

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

March 22, 2022  
7:10 p.m.

M E M B E R S :

MICHAEL HERSHBERG	CHAIRPERSON
ROBERT DELMOND	MEMBER
CAROLE RYAN	MEMBER
DEBORAH WELCH	MEMBER

\*\*\*

LISA DEBOURG	DEPUTY VILLAGE CLERK
JENNIFER UNGAR	DEPUTY VILLAGE ATTORNEY

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Publication	4
2 Affidavit of Posting	4
3 Affidavit of Mailing	4
3 Affidavit of Mailing (3524)	4
3 Affidavit of Mailing (3526)	14
3 Affidavit of Mailing (3527)	60
3 Affidavit of Mailing (3528)	60
3 Affidavit of Mailing (3529)	60
3 Affidavit of Mailing (3531)	66
3 Affidavit of Mailing (3532)	67

\* \* \* \*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

March 22, 2022

3

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

APPLICATION#	ADDRESS	PAGE
SP-3524	27A W. Merrick Road	4 - 14
SP-3526	59 Lena Avenue	14 - 59
SP-3527	130 N. Bergen Place	59 - 60
SP-3528	132 N. Bergen Place	59 - 60
SP-3529	134 N. Bergen Place	59 - 60
SP-3530	177 Buffalo Avenue	61 - 63
SP-3531	61 Albany Avenue	64 - 67
SP-3532	141 S. Marks Avenue	67 - 76
SP-3533	139 East Avenue	76 - 80
SP-3534	114 Church Street	80 - 88

1  
2 CHAIRPERSON HERSHBERG: Now we're  
3 going to enter into our public hearing.

4 Madame Clerk, do we have any requests  
5 for adjournments?

6 THE CLERK: No requests for  
7 adjournment.

8 CHAIRPERSON HERSHBERG: Any filings?

9 THE CLERK: We have an Affidavit of  
10 Publication and an Affidavit of Posting to be  
11 placed on the record as exhibits.

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

15 CHAIRPERSON HERSHBERG: Please call  
16 our first application.

17 THE CLERK: Site Plan 3524 - 27A West  
18 Merrick Road. Section 62, Block 53, Lot 363,  
19 Business B. Francisco Martinez. Construct a  
20 new 547 square foot rear one-story addition  
21 and renovate front storefront.

22 I have an Affidavit of Mailing to be  
23 placed on the record.

24 (WHEREUPON, the above-referred to  
25 document was marked as Board's Exhibit, for

1  
2 identification, as of this date.)

3 P E I D A U L I U,

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

9 MR. LIU: Pei-Dau Liu. 384 Nassau  
10 Parkway, Oceanside, New York.

11 Good evening. I'm the architect for  
12 this project. Dr. Francisco Martinez's  
13 office is right next door to this property,  
14 and he needs more space for better operation.  
15 So, he purchased this piece of property, and  
16 we made our addition to the back of about 650  
17 something square feet, and to make it better  
18 function, we changed the storefront. We  
19 changed the door location, basically.  
20 Besides, it's already in bad shape, so we  
21 make new storefront, and in the back is just  
22 cinderblock wall with stucco and painted  
23 white.

24 In the front, as you can see, we  
25 put -- because the existing is painted brick,

1  
2 face brick painted blue. So, we would make a  
3 new brick face on top of it. And this is,  
4 like, a half inch brick, building brick.  
5 It's like a four inch.

6 MEMBER DELMOND: So, is the intent to  
7 try to match the existing storefront?

8 MR. LIU: Pretty much. He like the  
9 classic facade, basically.

10 MEMBER DELMOND: The existing right  
11 now is brick, right?

12 MR. LIU: Yeah, it's brick too. And  
13 the storefront we use dark bronze frames and  
14 clear glass. And the awning is blue, just  
15 like he has now, but it's a new awning.

16 MEMBER DELMOND: Just so we  
17 understand, the existing storefront office,  
18 nothing is happening to that, correct?

19 MR. LIU: Existing storefront is  
20 going to be removed and put in new  
21 storefront.

22 MEMBER DELMOND: Okay. I'm confused.  
23 That's my fault. So, the existing one he is  
24 moving out of that building and moving next  
25 door?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. LIU: No, no. He's renting the space.

MEMBER DELMOND: Okay. I don't have any other questions.

MEMBER WELCH: No questions.

CHAIRPERSON HERSHBERG: Member Ryan, any questions?

MEMBER RYAN: Just on the bottom of the storefront, Mr. Liu, is it the same storefront material, like a standing seam.

MR. LIU: Metal.

MEMBER RYAN: Would you consider doing that as a brick face as well?

MR. LIU: Yeah, we can do. Basically, it's a storefront structure. It's aluminum frame. We put the panel to insulate. It's pretty much the same footing for the brick wall to do it.

MEMBER RYAN: It would be easier to do it.

MR. LIU: This is the same storefront, but the bottom is just metal panels.

MEMBER RYAN: All right. No further

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

questions.

CHAIRPERSON HERSHBERG: Any comments from the public?

THE CLERK: Yes. We have Peter Krup. You can come up.

P E T E R           K R U P,  
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. KRUP: Peter Krup. 355 Claire Avenue, Oceanside, New York.

MEMBER DELMOND: Do you have a business in the area?

MR. KRUP: Yeah, I own the building next door, the florist. I'm just concerned about the parking in the rear of the building, because they're building out 30 feet. It's going to be hard for my tenant, because they are a flower shop, getting deliveries. Parking already there -- I don't know if you guys have walked behind the building or not, it's terrible for parking

1  
2 already. I'm just concerned about the  
3 parking and how that all is going to work  
4 out. Plus, the construction time frame on  
5 everything, how long it's going to take, and  
6 their hours of operation, so I can talk to my  
7 tenant for deliveries and work it out with  
8 the tenant, and my tenant can work it out  
9 with them for deliveries, because it's going  
10 be really bad. If you walk back there any  
11 day, parking is horrible. Going out almost  
12 30 feet on their property, which I understand  
13 they're allowed to do that, but parking is  
14 just horrible already. I mean --

15 MEMBER DELMOND: That would be an  
16 issue for the Building Department. This  
17 Board does not have any jurisdiction over  
18 that. All we are looking at is aesthetics of  
19 the front facade of the building.

20 MR. KRUP: My other question is, I  
21 never got the letter prior to the first  
22 meeting. I got the second letter. I got the  
23 letter stating the first meeting is going to  
24 come here and go against it.

25 MEMBER DELMOND: This is the first

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

meeting.

MEMBER RYAN: For this Board.

MR. KRUP: Wasn't there a meeting for the plans? I heard the plans were already approved.

CHAIRPERSON HERSHBERG: No.

MEMBER RYAN: That might have been the Building Department or the Zoning Board.

MR. KRUP: I'd like to know how come I didn't get notification on that?

MEMBER DELMOND: You'd have to ask the Zoning Board.

MEMBER RYAN: I'm not sure.

MR. KRUP: I came to this meeting, because I got no notice for other meeting because this is approved, which is not fair. Somebody said you have to go to the library, check The Herald. I got this letter, why didn't I get the other letter. A lot of people here had the same problem.

MEMBER RYAN: Is there any kind of traffic study you needed to do?

MR. LIU: No, we did it with the Zoning Board. It was approved because we

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

still have the parking in our property, two car parking.

MR. KRUP: Did you ever see the lot? It looks like --

MEMBER RYAN: It's the one next door to the diner, right?

MR. LIU: No, it's another block.

MR. KRUP: I have a picture of it, so you can see it.

MEMBER RYAN: I think it's right there on his board.

MR. LIU: This is recent.

MR. KRUP: I'll show you the back, so you have a better idea of how the parking is.

MEMBER DELMOND: Sir, we don't do anything about parking.

CHAIRPERSON HERSHBERG: We may be interested, but it's not under the purview of this Board.

MEMBER DELMOND: You can go to the Building Department and make your complaint with them. If it's not within what's required, then they may make him change it. All we're doing is looking at the front

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

facade, if we like the way it looks in the  
downtown area. That's all this Board does.

CHAIRPERSON HERSHBERG: Sorry, sir.

MR. KRUP: My job is done then. I've  
got to see the Zoning Board.

MEMBER RYAN: Zoning Board.

MR. KRUP: Thank you. Not your  
fault. They should have notified us.

CHAIRPERSON HERSHBERG: Okay. Can we  
please address the comments up here? Sorry  
that there was that situation, but we need to  
move forward with the applications before  
this Board.

THE CLERK: We have another speaker.  
Maulet Dawes. M-A-U-L-E-T Dawes.

MS. DAWES: Yes.

MEMBER DELMOND: Which one are you  
here to speak on?

MS. DAWES: Bergen and Lena.

CHAIRPERSON HERSHBERG: No other  
speakers?

MEMBER DELMOND: Move to reserve  
decision --

CHAIRPERSON HERSHBERG: Actually, I

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

would like to ask. The gentleman asked the question about time of completion. When do you expect this project to be completed?

MR. LIU: The owner wants to start right away. And the construction time, I figure approximately about six to eight months.

CHAIRPERSON HERSHBERG: Six to eight months?

MR. LIU: Yes.

CHAIRPERSON HERSHBERG: Thank you.  
Motion.

MEMBER DELMOND: Move to reserve decision and close to further evidence and testimony.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3526 -

1  
2 59 Lena Avenue. Section 55, Block 267, Lot  
3 224, Residence A. Marti Homes, LLC.

4 Construct a new 2,337 square foot two-story  
5 single family dwelling with attached garage  
6 and unfinished basement.

7 I 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 MR. BROWNE: Good evening. Christian  
13 Browne with McLaughlin and Stern, 1122  
14 Franklin Avenue, Garden City for the  
15 applicant.

16 This is on 59?

17 CHAIRPERSON HERSHBERG: Yes.

18 MR. BROWNE: As you know, there are  
19 three other companion applications that we'll  
20 go through tonight for a total of four houses  
21 that are being built in this subdivision. My  
22 client, Mr. Marti, is here as well, the  
23 builder, and he can answer more specific  
24 questions. He has some material samples as  
25 well that you may want to look at.

1  
2 My intention is just to give you a  
3 brief overview, I know you have materials of  
4 each house, and then answer your questions as  
5 the Board may have.

6 CHAIRPERSON HERSHBERG: We're just  
7 going to address 59 Lena for the moment.

8 MR. BROWNE: Yes. This is the house  
9 in the subdivision that would front on Lena.  
10 It's the only house that fronts on Lena. The  
11 proposal here before you, as you can see in  
12 the rendering, is a Colonial style design  
13 with Pacific blue siding. The trim would be  
14 standard white. The door style is Victorian  
15 with an ultra grain classic walnut finish.  
16 The windows are six over one panels. The  
17 masonry is beige stacked stone. I believe we  
18 have a sample of that. And the light  
19 fixtures are a low profile rectangular  
20 sconce.

21 There is also a landscaping plan  
22 that's with your materials that calls out a  
23 number of specific species. On this  
24 property, there are two existing trees that  
25 are noted on the plan; those will remain.

1  
2 And then a series of other plantings that  
3 will be in the front and along two sides in  
4 the rear. The specific species are called  
5 out on the plans. I'll go through them if  
6 you'd like, but they are the species and the  
7 number of each sort of planting is  
8 specifically noted on the plan. Again, those  
9 would be primarily in the front of the house  
10 near the entranceway, along the side of the  
11 front of the house and two additional  
12 planting areas on either side of the rear,  
13 with a mixture of different species.  
14 California Privet, privacy along the side.  
15 We are calling for five Manhattan Euonymus  
16 trees and a series of other plantings toward  
17 the front.

18 That's the proposed design for  
19 59 Lena.

20 MEMBER DELMOND: Mr. Browne, the  
21 Board has reviewed all four applications, but  
22 I'll speak to 59 Lena first. Many of my  
23 comments will be applicable for all four  
24 houses.

25 MR. BROWNE: Right.

1  
2 MEMBER DELMOND: This, I'm sure your  
3 client realizes, will be a significant change  
4 for the neighborhood in that area. You have  
5 homes mostly on very large pieces of  
6 property, old homes, early 20th and 19th  
7 Century homes. So, the style of the homes  
8 that are being proposed need to mirror the  
9 homes in the neighborhood. You have  
10 significant architectural homes on Lena  
11 Avenue in particular and on North Bergen.  
12 But for instance, directly across the street  
13 is a beautiful Clapboard Colonial with a tile  
14 roof. Caddy corner to the west is the stone  
15 house. It's a historic house in the Village.  
16 There are many more.

17 So, the concern of the Board in  
18 looking at the four designs -- now, we  
19 appreciate that there was an effort to make  
20 them a little different, each one different  
21 colors, different materials, but they,  
22 specifically 59 Lena, does not have the  
23 architectural style and elements to fit in  
24 with the neighborhood. So, this house, as it  
25 stands, would not be something this Board

1  
2 would be in favor of approving. I realize  
3 there are constraints on size, when you have  
4 lot sizes for height and things like that,  
5 but the style of the house does not fit in  
6 with the character of the neighborhood, and  
7 that is a substantial concern of the Board.

8 I will say most builders fight us,  
9 but a preliminary conference, especially on a  
10 project of this magnitude, is first and  
11 foremost of this Board and makes this process  
12 so much easier for the builder. And to  
13 refuse to do that because you think you're  
14 going to move your project along faster,  
15 you're actually setting yourself back a lot.  
16 So, it would have been great to have these  
17 informal conversations with Mr. Marti about  
18 what we would be looking for in that  
19 neighborhood before we got to a public  
20 hearing where the neighbors are here also to  
21 speak on the application.

22 MR. BROWNE: I understand. I'm not  
23 aware there was any refusal to meet.

24 MR. MARTI: Can I be sworn in?

25 MEMBER DELMOND: Sure. It's always

1 optional and it's always definitely a  
2 favorable request to this Board.

3  
4 D E N N I S M A R T I,  
5 having been first duly sworn by a Notary  
6 Public of the State of New York, was  
7 examined and testified as follows:

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

10 MR. MARTI: Dennis Marti. 1500  
11 Jerusalem Avenue, Merrick, New York.

12 I've been up here before and built  
13 houses with you guys before and I have never  
14 been asked for a preliminary hearing before.  
15 And this time I wasn't asked for a  
16 preliminary hearing. There was actually  
17 pretty -- like, there was a delay getting  
18 onto site plan with things I was asked to do.  
19 We did all of them. I wasn't asked.

20 MEMBER DELMOND: Well, what I'm just  
21 saying is it's an option. Unfortunately, we  
22 can't enforce the option, but it makes this  
23 process for you so much easier. So now today  
24 each of your applications and tell you the  
25 positives and negatives and then it's back to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the drawing board. It's a delay.

So, on this particular house, let me point out some things that are a general concern. In that area you have homes with freestanding garages mostly. Granted, on these parcels, since you are able to put four houses on this parcel, you don't have the space to put a freestanding garage with a driveway that goes to the back of the property. But if we're sacrificing that, we expect other things. So, we expect a bump up in the architecture of the houses, a bump up in not an asphalt driveway but putting in a paver driveway. We like to see houses that have a front path. Most houses have a separate front path and not just a driveway with a little cut off to the front door. That's what we like to see. That's what maintains the character of our neighborhood.

There are two houses built on Lena Avenue maybe, let's say, eight years ago, a little further west. Those were built more in keeping with the style of the houses on Lean and in the surrounding area. There was

1  
2 a subdivision, maybe 10 to 12 years ago, on  
3 South Ocean and Southside. There was a big  
4 house that was taken down and they built  
5 three houses there. We worked very hard with  
6 the builder to build three very lovely homes  
7 that are in keeping with the homes in the  
8 neighborhood.

9           So, while I'm not saying that none of  
10 these will meet that, the other three on  
11 North Bergen we like better in style, but  
12 they need to be bumped up, and they need to  
13 be a little less cookie cutter. For  
14 instance, siding. Many homes in the area  
15 have stone, brick. Or if they're clapboard,  
16 they might be clapboard on the bottom with  
17 shingle on the second floor and the gables  
18 have fishtail or some kind of decorative  
19 shingle, things of that nature that just add  
20 more architectural details, so that these  
21 houses don't look so new but look like they  
22 fit in with the area.

23           MR. BROWNE: I just want to make a  
24 suggestion, because I see where this is  
25 going. I don't want to belabor the Board's

1  
2 time. If there is going to be a laundry list  
3 sort of detail items in the end, my  
4 suggestion would be then that, if it's  
5 permissible, we have a preliminary or post  
6 meeting and try to work through those,  
7 because I think it's one thing to say we  
8 don't want blue, we want white, fine. But if  
9 we're going to get into that level of detail,  
10 we're not going to be able to deal with that  
11 tonight.

12 MEMBER DELMOND: Of course. It's  
13 easier, a more informal process when we have  
14 that discussion. That would be up to you and  
15 Mr. Marti.

16 MR. BROWNE: We would like to do it.  
17 I would also say it was, for whatever reason,  
18 it was difficult to secure this calendar  
19 date. There wasn't anyone that said to us  
20 would you like a meeting and we said no. We  
21 would have taken the meeting. Certainly, I  
22 think it would be useful to do that now,  
23 because I think you're going to get into a  
24 level of detail that is not conducive to  
25 write down.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MEMBER DELMOND: Because we want you to get it right the first time and not have to come back three times.

MR. BROWNE: Exactly. I don't want to do that. Maybe that would be the better way to proceed and work with the staff to calendar something like that.

MEMBER DELMOND: From what I said, without going into incredible detail, do you understand where we're going?

MR. MARTI: We made intensions with the architect to put Victorian flares. These are Victorian Colonials. Lena has less than the rest, which you know that.

MEMBER DELMOND: Another thing to be attentive to is the house on the corner, North Bergen and Lena, we consider to be two fronts. So, the side that faces Lena should not just be a wall with a couple of windows, there should be some kind of architectural detail on that.

So, in another project I'm thinking of on the corner of Merrick Road and Park, that house has sort of a wrap around porch

1  
2 with a turret on the corner, so there is  
3 architectural interest on the Merrick Road  
4 side. While it's not two fronts, it has  
5 interest, it's not just a wall.

6 MR. MARTI: That one does have a  
7 round turret that comes out on the Lena side.

8 CHAIRPERSON HERSHBERG: Hold on.  
9 Procedurally, we're kind of addressing  
10 comments generally because you have four  
11 applications before us. So, if we're going  
12 to talk about details of another, we're going  
13 to call the applications and have a  
14 discussion about it, and then I have a  
15 question for counsel.

16 As far as them now going back and  
17 having a preliminary meeting with us, hearing  
18 with us, is that --

19 MS. UNGAR: I don't see any reason  
20 why that couldn't happen. You addressed a  
21 public hearing. Hold a preliminary, and at  
22 the appropriate time resume the public  
23 hearing.

24 CHAIRPERSON HERSHBERG: And I  
25 don't -- there's no requirement for a

1  
2 preliminary hearing. But as Member Delmond  
3 stated, it's a much less informal discussion  
4 where we can kind of talk it out, and by the  
5 time the preliminary hearing is done the  
6 public hearing usually goes fairly  
7 uneventfully because we have already reviewed  
8 it.

9 MR. BROWNE: We would rather do that.  
10 We don't want to come back multiple times  
11 trying to guess at the details. We  
12 understand what you are looking for. We made  
13 an effort. It's a starting point. I think  
14 having a discussion would be a good thing and  
15 we could hopefully come to an understanding  
16 on some of the details that would satisfy the  
17 Board and be appropriate for Mr. Marti.

18 MEMBER DELMOND: It might be  
19 appropriate to bring the architect, if that's  
20 possible.

21 MR. MARTI: Sure. Can I ask that  
22 we -- could that be done by the next calendar  
23 date, because there has been very significant  
24 delays already.

25 MEMBER DELMOND: That would be two

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

weeks.

MR. MARTI: And then the public hearing would be four weeks?

CHAIRPERSON HERSHBERG: Four weeks from this. Is that enough time to get on the public calendar?

THE CLERK: End of April.

MEMBER DELMOND: You need to get all of your plans done, get it in, in order to be published.

MR. BROWNE: I would suggest that -- we could have the meeting in the next two weeks, right?

MS. UNGAR: At the next site plan meeting.

MR. BROWNE: The informal meeting. And after that we'll make the efforts to submit the revision as soon as possible and get on the next public hearing.

CHAIRPERSON HERSHBERG: So the application that's before us is 59 Lena. So, I'm going to ask for a motion from the Board on that application, then we'll call the next three applications together. So, I'm just

1  
2 checking procedurally that that flow is all  
3 right for us.

4 Now, I know that there are more  
5 people here than usual. I'm assuming that  
6 you came to speak on these properties. I'm  
7 looking at the people here. So, at this  
8 stage, my suggestion is to reserve your  
9 comments, because the Board, as you have  
10 heard, already has some objections to what  
11 was presented. So, it's likely that what's  
12 presented at the next public hearing is going  
13 to be different. So, if your questions, you  
14 think, or comments are important at this  
15 stage, I, myself, can't see that, but you are  
16 entitled to speak up this evening. But  
17 you're not going to be speaking about what  
18 eventually is going to be presented, because  
19 I'm assuming that we're going to get a motion  
20 from one of the Board members here to adjourn  
21 this application as well as the other three.

22 With that in mind, are there any  
23 comments from the public at this time?

24 MS. YOUNG: I do have a question.

25 CHAIRPERSON HERSHBERG: You have to

1  
2 come to the podium and you need to be sworn  
3 in.

4 P A M E L A Y O U N G,  
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 THE WITNESS: My name is Pamela  
11 Monroe Young. I'm here on behalf of Betty  
12 Monroe, resident at 57 Lena Avenue. I'm her  
13 eldest daughter and I'm also an attorney.  
14 New York Bar attorney. My practice is in  
15 Washington, but I do want to take the time to  
16 speak for my mother who, unfortunately, could  
17 not be here today. At her senior age and her  
18 cautiousness about the spread of COVID, I'm  
19 standing in for her.

20 My question -- and I appreciate the  
21 adjournment and some of the remarks that have  
22 already been made by the Board, but I do have  
23 a question. With respect to the preliminary  
24 conference that you all hold, is that a  
25 conference that the public might attend?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRPERSON HERSHBERG: Yes.

MS. YOUNG: Will we receive notice at the time?

THE CLERK: No. We only send out notices for the public hearing.

MS. YOUNG: How could I be able to find out the date and time of that meeting, because I would like to sit in.

THE CLERK: Call the Village Clerk's Office at 377-3632.

CHAIRPERSON HERSHBERG: You are welcome. It's an open meeting. Anybody is welcome to attend those meetings, but there is no public comment.

MS. YOUNG: I understand that.

CHAIRPERSON HERSHBERG: There would be no exchange. And you are very welcome. I'm not deterring you in any way from attending, but you might find it more beneficial to become more involved in the process after we have had our discussion. I think that's where you're probably going to. Your comments are probably going to be more relevant to what actually is going to occur.

1  
2 Right now we have adjourned it. We're  
3 expecting something different to come out of  
4 our preliminary discussions.

5 MS. YOUNG: Also, my second question  
6 is around the jurisdiction of your committee  
7 or body. I appreciate your observation about  
8 the limitation, in that it limits itself to  
9 the aesthetics to the front of the property.  
10 But I was wondering, was there any notice  
11 given for any hearing that might have taken  
12 into consideration other factors beyond  
13 aesthetics, such as parking, such as traffic  
14 congestion?

15 MEMBER DELMOND: So, it's our  
16 understanding -- counsel, correct me if I'm  
17 wrong. It's our understanding that the  
18 subdivision was as of right because the  
19 property was large enough to be subdivided  
20 into four legal parcels. So, it's my  
21 understanding that there wasn't the legal  
22 basis for there to be any kind of public  
23 hearing.

24 MS. YOUNG: So, in fact, there was no  
25 public hearing?

1  
2 MS. UNGAR: There was no public  
3 hearing on the subdivision. Under the  
4 Village rules, it was subdivided into those  
5 four parcels as of right. And additionally,  
6 these four proposed homes did not come before  
7 the Zoning Board because four zoning  
8 compliant homes were submitted as part of the  
9 application.

10 MS. YOUNG: I'm sorry, I didn't hear  
11 that.

12 MS. UNGAR: Four zoning compliant  
13 homes were submitted in the application.

14 MEMBER DELMOND: There were no  
15 variances required.

16 MS. YOUNG: With all due respect,  
17 your name, ma'am.

18 MS. UNGAR: My name is Jennifer  
19 Ungar, one of the deputy village attorneys.

20 MS. YOUNG: Are those parcels that  
21 have been subdivided, has the deed been  
22 recorded for the parcel?

23 MR. BROWNE: Yes. There are four  
24 that needed to be recorded in the Office of  
25 the Nassau County Clerk.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. YOUNG: Do you know the date of the recordings of those deeds?

MR. BROWNE: I don't know. It was recorded a few months ago.

MR. MARTI: Yes, it was.

MS. YOUNG: Under what authority was notice given today for this hearing?

MEMBER RYAN: The Affidavit of Publication.

THE CLERK: Affidavit of Publication and Affidavit of Mailing.

MS. YOUNG: I'm sorry, the publication authority comes under the Village Code or is it under some other legal authority?

MS. UNGAR: New York State Village Law, which requires publication of public hearings. And separately, the Village Code sets out a radius for which notices are mailed to residents.

MS. YOUNG: Thank you.

CHAIRPERSON HERSHBERG: You're very welcome.

Are there any other comments? Before

1  
2 we hear the comments, these comments would be  
3 specific to 59 Lean, one of the proposals.

4 M A U L E T D A W E S,  
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. DAWES: My name is Maulet Dawes.  
11 I live at 72 Lena Avenue.

12 The houses that are going to put up  
13 on 59 Lena. 72 Lena is a very big, white  
14 house, beautiful house. And if they going to  
15 put up that house, they're not going to look  
16 like my house. My house have four big post,  
17 and my property is as big as that property or  
18 even bigger than that property. So, they  
19 going to put houses there to compare with my  
20 house -- I think they should put only two  
21 houses there.

22 MEMBER DELMOND: Unfortunately, we  
23 are not the -- we don't have power to  
24 eliminate houses on that lot. Legally they  
25 could subdivide that piece of property to

1  
2 four buildable lots. We don't have the  
3 authority to say you can't build. We do have  
4 the authority to say, like you gave the  
5 example of your home, which I mentioned as  
6 well earlier, that the houses should be more  
7 in keeping with the style and quality of your  
8 home and the other homes in the area.

9 MS. DAWES: It's only going to have a  
10 backyard. How is that going to be?

11 CHAIRPERSON HERSHBERG: Well, we have  
12 adjourned the application. So, we're going  
13 to discuss what the new house will look like.  
14 Discussions about what has been presented so  
15 far, which we already expressed our  
16 objections to, I don't think is going to be a  
17 fruitful discussion for us at this stage.  
18 We're not really talking about anything that  
19 the Board is going to be inclined to approve.  
20 We have already stated that we had some  
21 objections to the initial application, and  
22 that's okay. We have that from time to time.  
23 That's not a negative to a builder or an  
24 architect or anybody else. We'll be working  
25 those things out.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. DAWES: So, how would I hear about it before it's been done?

CHAIRPERSON HERSHBERG: If we start discussing the application in detail and somebody were to come up and say they didn't like the round window above the door, well, that's the application here that we already found objections to. That's a hypothetical. I think the valuable discussion will be once we have met with the applicant and they have come up with things that meet the Board's approval, then to have comments on what we arrive at, I think, is going to be a much more valuable discussion, because we could talk for a long time about some of the things that you may object to about this application that might not even exist by the time we come back for a public hearing.

MEMBER WELCH: You'll receive a public notice.

MS. DAWES: We'll get a notice just like we got before?

CHAIRPERSON HERSHBERG: Yes. For the public hearing when we're here again, yes.

1  
2 MS. UNGAR: If I may, just to be  
3 clear. Like the Chair said earlier, there  
4 are not public notices sent out for the  
5 preliminary hearing. That being said, you  
6 can call the Clerk's Office to get  
7 information. The calendars are also  
8 published on the Village website.

9 MS. DAWES: What is the number?

10 THE CLERK: 377-3632.

11 MS. UNGAR: Site Plan meetings are  
12 held the second and fourth Tuesday of every  
13 month, in general.

14 R O M E O D A W E S,  
15 having been first duly sworn by a Notary  
16 Public of the State of New York, was  
17 examined and testified as follows:

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

20 MR. DAWES: My name is Romeo Dawes.  
21 That's my wife. I live at 72 Lena Avenue.

22 My question is, in essence,  
23 (inaudible) that mean I can break my house on  
24 my property.

25 MEMBER RYAN: That's your right.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. UNGAR: It depends on zoning. It depends on the zoning. That's not really a question the Board can answer for you on the spot.

MS. DAWES: What's the difference with their zoning and our zoning?

MS. UNGAR: I don't know your zoning. That's the answer. I don't know whether your house has the same zoning as theirs or not.

MS. DAWES: They right across, 59. I'm 72.

MS. UNGAR: I understand that.

MS. DAWES: If you know their zoning, you should know my house zoning.

MS. UNGAR: The zoning maps don't work that way.

CHAIRPERSON HERSHBERG: It seems like it would be the same, but we can't -- first of all, it's out of the purview of this Board. That is the Zoning Board that would handle that. But it is possible that you could have a zoning change, different zoning on different sides of the street. It's possible. I understand what you're saying.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

It seems like it would be the same, but that's not something that this Board is involved in.

MEMBER DELMOND: The Building Department could answer that question for you.

MS. DAWES: Thank you.

M A R I L Y N M O N R O E,  
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. MONROE: Marilyn Monroe. My address is 10 West Woodbine Drive, Freeport, New York.

MEMBER DELMOND: The Randall house.

MS. MONROE: The Randall house, yes. I am very concerned about this project. But I understand what this Board is allowed to do, what we're here to talk about tonight. I don't want to belabor the conversation, but I do want you -- please. I appreciate what you said. Please keep it in -- I'm just so upset

1  
2 about this. You guys don't understand. I am  
3 just outraged. Please keep the houses. It  
4 sounds like it's a done deal. I appreciate  
5 the fact that you want to keep the houses in  
6 keeping with the neighborhood. My house is  
7 built in the 1800's.

8 MEMBER RYAN: I love your house.

9 MS. MONROE: Thank you very much. It  
10 is really beautiful. So, that's why I'm  
11 really sad to know my neighbor -- the reason  
12 why I moved into that house, I moved into  
13 that neighborhood was because it was big  
14 houses on big lots. And then guess what?  
15 That's changing. That's very disturbing to  
16 me.

17 But I'm also concerned -- I know  
18 we're not talking about it today, but I  
19 brought an exhibit to share with you what  
20 happens when you build small houses, multiple  
21 houses in the neighborhood. This is the  
22 parking on my block. I brought it to show  
23 you. This is the parking this past Sunday.  
24 I can't even get into my driveway. I have  
25 this big beautiful house with all these

1  
2 little tiny houses on this side with multiple  
3 people coming out of the garage and basements  
4 and the back door and everywhere else parking  
5 their car and I can't even get out. So,  
6 please keep that in mind when you -- again,  
7 I'm so passionate. I apologize. It's  
8 upsetting. It's upsetting. I want everybody  
9 to see. I'm going to pass these around.

10 CHAIRPERSON HERSHBERG: Does that  
11 conclude your comments?

12 MS. MONROE: Yes. Thank you very  
13 much. I'm terribly sorry. I am really  
14 sorry.

15 CHAIRPERSON HERSHBERG: Your  
16 statement about a done deal. We've got the  
17 applicant and the attorney of the applicant  
18 already willing and to wanting to meet with  
19 us to have a discussion about it. And so,  
20 I'm very encouraged by the fact that we're  
21 going to have a conversation about it. So,  
22 so far, I would not characterize this as  
23 anything more than a very positive process.  
24 The statement "done deal," it's not a done  
25 deal. I think we're going to arrive with

1  
2 something that the people will be as happy as  
3 they can be. Maybe not perfectly happy, but  
4 as happy as they can be. We have laws and  
5 rules to abide by, just as they govern your  
6 property too.

7 MS. MONROE: I am concerned about my  
8 property. I spend over \$20,000 in taxes,  
9 well over \$20,000. So, I am very concerned  
10 about my property.

11 CHAIRPERSON HERSHBERG: I understand.

12 S T A C E Y R O S E,  
13 having been first duly sworn by a Notary  
14 Public of the State of New York, was  
15 examined and testified as follows:

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

18 MS. ROSE: Stacey Rose. 56 Lena  
19 Avenue. Across the street from the Monroe's.  
20 Again, we know this is not a zoning meeting,  
21 but --

22 CHAIRPERSON HERSHBERG: Wait. But?  
23 Wait. We have a long evening. Please. Can  
24 you please have succinct comments, because  
25 it's not a zoning meeting.

1  
2 MS. ROSE: Right. It's not a zoning  
3 meeting. But to my neighbor's point, the old  
4 Dr. Saunders house, if we can put four houses  
5 where that house was, then they can put four,  
6 the Monroe's can put four, the Savino's can  
7 put four. This is not the community for  
8 four. We're going to cover that hopefully  
9 with the deed, but I am concerned about the  
10 character of the neighborhood, especially  
11 with the parking with these four houses being  
12 close together.

13 Do you want to live in that  
14 neighborhood? Do you want to live in that  
15 neighborhood? It's simple for people who  
16 don't live in Freeport, northwest Freeport,  
17 to come in and do what they want to do.  
18 Those of us who have been here for 30, 40, 50  
19 years, we don't want that. Thank you.

20 CHAIRPERSON HERSHBERG: Does that  
21 conclude your comments?

22 MS. ROSE: It does. Thank you.

23 CHAIRPERSON HERSHBERG: I'm really  
24 not saying much to further comments. In my  
25 opinion there is a time to do that. And so,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I can't stop anybody from making comments,  
but I'm suggesting there's a better time for  
them.

MEMBER DELMOND: Just one thing. The  
concern over subdivision of properties,  
that's a concern all of us have. It is  
pervasive on Long Island and probably in most  
suburbs, that's what's happening. So, your  
voice needs to be heard by the mayor and the  
Board of Trustees so that they change the  
zoning laws, so that doesn't happen. I know  
that some of that has already occurred, but  
there may be more that needs to occur to  
preserve our neighborhood.

C A L V E N Z E 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. VENZEN: Cal Venzen. 134  
Wallace Street. This is right around the  
corner from this project.

About three or four years ago we

1  
2 resurrected the North Civic Association which  
3 was defunct. The fellow who ran it died. At  
4 this point, I am the president of the  
5 organization. I have two young people that  
6 want to take over. The 28th of February, I  
7 was 80, and at this point in my life I don't  
8 want to have to deal with that. But if you  
9 look around this room, all these folks, they  
10 all live in that neighborhood surrounding  
11 this project. We have Alicia coming. She  
12 restored the stone house on Lena. That's the  
13 lady right there who did it. She put a lot  
14 of money into that house.

15 MEMBER DELMOND: I'm sure she did.

16 MEMBER RYAN: Beautiful house.

17 MR. VENZEN: She didn't put that  
18 money in there to see -- well, I don't want  
19 to be too negative, but we don't want to see  
20 rooming houses. We fight to keep our houses.  
21 Marilyn restored that house. I have a  
22 daughter who is coming down here tonight and  
23 she also restored her house next door to me,  
24 and she put big money into that.

25 So, the thing is, we don't want to

1  
2 deprive you of your living, but we need to be  
3 respected in that community, because we're  
4 fighting to keep it, the character of that.  
5 Anybody that comes up here and talks about  
6 the character of their neighborhood, we fight  
7 for that.

8 I didn't come to say too much, but  
9 whenever you meeting again, I wish you would  
10 have some of the folks who are effected by  
11 the change to be a part of it, because it's  
12 best to hear early on and not later. People  
13 told me things about -- one person spoke to  
14 me. They wanted to know how are you going to  
15 get those houses in there? Are you going to  
16 use a shoehorn? I mean, you know, to squeeze  
17 it in, when your foot doesn't fit into your  
18 shoe, you use a shoehorn.

19 I mean, Tony restored a house on  
20 Bergen a few years back and it's a beauty.  
21 And this is right across the street from the  
22 three houses that you are going to be putting  
23 on Bergen. So, I think when you talk about  
24 59 Lena, you have to talk about 130, 132, 134  
25 Bergen because they circle there, covers all

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

of these houses.

CHAIRPERSON HERSHBERG: We will be, sir.

MEMBER DELMOND: My comments that I made earlier are about the character of all the houses. While only one was called, the application, those apply to all the houses.

MR. VENZEN: Okay. I'm going to step down. I think other folks want to make comments.

CHAIRPERSON HERSHBERG: Thank you, sir.

A L F R E D O A G U I R R E,  
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. AGUIRRE: Alfredo Aguirre. 62 Lena Avenue.

The reason that I bought my house in that neighborhood is because I like all the houses. What I see, I got no respect. I support all the neighbors and I'm not happy

1  
2 with the project. I don't want it to be too  
3 crowded around the neighborhood. As you see  
4 Lena Avenue, that's why I moved there because  
5 it's comfortable for me. I don't want this  
6 house because it makes our property going to  
7 go down. So, I'm not happy with that.

8 MEMBER DELMOND: We understand.

9 MEMBER RYAN: We understand.

10 MR. AGUIRRE: We don't want too  
11 crowded. Across there is only one house in  
12 there. Now we're going to see a lot of cars  
13 in there, a lot of problems. I'm not  
14 agreeing with that.

15 F A N N I E A G U I R R E,  
16 having been first duly sworn by a Notary  
17 Public of the State of New York, was  
18 examined and testified as follows:

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

21 MS. AGUIRRE: My name is Fannie  
22 Aguirre. He's my husband. I live in 62 Lena  
23 Avenue.

24 We bought the house, with all due  
25 respect, because we wanted to raise my kids

1  
2 in a nice neighborhood, in a neighborhood  
3 that they can grow in Freeport. And it's not  
4 only Freeport. No, it can be a nice  
5 Freeport. We save money to buy my house,  
6 raise two kids in the house. And to see in  
7 front of my house four houses, so many people  
8 coming. I know it's going to be rented,  
9 there's going to be a lot of cars. I don't  
10 think it's fair for everybody, especially all  
11 the people here that have their houses for  
12 years. I'm a new owner. I've been living  
13 there seven years already. I'm really  
14 comfortable, safe. For me, it's really  
15 uncomfortable four houses there. I think the  
16 project is beautiful, but for us, we live in  
17 there everyday. My kids are there. I want  
18 it safe for the kids. They're little. We  
19 have little kids in the house. We don't want  
20 Freeport to look like that, because we have  
21 so many houses and cars parking, garbage,  
22 because that will include garbage, animals,  
23 people coming in, friends coming over,  
24 parties, all of that.

25 So, please reconsider it. We take

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the time to come here. We received the letter, you sent it. We really want it to be not to much houses, only maybe two houses.

MEMBER DELMOND: Thank you.

CHAIRPERSON HERSHBERG: Thank you for you comments.

MEMBER DELMOND: I will say that the houses proposed are high quality, single family homes. So, I think, even though there are more than you would like to see on the property, they will definitely enhance the neighborhood and property values. I think that concern should not be a concern.

CHAIRPERSON HERSHBERG: If you'd like to speak, you can speak. I cannot stop anybody from speaking. Nobody followed my suggestion and that's okay. If you'd like to speak, please. Generally, we're speaking in relation to a specific application of which we have adjourned.

A N N      B R O W N      P O P E,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

MS. POPE: My name is Ann Brown Pope. I own that house diagonal, that stone house. I moved here. I left here 20 years ago to be down there with Lindsey Graham and I decided to come back home.

MEMBER DELMOND: Welcome home.

MS. POPE: That house has enough land also for me to do something there, but I just want to let you know I own the stone house. I'm Ann Brown Pope. Good evening.

MEMBER DELMOND: Thank you for fixing it up, restoring it.

M A R I E M C L A U G H L I 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.

MS. McLAUGHLIN: Maria McLaughlin. 131 North Bergen Place, Freeport.

Good evening, everyone. My husband And I purchased the home in May of 1988. So,

1  
2 we're there almost 34 years now. So, we  
3 watched the house across the street  
4 debilitate over time. It was a huge,  
5 beautiful home. But as all of our neighbors  
6 have said, the homes -- we moved to Freeport  
7 because of the land. We have a nice, big  
8 backyard. We renovated our home 20 years  
9 ago, raised our children there. We knew that  
10 the house was falling apart and something had  
11 to be done. So granted, four homes, for me,  
12 is outrageous. And to echo the comments of  
13 my neighbors, it's not fair. We live in the  
14 neighborhood. So, I look at that property  
15 everyday. That's my view. Three homes,  
16 that's going to be my view. It's just not  
17 good that we don't have a say in that. We  
18 live there. That's our quality of life  
19 impacted. I understand that ultimately the  
20 decision is with the Board. We pay the  
21 taxes, we live there almost 34 years. We  
22 should have some say in it.

23 Out of respect to the builder, I know  
24 something had to go there, but four homes is  
25 not -- it just doesn't look good. The homes

1  
2 in Freeport are mansions, beautifully  
3 landscaped. We were there for the  
4 landmarking here in the stone home. So, we  
5 fully appreciate it. We could have left  
6 Freeport years ago, but we chose to stay. We  
7 love the neighborhood.

8 The other thing I'm concerned about,  
9 this it's not to the builder, but it's a  
10 large property. So, people use that property  
11 to urinate. I see them. Again, I have a  
12 full view of that property. People go walk  
13 their dogs on the property, there's garbage  
14 and it accumulates fast. What happens to  
15 that garbage? It ends up on my front lawn.  
16 He can't be there everyday cleaning it up,  
17 right? So, we have that issue to deal with  
18 also.

19 I know a home needs to be built,  
20 again, but that's our quality of life. We  
21 live in this home, our neighbors live in the  
22 area. I just ask you guys to please take all  
23 of that into consideration.

24 MEMBER WELCH: You know, I do want to  
25 share something with you. I didn't know,

1  
2 before I got on the Planning Board, we all  
3 live in the Village of Freeport. So, we  
4 really do feel your pain and we understand  
5 what it is that you're talking about. While  
6 it's not in our purview to decide the  
7 property boundaries and lot sizes, we will  
8 definitely do our very best for you to make  
9 sure that these houses conform to yours.

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

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

16 MR. McLAUGHLIN: Fitzgerald  
17 McLaughlin. 131 North Bergen Place,  
18 Freeport, New York 11502.

19 I like progress. I don't want four  
20 houses built there. Two houses are fine.  
21 This would cause congestion and reduce the  
22 quality of our neighborhood. If you pass  
23 there on a Monday or Tuesday, there's a lot  
24 of cars already parking on the street. So, I  
25 would like to know if we can go to the next

1  
2 zoning meeting, if you have one, so we could  
3 have a discussion about this at the meeting?

4 MEMBER DELMOND: So, what I said  
5 earlier was that the property was  
6 subdividable as of right. So, none of the  
7 Boards would have any say on whether or not  
8 it could be subdivided. So, it was  
9 subdivided into four lots for, I guess, it's  
10 A Zone, Residence A. That's what the law  
11 allows for. So, there is no way to challenge  
12 the fact that four houses are being built on  
13 that property. They are legal lots that can  
14 be built on.

15 What I said earlier was that it's not  
16 this Board that can make changes to the laws  
17 in the Village, it's the mayor and the Board  
18 of Trustees. So, you have to voice these  
19 concerns to the mayor and the Board of  
20 Trustees so they change our zoning laws, so  
21 that large homes like the one on that corner  
22 are not demolished.

23 MR. McLAUGHLIN: So, we can't do  
24 anything about this particular one?

25 MEMBER DELMOND: Correct.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MEMBER RYAN: When does the mayor and the Board of Trustees meet?

THE CLERK: Monday.

MEMBER RYAN: The mayor meets every month. So, it's a good place to air exactly your grievances.

MEMBER WELCH: The mayor's office is also open every Tuesday from 10:00 to 2:00. You could just walk in.

MS. UNGAR: It's 12:00 to 5:00 every Tuesday for quality of life questions and issues. Usually then also a trustee is available from 5:00 to 7:00 every Tuesday. You can walk in or make an appointment.

C H A N E L T U R N E 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 address for the record.

MS. TURNER: Chanel Turner. I live across the street at 135 North Bergen, the corner house.

I just want to echo support for my

1  
2 neighbors in that I will not be able to come  
3 in four weeks to come in front of you again,  
4 but to tell you to really consider not  
5 putting four houses on that little space. We  
6 bought the house in the year 2000. We have  
7 been here for a long time. We bought it  
8 especially because we don't want to have to  
9 spit on the house next door and to talk to  
10 our neighbors, we wanted the space. Please  
11 reconsider.

12 MEMBER RYAN: Thank you.

13 CHAIRPERSON HERSHBERG: Thank you for  
14 your comments. I don't see any other  
15 comments. Is there something that you wanted  
16 to say, sir?

17 MR. BROWNE: I just wanted to request  
18 an adjournment. I just want to note that I  
19 understand the neighbors concerns. It just  
20 so happens that my mother's parents lived on  
21 North Ocean Avenue right around the corner,  
22 my parents father's parents lived on the  
23 corner of Wilson. So, this property is right  
24 between where both my parents grew up and  
25 close family, so I sort of grew up there too.

1  
2 So, I know that street in particular very  
3 well my whole life. I understand the  
4 concerns. I know those houses. The fellow  
5 from the Civic Association lived behind my  
6 grandparents, Dr. Blast and so forth. I  
7 think he lived in the stone house.

8 THE AUDIENCE: He lived across the  
9 street.

10 MR. BROWNE: Across the street. I  
11 was on North Ocean Avenue last week. My  
12 grandparent is 107 years old and still lives  
13 there by herself. So, I understand. We want  
14 to do something nice, we want to bring up, as  
15 Mr. Delmond mentioned, the property values in  
16 the area. We can design homes that fit in  
17 that, I think, in the end, will be a boom in  
18 the neighborhood and bring everybody's  
19 property values up.

20 I know it's crowded. Believe me, I  
21 get it. I see the cars and I understand, but  
22 I think, overall, we can do something nice  
23 and work with the Board, listen to the  
24 neighbors. We understand the conditions.

25 Also, it's a vacant lot now. The

1  
2 longer it stays vacant, the more chances for  
3 vandalism and garbage. We want to get  
4 moving. This has been delayed long enough.  
5 So, we can work with the Board, work with the  
6 community, tweak designs as you'd like and we  
7 can then get the lot cleaned up and ready to  
8 go.

9 Having said that, I would ask  
10 whatever procedure you need to go through to  
11 adjourn it and come back.

12 MEMBER DELMOND: I move that we  
13 accept the applicant's request for  
14 adjournment pending a preliminary hearing and  
15 further submissions.

16 MEMBER WELCH: Second.

17 THE CLERK: All in favor.

18 MEMBER RYAN: Aye.

19 MEMBER DELMOND: Aye.

20 MEMBER WELCH: Aye.

21 CHAIRPERSON HERSHBERG: Aye.

22 THE CLERK: Any opposed?

23 (No response was heard.)

24 CHAIRPERSON HERSHBERG: I'm going to  
25 ask that we call the next three applications

1  
2 and do them at the same time and we'll  
3 undertake the same process of adjournment.

4 THE CLERK: Site Plan Number 3527 -  
5 130 North Bergen Place. Section 55, Block  
6 267, Lot 226, Residence A. Marti Homes, LLC.  
7 Construct a new 2,485 square foot two-story  
8 single family dwelling with attached garage.

9 CHAIRPERSON HERSHBERG: Please. If  
10 you are going to have discussion, you need to  
11 have it outside of the meeting room.

12 THE CLERK: Site Plan Number 3528 -  
13 132 North Bergen Place, Section 55, Block  
14 267, Lot 255, Residence A. Marti Homes, LLC.  
15 Construct a new 2,498 square foot two-story  
16 single family dwelling with attached garage  
17 and unfinished basement.

18 Site Plan Number 3529 - 134 North  
19 Bergen Place, Section 55, Block 267, Lot 223,  
20 Residence A. Marti Homes, LLC. Construct a  
21 new 2,507 square foot two-story single family  
22 dwelling with an attached garage and  
23 unfinished basement.

24 We have an Affidavit of Mailing for  
25 each one of these applications to be placed

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

on the record as exhibits.

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

CHAIRPERSON HERSHBERG: Sir, my understanding is you wish to adjourn these?

MR. BROWNE: Yes, we make the same applications.

CHAIRPERSON HERSHBERG: Thank you very much. Motion from the Board.

MEMBER DELMOND: I make a motion to accept the applicant's request adjournment of SP-3528, 3529 and 3530, pending a preliminary hearing and further submissions.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

No response was heard.)

MEMBER RYAN: Correction. It's 3527  
28 and 29.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRPERSON HERSHBERG: Next application, please.

THE CLERK: Site Plan Number 3530 - 177 Buffalo Avenue, Section 62, Block D, Lot 400. Industrial B, 177 Buffalo LLC. Regrade and blacktop front of building.

B I L L F E D E R E 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.

MR. FEDERER: Bill Federer. 210 Jericho Street in East Islip, 11730.

CHAIRPERSON HERSHBERG: Speak loudly. Your back.

MR. FEDERER: My application is very simple. We want to get rid of the mess in front of the building, which you see in the pictures there. Leave all the curb at the road and regrade and blacktop the entire front.

MEMBER RYAN: Sounds good.

MEMBER DELMOND: You don't want to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

put a nice planting bed in the area with bushes and trees?

MR. FEDERER: Honestly, on the whole block, we did try over the years to do stone, landscape the property and whatnot. Whenever the Town comes and redoes that parking lot, we get a letter that comes and says, "If you don't do it, we're going to fine you."

MEMBER DELMOND: It's a maintenance issue?

MR. FEDERER: Yes.

MEMBER RYAN: If you can't beat them, join them.

MR. FEDERER: I would like to get rid of the curb itself, but that's a whole different application. So, I'll leave it. The internal sidewalk we want to get rid of, which is on our property. I think that's okay. And then we're going to block the door out, so we can really get some pitch. If you go by there when it rains -- if it rains while the girls are in the office, they have to take their shoes off to get into their cars. It puddles that much.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRPERSON HERSHBERG: Do we have any questions at all for this application?

MEMBER DELMOND: No.

MEMBER WELCH: No questions.

CHAIRPERSON HERSHBERG: Motion from the Board, please.

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

MEMBER WELCH: Second.

CHAIRPERSON HERSHBERG: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: I didn't ask for public comment. Is there any public comment? There is none.

Next application, please.

THE CLERK: Site Plan Number 3531 - 61 Albany Avenue, also known as 240 East Merrick Road. Section 62, Block E, Lot 810.

1  
2 Manufacturing, Richard Ull. Exterior  
3 renovation.

4 R I C H A R D U L L,  
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 Richard Ull. 240 East Merrick Road,  
11 Freeport, New York 11520.

12 CHAIRPERSON HERSHBERG: Good evening.

13 MR. ULL: How are you?

14 CHAIRPERSON HERSHBERG: Doing well.

15 MR. ULL: Good. The scope of this  
16 project is -- we were here in November with  
17 the architect. We initially proposed and got  
18 approved for two garage doors leading on  
19 Albany Avenue for our car shop on Merrick  
20 Road. We were starting our plans, you know,  
21 and then I guess Public Works had come by and  
22 just said, "We don't want you to drive on  
23 Albany Avenue." We totally understood. We  
24 were not appealing it. I know it's approved.  
25 We were 40 feet from the corner.

1  
2           So, we kind of went back to the  
3 drawing board and we're back with a similar  
4 project, I guess, to add just one door on the  
5 east elevation, and 8 by 10 garage door on  
6 our property to enter the building with a  
7 car, and then right next to it a pedestrian  
8 door for employees to get in the building.  
9 Currently, right there, there is just a  
10 little stone path and a stairwell that was  
11 going to a nonuse second floor. So, that  
12 stone path/stairwell will be removed.

13           That's the scope of the project.

14           CHAIRPERSON HERSHBERG: Okay.

15           MR. ULL: I guess the reason for all  
16 of this is we had a rental shop down the  
17 block costing a significant amount of money.  
18 We had the room in our building, so my lease  
19 was ending in April, hence why we started  
20 last year, and we're kind of like against the  
21 deadline. But we're glad we got on this  
22 meeting. With the one door, one garage door,  
23 it's going to be very simple. It's just a  
24 white door with white trim. The pedestrian  
25 door will be white, and the stairwell and the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

cement path will be removed. The second floor is sort of like a floating door, will be vinyl siding that we put up, so it looks like there was never anything there.

MEMBER RYAN: Okay.

CHAIRPERSON HERSHBERG: Any questions?

MEMBER WELCH: No questions.

CHAIRPERSON HERSHBERG: Motion from the Board.

THE CLERK: We have 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, for identification, as of this date.)

CHAIRPERSON HERSHBERG: Before we have a motion, I need to ask if there are public comments? There's none.

MEMBER DELMOND: Move to reserve decision and close to further evidence and testimony.

MEMBER WELCH: Second.

THE CLERK: All in favor.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. ULL: Is that it? The last time Jim came for me, so I didn't know the process. Have a great evening.

CHAIRPERSON HERSHBERG: Next application.

THE CLERK: Site Plan 3532 - 141 South Marks Avenue, Section 62, Block 31, Lot 30, Residence A. Nassau Suffolk Partnership. Construct a new 1,388 square foot second-story single family dwelling.

I have 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, for identification, as of this date.)

N I C H O L A S P F L U G E R,  
having been first duly sworn by a Notary Public of the State of New York, was

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

examined and testified as follows:

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

MR. PFLUGER: Sure. My name is Nicholas Pfluger from Bouler and Pfluger Architects. 85 East Main Street, Bay Shore, New York 11706.

Good evening. Tonight we're here proposing a single family dwelling that will be FEMA compliant, one story, approximately 1,388 square feet. The existing house on the property will be demolished, as it was badly damaged during Hurricane Sandy. I'm here on behalf of the Nassau Suffolk County Partnership Housing Development Fund, which is a group that basically assists home owners to get into a new home, and they procured the property from the state. I'm not really privy to all of the workings of their program, but that's the basic gist of how they got the property.

The property does have two off-street parking spaces, and no variances are required. All of the setbacks and height,

1  
2 lot size were all compliant. In terms of the  
3 architecture, the roof lines are double gable  
4 style roof, as you can see there. The house  
5 is relatively modest, but we do feel that it  
6 does fit with the character of the  
7 neighborhood, as there are other homes that  
8 are also relatively modest, in terms of roof  
9 lines.

10 In terms of the materials, the  
11 roofing, we're using architectural asphalt  
12 shingle, charcoal gray. The siding will be a  
13 vinyl Dutch lap in Oxford blue. Trim we're  
14 using a PVC trim by Azek in white. Windows  
15 will be white vinyl clad and the railing will  
16 be white vinyl railing, and the foundation  
17 will be typical concrete foundation.

18 I do have samples of some of the  
19 materials, if you would like to see them.

20 CHAIRPERSON HERSHBERG: Yes.

21 MR. PFLUGER: The roofing is the one  
22 with the Post-it next to it, and this is the  
23 blue color. The next application is also  
24 marked. And just so everyone is familiar,  
25 this is a profile of the siding using the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Dutch lap.

I should also mention we're doing a four inch trim around the doors and windows. It's also hard to see in the rendering there, but we do have a four inch gable trim, just to accent the gables.

That's pretty much it. Are there any questions?

MEMBER RYAN: Will there be grids in the windows?

MR. PFLUGER: Yes, we will have grids in the windows.

MEMBER DELMOND: Can you add a gable vent in the front elevation?

MR. PFLUGER: Absolutely.

MEMBER DELMOND: Like a round one or something to add a little more interest.

MR. PFLUGER: I tend to go for a rectangular one, if that's okay. Either one is fine by me.

MEMBER DELMOND: What do you think?

MEMBER RYAN: Rectangular. It depends on the size.

MR. PFLUGER: Usually for this scale

1  
2 house, I would probably go with 8 by 16  
3 rectangle vent. It will be slightly bigger  
4 because it will have a little trim around  
5 that.

6 MEMBER RYAN: I didn't see a  
7 landscape plan, but I think there was one.

8 MR. PFLUGER: Yes, we have it. I  
9 have it here also on the site plan. It may  
10 be a little hard to see from there, but we do  
11 have column junipers here under the window,  
12 and then forward of that we do have some  
13 Boxwoods. And we are also doing some  
14 planting, because this house is on the  
15 corner. So, some planting also with Boxwoods  
16 and column junipers on the side there.

17 MEMBER DELMOND: So, I'm going to  
18 assume Nassau Suffolk Partnership has a very  
19 limited budget in which to do this?

20 MR. PFLUGER: That is exactly right.

21 MEMBER DELMOND: Limitations on what  
22 can be done. Is this modular or stick built?

23 MR. PFLUGER: It is stick built. It  
24 is one of three different models that we  
25 design for them to fit on the different

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

properties all throughout Long Island.

MEMBER RYAN: How tall is the foundation?

MR. PFLUGER: The lower level technically would be a crawl space. On this one it would be six and a half feet from the slab to the bottom of the joist, and that's all controlled by FEMA elevations.

MEMBER RYAN: What do we see on the outside; three or four feet?

MR. PFLUGER: You would see the siding coming down a little bit. You would probably see six feet or so.

MEMBER RYAN: That's a lot.

MR. PFLUGER: I agree.

MEMBER RYAN: Do you have anymore bushes?

MR. PFLUGER: I think I can convince them to put more landscaping. I'll flip back to the rendering here.

So, in the front here there's a good amount of landscaping. Again, we can put the landscaping on the side and have the stair with lattice.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MEMBER RYAN: Is it a corner?

CHAIRPERSON HERSHBERG: It is a corner.

MEMBER DELMOND: Maybe a couple of trees in the side yard. Since it's a corner property, you probably heard us say the side facing the other street to be a front. Obviously, that can't happen here.

MR. PFLUGER: Right.

MEMBER DELMOND: Maybe a couple maple trees or something planted.

MR. PFLUGER: Sure. I think the client would be good with that.

MEMBER DELMOND: Say two deciduous trees planted in the side yard. That would be, of course, a condition.

MR. PFLUGER: That would be great.

MEMBER RYAN: Is the front door going to be red?

MR. PFLUGER: Yes.

MEMBER DELMOND: The driveway, what is that, blacktop, cement or what?

MR. PFLUGER: It is blacktop. There are existing driveways that we were going to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

keep, since they are already there. There is one here and one here, currently. We're just going to keep that as is.

MEMBER DELMOND: The landscape plan shows a front path?

MR. PFLUGER: Yes.

MEMBER DELMOND: What will that be made of? Proposed is a concrete walkway.

MR. PFLUGER: Concrete, correct.

CHAIRPERSON HERSHBERG: Air conditioning unit on the outside of the property?

MR. PFLUGER: Yes, there will be an AC unit. They originally proposed not to do air conditioning for cost purposes, but they got a new contractor. Long story short, the contractor was able to fit it within the budget.

CHAIRPERSON HERSHBERG: Where is that located?

MR. PFLUGER: That will be located on the south side of the building. So, that will be on the secondary.

MEMBER DELMOND: You may have said

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

this and I didn't hear you. The foundation, which will be breakaway walls, I guess, how are they finished?

MR. PFLUGER: They're not breakaway walls. It will be concrete. We will have flow vents, as per FEMA regulations. But we were just going to leave the bare concrete.

MEMBER DELMOND: So, is it going to be blocked or parged when it's finished?

MR. PFLUGER: We were proposing just a poured concrete foundation. But I think parging -- hopefully we'll be able to fit it, if it's something the Board would like.

MEMBER RYAN: They have something called Thoroseal that Russ Jordan always talks about. It's a pretty inexpensive product. Thoroseal, it's called. They waterproof the foundation with it. It has more of a finished look to it.

MR. PFLUGER: We can take a look at that.

MEMBER RYAN: No more questions.

CHAIRPERSON HERSHBERG: Motion  
Please -- wait. I'm sorry. Public comments.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Do we have any public comment?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none.

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

MEMBER WELCH: Second.

THE CLERK: All in Favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3533 - 139 East Avenue, Section 62, Block 58, Lot 407, Residence A. Nassau Suffolk Partnership. Construct a new 1,388 square foot, two-story single family dwelling.

MR. PFLUGER: This application is very much identical to the last application. The big difference, of course, is the property that it's on, but the color of the siding is really the only difference, in

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

terms of materials and architecture.

MEMBER DELMOND: So, the things that we talked about, the vent, that could be installed on the front to add more interest?

MR. PFLUGER: Absolutely.

MEMBER RYAN: This one has a lattice under the porch. What is that?

MR. PFLUGER: This area here?

MEMBER RYAN: Yeah.

MR. PFLUGER: They both do.

MEMBER RYAN: I couldn't see it so much on the other one.

MEMBER DELMOND: This is also a poured concrete foundation?

MR. PFLUGER: Correct.

MEMBER RYAN: This one, the color is called what?

MR. PFLUGER: This one is called Vintage Cream by Royale. It's a yellowish color.

MEMBER RYAN: Also four inch white Azek trim?

MR. PFLUGER: Correct. Yes.

MEMBER RYAN: Red door?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. PFLUGER: Correct.

CHAIRPERSON HERSHBERG: The plans call for three and a half inch trim, just as a note, instead of four inch.

MR. PFLUGER: Four inch is the nominal. It's the way we say it, but it's three and a half. It's like a 2 by 4 being three and a half inch.

MEMBER RYAN: They measure a little smaller.

CHAIRPERSON HERSHBERG: Gotcha. We will be applying the same conditions, with respect to the finish of the concrete, the accent, the gable vent and the concrete.

MR. PFLUGER: Absolutely, yep.

MEMBER DELMOND: Can you describe the landscape for this particular parcel?

MR. PFLUGER: So, similar to the last one, just a little different because the walkway goes in a different direction. But we have column junipers here adjacent to the house and Boxwoods here for the walkway. And on this we did not propose any landscaping on the side, but we're happy to put landscaping

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

on the secondary.

MEMBER RYAN: Does this one have AC too?

MR. PFLUGER: Correct.

MEMBER DELMOND: So, should we install trees on the secondary front? What do you think?

MR. PFLUGER: I mean, we're fine doing that, applying the same conditions as the previous application.

CHAIRPERSON HERSHBERG: Any comments from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. PFLUGER: Thank you.

CHAIRPERSON HERSHBERG: Good luck.

THE CLERK: Site Plan 3534 - 114  
Church Street, Section 26, Block 75, Lots 16  
and 17, Business B. Thomas Hopkins.  
Exterior facade improvements.

T H O M A S            H O P K I N S,  
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. HOPKINS: Thomas Hopkins. I live  
at 14 Oak Road in Montrose, New York. I am  
the president and CEO of the South Shore  
Guidance Center. It's a not-for-profit  
agency that has been situated in Freeport and  
serving the people of Freeport since 1952.  
We provide counseling and a variety of  
services to adults and primarily children.

In the 70 years we have been in  
existence, we were kind nomads, moving from  
one rented space to another over the years.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

A few years ago we were awarded a grant by New York State Department of Health to solidify and expand services by buying property --

MEMBER RYAN: That's awesome.

MR. HOPKINS: -- at 114 Church Street, the old home of Chocolate Works. It's nice having a children's clinic that smells like chocolate.

Anyway, I'm here with my architect, Willy Zambrano. We are in the process of starting construction, and we're here tonight to tell you what we'd like to do with the front of the building.

W I L L Y        Z A M B R A N O,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

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

MR. ZAMBRANO: Will Zambrano, architect. 410 Atlantic Avenue, Freeport. Good evening.

MEMBER DELMOND: Good evening.

1  
2 MR. ZAMBRANO: So happy to see faces  
3 in person. So, I'm really excited about the  
4 project that we're presenting here, not only  
5 because of what the clinic's actual mission  
6 is for, but also because he wants, the clinic  
7 wants to be a permanent neighbor in the  
8 community.

9 So, what we have is basically --  
10 because of the grant, we tried to be as  
11 economical as possible, but nonetheless  
12 trying to keep within the integrity of the  
13 character of the street, especially of what  
14 exists right now, which is basically a  
15 factory. We want to turn this back to  
16 commercial space that looks more of what the  
17 clinic is representing. So, we basically are  
18 turning the -- if I can just approach.

19 The existing conditions, as you can  
20 see, are a basic brick building with glass  
21 block windows and awnings. We wanted to  
22 actually create an architecture that not only  
23 brings back the luster of the existing  
24 conditions. Right now we have, the bottom  
25 part of this building has aluminum siding

1  
2 used mostly for those type of spaces, right,  
3 commercial uses. But what we intend to do is  
4 strip down that and expose the brick. There  
5 is brick behind it, the existing brick. And  
6 what we're also trying to do is, because we  
7 want to have visibility to the interior of  
8 the facility, we wanted to do storefront.

9 So, in terms of also saving some  
10 money and the economics, we're not effecting  
11 the structure at all of the openings. So,  
12 we're keeping the integrity of that and  
13 actually using, opening up -- we're actually  
14 opening up the windows all the way to the  
15 floor and to grade. We're actually replacing  
16 that brick where we want to close the  
17 opening.

18 So, what you have here is basically a  
19 condition of a rendering of what that is  
20 going to look like. And in order to actually  
21 keep in mind with the symmetry of the windows  
22 on the top, we actually are painting the  
23 brick with the branding that the clinic  
24 represents. So, we're trying to embody that  
25 branding that they have within their clinic,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

and also just create a nice facade that fits with the character of the street scape.

MEMBER DELMOND: Question for you. So, I'm noticing that there is, unfortunately, an electrical panel?

MR. ZAMBRANO: Yes.

MEMBER DELMOND: Where it's placed on your drawings, the rendering, and where it is in the photos, is that going to disturb the design at all? It seems like it's in a different position.

MR. ZAMBRANO: No. Actually, if you notice, it's gone by the time we paint that part of the building. We did that strategically to make it disappear.

MEMBER DELMOND: I understand, but it looks like it's where that window is going to be.

MR. ZAMBRANO: No, it's actually here.

MEMBER DELMOND: That's not where it is in the photo. Your using those openings that exist?

MR. ZAMBRANO: Right. We're blocking

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

this out with the same brick that we're going to be exposing the bottom part of it. We're going to put this back in this area and repaint it so we can create that symmetry.

MEMBER RYAN: It's too bad you can't paint the electrical box. They won't let you. Just so you know, you're going to come up against that.

MEMBER DELMOND: You might be able to do it. See what happens.

MR. ZAMBRANO: We'll probably try. But that is the intent. We just want to make sure we bring the luster back of the facade.

MEMBER RYAN: Is that navy or black?

MR. ZAMBRANO: Navy.

MEMBER RYAN: What about the up top windows, what did you do there?

MR. ZAMBRANO: We're just leaving them as they are but taking off the awnings.

MEMBER RYAN: They're windows now?

MR. ZAMBRANO: They're just windows. Aluminum bronze windows.

MEMBER DELMOND: The existing brick, is that being cleaned?

1  
2 MR. ZAMBRANO: Yeah, we're going to  
3 power wash. It will be the same brick,  
4 except for the area where we're actually  
5 painting.

6 MEMBER DELMOND: It looks good.

7 MEMBER RYAN: Yeah, it does.

8 MR. HOPKINS: Thank you. Willy did  
9 the design. I wanted to say one thing. I  
10 really like the design. And what my staff  
11 love about it is that you want a clinic with  
12 children and adults to be warm and inviting.  
13 You want it to be a comfortable spot. You  
14 want people to walk in, to feel like they're  
15 in a healthy kind of place. So, that's our  
16 whole thought in a lot of the design.

17 MEMBER RYAN: It looks good. You  
18 might have to paint that other door navy.

19 MR. ZAMBRANO: We're actually trying  
20 to keep in line with the symmetry. More  
21 focus on the symmetry and the rest of the  
22 stuff goes away.

23 CHAIRPERSON HERSHBERG: Questions,  
24 comments?

25 MEMBER RYAN: No questions.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRPERSON HERSHBERG: Any comments from the public?

MEMBER RYAN: Frank, anything?

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

MEMBER DELMOND: Move to reserve decision and close to further evidence and testimony.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

MR. ZAMBRANO: If I may comment. An observation from an architect's point of view. A lot of the houses that are being raised, I see that there's no type of step down plant bedding. I think that would add so much character for any of that foundation that actually comes up off the ground. When you were talking to the last presentation, all you're going to be looking at is that

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

concrete. I wanted to raise that comment.

MEMBER RYAN: It's a good idea.

MR. ZAMBRANO: I think you should really think about that, when those elevated houses come in, to get them to break it up. I did that on the hotel. I stepped down the restaurant, because I wanted people to enjoy the outdoor dining. I was able to do that. That's a good way to really touch the ground.

MEMBER RYAN: Yeah.

MEMBER DELMOND: When is the hotel going to start?

MR. ZAMBRANO: We're starting. Demo is being done to the boat house, the tanks are out. We're going to be starting in June, finally.

CHAIRPERSON HERSHBERG: Thank you for that idea.

MR. HOPKINS thank you.

CHAIRPERSON HERSHBERG: Good night.

MEMBER DELMOND: Move to approve the minutes from the meeting of whatever it is. What was the date?

THE CLERK: February 28th.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MEMBER DELMOND: February 28, 2022.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

CHAIRPERSON HERSHBERG: Actually, the date, if you remember, was 2/22/22.

MEMBER DELMOND: February 22nd. And I move that we go into executive session to consult with counsel.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:50 p.m. to 8:56 p.m., after which the following

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

transpired:)

THE CLERK: We have Site Plan Number 3530, 177 Buffalo Avenue.

MEMBER WELCH: Chairman, regarding Application SP-3530 for the premises located at 177 Buffalo Avenue, the applicant comes before this Board seeking approval to regrade and blacktop front of building.

I, Deborah Welch, move that this Board make the following findings of fact:

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

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

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

The site plan, dated 2/18/22, has been submitted by the applicant, reviewed and

1  
2 approved by the Planning Board. Said site  
3 plan has been stamped, approved and signed by  
4 the applicant and/or the Chairman of the  
5 Planning Board.

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

11 I further move that the application  
12 be granted subject to the following  
13 conditions:

14 The Applicant/Owner must comply with  
15 all the Rules and Regulations of the Village  
16 of Freeport.

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

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

1  
2 modifications for the Building Department  
3 along with a signed Affidavit of Compliance  
4 to the Village Clerk's Office before issuance  
5 of a building permit.

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

9 The Planning Board, as lead agency,  
10 accepts the recommendation of the Building  
11 Department Superintendents negative SEQRA  
12 declaration and has determined that this  
13 action is a Type II action under SEQRA.

14 The Applicant/Owner must obtain the  
15 appropriate permits from the Building  
16 Department prior to any construction.

17 MEMBER DELMOND: Second.

18 THE CLERK: All in favor.

19 MEMBER RYAN: Aye.

20 MEMBER DELMOND: Aye.

21 MEMBER WELCH: Aye.

22 CHAIRPERSON HERSHBERG: Aye.

23 THE CLERK: Any opposed?

24 (No response was heard.)

25 THE CLERK: Site Plan Number 3531, 61

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Albany Avenue.

MEMBER DELMOND: Chairman, regarding SP-3531 for the premises located at 61 Albany Avenue, also known as 240 East Merrick Road, the applicant comes before this Board seeking approval for exterior renovations.

I, Robert Delmond, move that this Board make the following findings of fact:

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

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

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

The site plan, dated 2/22/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

applicant and/or the Chairman of the Planning Board.

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

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

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

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for the Building Department along with a signed Affidavit of Compliance

1  
2 to the Village Clerk's Office, before  
3 issuance of a building permit.

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

7 The Planning Board, as lead agency,  
8 accepts the recommendations of the Building  
9 Department Superintendent's negative SEQRA  
10 declaration and has determined that this  
11 action is a Type II action under SEQRA.

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

15 Is there a second?

16 MEMBER WELCH: Second.

17 THE CLERK: All in favor.

18 MEMBER RYAN: Aye.

19 MEMBER DELMOND: Aye.

20 MEMBER WELCH: Aye.

21 CHAIRPERSON HERSHBERG: Aye.

22 THE CLERK: Any opposed?

23 (No response was heard.)

24 THE CLERK: We have 75 East Milton  
25 requesting an extension to sign the Affidavit

1  
2 of Compliance on the approval of November 21,  
3 2021.

4 MEMBER DELMOND: Mr. Chairman, I make  
5 a motion that we accept the applicant's  
6 application for extension of time for another  
7 30 days.

8 MEMBER WELCH: Second.

9 THE CLERK: All in favor.

10 MEMBER RYAN: Aye.

11 MEMBER DELMOND: Aye.

12 MEMBER WELCH: Aye.

13 CHAIRPERSON HERSHBERG: Aye.

14 THE CLERK: Any opposed?

15 (No response was heard.)

16 THE CLERK: We also have 6 Union  
17 Street requesting an extension to sign the  
18 Affidavit of Compliance from the January 21,  
19 2022 approval.

20 MEMBER DELMOND: Mr. Chairman, I make  
21 a motion to accept the applicant's request  
22 for an extension of time to sign the  
23 Affidavit of Compliance for another 30 days.

24 MEMBER RYAN: Second.

25 THE CLERK: All in favor.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DELMOND: Move to close the  
meeting.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER RYAN: Aye.

MEMBER DELMOND: Aye.

MEMBER WELCH: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, this hearing was  
concluded at 9:02 p.m.)

- o0o -

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 4th day of April, 2022.

---

BETHANNE MENNONNA