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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

June 28, 2022  
7:22 p.m.

M E M B E R S :

CAROLE RYAN	MEMBER
DEBORAH WELCH	MEMBER
ANNEMARIE DI SALVO	MEMBER
HEATHER DAWSON	MEMBER

\*\*\*

LISA DEBOURG	DEPUTY VILLAGE CLERK
JENNIFER UNGAR	DEPUTY VILLAGE ATTORNEY

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1 Affidavit of Publication 4

2 Affidavit of Posting 4

3 Affidavit of Mailing 4

BOARD'S FOR I.D.

401 S. OCEAN AVENUE

1 Affidavit of Mailing 28

2 Affidavit of Posting 28

3 Affidavit of Publication 28

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

APPLICATION#	ADDRESS	PAGE
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MEMBER RYAN: We're going to open the public meeting now.

THE CLERK: We have one Affidavit of Mailing, one Affidavit of Publication and one Affidavit of Posting to be placed on the record for this application.

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

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

F R A N K L I N C A R L O S, having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

L U I S R O D R I G U E Z, having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

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

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MR. CARLOS: Franklin Carlos. 37  
Buchanan Street.

MR. RODRIGUEZ: Luis Rodriguez. 92  
Atlantic Avenue, Freeport, New York 11520.

Hello. How are you guys?

MEMBER RYAN: How are you doing?

MR. RODRIGUEZ: So, we're here on a  
second meeting. From the last time, I know  
that there was some questions about the  
plans. So, we're here just basically giving  
clarification based on the questions that you  
guys had.

First off, Margaret and Frank are  
Village residents. I don't know if you are  
aware, he works for the Village. He's a  
highway worker. So, I know that that doesn't  
matter, but I wanted to mention, and Maggie  
is a teacher.

MEMBER RYAN: Yes. I believe your  
wife was here the last time.

MR. RODRIGUEZ: We couldn't make it  
the last time.

MR. CARLOS: We had to take care of  
the kids.

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MR. RODRIGUEZ: We brought in a sample of the Hardie Plank, because the depiction on the rendering looks a lot darker.

MEMBER RYAN: It looks purple.

MR. RODRIGUEZ: Yes.

MEMBER RYAN: That's why we love the sample.

MR. RODRIGUEZ: Yes. That's the color. It's call Evening Blue. You guys need two, or one is fine?

MEMBER RYAN: We'll share.

MR. RODRIGUEZ: So, there were issues also last time with the trim around the windows. Hardie Plank has to have trim board around the windows, it can't meet the window. So, it is a white trim that goes around the window. The problem was that the rendering, it didn't even show it. So, now we finagled it a little to make it work.

MEMBER RYAN: How wide is that trim?

MR. RODRIGUEZ: Four inch trim. The windows that you guys know are all black around the house. Those all have grids in

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them.

MEMBER RYAN: That's six over six or  
is it --

MR. RODRIGUEZ: It is six over six.  
The top of the house has a pretty interesting  
depiction that's all raised paneling Azek.  
It's a beautiful look.

MEMBER RYAN: Like a board and batten  
almost.

MR. RODRIGUEZ: That's correct.  
That's correct. And also the gables, it's  
not -- it's like a small reverse gable that's  
in the front of the house. It's not really  
made -- this depiction doesn't really show  
what it is. It's really an aluminum roof.  
So, it has basically -- it's black. It's  
going to match the windows.

MEMBER DI SALVO: Is it like a  
standing seam.

MR. RODRIGUEZ: Yes. The columns in  
the front of the house are square columns.  
Nine inch square columns. Also recessed  
square columns. Again, this depiction here,  
you can't really see that, but we wanted to

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put that into the record.

MEMBER RYAN: Okay. So, they're nine inch square columns holding up that little area over the entryway?

MR. RODRIGUEZ: Correct. I actually took a picture of one, just so you can get an idea what it is more or less. The aluminum look with Hardie plank goes perfect. It's something that is used more down south in Virginia, South Carolina, in those states where you see the HGTV makeovers on these beautiful massive houses.

MEMBER RYAN: Right.

MR. RODRIGUEZ: I just wanted to show you guys a picture of it. It's something similar. That's, you know, the aluminum itself.

MEMBER DI SALVO: I'm not looking at the column.

MR. RODRIGUEZ: No, the aluminum itself.

MEMBER DI SALVO: So the fascia, the exaggerated fascia on the overhang.

MR. RODRIGUEZ: Yes.

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MEMBER DI SALVO: I need to back up for one second, because I'm a little unclear about where the standing seam roof is going to be applied.

MR. RODRIGUEZ: By the front door.

MEMBER RYAN: Over the front door in black?

MR. RODRIGUEZ: In black. It's not going to be like a shiny black.

MEMBER RYAN: Like a matte.

MR. RODRIGUEZ: Like a matte finish, correct. We don't want to stand out.

There were also -- I don't know if there were questions about the lighting on the house, but they are going to have traditional lanterns.

MEMBER RYAN: You gave us a cut of the lanterns.

MR. RODRIGUEZ: Yes.

MEMBER RYAN: Is this the one that you're using?

MR. RODRIGUEZ: Yep. And that lantern is going to be --

MEMBER RYAN: 17 by 6.

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MR. RODRIGUEZ: That will be on the front and the back as well.

MEMBER RYAN: Going on each side of the front door?

MR. RODRIGUEZ: Yes.

MEMBER RYAN: Do you have a front door already selected?

MR. RODRIGUEZ: Yes. It's a solid wood mahogany old world Victorian glass with side lights.

MEMBER RYAN: That's going to match your garage door?

MR. RODRIGUEZ: That's correct.

MEMBER RYAN: That's an eight raised panel door or is that going to be different?

MR. RODRIGUEZ: It's an eight raised panel, correct. It's also going to be that same finish, that mahogany look to go in line.

MEMBER DI SALVO: Do you have a brick sample.

MR. RODRIGUEZ: What we brought in -- she gave you a cut of the carrier design, the last time. The finish is Bordeaux. I have a

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picture of it here, if you want to see it.

MEMBER DI SALVO: Let me check the cut.

MR. RODRIGUEZ: It's a veneer, it's not a brick. So, it has like little neutral blues in there as well.

MEMBER RYAN: Okay. The reason I asked about your garage door was because the floor plan shows 16 panels, not eight.

MR. RODRIGUEZ: Correct. It's only eight.

The roof was charcoal. I think you guys got that the last time. It's a Timberline, 50 yard, four tab roof.

Again, the picture of the brick, if you guys do need, I do have it here. You can take a look at it.

MEMBER RYAN: That's Bordeaux, right?

MR. RODRIGUEZ: Bordeaux, yes. There were also questions about the small deck on the back of the house last time, from what I understand. They wanted a bigger deck, but according to the Village Building Department, at the time of submitting this, those were

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some of the questions that we asked in order to get the house approved, what will be the standard to fit it. I think that they're going to end up having to go for a zoning application later to get a bigger deck. But this will fit the envelop, because of the square footage of the house. We don't want to exceed the 25 percent threshold.

MEMBER RYAN: Okay. Now the Bordeaux brick, it reminds me a little bit of shale, where it has the light gray in it, right? Mottled.

MR. RODRIGUEZ: It's like gray. It looks a little bluish to it. That's why we picked it, to go with the siding.

MEMBER RYAN: Good with the siding.

MR. RODRIGUEZ: To go with the siding. There are not really that many things to match to it, that's why we picked that brick.

The composite railing is a no maintenance railing. It is not a -- it's not vinyl, it's an aluminum railing. So, it's a thicker, high end.

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MEMBER RYAN: Never rust.

MR. RODRIGUEZ: Never rust.

MEMBER DI SALVO: Is that black?

MR. RODRIGUEZ: It's black. It's by Jerith. J-E-R-I-T-H. It's black. Probably one of the best aluminum railing companies that there are.

The decking is a composite deck. No maintenance composite deck, so they don't have to stain it in the future. The color is cherry wood. Those will also match the door, the other colors that are there.

MEMBER RYAN: Nice.

MR. RODRIGUEZ: We did want to make it too boring, the house. We could have just done white, blue and called it a day. Something to break up the colors that were there to just neutralize it. I think it's going to be a nice addition to the neighborhood. I walked that neighborhood for many, many years down by Meister. I would look at that lot and think about a house going on there. It happened to be my cousin is the one building the house there.

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MEMBER RYAN: It worked out.

MR. RODRIGUEZ: It worked out.

MEMBER RYAN: Those are transoms over  
the upper windows?

MR. RODRIGUEZ: They are.

MEMBER DI SALVO: The color?

MR. RODRIGUEZ: White. The louvers  
in the flood louvers, the base of the house,  
are going to be black. Just trying to keep  
in context with the rest of the black  
windows.

MEMBER RYAN: Are you keeping it open  
underneath all the porches in the back?

MR. RODRIGUEZ: Yes, open. Unless  
you guys want to put a lattice, us to put a  
lattice to break it up. I think we might  
lose a little bit of the look of the brick on  
the bottom, because that brick goes all the  
way across the bottom of the house you won't  
see that part.

MEMBER RYAN: You have landscaping in  
front of it, don't you?

MR. RODRIGUEZ: Yeah, there's  
landscaping.

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MEMBER DI SALVO: That will help soften the look.

MEMBER RYAN: That will soften it up, like the pictures you submitted.

MR. RODRIGUEZ: We happen to have a lot of landscapers in the family. I don't think we're going to have any issues with that house.

MEMBER RYAN: We like our greens.

MR. RODRIGUEZ: Oh, yes. From past experience, everybody never used to think too much of the landscaping. I was always so focused on the house itself, but the landscaping --

MEMBER RYAN: It really makes the house shine.

MR. RODRIGUEZ: Big different. The light of the future.

MEMBER DI SALVO: Thank you for taking the time to come in and really explain this and walking us through this. It is very helpful.

The feature of the Azek top, the white Azek top and how that balances with the

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second floor level, the first living level.

So, the black around windows that come standard, then you're saying you're going to wrap that with four inch Azek trim?

MR. RODRIGUEZ: Yeah. If you notice, that whole area, it's like a canopy. If you look at the elevation of the house, it actually comes out. So, if you look at it from the right elevation, left elevation, it comes out. On this image, it's hard to appreciate that.

MEMBER DI SALVO: It shows it from the side elevation.

MR. RODRIGUEZ: Correct.

MEMBER DI SALVO: We noticed that it bounced out. It's a very nice feature. I'm just wondering if you considered maybe beefing up the trim around the first floor windows, just so it balances a little bit more. I'm just afraid that four inches is not going to be quite enough.

MR. RODRIGUEZ: Six inch.

MEMBER RYAN: Or even putting up a bottom rope like a soldier or a lintel.

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MEMBER DI SALVO: Some sort of detail.

MEMBER RYAN: You don't do flower boxes, right, raised panel.

MR. RODRIGUEZ: No.

MEMBER RYAN: Maybe like a beefier --

MR. RODRIGUEZ: We can do a six inch trim to make it bigger.

MEMBER DI SALVO: Chunk it up a little bit enough to --

MR. RODRIGUEZ: One of great things with the Azek trim is you can get a bunch of moldings for the outside where you can't do that with aluminum. Those are things that when they are on the job I'm sure they'll add things to the house that will make it more charming. I can tell you from the past references, I have done this Azek type finish. I more like a look and it's a very nice finish.

MEMBER DI SALVO: Beautiful material.

MR. RODRIGUEZ: It's like a rich look to the house to make it look -- it just makes the house pop more.

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MEMBER RYAN: What is it, pressure treated wood, those --

MEMBER DI SALVO: Columns.

MEMBER RYAN: -- columns that are holding up the front porch and the back deck? What are those?

MR. RODRIGUEZ: So those are pressure treated, but the outside of it is basically a composite as well. So, it's going the match the deck itself.

MEMBER DI SALVO: It's not going to be raw.

MR. RODRIGUEZ: It's not going to be a raw. That's what I'm trying to get away from, having maintenance on the house whatsoever.

MEMBER RYAN: It will be wrapped.

MR. RODRIGUEZ: It comes in that --

MEMBER RYAN: Like a sleeve.

MR. RODRIGUEZ: It comes in 12 foot pieces and you cut them to size.

MEMBER DI SALVO: That's the same finish as the deck?

MR. RODRIGUEZ: That's correct.

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MEMBER RYAN: Cherry wood.

MR. RODRIGUEZ: Cherry wood.

Basically, the deck is going to have the same look, not something different, because it's a little off. If it's not the same.

MEMBER RYAN: Beautiful.

MR. RODRIGUEZ: That's it. Are there any other questions?

HEARING OFFICER: Any other questions? Any comments from the public.

THE CLERK: I have one person who would like to speak, Mr. Santa Maria.

MEMBER RYAN: Do you have pictures you could show Mr. Santa Maria of the house or let him --

MR. RODRIGUEZ: We have a bunch of renderings.

S A L V A T O R E S A N T A M A R I A,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

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

MR. SANTA MARIA: Salvatore Santa

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Maria, 31 Buchanan Street, Freeport.

MEMBER DI SALVO: Good evening.

MR. SANTA MARIA: Hi. How are you?

I just wanted to take a fast look at the plan. I want to go back to 2005 where that property was deemed not buildable land, okay. When I was here for the first meeting, they had to go find the records and they never got back to me. I'm finding the records from Sandy, I'm finding the records stating that that property was not buildable land. It's 4,800 square feet. They're trying to build a house and they're saying it's 5,000 feet. It's too small to build on.

Number 2, the house that they're putting on that land is way too big. It's 2,400 square feet, okay. It can't. It's five feet off of my fence, which is two feet off of my garage. I can go like this (indicating) and I'll be touching his house and the garage, okay. The side of the house has absolutely -- should have no windows, and it should be fire rated, and it should have a fire system in that house.

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2           The house -- the sea level of the  
3 house, okay. My house is at 11 foot sea  
4 level. They raised that house enough to get  
5 a garage under there, which is now raising  
6 the whole aspect of the house higher to 46  
7 feet in height. My house is 32. That's 12  
8 feet taller than any house on the block.  
9 When I did my dormer, I did it just above  
10 what I had, to keep in realm with everybody  
11 else, as the neighbors. You drive down  
12 there, you'll see.

13           Back in 2005 when that property was  
14 deemed not buildable, the neighbor behind me  
15 wanted an extension on the house. He had a  
16 20 foot setback from the back fence. He  
17 wanted to build ten feet toward me. We came  
18 to the meeting and we said we didn't like to  
19 pass sugar through the windows. We love our  
20 neighbors. He's still a wonderful guy, but  
21 they allowed him to build. I have 12 windows  
22 facing the back of my house at ten feet away.  
23 Now I'm going to have a house five feet off  
24 of my fence, okay, at 46 feet in height. I'm  
25 being boxed in. From my kitchen window, I

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can see the bay. With this house there,  
you're not going to see the bay anymore.

MEMBER RYAN: This is happening a lot  
in Freeport. Since Sandy, everything has to  
be raised.

MR. SANTA MARIA: I do understand it  
has to be raised, but it doesn't require that  
he gets a deck on the back of his house,  
because I wasn't allowed a deck on the back  
of my house. My house -- there's power lines  
going through the back, which is 7,000 volts  
and there's primary transformers up there.  
There's in way. I couldn't even have a pool  
in my backyard. Why?

MEMBER RYAN: I don't have anyone  
from the Building Department here tonight.

MR. SANTA MARIA: This is what I'm  
dealing with now. Also, the front of the  
house is 20 foot setbacks. He's 20 foot,  
plus he's doing an awning, columns and  
staircases, he's at 15 feet. Where did you  
talk about gardening and greenery in the  
front? Everything is being pushed to the  
front of the house. The whole house should

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2 have been pushed back five feet so he could  
3 do his staircase and his architect. In the  
4 back yard, if you want to build a deck, you  
5 should have shortened the back of the house a  
6 little bit, so I can get my view and he can  
7 have his deck. It only makes sense.

8 The property is over 30 percent --  
9 over the 30 percent mark of building. He has  
10 no drainage, he has no -- I have a leaching  
11 system in my house, a 13 by 40 leaching  
12 system to retain all my water, when I did my  
13 dormer, to retain my water on my property.  
14 You can't put dry wells in, because you dig a  
15 foot and you hit water. We did tubes and I  
16 did 13 yards of pea gravel underneath and I  
17 did a leaching system. They have no property  
18 for that.

19 The house is way too big for the  
20 land. It's a 46 feet in height. You know,  
21 listen, I like the trim, the colors, this the  
22 lights --

23 MEMBER RYAN: That's this Board's  
24 purview.

25 MR. SANTA MARIA: That's what it's

1  
2 all about. The bottom line is, the house  
3 does not fit in this area. It looks like a  
4 beautiful house. It does not fit this area.  
5 I just have new neighbors, on the other side  
6 of 37, who just came in, and he's fixing up  
7 his house. He's like, why should I -- he's  
8 like, "This is ridiculous."

9 I shouldn't have any windows facing  
10 my house. I shouldn't. Five feet, you can  
11 look right in my property, my own privacy. I  
12 lost my privacy, I lost my air, I lost my  
13 sight, I lost my view.

14 I wrote down some things I got to  
15 tell you. The property. Oh, my sunlight  
16 exposure. What is my sunlight exposure, can  
17 somebody tell me? Did you get a report on  
18 sunlight exposure? When the sun comes up,  
19 I'm never going to get sun with a 46 height  
20 house. I grow all tomatoes, my plants. I  
21 have no sunlight in my yard now from the  
22 house in the back. The house in the back was  
23 so high they had to cut it down and change  
24 the roof pitch because I lost sunlight  
25 exposure. Now I'm definitely losing it with

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this. I wish they would give me a sunlight exposure report and the fire report. There has to be a sprinkler system, because it's over three stories. It's so high.

MEMBER DI SALVO: Sir, I hear the frustration in your voice.

MR. SANTA MARIA: I'm just frustrated because the Village didn't do what they were supposed to do. When Ben Jackson sat here and he said, "Sal, this is what it is. We have to build because of the zoning, because of the flood zoning." I understand you have to the raise because of the flood zone. My house only had 16 inches of water in it and I'm at 11 foot sea level. You raise the house 13 foot, that's three feet taller than my house. That doesn't make --

MEMBER DI SALVO: These are FEMA standards now, sir.

MR. SANTA MARIA: No, no. FEMA standards is not what -- FEMA standards is 15 foot sea level.

MEMBER DI SALVO: Sir, this Board only hears about aesthetics.

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MR. SANTA MARIA: I understand that.

MEMBER DI SALVO: I hear your frustration. I'm sorry, but this Board really does not hear about these types of issues within the Village. We only deal with aesthetics. I'm sorry.

MR. SANTA MARIA: I understand. I understand. This house, this picture of this house right here, this drawing he just showed me, doesn't show the basement, doesn't show the garage. It's part of the garage and the bricks, whatever. I don't know to do and I don't know what to tell the Village. I really don't want them to start working. How are you putting this up with piles? You can't bang in piles, you'll crack my foundation. You going to dig a foot, you'll hit water. Did you see the property yesterday? There was a lake there because of the rain.

MEMBER DAWSON: Sir, you have to address your comments to the Board.

MR. SANTA MARIA: Sorry. Thank you.

MEMBER RYAN: Thanks for your

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comments.

MS. UNGAR: Madame Chair, if I may.  
Just as a piece of information for the Board.  
This property did go before the Zoning Board.  
The only variance required was for sky  
exposure plane. Everything else was  
compliant. The five foot setback is within  
the zoning code. It was sky exposure plane  
issue. And as the Zoning Board is aware, and  
this Board is aware as well, most elevated  
homes will have sky exposure plane issues.  
That is an unfortunate consequence of getting  
them up and out of the flood plane.

MEMBER RYAN: Thank you.

Are there anymore comments from the  
public? Hearing none, do I have a motion?

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

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MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: The next application is 401 South Ocean Avenue, Section 62, Block 170, Lot 1, Residence A District. Marti Homes, LLC. Application for subdivision to erect three single family detached homes.

I have an Affidavit of Mailing, an Affidavit of Posting and an Affidavit of Publication to be placed on the record as exhibits for this application.

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

M I C H A E L G R E G O R Y,  
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. GREGORY: Michael Gregory.  
Permits-R-Us, LLC. 204 Westbury Avenue,  
Carle Place, New York 11514.

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2 I'm here tonight representing Marti  
3 Homes. He's been in front of this Board  
4 multiple times. He cannot make it today.  
5 His father tested positive for COVID and he  
6 was in proximity of his son, so he's staying  
7 home.

8 MEMBER RYAN: Understood.

9 MEMBER DI SALVO: Tell him we said  
10 thank you.

11 MR. GREGORY: This application is for  
12 an as-of-right three lot subdivision in the  
13 southeast corner of Carman Street and South  
14 Ocean Avenue. We're here tonight proposing  
15 three single family homes. Each home  
16 consists of four bedrooms and two and a half  
17 baths. The two baths will be on the second  
18 floor and the half bath will be on the first  
19 floor. These houses will be flood  
20 compliance. With that being said, we're  
21 still within our limits of the height  
22 variances that the Incorporated Village of  
23 Freeport requires. And in addition to that,  
24 we're well within the limits of the sky  
25 exposure plane.

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2 I would like to go into the  
3 aesthetics of the project. The Board would  
4 like to start with the corner house, which  
5 we're calling it Lot A. Lot A, we're  
6 proposing a 65 by 100 lot square foot home,  
7 where 5,000 square feet are required. We're  
8 proposing a 6,500 square foot lot. That lot  
9 is, as far as the aesthetics of a single  
10 family home, Mr. Marti is proposing to do, on  
11 the corner house, proposing to do a roof, an  
12 architectural style roof, a black roof. It's  
13 called Rustic Black with white clapboard  
14 siding. In addition to that, black trim.  
15 The windows will be black vinyl. In addition  
16 to that, there will be a three half inch  
17 lineal around all the windows, front rear and  
18 side elevations.

19 In addition to that, he is proposing  
20 to do stone, which is shown on the proposed  
21 plans. The brand is Boulder Stone Creek. I  
22 have samples. I have samples from the  
23 brochure that I can show the board.

24 MEMBER RYAN: He'll be in to bring  
25 the -- each home to present the samples to

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us, right?

MR. GREGORY: I'm sorry.

MEMBER RYAN: You're not looking for approval on each individual home tonight, are you?

MR. GREGORY: Yes, we are.

THE CLERK: Those will be a separate application. The subdivision has to be approved first.

MR. GREGORY: So, counsel is running late. Mr. Marti's counsel is running late. So, this tonight is for strictly planning board.

MEMBER RYAN: Subdivision. He is requesting subdivision to adopt.

MR. GREGORY: Okay. So, I won't go over the aesthetics. That's completely different?

MEMBER RYAN: Save your strength.

MR. GREGORY: I heard everyone talking, so I said, okay, I'll talk about the aesthetics.

So, I'll talk about the subdivision itself, the three lot subdivision. As I

1  
2 stated earlier -- I didn't state, but this is  
3 in a Residence A Zone. This property was  
4 purchased by Mr. Marti under Residence A  
5 Zoning, where 5,000 square feet is required.  
6 Mr. Marti on Lot A is proposing 6,500 square  
7 feet. Lot B, the interior lot, the first  
8 interior lot, he is proposing 5,500 square  
9 feet, and the lot next to that, 5,500 square  
10 feet again.

11 As far as setbacks are concerned, we  
12 are proposing to hold the front yard setback,  
13 the average setback that the Village requires  
14 at 30 feet. On Carman Street, it's 30 feet.  
15 The side yard setbacks, I believe, are more  
16 than generous. I think the minimum side yard  
17 setback is five feet. On the corner lot it's  
18 13 feet as a side yard setback.

19 The interior lot, the first interior  
20 lot, we are proposing side yard setbacks. We  
21 actually centered the house within the lot.  
22 We are proposing side yard setbacks, you can  
23 see the site plan, 12.8 feet, where five foot  
24 is required, and 25 percent of the 55 feet --  
25 excuse me for a second. I'll do some quick

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math -- is 13.75. So, if you total our side yards, we're actually close to 26 feet, where we only need 13.75 feet. So, the houses aren't on top of each other.

The same goes with Lot C, which is further to the east, which is also the same side yard setbacks. There's approximately 26 feet between the houses. In addition to that, the parcel furthest to the east we also centered that house and we're proposing a 12.8 foot setback, where minimum is five feet. We don't have the house sitting right up against the neighbor's house. And the reason for that is, as you saw in the previous hearing, we want to meet the sky exposure plane. We didn't want to have to go for any sort of variances in front of the Zoning Board.

So I guess, as far as air conditioning units any other stuff, that's for the other Board?

MEMBER RYAN: We see them on your plan.

MR. GREGORY: They're at the rear of

1  
2 the dwelling, not in the front, they're not  
3 in the side yards. Especially on the corner  
4 lot, they're not on South Ocean Avenue in the  
5 front where they don't have to be screened.  
6 In addition to that, lighting and everything  
7 we'll get to at the next hearing.

8 As far as this Board we can speak as  
9 far as the tree preservation plan. You have  
10 the tree preservation plan. Most of the  
11 trees on property will remain. There will be  
12 extensive landscaping done after the homes  
13 are constructed. Not only trees will be  
14 added, but each house, the front of the  
15 houses will be sodded and they will have  
16 landscaping in front of each porch going down  
17 the walkways.

18 I'm trying to think of anything else  
19 the Board may have concerns about the  
20 subdivision. I'm open to any questions you  
21 may have.

22 MEMBER RYAN: You did a radius map, I  
23 see.

24 MR. GREGORY: Yes. It appears to the  
25 east there was a recent subdivision of 250 by

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100 abutting this property. 250 by 100. So, those are brand new houses there.

MEMBER RYAN: Yeah.

MR. GREGORY: And then on the corner, it's vacant land. There is another 50 by 100, it appears, and another 70 plus 500. That's still vacant land. Across the street to the north it mostly consists of 60 foot wide lots, some scattered ones around South Ocean Avenue, also along Guy Lombardo and Cedar Street.

Any other questions the Board may have.

MEMBER RYAN: The setbacks are all consistent with the houses on the same block, correct?

MR. GREGORY: Yes, inline with the average setback along Carman.

MEMBER DAWSON: Are all the addresses on Ocean or some on Carman?

MR. GREGORY: They will all be on Carman.

MEMBER RYAN: Was one of them on Ocean originally?

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MR. GREGORY: You know, it's funny you say that, because I printed out the original property card from My Nassau Property dot-com, and at some point in time it there was a rooming house on this property. I don't know when it was demolished, but there was a rooming house on this property. I looked at it, it was 30 years old in 1930. It goes back to 1900.

MEMBER RYAN: There's a lot of older homes on that strip that are very large.

MR. GREGORY: Yes, you are correct. That house did face South Ocean Avenue, the old house.

MEMBER RYAN: None of those are going to have a South Ocean Avenue address?

MR. GREGORY: No. And there will be no curb cuts along South Ocean. All the curb cuts will be along Carman.

MEMBER WELCH: You'll have all the sides of the house.

MEMBER DAWSON: One side.

MR. GREGORY: One side. The corner house will be facing -- the side of the house

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faces South Ocean. The front of the house is facing Carman. None of the houses will be facing South Ocean.

MEMBER DAWSON: South Ocean is a busy thorough fare.

MR. GREGORY: It's a busy thorough fair.

MEMBER RYAN: That's why you are going to need two fronts on that corner property. He's going to have to beef up --

MR. GREGORY: Spruce up the corner elevation on South Ocean.

MEMBER RYAN: Right.

MEMBER WELCH: He might want to consider a preliminary meeting before a public hearing. Usually when we have big construction like this, it goes much smoother at the public hearing.

MR. GREGORY: Is that something like this or behind closed doors?

MEMBER RYAN: It's usually more relaxed in the back room kind of thing.

MR. GREGORY: I'm sure he knows the procedure. He's done it before.

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MEMBER RYAN: I think he came in with the other houses up on Lena and Bergen. He was just here recently.

MR. GREGORY: Right. We're well within the lot coverage compliance as well.

MEMBER RYAN: You didn't need any zoning on this at all?

MR. GREGORY: No.

MEMBER DI SALVO: May I ask you to clarify something?

MR. GREGORY: Yes.

MEMBER DI SALVO: This paperwork submitted, it's showing a setback on the side.

MR. GREGORY: That's the building envelop. That's permitted. The surveyor showed it's permitted.

MEMBER DI SALVO: Thank you.

MR. GREGORY: I'm sure the neighbors are used to it being vacant land. Listen, you have to be nice to your neighbors and you have to bring those in this way and this way.

MEMBER DI SALVO: Should we be adjourning.

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MS. UNGAR: If you'd like to give the attorney an opportunity to come, you can go into executive session.

MEMBER RYAN: And wait.

THE AUDIENCE: The attorney is not coming. Something happened. He had a family emergency.

MEMBER RYAN: So we can have a motion.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER RYAN: Thank you so much.

MEMBER RYAN: Can I get a motion to go into executive session?

MEMBER DAWSON: Make a motion to go

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into executive session.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:05 p.m. to 9:04 p.m., after which the following transpired:)

THE CLERK: Site Plan Number 3535, 280 Branch Avenue.

MEMBER RYAN: 280 Branch Avenue.

MEMBER DI SALVO: The Applicant comes before this Board before seeking approval to construct a 2,667 square foot three-story dwelling with 410 square foot deck.

I, Anne Marie Di Salvo, move that this Board make the following findings of fact:

This application, as submitted, will

1  
2 not produce an undesirable effect on the  
3 neighborhood, if the conditions below are  
4 met.

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

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

13 The artist rendering, dated 3/8/22,  
14 has been submitted by the applicant, reviewed  
15 and approved by the Planning Board. Said  
16 artist rendering has been stamped, approved  
17 and signed by the applicant and/or the  
18 Chairman of the Planning Board.

19 The members of this Board are  
20 familiar with the neighborhood surrounding  
21 the applicant's site and have fully  
22 considered all documents and testimony  
23 concerning this application.

24 I further move that this application  
25 be granted subject to the following

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conditions:

Applicant/Owner must comply with all the Rules and Regulation 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 Building Department, along with the signed Affidavit of Compliance to the Village Clerk's Office before issuance of a Building permit.

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

This approval is to subject any and all conditions imposed by the Zoning Board of Appeals in its decision dated February 17, 2022.

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2           The Zoning Board of Appeals, as lead  
3 agency, has determined that this is a Type II  
4 action under SEQRA and the Planning Board has  
5 no further review.

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

9           MEMBER WELCH: Second.

10          THE CLERK: All in favor.

11          MEMBER DAWSON: Aye.

12          MEMBER WELCH: Aye.

13          MEMBER DI SALVO: Aye.

14          MEMBER RYAN: Aye.

15          THE CLERK: Any opposed?

16          (No response was heard.)

17          THE CLERK: Site Plan Number 3541,  
18 212 South Ocean Avenue.

19          MEMBER DAWSON: Chairman, regarding  
20 Application SP-3541 for the premises located  
21 at 212 South Ocean Avenue, the Applicant  
22 comes before this Board seeking approval to  
23 construct a new one-story sanctuary with  
24 breezeway.

25          I, Heather Dawson, 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, survey print and/or artist rendering, dated 3/30/22 has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully

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

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

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2 This approval is subject to any and  
3 all conditions imposed by the Zoning Board of  
4 Appeals, if any, in its decision dated  
5 2/17/22.

6 The Zoning Board of Appeals, as lead  
7 agency, has determined that this is a Type II  
8 action under SEQRA and the Planning Board has  
9 no further review.

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

13 Conditions:

14 El Dorado stone color Grand Banks  
15 limestone.

16 16 inch trim board separating first  
17 and second floor.

18 White pipe railing on ramps.

19 Steps, brick pavers light gray.

20 16 inch trim board or fascia.

21 Arctic white siding.

22 MEMBER WELCH: Second.

23 THE CLERK: All in favor.

24 MEMBER DAWSON: Aye.

25 MEMBER WELCH: Aye.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3545,  
165 Church Street.

MEMBER RYAN: Chairman, regarding  
Application SP-3545 for the premises located  
at 165 Church Street, the Applicant comes  
before this Board seeking approval to  
construct a new 3,097 square foot two-story  
single-family dwelling with an unfinished  
basement and a 426 square foot detached  
garage.

I, Carole Ryan, move that this Board  
make the following findings of fact:

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

This application, as submitted, will  
produce an aesthetically and confirming  
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 4/2/22, has been submitted by the  
8 applicant, reviewed and approved by the  
9 Planning Board. Said site plan and artist  
10 rendering has been stamped, approved and  
11 signed by the applicant and/or the Chairman  
12 of the Planning Board.

13 The members of this Board are  
14 familiar with the neighborhood surrounding  
15 the applicant's site and have fully  
16 considered all documents and testimony  
17 concerning this 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 original final plans  
8 incorporating all conditions and  
9 modifications for the Building Department,  
10 along with the signed Affidavit of Compliance  
11 to the Village Clerk's Office before issuance  
12 of building permit.

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

16 This approval is subject to any and  
17 all conditions imposed by the Zoning Board of  
18 Appeals, if any, in its decision dated  
19 3/24/22.

20 The Zoning Board of Appeals, as lead  
21 agency, has determined that this is a Type II  
22 action under SEQRA and the Planning Board has  
23 no further review.

24 Applicant/Owner must obtain the  
25 appropriate permits from the Building

1  
2 Department prior to any construction.

3 Other conditions:

4 They will use bluestone or slate  
5 treads on the front steps, and their sconces  
6 should be approximately 16 inches and lantern  
7 style in black.

8 MEMBER WELCH: Second.

9 THE CLERK: All in favor.

10 MEMBER DAWSON: Aye.

11 MEMBER WELCH: Aye.

12 MEMBER DI SALVO: Aye.

13 MEMBER RYAN: Aye.

14 THE CLERK: Any opposed?

15 (No response was heard.)

16 THE CLERK: Site Plan Number 3547, 37  
17 Buchanan Street.

18 MEMBER WELCH: Chairman, regarding  
19 Application SP-3547 for the premises located  
20 at 37 Buchanan Street, the Applicant comes  
21 before this Board seeking approval to  
22 construct a 2,400 three-story single-family  
23 dwelling.

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

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2           This application, as submitted, will  
3 not produce and undesirable effect on the  
4 neighborhood, if the conditions below are  
5 met.

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

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

14           The site plan, dated 4/20/22 has been  
15 submitted by the Applicant and reviewed by  
16 the Planning Board. Said site plan has been  
17 stamped, approved and signed by the Applicant  
18 and/or by the Chairman of the Planning Board.

19           The members of this Board are  
20 familiar with the neighborhood surrounding  
21 the applicant's site and and have fully  
22 considered all documents and testimony  
23 concerning this application.

24           I further move that this application  
25 be granted subject to the following

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conditions:

The 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 permits.

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

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

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 2/9/21.

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2           The Zoning Board of Appeals, as lead  
3 agency, has determined that this is a Type II  
4 action under SEQRA and the Planning Board has  
5 no further review.

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

9           Other conditions:

10           Six inch white trim around all first  
11 floor windows.

12           Matte black standing seam roof over  
13 front door overhang.

14           Black lantern sconces on either side  
15 of front and back door.

16           White gutters.

17           Eight panel garage door.

18           MEMBER DI SALVO: Second.

19           THE CLERK: All in favor.

20           MEMBER DAWSON: Aye.

21           MEMBER WELCH: Aye.

22           MEMBER DI SALVO: Aye.

23           MEMBER RYAN: Aye.

24           THE CLERK: Any opposed?

25           (No response was heard.)

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2 THE CLERK: Site Plan Number 3549,  
3 891 South Long Beach Avenue.

4 MEMBER DAWSON: Chairman, regarding  
5 Application SP-3549 for the premises located  
6 at 891 South Long Beach Avenue, the Applicant  
7 comes before this Board seeking approval to  
8 construct a new 1,944 square foot single  
9 family dwelling.

10 I, Heather Dawson, move that this  
11 Board make the following findings of fact:

12 This 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 The site plan, survey print, artist  
25 rendering, dated 4/26/22 has been submitted

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2 by the applicant, reviewed and approved by  
3 the Planning Board. Said site survey print,  
4 artist rendering has been stamped, approved  
5 and signed by the applicant and/or the  
6 Chairman of 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 much execute an  
19 Affidavit of Compliance and return same to  
20 the Office of the Village Clerk within 30  
21 says 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  
3 modifications, along with a signed Affidavit  
4 of Compliance to the Village Clerk's Office  
5 before issuance of a Building permit.

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

9 This approval is subject to any and  
10 all conditions imposed by the Zoning Board of  
11 Appeals, if any, in its decision dated  
12 February 17, 2022.

13 The Zoning Board of Appeals, as lead  
14 agency, has determined that this is a Type II  
15 action under SEQRA and the Planning Board has  
16 no further review.

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

20 These are the following conditions:

21 As per Exhibit B, see locations of  
22 A/C units on raised platform with eight inch  
23 high arborvitae cover.

24 12 inch plain flat square columns.

25 Siding Main Street charcoal gray.

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Windows Andersen 400 Series, white casement.

Five inch lineal trim white around windows and doors.

Roof shingle in slate antique charcoal.

Cultured stone Sierra Mountain Ledge.

Therma-Tru entry door, black sconces.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3550, 181 Carman Street.

MEMBER DI SALVO: Chairman, regarding Application SP-3550 for the premises located at 181 Carman Street, the applicant comes before this Board seeking approval to construct a new three-story 2,580 square foot single-family dwelling with first floor for

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2 parking and storage and 219 square foot front  
3 porch.

4 I, Anne Marie di Salvo, move that  
5 this Board make the following findings of  
6 fact:

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

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

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

19 The site plan and artist rendering,  
20 dated 5/2/22, has been submitted by the  
21 Applicant, reviewed and approved by the  
22 Planning Board. Said site plan and/or artist  
23 rendering has been stamped, approved and  
24 signed by the Applicant and/or the Chairman  
25 of the Planning Board.

1  
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           Applicant/Owner must comply with all  
11 the Rules and Regulations of the Village of  
12 Freeport.

13           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 plans incorporating  
21 all conditions and modifications to the  
22 Building Department, along with the signed  
23 Affidavit of Compliance to the Village  
24 Clerk's Office before issuance of a Building  
25 permit.

1  
2 Any changes 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 the recommendation of the  
7 Building Department Superintendent's negative  
8 SEQRA declaration and has determined that  
9 this 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 I further move that this application  
14 be granted subject to -- sorry.

15 Other conditions:

16 They are to have gray parged  
17 foundation.

18 Paneled batten style garage door in  
19 white.

20 MEMBER WELCH: Second.

21 THE CLERK: All in favor.

22 MEMBER DAWSON: Aye.

23 MEMBER WELCH: Aye.

24 MEMBER DI SALVO: Aye.

25 MEMBER RYAN: Aye.

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THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3551,  
185 Carman Street.

MEMBER WELCH: Chairman, regarding  
Application SP-3551 for the premises located  
at 185 Carman Street, the Applicant comes  
before this Board seeking approval to  
construct a new three-story 2,580 square foot  
single-family dwelling with first floor  
parking and storage and 76 square foot front  
porch.

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

1  
2 neighborhood, if the conditions below are  
3 met.

4 The site plan, date 5/2/22, has been  
5 submitted by the applicant, reviewed and  
6 approved by the Planning Board. Said site  
7 plan has been stamped, approved and signed by  
8 the applicant and/or the Chairman of the  
9 Planning Board.

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

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

18 The Applicant/Owner must comply with  
19 all the Rules and Regulations of the Village  
20 of Freeport.

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

1  
2 issuance of any permit.

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

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

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

18 Applicant/Owner is to obtain the  
19 appropriate permits from the Building  
20 Department prior to any construction.

21 Other conditions:

22 Garage door 12 or 16 panel raised  
23 design.

24 White lattice to cover all decking  
25 around the house.

1  
2 Board and batten shutters on all  
3 first floor windows.

4 All pressure treated wood.

5 MEMBER DAWSON: Second.

6 THE CLERK: All in favor.

7 MEMBER DAWSON: Aye.

8 MEMBER WELCH: Aye.

9 MEMBER DI SALVO: Aye.

10 MEMBER RYAN: Aye.

11 THE CLERK: Any opposed?

12 (No response was heard.)

13 THE CLERK: Site Plan Number 3552,  
14 115-117 South Main Street.

15 MEMBER DI SALVO: Chairman, regarding  
16 Application SP-3552 for the premises located  
17 at 115-117 South Main Street, the Applicant  
18 comes before this Board seeking approval to  
19 construct a new one-story 925 square foot  
20 rear addition.

21 I, Anne Marie di Salvo, move that  
22 this Board make the following findings of  
23 fact:

24 This application, as submitted, will  
25 not produce an undesirable effect on the

1  
2 neighborhood, if the conditions below are  
3 met.

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

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

12 The artist rendering, dated 5/14/22,  
13 has been submitted by the applicant, reviewed  
14 and approved by the Planning Board. Said  
15 artist rendering has been stamped, approved  
16 and signed by the applicant and/or the  
17 Chairman of the Planning Board.

18 The members of this Board are  
19 familiar with the neighborhood surrounding  
20 applicant's site and have fully considered  
21 all documents and testimony concerning this  
22 application.

23 I further move that this application  
24 be granted subject to the following  
25 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 the decision is filed in the  
9 Village Clerk's Office as a prerequisite for  
10 issuance of any permits.

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           This approval is subject to any and  
22 all conditions imposed by the Zoning Board of  
23 Appeals, if any, in its decision dated  
24 3/24/22.

25           The Zoning Board of Appeals, as lead

1  
2 agency, has determined that this a Type II  
3 action under SEQRA and the Planning Board as  
4 no further review.

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

8 Other conditions:

9 To match the new brick to existing as  
10 close as possible.

11 MEMBER WELCH: Second.

12 THE CLERK: All in favor.

13 MEMBER DAWSON: Aye.

14 MEMBER WELCH: Aye.

15 MEMBER DI SALVO: Aye.

16 MEMBER RYAN: Aye.

17 THE CLERK: Any opposed?

18 (No response was heard.)

19 THE CLERK: Site Plan Number 3553,  
20 377 Wallace Street.

21 MEMBER WELCH: Chairman, regarding  
22 Application SP-3553 for the premises located  
23 at 377 Wallace Street, the Applicant comes  
24 before this Board seeking approval to  
25 construct a new square foot first story

1  
2 addition and a new 751 square foot rear  
3 second story addition, and a new 16 square  
4 foot roof over porch.

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

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

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

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

19 The site plan, dated 5/9/22, has been  
20 submitted by the applicant, reviewed and  
21 approved by the Planning Board. Said site  
22 plan has been stamped, approved and signed by  
23 the applicant and/or the Chairman of the  
24 Planning Board.

25 The members of this Board are

1  
2 familiar with the neighborhood surrounding  
3 the applicant's site and have fully  
4 considered all documents and testimony  
5 concerning this application.

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

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

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

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

25 Any changes and/or modifications to

1  
2 the approved plan are subject to further  
3 review by the Planning Board.

4 This approval is subject to any and  
5 all conditions imposed by the Zoning Board of  
6 Appeals, if any, in its decision dated  
7 4/21/22.

8 The Zoning Board of Appeals, as lead  
9 agency, has determined that this is a Type II  
10 action under SEQRA and the Planning Board has  
11 no further review.

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

15 No other conditions.

16 MEMBER DI SALVO: Second.

17 THE CLERK: All in favor.

18 MEMBER DAWSON: Aye.

19 MEMBER WELCH: Aye.

20 MEMBER DI SALVO: Aye.

21 MEMBER RYAN: Aye.

22 THE CLERK: Any opposed?

23 No response was heard.)

24 THE CLERK: Site Plan Number 3554, 52  
25 Grant Street.



1  
2 artist rendering has been stamped, approved  
3 and signed by the applicant and/or the  
4 Chairman of the Planning Board.

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

10 I further move that this application  
11 be granted subject to the following  
12 condition:

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

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

22 Applicant/Owner is to provide two  
23 sets of stamped original final plans  
24 incorporating all conditions and  
25 modifications for the Building Department,

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2 along with the signed Affidavit of Compliance  
3 to the Village Clerk's Office before issuance  
4 of a building permit.

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

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

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

16 No other conditions.

17 MEMBER WELCH: Second.

18 THE CLERK: All in favor.

19 MEMBER DAWSON: Aye.

20 MEMBER WELCH: Aye.

21 MEMBER DI SALVO: Aye.

22 MEMBER RYAN: Aye.

23 THE CLERK: Any opposed?

24 (No response was heard.)

25 THE CLERK: Site Plan Number 3555,

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110 Cornelius Street.

MEMBER WELCH: Chairman, regarding Application SP-3555 for the premises located at 110 Cornelius Street, the Applicant comes before this Board seeking approval to expand front porch from 55 square feet to 108 square feet.

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 has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist

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

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

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

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

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

22 Applicant/Owner is to provide two  
23 sets of stamped original final plans  
24 incorporating all conditions and  
25 modifications for the Building Department,

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

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

8 This approval is subject to any and  
9 all conditions imposed by the Zoning Board of  
10 Appeals, if any, in its decision dated  
11 4/21/22.

12 The Zoning Board of Appeals, as lead  
13 agency, has determined this is a Type II  
14 action under SEQRA and the Planning Board has  
15 no further review.

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

19 Other conditions:

20 Stained pressure treated wood with  
21 gray strain.

22 MEMBER DAWSON: Second.

23 THE CLERK: All in favor.

24 MEMBER DAWSON: Aye.

25 MEMBER WELCH: Aye.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3557,  
330 Wallace Street.

MEMBER WELCH: Chairman, regarding  
Application SP-3557 for the premises located  
at 330 Wallace Street, the Applicant comes  
before this Board seeking approval to  
maintain a 140 square foot expansion of  
driveway.

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 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

1  
2 neighborhood, if the conditions below are  
3 met.

4 The site plan, dated 5/26/22, has  
5 been submitted by the applicant, reviewed and  
6 approve by the Planning Board. Said site  
7 plan has been stamped, approved and signed by  
8 the applicant and/or the Chairman of the  
9 Planning Board.

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

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

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

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

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issuance of any permit.

Applicant/Owner must provide two sets of stamped original final plans incorporating all conditions and modifications to the Building Department, along with a signed Affidavit of Compliance to the Village Clerk's Office before issuance of any permit.

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

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

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

No other conditions.

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3559,  
894 South Long Beach Avenue.

MEMBER DAWSON: Chairman, regarding  
Application SP-3559 for the premises located  
at 894 South Long Beach Avenue, the Applicant  
comes before this Board seeking approval to  
raise existing roof, change roof line and  
build new front porch.

I, Heather Dawson, move that this  
Board make the following findings of fact:

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

This application, as submitted, will  
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

1  
2 neighborhood, if the conditions below are  
3 met.

4 The site plan, survey print or artist  
5 rendering, dated 6/1/22, has been submitted  
6 by the applicant, reviewed and approved by  
7 the Planning Board. Said site plan, survey  
8 print and/or artist rendering has been  
9 stamped, approved and signed by the applicant  
10 and/or the Chairman of the Planning Board.

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

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

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

22 Applicant/Owner must execute an  
23 Affidavit of Compliance and return same to  
24 the Office of the Village Clerk within 30  
25 days after the decision is filed in the

1  
2 Village Clerk's office as a prerequisite for  
3 issuance of any permit.

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

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

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

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

21 Conditions:

22 Roofing will be asphalt black  
23 charcoal.

24 MEMBER DI SALVO: Second.

25 THE CLERK: All in favor.

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MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3560,  
153 North Ocean Avenue.

MEMBER DAWSON: Chairman, regarding  
Application SP-3560 for the premises located  
at 153 North Ocean Avenue, the Applicant  
comes before this Board seeking approval to  
construct a new cellar entrance and construct  
deck on attached garage roof.

I, Heather Dawson, move that this  
Board make the following findings of fact:

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

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

1  
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, survey print and/or  
7 artist rendering, dated 6/7/22, had been  
8 submitted by the applicant, reviewed and  
9 approved by the Planning Board. Said site  
10 plan, survey print and/or artist rendering  
11 has been stamped, approved and signed by the  
12 applicant and/or the Chairman of the Planning  
13 Board.

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

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

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

25 Applicant/Owner must execute an

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

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

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

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

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

25 Other conditions:

1  
2 Roof deck railing will be painted  
3 white. Pipe railing for basement will be  
4 white.

5 MEMBER WELCH: Second.

6 THE CLERK: All in favor.

7 MEMBER DAWSON: Aye.

8 MEMBER WELCH: Aye.

9 MEMBER DI SALVO: Aye.

10 MEMBER RYAN: Aye.

11 THE CLERK: Any opposed?

12 (No response was heard.)

13 THE CLERK: Site Plan Number 3561, 79  
14 Ray Street.

15 MEMBER DAWSON: Chairman, regarding  
16 Application SP-3561 for the premises located  
17 at 79 Ray Street, the Applicant comes before  
18 this Board seeking approval to expand rear  
19 second floor bedroom.

20 I, Heather Dawson, move that this  
21 Board make the following findings of fact:

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

1  
2 This application, as submitted, will  
3 produce an aesthetically and conforming  
4 positive addition to the surrounding area, if  
5 the conditions below are met.

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

10 The site plan, survey print and/or  
11 artist rendering, dated 6/8/22, has been  
12 submit by the applicant, reviewed and  
13 approved by the Planning Board. Said site  
14 plan, survey print and/or artist rendering  
15 has been stamped, approved and signed by the  
16 applicant and/or the Chairman of the Planning  
17 Board.

18 The members of this Board are  
19 familiar with the neighborhood surrounding  
20 the applicant's site and have fully  
21 considered all documents and testimony  
22 concerning this application.

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

1  
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 the decision is filed in the  
9 Village Clerk's Office as a prerequisite for  
10 issuance of any permit.

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

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

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

25 Applicant/Owner must obtain the

1  
2 appropriate permits from the Building  
3 Department prior to any construction.

4 There are no conditions.

5 MEMBER WELCH: Second.

6 THE CLERK: All in favor.

7 MEMBER DAWSON: Aye.

8 MEMBER WELCH: Aye.

9 MEMBER DI SALVO: Aye.

10 MEMBER RYAN: Aye.

11 THE CLERK: Any opposed?

12 (No response was heard.)

13 THE CLERK: Can I get a motion to  
14 accept the minutes of May 24th.

15 MEMBER DAWSON: I'd like to make a  
16 motion to approve the minutes of May 24,  
17 2022.

18 MEMBER WELCH: Second.

19 THE CLERK: All in favor.

20 MEMBER DAWSON: Aye.

21 MEMBER WELCH: Aye.

22 MEMBER DI SALVO: Aye.

23 MEMBER RYAN: Aye.

24 THE CLERK: Any opposed?

25 (No response was heard.)

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THE CLERK: Motion to close.

MEMBER WELCH: Make a motion to close  
the meeting.

MEMBER DI SALVO: Second.

THE CLERK: All in favor. 4.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the hearing was concluded  
at 9:46 p.m.)

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C E R T I F I C A T E

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

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of July, 2022.

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BETHANNE MENNONNA