1/C Paralleled) to The Okonite Company, Three Garret Mountain Plaza, Woodland Park, NJ, 07424, for a not to exceed cost of \$162,586.60 per year for a three-year period from March 1, 2022 through February 28, 2025, with an option to extend the contract for up to one year; and

**WHEREAS**, the Superintendent of Electric Utilities is requesting retroactive Board approval to exercise the one year extension term of the agreement with The Okonite Company, 3 Garret Mountain Plaza, Woodland Park, NJ 07424 for the furnishing of 15 KV EPR Insulated, Concentric Neutral Cable with Outer Jacket (3-1/C Paralleled) from March 1, 2025 to February 28, 2026 for a not to exceed cost of \$162,586.60; and

**WHEREAS**, the cost of this cable will be charged to E 123000 (Inventory) and there are sufficient funds available for this expense; and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Superintendent of Electric Utilities, the Board approve and the Mayor be and hereby is authorized to sign any paperwork necessary to exercise the one year extension of the agreement for the Furnishing of 15 KV, EPR Insulated, Concentric Neutral Cable with Outer Jacket (3-1/C Paralleled) and Concentric Neutral Cable With Outer Jacket (3-1/C Paralleled) with The Okonite Company, Three Garret Mountain Plaza, Woodland Park, NJ, 07424, from March 1, 2025 to February 28, 2026 for a not to exceed cost of \$162,586.60.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Martinez, seconded by Trustee Squeri that the following resolution be adopted:

**WHEREAS**, the Electric Department is requesting Board approval to purchase one (1) 2025 Ford E-Transit Cargo Van (Model W9C); and

**WHEREAS**, bids were solicited through New York State Department of General Services Mini Bid #25-08-ELEC-746 (Group 40440-23166) for Light Duty Vehicles; and

**WHEREAS**, for this bid, the Village received one (1) responsive and responsible bid proposal; and

**WHEREAS**, the sole responsive and responsible bidder was submitted by Schultz Ford Lincoln, Inc., 80 Route 304, Nanuet, NY 10954, in the amount of \$49,930.07; and

**WHEREAS**, the Village will be eligible for a \$7,500.00 "tax credit" from the IRS under

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the Commercial Clean Vehicle Credit IRC §45W; and

**WHEREAS**, under the provisions of the Inflation Reduction Act of 2022, the Village will be eligible to receive the full value of the credit as a refund from the IRS; there is also a NYSERDA Drive Clean Rebate for \$500.00 that would be given to the dealer and is passed through in the quoted price; and

**WHEREAS**, funding for this purchase will come from the Electric Department’s Energy Efficiency Fund (E110000 WO #564; E155 121987 Class #217); and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Superintendent of Electric Utilities, the Board of Trustees is hereby approves the purchase of one (1) 2025 Ford E-Transit Cargo Van (Model W9C) from Schultz Ford Lincoln, Inc., 80 Route 304, Nanuet, NY 10954, in the amount of \$49,930.07.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Butler, seconded by Trustee Squeri that the following resolution be adopted:

**WHEREAS**, the Superintendent of Public Works is requesting the Board to authorized the Village Clerk to advertise a Notice to Bidders for the “Demolition of Residential House”; and

**WHEREAS**, the project calls for the demolition of the following residences that are in a state of disrepair and are now considered a dangerous building:

23 High Place, Freeport, NY 11520

**WHEREAS**, procurement of said project requires the use of competitive bidding as necessitated by General Municipal Law §103 and the Village’s Procurement Policy; and

**WHEREAS**, the estimated cost for this project is \$75,000.00; and

**WHEREAS**, funding for this project will come from the Village General Fund (Account# A149004 540130); the Village will bill the property owner for all work performed along with an administrative fee, not to exceed ten percent of the cost of the work performed; and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Superintendent of Public Works, the Village Clerk is hereby authorized to publish a Notice to

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Bidders for the “Demolition of Residential House” in the Freeport Herald and other relevant publications of general circulation on August 28, 2025, with bid documents available from September 2, 2025 through September 12, 2025, with a return date of September 16, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Squeri, seconded by Deputy Mayor Martinez that the following resolution be adopted:

**WHEREAS**, the Village needs to purchase decorative street poles and signs for installation throughout areas in the Village that are eligible as per the Freeport Community Development Agency; and

**WHEREAS**, procurement of said project requires the use of competitive bidding as necessitated by General Municipal Law §103 and the Village’s Procurement Policy; and

**WHEREAS**, the Superintendent of Public Works is requesting the Board to authorize the Village Clerk to advertise a Notice to Bidders for the “Purchase of Decorative Street Poles and Signs”; and

**WHEREAS**, the estimated cost for this project is \$40,000.00; and

**WHEREAS**, funding for this project will come from a bond resolution which was authorized by the Village Board of Trustees on April 7, 2025 for \$1,260,000.00 (H519702 523055); the project is fully reimbursable with Freeport Community Development funding; and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Superintendent of Public Works, the Village Clerk is hereby authorized to publish a Notice to Bidders for the “Purchase of Decorative Street Poles and Signs” in the Freeport Herald and other relevant publications of general circulation on August 28, 2025, with bid documents available from September 2, 2025 through September 12, 2025, with a return date of September 16, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

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**CLERK’S NOTE: Item 3c** the request to award the contract “Guy Lombardo Marina Bulkhead Reconstruction Project” to Atlantic Coast Dockbuilding, 71 Alder Drive, Mastic Beach, New York 11951, the lowest responsible bidder meeting bid specification, in the amount of \$643,000 was removed from the agenda.

It was moved by Trustee Squeri, seconded by Trustee Butler that the following resolution be adopted:

**WHEREAS**, the Village intends to make modifications to the existing drainage systems in the vicinity of Suffolk Street, S. Ocean Avenue, Woodcleft Avenue, Hamilton Avenue, and Adams Street; and

**WHEREAS**, this project has been put out to bid with the bid results higher than anticipated; it was determined that modification to the plans may result in lower bid prices for the project; and

**WHEREAS**, the Superintendent of Public Works is requesting Board approval to modify the scope of the Engineering services provided by Hayduk Engineering, LLC, 1010 Route 112, Suite 200, Port Jefferson Station, NY 11776; and

**WHEREAS**, the total estimated cost for the modifications to the plans for Drainage Improvements with Hayduk would be \$20,000.00; and

**WHEREAS**, funding will be provided in the capital account (H599702 526120) 2021 Stormwater Improvements-Woodcleft Ave Pumps; and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Superintendent of Public Works, the Board approves, and the Mayor be is hereby authorized to sign any documentation necessary to approve the modifications to the plans for Drainage Improvements with Hayduk Engineering, LLC, 1010 Route 112, Suite 200, Port Jefferson Station, New York 11776, for a total amount of \$20,000.00.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

Mayor Kennedy opened the meeting to questions and comments from those present. Residents; whereupon there were no public comment slips submitted.

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It was moved by Trustee Butler, seconded by Trustee Squeri, and carried that the meeting be closed.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

The meeting was closed at 5:48 P.M.

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Pamela Walsh Boening  
Village Clerk

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