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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

May 10, 2022
8:43 p.m.

M E M B E R S :

MICHAEL HERSHBERG	CHAIRPERSON
ED CAMPBELL	DEPUTY CHAIR
DEBORAH WELCH	MEMBER
ANNEMARIE DI SALVO	MEMBER

* * *

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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THE CLERK: Site Plan Number 3544, 75
Cary Place.

MEMBER DI SALVO: I, Annemarie di
Salvo, move that this Board make the
following findings of fact.

This application, as amended?

CHAIRMAN HERSHBERG: Correct.

MEMBER DI SALVO: As amended will not
produce an undesirable effect on the
neighborhood, if the conditions below are
met.

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

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

The site plan and artist rendering,
dated 4/12/22, has been submitted by the
applicant, reviewed and approved by the
Planning Board. Said artist rendering has
been stamped, approved and signed by the

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2 applicant and/or the Chairman of the Planning
3 Board.

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

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

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

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

21 Applicant/Owner is to provide two
22 sets of final plans incorporating all
23 conditions and modifications for Building
24 Department, along with a signed Affidavit of
25 Compliance to the Village Clerk's Office

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before issuance of a Building permit.

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

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 3/24/22. The Zoning Board of Appeals, as lead agency has determined that this is a Type II action under SEQRA and the Planning Board has no further review.

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

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

The condition that the roof is weathered wood color.

The stone, the left bay window, the stone may apply to the top of the window.

The surround by the front door will

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have stone applied to the top of the door.

The right bay window and center window, the tone will be applied to the bottom of the window.

And the sides of the house, the stone will be to the height of the bottom windows.

CHAIRMAN HERSHBERG: Before we have a second, I think the condition is that the stone to be applied up to the top of the window, correct? From the foundation up to the top.

MEMBER DI SALVO: To the top of the window.

CHAIRMAN HERSHBERG: So, it's actually -- okay. You're right. Those are the two end pieces.

MEMBER DI SALVO: Correct. Applied.

CHAIRMAN HERSHBERG: From the foundation to the bottom. You want to describe from the bottom. Where the limit is, the top or bottom.

MEMBER DI SALVO: From the foundation to the bottom of the window.

CHAIRMAN HERSHBERG: Do you want to

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read that condition with that additional clarification?

MEMBER DI SALVO: Right bay window and center window, the stone is to be applied from the foundation to the bottom of the window.

Side of the house, the stone will be applied from the foundation to the bottom of the window.

CHAIRMAN HERSHBERG: We need a second.

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER WELCH: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Site Plan Number 3525, 59 Lena Avenue.

MEMBER WELCH: Chairman, regarding application SP-3526 for the premises located at 59 Lena Avenue, the applicant comes before this Board seeking approval to construct a new 2,337 square foot two-story single-family

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dwelling with attached garage.

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

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

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

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

The site plan and/or artist rendering, dated 4/26/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan/artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding

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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 this decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permits.

The 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 to the Village Clerk's Office, before issuance of a Building permit.

Any changes and/or modifications to the approved plan are subject to further

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review by the Planning Board.

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

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

Additional conditions:

Vinyl shakes on the top of the front facade.

Roof color Timberland Weathered Blue.

Mocha color pavers in driveway.

Hanging lantern in portico.

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER WELCH: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

Site Plan Number 3527, 130 North Bergen Place.

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2 MEMBER DI SALVO: Chairman, regarding
3 Application SP-3527 for the premises located
4 at 130 North Bergen Place, the applicant
5 comes before this Board seeking approval to
6 construct a new 2,485 square foot two-story
7 single-family dwelling with attached garage
8 and unfinished basement.

9 I, Edgar Campbell.

10 DEPUTY CHAIR CAMPBELL: Yes.

11 MEMBER DI SALVO: Move that this
12 Board make the following findings of fact:

13 CHAIRMAN HERSHBERG: Just a moment.
14 You're making the decision.

15 MEMBER DI SALVO: I, Annemarie Di
16 Salvo, move that this Board make the
17 following findings of fact:

18 This application, as amended, will
19 not produce an undesirable effect on the
20 neighborhood, if the conditions below are
21 met.

22 This application, as amended, will
23 produce an aesthetically and conforming
24 positive addition to the surrounding area, if
25 the conditions below are met.

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

6 The artist rendering, dated 2/17/22,
7 has been submitted by the applicant, reviewed
8 and approved by the Planning Board. Said
9 artist rendering has been stamped, approved
10 and signed by the applicant and/or the
11 Chairman of the Planning Board.

12 The members of this Board are
13 familiar with the neighborhood surrounding
14 the applicant's site and have fully
15 considered all documents and testimony
16 concerning this application.

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

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

23 Applicant/Owner must execute an
24 Affidavit of Compliance and return same to
25 the Office of the Village Clerk within 30

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2 days after the decision is filed in the
3 Village Clerk's Office as a prerequisite for
4 issuance of any permit.

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

12 Any changes and/or modification to
13 the approved plans are subject to further
14 review by the Planning Board.

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

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

23 The portico is to be an open four
24 prong truss design.

25 A 16 to 18 inch hanging lantern

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2 should be added to the open portico.

3 There will be sconces added on both
4 sides of the garage door, and any lighting
5 will be in bronze finish to match the finial.

6 DEPUTY CHAIR CAMPBELL: Second.

7 THE CLERK: All in favor.

8 MEMBER DI SALVO: Aye.

9 DEPUTY CHAIR CAMPBELL: Aye.

10 MEMBER WELCH: Aye.

11 CHAIRMAN HERSHBERG: Aye.

12 THE CLERK: Any opposed.

13 SP-3528, 132 North Bergen Place.

14 DEPUTY CHAIR CAMPBELL: Chairman,
15 regarding application 3528 for the premises
16 located at 132 North Bergen Place, the
17 applicant comes before this Board seeking
18 approval to construct 2,498 square foot
19 two-story single-family dwelling with
20 attached garage and unfinished basement.

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

23 This application, as submitted, will
24 not produce an undesirable effect on the
25 neighborhood, if the conditions below are

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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 and/or artist rendering, dated February 17, 2022, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan/artist rendering has been stamped, approved and signed by the applicant and the Chairman of the Planning Board.

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

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

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

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

11 Applicant/Owner is to provide two
12 sets of stamped original final plans
13 incorporating all conditions and
14 modifications for the Building Department,
15 along with the signed Affidavit of Compliance
16 to the Village Clerk's office before issuance
17 of a Building permit.

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

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

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

5 Further:

6 Brushed nickel wall mounted sconces
7 for front door.

8 Sconce brushed nickel on both sides
9 of the garage.

10 MEMBER WELCH: Second.

11 THE CLERK: All in favor.

12 MEMBER DI SALVO: Aye.

13 DEPUTY CHAIR CAMPBELL: Aye.

14 MEMBER WELCH: Aye.

15 CHAIRMAN HERSHBERG: Aye.

16 THE CLERK: Any opposed.

17 SP-3529, 134 North Bergen Place.

18 DEPUTY CHAIR CAMPBELL: Chairman,
19 regarding Application 3529 for the premises
20 located at 134 North Bergen Place, the
21 applicant comes before this Board seeking
22 approval to construct a 2,570 square foot
23 two-story single-family dwelling, attached
24 garage and unfinished basement.

25 I, Edgar Campbell, move that this

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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 and/or artist rendering, dated February 17, 2022, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering has been stamped, approved and signed by the applicant and 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

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2 concerning this application.

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

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

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

15 Applicant/Owner is to provide two
16 sets of stamped original final plans
17 incorporating all conditions and
18 modifications for the Building Department,
19 along with the signed Affidavit of Compliance
20 to the Village Clerk's Office before issuance
21 of a Building permit.

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

25 The Planning Board, as lead agency,

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2 accepts the recommendation of the Building
3 Department Superintendent's negative SEQRA
4 declaration and has determined that this
5 action is a Type II action under SEQRA.

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

9 Two black sconces flanking garage
10 door.

11 Front porch and treads in bluestone.

12 Charcoal colored pavers will border
13 the driveway.

14 May I have a second?

15 MEMBER WELCH: Second.

16 THE CLERK: All in favor.

17 MEMBER DI SALVO: Aye.

18 DEPUTY CHAIR CAMPBELL: Aye.

19 MEMBER WELCH: Aye.

20 CHAIRMAN HERSHBERG: Aye.

21 THE CLERK: Any opposed.

22 Site Plan 3536, 59 Lillian Avenue.

23 MEMBER WELCH: Chairman, regarding
24 Application 3536 for the premises located at
25 59 Lillian Avenue, the applicant comes before

1
2 this Board seeking approval to construct a
3 3,700 square foot two-story single-family
4 dwelling with attached garage and unfinished
5 cellar.

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

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

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

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

20 The site plan, dated 3/11/22, has
21 been submitted by the applicant, reviewed and
22 approved by the Planning Board. Said site
23 plan and/or artist rendering has been
24 stamped, approved and signed by the applicant
25 and/or the Chairman of the Planning Board.

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2 The members of this Board are
3 familiar with the neighborhood surrounding
4 the applicant's site and have fully
5 considered all documents and testimony
6 concerning this application.

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

10 The Applicant/Owner must comply with
11 all the Rules and Regulations of the Village
12 of Freeport.

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

19 Applicant/Owner is to provide two
20 sets of stamped original final plans
21 incorporating all conditions and
22 modifications for Building Department, along
23 with a signed Affidavit of Compliance to the
24 Village Clerk's office before issuance of a
25 building permit.

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2 Any change and/or modifications to
3 the approved plan are subject to further
4 review by the Planning Board.

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

10 The Applicant/Owner must obtain the
11 appropriate permits from the Building
12 Department prior to any construction.

13 Other conditions:

14 Bluestone on front porch piers.

15 Seven shrubs are to be added to the
16 rear of the house.

17 DEPUTY CHAIR CAMPBELL: Second.

18 THE CLERK: All in favor.

19 MEMBER DI SALVO: Aye.

20 DEPUTY CHAIR CAMPBELL: Aye.

21 MEMBER WELCH: Aye.

22 CHAIRMAN HERSHBERG: Aye.

23 THE CLERK: Any opposed.

24 Site Plan Number 3538, 221 Miller.

25 MEMBER WELCH: Chairman, regarding

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2 Application SP-3538 for the premises located
3 at 221 Miller Avenue, the applicant comes
4 before this Board seeking approval to
5 construct a new 80 square foot enclosed front
6 porch addition and new portico.

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

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

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

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

21 The site plan and/or artist rendering
22 is dated 3/16/22, has been submitted by the
23 applicant, reviewed and approved by the
24 Planning Board. Said site plan and artist
25 rendering has been stamped, approved and

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2 signed by the applicant and/or Chairman of
3 the Planning Board.

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

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

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

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

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

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

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

7 The Planning Board, as lead agency,
8 accepts the recommendation 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 Additional conditions:

16 White shutters top and bottom.

17 DEPUTY CHAIR CAMPBELL: Second.

18 THE CLERK: All in favor.

19 MEMBER DI SALVO: Aye.

20 DEPUTY CHAIR CAMPBELL: Aye.

21 MEMBER WELCH: Aye.

22 CHAIRMAN HERSHBERG: Aye.

23 THE CLERK: Any opposed.

24 Site Plan Number 3542, 331 North
25 Columbus Avenue.

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2 MEMBER DI SALVO: Chairman, regarding
3 SP-3542 for the premises located at 331 North
4 Columbus Avenue, the Applicant comes before
5 this Board seeking approval for interior
6 alterations and alterations to existing
7 windows and doors.

8 I, Annemarie di Salvo, move that this
9 Board make the following findings of fact:

10 This application, as amended, will
11 not produce an undesirable effect on the
12 neighborhood, if the conditions below are
13 met.

14 This application, as amended, will
15 produce an aesthetically and conforming
16 positive addition to the surrounding area, if
17 the conditions below are met.

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

22 The artist rendering, dated 4/5/22,
23 has been submitted by the applicant, reviewed
24 and approved by the Planning Board. Said
25 artist rendering has been stamped, approved

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2 and signed by the applicant and/or the
3 Chairman of the Planning Board.

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

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

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

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

21 Applicant/Owner to provide two sets
22 of stamped original final plans incorporating
23 all conditions and modifications for Building
24 Department, along with a signed Affidavit of
25 Compliance to the Village Clerk's Office

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before issuance of a building permit.

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

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

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

Other conditions:

The front siding is to be straw colored to match the existing.

All gutters are to be white and all trim is to be white.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER WELCH: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

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2 Site Plan Number 3543, 552 South
3 Bayview Avenue.

4 DEPUTY CHAIR CAMPBELL: Chairman,
5 regarding Application 3543 for the premises
6 located at 552 South Bayview Avenue, the
7 applicant comes before this Board seeking
8 approve to construct a new 75 square foot
9 open front porch.

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

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

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

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

24 Site plan and/or artist rendering,
25 dated April 7, 2022, has been submitted by

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

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

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

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

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

24 Applicant/Owner is to provide two
25 sets of stamped original final plans

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2 incorporating all conditions and modification
3 for Building Department, along with a signed
4 Affidavit of Compliance to the Village
5 Clerk's Office before issuance of a Building
6 permit.

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

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

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

18 Other conditions:

19 Applicant/Owner will use new white
20 square six by six columns and PCV railings on
21 porch.

22 18 inch gable vents and beadboard
23 ceiling will be erected on new porch area.

24 Can I have a second?

25 MEMBER WELCH: Second.

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THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER WELCH: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed.

Site Plan Number 3546, 804 South
Ocean Avenue.

DEPUTY CHAIR CAMPBELL: Chairman,
regarding Application 3546 for the premises
located at 804 South Ocean Avenue, the
applicant comes before this Board seeking
approval to widen existing driveway 12 by 30
feet.

I, Edgar Campbell, 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.

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

6 The site plan and/artist rendering,
7 dated April 15, 2022, has been submitted by
8 the applicant, reviewed and approved by the
9 Planning Board. Said site plan and/or artist
10 rendering has been stamped, approved and
11 signed by the applicant and/or Chairman of
12 the Planning Board.

13 The members of this Board are
14 familiar with neighborhood surrounding the
15 applicant's site and have fully considered
16 all documents and testimony concerning this
17 application.

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

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

24 Applicant/Owner must execute an
25 Affidavit of Compliance and return same to

1
2 the Office of the Village Clerk within 30
3 days after the decision is filed in the
4 Village Clerk's Office as a prerequisite for
5 issuance of any permit.

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

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

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

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

24 Other conditions:

25 Applicant/Owner to keep the grass

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bordered on the right side of the driveway.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER WELCH: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

THE CLERK: Motion for the minutes.

CHAIRMAN HERSHBERG: Motion to
approve the minutes.

DEPUTY CHAIR CAMPBELL: Second.

MEMBER WELCH: I make a motion to
approve the minutes from 4/26/22.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER WELCH: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed.

MEMBER WELCH: Make a motion to go
into executive session.

MEMBER DI SALVO: Second.

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THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER WELCH: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed.

(WHEREUPON, the Board entered into
executive session at 9:18 p.m.)

* * *

C E R T I F I C A T E

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

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of May, 2022.

BETHANNE MENNONNA