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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

May 24, 2022
8:26 p.m.

M E M B E R S:

MICHAEL HERSHBERG	CHAIRPERSON
EDGAR CAMPBELL	DEPUTY CHAIR
CAROLE RYAN	MEMBER
ANNEMARIE DI SALVO	MEMBER

* * *

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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CHAIRPERSON HERSHBERG: Now we're going to go into our public hearing portion of this evening. Madame Clerk, do we have an Affidavits of Posting or Publication?

THE CLERK: We have one Affidavit of Posting and one Affidavit of Publication to be placed on the record as exhibits.

(WHEREUPON, the above-referred to document were marked as Board's Exhibits 1 & 2, for identification, as of this date.)

CHAIRPERSON HERSHBERG: Thank you. Do we have any requests for adjournment?

THE CLERK: No request for adjournment.

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

THE CLERK: Site Plan Number 3547, 37 Buchanan Street, Section 54, Block 334, Lot 22-24, Residence A. Margaret Gorry. Construct a new 2,400 square foot single-family dwelling.

We have an Affidavit of Mailing to be placed on the record for this public hearing.

(WHEREUPON, the above-referred to

1 document was marked as Board's Exhibit 3, for
2 identification, as of this date.)

3
4 M A R G A R E T G O R R Y,
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 MS. GORRY: Margaret Gorry.
11 G-O-R-R-Y. 157 Connecticut Avenue, Freeport,
12 New York.

13 Unfortunately our architect and
14 realtor can't be here tonight, because they
15 are at an exhibit night for their child. So,
16 I'm the owner of the plot of land at 37
17 Buchanan.

18 We tried to make this home as similar
19 to the neighborhood as possible but still
20 being, you know, our own personal taste.
21 This home adheres to the new flood plane
22 elevations and has been depicted as so.

23 Would you like me to go through the
24 materials?

25 MEMBER RYAN: Yes. Did you bring

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some samples with you?

MS. GORRY: I had a sample. My two-year-old left it outside. I ordered a new one. It's going to get here tomorrow.

MEMBER DI SALVO: It's like my dog ate my homework.

CHAIRPERSON HERSHBERG: First of all, relax. You're probably not used to this. Just relax. We have people up here that are used to doing this, as the previous people were. Just take a breath and relax. It's important for us to see samples. As you heard us explain to the other individuals, an architect, unfortunately, received the wrong thing from the manufacturer. Even when we have color renderings and pictures of samples, they don't always do justice to the actual color.

MS. GORRY: I know when you said the printer, I was like, I printed it out on two printers, and they were different colors.

CHAIRPERSON HERSHBERG: Printers are different. That's why we ask for samples. I know it's beyond your control for this

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evening, but that is an important element for us to review.

Any comments to share for the owner?

MEMBER RYAN: Without seeing samples, it's kind of hard to see.

CHAIRPERSON HERSHBERG: In fairness, what we're looking at is very difficult to make a judgment on with respect to color.

MS. GORRY: Right.

CHAIRPERSON HERSHBERG: To me, I would describe that as a very dark purple. I'm going to guess that that's not the color you chose.

MS. GORRY: Not at all.

MEMBER DI SALVO: So, tell me about the choice to select the dark blue siding with the black trim on a black window.

MS. GORRY: No, there is no black trim, it's just a black window.

MEMBER DI SALVO: Okay. So, on the first floor, I'm looking at the front elevation. This connotation of thick black around the window that is not black trim?

MS. GORRY: No, it's just the window.

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We weren't going to do trim around the window. I don't know if it's listed here, but the thickness of the window is as thick as it looks on the drawing. And then again, the color is not as dark as is showing up on the printout.

MEMBER DI SALVO: Okay. So, is that the same treatment for the upper windows where it's showing those thick black lines?

MS. GORRY: Yeah, it's just the window.

MEMBER RYAN: What is the brand of windows you're using?

MS. GORRY: I believe the windows are black double casement windows. Broga. They're like hurricane grade windows.

MEMBER RYAN: I haven't seen them. Cool. It says they're 5/16 of an inch grid.

MS. GORRY: The grid inside.

MEMBER RYAN: That's the little --

MS. GORRY: Yeah.

MEMBER RYAN: Those are not black, the grid, or they are?

MS. GORRY: No, I believe it's --

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good question. I'm not sure I have the answer for that.

MEMBER DI SALVO: So, the front elevation we have this area of a bump out, right, that's coming out, I'm assuming, about 12 inches, 14 inches from the face of the house.

MS. GORRY: Right.

MEMBER DI SALVO: All of that will be in white Azek?

MS. GORRY: Yes.

MEMBER DI SALVO: So, I'm looking at a lot of the other homes in the area. And I live right around the corner. So, I'm happy to see a house go up there. There seems to be a little bit more cohesion in the material choices and the balance of the material placements.

MS. GORRY: In terms of what?

MEMBER DI SALVO: In terms of -- right now you have a dark blue home with a big white area on the top and no white to balance that on the bottom. Whereas, on the example that you gave us, specifically with

1
2 the white and blue house, there's a lot of
3 balance there, because they have taken those
4 white details, they used them upstairs, they
5 used them downstairs. It just seems a nicer
6 balance for what is happening in the
7 neighborhood. Same with the other homes.
8 Even though they're not in the same
9 coloration as yours, there's that balance.

10 MEMBER RYAN: Is that white or is it
11 a different color?

12 MS. GORRY: On ours?

13 MEMBER DI SALVO: Yeah.

14 MS. GORRY: It's white. We didn't
15 want it to look too dark. So, we wanted to
16 have some of the white. I understand your
17 idea about the balance. Do you have any
18 suggestions? There's a nice really dark
19 green house around the corner where they have
20 the darker staircase. They do have white
21 windows.

22 MEMBER DI SALVO: Right. I was
23 looking at that home.

24 MS. GORRY: If we added, like, a
25 white trim around something.

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MEMBER DI SALVO: I mean, I certainly think that that would -- which green home are you talking about? I was looking at this one in particular.

MS. GORRY: The one on the bottom. Right there.

MEMBER DI SALVO: Yes, we're looking at the same house. You're right. It's dark green siding with black shutters and the dark railing going down the stairs. But they balance it out with white trim around the windows. So, that definitely helps to lighten things up while still maintaining a dark house. I know that --

MS. GORRY: Is that something we could think about?

CHAIRPERSON HERSHBERG: You have also provided an example. I'm not sure I'm reading the number correctly. It looks like 277 or 222. This picture here.

MS. GORRY: Right.

CHAIRPERSON HERSHBERG: You can see how you have a dark house and you've got windows with white trim. This house happens

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to have white columns; not applicable.

MS. GORRY: Right. The bottom.

CHAIRPERSON HERSHBERG: Right. How the white trim ads contrast to make some of those architectural features stand out. So, we're asking because you may come before the Board and say, "I love everything dark, I don't want that." We don't know what your feelings are, but certainly that -- in fact, most of the examples of houses you provided have some sort of trim.

MS. GORRY: I know. I know. It was like we were trying to be a little different. But I understand the concern that it's darker. I've seen houses like this that look phenomenal in Merrick. The original architect of the house was from Merrick, and his house is very similar to what he proposed here. When you see it in person. On paper, it didn't -- It didn't sit well with me. My husband told me we have to go see it. You have to go see it. It was interesting. So, we thought about it but if that's not --

CHAIRPERSON HERSHBERG: You'll likely

1
2 hear other comments from the Board. Do you
3 feel that -- are you comfortable without your
4 architect? Are you feeling disadvantaged
5 discussing these design features? Would you
6 prefer to have your architect here?

7 MS. GORRY: If that -- it seems to me
8 adding a trim around the window is an easy
9 fix for the architect. And I don't
10 understand what the process would be for us
11 of applying again. But if that would be
12 something we can condition.

13 CHAIRPERSON HERSHBERG: I want to
14 make sure you're comfortable and you have
15 people with you that you wanted to have with
16 you. That's what I was asking. So, if you
17 were more comfortable having your support
18 people with you, we can adjourn it. I don't
19 know what your time table is. I'm just
20 bringing that up, because we do have some
21 other comments to get into some more
22 significant design.

23 MEMBER RYAN: Yeah, the entry
24 portico, that roof line.

25 CHAIRPERSON HERSHBERG: So, you're

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comfortable proceeding so far?

MS. GORRY: Well, I could take notes. I'm here already. I mean, it's my daughter's second birthday, s, it's already -- I would have liked to have a better outcome.

CHAIRPERSON HERSHBERG: Go ahead. I think we have some other comments.

MEMBER RYAN: The front entry portico there has a -- I'm not sure what the roof is, the roofing material that's going over there, and it's going to come out like a shed from the white box basically, like that detail.

MEMBER DI SALVO: So, this is what we're talking about.

MS. GORRY: I understand. The architect is my husband's close friend. We were back and forth with the Building Department about the roof and the sky exposure plane. So, this is something when we went to them, they wanted us to modify the roof a little bit. So, this is the third drawing. When we submitted it, it was okay by them to meet the code. Aesthetic-wise, what's the concerns?

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MEMBER RYAN: We're asking what that material is that's sitting -- is this the asphalt shingle roof that's sitting over this little shed that's covering the front door.

MS. GORRY: Yes.

MEMBER RYAN: Will it have white fascia around it? What is the fascia materials and all of that around it? Do you have a picture of the house you saw in Merrick? Would that help us maybe to visualize what --

MS. GORRY: I don't know.

MEMBER RYAN: Also, under the entry stairs and the porch area. So, that's a little more like that other house. Maybe some slats going across, so that it's not like a big open space under there floating in air. Would you be amenable to something, maybe vertical slats or with space between them? I don't know, some people put lattice.

MEMBER DI SALVO: Is there anything on the landscaping plan showing that?

MEMBER RYAN: I don't know. Let me look.

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MS. GORRY: Most of the ones I'm looking at are open underneath the stairs. So, I'm not sure what you're talking about.

MEMBER RYAN: No, because they're kind of on stilts. I didn't know if you would like to close that up a little so it would be a little more grand entrance, so it didn't feel so --

MS. GORRY: I understand what you're saying now. But I don't see an example of it here, except the blue house.

MEMBER RYAN: That's their railing. Sorry.

On that green house you were looking at, they did the railings with slats. That's what I was envisioning.

MS. GORRY: Yeah. It's open underneath though.

MEMBER RYAN: You can't tell because of the stairs and the rails. I gotcha.

CHAIRPERSON HERSHBERG: That look of walking out your front door onto a platform, a landing, it's supported by -- I'm not sure what that is, what the material is. They

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look like square columns. Are they square columns or round columns?

MS. GORRY: Um-hmm.

CHAIRPERSON HERSHBERG: That really -- I don't see that look in any of the examples of the houses that you have shown, and I don't see that look in many of the houses in Freeport. It is -- I see houses supported by those columns. But the look from the front of the house is of the front of the stairs. So, you're looking at the front and you're looking at stairs going up to the front of the house. You're not looking at just two poles underneath the landing of your front door.

MS. GORRY: Well, we are in a house with the really beautiful yellow and red flowers in the front. I know that their stairs go a little longer. It may be more aesthetically pleasing for you, but they have a little platform with two columns right there.

DEPUTY CHAIR CAMPBELL: Is that the house 45, the yellow house?

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MS. GORRY: With the red roof.

MEMBER RYAN: What are those? Are they light fixtures on the upper portion of the windows left and right?

MS. GORRY: Yeah. They're not listed in your packets, but I have a printout of them because it was an oversight. I could give you a copy.

MEMBER DI SALVO: Those are light fixtures? They almost look like architectural corbels.

MS. GORRY: Light fixtures that were not labeled. Would you like a copy?

MEMBER RYAN: Sure. Could we see them?

MR. McLAUGHLIN: You have to enter them into evidence.

(WHEREUPON, the above-referred to document was marked as Applicant's Exhibit A, for identification, as of this date.)

MEMBER DI SALVO: So, these are going to sit just under the eave. Are they sitting under the eave or are they sitting on the face plane? I'm having a hard time.

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MEMBER RYAN: I don't see them in the elevation.

MEMBER DI SALVO: That's what I'm saying. I think that is all the same plane.

MEMBER RYAN: I'd love to see this in real time.

CHAIRPERSON HERSHBERG: Did you consider any other designs to the front stairs, to the front entrance? Were there other things in consideration prior to you --

MS. GORRY: Yeah, we did want it longer, extend longer like the example from the green house where it went out a little longer in the front, so it wasn't as short.

MEMBER DI SALVO: With no landing and no return, just a straight run you were looking for?

MS. GORRY: No. The platform would go a little longer to the window and then it would go down on the inside almost. There's a house on Sterling that's like that. I don't know if that makes sense.

CHAIRPERSON HERSHBERG: I did hear a comment from Member Ryan about some sort of

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2 material between those two poles so it didn't
3 look like you're on stilts. We do have homes
4 in Freeport that because they were raised
5 homes, we have a look like that. I wouldn't
6 say that anybody necessarily did that because
7 that's what they wanted, but that was the
8 best way for them to accomplish getting into
9 the front door of their home because it had
10 to be raised, or because it was raised.
11 You're building a new home with a design that
12 I think other people had to do out of
13 necessity. So, I wouldn't say that you will
14 find homes in Freeport, brand new homes, that
15 have that kind of entranceway. That's why I
16 asked about other things that you considered.
17 We have approved homes that were raised
18 because of the challenges that they had
19 getting into that front door which is now
20 above grade.

21 MS. GORRY: I understand.

22 CHAIRPERSON HERSHBERG: We also ask,
23 whenever possible, that we not have that
24 appearance. So, that's why I asked about
25 other things that you might have considered.

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2 MS. GORRY: I went online to try to
3 find the minutes of the meetings so I could
4 do my research, knowing that wouldn't be here
5 and I couldn't find any. I was trying to
6 research what would have been Ideal. I
7 understand. The stairs in the front, the two
8 poles.

9 CHAIRPERSON HERSHBERG: Your response
10 could have been that's the appearance that
11 you love, you've always wanted that kind of
12 staircase, you waited to get a house so you
13 could have it, then it's a different
14 discussion. But if you're open, I'm looking
15 for the reasons for that.

16 MS. GORRY: We have other issues
17 also. If I have to come back, I might as
18 well take that into consideration.

19 CHAIRPERSON HERSHBERG: Could you
20 repeat that?

21 MS. GORRY: I said, it seems there
22 are issues. I'll have to come back
23 regardless. So, I might as well take that
24 into consideration also.

25 CHAIRPERSON HERSHBERG: So, I think

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2 there may be more questions. But to try and
3 summarize some of the comments that we have
4 had with respect to adding some contrast to
5 some of the architectural features. The
6 windows are certainly considered an
7 architectural feature, adding some contrast
8 with different color trim possibly. We
9 showed examples of other homes in the area
10 that had different color trim. That would
11 apply both because you have got a lot of dark
12 colors just on the bottom portion of your
13 house. So, we've got Mahogany with a color
14 that we're not certain of yet, but we're
15 going to need to see a sample. And then
16 you're losing the possibility of having that
17 stand out.

18 MS. GORRY: You're not sure about the
19 Mahogany?

20 CHAIRPERSON HERSHBERG: It's that
21 there's no -- it's too uniform. It's all
22 dark. There's nothing -- in fact, the
23 Mahogany door is a very nice feature, but it
24 doesn't stand out because it's blending into
25 the rest of the dark house. So, you're

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2 losing the opportunity to accent that. And
3 again, if you were coming to us and saying
4 I've always wanted a dark house, I don't like
5 those features to stand out, that's a
6 different discussion.

7 MS. GORRY: I know. But that's more
8 or less like those things. Like the other
9 ones you're talking about are things that we
10 would be open to changing. But the dark --
11 the siding is not as dark as it is showing up
12 on this.

13 CHAIRPERSON HERSHBERG: That will
14 help us envision that.

15 MS. GORRY: And then if we added the
16 white trim. I think the other dark features
17 is what we want. We had the land from 2020.
18 I mean, it's been like almost a two year
19 process where we have gone back and forth
20 with the colors, with the architect, the
21 designers. This is the direction that we do
22 want to go. But I hear the concerns, and we
23 can be flexible with adding the contrast,
24 thinking about the staircase, adding that,
25 clarifying for you the material above the

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door, maybe adding white trim around the window. But the darker features, the cherry wood, the Mahogany, and the darker siding is what we really do like. That's what we want.

CHAIRPERSON HERSHBERG: Those are nice features. The Mahogany is a nice feature.

MEMBER RYAN: Should we adjourn?

CHAIRPERSON HERSHBERG: I'm thinking adjourning would probably be the best thing to do, so you can get your thoughts together and come back with materials and another rendering such as this would be helpful, or samples would help us, we can actually -- it would be helpful. If you came with samples, it would be much easier for us.

MS. GORRY: Okay.

CHAIRPERSON HERSHBERG: Does the Board have any other comments?

DEPUTY CHAIR CAMPBELL: I have a question. You were given some different ideas. Are you clear, before you leave here this evening, exactly what is being asked of you moving forward, just to save you some

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time of having to come back again and come back again. I'm sure you want to get this going.

MS. GORRY: I'm sorry, say that one more time.

DEPUTY CHAIR CAMPBELL: Do you have any questions to us in regards to some of the questions we just posed to you? Are you clear what the Chairman is asking?

MS. GORRY: Redo the drawings, clarify that. Resubmit the 12, 11, 10 copies.

MR. McLAUGHLIN: He's asking, are you clear of the concerns, so you don't come back and something is missing.

CHAIRPERSON HERSHBERG: If you have any questions of us, of anything that we said, just ask.

MS. GORRY: I took notes of it. But then you also said there might be more that you didn't want to get into now.

CHAIRPERSON HERSHBERG: No. I think we would not intentionally do that. It's possible that we could think of something

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else, but we're trying to cover this as completely as possible.

DEPUTY CHAIR CAMPBELL: I want to make sure before you leave here that we're all on the same page and you don't have to come back and it's something else different and you have to come back again. That's not fair to you.

MS. GORRY: Okay.

MEMBER DI SALVO: What are the things that you are clear on, so we're all on the same page and you know exactly --

MS. GORRY: On the elevation drawings, the discrepancy of whether it was light fixtures or an architectural component. The material of the roof over the front door, if there was going to be trim around that the shingles of the roof.

MEMBER DI SALVO: I'm going to stop you right there. Over the front door, that portico design, I'm not really sure what that looks like. I can't tell if it's a double band, a single band. Just a little clarification on that we need.

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Go ahead. I'm sorry.

MS. GORRY: The front stairs/deck with the two pillars. Maybe redoing the front entranceway. The dark siding against the dark windows with the dark wood. So, possibly adding white trim on the windows and bringing the samples of the colors and the materials.

DEPUTY CHAIR CAMPBELL: Sounds about right.

MEMBER RYAN: That's everything.

CHAIRPERSON HERSHBERG: Motion from the Board. Opportunity for public comment.

THE CLERK: We have one person who would like to speak. Sal Santamaria.

S A L V A T O R E S A N T A M A R I A,
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. SANTAMARIA: Salvatore Santamaria. 31 Buchanan Street, Freeport. I'm next door to the lot that they're

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2 proposing to put the house on the lot. I
3 never got any kind of notice of that they're
4 allowed to build on that property. When I
5 left off with you last time here, in the
6 wintertime, nobody got back to me, and I
7 guess they got an approval to build on the
8 property five feet off my fence. Now,
9 picture my house, okay. Five feet to the
10 right is going be the new house. The
11 neighbor behind me, you's approved for them
12 to extend their house 20 foot setback to ten
13 feet.

14 MR. McLAUGHLIN: Sir, if I may. The
15 issue you are talking about are from the
16 Zoning Board. We're not the Zoning Board.

17 MR. SANTAMARIA: I understand. But
18 now you're building porticos and porches on a
19 house that's 20 feet from the street right
20 now with a foundation wall at 56 feet in
21 height, okay, blocking my sea view, okay, and
22 now you're going to build a portico in the
23 front with a six foot staircase in the front
24 with columns. What are you going to have, 15
25 feet of grass? Where is the grass? Where is

1
2 my sky exposure? You got a sky exposure on
3 how big this house is? The property is 4,800
4 square feet and building a house that fits on
5 5,000 square feet. Plus I have a leaching
6 system under my house. I raised my property
7 two feet and built a whole leaching system
8 for all my rain gutters to go into pea gravel
9 under the house. Where is their rain water
10 going? In my house? In my rain gutters?

11 This house is too big for that piece
12 of land. And it's 40 feet long. And if you
13 really look at my print, the neighbors house
14 on the other side -- he was here earlier. He
15 left -- his house is 26 feet deep, because
16 it's a high ranch. So, it's narrow but long.
17 My house was built on the lot. My garage was
18 the house behind the new house. So, that was
19 all one of piece of land. When they built my
20 house, they divided it. Now they gave 4,800
21 square feet to me and him. I didn't build my
22 house, I bought it, but I bought it 31 years
23 ago.

24 So, I look out my kitchen window, I
25 can see between the two houses, the backyard.

1
2 I can see the water, I can see the flagpole
3 up, I can see the windmill and Point Lookout.
4 I can see when the windmill is turning right
5 from my window. Now, with this wall of five
6 by 40 on the side of my house at 56 feet in
7 height, there's no way.

8 Now, I did build a dormer on my
9 house, but I kept it in the realm of the
10 house, 32 feet, like everybody else. I don't
11 have a garage under my house. I understand
12 that sea level you have to build up on sea
13 level. That, I do understand. But the sea
14 level is a certain height. It's 14 feet or
15 12 feet in sea level. My house is 11 foot.
16 I can understand if she had to build a house
17 and had to be a foot or two feet higher than
18 my house, but it would be in the realm. But
19 three stories high, she needs a sprinkler
20 system in that house, you need a fire escape.
21 Where are you going to put the fire escape;
22 on my five foot side? That's high, 56 feet,
23 to the peak of the house. That's 20 feet
24 over the telephone poles. Plus the backyard
25 has telephone poles at 16 foot high. That's

1
2 all they are. They're not the Village's,
3 they're the phone companies, and there's
4 primary wires going across. You can't even
5 put a pool in your backyard. Now I have mold
6 on one side of my house, grass that don't
7 grow on the back side of my house. And now
8 the driveway, I put pots to grow tomatoes.
9 With this new house, I'll never have sun.
10 It's just not right. It's just not right.

11 The Building Department never got
12 back to me, and I discussed this at the other
13 hearing. You know, I felt for the people who
14 owned the house or who bought the property,
15 but it was deemed non-buildable in 2005. It
16 was non-buildable property at 4,800 square
17 feet.

18 CHAIRPERSON HERSHBERG: Sir, the
19 information that you are talking about now --

20 MR. SANTAMARIA: I know.

21 CHAIRPERSON HERSHBERG: -- was Zoning
22 Board, handled by the Zoning Board. And you
23 just said that you got a chance to speak at
24 the Zoning Board.

25 MR. SANTAMARIA: Well, I don't know

1
2 how to contact and find out what -- I don't
3 know what to do anymore. I'm really at a
4 loss for words now. I'm picking out flowers
5 and color and this and that. Every house on
6 the block is beige and yellow and white, and
7 now you want that house going up that's blue
8 next door to me. The guy painted the house
9 behind my neighbor's house a tarp blue, the
10 other day. The whole house is tarp blue,
11 just like a tarp. It's crazy. I don't
12 understand what's going on.

13 I don't know. The date was 11/5/05
14 was the paperwork that they declared the
15 property non-buildable. When I purchased my
16 house, 31 years ago, they said that is
17 non-buildable land, you can always see.
18 That's why we bought it. I thought maybe
19 some day I'll buy it, I can afford it, this
20 and that, but things don't turn out always
21 that way. But it was non-buildable land.
22 How do you put a house on that 2,400 square
23 feet with -- it's just crazy. It's just
24 crazy. At 20 feet from front of my house, 20
25 feet, you're leaving 15 feet of grass in the

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front from her walkway. You'll be able to park one car and hit the garage door, before you can leave the car in the driveway.

CHAIRPERSON HERSHBERG: Sir.

MR. SANTAMARIA: There's a lot of things that weren't discussed that I didn't even know about.

CHAIRPERSON HERSHBERG: Personally. Personally, I'll speak for myself and probably most of the members of the Board. We're sympathetic to what you're saying.

MR. SANTAMARIA: I understand. But you can't do anything.

CHAIRPERSON HERSHBERG: But we can't.

MR. SANTAMARIA: Who would do this?

CHAIRPERSON HERSHBERG: Sir, I have a decision in front of me from the Zoning Board. They approved it as a buildable lot.

MR. SANTAMARIA: Who is the builder? Who is the builder?

MEMBER RYAN: It says on the Zoning Board, Luis Rodriguez presented, the contractor.

MR. SANTAMARIA: Who is building the

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house?

CHAIRPERSON HERSHBERG: I don't know.
But again, this is an aesthetics board, sir.
I let you speak.

MR. SANTAMARIA: I understand.

CHAIRPERSON HERSHBERG: And I
understand. I understand.

MR. SANTAMARIA: I'm glad I got it
out. But I wanted everybody to know, I don't
have bad feelings for the lady or the house,
the children. It's just going be a wall for
me now and I'm going to losing my sea view
that I had for 31 years. That's why I bought
that house. Thank you.

CHAIRPERSON HERSHBERG: Any other
comments from the public?

THE CLERK: No.

CHAIRPERSON HERSHBERG: Based on the
applicant and the need for some additional
design considerations, I'll look for a motion
from the Board, please.

MEMBER RYAN: I'll make a motion to
adjourn, pending submission of new plans.

DEPUTY CHAIR CAMPBELL: Second.

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THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: See you
again.

MS. GORRY: Thank you.

CHAIRPERSON HERSHBERG: Next
application, please.

THE CLERK: Site Plan Number 3535,
280 Branch Avenue, Section 62, Block 187, Lot
646-650, Residence A. Eran Sarfty.
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

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Casino Street, Freeport, New York. I'm the architect for the property.

We came before this Board last month on an initial submission, and the materials on the house remain the same as what we presented to you last time. However, we did have our DEC consultant discuss the situation with DEC. And while they said they would prefer to see the bottom of the house left open, they're not going to object to us enclosing it with breakaway walls.

Subsequently, we revised the design to include breakaway walls around the entire lower perimeter. This included putting in two garage doors which would be white vinyl with four lights at the top of each one. We moved the entrance closer to the center of the house, and those are the only substantial changes that we made to the design.

CHAIRPERSON HERSHBERG: Thank you.

Questions from the Board?

DEPUTY CHAIR CAMPBELL: No questions.

MEMBER DI SALVO: Mr. Jordan, did you submit a landscape application with this?

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MR. JORDAN: Yes, I did.

MEMBER RYAN: It was last time.

CHAIRPERSON HERSHBERG: With the original application.

MEMBER DI SALVO: You're known for your beautiful landscape plans.

MEMBER RYAN: Would you consider, being the house is white with white trim and white fascia, and a charcoal roof, would you consider putting a charcoal trim around the windows is instead of everything white?

MR. JORDAN: My client really requested that. He wanted to do sort of a classical white house.

MEMBER RYAN: White on white.

MR. JORDAN: Yeah. We did do the front door in charcoal.

CHAIRPERSON HERSHBERG: Any other questions or comments?

MEMBER RYAN: No. I think it was a good design choice. You did great.

CHAIRPERSON HERSHBERG: Motion from the Board, please.

MEMBER RYAN: Public.

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CHAIRPERSON HERSHBERG: Thank you very much. Any comments from the public?

THE CLERK: I have no comments.

We also have an an Affidavit of Mailing to be placed on the record for this application.

(WHEREUPON, the above-referred to document was marked as Board's Exhibit 3, for identification, as of this date.)

CHAIRPERSON HERSHBERG: Hearing no comments from the public, 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.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3541,

1
2 212 South Ocean Avenue, Section 62, Block
3 116, Lot 1, Residence AA. Deeper Life
4 Fellowship. Construct a new one-story
5 sanctuary with breezeway.

6 I have an Affidavit of Mailing to be
7 placed on the record also.

8 (WHEREUPON, the above-referred to
9 document was marked as Board's Exhibit 3, for
10 identification, as of this date.)

11 J A M E S P R I S C O,
12 having been first duly sworn by a Notary
13 Public of the State of New York, was
14 examined and testified as follows:

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

17 MR. PRISCO: James A. Prisco,
18 architect. 60 MacDonald Avenue, Amityville,
19 New York 11701.

20 I have resubmitted a full set of
21 samples for you to review.

22 CHAIRPERSON HERSHBERG: Yes.

23 MEMBER RYAN: We got them.

24 CHAIRPERSON HERSHBERG: For the
25 benefit of the public, we heard testimony on

1
2 this application back on April 26th, full and
3 complete testimony. We requested samples of
4 materials, which have been provided.

5 MEMBER RYAN: Do you have a sample of
6 the stone?

7 MR. PRISCO: I have the stone sample.

8 CHAIRPERSON HERSHBERG: If you could
9 turn that around so the public can see it.

10 MR. McLAUGHLIN: Mr. Chairman, if he
11 can describe it for the record, since he is
12 not submitting the piece itself into
13 evidence.

14 CHAIRPERSON HERSHBERG: If you could
15 just give a description of the material,
16 please.

17 MR. PRISCO: So, it's El Dorado
18 stone. In color is Grand Banks Limestone.

19 MEMBER DI SALVO: I'm sorry, the
20 stone was? What was the color?

21 MR. PRISCO: El Dorado stone.

22 MEMBER RYAN: Something banks.

23 MR. PRISCO: Grand Banks.

24 CHAIRPERSON HERSHBERG: Grand Banks
25 Limestone.

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MR. PRISCO: Grand Banks Limestone.

MEMBER RYAN: Thank you. Very nice.

CHAIRPERSON HERSHBERG: I think probably covered all of our questions at the last hearing. Are there 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.

DEPUTY CHAIR CAMPBELL: Second.

MR. PRISCO: Thank you.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan 3545, 165 Church Street, Section 62, Block 54, Lot 33, Residence A. Palvinder Kaur. Construct a new 3,097 square foot single-family dwelling with unfinished basement and a 246 square

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foot detached garage.

P A L V I N D E R K A U R,
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. KAUR: Palvinder Kaur. 151
Church Street, Freeport, New York 11520.

M I G U E L R A M I R E Z,
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. RAMIREZ: Miguel Ramirez. 33
Lamont Place, West Babylon, New York 11704.

We'll start with the front facade.
The treatment on the front facade, the
siding, will be vinyl siding. The color of
the siding would be night blue. The color
sample I have here.

DEPUTY CHAIR CAMPBELL: I'm sorry,
sir. Please speak into the microphone.

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MR. RAMIREZ: Can you hear me?

CHAIRPERSON HERSHBERG: I can hear you, yes. We didn't hear the color.

MR. RAMIREZ: The color will be night blue. It's blue. Let me show you. I've got a sample here.

MEMBER DI SALVO: The color is Bayou blue.

MR. RAMIREZ: Exactly. The side will be Dutch lap. This one, yes.

MEMBER DI SALVO: Okay. So, Dutch lap style siding in a Bayou blue.

MEMBER RYAN: Blue is very popular.

MR. RAMIREZ: We'll continue. Now you are seeing the vinyl shutters will be white on the sides of windows and all trims will be white. The gable, the front gable, treatment will be Azek plank, like some kind of siding, flat siding. So, we also showing a stone base. Stone will be Rustic Gray. We got a sample, but they have it like this. This is not the actual thickness but is the actual color.

CHAIRPERSON HERSHBERG: The size is

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the same?

MR. RAMIREZ: I'm sorry?

CHAIRPERSON HERSHBERG: Dimensions of the stone.

MR. RAMIREZ: The sizes will be like that.

CHAIRPERSON HERSHBERG: Thank you.

MR. RAMIREZ: This is the sample they have in the showroom.

MEMBER RYAN: Will it be proud? Will it sit more like stone or is it like a tile?

MR. RAMIREZ: No, no, it's going to be stone. It's one inch. This veneer one inch not multi. The regular one is like two inches.

MEMBER RYAN: Like a cultured stone.

MEMBER DI SALVO: It's a thin stone.

CHAIRPERSON HERSHBERG: Sir, just a moment, please. If you could, please go back to the podium so the public can hear you and we can get you on video. That's going to help. Thank you.

MEMBER DI SALVO: My question is, is it a true thin stone veneer product?

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MR. RAMIREZ: It's one inch.

MEMBER DI SALVO: One inch thick.

MR. RAMIREZ: And it's real stone.

MEMBER DI SALVO: That's my question.
It's not a porcelain product like this.
That's just the color that we're looking at.

MR. RAMIREZ: The color is the same,
because that one is like a ceramic tile.

MEMBER DI SALVO: Right. That's a
porcelain tile.

MR. RAMIREZ: That's the samples they
have right there. They don't have the
actual, because we asked them for a piece of
that stone. They used to have them.

MEMBER DI SALVO: So, is there a
manufacturer and stone style type that's
called out? We're just referencing this for
color?

MR. RAMIREZ: I'm sorry, tell me that
again.

MEMBER DI SALVO: I'm asking for a
specific manufacturer and model number for
the stone. Do you have that?

MR. RAMIREZ: Actually, let me see.

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We got a catalogue here. This is the manufacturer.

MEMBER DI SALVO: Boulder Creek is the name of the manufacturer. Can you tell me which? Is it the Cliff Stone, is it Ledge Stak? Tell me which style it is, please.

MR. RAMIREZ: It's the flat Stak this one.

DEPUTY CHAIR CAMPBELL: I'm sorry, repeat that for the record, what you just stated.

MEMBER DI SALVO: So, the manufacturer is Boulder Creek stone products. And the style of the stone is Fast Stak. S-T-A-K.

DEPUTY CHAIR CAMPBELL: Thank you.

MEMBER DI SALVO: The color that you're proposing?

MR. RAMIREZ: Rustic gray. It doesn't match exactly, because we couldn't get the sample from that manufacturer. That's why.

MEMBER DI SALVO: I understand that.

MR. RAMIREZ: For you to see it, an

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idea, what it's going to look like.

MEMBER DI SALVO: Absolutely. For the record, I need to give a name and a color. So, may I see that? So, what you are saying is that the Arctic gray in this catalogue or the Mirage Gray is the closest?

MR. RAMIREZ: That one. It's that one looks like.

MEMBER DI SALVO: More like this one. So, the color would be Arctic Gray. Thank you.

MR. RAMIREZ: You're welcome.

CHAIRPERSON HERSHBERG: While we're on the topic of the stone. It's not depicted in a way that I can understand. Can you just describe the steps? So, it looks like this is -- is there going to be any caps on the steps? What is the top of the step, the material for the top of the step?

MR. RAMIREZ: On the top of the step, we're going to use a concrete bricks. Concrete bricks.

CHAIRPERSON HERSHBERG: Concrete bricks.

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MR. RAMIREZ: Let me see the description here.

CHAIRPERSON HERSHBERG: And the risers are going to be made of the stone you just described, the same stone that's going on the front of the house?

MR. RAMIREZ: Yes, we're going to use the same stone. The same one.

MEMBER DI SALVO: The plans are calling for slate flooring tiles on the porch. And it's also pointing to the stair treads on Drawing Number A3.

MR. RAMIREZ: What happened with the stairs?

MEMBER DI SALVO: What is called out on Drawing A3 is a slate flooring tiles on the porch and on the stair tread.

MR. RAMIREZ: We always -- I know that on the plans but, you know, it's not so important because --

DEPUTY CHAIR CAMPBELL: Excuse me?

MR. RAMIREZ: The more concern here I know is the elevation, right?

MEMBER DI SALVO: Well, we like to

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take all elements into consideration.

MR. RAMIREZ: Actually, Palvinder can decide now. We said it was a slate.

MEMBER DI SALVO: It says slate flooring tiles, and it's pointing to the floor of the porch and the stair treads.

MEMBER RYAN: Maybe bluestone.

MEMBER DI SALVO: Bluestone could work very nicely with the color palate of the house.

MR. RAMIREZ: We don't have any samples of the portico now because, actually, I didn't care about the flooring. But usually we use this that you see right there or concrete brick. The color will be like a little bit darker than the one that we are using on the stone.

DEPUTY CHAIR CAMPBELL: I'm sorry?

MR. RAMIREZ: It's the same gray but darker.

DEPUTY CHAIR CAMPBELL: No. My question is, what we have to approve what is in front of us. I'm hearing a bit of a deviation from what you have in the plan and

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what you plan on actually doing; am I correct?

MR. RAMIREZ: Yes, like a flagstone. Like a dark gray.

DEPUTY CHAIR CAMPBELL: Are you using slate or stone? To the Board Member's point, that's what's in the plan.

MR. RAMIREZ: Why does it matter so much? I don't understand.

DEPUTY CHAIR CAMPBELL: Why does it matter? It matters because you put it in the plan. So, that's what we have to approve or not approve. That's why you submit plans.

MR. RAMIREZ: I was told the color it would be.

DEPUTY CHAIR CAMPBELL: Not a color.

MR. RAMIREZ: I can show you there.

MEMBER DI SALVO: I'm just looking to confirm.

DEPUTY CHAIR CAMPBELL: If I may. One second. What makes it important is when people come, someone comes with a plan, we have to approve that plan. If the builder, contractor, or private person goes ahead and

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builds something contrary to that plan, then we have a bunch of upset residents who live in the community. That's why it's so important. So, we are going by what you are representing to us. That's why.

MR. McLAUGHLIN: To go further on the Deputy Chair's point is that if the plan is not what you are going to build, you're not going to get a certificate of occupancy for it. You decided to give that plan, the Building Department is going to issue a certificate of occupancy based on that plan, not on changes you're making.

MEMBER DI SALVO: I think the home owner would like to say something.

MS. KAUR: I would like -- you're asking about the platform, the blue? That could be the bluestone that's matching with. That's what you are asking, right?

MEMBER DI SALVO: That's what we're asking about, yeah.

MS. KAUR: That's going to be.

MEMBER DI SALVO: Bluestone?

MS. KAUR: Yes.

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MEMBER DI SALVO: It's called out on the plans for slate. But we can --

MS. KAUR: Right. Those are bigger and heavy. That's going to be bluestone.

MEMBER DI SALVO: Thank you. The handrail and the spindles going up to the front, is that PVC, is that iron?

MR. RAMIREZ: PVC, the railings. All railings and handrail will be PVC. White PVC.

MEMBER DI SALVO: They're shown, I think, black. Is that just the rendering?

MR. RAMIREZ: The layer we used was white and it reflects black. We used to change it to gray color that reflects. When you print it out, it comes out a little bit white. That's why. And the line thickness, it looks more darker. It's going to be white. All handrails, railings, white.

MEMBER RYAN: The shutters are white. They look black too.

MEMBER DI SALVO: It's not called out specifically on the plans, the material. So, I'm asking.

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MR. McLAUGHLIN: It has to be called out what the color is going to be. It goes back to what the Deputy Chair was saying before. They're going to look at your plans, and if it looks different and you don't call it out in the plans.

MR. RAMIREZ: We are calling it out.

MR. McLAUGHLIN: It's not in the plans. It's not for us to rewrite everything, all the changes you are making. You have to put it in the plans exactly what you're going to do.

MEMBER DI SALVO: I'm sorry, it's on a side elevation. It is called out. It's white PCV.

MR. McLAUGHLIN: Is that for all four elevations or just the side?

MEMBER DI SALVO: Just on the one side elevation here.

MEMBER RYAN: Are they Fypon brackets under the portico?

MR. RAMIREZ: The portico?

MEMBER RYAN: Under the portico.

MR. RAMIREZ: Yes, the treatment is

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like bolted shape treatment, yes.

MEMBER DI SALVO: The house is going to be beautiful. It really is going to be beautiful.

CHAIRPERSON HERSHBERG: The drawing calls for an eight inch prefab structural white fiberglass column. Is that round? What is the shape of that column?

MR. RAMIREZ: Oh, the column. Is it tapered, round one?

CHAIRPERSON HERSHBERG: What is the shape?

MR. RAMIREZ: Classic tapered column. It's a Tuscan style. I couldn't get the catalogue. Would you like to see a picture?

CHAIRPERSON HERSHBERG: Of the column? It's not necessary. I appreciate it. Thank you.

MR. RAMIREZ: All columns will be the same style in the back. The back of the house, we have another portico for the rear access.

MEMBER RYAN: Those look a little narrower. Are those going to be eight inches as

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well? That looks narrower.

CHAIRPERSON HERSHBERG: Your plan calls for six inch in the rear.

MR. RAMIREZ: Exactly. A little bit.

CHAIRPERSON HERSHBERG: Eight in the front, six inch in the rear.

MR. RAMIREZ: It's smaller, yes.

CHAIRPERSON HERSHBERG: Are you going to have any compressors, HVAC apparatus, anything on the outside of the house?

MR. RAMIREZ: Any what?

CHAIRPERSON HERSHBERG: Heating. HVAC heating/air conditioning units on the outside of the house. Compressor.

MEMBER RYAN: Central air.

MS. KAUR: Air conditioning unit outside of the house.

MR. RAMIREZ: Oh, yes, they will be.

CHAIRPERSON HERSHBERG: Where is that located?

MR. RAMIREZ: You mean central HVAC?

CHAIRPERSON HERSHBERG: Is that a part of that on the outside of the house?

MR. RAMIREZ: Actually, yes, the

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ventilators will be outside units.

CHAIRPERSON HERSHBERG: Where would they be located?

MR. RAMIREZ: I guess by the left side of the house.

CHAIRPERSON HERSHBERG: Will they be on the ground or on a platform?

MR. RAMIREZ: Those units, the HVAC has two units: One in the outside is ventilators, and the condensater should be in the attic area and also in the basement, I guess.

CHAIRPERSON HERSHBERG: I'm concerned with the outside appearance of the home. You're going to have a unit on the left side of the house. Is it going to be on a platform, is it going to be attached to the building? Where is that going to be.

MR. RAMIREZ: On the concrete walk.

CHAIRPERSON HERSHBERG: On the ground.

MR. RAMIREZ: Yes.

CHAIRPERSON HERSHBERG: Not on a raised platform?

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2 MR. RAMIREZ: I mean, you got to use
3 like a plastic platform or on top of a
4 concrete sidewalk. I mean walkway. That's
5 what we're going to do because they're going
6 to have a walkway going both side of the
7 house. One side will be the driveway, and
8 the other side will be the walkway. Maybe
9 they will be a walkway like three feet wide,
10 something like that.

11 CHAIRPERSON HERSHBERG: It's a fair
12 question. Some people are placing their
13 units at a higher level than ground level,
14 and that would affect appearance of the home
15 and would affect the neighbors who would be
16 looking at that unit. So, if you had
17 anything besides ground level, I would want
18 that described or depicted in the plan.

19 MR. RAMIREZ: No, this is something
20 like new. Before, when we used to come by,
21 the Site Plan Review, they never ask me
22 anything about the HVAC. Those units that
23 goes outside of the house.

24 MR. McLAUGHLIN: That's because they
25 were always on the ground. Ever since

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Hurricane Sandy, people have been building platforms, which are changing the look of the house. That's why. We never been asking questions for.

MR. RAMIREZ: It's should be over a platform, whether plastic or concrete.

MS. KAUR: They're asking is it going to be higher level or ground level. That's what --

MR. RAMIREZ: Above grade, not on a shelf. No, not on, like, a shelf, attached to a wall, something like that.

MEMBER RYAN: It will be on the ground. Okay.

MR. RAMIREZ: Yeah, above ground.

MEMBER RYAN: I have no further questions.

DEPUTY CHAIR CAMPBELL: I have no further questions.

CHAIRPERSON HERSHBERG: Those are pavers or bricks leading to the front door from the sidewalk? What is the material? The walkway leading to the front door, what is that material?

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MS. KAUR: I think we're going to use pavers.

CHAIRPERSON HERSHBERG: Pavers. What color?

MS. KAUR: Same. Similar to the stones.

MEMBER RYAN: In the gray family.

CHAIRPERSON HERSHBERG: Gray pavers.

MR. RAMIREZ: Yeah, more or less.

MEMBER DI SALVO: I'm sorry, I have one more question. I don't see any lighting submissions. Has any lighting been selected for the exterior?

MR. RAMIREZ: Pardon?

MEMBER DI SALVO: Any lighting? Sconces, hanging fixtures, decorative lighting for the exterior of the house? Has anything been selected?

MR. RAMIREZ: I don't have any samples, but we are showing on the plan more or less what the shape is going to be. The color would be black. Let me see if we show that.

MEMBER DI SALVO: I don't see

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anything on the elevations.

MR. RAMIREZ: Unfortunately, we are not showing those lanterns. You're talking about the lantern, right?

MEMBER DI SALVO: Yes.

MR. RAMIREZ: We are not showing that. I owe you that.

MEMBER DI SALVO: We would need to know if over the front door that's going to be a hanging lantern, if there's sconces beside the front door.

MS. KAUR: They're asking above the front door, is the light going to be hanging or --

MR. RAMIREZ: Yeah, the portico ceiling. Will be on the ceiling, like a recessed one.

MEMBER DI SALVO: Like a high hat inside the portico.

MR. RAMIREZ: Yes, high hat.

MEMBER DI SALVO: On the rear elevation, in that archway, is that also a high hat or is that a hanging fixture or a sconce.

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MR. RAMIREZ: Um-hmm.

MEMBER DI SALVO: In the rear, the rear door.

MR. RAMIREZ: The rear.

MEMBER DI SALVO: Is that also s high hat?

MR. RAMIREZ: Same treatment, yes.

CHAIRPERSON HERSHBERG: The front windows in the front elevation are showing eight over eight. Is that double hung windows in the front?

MR. RAMIREZ: Yes, will be a combination. Two double hung with arch type one on top, the top window. And those windows will be gridded with grids. Vinyl one.

CHAIRPERSON HERSHBERG: The grids.

MR. RAMIREZ: Yes.

CHAIRPERSON HERSHBERG: The grids in the double hung windows are eight over eight in the drawing. Is that what you're going to build, eight over eight?

MR. RAMIREZ: Eight over eight.

MEMBER DI SALVO: Eight squares over

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eight squares.

MR. RAMIREZ: Oh, yes, that's correct.

CHAIRPERSON HERSHBERG: Is that eight over eight?

MEMBER RYAN: Six over six.

MEMBER DI SALVO: Actually, it's 12 over 12.

CHAIRPERSON HERSHBERG: You have a lot of dividers. I want to confirm. I misrepresented that. Your drawing is showing 12 over 12, the dividers in the windows.

MR. RAMIREZ: You mean talking about the grids?

CHAIRPERSON HERSHBERG: The grids in the windows, you're going to have 12 panes over 12 panes.

MR. RAMIREZ: I don't know exactly that specification, because those windows I took it from the Andersen. Whatever Andersen graded window is, will be like that.

MEMBER RYAN: The snap in.

MR. RAMIREZ: The standard one, yes.

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MEMBER RYAN: Usually six over six.

MR. RAMIREZ: Actually, I never know how many squares they have. But if you see, we got, like, three divisions on the top half of the windows. Something like that, yes.

MEMBER RYAN: It's usually six over six from Andersen.

MR. RAMIREZ: Like three over three, yes. Something like that, I guess. I don't remember now.

MEMBER DI SALVO: I am not seeing any architectural elevations in my packet of the garage. The garage.

MR. RAMIREZ: Of the garage.

MEMBER DI SALVO: I don't see any details.

MR. RAMIREZ: No, it was a mistake. The garage is a detached. I thought you talking about the garage door.

MEMBER DI SALVO: I'm talking about the garage as a structure itself.

MR. RAMIREZ: The garage, the treatment on the garage will be the same. Talking about the siding?

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MEMBER DI SALVO: All finishes to match.

MR. RAMIREZ: Exactly. Match the main house, yes.

CHAIRPERSON HERSHBERG: Will you have any lighting on the garage? Any lighting on the garage?

MR. RAMIREZ: Actually, yes, for the door.

CHAIRPERSON HERSHBERG: It's not depicted in the drawing, sir. You need to describe it.

MR. RAMIREZ: I didn't show it. I'm sorry about that. I missed that one. But on the final plan we can show all those lanterns.

CHAIRPERSON HERSHBERG: Are we not viewing the final plan, sir?

MEMBER RYAN: Should we adjourn until we get the final plans with all the questions that everyone had. If you want to add lighting, you can put that on the final plan, or change the grids to six over six.

MR. RAMIREZ: It is necessary to come

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back?

CHAIRPERSON HERSHBERG: We're finding, sir, I'm asking questions about the application that you submitted. For example, the dividers in the windows. What you presented, we're showing 12 over 12, which is not usually what we see. So, I asked the question. Your response was that's not what you're going to do. So, it has me questioning the accuracy of these drawings that you provided to us. And you just made the comment that when you do the final plans. Well, if we're going to approve something, we should be approving the final plan. To some extent, we can write in some of the changes, some of the differences we discussed. But now you raised a concern that this is not a final plan. So, I'm wondering how many other things are going to be in your final plan that we have not reviewed.

MR. RAMIREZ: Just the grids. You're so concerned about the window grids?

CHAIRPERSON HERSHBERG: That was an example, as was the lighting.

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MR. RAMIREZ: I can bring you a catalogue from Andersen and then you can see it there.

CHAIRPERSON HERSHBERG: That is a simple question to answer that we can easily condition. But we're coming -- we have had multiple questions, and it seems like, my interpretation, sir, is that you're deciding here and it's not accurate on the plans that you provided us.

MR. RAMIREZ: That design is according with the owner requirement. We never concerned. As an architect, making the design here in Freeport, never had that concern about how many grids has the window. I mean, there was something that I didn't -- I took the windows from Andersen catalogue, something like that, and this something on the drawings, but not so concern about the detail how many grids, whatever it was before you asking me for.

CHAIRPERSON HERSHBERG: The thing that started this for me, that started this line of questioning, is I asked you a very

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simple question about lighting on the garage,
and you still haven't provided an answer.

MR. RAMIREZ: No, I did answer. We
forget.

CHAIRPERSON HERSHBERG: What is that
answer?

MR. RAMIREZ: I forgot to show that
on the plan. I told you.

CHAIRPERSON HERSHBERG: If you forgot
and you're going to show lighting, if you
don't give us a verbal description which
we're able to in some way visualize you're
going to have to help us see the design of
what you're actually going to build. So,
what kind of lighting are you going to have
on the garage?

MR. RAMIREZ: I cannot tell you
exactly but it will be lanterns placed on the
wall. Those lanterns the photosensor,
movement sensor.

CHAIRPERSON HERSHBERG: Color? What
color?

MR. RAMIREZ: By code, we have to
install. The contractor know they have to

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install.

CHAIRPERSON HERSHBERG: What color will the lanterns be?

MR. RAMIREZ: Black. We're going to use black.

CHAIRPERSON HERSHBERG: What is the size, approximate size, of the lanterns; will they be 16 inch, 18 inch?

MR. RAMIREZ: We can bring you. We can bring you a catalog with the specific size.

MS. KAUR: 16 inches or 18 inches?

MR. RAMIREZ: 16 inches, yeah. Not the biggest one.

MEMBER DI SALVO: I want to make something clear. Michael, you're using the term lantern. Sir, you said they were going to go on the wall. That would be a sconce. Just to get the record straight, I want to make sure which one you are installing, please; is it the one on the wall or is it a hanging fixture? A hanging fixture is a lantern, and sconces sit on the face of the wall.

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MR. RAMIREZ: I mean, you're talking about the garage one.

MEMBER DI SALVO: The garage.

MR. RAMIREZ: On the wall.

MEMBER DI SALVO: On the wall.

MR. RAMIREZ: Over the door, the door header. Something like that.

MEMBER DI SALVO: Are we talking a single sconce across the top of the garage header or are we talking a pair of sconces left and right vertically on the door?

MR. RAMIREZ: On the side of the door.

MEMBER DI SALVO: I don't have a photograph of the garage.

MEMBER RYAN: We have this.

MR. RAMIREZ: On the sides of the garage will be the lantern. On the other door it's going to be used for the storage area for the shed. It will be on the top, on the header.

MEMBER DI SALVO: So, on the garage front elevation we will have a single sconce over the garage door.

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MR. RAMIREZ: Yes.

MEMBER DI SALVO: On the garage left side elevation, will we have a sconce over the door or will we have a sconce left and right of the door?

MR. RAMIREZ: We're going to put it on the top.

MEMBER DI SALVO: Both on top. Black. In a black finish?

MR. RAMIREZ: What?

MEMBER DI SALVO: In a black finish?

MR. RAMIREZ: Black finish, yes.

CHAIRPERSON HERSHBERG: Sir, is the garage that you're going to build as depicted on the drawings that you provided, is that the way the garage is going to look? The drawings that you provided us, is that what you're going to build?

MR. RAMIREZ: Yes, I got the correct one here. I don't know what happened.

CHAIRPERSON HERSHBERG: Drawing G1.

MR. RAMIREZ: Yeah, this is the correct one.

CHAIRPERSON HERSHBERG: Sir, you

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2 provided this material to the Board. So, the
3 drawings that you provided, I'm trying to
4 avoid asking you questions about every design
5 element on these drawings. Some of the
6 answers that you have given are not shown on
7 your drawings. So, are you building the
8 garage as depicted in the drawings that
9 provided to this Board?

10 MS. KAUR: He says the design you
11 provide to them, this is how it's going to
12 look, the style of the doors?

13 MR. RAMIREZ: Yes, absolutely. I
14 thought I gave a different drawing. That's
15 why.

16 MEMBER DI SALVO: Can you tell me the
17 color of the main garage door.

18 MR. RAMIREZ: What happened?

19 MEMBER DI SALVO: The color.

20 MR. RAMIREZ: Yeah, the siding of the
21 garage door.

22 MEMBER DI SALVO: The color of the
23 door, the garage door.

24 MR. RAMIREZ: The garage door will be
25 white.

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MEMBER DI SALVO: And the barn door on the left side elevation, it's calling for pressure treated wood barn door. Is that going to be painted, is that going to be stained? It's going to be painted?

MR. RAMIREZ: I'll will be painted white.

MEMBER DI SALVO: Painted white to match

MR. RAMIREZ: To match, yes.

CHAIRPERSON HERSHBERG: Any other questions or comments?

There seems to be a communication challenge of some kind. Is there any kind of language issues that you have in understanding, because we can help with that. I feel, myself, a little frustrated in the way that we received communication. Is that an issue for you.

MR. RAMIREZ: I apologize. I got hearing impairment. I got surgery. Sometimes I cannot hear so well.

CHAIRPERSON HERSHBERG: I actually because we have experience before and you

1
2 have been before the Board before, I'm
3 familiar with that. I'm trying to speak
4 loudly to you for that reason.

5 MR. RAMIREZ: It's not your fault.
6 It's my fault.

7 CHAIRPERSON HERSHBERG: We would work
8 with you in any way that we have to. We'll
9 find a way to work with you. It's just been
10 a struggle for us to understand your
11 materials. It's not anybody's fault. We'll
12 do everything we can to work the best way
13 that we can with you. It's been a struggle
14 for us to match up what you're actually doing
15 with these drawings. Because you have been
16 before the Board before, I almost want to
17 tell you that these are not as complete as
18 they needed to be. We should not have to ask
19 this many questions about the application.
20 So, in the future, if there is a way for us
21 to do this better, we'll do everything we
22 can. That's why I posed the question.

23 MR. RAMIREZ: It's not that I cannot
24 understand the question that you make me,
25 because you told me it's a simple question.

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But actually, because I've been here many times.

CHAIRPERSON HERSHBERG: Yes.

MR. RAMIREZ: The Board never, never, never like was so concerned about small details like that. It's because I'm not accustomed to that. That's why.

CHAIRPERSON HERSHBERG: To be clear. To be clear. The Board relies on this paperwork. And this is the paperwork that we use to approve any application. When we have questions, we ask the questions. There were instances when I asked questions when it appeared to me that you were thinking about the answer. So an answer about whether or not there was lighting on the garage or not is a yes or no answer. If it's a yes answer and it's not depicted on the drawings, then we have to ask a question what kind of lighting. So, more complete details on the application will prevent all of this questioning and time and help the application go much more quickly.

MR. RAMIREZ: I understand.

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CHAIRPERSON HERSHBERG: With that said, are there any questions from the public or 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.

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3549 - 891 South Long Beach Avenue, Section 62, Block 186, Lot 428-429, Residence A. Yvonne Murphy. Construct a new 1,944 square foot single-family dwelling.

I also have an Affidavit of Mailing to be placed on the record for this application.

(WHEREUPON, the above-referred to

1 document was marked as Board's Exhibit 3, for
2 identification, as of this date.)

3 J O H N N O V E L L O,
4 having been first duly sworn by a Notary
5 Public of the State of New York, was
6 examined and testified as follows:
7

8 COURT REPORTER: Please state your
9 name and address for the record.

10 MR. NOVELLO: John Novello. 1253
11 Colonial Road, Hewlett, New York 11557.

12 Good evening.

13 CHAIRPERSON HERSHBERG: Mr. Novello,
14 I'm going to ask your indulgence. If you
15 could just wait a moment, so we can retrieve
16 our necessary Board member.

17 MR. NOVELLO: Good evening, Chairman,
18 Deputy Chairman, Members of the Board.

19 CHAIRPERSON HERSHBERG: Mr. Novello,
20 before you start. There is a lengthy Zoning
21 Board of Appeals decision that we have before
22 us. Was that going to be any part of your
23 conversation?

24 MR. NOVELLO: No.

25 CHAIRPERSON HERSHBERG: I'll just

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state that there are several variances that were requested on this application, and that they all have been granted by the Zoning Board. This, as an aesthetics board, will hear testimony regarding the aesthetics of the project.

MR. NOVELLO: Thank you. Back in November of last year, as the Chairman stated, the Zoning Board of Appeals granted us a variance. This evening we're presenting to the Site Plan Review. We submitted a five page material list that I'll be reviewing.

The roofing for the house would be a GAF Slate Line antique slate. The sample that's on the bench here is the color, but we showed it in the pictures. The picture came out pretty good. But this is the sample of the color. It's not the actual shingle, but it is the color. Because of the supply chain problems, the distributor really didn't have all the materials.

The siding on the house is going to be CertainTeed. The model Main Street. The color charcoal gray. It's a double four inch

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clapboard, and that is the accurate sample on the bench.

The windows are going to be Andersen 400 Series casement windows. The color is white. No mullions, no dividers.

The front doors are going to be a Therma-Tru Smooth Star, color Alpine. That's depicted in the bottom of the second page.

The garage door, the company is Clopay. It's a classic steel door. The color is also white. It would have glass on the top portion of the door.

The window trim is going to be CertainTeed five inch lineal, white colored trim around all the doors, the windows, and the fascia.

The railings, the manufacturer is going to be Alucian, vinyl railing. It will be three feet high. The model is a flat T-rail, the color is white.

The cultured stone that is going to be wrapping around the perimeter of the whole house is El Dorado stone. The model is Mountain Ledge, the color is Sierra. Same as

1
2 the problem with the supply chain, that is
3 the color, but it's not the actual stone.
4 The stone is in the photograph, but that is
5 the color of the cultured stone.

6 And then on the last page, the
7 columns that we'll be using, the manufacturer
8 is HB&G. They're square fiberglass white
9 columns.

10 And the lighting that we're proposing
11 are sconces. The manufacturer is Home
12 Decorators Collection. It's the Mauvo
13 Canyon. The color is black. As depicted in
14 the rendering, it will be three fixtures:
15 One on the right-hand side of the garage
16 door, two on each side of the front door.

17 I'd like to submit to the Court
18 Stenographer an updated site plan. One
19 landscape plan, a site plan, showing the
20 location of the AC units. The AC units are
21 being proposed in the rear southeast corner
22 of the house and it's going to be on a raised
23 platform, and we are enclosing it with eight
24 foot high arborvitaes.

25 I'd like to ask that be marked as

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Exhibits A and B.

(WHEREUPON, the above-referred to documents were was marked as Applicant's Exhibits A and B, for identification, as of this date.)

MEMBER DI SALVO: How many condensers will be outside?

MR. NOVELLO: Two.

CHAIRPERSON HERSHBERG: So, the material you provided, sir, is not in our packet.

MR. NOVELLO: The package did not include the location of the two AC units. So, that why we submitted Exhibits 1 and 2.

CHAIRPERSON HERSHBERG: I'm curious. Did you do that as a result of my questioning of the prior?

MR. NOVELLO: No.

CHAIRPERSON HERSHBERG: Well done.

MR. NOVELLO: There is a house four doors away that might have been built about two years ago. It's 873 South Long Beach Avenue. I'll hold it up. Maybe this was before the Board. So, our house is somewhat

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similar, except we're not using, obviously,
the blue color.

MR. McLAUGHLIN: If you are going to
use that, you have to place it into evidence.

MEMBER RYAN: What address is that?

CHAIRPERSON HERSHBERG: 873 South
Long Beach.

(WHEREUPON, the above-referred to
document was marked as Applicant's Exhibit C,
for identification, as of this date.)

MR. NOVELLO: So, we submitted the
873 South Long Beach Avenue just to give you
a sense of the clapboard, the white trim.
We're not using that blue color, we're using
a more earth tone, charcoal gray, as we have
shown. The roof line is basically the same
as our roof line, similar to that house.
Just to give you an idea.

CHAIRPERSON HERSHBERG: Were you
involved in that project?

MR. NOVELLO: No. Coincidentally,
after we did the design, we went to the site,
we noticed there was a new house that was
somewhat similar.

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MEMBER RYAN: I noticed on your elevations that I'm looking at, there are some double hung windows.

MR. NOVELLO: Those are the --

MEMBER RYAN: Bathroom windows.

MR. NOVELLO: The material list that we submitted will supercede that. All windows will be casement. We want everything to be uniform.

MEMBER RYAN: A question on the HB&G columns that you're using. They are the recessed panel column or they're just plain?

MR. NOVELLO: Plain.

MEMBER RYAN: It looks like there's a little recess.

MR. NOVELLO: Again. We're superceding it and going with plain.

MEMBER RYAN: Plain. Okay. These areas flanking the door will be like Fypon or something where the sconces are going? It looks like --

MEMBER DI SALVO: Almost like a raised panel.

MR. NOVELLO: No. Again, I would use

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the rendering, as the -- the rendering
supercedes the --

MEMBER RYAN: The rendering
supercedes the drawing.

MR. NOVELLO: Those are the columns.
But, obviously, we're just doing flat. We're
not doing a raised panel column.

MEMBER DI SALVO: So, it looks like
the stone comes to the underside of the
garage overhang; is that correct?

MR. NOVELLO: That is correct.
Obviously, it's a FEMA compliant home. The
concrete foundation goes all the way up to
the underside of the first floor. So, we're
going to cover the concrete with the cultured
stone, wrapping it around the entire house.

MEMBER DI SALVO: So, I just want to
be clear. On the architectural elevation
we're showing that material called out is an
eight inch poured concrete foundation wall.
So, is that the structure and then you're
going over it with the stone?

MR. NOVELLO: That's correct. The
cultured stone is a veneer that is going on

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top of that.

MEMBER RYAN: Will there be any lighting under the porch of the second floor there?

MR. NOVELLO: Some soffit lighting. White.

MEMBER RYAN: Did you go over the driveway? Is that asphalt? What is the driveway?

CHAIRPERSON HERSHBERG: Concrete.

MR. NOVELLO: Concrete.

MEMBER RYAN: That's on the evidence, right? Is there a tree there now, or are you putting this tree?

MR. NOVELLO: No, there's no landscaping at the moment.

MEMBER RYAN: You just gave me a plan, a landscaping plan.

MR. NOVELLO: We're proposing the Japanese Lace Maple right by the front door.

MEMBER RYAN: It's going to be by the front door, not where --

MR. NOVELLO: Go by the landscaping plan.

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MEMBER RYAN: I don't have any other questions -- balusters and the railings are the three foot high Allucian.

I have no further questions.

DEPUTY CHAIR CAMPBELL: I have one question. Good evening. This is going back to the decision from February. Was it ever brought to your attention that the Board, while they did not make it a condition, recommended a hip roof?

MR. NOVELLO: Yes. That's why we submitted the photograph of 873. 873 it has a gable roof. We wanted to stay in character with the rest of the block.

DEPUTY CHAIR CAMPBELL: Just for the record.

MR. NOVELLO: Thank you.

DEPUTY CHAIR CAMPBELL: Well, let me be clear. I'm going to read it into the record, so I'm clear.

"While the Board is not going to require this as a condition, it was discussed in the hearing." And I'm referencing the Zoning Board decision. "The applicant

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considered changing the roof to a hip roof to increase the sky exposure plane issue in the front and rear of the house, to bring the roof into conformity with the neighborhood and the houses in the surrounding area."

Which the witness just stated that they have done. That's it.

CHAIRPERSON HERSHBERG: Any questions or comments?

THE CLERK: Call for public.

CHAIRPERSON HERSHBERG: Any comments from the public?

THE CLERK: Yes, we have a speaker, Peggy Lester.

CHAIRPERSON HERSHBERG: Before we begin public comment. It's easy to see that there were some -- many opinions expressed to the Zoning Board of Appeals on this application, and that the Zoning Board of Appeals has approved a number, as I stated in the beginning of hearing this application, has approved several variances on this application. And to remind any people commenting from the public that their

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2 comments should be restricted to the
3 aesthetic features. And any comments with
4 respect to zoning or any of the zoning
5 decisions are not within the purview of this
6 Board and have already been covered at
7 another hearing. With that, go ahead.

8 P E G G Y L E S T E R,

9 having been first duly sworn by a Notary
10 Public of the State of New York, was
11 examined and testified as follows:

12 COURT REPORTER: Please state your
13 name and address for the record.

14 MS. LESTER: Peggy Lester. 546 Nassau
15 Avenue, Freeport.

16 Although I feel the pain of the
17 gentleman earlier, the big guy with the gray
18 sweatshirt, and his problems with the house
19 that's getting built near him, I do
20 understand that the Zoning Board did grant
21 the variances.

22 I still, at this time, want to
23 address the hip roof that they suggested
24 taking another look at. And I submit that
25 that would be a better option for this house.

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2 Just a hip roof in itself, they're self
3 bracing. That's one of their key advantages.
4 It allows them to be an incredibly sturdy
5 roofing option, since the shape requires less
6 diagonal bracing than other residential
7 sloped roofing styles. So, that would be the
8 most desirable option for the house itself.

9 This house is waterfront in the rear.
10 I live directly behind it, behind that lot.
11 My lot is wider, but the entirety of that lot
12 at 891 pretty much takes up two-thirds, maybe
13 half of my backyard directly behind it. The
14 thing about living on the water, I've said
15 before, when I addressed Site Plan for
16 neighboring houses, is that when you live on
17 a canal, you have two front yards: One on
18 the street and one on the water. And with
19 that in mind, that blue house that the
20 gentleman just showed you with the big
21 pointed roof and the overhang balcony, that
22 looks like that because I stood here when
23 that was house was in front of you and
24 suggested that we consider covering all those
25 wood posts with white instead of leaving them

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2 bare wood, which was the original intention
3 of that house.

4 So, it all looks very nice and I
5 don't have -- that house, just so you know,
6 I'm looking at this from my backyard. This
7 is the house directly next door to the lot
8 they're going to build on. This one. The
9 one next to it also has a hip roof, the one
10 next to that also has a hip roof. The blue
11 one he just showed you is the fourth one
12 over. And the bulkhead on all of those
13 houses from this one, except the little
14 cutout here, is enough for a boat. But,
15 actually, the bulkhead behind these houses
16 all come out the same. The bulkhead on the
17 house they want to build is about 20 feet
18 further in. It's a cutout. So, that part of
19 their property line, which is -- they're 40
20 by 100. The property doesn't come out 100,
21 because part of that 100 is water.

22 So, what they've got in the back is
23 12.8 feet, according to what I saw on the
24 plans. That's fine, except that the
25 difference between the house they

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2 demonstrated with that pointy roof is it has
3 a little bit more aesthetic interest, because
4 it's really a deck a it covered patio, if you
5 will, up that high, so that it's got a little
6 interest. It's not flat with a pointed top,
7 which is what I'm going to be looking at with
8 this house. It has no interest, it has no
9 style, it's just flat with a pointed top.

10 I happen to like the way the hip roof
11 looks. That would be a little improvement as
12 to what they're allowed to build. It would
13 give it a little bit more of a line that
14 would be pleasing from where I sit on my
15 deck. So, I think that that could be doable
16 and it would enhance the house rather than
17 take away from it.

18 The back of that house is going to be
19 so close to the edge of the canal, it's going
20 to be in my face. And then on top of that, I
21 just heard, which was going to be one of my
22 questions, the mechanicals. How far high up
23 is the platform going to be with these two
24 air conditioning units? And I understand the
25 southeast corner. The southeast corner, the

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2 back of the house faces east and then the
3 house just to the south of that, of course,
4 faces south. So, if I'm understanding this
5 correctly, correct me if I'm wrong, these two
6 units are going to be on a platform.

7 CHAIRPERSON HERSHBERG: Excuse me.
8 Gentlemen, the acoustics are bad in this room
9 as it is.

10 MS. LESTER: The mechanicals are
11 generally placed one story up, so it would be
12 like the top of the garage door eight feet,
13 whatever it is, eight, nine feet above the
14 ground. And on the platform, there will be
15 two air conditioning units right on the
16 southeast corner, if I understand that
17 correctly. They are not going to be against
18 the back of the house, they are going to be
19 against the side, but fully visible and very
20 close to the water.

21 Another thing about the canal living
22 is that sound travels incredibly loudly. You
23 might be used to having sound move around on
24 a street, but it's not like that on a canal.
25 Just an example of that, we are three blocks

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2 from the Nautical Mile, which everybody knows
3 is very loud in the summertime with all the
4 bands and all the activity down there. Now
5 three blocks west, which is where I am, I can
6 barely hear the noise on the Nautical Mile.
7 But you go three blocks east and they have to
8 close their windows and doors in the
9 summertime because of the way the wind goes
10 and takes that sound. So, it's definitely a
11 consideration.

12 I am concerned about having the
13 mechanicals on that southeast corner, because
14 this is not only the view I'm going to lose,
15 but this is where the little house is now
16 that they're going to knock down. This is
17 the house to the south of that. Also behind
18 the rest of my backyard, they raised and they
19 have two air conditioning units on this deck,
20 which it has the railing in front of it
21 because they have a deck off of that floor,
22 and it kind of muffles the sound of those
23 units up there. There's nothing really
24 that's going to be up that high muffling the
25 sound of the two units on the southeast

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2 corner here. I'm going to be dead and gone,
3 by the time the arborvitae get that tall.
4 I'm thinking it might be better off on the
5 other side where you have more space between
6 the other house. And I know for a fact that
7 this side of the house next door is a bedroom
8 up there. The last thing she wants to do is
9 hear mechanicals coming from the side of the
10 house that's going to be right there eight
11 feet away from bedroom window. The other
12 side you have more room.

13 So, I would request that raised
14 platform, assuming it's going to be the same
15 height as this one, eight, nine feet off the
16 ground, that the mechanicals get put on the
17 northeast side of the house instead. I think
18 that might work out a little bit better for
19 everybody all around.

20 And with a hip roof being a little
21 bit more interest to look at instead of a
22 square box with a pointed top. I think that
23 I have to live with what they build there,
24 but I'll live with it a teensy, tiny bit
25 better, if I could at least get something

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interesting to look at.

They don't have enough space. It's 12 foot to the bulkhead from where they are building the house. So, they don't have really room for any kind of a deck like on the house next door. And that's a shame, because that's the best place for a deck to be, except that their front deck is going to be facing the Randall Bay. So, it's going to be okay for them, but, of course, not for me.

So, I'm asking you to consider having the mechanicals moved to the northeast corner, I'm asking for the roof to be changed to a hip roof, and just make sure that everything in the back of that house is covered in the same white trim color and it at least makes it a little bit more present to look at. It's going to be so close to me because of the depth of the house itself on such a small lot, a big house like that. I think it will fit better with the neighborhood.

If you want, I can give you this picture that has the three houses immediately

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2 next door to it with the hip roof. I can
3 leave that with you. I gave copies of the
4 picture to the Zoning Board. I don't know if
5 you have zoning pictures that I gave. This
6 is it. And I can leave you with this one as
7 well, showing how close the mechanicals would
8 be to 895, because that's in this house, 895.
9 What I did on this is the house numbers that
10 they showed you with the --

11 CHAIRPERSON HERSHBERG: The Board
12 visits the locations where these applications
13 come from. So, we're familiar with that
14 area. We've seen it. So, it's not necessary
15 for you to give us those pictures. So far
16 I've been kind and listened to you carefully.
17 You have spoken for a decent amount of time.
18 I've heard two main issues from you: That's
19 the hip roof and the mechanicals. I heard
20 Mr. Novello address how the mechanicals were
21 going to be handled.

22 Mr. Novello, maybe you could for me
23 and -- I'm sorry, do you have more that you
24 want to say?

25 MS. LESTER: I'm sorry?

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CHAIRPERSON HERSHBERG: Are you done with your comments?

MS. LESTER: That's basically it. I just was going to offer you what I have here, if you want to see it, if you want to keep it.

CHAIRPERSON HERSHBERG: You can leave it for us. I was explaining to you that we visit the locations where the --

MS. LESTER: If you don't need it, I'm not going to force it on you.

CHAIRPERSON HERSHBERG: It's not forcing. If you'd like to leave it, please leave it.

DEPUTY CHAIR CAMPBELL: You can enter it.

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

CHAIRPERSON HERSHBERG: With respect to the two air conditioning units, describe that to me again.

MR. NOVELLO: So, it's in the southeast corner, but it's not on the side

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2 yard, it's in the rear yard. That side, it
3 has an eight foot side yard setback. If the
4 units were placed to the northerly side of
5 the property, they would be five feet away
6 from the northerly side neighbor. So,
7 obviously, the southeast corner would be the
8 best location. Because of the platform, we
9 suggested putting in eight foot high
10 arborvitaes so the units would be totally
11 screened.

12 MEMBER RYAN: How high are the
13 platforms?

14 MR. NOVELLO: Approximately five feet
15 high. The units are two feet high. So, the
16 arborvitae is a foot higher.

17 CHAIRPERSON HERSHBERG: The
18 arborvitaes that you are going to place there
19 and plant, what are the size of those?

20 MR. NOVELLO: Eight feet high.

21 CHAIRPERSON HERSHBERG: They will be
22 eight feet when you plant them?

23 MR. NOVELLO: When we plant them.
24 And, obviously, they will grow higher than
25 that. Again, it's eight foot. That's the

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2 best location, because it's three feet
3 further away from any neighbor. If you put
4 it on the northerly side, it will be only
5 five feet away. That's the reason we
6 located -- it's not in the side yard, it's in
7 the rear yard.

8 CHAIRPERSON HERSHBERG: Is there any
9 other way for shielding the sound of those
10 units?

11 MR. NOVELLO: If it's possible. I
12 don't know if New York State code allows it.
13 We have a crawl space, a very high crawl
14 space only used for storage. If the Building
15 Department and New York State code allows it,
16 we are able to put the units in the house on
17 the other side. But I don't know.

18 MR. McLAUGHLIN: New York State code
19 doesn't.

20 CHAIRPERSON HERSHBERG: What about
21 any kind of shielding of the units with
22 material? It's not my area of expertise.

23 MR. NOVELLO: Usually landscaping is
24 the best buffer. A fence is really not going
25 to do much. The landscaping if you want, we

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can do a double layer. Sometimes you put an arborvitae and another arborvitae might help. These are brand new units, they are not going to be very loud. They're very quiet.

Again, as opposed to placing it in the side yard and placing it on the five foot, we're trying to keep it as far away as possible. So, we put it in the rear yard on the eight foot setback.

CHAIRPERSON HERSHBERG: Thank you.

MEMBER RYAN: The front of the house very nice and it has those decks and stuff. Would there be any way that you could put a Juliette style balcony on the back, being the back of the house doesn't have much going on?

MR. NOVELLO: For the AC units or in general?

MEMBER RYAN: In general, so it looks more like the front of the house.

MR. NOVELLO: Our issue is the property is unique because of the bulkhead coming in, that was one of the variances that we went for. I guess because the bulkhead comes in, they take it from the bulkhead

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line. Even though our property is in the water, we asked for a rear yard variance because of that. We didn't want to push the envelop and request balconies.

MEMBER RYAN: They wouldn't let you do one foot rail.

MR. NOVELLO: I guess one foot would probably be allowed.

MR. McLAUGHLIN: That would require going back to the Zoning Board.

MS. LESTER: I have one more little question, if you don't mind. The bulkhead, obviously, has to get redone.

CHAIRPERSON HERSHBERG: That's not before the Board here.

MR. McLAUGHLIN: That's Building Department, Department of Environmental Conservation.

MS. LESTER: I wanted to know if there was any decking on the bulkhead? Is it going to be a catwalk?

CHAIRPERSON HERSHBERG: That's not before the Board.

MS. LESTER: That's not part of this

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application.

MR. McLAUGHLIN: Jurisdiction is New York State DEC and the Building Department have jurisdiction over that, not the Planning Board.

MS. LESTER: Thank you.

CHAIRPERSON HERSHBERG: Any other comments from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board.

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3550, 181 Carman Street, Section 62, Block 170, Lot

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2 23, Residence A. Hudson Olivia Development,
3 Ltd. Construct a new three-story 2,580 square
4 foot single-family dwelling with first floor
5 for parking and storage and 219 square foot
6 front porch.

7 We have an Affidavit of Mailing to be
8 placed on the record for this application.

9 (WHEREUPON, the above-referred to
10 document was marked as Board's Exhibit 3, for
11 identification, as of this date.)

12 DEPUTY CHAIR CAMPBELL: Let's take a
13 two minute break.

14 CHAIRPERSON HERSHBERG: Take a break.

15 (WHEREUPON, a recess was taken from
16 10:37 p.m. to 10:41 p.m., after which the
17 following transpired:)

18 B R I A N F I O R E,
19 having been first duly sworn by a Notary
20 Public of the State of New York, was
21 examined and testified as follows:

22 M A T T H E W S C H N E I D E R,
23 having been first duly sworn by a Notary
24 Public of the State of New York, was examined
25 and testified as follows:

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2 COURT REPORTER: Please state your
3 names and addresses for the record.

4 MR. FIORE: Brian Fiore. 208 North
5 Wisconsin Avenue, Massapequa, New York.
6 Architect.

7 MR. SCHNEIDER: Matthew Schneider.
8 27 Jomarr Place, Massapequa, New York as
9 well.

10 MR. FIORE: We are proposing a new
11 house as part of a four house subdivision.
12 Two of the houses have been completed, and
13 this is the second phase with the next two.
14 181 Carman Street is a corner lot of these
15 homes. This is keeping the similar style of
16 those homes, same footprint. We have a wrap
17 around porch for the corner lot here, and
18 some additional peaks on the opposite side of
19 the street on the side street. But overall,
20 material-wise, we're going with the black and
21 white style house here, black roofing. Tamco
22 Heritage, Rustic Black. Siding, Arctic White
23 by GenTech board and batten with the peaks in
24 the front and street side.

25 Our front door is going to be black.

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It's going to be a composite fiberglass door painted black.

MEMBER RYAN: Like Craftsman style? What is that?

THE FIORE: It is a Craftsman style. Our windows will be white with white trim, four inch trim around all the windows. White corner posts. The street fronting windows will have six over one grids in the windows. The columns on the porch will be eight inch square fiberglass structural columns and they'll wrap around with the wrap around porch.

Foundation will be finished with a gray scratch coat to over the form and marks that are typically on a poured foundation. So, they'll give it a coat, and it will be a gray color.

Our porch will be ACQ pressure treated wood decking, front and rear. The front wrap around and the back sliding door landing, and it will have white square PVC railings with lattice trim, white lattice at the base to cover the columns.

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2 We have black shutters on the windows
3 facing the streets to kind of reinforce the
4 black and white on the house. And our
5 lighting, we'll have wall mount lantern style
6 black in the rear of the house by the sliding
7 doors in the rear back door. Our front porch
8 will have recessed lighting built into the
9 soffits there.

10 MEMBER RYAN: I notice your garage
11 door is different from your prospective and
12 your elevations.

13 THE FIORE: The garage door we are
14 proposing a white aluminum panel door, not a
15 glass. The rendering has a little bit more
16 of an artistic drawing to it. That's not
17 actually the rendering, that's the landscape
18 plan.

19 MEMBER RYAN: Yes, it has both. I
20 see. I know this door, the way it looks like
21 it's a hinge door. That's not what you're
22 doing, right?

23 THE FIORE: No.

24 MEMBER RYAN: Can you make.

25 THE FIORE: The blueprints and the

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rendering do show a panel white door.

MR. BLUE: We can do a batten style garage door more like the drawing.

MEMBER RYAN: More like a grid type thing or batten, just to tie it together.

MR. SCHNEIDER: On the landscape plan, it's more like a batten style with a Craftsman box glass panel.

MEMBER RYAN: Yeah. If you don't want to do glass, I'm fine with that. I want them to --

MR. SCHNEIDER: Right. As opposed to a vertical, just panel garage. We'll consider a batten to go more with the batten on the top and Craftsman style.

It's hard with the garage doors now, one, because of availability with everything and trying to get a specific look to it and what's available. That's fine, what's in the drawing the hand drawing, the batten style Craftsman garage door in white.

MR. FIORE: That pretty much covers it.

MR. SCHNEIDER: I had a landscape

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designer do the hand drawn sketch, which I like the way it looks.

MEMBER RYAN: That 3D thing helps you from the 2D.

MR. SCHNEIDER: It's impressive. Very few people still hand draw stuff like that. So, I always enjoy it. I've been dealing with this landscape designer for a lot of years. To be able to do the hand drawing really gives it prospective.

MEMBER RYAN: I saw something on her prospective that she put, like, a trim over the windows. But you're not doing that, are you?

MS. SCHNEIDER: I can put the Mid America windows. I put them on the other two houses. Again, it's hard with the computer aided design, because it doesn't necessarily give the look. If you look at the computer aided design based on the computer program, even if we tried to add it in, it's a four inch piece and you never really see it.

Again, when I do the landscape design drawings, I do ask for those couple of extra

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2 details. We did them on our other houses as
3 well. The only thing, when we first met with
4 you guys on the other two houses. We wanted
5 to try to make sure that not all four houses
6 had exactly the same thing on each of them.
7 So, I didn't want to make -- you know, we
8 tried to do the bracket details on the gables
9 for one of them, the corbels in Mid American
10 headers on one of them. We tried to keep all
11 the details pretty but a little different.

12 MEMBER RYAN: I know something that
13 would set either one apart. There's an old
14 house in my neighborhood. What they did in
15 the portico over the front entry, they just
16 put lattice, white lattice on a box and
17 painted it. It just added --

18 MR. SCHNEIDER: Toward the top.

19 MEMBER RYAN: Recessed into it. It
20 really looked cool. It added another
21 interesting architectural detail without
22 costing money.

23 MR. SCHNEIDER: To me, it's hard
24 because we're trying to stay within the
25 footprint.

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MEMBER RYAN: You're buying lattice for the bottom. So, just pop one up there.

MR. SCHNEIDER: Right. We can definitely add that as well. I think the other house that we're proposing tonight had the headers also. Like I said, I wanted to try to differentiate the two houses so they didn't look exactly the same.

MEMBER RYAN: It looks good.

MR. SCHNEIDER: This is also, especially since this is the corner property of all four houses, we really tried to put a lot of emphasis on the left side of Guy Lombardo, because it's such a heavily trafficked block.

MEMBER RYAN: It is.

MR. SCHNEIDER: Two reverse gables, black shutters, board and batten. I know the black and white really is the most popular style we're seeing in the last year. It will be nice on the corner property.

MEMBER RYAN: Do you propose any landscaping around the AC units that you have?

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2 MR. SCHNEIDER: We discussed it,
3 based on tonight, not even thinking about the
4 fact it is a corner. As much as we would
5 love to try and move it to the other side, we
6 can't, based on the house design. I think
7 this would actually work well, because the
8 corner property has the wrap around porch,
9 which is so pretty. I think we can soften up
10 the corner and have eight to ten foot Leland
11 Cypress.

12 MEMBER RYAN: That would be nice.

13 MR. SCHNEIDER: With the wrap around
14 porch, tops, two to three. I usually do
15 Leland Cypress over there because there is
16 full sun there and they grow fast and little
17 fuller.

18 MEMBER RYAN: They grow really fast.

19 MR. SCHNEIDER: We can start with
20 eight to ten footers and soften up the corner
21 of the wrap around porch right in front of
22 the condenser.

23 MEMBER RYAN: That will look nice.
24 Nice touch.

25 MEMBER DI SALVO: May I ask, please.

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The pressure treated wood in the front and rear, that is for the actual decking?

MR. SCHNEIDER: Just for the surface of it, right.

MEMBER DI SALVO: Is that sealed, is that painted?

MR. SCHNEIDER: Again, in trying to go with different looks for the houses. With the other two houses, one of them we left natural, and other one we end up painting with a Behr deck over product. They have different colors from vintage Mahogany to natural. So again, in this, we really left it as both being pressure treated. Maybe one should be natural and one of them should be more of a medium brown color.

MEMBER DI SALVO: I just worry with the pressure treated. It's fine when it goes in, but two years down the road it starts to look a little shabby. They're such beautiful homes.

MR. SCHNEIDER: I don't disagree. Unfortunately, I had this conversation with the supply house today. The composite

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material is unbelievably expensive.

MEMBER DI SALVO: It's crazy.

MR. SCHNEIDER: I mean, \$2 a square foot, \$15. It's very difficult for us to do that.

MEMBER DI SALVO: I'm just saying, would you consider sealing?

MR. SCHNEIDER: We had the best success with Behr. It's called deck over product. It's not just a sealer, it's like a thick and it comes in different colors. You should be able to get five years out of it, before redoing it. At least you're not worrying every couple of years. One of the houses we built used a Behr deck over product. Like I said, we can do different colors.

MR. FIORE: Still be a wood tone color.

MR. SCHNEIDER: With the black and white house, I would probably keep a more lighter, natural. The next house you'll see the color tones look better with the darker.

MEMBER DI SALVO: Any lighting plan?

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2 MR. SCHNEIDER: Lighting for this we
3 just did black lantern sconces for both sides
4 of the sliding door in the back, and the
5 single door in the front lower level of the
6 house, unfinished level. And in the front,
7 because of the wrap around porch is so big,
8 and it's going to be such an interesting
9 characteristic, I thought that high hat
10 lighting, soffit lighting, would be the
11 nicest. So, not just on the front and the
12 sides of the door, the high hat lighting will
13 carry all the way through to the side of the
14 house. Again, going down Guy Lombardo,
15 you'll see the entire porch illuminated. I
16 like the look of this one the best of the
17 four houses.

18 MEMBER RYAN: The show piece on the
19 corner.

20 MR. SCHNEIDER: Exactly.

21 MEMBER RYAN: Did you tell me what
22 the driveway was?

23 MR. SCHNEIDER: Blacktop with a paver
24 border. Charcoal pavers.

25 DEPUTY CHAIR CAMPBELL: I'm sorry,

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that's in the plan?

MR. SCHNEIDER: I don't know if it's notated, actually. Typically, for the other ones, we also did blacktop. It's not too big of a driveway to begin with. Again, an accent paver border. This house I was thinking charcoal. The other houses would be more of an autumn brown.

MEMBER RYAN: Would you be amenable to putting maybe some lighting on each side of the garage door?

MR. SCHNEIDER: We talked about that also originally. I don't mind doing sconces. It's on the foundation wall as opposed to on the actual siding.

MEMBER RYAN: Which might add interest to that gray.

MR. SCHNEIDER: It adds a little bit to it. I was only just concerned -- he doesn't show it.

In the landscape plan, which I really honestly didn't want to do, he ended up showing a planter box under the window. I was concerned that it would conflict with too

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much stuff going on.

MEMBER RYAN: I think a planter box is a pretty detail, but I feel like a planter box, a lot of the people are not going to water it.

MR. FIORE: You have to put them on the foundation wall.

MR. SCHNEIDER: Which is fine. Technically, by code, you are supposed to have a light anyway. It would be, like a motion sensor above it. Not that attractive.

MEMBER RYAN: I think it would add some nice charm.

MR. SCHNEIDER: I agree.

DEPUTY CHAIR CAMPBELL: You're going to do both?

MR. SCHNEIDER: I wouldn't do the planter box. I would just do the black lantern sconces on both sides of the garage door. I would look better.

MEMBER DI SALVO: Just to be clear, the planter box is not on ours, it's just on the landscape.

MR. SCHNEIDER: Right. That's why

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originally it's hard to try to add so many things between the drawings and the computer.

CHAIRPERSON HERSHBERG: Comments or questions?

DEPUTY CHAIR CAMPBELL: No.

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

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3551, 185 Carman --

MR. McLAUGHLIN: Before you go on, did you say anything about public comment?

CHAIRPERSON HERSHBERG: Yes, I did.

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2 THE CLERK: Site Plan Number 3551 -
3 185 Carman Street, Section 62, Block 170, Lot
4 22, Residence A. Hudson Olivia Development,
5 Ltd. Construct a new three-story 2,580
6 square foot single-family dwelling with first
7 floor for parking and storage and 76 square
8 foot front porch.

9 Also I have an Affidavit of Mailing
10 to be placed on the record for this
11 application.

12 (WHEREUPON, the above-referred to
13 document was marked as Board's Exhibit 3, for
14 identification, as of this date.)

15 MR. FIORE: This house is the second
16 house in from the corner. Similar, same
17 square footage but the overall house design
18 we tried to -- this one has a full hip roof
19 on all four sides with a deck and a peak on
20 the top. It doesn't have the wrap around
21 porch, but it has a more prominent front
22 porch with a hip roof to match the top.

23 The siding on this one is Harbor Blue
24 Dutch lap by Gen Tech. That's a sample of
25 it, because the printout really doesn't do

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this color justice. It's beautiful. I have this color on my own house.

The roofing color is a Tamco Heritage shake wood, a wood tone, brown, earthy tone shingle.

The front door we're going to do a solid white on this house, Craftsman style door, similar style. Same with the windows, all white windows four inch white trim. The front door we got.

The garage door we might have the same issue. We're showing four panel trim door we can still go back.

MEMBER RYAN: Even if you just did a normal 12 panel, they look better too sometimes.

MR. SCHNEIDER: I don't know. I don't know if I could get this door. The one that shows on this. That's what I said to Brian. The design normally could always be panels.

MEMBER RYAN: 12 panel, four, four, four.

MR. SCHNEIDER: 12 or 16.

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MR. FIORE: I took the fancy door off. We'll go with --

MR. SCHNEIDER: Like a 12 or 16 panel. Each four slots has three to four panels, raised panel. It's considered 12, 16 raised panel.

MEMBER RYAN: In white.

MR. SCHNEIDER: Right.

MR. FIORE: All trim work is white. White corner posts. There is some white decorative corbels on the top.

MEMBER RYAN: I wanted to talk to you about those. On the rendering, they seem a little skimpy.

MR. SCHNEIDER: They are by a company called the Ekena Millwork. I've been using Fypon.

MEMBER RYAN: Are they like --

MR. FIORE: Thre is a 12 inch.

MR. SCHNEIDER: We did them on the other houses. One I did on the overhang rafters of the hip roof. In terms of the depth of them, based on the average depth being around 12 inches, it's usually about

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six inches wide.

MEMBER RYAN: I was going to say, these look really narrow.

MR. SCHNEIDER: You can't do too much wider, because it has to be proportionate plus this doesn't show. We did it on one of the houses to have a decorative scroll detail, if you look at them from the side.

MEMBER RYAN: Right. It will be nice.

MEMBER DI SALVO: Just on the front.

MR. SCHNEIDER: Yeah. I don't think it would be worth it to put on the sides.

MR. FIORE: Columns. This one, we have a little bit different columns. Ten inch square column, 16 by 16 base, raised base, just to give it a little more thicker meat on the smaller porch. Foundation on this one we would finish it to match the siding color. Same with the decking we have.

MEMBER RYAN: That will be blue then, that bottom part.

MR. FIORE: Gray blue. When we buy the portland's to do the actual parging of

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the foundation, we can get it the color. So, it will be like a grayish blue. The blue, blue itself will be tough to achieve with the parging. I thin the grayish blue hew, that's the feel we're trying to achieve.

MEMBER RYAN: Sounds good.

MR. FIORE: Pressure treated wood for both the front and rear decks. We can definitely finish it.

MR. SCHNEIDER: This is the one I mentioned. It would be a brown tone Behr deck over product over the pressure treated. Again, like a Mahogany.

MEMBER RYAN: Tie in your roof color.

MR. SCHNEIDER: Right. It works better with this tone.

MR. FIORE: And then our lighting we'd still do the white lattice around the base of the raised porches. This house does have a meter reading platform, it's required to have it on the side. So, that will be pressure treated wood also. Same material as the porch, that the rest of the porch is.

CHAIRPERSON HERSHBERG: That will be

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up on a post. Will you have anything underneath that?

MR. FIORE: It will in the side yard.

MR. SCHNEIDER: It will be the same lattice. The platform will be lower than the actual porch. So, it would just be steps up with a white PVC railing around. Same color decking. And the lower level of the steps on the side will have the white lattice as well.

CHAIRPERSON HERSHBERG: Thank you.

MR. SCHNEIDER: And raised decks, whether or note the side or the front, will have the white lattice around the bottom.

MR. FIORE: Lighting. We have kept the same fixtures as the other house, the black lighting.

MR. SCHNEIDER: It's really only again by the back sliding. Door the single door on the back of the house.

MR. FIORE: There's lighting by the back sliding door. And lighting on the rear door will be the same black, wall mounted.

MEMBER RYAN: Lantern style sconces.

MR. FIORE: Right. The same porch

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would have recessed lighting just in the front.

MEMBER DI SALVO: My only comment, if I may, the board and batten on the --

MR. SCHNEIDER: Don't say it. I went back and forth about the color. About the blue.

MEMBER DI SALVO: -- top peak. I'm not objecting to the white. I like the pop. I feel like it's a little unbalanced, because we just have the white trim around the windows. How do we bring that down? Do we add shutters?

MR. SCHNEIDER: It's a lot of white because there's white fascia, the windows, the white trim.

MR. FIORE: I think it's a nice contrast.

MR. SCHNEIDER: I originally said doing blue. And then after I saw it -- again, it's hard, because it's a design rendering.

MEMBER DI SALVO: I like the white contrast.

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MR. SCHNEIDER: Like a shake or a scallop. I'm not into the scallop. I could do a shake in the blue, little more pop. Different texture, same color.

MEMBER DI SALVO: I'm not even -- I like the white.

MR. SCHNEIDER: Just not the board and batten.

MEMBER DI SALVO: I love the board and batten. What I'm saying is, when you look at the house, to me, it's missing a little bit of balance where maybe on the first floor you add shutters to that triple window or some other type of raised panel on that.

MEMBER RYAN: What she did in the prospective where you added a pediment to beef it up.

MEMBER DI SALVO: Jus to help balance that a little bit more.

MR. SCHNEIDER: We can do a raised panel detail to the bottom of the trim window.

MEMBER DI SALVO: Underneath that

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window, that would be enough.

MR. SCHNEIDER: We had done that on one of the houses also. I'm constantly trying to figure out some detail and not be repetitive on it.

MEMBER RYAN: A raised panel right over the raised panel of the garage door. You might not want to do raised panel on the garage door. It might look weird.

MR. SCHNEIDER: I don't think it would work with the board and batten detail.

MEMBER DI SALVO: I think the board and batten would need to go from the bottom to the top. If you were going to do that, then I think it would be too much.

MR. SCHNEIDER: It's too much.

CHAIRPERSON HERSHBERG: Help me understand where we arrived.

MEMBER DI SALVO: I'm not sure we arrived anywhere yet.

MR. SCHNEIDER: Below the three windows, above the garage door with the raised panels.

MEMBER RYAN: Or that window box.

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MR. SCHNEIDER: How about this one. I didn't use this yet. This is rare, because you only see them on the board and batten shutter on both sides of that triple window. So again, the original board and batten shutters, most of the times, they wwee louvers for years and raised panel shutters. But I can still get my hands on actual board and batten shutters, original, and it would keep in line with the white. It would be about five feet tall, two feet. That would bee a nice little detail, and then we don't necessarily need anything else.

MEMBER RYAN: I think that would work better.

MR. SCHNEIDER: Board and batten shutters on the left and right of the triple window.

MEMBER DI SALVO: Just on the triple.

MR. SCHNEIDER: Can't do it on the top windows.

MEMBER RYAN: Unless you took the brackets onto the sides that set them away.

MEMBER DI SALVO: The only other

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solution I can think of is the raised panel below the triple window and you switch the garage door to a get stain in a wood tone. I'm not looking to jam you up.

MR. SCHNEIDER: If you are okay with the board a batten shutters, I like that idea. I think it will give it a nice little pop. It's a lot of detail you don't see just from the 2D rendering.

MEMBER RYAN: Are you putting gable vents up in that board and batten like she did?

MR. SCHNEIDER: No. I think it would take away from it. You have the dimensions of the flyers. The you have the fascia, the board and batten here, you have the soffits. You have two different dimensions to it also.

It's hard, again, when you look at the rendering. It will be a little more pronounced, when you see it. I'm not a fan of the gable. I don't think it's necessary. I like the look of the board and batten better.

MEMBER RYAN: We're talking about

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sconces on the garage. But if the other house has them, we might not want them.

MR. SCHNEIDER: That's the big thing. Again, trying not to do too much of the same things. One of the big things Brian and I discussed, especially since it's not just two houses, it's now four, we tried to, again, not compete with each one. The outside one has the wrap around, this one doesn't, the outside does, the hip roof, the gables. All four being next to the each other all of have enough detail but different detail.

DEPUTY CHAIR CAMPBELL: You did a great job.

MEMBER RYAN: Really looks good.

MR. SCHNEIDER: I'm excited to get this underway finally. I like the black and white.

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

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

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DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3552 -
115-117 South Main street. Section 62,
Block, 198, Lot 317 and 322, Business B.
Ederi Hananva. Construct a new one-storyt
925 square foot rear addition.

We have an Affidavit of Mailing to be
placed on the records as an exhibit.

(WHEREUPON, the above-referred to
document was marked as Board's Exhibit 3, for
identification, as of this date.)

A P R I L M A D I G 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.

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2 MS. MADIGAN: April Madigan. 8 West
3 Merrick Road, Suite 215, Freeport, New York
4 11520.

5 Well, I don't mind saving the best
6 for last. We are here to request approval of
7 a proposed rear addition at the subject
8 property. The matter was approved by the
9 Zoning Board of Appeals on March 24th for a
10 parking variance. Within that decision that
11 state that the expansion will be mostly
12 hidden in between existing buildings. I just
13 wanted to bring that to your attention.

14 It's a beautiful addition, because
15 its does flush exactly with the two
16 surrounding buildings, as you can see in the
17 pictures for the existing condition.

18 So, the materials that we're going to
19 be using for the addition, we're going to
20 match the existing red brick. So, it will be
21 red brick. We'll have dark brown terra cotta
22 coping. Steel frame entry door with silver
23 matte finish, black trim and a clear glaze
24 panel. We have 10 by 12 entry door with
25 silver matte finish and trim and standard

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white aluminum leaders. That's pretty much
it.

CHAIRPERSON HERSHBERG: Questions or
comments from the Board?

MEMBER RYAN: The door going in is
going to have that glass as it's depicted on
your elevation?

MS. MADDEN: Yes, it will be a clear
glass, clear glaze.

MEMBER RYAN: Looks good.

MEMBER DI SALVO: Looks so nice.
Really clean it up

MS. MADIGAN: I love how it fits
between the buildings perfectly.

MEMBER RYAN: I remember going up
those back steps many times, saying to
myself, "Wow, what a waste of space."

CHAIRPERSON HERSHBERG: Any other
comments?

DEPUTY CHAIR CAMPBELL: No comments.

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

MEMBER RYAN: Make a motion to close

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to further evidence and testimony and reserve
division.

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Motion for the minutes of
May 10th.

DEPUTY CHAIR CAMPBELL: Motion to
accept the minutes from the May 10th meeting.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER RYAN: Make a motion to close
the meeting.

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MEMBER DI SALVO: Second.

THE CLERK: All in favor.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, this hearing was
concluded at 11:15 p.m.)

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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 30th day of June, 2022.


BETHANNE MENNONNA