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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

February 22, 2022
7:00 p.m.

M E M B E R S :

MICHAEL HERSHBERG	CHAIRPERSON
EDGAR CAMPBELL	DEPUTY CHAIR
CAROLE RYAN	MEMBER
DEBORAH WELCH	MEMBER

* * *

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1	Affidavit of Publication	4
2	Affidavit of Posting	4
3	Affidavit of Mailing	4
4	Affidavit of Mailing (3523)	7

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February 22, 2022

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

APPLICATION#	ADDRESS	PAGE
SP-3517	55-59 North Main Street	4 - 6
SP-3523	137 Union Street	6 - 16

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CHAIRPERSON HERSHBERG: Good evening everyone. We will begin the meeting with the Pledge of Allegiance.

(WHEREUPON, the Pledge of Allegiance was recited.)

CHAIRPERSON HERSHBERG: One of our members will be joining us in just a moment, and then we'll begin.

Madame Clerk, do we have any Affidavits of Publication.

THE CLERK: Yes, we do. We have one Affidavit of Publication, one Affidavit of Posting and one Affidavit of Mailing to be placed in the record as exhibits.

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

CHAIRPERSON HERSHBERG: Any request for adjournment?

THE CLERK: No requests for adjournment.

CHAIRPERSON HERSHBERG: Thank you. Please call the first application.

THE CLERK: Site Plan Number 3517 -

1
2 55-59 North Main Street, Section 55, Block
3 264, Lot 51 through 53, Service Business.
4 Delmont Medical Care. Facade improvement.

5 CHAIRPERSON HERSHBERG: Good evening.

6 MR. MINERVA: Good evening. Dominick
7 Minerva. Minerva and D'Agostino. 107 South
8 Central Avenue, Valley Stream, New York.

9 This is a continuation from the January 25,

10 2022 calendar. 55 North Main Street

11 submitted revised plans. The plans that are

12 revised are both the same manufacturer, same

13 panel, we only changed the color. We have

14 given you new color samples. We went from a

15 three color scheme to a two color scheme. We

16 eliminated the Royle blue color that was

17 found to be objectionable at the last

18 hearing. The applicant wasn't able to find

19 an alternate blue that they like, so they

20 just went with two color schemes. The

21 original one, if you recall, was a Royal blue

22 with a light gray and dark gray. Now the two

23 colors proposed is a dark gray and an off

24 white; it's called pearl. We gave you color

25 samples, as well as the revised plans and the

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renderings, and we're looking for an approval.

MEMBER RYAN: These are the new colors?

MR. MINERVA: Yes.

CHAIRPERSON HERSHBERG: Any questions from the Board.

(No response was heard.)

CHAIRPERSON HERSHBERG: Motion.

MEMBER RYAN: I'll make a motion to close to further evidence and testimony and reserve decision.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: I need to ask if there's any public comment.

(No response was heard.)

There is none.

DEPUTY CHAIR CAMPBELL: Good luck.

THE CLERK: Site Plan 3523 - 137
Union Street, Section 55, Block 362, Lot 556,

1
2 Residence A. Island Homes, Corp. Construct
3 a new 2,580 square foot two-story dwelling
4 with attached garage.

5 We also have an Affidavit of Mailing
6 to be placed on the record.

7 (WHEREUPON, the above-referred to
8 document was marked as a Board Exhibit, for
9 identification, as of this date.)

10 G A R Y L E N H A R T,
11 having been first duly sworn by a Notary
12 Public of the State of New York, was
13 examined and testified as follows:

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

16 MR. LENHART: Gary Lenhart. One
17 Broadcast Plaza, Merrick, New York.

18 Good evening.

19 CHAIRPERSON HERSHBERG: Good evening.

20 MR. LENHART: We are proposing to
21 construct a new home on a vacant lot that is
22 located on Union Street, the west side of
23 Union Street, 81 feet south of Woodside. The
24 lot is 76 feet wide, 75 feet deep. The
25 proposed dwelling is designed as a center

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hall Colonial home. It will contain approximately 2,600 square feet. It will have an attached garage.

The proposed facade treatment in the front of the home we're using a Coronado stone veneer from the lower portion up to the sill height of the first floor windows.

MEMBER RYAN: Do you have a sample?

MR. LENHART: Yes. Above that we are using cedar impressions. CertainTeed cedar impressions in granite gray. I also have a representation of that. The photograph presentation does not provide the exact color but it's close to it.

CHAIRPERSON HERSHBERG: You say that the representation is not the precise color but close to it. How is it different from the color: Lighter, darker?

MR. LENHART: The granite gray is a softer gray, but that shows up more as to a beige color. It's definitely not at blue gray.

MEMBER RYAN: Like a taupe gray?

MR. LENHART: Yes. And it works well

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with the proposed stone. The remaining elevations of the house, the two sides and the rear, will have the CertainTeed horizontal siding in the same color.

MEMBER RYAN: Are they four over four, five over five?

MR. LENHART: Five over five. The roof shingles is a GAF Timberland pewter gray, which would be a darker tone.

MEMBER RYAN: Do you have a sample of that?

MR. LENHART: No, we do not. The trim work will be Azek white, the gutters in white. The windows --

CHAIRPERSON HERSHBERG: Sir, before you go on from the trim. The width of the trim will be how wide?

MR. LENHART: I think we're showing at seven inches on the fascia.

CHAIRPERSON HERSHBERG: On the fascia?

MR. LENHART: Yes.

CHAIRPERSON HERSHBERG: When you described the trim on the window --

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MR. LENHART: The trim around the windows will be three and a half. The windows are double hung windows, Simonton. It's an Anderson product. They're going to be black. The second floor front windows will have shutters and they will be black. The windows on the first floor will have grills, six over six. On the second floor, the top sash will have grills. So, it will be six over one.

MEMBER RYAN: Just like it's pictured on the elevations.

MR. LENHART: Yes. We included renderings. I can show that pretty clearly.

MEMBER RYAN: Can you tell me about the front door and garage door?

MR. LENHART: The front door is a 307 with side lights. And the garage door is an insulated aluminum door with glass along the top row.

MEMBER RYAN: The finish of the doors, are they black or garage door?

MR. LENHART: The garage door is in white. The entry door will most likely match

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the window, in terms of black or a dark finish.

MEMBER WELCH: Is the lighting recessed in the front entrance?

MR. LENHART: I'm sorry?

MEMBER WELCH: The lighting in the front entrance.

MR. LENHART: It's in the ceiling of the portico.

MEMBER WELCH: And the garage? Any lighting on the garage?

MR. LENHART: We have a lighting in the soffit overhead. A down light.

MEMBER WELCH: I'm sorry?

MEMBER RYAN: In the soffit.

MR. LENHART: Recessed lighting in the soffit overhead.

MEMBER WELCH: Thank you.

MR. LENHART: Thank you.

MEMBER WELCH: Any plans for landscaping?

MR. LENHART: We submitted a landscaping plan. And the property will be sprinklered. We have cypress in the front of

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the building and English hews across the front.

MEMBER RYAN: Will there be grass in the front yard?

MR. LENHART: Yes. Everything else will be lawn.

MEMBER RYAN: The front porch columns, do you know if they are square or pillars?

MR. LENHART: We're showing square columns.

MEMBER RYAN: They are eight by eight? Is that what it says?

MR. LENHART: Yes.

MEMBER RYAN: And the railing on the front wall and the rear: White PVC?

MR. LENHART: Yes.

CHAIRPERSON HERSHBERG: Will there be an outside air conditioning or heating unit?

MR. LENHART: Yes. The air conditioning condenser is located on the right side of the house, which will be the north side, which is where the cellar entry is.

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CHAIRPERSON HERSHBERG: I'm not sure I'm completely understanding that location. Which of the elevations would I look to find where you're planning on placing the units?

MR. LENHART: I'm sorry, which elevation?

CHAIRPERSON HERSHBERG: Which elevation?

MR. LENHART: The air conditioning unit will be located on the right side elevation between the sets of windows.

MEMBER RYAN: It's just not shown on here.

MR. LENHART: Correct.

MEMBER RYAN: Okay.

CHAIRPERSON HERSHBERG: Those will be mounted on a platform, on the side of the house, ground level?

MR. LENHART: It will be mounted on a platform. It's not in a flood area. It's not required to be elevated. So, it will probably be mounted so that it's on the ground by on a platform.

MEMBER RYAN: On like a slab of stone

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or concrete.

MR. LENHART: Built-in platform.

MEMBER RYAN: Are the front steps going to be stone at all?

MR. LENHART: Yes, the front steps are masonry. Bluestone treads.

MEMBER RYAN: The corner boards are going to be white?

MR. LENHART: Yes.

MEMBER WELCH: I have a question regarding the front steps. I don't know how to verbalize it, but there's a little gap in here. Can you see?

MR. LENHART: The steps.

MEMBER WELCH: There is a gap there.

MR. LENHART: This drawing was not updated, when the rendering was changed. This is the true representation. You have steps, bluestone tread, and the same stone on the other side.

MEMBER WELCH: Got it. Thank you.

MEMBER RYAN: This is the most current?

CHAIRPERSON HERSHBERG: The material

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of the rear steps?

MR. LENHART: Material of the rear steps was going to be wood frame with a composite decking material. This is being built by a developer to be sold. The idea is that the buyer may very well want to put a deck off the back. We didn't want to put something masonry there that would be removed or covered over.

MEMBER RYAN: I have no further questions.

CHAIRPERSON HERSHBERG: Any other questions from the Board?

DEPUTY CHAIR CAMPBELL: No questions.

MEMBER WELCH: No questions.

CHAIRPERSON HERSHBERG: Are there any comments from the public?

(No response was heard.)

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

MEMBER RYAN: I'll make a motion to close to further evidence and testimony and reserve decision.

MEMBER WELCH: Second.

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THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Do I have a motion to go into executive session.

MEMBER RYAN: Make a amotion to go into executive second.

MEMBER WELCH: Second.

CHAIRPERSON HERSHBERG: Go into executive session -- to complete the motion -- to discuss the matter with counsel.

There is a second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, a recess was taken from 7:25 p.m. to 7:39 p.m., after which the

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following transpired:)

THE CLERK: Site Plan Number 3517,
55-59 North Main Street.

MEMBER RYAN: Chairman, regarding
Application SP3517 for the premises located
at 55-59 North Main Street, the applicant
comes before this Board seeking approval to
improve their facade.

I, Carole Ryan, 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.

In this application -- it should be
as amended -- as amended, will produce an
aesthetically and conforming positive
addition to the surrounding area, if the
conditions below are met.

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

The site plan and artist rendering,

1
2 dated 12/22/21, has been submitted by the
3 applicant, reviewed and approved by the
4 Planning Board. Said site plan and artist
5 rendering has been stamped, approved and
6 signed by the applicant and/or the Chairman
7 of the Planning Board.

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

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

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

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

25 Applicant/Owner is to provide two

1 sets of stamped original final plans
2 incorporating all conditions and
3 modifications for the Building Department,
4 along with the signed Affidavit of Compliance
5 to the Village Clerk's Office before issuance
6 of a Building permit.
7

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

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

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

19 Second?

20 MEMBER WELCH: Second.

21 THE CLERK: All those in favor.

22 MEMBER RYAN: Aye.

23 MEMBER WELCH: Aye.

24 DEPUTY CHAIR CAMPBELL: Aye.

25 CHAIRPERSON HERSHBERG: Aye.

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THE CLERK: Site Plan Number 3523,
137 Union Street.

DEPUTY CHAIR CAMPBELL: Chairman,
regarding Application SP-3523 for the
premises located at 137 Union Street, the
applicant comes before this Board seeking to
construct a new 2,580 square foot two-story
dwelling with attached garage.

I, Edgar Campbell, move that this
Board make the following findings of fact:

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

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

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

The site plan and/or artist
rendering, dated January 27, 2022 has been

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

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

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

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

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and

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modifications for the Building Department,
along with a signed Affidavit of Compliance
to the Village Clerk's Office before issuance
of a building permit.

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

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

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

Other conditions:

Three and a half inch wide Azek trim
on windows and doors.

Seven inch wide Azek fascia trim.

Bluestone treads on front steps.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

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DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: A motion to approve the minutes of the February 8th meeting.

MEMBER WELCH: Motion to approve the minutes of the February 8th meeting.

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All those in favor.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Motion to stay all night.

MEMBER WELCH: Opposed.

CHAIRPERSON HERSHBERG: Motion to close the meeting.

MEMBER RYAN: Second.

CHAIRPERSON HERSHBERG: Well, I'm

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looking for that motion.

MEMBER RYAN: I make a motion to
close the meeting.

MEMBER WELCH: Second.

THE CLERK: All those in favor.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, this hearing was
concluded at 7:45 p.m.)

* * *

C E R T I F I C A T E

I, BETHANNE MENNONNA, a Notary Public within and for the State of New York do hereby certify that the foregoing is a true and accurate transcript of the proceedings, as taken stenographically by myself to the best of my ability, at the time and place aforementioned.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of February, 2022.



BETHANNE MENNONNA