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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

April 26, 2022
8:28 p.m.

M E M B E R S :

- | | |
|--------------------|-------------|
| MICHAEL HERSHBERG | CHAIRPERSON |
| CAROLE RYAN | MEMBER |
| DEBORAH WELCH | MEMBER |
| LADONNA TAYLOR | MEMBER |
| ANNEMARIE DI SALVO | MEMBER |
| HEATHER DAWSON | MEMBER |

- | | |
|-------------------|-------------------------|
| LISA DEBOURG | DEPUTY VILLAGE CLERK |
| ROBERT McLAUGHLIN | DEPUTY VILLAGE ATTORNEY |

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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 (3526)	4
3 Affidavit of Mailing (3527)	4
3 Affidavit of Mailing (3528)	4
3 Affidavit of Mailing (3529)	4
3 Affidavit of Mailing (3535)	4
3 Affidavit of Mailing (3536)	4
3 Affidavit of Mailing (3541)	4

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April 26, 2022

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

APPLICATION#	ADDRESS	PAGE
SP-3526	59 Lena Avenue	4 - 65
SP-3527	130 N. Bergen Place	4 - 65
SP-3528	132 N. Bergen Place	4 - 65
SP-3529	134 N. Bergen Place	4 - 65
SP-3535	280 Branch Avenue	66 - 84
SP-3536	59 Lillian Avenue	84 - 101
SP-3541	212 S. Ocean Avenue	101 - 113

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2 CHAIRPERSON HERSHBERG: Good evening
3 everyone. Could we please raise for the
4 Pledge of Allegiance.

5 (Pledge of Allegiance recited.)

6 CHAIRPERSON HERSHBERG: Madame Clerk,
7 do we have any Affidavits of Publication or
8 Posting?

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

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

16 CHAIRPERSON HERSHBERG: Any requests
17 for adjournment?

18 THE CLERK: No requests for
19 adjournment.

20 CHAIRPERSON HERSHBERG: Please call
21 the first application.

22 THE CLERK: Site Plan Number 3526 -
23 59 Lena Avenue, Section 55, Block 267, Lot
24 224, Residence A. Marti Homes, LLC.
25 Construct a new 2,337 square foot two-story

1
2 single-family dwelling with attached garage
3 and unfinished basement.

4 CHAIRPERSON HERSHBERG: Mr. Marti,
5 this will be our third occasion of meeting.
6 We had met initially on March 22nd at a
7 public hearing. We decided to go into --
8 sounds a bit of a disconnect -- have a
9 preliminary hearing where you could have a
10 more open, casual discussion about the
11 projects. The application before us now is
12 one of the homes of four that are going to be
13 built in very close proximity to one another.
14 So, we had another discussion on April 12th,
15 at which time you submitted some changes, and
16 that will be the first application we'll be
17 discussing today.

18 For anyone in the chamber today, at
19 the first hearing, we had many comments from
20 the public; a good portion of those with
21 regard to the subdivision of the property of
22 which these four houses are going to be
23 placed. I want to make it clear that that
24 subdivision is a done deal. It is not
25 something that is in the purview of this

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2 Board, and that any further discussion with
3 respect to the subdivision is not going to be
4 fruitful for anyone. The purpose of the
5 Board tonight, the Site Plan Review Board is
6 to review the aesthetics of the home to fit
7 the neighborhood. Those are the topics that
8 we'll be discussing. So, I just want to put
9 that out there in advance. Certainly we
10 welcome any comments with respect to the
11 design of the house and the fit to the
12 neighborhood, but I'm going to ask, as I
13 maybe wasn't as specific as I needed to be
14 last time. I'm not even sure if we have the
15 same public members here at tonight's meeting
16 that we had back on March 22nd, but I'm going
17 to ask you to please refrain from comments
18 with respect to the subdivision, because
19 there is nothing that we are going to be able
20 to change or going to change about that
21 matter.

22 So, with that, Mr. Marti, if you
23 would begin.

24 D E N N I S M A R T I,

25 having been first duly sworn by a Notary

1
2 Public of the State of New York, was examined and
3 testified as follows:

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

6 MR. MARTI: Dennis Marti. 1500
7 Jerusalem Avenue, Merrick, New York 11566.

8 Good evening.

9 CHAIRPERSON HERSHBERG: Good evening.

10 MR. MARTI: Like you said, this is
11 our third meeting we're having on this.
12 Between meetings one and two, 59 Lena Avenue,
13 that we are discussing now, had a complete
14 redesign. Everything about the house was
15 redesigned, the structure in the front. We
16 then discussed many changes for all four
17 houses, at that second meeting. Before Lena
18 was changed further, we made a significant
19 aesthetic improvements to the property.

20 So, Lena now has a full shake siding
21 across the front of the property. None of
22 the houses on Bergen will have full shake
23 across the property.

24 MEMBER TAYLOR: We asked you to
25 submit paperwork in reference to that. Did

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you?

MR. MARTI: You asked for these renderings. These renderings, I just picked up today. They were just made available to me today. I had them printed out on poster size, so I could have all the neighbors see them. I wasn't able to get -- I know one of the gentlemen asked to try last week, but they still were not prepared. I ordered them, right after I walked out of the meeting with you. I just picked them up from the printers at 5:00.

MEMBER RYAN: Did we see them yet?

CHAIRPERSON HERSHBERG: If we can show them to the public and then show them to the Board.

MR. MARTI: That's the knew 59 Lena. We made significant improvements to the driveway, also increasing the quality of materials that are going into the driveway. Lena only has a small amount of stone going across. I brought a sample. I believe this is called Chardonnay. That will outline the bottom section of the property of Lena.

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2 CHAIRPERSON HERSHBERG: Mr. Marti, if
3 I could just ask are there people hear that
4 are going to be speaking on the application?
5 I'm going to invite you to come up and take a
6 look at this. Mr. Marti, show the people
7 that are here for the application, so they
8 can see it.

9 MEMBER TAYLOR: They have to fill out
10 a slips, if they're going to speak.

11 CHAIRPERSON HERSHBERG: It's a little
12 unconventional for me to do what I just did.
13 So, we're going to give you a minute and then
14 we're going to have to stop conversation. I
15 know you probably want to have a little bit
16 of that right now, but we are taking a
17 stenographic record and it's impossible to do
18 that when multiple people are speaking at
19 once.

20 We're going to give you a chance to
21 speak. I just wanted you to see. I will
22 confirm that that is the third version of
23 this home that we're seeing. So, based on
24 the discussion that we had on April 12th, we
25 have seen further changes. We're going to

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look at one house at a time.

Go ahead, Mr. Marti.

MR. MARTI: With regard to material list, the materials haven't actually changed. That's the one thing that hasn't changed. The siding colors are the same. What's different is now is it's shake all across the front and linear along the sides and back of the property. The materials listed I originally submitted, those are going to stay the same.

MEMBER RYAN: It's still Pacific Blue?

MR. MARTI: That's right.

CHAIRPERSON HERSHBERG: So, is the only change you made is with respect to the that shake siding in the front?

MR. MARTI: No. We changed the driveways to concrete with pavers around the outside; that, I believe, is on the list from my second application. We made all six over one double hung windows, I think was on my list but not shown in the renderings. So, we had an upgrade to the renderings.

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CHAIRPERSON HERSHBERG: I can't see that from where I'm sitting. Is that indicated in the rendering?

MR. MARTI: Yes.

CHAIRPERSON HERSHBERG: What other changes? Six over one, I'm seeing.

MR. MARTI: Right.

MEMBER RYAN: The beige stacked stone, that's the Chardonnay you just showed us?

MR. MARTI: Yes. I have a sample of it.

MEMBER RYAN: What is the manufacturer or is it like a cultured stone?

MR. MARTI: It's not on the back of my sample? I think it's cultured stone.

MEMBER RYAN: Are the size of the columns called out somewhere?

MR. MARTI: It's square. Six by six square.

MEMBER RYAN: Six by six.

CHAIRPERSON HERSHBERG: Any other?

MR. MARTI: I think that's it.

MEMBER RYAN: Did you add landscape

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as well or is it still the same?

MR. MARTI: It's the same. That original landscape was significant. There's a lot of trees.

MEMBER RYAN: This is the one where you're keeping the trees in between?

MR. MARTI: That's right.

MEMBER RYAN: I like that.

CHAIRPERSON HERSHBERG: If there are members of the public that are going to be addressing landscaping of the property, at that time we'll gladly share with you the landscape plans that we received. I will characterize the landscape plan as appropriate and has taken consideration for existing trees and shrubs that are there.

MEMBER DI SALVO: Paver stones on the border of the driveway.

MR. MARTI: The blue house -- can I see the rendering? That one, as well as some of the others that we'll see is Mocha.

CHAIRPERSON HERSHBERG: Mocha?

MR. MARTI: Yeah. Not all, they're different.

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CHAIRPERSON HERSHBERG: Shades of them.

MR. MARTI: We're not having the same next to each other.

MEMBER RYAN: The garage door on 59 is walnut, as well as, same as the door on the front?

MR. MARTI: That's correct.

MEMBER RYAN: It will have -- what is it, two lights or four lights above?

MR. MARTI: There's two with six paneled glass in each.

MEMBER DAWSON: The driveway is pavers and then the other side is concrete?

MR. MARTI: Concrete.

MEMBER DAWSON: Will it have an edge?

MR. MARTI: No, I believe flat.

CHAIRPERSON HERSHBERG: I didn't notice on the new rendering what we talked about last time. You called it a weathervane, the finial?

MR. MARTI: The finial will stay. Any finial that I call out on any of those renderings will stay.

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CHAIRPERSON HERSHBERG: What is the color of those, like a --

MR. MARTI: Bronze.

MEMBER RYAN: Wrought iron.

CHAIRPERSON HERSHBERG: Metal. Black.

MR. MARTI: It's going be metal, not black. Like a bronze or wrought iron.

CHAIRPERSON HERSHBERG: It's a nice touch.

MR. MARTI: That was added between meeting one and meeting two, some of the ornamentals that weren't there originally.

CHAIRPERSON HERSHBERG: Any other comments or questions from the Board?

MEMBER RYAN: I don't have any further questions.

CHAIRPERSON HERSHBERG: A little bit different than our regular meeting. In the public hearing, we ask for comments from the public, if there are any. Madame Clerk.

THE CLERK: I have no tickets.

MEMBER TAYLOR: Did you fill out a slip?

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MS. YOUNG: I'd love to fill one out.

CHAIRPERSON HERSHBERG: I realize you're wearing a mask.

MS. YOUNG: I forgot.

MEMBER TAYLOR: She said she put the slips out, once the regular meeting started. They need to be filled out.

P A M E L A M O N R O E Y O U N G,

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.

MS. YOUNG: Pamela Monroe Young. I'm here on behalf of my mother, Betty Monroe, from 57 Lena, the house next door to 95.

I wanted to make a couple of comments. I understand the scope of what we can say today. I did appreciate the Board's tremendous amount of information that they shared the last time that we were here about the difference between your role and the Zoning Board. So, I have no intention of repeating that argument.

CHAIRPERSON HERSHBERG: Thank you.

MS. YOUNG: I have also listened patiently and I can honestly say I appreciate your attention to detail, in terms of the home's structure. I don't profess to have an architectural background or an appreciation about design and decorating beyond what I pick up off of HGTV. So, my profession, as I shared before, is that of an attorney. But what I am concerned about, having looked at these renderings, is those notion of quality and character, and that I make an appeal to you to keep that in mind, as you make a determination about 59 Lena or whatever. 59 or 61? 59. Okay. It is sitting right next door to my mother's home and my father, who has now passed away. They have lived there, I don't know, maybe around 40 years. For a long time. In fact, Lena Avenue, bears the name Monroe, because this village named that street in recognition of all the tremendous service that my father extended to the Village of Freeport. Both he and my mother served, at one point, on the school board at

1
2 different times. They have been active
3 leaders within this community.

4 So, my mother, as I mentioned, is in
5 her senior age and he has been worried about
6 the whole project, what it means in terms of
7 her asset, her home. And it's deeper than
8 just the place where she stays. She's
9 invested so much time into this Village, into
10 that space, that she wanted to continue until
11 the time that she is no longer there in a way
12 that brings very fond thoughts to her, brings
13 comfort to her. So, she has experienced some
14 fret. We talked, I talk with her about this
15 development and what it might mean in terms
16 of its density, because it was a show house
17 for years, a Finkel home, as you know. Now
18 we're talking about four.

19 She, in her own capacity, she's a
20 very bright business woman before her
21 retirement, worked for a long time for the
22 federal government, has raised concerns about
23 property value. So, character and quality
24 become the only things that I can think
25 about, at this point, before this Board and

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2 make an appeal to your sensibilities.

3 So, when I took a look -- with all
4 due respect to the gentleman that shared his
5 rendering. When I looked at the four homes
6 up there beside one another, it didn't have
7 that character that you feel when you walk
8 down Lena Avenue in that whole area. Now I
9 understand, I've heard tonight's discussions
10 about similarities staying and the character
11 of the whole area. When I looked myself at
12 those four homes there right next to each
13 other, they are so similar. The first thing
14 that came to mind was the notion of a new
15 development. It looked like four homes very
16 similar in great respects with a change here,
17 change there. So now it looks like we're
18 building a community, a new home development.
19 It doesn't look like that distinguished
20 Freeport homes when you walk in that area.
21 They're a little different, each home is
22 different, but they have a character, they
23 stand on their own. These stood as a group,
24 when I first looked at the impressions.

25 So, I ask that you, in making your

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2 determination, think about what it means for
3 that community to have four very similar --
4 I'm doing this aesthetically. I'm just
5 looking. I don't profess to know the
6 distinction of the lines. The lines look
7 very, very similar and they're all compact.
8 They're all in this one space.

9 So, as I said, with no intention of
10 being disrespectful of what the builder is
11 doing, it looked like a little development, a
12 new housing development; and that's very
13 distinct for what we have. So, I would ask
14 that you consider that, consider the
15 character of that area. You know, maybe
16 there is a need for some distinction. I
17 heard a little bit earlier that you didn't
18 want things too distinct. Maybe we need a
19 little more distinction here.

20 And then on this notion of quality.
21 I don't know whether that stone is high
22 enough or low enough, but I would make the
23 appeal to you to remember the service that Ed
24 Monroe, Betty Monroe made to this community.
25 Do your job to the fullest extent and make

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2 judgments in a way that will keep the
3 character and the quality and the value of
4 the properties in that area at the level that
5 they are and with the promise of growing.
6 Thank you.

7 MEMBER DI SALVO: Thank you.

8 CHAIRPERSON HERSHBERG: Thank you for
9 your comments.

10 MEMBER TAYLOR: You need to sign in
11 now. We gave her the courtesy. We need you
12 to please sign in.

13 MEMBER DI SALVO: If anyone else is
14 going to speak, maybe now is a good time.

15 M A U L E T D A W E S,

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

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

21 MS. DAWES: Maulet Dawes. 72 Lena
22 Avenue, Freeport.

23 My concern is this: 59 Lena is just
24 going to be right across from me, and the
25 quality home I have there, I don't see the

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2 quality in these houses that are going to go
3 right before my property. As I said before,
4 it is really not anything I can do now
5 because you guys, whoever, make the decision
6 before. We, as citizens, who live there,
7 didn't know about that four properties they
8 are going to put up there. And my uncle been
9 living there, Doc Sanders, for years in that
10 white house, and now I'm the one who take
11 over the house, and it's not fair for us. He
12 been there so many years serving community
13 with a beautiful house like that, and then we
14 going to get four -- what shall I call these
15 properties, like tenant yards, tenant houses.
16 It's really not fair to us. The house
17 doesn't look nothing like the character we
18 have around there. All the houses around
19 there, they're beautiful, they have
20 character. These doesn't look like that.
21 And then everybody is, like, spitting in one
22 another's back yard. Four properties there.
23 That's not fair. We didn't hear anything
24 about it before it was done. I don't think
25 this is the way you should treat us, after we

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2 live there so many years and everybody
3 working there for years. Be very good
4 community people and everything, and this is
5 what we are getting now. This is not fair to
6 us.

7 And the shape of the houses. I don't
8 see that shape really much what we have going
9 on around there. The shape is not good, the
10 character is not good. Then another big
11 thing that is me is the quality of who we
12 going to get in the community. We don't know
13 the quality of who is going to be there.
14 These developers come, they buy the property,
15 they don't care. They put anybody there.
16 They are not living there, we are living
17 there.

18 And another thing which is my big
19 concern is, I'm a nurse. I work 12 hour
20 shift. How long are they going to be
21 working? What time are they going to start
22 and what time are they going to finish?
23 That's another story. I have to sleep to go
24 to work. I work in hospital. If I cannot
25 perform when I go to work and give wrong

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2 medication, wrong whatever, I'm going to be
3 fired. That's my living right there.

4 So, this is not good for us, really
5 not good. I feel so upset about it, it's
6 like I just want to tell Dr. Sanders, let us
7 put the house up now, sell it and get out,
8 because this is not good at all. What we are
9 getting there, that's not quality, compared
10 to all the houses on that block. That block
11 that character, it have quality. We have
12 quality people living there. We don't know
13 what we are going to get. I'm not saying
14 people are not quality people, because we are
15 people. We all have to love each other. We
16 don't know who we going to be getting.

17 And they're so close to one another.
18 If these people have kids, where are they
19 going to play? If they have party, how is it
20 going to happen? How we going to sleep, the
21 music with four houses right there. I know
22 these people are going to have party in the
23 summer. How are we going to stay there? How
24 are we going to go to work? This is where
25 we're living for years. It's really not fair

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to us.

I spoke with the mayor, and he said there was nothing he could do because it's already passed. How could it be pass through the mayor, when we vote for the mayor? How could this pass before he could stop it. Two or three houses, but not four. This is really a concern. I'm really upset about it. I'm really, really concerned about the quality that's going to be there, because the quality of my property is a very good property, her property. All of us property around there is quality property, quality people. Her mom and her dad was there, quality people.

MEMBER RYAN: We live in the neighborhood. We know.

MS. DAWES: Four houses like that. Nothing is going to look good on those houses. The one that go right across from my house, look at it. That does have any quality comparing to the other houses there. So, I'm really upset. I'm really, really upset about it, because my property taxes are

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2 over \$20,000. How much are these taxes going
3 to be? That's going to drop my house value.
4 My house is over \$1 million. How much are
5 these houses going to sell for right there?
6 And this is what gets me so upset.

7 I'm not upset about you guys, because
8 I guess you have no say. Or who have the
9 say? We have vote here. Why didn't we have
10 a say before these were done. When I went
11 across the street, when they put the sign up,
12 I asked for this house to buy. We were going
13 to buy the house. They said they sell it to
14 developer already because they have the
15 friends. These are not fair to us. This go
16 by we don't know on friends. We're not asked
17 about it, this sign just went up. I went to
18 the lady, because I was going to try to get
19 it for my daughter. And she said, okay she
20 let me know. I call and I call and I call
21 like crazy and I'm thinking about a month.
22 She tell me it's gone, because they have
23 their own developer who they want to give it
24 to, to put four houses there, when we could
25 have one beautiful house. My husband is a

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2 contractor. We could get that house
3 beautiful and keep the neighborhood as how it
4 was before. Now there is nothing I can do.
5 What can I do, when there are four houses
6 there?

7 MEMBER RYAN: Nothing. Nobody can do
8 anything.

9 MS. DAWES: It's very depressing.
10 All I want to find out, how late are they
11 going to be there, how early are they going
12 to come? Because after I come home work for
13 12 hours, I need to get my sleep to go back
14 to work. I work at Nassau Hospital. I got
15 to the get sleep.

16 CHAIRPERSON HERSHBERG: That's
17 probably, out of all of your comments, that's
18 probably the only one I can offer any kind of
19 answer to. So, Freeport has ordinances with
20 respect to noise and building. I don't know
21 them myself, and I'm not sure if we have a
22 representative from the Building Department.
23 We have our Deputy Village Attorney here who
24 maybe can answer that question or may be able
25 to direct you.

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2 MR. McLAUGHLIN: Construction within
3 the Village of Freeport may be done, under
4 Village Code, between 8:00 a.m. and 6:00 p.m.
5 After that, construction is not allowed. So,
6 if the developer -- I'm not saying they will,
7 if were to do construction after 6:00 p.m.,
8 notify Freeport Police, and Freeport Police
9 and the Building Department would come to
10 stop the construction at that point.

11 CHAIRPERSON HERSHBERG: Thank you.

12 I'm going to ask any further public
13 comment be directed to any area under the
14 purview of this Board. So, we certainly are
15 listening to your comments, but this Board is
16 responsible for the appearance of the
17 property that gets built. We're residents of
18 Freeport. We understand your feelings about
19 it. Sitting on this Board, we can only
20 address whether or not this house is suitable
21 or the community or the area. I can only
22 address some of the comments with respect to
23 suitability. So, I'm going to please ask you
24 restrict it otherwise. We have other
25 applicants that will be here past midnight.

R O D E R I C K W I L S O N ,

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. WILSON: Roderick,
R-O-D-E-R-I-C-K, B. Wilson, W-I-L-S-O-N. 168
North Long Beach Avenue, Freeport, New York.

CHAIRPERSON HERSHBERG: Go ahead,
Mr. Wilson.

MR. WILSON: I'm here. I'm a staunch
believer in do not the shoot the messenger.
So, that's not what I'm here to do. I
understand your point of view.

CHAIRPERSON HERSHBERG: It's not my
point of view, my responsibility of this
Board, sir.

MR. WILSON: Which I think are the
same.

CHAIRPERSON HERSHBERG: Not
necessarily, sir. But I do have a
responsibility on this Board.

MR. WILSON: I've heard your comments

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2 and the comments of the Board indicating that
3 it's pretty much a done deal. That was one
4 of the first things you mentioned.

5 CHAIRPERSON HERSHBERG: With respect
6 to the subdivision.

7 MR. WILSON: With respect to the
8 subdivision, yes. I was here for the meeting
9 last week, and everything was about
10 litigation, so we didn't get a chance to say
11 anything about that topic. So, I understand
12 how it operates.

13 I'm here just to say something about
14 the current condition. Ms. Monroe still
15 lives in that house. Mr. Monroe was a great
16 man. Great man. The house that was standing
17 there was not -- it was in ill repair.
18 Agreed. But when the construction began, no
19 one knew what was about to happen. Phone
20 calls lit up all around the community. "Do
21 you know what's going on at this very
22 moment?" Of course, nobody knew, to your
23 point. But again, that's water under the
24 bridge.

25 What is not under the bridge and

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2 right next door to Mrs. Monroe is the filth
3 that has accumulated in front of the property
4 that all of us see, that have to walk over to
5 main street, we have to drive by there to
6 Ocean. It's dirty. We don't -- we cannot
7 complain to anyone other than Buildings or
8 Public Works, but that's the least we can do
9 for people who have given their lives for the
10 community, to at least keep it clean while
11 all of this is going on. I think that's the
12 least we can do. I'm done.

13 MEMBER RYAN: Thank you.

14 M A R I L Y N M O N R O E,

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

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

20 MS. MONROE: Marilyn Monroe. 10 West
21 Woodbine Drive, Freeport.

22 I am really questioning the
23 suitability, which is how you put it. But
24 looking at the houses and I said, I wanted it
25 to be Victorian. I live in a Victorian, so I

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2 know what a Victorian looks like. I am very
3 concerned about suitability or this rendering
4 that I'm looking at now. Again, without
5 seeing material, other than what is shown
6 there, it's very difficult for me to compare
7 this house to any of the houses in the
8 neighborhood. This is unacceptable. And I
9 know -- I was here before and I know they've
10 gone back and made some changes. Although, I
11 don't think they're that tremendous. They
12 mad a few changes, I see the changes. As far
13 as I'm concerned, I am not -- I am an
14 interior designer, actually, but I'm not an
15 architect and I don't know the materials he's
16 using, because I haven't seen those
17 materials. However, I am concerned about
18 suitability, and that's what we're talking
19 about today.

20 So, I just wanted to express my
21 concern, because living in this neighborhood,
22 I'm concerned about my own property, but I'm
23 also concerned about my mother's property.
24 This is really unacceptable. Please keep
25 that in mind.

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2 CHAIRPERSON HERSHBERG: Thank you for
3 your comments. Anyone else?

4 I think the Board, we have concluded
5 our questions and comments. So, I'm going to
6 ask, did you have any further comments,
7 Mr. Marti?

8 MR. MARTI: No.

9 CHAIRPERSON HERSHBERG: I'll ask for
10 a motion from the Board.

11 MEMBER TAYLOR: Motion to reserve
12 decision to further evidence and testimony.

13 MEMBER RYAN: Second.

14 THE CLERK: All in favor.

15 MEMBER DI SALVO: Aye.

16 MEMBER RYAN: Aye.

17 MEMBER DAWSON: Aye.

18 MEMBER TAYLOR: Aye.

19 CHAIRPERSON HERSHBERG: Aye.

20 THE CLERK: Any opposed?

21 (No response was heard.)

22 THE CLERK: Site Plan Number 3527.
23 130 North Bergen Place, Section 55, Block
24 267, Lot 226, Residence A. Marti Homes, LLC.
25 Construct a new 2,485 square foot two-story

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single-family dwelling with attached garage and unfinished basement.

MR. MARTI: The rendering that you are seeing changed to shake around the two turrets in front of the property.

CHAIRPERSON HERSHBERG: I'm sorry, Mr. Marti, I was focusing --

MR. MARTI: No problem. We originally had lineal across the entire front of this property. Based on our meeting that we had two weeks ago, it was suggested that we did shake along the turrets only and then lineal across the rest of the property to break up the patterns, create some more distinction between each house.

CHAIRPERSON HERSHBERG: That looks like the only change from the 3/22 meeting?

MR. MARTI: That and the concrete driveway and the pavers surrounding the property.

MEMBER RYAN: This is 130?

CHAIRPERSON HERSHBERG: 130 North Bergen, yes.

MEMBER RYAN: Is there a list of

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materials somewhere for this?

MR. MARTI: It should be the same list of materials it was before. The siding --

CHAIRPERSON HERSHBERG: If there are people from the public that are going to be speaking on this and you want a closer look at this rendering, you're welcome to view it now.

MEMBER TAYLOR: Do you have other renderings?

MR. MARTI: This one is the one I picked up today. These four I picked up today. I can bring you smaller renderings. This is the furthest from the intersection.

MEMBER DI SALVO: Mr. Marti, what is the stacked stone? Do you know the name of it?

MR. MARTI: That is the Chardonnay also. That house is the further from 59.

CHAIRPERSON HERSHBERG: I would appreciate you doing this, but can you put that up on the bench for me so I can see. When we get through, we can put it

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side-by-side. Actually, have 59 Lena and then where is 130?

MR. MARTI: This would be closer to 59 Lena.

CHAIRPERSON HERSHBERG: So, is it 130, 132, 134?

MEMBER RYAN: Put Lena over there.

MR. MARTI: I'm a little confused.

CHAIRPERSON HERSHBERG: Now point to them and tell me which address is which address.

MR. MARTI: I will. The white property is the corner property. You can see in the back the Pacific Blue siding of 59.

CHAIRPERSON HERSHBERG: The white one is what address?

MEMBER DI SALVO: Would that be 130 Bergen?

MR. MARTI: That would be 130 Bergen with the white siding.

MEMBER TAYLOR: So, that's one we just called 130, but you showed this one.

MR. MARTI: Yeah.

MEMBER RYAN: So it's really this

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one.

MR. MARTI: Yeah. This is closest to -- this is on the intersection of Lena and Bergen.

CHAIRPERSON HERSHBERG: So then, Mr. Marti, is it fair to say that that's 132.

MR. MARTI: I had it right. That's 134. 134 is the corner property, then the numbers descend. And the furthest away from the property is the brown one I passed around.

CHAIRPERSON HERSHBERG: The brown is 130?

MR. MARTI: It's the furthest away. I second guessed myself.

CHAIRPERSON HERSHBERG: Now show me 132.

MR. MARTI: 132 is the middle property, the aquamarine. We had a name for that on the cut sheet for the actual color.

MEMBER DI SALVO: That's 132?

MR. MARTI: That's the middle property.

MEMBER DI SALVO: That siding is

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flagstone?

MR. MARTI: Flagstone. Exactly.

MEMBER DI SALVO: And then 134 is
the --

MR. MARTI: That's right.

CHAIRPERSON HERSHBERG: Our
discussion now will be on 130 North Bergen.

MR. MARTI: Right.

CHAIRPERSON HERSHBERG: The brown
house. Beige/brown house. Thank you.

Is that clear to anybody in the
public? Do you want to get up and look at
these?

MR. MARTI: I think you stepped away
before. This is the one that you recommended
the turrets be done in shake, and the
remainder of the house will be done in
lineal, which is what we have had done on
this one. We changed all windows to be
double hung with six over one windows also.

MEMBER RYAN: That one, the beige
stacked stone is Chardonnay?

MR. MARTI: Right.

MEMBER RYAN: And the pavers in the

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driveway.

MR. MARTI: On this one they are Mocha as well.

MEMBER RYAN: Mocha.

CHAIRPERSON HERSHBERG: The Board has already had discussions with Mr. Marti on these properties, so we had a lot of our questions already answered. We had made some -- we had put forth some ideas which were adopted by Mr. Marti, and we're seeing those reflected now in these renderings. So, these are different from the initial submission.

MEMBER RYAN: Yeah, this is the first time we're seeing these.

CHAIRPERSON HERSHBERG: This is the first time that we're seeing these. As explained by Mr. Marti, they weren't available before 5:00 today.

So, are there any other questions from the Board or comments?

MEMBER TAYLOR: No further questions.

MEMBER RYAN: I feel like the sable house needs something in the portico.

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MR. MARTI: I did miss one thing.
There is a light in the portico, a pendent, a
low profile --

MEMBER RYAN: Sconce?

MR. MARTI: Sconce. Thank you.
Hanging from the portico. Each of the
porticos will have a light hanging.

CHAIRPERSON HERSHBERG: Low profile
frame, rectangle style.

MEMBER DI SALVO: A sconce is a wall
mount. Is this semi-flush or a hanging
fixture.

MR. MARTI: Hanging.

MEMBER TAYLOR: It says low profile.

MR. MARTI: Meaning the frame is
just -- it will be four panes of glass that
won't have a whole lot or any casing around
them.

MEMBER RYAN: Lantern style.

MR. MARTI: Lantern style.

MEMBER RYAN: What finish, bronze?

MR. MARTI: Yeah.

MEMBER DI SALVO: Mr. Marti, the
railing.

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MR. MARTI: White PVC. Oh, we also added -- no, that one is the same. There's white PVC. They're square rails. We originally had round rails. It was mentioned by the Board.

MEMBER RYAN: Square balusters.

MR. MARTI: Square balusters. That was added too.

MEMBER DI SALVO: The hand railing is the same white material?

MR. MARTI: Yes.

MEMBER RYAN: Is there any lighting over the garage door or on the sides of them at all?

MR. MARTI: There wasn't, but we could put flood lights.

MEMBER RYAN: Would it be in the soffit over or decorative?

CHAIRPERSON HERSHBERG: Would you consider anything else besides flood lights, something a little more stylish?

MEMBER RYAN: Decorative.

MR. MARTI: Yes.

MEMBER DI SALVO: Less impactful on

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the neighbors. That might be too bright.

CHAIRPERSON HERSHBERG: Give us your thoughts at this time.

MR. MARTI: We can put a sconce over the garage.

CHAIRPERSON HERSHBERG: Over the garage or on both sides of the garage door.

MR. MARTI: Sure, on both sides.

CHAIRPERSON HERSHBERG: I'm not making requirements.

MR. MARTI: I think it's a good idea.

CHAIRPERSON HERSHBERG: What type of sconce would that be?

MR. MARTI: Rectangular.

MEMBER RYAN: Something to coordinate with the pendent lantern.

MR. MARTI: That's right. Bronze finish also.

CHAIRPERSON HERSHBERG: Landscaping plan is unchanged from your initial.

MR. MARTI: That's right.

MEMBER RYAN: The front door is a panel door? Is there glass in that?

MR. MARTI: This one, I believe, has

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no glass.

MEMBER DI SALVO: I believe it's an oval.

MR. MARTI: There's an oval.

MEMBER RYAN: Would you think about opening up that portico like Ladonna's truss type thing to make it different than the others.

MR. MARTI: It is different than the others. That one is closed. The others --

MS. DI SALVO: 130 and 134 has triangular porticos over the front door.

MR. MARTI: Yeah. The one between is the arch.

MEMBER RYAN: Right.

MEMBER DI SALVO: An open truss.

MEMBER RYAN: That will be pretty. Something different.

CHAIRPERSON HERSHBERG: I see a member of the public here. Would you like to get up and look at those? Normally we would have a better presentation for to you view. I don't want you to not be able to see this. You're welcome to get up and view it from the

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front. I'm going to ask you to restrict comments though.

THE AUDIENCE: Thank you.

CHAIRPERSON HERSHBERG: You're very welcome.

Mr. Marti, we're doodling with some greater differentiation. You've got two different styles of portico. Sometimes more is worse. But we're looking for some additional differentiation. Do you have any thoughts?

MR. MARTI: They also have different roof lines, different turrets.

CHAIRPERSON HERSHBERG: Granted. You have differentiated. I see the differentiations that that you have made. We're just looking for --

MEMBER DI SALVO: That building commonality that there is in all of those.

MR. MARTI: 134 and 132, both have a triangular portico against a different roof line.

CHAIRPERSON HERSHBERG: What else in the seam. Any other thoughts on that?

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MR. MARTI: I don't know. If the Board has a recommendation, we will be amenable to consider it.

MEMBER RYAN: Actually, Ladonna, yours gave me an idea.

CHAIRPERSON HERSHBERG: Please speak up.

MEMBER RYAN: Do you see how there's an opening portico? That might be a good differentiation for that one.

MR. MARTI: I'd be willing to do that with either 134 or 132, whichever, so they each have a different opening.

MEMBER RYAN: Okay.

MR. MARTI: In this case, an open truss on 130.

MEMBER DI SALVO: 130 and 134?

MR. MARTI: Yeah.

MEMBER RYAN: They call it an open truss.

CHAIRPERSON HERSHBERG: You're willing to consider an open truss design for 130 North Bergen?

MR. MARTI: An open truss, an arch, a

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triangular portico. The next arch is after turning the corner.

MEMBER RYAN: It makes a big difference.

CHAIRPERSON HERSHBERG: With opening that up, the pendent lighting is going to be more prominent. Maybe there is something special you could do with that.

MR. MARTI: Pendent lighting would be on the other two properties. To keep it different, the sconces would be on the wall the side of the door.

CHAIRPERSON HERSHBERG: With the open truss.

MR. MARTI: Yeah.

CHAIRPERSON HERSHBERG: As another thought, a very nice classy hanging lantern where the light would kind of show up against the ceiling of the roof and kind of show through it. The light itself could add some distinction. I don't know what that light would be. I'm trying to think out of the box.

MEMBER DI SALVO: Even a lantern with

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beautiful shadow pattern.

CHAIRPERSON HERSHBERG: That's what I'm looking for. Thank you.

MR. MARTI: The lantern we originally called for we can leave it on 130 and change that one instead on 132 so it's not --

MEMBER RYAN: Correct.

MR. MARTI: 130 we'll keep the hanging lantern.

MEMBER DI SALVO: Fixture.

CHAIRPERSON HERSHBERG: What are the dimensions of that lantern, the approximate dimensions of that lantern. Is it 18 inch, larger?

MEMBER RYAN: 16 to 18, depending on how big the peak is.

CHAIRPERSON HERSHBERG: Would it make sense to have more facets on the glass rather than the four sided so there is more of that shadow effect, or is that too much?

MEMBER DI SALVO: As long as -- that's not going to change direction of the light. Even if it's fully opened and it's just a four panel, if it's fully open with no

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glass on the lantern, it will still throw the light in the same direction and create the shadow pattern.

CHAIRPERSON HERSHBERG: So it doesn't matter. So, approximately --

MEMBER RYAN: It won't blind anybody with a prism effect.

MEMBER DI SALVO: It looks like that's about 28 inches, 26 with the peak.

CHAIRPERSON HERSHBERG: Any other comments?

MEMBER RYAN: That was the one thing that was bugging me.

CHAIRPERSON HERSHBERG: Any comments from the public. You need to come to the podium.

MS. YOUNG: I have a question. I could not hear your motion on 59 Lena. I just want to confirm what was said.

CHAIRPERSON HERSHBERG: So, we closed the hearing to further evidence and testimony and we reserved the decision. So, we won't get anymore information on 59 Lena. I believe we have 45 days --

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THE CLERK: 62.

CHAIRPERSON HERSHBERG: 62 days to make a decision. I don't think I should comment on the length time. Usually we're able to turn those decisions over fairly quickly. We don't go to the full extent. It's usually an exceptional circumstance where the Board is -- it's usually exceptional that it goes to that 62 days.

MS. YOUNG: If the Board would indulge me for a moment. I understand that matter is closed and we have to talk about other properties on Bergen. The question in the picture to redirect. Is that a porch? What is this? I don't understand this here.

MEMBER RYAN: It's an open porch with a railing.

MS. YOUNG: Big enough for someone to fit a rocker.

MEMBER RYAN: To rockers.

MS. YOUNG: Nothing further.

CHAIRPERSON HERSHBERG: So we have no comments from the public, other than your questions. With that, I'm going to ask for a

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motion from the Board.

MEMBER RYAN: For this one?

CHAIRPERSON HERSHBERG: For 130 North Bergen. SP-3527.

MEMBER RYAN: Shall I adjourn this until we get another rendering with the open truss, or how do you want to handle that?

MR. MARTI: For me, I prefer a condition on the open truss, 16 inch. Any of those specified, I will agree to them, if they were conditioned in the decision.

CHAIRPERSON HERSHBERG: How much area in the open truss.

MR. MARTI: You want to call it -- I think you showed me four prong truss.

MEMBER DI SALVO: Four prong open truss.

MR. MARTI: Set that as a condition.

CHAIRPERSON HERSHBERG: I think that's the only differentiation from the original plan: The hanging pendent light and the open truss. I believe that is reasonable to condition.

MEMBER RYAN: I'll make a motion to

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2 close to further evidence and testimony and
3 reserve decision.

4 MEMBER DI SALVO: Second.

5 THE CLERK: All in favor.

6 MEMBER DI SALVO: Aye.

7 MEMBER RYAN: Aye.

8 MEMBER DAWSON: Aye.

9 MEMBER TAYLOR: Aye.

10 MEMBER WELCH: Aye.

11 CHAIRPERSON HERSHBERG: Aye.

12 THE CLERK: Any opposed?

13 (No response was heard.)

14 CHAIRPERSON HERSHBERG: Next
15 application, please. Here's the dilemma.
16 The color rendering that you presented just
17 won't fit in our file cabinet. We need to
18 have that for the record. We could --

19 THE CLERK: Can you bring them
20 tomorrow?

21 MR. MARTI: Absolutely. I the have
22 PDF I can send to you now. I can bring 14
23 copies tomorrow.

24 THE CLERK: I don't need 14 copies,
25 just one of each.

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CHAIRPERSON HERSHBERG: In the meantime, maybe you send us those PDF's so we have them.

Madame Clerk, does he have a contact information.

THE CLERK: Where you want to mail it to? L-D-E-B-O-U-R-G --

MR. MARTI: D-E --

THE CLERK: L-D-E-B-O-U-R-G at Freeport NY dot-gov. If you can also bring the hardcopy of each.

MR. MARTI: Yes.

CHAIRPERSON HERSHBERG: Thank you. So we rendered the same decision on this application: Closed to further evidence and testimony and reserve decision.

Next application.

THE CLERK: Site Plan Number 3582, 132 North Bergen Place, Section 55, Block 267, Lot 225, Residence A. Marti Homes, LLC. Construct a new 2,498 square foot two-story single-family dwelling with attached garage and unfinished basement.

MR. MARTI: This is flagstone. The

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2 stacked stone is that Chardonnay. This house
3 is different than the other house in that
4 there's a much higher stacked stone on this
5 property. It's just a very thin border on
6 its neighboring property.

7 CHAIRPERSON HERSHBERG: Mr. Marti,
8 can you approximate the dimension of the
9 height of that? Is that -- I see three and a
10 half feet, something like that?

11 MR. MARTI: Yeah, it's fully to the
12 first window height. There won't be a gap
13 between the first window height.

14 CHAIRPERSON HERSHBERG: To the bottom
15 of the window.

16 MR. MARTI: That's right.

17 MEMBER DI SALVO: It's also the
18 Chardonnay?

19 MR. MARTI: That's right.

20 MEMBER DI SALVO: Again on the
21 driveway.

22 MR. MARTI: This was I don't have the
23 color or the brand. It was a bluestone
24 looking. It was not bluestone, it was a
25 bluestone looking material to go against the

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rest of the property.

MEMBER DAWSON: May I ask you, if you're going down north on Bergen, how are the houses lined up?

MR. MARTI: This is on the corner of Lena and Bergen. This is the corner property. This will be the second one next to it, and that will be the furthest down Bergen. If you were coming up Bergen, coming this way, take a turn, and be at Lena.

MEMBER DAWSON: Thank you.

CHAIRPERSON HERSHBERG: Again, for the record, we have had prior discussions at our meeting on -- I don't know why I have to keep looking -- on March 22nd -- I'm sorry, that was on April 12th that we had an additional meeting. So, the Board had many of their questions answered at that time.

Are there other questions?

MEMBER DI SALVO: I don't have anything.

MEMBER RYAN: Now, this is the one that you added -- tell us the changes that you made on this one, Dennis.

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MR. MARTI: This one we discussed having more modern lines with all lineal throughout. There is no shake on the front of the property.

MEMBER RYAN: Did you change that gable vent up top?

MR. MARTI: We did. We put a larger gable vent then the original.

MEMBER RYAN: And the trim around the windows, is that different than it was.

MR. MARTI: White trim. I think it was always white trim. Maybe it wasn't.

MEMBER RYAN: Did it have a pediment or anything? I feel like it's missing something in that peak and it needs some chunky topper.

CHAIRPERSON HERSHBERG: I do not see any difference between this rendering and the initial submission, with respect to the gable vent.

MR. MARTI: I'm not sure that we did make a decision on the gable vent.

MEMBER RYAN: It looks longer. Maybe it looks the same. Are these six over one

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too?

MR. MARTI: I think the original may not have been. Now they all are six over one. All houses were corrected to be six over one double young.

MEMBER DI SALVO: This is the second iteration?

CHAIRPERSON HERSHBERG: That's the second. This is the first.

MEMBER DI SALVO: This is not the original then?

CHAIRPERSON HERSHBERG: That was on March 22nd. That's the initial. We did not have a second submission.

MEMBER DI SALVO: We only had a second submission on Lena.

CHAIRPERSON HERSHBERG: Member Ryan, you were commenting about the gables.

MEMBER RYAN: Yeah. I, was just thinking that it needs over the garage a chunkier, like a lintel top or some sort of -- just to beef it up a bit here maybe and here.

MR. MARTI: A thicker trim?

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MEMBER DI SALVO: Like a larger lintel top that would extend past.

MEMBER RYAN: Sort of like it is, just chunkier.

MEMBER DI SALVO: There's already a crown.

MEMBER RYAN: There is a crown. I see it. It feel like --

MEMBER DI SALVO: A sash.

MEMBER TAYLOR: It might look far away.

MEMBER RYAN: It does look bigger than this one. In the portico, I'm asking him, if it gets a sconce, recessed, or if it is going to be something over the door. I don't remember what you said.

MR. MARTI: The other one has the chain light, that could be a sconce, and the third one over the door. There's a little more room to see. Maybe this one has more room to see, because of the arch. We can go over the door of 132 and do a recessed sconce on 134.

MEMBER RYAN: I think that's good,

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over the door sconce.

CHAIRPERSON HERSHBERG: Can you please summarize the discussion with respect the change for me?

MEMBER RYAN: It wasn't much.

CHAIRPERSON HERSHBERG: I still need it summarized.

MEMBER DI SALVO: So, the lighting that will be added over the door will be a wall mounted sconce that will sit directly over the door lintel on top of the door, in the space of that arch.

CHAIRPERSON HERSHBERG: You were talking about other things.

MEMBER DI SALVO: Just related to the other homes. 130 will have the open truss that will have a hanging fixture. This will then have a sconce hanging over the doors; so, that will be slightly different. And then 134 will have something different.

CHAIRPERSON HERSHBERG: Thank you.

MEMBER RYAN: Is that a gable vent or a window? It feels like a window.

MR. MARTI: Gable vent. It's a third

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story. That's a gable vent.

MEMBER RYAN: I think it's cute. It mimics this.

MEMBER DI SALVO: All of the lighting on this home will be what finish?

MR. MARTI: We can do brushed, if you wanted, modern brushed aluminum, not bronze, like the neighbor has.

MEMBER RYAN: Yeah, brushed nickel or aluminum numb.

MR. MARTI: Brushed nickel.

MEMBER RYAN: Was this door also in the walnut family, the front and the garage?

MR. MARTI: Yeah, the same as Lena. But again, nowhere near Lena.

MEMBER DI SALVO: And this is also to be conditioned for wall sconces left and right of the garage door. Is that going to be for all of the properties?

CHAIRPERSON HERSHBERG: We didn't specify that, but lets put it out there.

MR. MARTI: I think we did put garage sconces on all the properties.

CHAIRPERSON HERSHBERG: Is that less

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of a differentiation to have it on all four?

MEMBER RYAN: I think it looks nice.

CHAIRPERSON HERSHBERG: Your thoughts, Mr. Marti.

MR. MARTI: I agree.

MEMBER RYAN: I just had a thought. Do you ever see over the garage where it looks like it's sort of like a pergola look where you just bring out a piece of wood and then you put them going this way, just like over the garage area?

MEMBER DI SALVO: The chamfered ends.

MEMBER RYAN: I feel like it's missing something. I might be wrong. I just, you know, had a thought.

MR. MARTI: I think the truss on the one next door, I prefer to keep this as it is.

MEMBER RYAN: Simple.

MR. MARTI: It starts to be become too many.

MEMBER RYAN: Yeah. Plus you have that little overhang too. So, it would interfere probably with the roof line.

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Sorry. I'm trying to think outside.

CHAIRPERSON HERSHBERG: Any other comments.

MEMBER WELCH: No comments.

CHAIRPERSON HERSHBERG: Comments from the public? Hearing none, motion from the Board.

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan 3529, 134 North Bergen Place, Section 55, Block 267, Lot 223, Residence A. Marti Homes, LLC. Construct a new 2,507 square foot two-story single-family

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dwelling with attached garage and unfinished basement.

MR. MARTI: This house was changed to add shape to the turret, only one turret. It was thought to break up the more modern house to the side strictly lineal. This house has Pembrey stacked stone, which I brought a sample of.

CHAIRPERSON HERSHBERG: Can you repeat the name?

MR. MARTI: Pembrey. P-E-M-B-R-E-Y. It's whites and grays. Again, its a thin layer of it.

CHAIRPERSON HERSHBERG: How high up would you say it's going to come?

MR. MARTI: To cover the exposed concrete.

MEMBER RYAN: Like 18 inches?

MR. MARTI: Yeah. This concrete driveway will be bordered by Cole paving stones.

MEMBER RYAN: Cole pavers on the border of the driveway?

MR. MARTI: That's correct. We just

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agreed that we would do a triangular portico.
We would put two wall -- no. Recessed. A
recessed sconce.

MEMBER DI SALVO: This is a recessed
high hat in this portico?

MR. MARTI: Yeah.

MEMBER DI SALVO: Two black sconces
on the side of the garage.

MR. MARTI: Correct.

MEMBER DI SALVO: So, it looks to me
like anywhere where the gray and white stone
is, is going to be covered by landscaping.

MR. MARTI: Except for on the right.

MEMBER DI SALVO: Except to the right
of the garage.

MR. MARTI: You see it as you walk up
from the property but not from the curb. We
don't want to sacrifice the landscaping
either.

MEMBER RYAN: Mr. Marti, would you
consider putting diamond shakes in the gable
vent over the two windows? Just a little?

MR. MARTI: Shakes here?

MEMBER RYAN: Yeah. You know, those

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pretty ones. No scallops.

MR. MARTI: No, we discussed that the last time. That last time I sold a house with scallops, I had to rip it out.

CHAIRPERSON HERSHBERG: Can I have a complete description of that?

MEMBER RYAN: It's called a vinyl diamond shake in the upper right gable.

CHAIRPERSON HERSHBERG: Thank you.

MR. MARTI: Actually, I think we prefer to put regular shake on the left-hand side of the house.

MEMBER RYAN: No repeat. Regular shakes like on the turret side, continue it over on the gable.

MEMBER DI SALVO: There is no shake on the turret side.

MR. MARTI: There is. The whole turret is shake, the rest is linear.

MEMBER RYAN: I think that will fit.

CHAIRPERSON HERSHBERG: Any other questions or comments?

MEMBER WELCH: No comments.

MEMBER RYAN: Black shutters?

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MR. MARTI: Yes. It's the only one that has shutters, black shutters, to bring it up.

MEMBER DI SALVO: Do we have any roof colors at all?

MR. MARTI: Two brown roofs and two charcoal roofs. The white one and the blue one.

MEMBER RYAN: Weathered wood or one of those?

MR. MARTI: For Lena and the brown one, yeah.

CHAIRPERSON HERSHBERG: You got that?

MEMBER DI SALVO: Weather wood.

MEMBER RYAN: I it's a shade of Timberline.

CHAIRPERSON HERSHBERG: Which house?

MEMBER RYAN: Sable. You're saying it wasn't called out on Lena.

MEMBER DI SALVO: That would be for 130 North is -- what did you call it?

MEMBER RYAN: Weathered wood.

MEMBER DI SALVO: And 132.

MEMBER RYAN: Would be the charcoal.

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2 MR. MARTI: That's right. 59 Lena is
3 weathered wood.

4 MEMBER RYAN: That's all I have.

5 CHAIRPERSON HERSHBERG: Any other
6 comments or questions? I did not hear a
7 response from anyone for public comment, I'll
8 look for a motion from the Board, please.

9 MEMBER RYAN: Make a motion to close
10 to further evidence and testimony and reserve
11 decision.

12 MEMBER WELCH: Second.

13 THE CLERK: All in favor.

14 MEMBER DI SALVO: Aye.

15 MEMBER RYAN: Aye.

16 MEMBER DAWSON: Aye.

17 MEMBER TAYLOR: Aye.

18 MEMBER WELCH: Aye.

19 CHAIRPERSON HERSHBERG: Aye.

20 THE CLERK: Any opposed?

21 (No response was heard.)

22 MR. MARTI: Thank you.

23 CHAIRPERSON HERSHBERG: We're now
24 going to take a recess. We have still
25 multiple items on the agenda. We'll be 180

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seconds here.

(WHEREUPON, there was a pause in the proceedings, after which the following transpired:)

THE CLERK: Site Plan Number 3535, 280 Branch Avenue, Section 62, Block 187, Lots 646-650, Residence A. Eran Sarfity. Construct 2,067 square foot three-story dwelling with 410 square foot deck.

R U S S E L L J O R D A N,
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. JORDAN: Russell Jordan. 44 Casino Street, Freeport.

In light of the hour, I'll try to make this as brief as possible. This was a very challenging property. For as long as I have been in Freeport, 38 years now, it had been vacant. The bulkheading, if there was bulkheading, it completely deteriorated, which made it a very difficult proposition to

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2 improve the property, to get permission from
3 the DEC.

4 A lot of what is here is dictated
5 directly by the DEC. In fact, we have -- I
6 think I showed you picture of the bulkhead
7 that was in progress. It's actually a double
8 bulkhead. You have the lower one in front,
9 and you wetland plants in between. And all
10 of wetlands plantings, native wetlands
11 vegetation, was specified and approve by the
12 DEC.

13 The size, the footprint of the house,
14 which is limited to a certain percentage of
15 what they consider to be the upland portion
16 of the property, limited the size of the
17 house by probably 25 percent less than what
18 ordinarily would have been allowed by zoning.
19 The position of the house forced us to go to
20 the Zoning Board for sky exposure plane,
21 because the site itself is fairly -- it's not
22 very deep, it's 60 feet deep. So, the owner
23 of the property spent four years getting this
24 finally approved by DEC. The bulkhead is now
25 in place and we got our approval through

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zoning.

And so, let me just go briefly through the materials that we're using here.

The other thing I should mention is this is also in what's call a Limited Wave Action Zone, which means we have to build to the same kind of standards that you would on Fire Island in the V Zone. And what that dictates, particularly for this house, is I have an open pier system underneath it. And where the entry foyer is enclosed, those have to be breakaway walls, so that in the event of a storm surge, those walls would blow out. And it also doesn't allow me to put any electric in those lower walls. So, all the lighting on this house would be recessed cans underneath and motion detectors. I can't even put a wall switch there.

Now, the materials, basically a white house with a charcoal roof. The siding is double five flat, and the color is Liberty White. The cut sheets are here for you.

MEMBER DI SALVO: Thank you.

MR. JORDAN: All the railings on the

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2 decks are by TimberTech. And that would be
3 an impression rail in white. And here is a
4 picture of that.

5 MEMBER RYAN: The one with the black
6 spindles?

7 MR. JORDAN: No, it's all white. And
8 the roofing is Timberline charcoal, which I
9 believe you're probably familiar with in the
10 last presentation. I do have a sample here,
11 if you'd like to look at it. That would be
12 this one here.

13 So, the other materials on the house,
14 the lower piers are 16 inch by 16 inch
15 concrete reinforced columns would be a white
16 smooth stucco finish to them. The decks
17 themselves would be treated lumber. The
18 railings are the TimberTech that I showed you
19 there. The door is a six paneled in a
20 charcoal to match the roof color. All trim
21 on the house is white six inch AZEK PVC
22 fascias and breaks. The lighting, as I
23 mentioned before, is LED energy code
24 compliant lighting, all in forms of recessed
25 cans, essentially. And the two columns in

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the front portico are eight inch by eight inch with a white AZEK PVC finish.

MEMBER RYAN: Square?

MR. JORDAN: Square, yes. I'll entertain any questions the Board may have.

CHAIRPERSON HERSHBERG: Mr. Jordan, did I hear you say that the columns were covered in white stucco?

MR. JORDAN: Yes.

MEMBER DI SALVO: The piers.

CHAIRPERSON HERSHBERG: The pier.

MR. JORDAN: Structural reinforced concrete piers, 16 by 16 inches. And they have a white stucco finish to them.

MEMBER DI SALVO: Are the windows casements?

MR. JORDAN: All the windows are casement, yes.

MEMBER RYAN: White?

MR. JORDAN: Yes. Andersen 400 Series white.

CHAIRPERSON HERSHBERG: Did you say 38 years in Freeport?

MR. JORDAN: Yeah.

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MEMBER RYAN: This was a challenge,
huh?

MR. JORDAN: Well, that lot has been
used primarily as a junk yard, most of the
time I have been around.

MEMBER RYAN: You were really limited
to where you could put the front entry.

MR. JORDAN: Yeah. I had -- I could
move the house five feet front and back,
that's it, and side to side. It was fixed by
DEC. I can't even do any paving for the
driveway; it also has to be gravel. In that,
we did find -- it's called grass block. It's
a concrete block that has holes in it that we
could use for the front walk. Typically they
use it, say, at a racetrack. They'll put it
down for the parking fields. So, it's a
grass field ordinarily, but you still have a
solid parking surface.

MEMBER RYAN: How about these
sliders, these doors.

MR. JORDAN: They're Andersen.

MEMBER RYAN: Which one,
Perma-Shield?

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MR. JORDAN: No, the white vinyl clad Andersen sliders.

MEMBER RYAN: Also white?

CHAIRPERSON HERSHBERG: In 38 years, have you seen any other houses in Freeport up on piers?

MR. JORDAN: No, I haven't. I haven't been faced with this kind of challenge.

CHAIRPERSON HERSHBERG: I think you have -- what you have done is met significant challenges in putting a home on this property.

MR. JORDAN: Right. The other thing is, is that even if I was allowed to put breakaway walls between these piers, I personally find that sort of a nonstarter because of the fact after Sandy, the most significant damage that I saw, in the 80 homes I have worked on, was where either a deck had been pulled out of the ground, a float had been pulled up or a boat or telephone poles as floating debris, they were the things that did the most damage to the

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2 houses. Even Schooner restaurant, because
3 Nassau County had all unsecured piles on the
4 other side and they went through that
5 building like torpedos. That's what
6 destroyed the building, it wasn't the
7 flooding.

8 CHAIRPERSON HERSHBERG: You were
9 sitting here and you have been before this
10 Board many times. We understand the
11 restrictions that you had to work under.
12 Somebody that's not at this meeting is going
13 to drive by the house and they are going to
14 say, "Wow, that's weird." I can use that
15 term, because there are no others in
16 Freeport. And you also have been to this
17 Board many times and have been amenable to
18 ideas.

19 Did you have any other thoughts on
20 how to make this a little more conventional?
21 I hear what you're saying with breakaway
22 walls. I don't know what the answer is. I
23 respect your opinion on these things.

24 MR. JORDAN: The FEMA regulations
25 changed. I guess it's almost six years ago

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2 now when they introduced -- the concept of a
3 Limited Wave Action Zone had been there
4 already, but then they modified it so that we
5 had to essentially abide by Fire Island
6 standards in those Limited Wave Action Zones.

7 Typically, you'll get these, like
8 Randall's Bay, typically it only extends in
9 for maybe the first lot around it. And so,
10 it is a very challenging kind of situation is
11 that -- the other thing that you could put
12 there is an unreinforced concrete block wall
13 that will collapse; but you're going to have
14 an unfinished stacked concrete block wall.

15 CHAIRPERSON HERSHBERG: How about
16 that finish that you had informed.

17 MR. JORDAN: I could probably do
18 something like Theroseal, but I can't bond
19 the blocks together in any way.

20 MEMBER RYAN: What is the width of
21 the trim around all the windows?

22 MR. JORDAN: Six inches.

23 MEMBER DI SALVO: Do you have any
24 other standard as to why this is the only
25 house on that block, in that row, that must

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be kept on stilts like this?

MR. JORDAN: Because it's new construction. If you rebuild a house more than 50 percent of it's value, technically I would have to abide by these rules as well.

MEMBER DI SALVO: Or raised.

MR. JORDAN: It would have to be raised. If you were in the Limited Wave Action Zone, then you have to abide by those rules.

MEMBER DI SALVO: Yet everyone else is covered, this area. Nobody is really raised, that I'm aware of.

MR. JORDAN: I don't know that there are that many houses that are elevated there. If they were elevated and the plans had been submitted prior to FEMA making the change in the rule for Limited Wave Action Zones and they started construction, then they would have been allowed to build under the old rules.

MEMBER DI SALVO: Breakaway would not be acceptable.

MR. JORDAN: I've got two different

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2 constituencies here; I've got FEMA which
3 would accepts breakaway walls, and DEC which
4 is very much opposed to it. They didn't even
5 want to see slab underneath the house, even
6 though that doesn't make sense. They wanted
7 gravel underneath the entire thing.

8 MEMBER DI SALVO: They just want
9 helical piles, then the pillars, and then --

10 MR. JORDAN: Well, there is also a
11 grade below grade that connects the piers.

12 MEMBER DAWSON: We're going to see
13 more going down the line, if people want to
14 build.

15 MR. JORDAN: I think you are. It
16 actually occurs in very limited areas within
17 Freeport that you have a Limited Wave Action
18 Zone. The primary one is the perimeter along
19 Randall's Bay. You have this, because,
20 again, the closer you are to the bay, on the
21 FEMA flood maps, this zone is shown. I mean,
22 some of them may come up 100 yards up the
23 canal, some 50 yards up the canal. I mean
24 that's delineated by the FEMA flood maps.

25 MEMBER DAWSON: We didn't have this

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zone before, so we may be getting more of these kind of --

MR. JORDAN: Like I said, they're are a limited number of properties in Freeport that fall into this particular category, yes. If somebody builds a new house or renovates one more than 50 percent of its value then, technically, they have to abide by all the new codes.

Now, having said that, if DEC gets involved as they were on this and we're only building FEMA standards, then you can do some form of a breakaway wall.

CHAIRPERSON HERSHBERG: Our challenge is it would be the only one, and the next person that comes in, they want something on stilts. So, if it's possible to not have that appearance, and you're saying concrete blocks is the only way. I don't know. I don't think you like that idea. I don't know that I like that idea either.

MR. JORDAN: No. I mean, in a way, it probably is superior in one respect to doing wood breakaway walls in that they're

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2 going to fall down and not become projectile.
3 The wood breakaway wall is going to be like a
4 dock or a boat, whatever, and is going to
5 crash into things.

6 CHAIRPERSON HERSHBERG: You could use
7 the concrete blocks, you could put that
8 Theroseal?

9 MR. JORDAN: Yeah. It would have to
10 be run back over to DEC, see if they would
11 approve it.

12 CHAIRPERSON HERSHBERG: This is this
13 Board's -- well, in my tenure, which is
14 probably about a decade on the Board, give or
15 take either way a couple of years, it's all a
16 blur now -- that we've run into this level of
17 oversight with respect to building between
18 the FEMA and DEC and restrictions that you
19 have had to work under.

20 Let me just finish my comment.

21 If you could provide us with
22 documentation from them. They must have
23 provided you something to kind of guide you
24 in this, that would help us.

25 MR. JORDAN: Yeah. They have a

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2 consultant that works to make DEC
3 applications, Sure Solutions. They're the
4 ones who got approvals from DEC for the
5 project. All of that has been submitted to
6 the Building Department, along with the
7 approvals from DEC, Army Corps of Engineers,
8 and New York State Department.

9 MR. McLAUGHLIN: If I May.

10 CHAIRPERSON HERSHBERG: Sure.

11 MR. McLAUGHLIN: Robert McLaughlin,
12 Village Attorney, 46 North Ocean Avenue,
13 Freeport, New York.

14 I think what we would need is, if
15 you're thing is the only way that it could be
16 done, we would need documentation on that,
17 because what they're asking the Board to do
18 right now is just change the character of the
19 neighborhood because of whatever -- it might
20 be legitimate, but whatever reason they feel
21 is necessary. What they're asking to do,
22 they need to give the Board itself
23 justification that it would be necessary or
24 required. I mean, while I understand their
25 concerns, it's not -- they can't change the

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2 character. They don't have the authority to
3 change the character of the community without
4 any type of real legitimate reason.

5 What you're saying is submitted was
6 the approval factor, not the fact that -- not
7 they reason why they would allow it. We
8 would need --

9 MR. JORDAN: I think the balance was
10 whether they were going to allow the property
11 to be developed at all or demand that it
12 become what it is.

13 MR. McLAUGHLIN: I understand that.
14 But there's also -- I'm just -- you know, I
15 think changing the whole community for one
16 property --

17 MR. JORDAN: I understand.

18 MR. McLAUGHLIN: -- is not something
19 I think this Board or the Village, as a
20 whole, would want to do. Once you change
21 one, the whole block is going to be on
22 stilts. I don't know if that's going to
23 be -- I'm not saying that's a good thing or a
24 bad thing. I think if they're taking these
25 positions, we need to know why they are

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taking them and what alternatives there are besides this one position.

Correct me if I'm wrong,
Mr. Chairman.

CHAIRPERSON HERSHBERG: I completely agree.

MR. JORDAN: What I can do then is, if you want to adjourn this, and I'll go back to the consultant, Sure Solutions, and have her present the Village's dilemma, so-to-speak, to the DEC and see what kind of response we get.

MR. McLAUGHLIN: If I may. The Village itself, the superintendent could not be here tonight, but I know I can speak on his behalf. The Superintendent of Buildings will want to meet the consultant for the DEC too and express these concerns and be able to try to find a resolution. I'm at a loss. I don't know about building stuff. That's why we have the Building Department who can have these more intelligent conversations with the DEC and Mr. Jordan, so that way, hopefully, we'll find a resolution that is good for the

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2 Village of Freeport and for the property
3 owner.

4 CHAIRPERSON HERSHBERG: Yes, I
5 completely agree. Thank you for your input.

6 MR. McLAUGHLIN: Thank you.

7 CHAIRPERSON HERSHBERG: So, based on
8 that, I'm going to look for a motion to
9 adjourn, and included in that motion should
10 be receiving documentation from FEMA or
11 whatever guidance Mr. Jordan has been
12 receiving and also --

13 MR. McLAUGHLIN: If I may,
14 Mr. Chairman, before you entertain that
15 motion, see if there is any public comment.

16 CHAIRPERSON HERSHBERG: Yes. And
17 then consideration for the appearance factor.
18 Those cinderblocks or any other possible
19 alternatives. When we looked at it, it's
20 certainly unusual. A representative from the
21 Building Department did give us some of the
22 background about this, and then having that
23 entranceway at one end of the building is
24 just an obvious unbalanced style to it, just
25 having it on one side. I don't know what the

1
2 answer is going to be, but I'm throwing all
3 of this out. Hopefully we can resolve it and
4 get something done.

5 MR. JORDAN: In terms of entry.
6 Again, one of the reasons that that came up
7 that way is that, because I was restricted in
8 the amount of lot coverage and the amount of
9 square footage put into the building, we had
10 to make this as efficient internally as we
11 could, which allowed us to put the entry at
12 the one corner of the building and group
13 other things like bathroom and so on in that
14 front portion that is lower; and it was lower
15 because of the sky exposure plane issues.
16 And then had the bedrooms, living room,
17 everything else look out onto the water.

18 I mean the one other thing I'll
19 mention is that typically garage doors are
20 not considered breakaway walls. So, it
21 probably will still have openings where they
22 can be used as garage space.

23 So, that was just some of the things
24 we're dealing with from a design standpoint
25 in trying to lay this into the site.

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CHAIRPERSON HERSHBERG: Okay. I appreciate it. Thank you.

I'm going to ask for comments from the public.

Hearing none, motion from the Board please.

MEMBER RYAN: Make a motion to adjourn this application until we receive documents from the DEC and FEMA according to the issues that are at hand.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3536, 59 Lillian Avenue, Section 55, Block 370, Lots 153-155, Residence A. Luis Alberto. Construct a 3,7000 square foot two-story

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2 single-family dwelling with attached garage
3 and unfinished cellar.

4 D A V I D H I G U I T A,

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 MR. HIGUITA: David Higuita.
11 H-I-G-U-I-T-A. 280 Main Street, Suite 23,
12 Farmingdale, New York 11735. Representing
13 Mr. Luis Alberto today.

14 Here I am. Good evening,
15 Mr. Chairman, Members of the Board.

16 MEMBER TAYLOR: Good evening.

17 MEMBER RYAN: How are you?

18 MR. HIGUITA: I'm okay. Thank you so
19 much. I hope everybody is doing okay.

20 This Board has not only the plans but
21 also the renderings that we prepared for the
22 house. It's been a vacant lot for many, many
23 years. This property has been in possession
24 of my customer, Mr. Luis Albert, for close to
25 four, five years. He was waiting for the

1
2 right time to develop. Of course money was
3 an issue. For the past, I'm going to say, we
4 started around the pandemic, but we've been
5 back and forth with the Building Department
6 trying to see what was the best idea for the
7 lot. We felt (inaudible) wasn't an issue.
8 Clearly we were told it's probably not the
9 best idea to do two-family, so we discarded.
10 And then we just came up with the idea of
11 what I believe is really a beautiful house.
12 I think it's a nice house. We don't like --
13 personally, in my company, we don't like to
14 promote any additional illegal apartments or
15 basement or anything like that. That's why
16 the plans that you have today that are
17 submitted to the Building Department are
18 calling for an unfinished basement with a
19 cellar entrance. But unfinished basement.

20 So, whoever buys the house, he would
21 have to make a separate application to do an
22 apartment, and that will but done under
23 review. But today, we are here asking for
24 you to approve the house as proposed for a
25 one-family only.

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CHAIRPERSON HERSHBERG: Thank you.
So, we have your application. Can you, for any members of the public who wish to hear it, can you give us a description of the materials and some of the main features of the home?

MR. HIGUITA: The roof of this house it's -- to make it easy to understand, it's kind of on the dark side, the roof. We have -- these glasses are not working as much as they used to. We using Georgia-Pacific Board and Batten vinyl siding, all indicated. This is the one that goes up and down, not side to side. I believe this is beautiful, mixed with the siding that we have on the portions of the house. Okay, this is white. Not a special white, just white. Then we have the combination with the Pacific Dutch Lap vinyl siding. It will match the color. It's very easy to find. Because we would also have some issues trying to decide the best combination for the house, these are all materials they can find in your local Home Depot. So, trying not to make the owner

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going crazy where am I going to find this one, where am I going to find this one.

The columns are white as well, round. Not square. Round. We using a combination of gray on the upper, the second floor bump out and also the garage. That's going to be the kind of stone. I think it's a nice combination. The bottom, which is the exposed portion of the basement, that only goes probably not even 24 inches, is just concrete look.

CHAIRPERSON HERSHBERG: Sir, have you brought any samples of the materials?

MR. HIGUITA: We have some samples. Not the materials itself, but materials we going to use for the siding, yes.

CHAIRPERSON HERSHBERG: What do you mean? I'm not sure I understand your answer.

MR. HIGUITA: Yeah. Let me explain to you. This is the roof color with me.

MEMBER RYAN: What color is that?

CHAIRPERSON HERSHBERG: What's the name?

MR. HIGUITA: The name is --

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CHAIRPERSON HERSHBERG: Name and color. Just the color is the primary focus.

MEMBER DI SALVO: It should be written on the board, no.

MR. HIGUITA: Charcoal. This is the one color for the siding that we're using on the two bump outs. This is how our stone look. But like I said, it's a combination. It's a mixture of grays.

MEMBER RYAN: What is that called?

MR. HIGUITA: That one we have it on the plans. It's flat shadow gray, mixture of gray, and it's done by Lite Stone.

CHAIRPERSON HERSHBERG: Did you get that?

MEMBER RYAN: No.

MR. HIGUITA: Need me to repeat that. That's okay. Like I said, on the plans, it reads like this. Flat shadow gray, mixture of gray. It's made by Lite Stone. You know how it is with these companies, they kind of register their own names. It's not simple. This is gray/blue, this is yellow.

The siding. Again, my apologies.

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This is the siding that is going to be used but not the color. The color is also noted on the plans.

MEMBER RYAN: Bayou blue.

MR. HIGUITA: Yes. Windows and trims are white. The corners, corner cuts on the house are also white. And in case the Board is wondering, the trimming around the windows is four inches.

MEMBER RYAN: What are the windows? Are they the ones with the grids in them, are they casements, double hung?

MR. HIGUITA: They are double hung. Andersen, double hung.

MEMBER RYAN: Andersen 400?

MR. HIGUITA: Yes.

MEMBER RYAN: They'll have white grids in the upper and lower?

MR. HIGUITA: Correct.

MEMBER RYAN: Do you have a tear sheet of the front doors you're using?

MR. HIGUITA: With that, that is probably the only issue we are going to encounter, because so far we haven't been

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able to get that door. So, probably the one that we are going to be able to find are white doors with some glass, like I see on the elevation with renderings. That's probably the best that we are going to get. It's very, very difficult to find.

MEMBER RYAN: White with a leaded glass in them?

MR. HIGUITA: Correct. Correct. Correct. I think it would be -- I have been calling manufacturers and warehouses. That is basically what is around.

MEMBER RYAN: Is there any black trim on them, like a dark?

MR. HIGUITA: Yeah, it would be dark. Correct.

MEMBER RYAN: The garage door.

MR. HIGUITA: White.

MEMBER RYAN: Is it four panel like that?

MR. HIGUITA: Yes, it would be like a four panel. That looks like this is what we are going to put on --

MEMBER RYAN: Lantern.

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MR. HIGUITA: Yes.

CHAIRPERSON HERSHBERG: Over the front door?

MR. HIGUITA: Correct.

MEMBER DI SALVO: Over the garage door, is there a sconce?

MR. HIGUITA: That would be the automatic light fixture that you find. We could use that one, if it pleases the Board that they match.

MEMBER RYAN: Yeah, they look nicer. You told me the columns were round. Did you say the size of them? Are they eight inch, six inches.

MR. HIGUITA: We're going to try the get ten inches.

MEMBER DI SALVO: Two ten's.

MR. HIGUITA: Two ten's. But the minimum, if we cannot find ten, would be eight inches. No less than eight. Eight inch is easy to find. Trying to make it ten, as it would be very much better.

MEMBER DI SALVO: So, those piers that the columns are sitting on, can you give

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me an approximate measure of that, an idea of that? There are two separate columns and there is a space in between, it almost feel like -- correct me if I'm wrong -- they're like 30 inches. It's that big.

CHAIRPERSON HERSHBERG: They look as wide as a single door.

MEMBER RYAN: You have 3,700 square feet in the front.

MR. HIGUITA: That's why we want to make everything --

MEMBER RYAN: They get the prize for the biggest house.

MR. HIGUITA: Please. Not by far. That is one of the challenges, to decide to do the piers. If it's small, then it looks kind of off. You keep going back to the front design, something is missing, something is missing. That's why one column didn't look good. We came out with four columns, what I think is a nice look.

MEMBER DI SALVO: If you don't mind walking me through this a little bit. These double doors, are they 60 inches or are they

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72 inches?

MR. HIGUITA: We are trying for the 60 inches.

MEMBER DI SALVO: I'm trying to ascertain the size of the width of the porch left to right. It almost feels like it's going to be about ten feet wide.

MEMBER RYAN: I was going to say 12.

MR. HIGUITA: 13.6.

MEMBER DI SALVO: You need big piers.

MR. HIGUITA: That's correct.

MEMBER WELCH: Is the garage a two car garage, one car behind the other, or one car garage?

MR. HIGUITA: Just one car garage. I would love to put two car garage. Believe me.

MEMBER RYAN: What is the material that's going on the porch floor and step? It looks like a beige stone.

MR. HIGUITA: Correct. Composite decking. Composite decking. That is going to be the color.

MEMBER DI SALVO: What's the color?

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I'm sorry.

MEMBER TAYLOR: A tan color.

MEMBER DI SALVO: A tan color?

MR. HIGUITA: Yes, it's going to be a tan color.

MEMBER RYAN: To pick up on the stone.

MR. HIGUITA: Exactly correct, yes.

MEMBER DI SALVO: I love the Board and Batten. It's a nice element.

MR. HIGUITA: It's nice.

MEMBER DI SALVO: It adds texture. So these foundation walls in the front and on the side, that's just going to be exposed foundation, concrete?

MR. HIGUITA: Yes.

MEMBER RYAN: On top of the piers, you're not going to be put decking on that, right, where the columns meet?

MR. HIGUITA: No.

MEMBER RYAN: What is that going to be, some sort of bluestone, something like that?

MR. HIGUITA: Yes. Correct.

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CHAIRPERSON HERSHBERG: Will there be outdoor heating/air conditioning unit, and if so, where will it be located?

MR. HIGUITA: They would be located on the back, not on the sides.

CHAIRPERSON HERSHBERG: Will those be elevated?

MR. HIGUITA no. No need to be elevated. If you look, I think one of the site plans, it's on the side. No need to be elevated. We ask that to the Building Department. They said not necessary.

MEMBER DI SALVO: The red maple is going to look beautiful against the blue siding.

MR. HIGUITA: Yep.

MEMBER RYAN: Your driveway is going to be -- I missed that. Is it going to be pavers?

MEMBER TAYLOR: Blacktop.

MR. HIGUITA: Blacktop with pavers.

MEMBER RYAN: Will it have trim?

MR. HIGUITA: Yeah, pavers would be trim.

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MEMBER RYAN: I guess your walkway too?

MR. HIGUITA: Yes.

CHAIRPERSON HERSHBERG: On your rendering of the rear of the house you show some landscaping by the foundation.

MR. HIGUITA: Yeah. The same shrubbery we use in the front, we're going to put it in the back as well.

CHAIRPERSON HERSHBERG: I don't know if that's indicated on our landscape plan.

MR. HIGUITA: Is it missing on the landscaping plan?

MEMBER RYAN: Yeah, it's not on the back.

MR. HIGUITA: Yes, it's going to be there.

MEMBER RYAN: How many are going to be there?

MR. HIGUITA: Just if you can make enough. About seven.

MEMBER RYAN: About seven?

MR. HIGUITA: Correct.

MEMBER WELCH: What about the

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lighting in the rear of the house?

MR. HIGUITA: Similar.

MEMBER WELCH: Did you mention the lighting in the rear of the house?

MR. HIGUITA: Lighting?

MEMBER WELCH: Any lights?

MR. HIGUITA: Oh, yes. You know, by code, we are required to have one on the sliding going to the outside. So, we're going to have to use the same light fixtures that we have in the front.

CHAIRPERSON HERSHBERG: Sir, it's hard for us to determine from the rendering and from the elevation, the front portico.

MEMBER DI SALVO: We're having a hard time discerning the dimensionality between this portico and the fascia of it and this solid piece in the back. Does this sit forward or does it sit up against the house?

MR. HIGUITA: Even set up to the house.

MEMBER DI SALVO: On the same plan as the siding surrounding the front door.

MR. HIGUITA: Yes, surrounding the

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front door.

MEMBER RYAN: That's an open portico.

MEMBER DI SALVO: An open portico.

MEMBER RYAN: That's more against the house.

MEMBER DI SALVO: So, the fascia sits forward on the peak, and then the back panel is a decorative panel that sits back up against the house directly over the door. A hanging fixture. Use the lanterns over the garage and back door and hang a fixture over the front door.

CHAIRPERSON HERSHBERG: That open portico that you've got there, what would your thoughts be on the size of the lantern, type of lantern?

MR. HIGUITA: Well, that is one of the things I see what we can find. If I could have it our way, it would be a very nice size lantern, probably eight, ten inches.

MEMBER RYAN: 18?

MR. HIGUITA: Yes, all together.

CHAIRPERSON HERSHBERG: 18 inches.

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MEMBER RYAN: Inches in height,
because it's really a 13 foot span.

MR. HIGUITA: Correct.

CHAIRPERSON HERSHBERG: What would be
the finish on that?

MR. HIGUITA: Well, we are looking to
have it bronze in color.

MEMBER TAYLOR: Bronze would be nice.

CHAIRPERSON HERSHBERG: So, we'll do
away with the side sconces on the front.

MR. HIGUITA: Correct.

CHAIRPERSON HERSHBERG: Any comments
or questions?

MEMBER TAYLOR: No further questions.

CHAIRPERSON HERSHBERG: Any comments
from the public?

Hearing none, motion from the Board
please.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

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MEMBER RYAN: Aye.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. HIGUITA: Mr. Chairman, members,
thank you so much for your time. It's always
nice to be here. Thank you. Stay well.

THE CLERK: Site Plan Number 3541,
212 South Ocean Avenue, Section 62, Block
116, Lot 1, Residence AA. Deeper Life
Fellowship. Construct a new one-story
sanctuary with breezeway.

J A M E S P R I S C O,
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. PRISCO: James Prisco, architect.
16 McDonald Avenue, Amityville, New York.

Good evening, Chairman, Board

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members.

CHAIRPERSON HERSHBERG: I apologize.
Could you repeat your name?

MEMBER RYAN: Jim Prisco.

MR. PRISCO: I'm the architect for
the project. I have here with me Reverend
Regina Johnson. And our proposed project is
to build a sanctuary on the property behind
the existing building and connect the two
buildings with a breezeway.

So, we recently have gotten a
variance approved for parking. So, there
basically is no parking lot on the premises,
but there is a paved asphalt area, which I
called the loading area. So, the building is
54 feet wide by 80 feet, one-story, built on
a slab. We're going to use an engineered
steel structure. It's a gable structure with
an entry at the front of Rose Street.

So, there are three pairs of doors
where the congregation will enter into a
small entry area. There's an entry platform
with a few steps up and an accessible ramp to
the right side of the entry, or on the west

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side of the property.

So, we're proposing a six foot fence along the west property line separating us from the residents to the west of us, which is a single-family. It might be a two-family, but it's a residence, a wood frame structure. To the rear of us is another similar building used for religious purposes.

So, I've given you a landscape plan and landscape schedule. Along the west and south property line, we're proposing 31 arborvitaes to create a buffer. All the existing trees on the property and out in the area between the sidewalk and the street will remain. There's a small planter in the front of the ramp that will have some Euonymous plants in it, and the rest of the site will be graded with grass. So, most of the -- all of the previous children's play structures will be removed.

The building is basically one large room with a meeting room in the rear, with an office and two restrooms. A breezeway will

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2 connect to the existing rear door, and then
3 the building that's on the site, which is a
4 converted residence, is now used for offices.

5 The front of the building we propose
6 to use a Hardie plank lap siding called Cedar
7 Mill, and the color is Arctic White,
8 proposed. Above that will be a Hardie plank
9 vertical siding in the same color, Arctic
10 White. I'm providing some color charts for
11 you, but I have a printed one, if that helps.
12 The color is Arctic White for the siding.
13 All the fascia the trim will be white, the
14 soffit will be white.

15 CHAIRPERSON HERSHBERG: The size of
16 the trim, sir?

17 MR. PRISCO: Sorry. That is the
18 rendering that I put in your packets. It's
19 an eight and a half by 11. Sorry, the
20 question?

21 CHAIRPERSON HERSHBERG: The size of
22 the trim.

23 MR. PRISCO: So, the main fascia is
24 an eight inch fascia, and then I'll back that
25 up with a ten inch board, sectioning off the

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vertical siding. So, you could see that up at the top here. Would it be better to hold it like this?

MEMBER RYAN: Across the whole top will be the ten inch?

MR. PRISCO: Yes. The main roof is an eight, and then under that is ten.

MEMBER DI SALVO: The horizontal --

MR. PRISCO: That's a 16 inch board.

MEMBER DI SALVO: It is a 16 inch board above the doors.

CHAIRPERSON HERSHBERG: 16 inch?

MEMBER DI SALVO: 16 inch.

MR. PRISCO: 16. The sides of the door is an eight inch trim panel that comes vertically down. All the trim is in white.

MEMBER RYAN: Like AZEK?

MR. PRISCO: Actually, Hardie Board makes white trim. We're using their whole package. So, at the base of the front is a stone veneer, and it's a gray white mixture that will compliment the Arctic White.

MEMBER DI SALVO: Do you have a cut on that stone?

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MR. PRISCO: I gave that to you.

MEMBER DI SALVO: I saw a --

CHAIRPERSON HERSHBERG: I saw that.
I don't know how much we can devise this
representation of the color.

MR. PRISCO: The only way I can get
you the exact color is to bring in a physical
sample. I don't have it.

MEMBER RYAN: Well, if you just give
me the make and manufacturer, I can look it
up online.

MR. PRISCO: I don't have that
tonight. I could provide that to you. I
don't have it, because I think it was cut
off.

CHAIRPERSON HERSHBERG: Yeah, it was.

MEMBER DI SALVO: Including the sizes
of these stones, there seems to be uniformity
here rather than a random size.

MR. PRISCO: Right.

MEMBER RYAN: It's a cultured stone?

MR. PRISCO: Cultured stone, yes.

CHAIRPERSON HERSHBERG: It's late.
Is there a call or anything that you could

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make?

MEMBER RYAN: Is it Adorn from Home -- no. I see something that looks like it.

MR. PRISCO: Yes, it was from Home Depot.

MEMBER RYAN: Is this it?

MR. PRISCO: Yes, that's it. That's amazing.

MEMBER TAYLOR: It's from Home Depot?

MEMBER RYAN: Yes. Shadow ledge slate. Adorn.

MR. McLAUGHLIN: If I may, Mr. Chair.

CHAIRPERSON HERSHBERG: Yes.

MR. McLAUGHLIN: I do believe he would have to, if it's being put into evidence, you're looking at a camera, the fact that it's an open meeting, you have to bring some type of sample.

MR. PRISCO: I can get you a sample. That's not a problem.

MR. McLAUGHLIN: Obviously, we can't hand a cell phone around to every individual.

MEMBER RYAN: What color are the

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doors?

MR. PRISCO: I'm sorry. The doors are light gray, the windows are white.

MEMBER DI SALVO: Those are vinyl doors?

MR. PRISCO: The doors will be metal. Commercial door. Commercial raised panel door.

MEMBER DI SALVO: Will it be left in a metal finish, will it be painted?

MR. PRISCO: Painted, yes.

MEMBER RYAN: Like fire rated or something.

MR. PRISCO: Yes.

CHAIRPERSON HERSHBERG: The ramp on the right-hand side on the north elevation, can you describe the material and color.

MR. PRISCO: Yes. It's basically a concrete rail with a white metal handrail. Pipe rail.

CHAIRPERSON HERSHBERG: Piping kind of type?

MR. PRISCO: Right. Pipe two. One and a half inch pipe rail.

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MEMBER DI SALVO: Could you also call out that paint color of the front doors, please?

MR. PRISCO: Okay. I can do that.

MEMBER TAYLOR: And the roof.

MR. PRISCO: The roof panels are light gray.

CHAIRPERSON HERSHBERG: Roof panels.

MR. PRISCO: I'm sorry. It's a metal roof.

MEMBER RYAN: Standing seek.

MR. PRISCO: Standing seam roof panel.

MEMBER RYAN: What was the color, dark gray?

MR. PRISCO: Light gray, so it doesn't absorb heat.

MEMBER RYAN: Over the breezeway.

MR. PRISCO: Over the breezeway and main structure.

MEMBER DI SALVO: That's the whole section is a standing seam?

MR. PRISCO: Yes.

MEMBER DI SALVO: And the existing

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structure has shingle?

MR. PRISCO: Yes.

MEMBER DI SALVO: Asphalt shingle?

MR. PRISCO: Yes.

CHAIRPERSON HERSHBERG: Can you describe the door in the breezeway? Is that one of those --

MR. PRISCO: Just a flush metal door.

CHAIRPERSON HERSHBERG: Same color as the --

MR. PRISCO: Yes. Light gray as the main.

MEMBER RYAN: With glass?

CHAIRPERSON HERSHBERG: It's showing glass on the rendering.

MR. PRISCO: Yes, it has glass panels.

MEMBER DI SALVO: What are the steps made from?

MR. PRISCO: The front steps will be brick pavers, herringbone pattern, light gray.

MEMBER RYAN: Are you adding any landscaping? Did you go over that?

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2 MR. PRISCO: Yes. I gave the
3 landscape plan. And the main landscaping is
4 to create a buffer between us -- between the
5 commercial really it is and the residential
6 section. So, that will be 31 arborvitaes
7 that will go along the west property line and
8 the south property line to the back of the
9 building. So, from the front of the building
10 back to the back of the building, and then a
11 white vinyl fence separating us and the
12 residents.

13 MEMBER RYAN: You said there were
14 planters somewhere?

15 MR. PRISCO: There's one small
16 planter. Really, the result of the space
17 between the accessible ramp and the sidewalk
18 where we're going to put Euonymus, that could
19 also be annual pots.

20 MEMBER DI SALVO: Was there a code
21 reason for the metal doors in the front of
22 the sanctuary?

23 MR. PRISCO: Well, I mean you can get
24 fire rated wood doors. But the building
25 is -- it's a metal building, really. The

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answer is no.

CHAIRPERSON HERSHBERG: So, I think the open items that you have are samples of paint colors for the front door, sample of the stone. Those are the only two items.

MEMBER RYAN: The metal roof.

CHAIRPERSON HERSHBERG: Yeah. Something like this to show the roof color.

MR. PRISCO: Yeah.

CHAIRPERSON HERSHBERG: Bring in a panel.

MEMBER RYAN: They have chips.

CHAIRPERSON HERSHBERG: Those are the items that I have outstanding. Is that it.

MEMBER RYAN: So, do you want to adjourn?

CHAIRPERSON HERSHBERG: Ask for public comment and we need to adjourn to get those samples.

MEMBER RYAN: Okay.

CHAIRPERSON HERSHBERG: Any comment from the public? Hearing none, motion from the Board please.

MEMBER RYAN: Make a motion to

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2 adjourn until we have samples of the roof,
3 the color of the doors, and the stone facade.

4 MEMBER WELCH: Second.

5 THE CLERK: All in favor.

6 MEMBER DI SALVO: Aye.

7 MEMBER RYAN: Aye.

8 MEMBER DAWSON: Aye.

9 MEMBER TAYLOR: Aye.

10 MEMBER WELCH: Aye.

11 CHAIRPERSON HERSHBERG: Aye.

12 THE CLERK: Any opposed?

13 (No response was heard.)

14 MR. PRISCO: Thank you.

15 THE CLERK: Can I have a motion for
16 the minutes of April 12th.

17 MEMBER TAYLOR: Motion to accept the
18 April 12th minutes.

19 MEMBER WELCH: Second.

20 THE CLERK: All in favor.

21 MEMBER DI SALVO: Aye.

22 MEMBER RYAN: Aye.

23 MEMBER DAWSON: Aye.

24 MEMBER TAYLOR: Aye.

25 MEMBER WELCH: Aye.

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DI SALVO: I'd like to make a motion to close.

CHAIRPERSON HERSHBERG: Let's make a motion to enter into executive session.

MEMBER RYAN: Makes a motion to go into executive session and confer with counsel.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any /OPL posed?

(No response was heard.)

(WHEREUPON, the Board entered executive session from 11:05 p.m. to 11:13 p.m., after which the following transpired:)

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THE CLERK: Site Plan Number 3548,
189 North Ocean Avenue.

MEMBER DAWSON: Chairman, regarding
Application SP-3548 --

CHAIRPERSON HERSHBERG: Before we
start, please. For the record, that
application is for one of our Board members
who is recused from discussion and decision
making and is not currently present.

Go ahead.

MEMBER DAWSON: Regarding SP-3548 for
the premises located at 158 North Ocean
Avenue, the Applicant comes before this Board
speaking approval to construct a new 94
square foot first floor rear addition, 42
square foot vestibule, and new 735 square
foot second floor addition and fire repairs.

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

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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 4/22/22, 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.

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

Applicant must execute an Affidavit of Compliance and return same to the Office

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2 of the Village Clerk within 30 days after the
3 decision is filed in the Village Clerk's
4 Office, as a prerequisite for issuance of any
5 permits.

6 Applicant is to provide two sets of
7 stamped original final plans incorporating
8 all conditions and modifications for the
9 Building Department, along with a signed
10 Affidavit of Compliance to the Village
11 Clerk's Office before issuance of a Building
12 permit.

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

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

21 Applicant must obtain the appropriate
22 permits from the Building Department prior to
23 any construction.

24 MEMBER WELCH: Second.

25 CHAIRPERSON HERSHBERG: Just a moment

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2 please. So we have a motion on the table and
3 a second, and now we'll call for a vote.

4 THE CLERK: All in favor.

5 MEMBER DI SALVO: Aye.

6 MEMBER RYAN: Aye.

7 MEMBER DAWSON: Aye.

8 MEMBER WELCH: Aye.

9 CHAIRPERSON HERSHBERG: Aye.

10 THE CLERK: Any opposed?

11 (No response was heard.)

12 MEMBER RYAN: Make a motion to close
13 the meeting.

14 MEMBER DI SALVO: Second.

15 THE CLERK: All in favor.

16 MEMBER DI SALVO: Aye.

17 MEMBER RYAN: Aye.

18 MEMBER DAWSON: Aye.

19 MEMBER WELCH: Aye.

20 CHAIRPERSON HERSHBERG: Aye.

21 THE CLERK: Any opposed?

22 (WHEREUPON, this hearing was
23 concluded at 11:19 p.m.)

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April 26, 2022

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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 26th day of May, 2022.

BETHANNE MENNONNA