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INCORPORATED VILLAGE OF FREEPORT

SITE PLAN REVIEW BOARD

MUNICIPAL BUILDING

46 North Ocean Avenue
Freeport, NY 11520

September 21, 2022
7:30 p.m.

M E M B E R S:

- MICHAEL HERSHBERG CHAIRPERSON
- CAROLE RYAN MEMBER
- ANNEMARIE DISALVO MEMBER
- JOY FERNANDEZ ALTERNATE MEMBER

ROBIN CANTELLI SECRETARY TO THE ZONING BOARD OF APPEALS

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E X H I B I T S

<u>BOARD'S FOR I.D.</u>	<u>DOCUMENT</u>	<u>PAGE</u>
1	Affidavit of Publication	4
2	Affidavit of Posting	4
1	Affidavit of Mailing	5

* * *

APPLICANTS' EXHIBITS

<u>PAGE</u>	<u>DOCUMENT</u>	<u>APPLICANTS' FOR I.D.</u>
7-10	Amended Site Plan	1
	Negative Declaration	2
	Site Plan Review Application	3
	Notice for Site Plan	4
	Review Board Meeting	5
	Property Survey	6
	Front Exterior Elevation Plan	7
	Right Side Exterior Elevation	8
	Left Side Exterior Elevation Plan	9
	Rear Exterior Elevation Plan	10
	Photograph	11
	Photograph	12

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

INDEX PAGE CONTINUED

Photograph	13
Landscape Plan Drawing	14
Landscape Plan Details	15
Photograph	16

* * *

<u>APPLICATION#</u>	<u>ADDRESS</u>	<u>PAGE</u>
SP-3574	438 Nassau Avenue	5
SP-3577	121 South Main Street	34
SP-3577	121 South Main Street	40

1

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CHAIRPERSON HERSHBERG: We are going to begin our Public Hearing.

3

4

We have Member Fernandez who is sitting in with the Board now to replace a member who is currently absent.

5

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7

8

Do we have any Affidavits of Publication or Posting?

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10

THE CLERK: Yes, I have one Affidavit of Publication and one Affidavit of Posting to be entered into the record for Board Exhibits'.

11

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14

These will be Board Exhibits' 1 and 2 for this Hearing.

15

16

(Affidavit of Publication was marked as Boards' Exhibit 1, for identification, as of this date.)

17

18

19

(Affidavit of Posting was marked as Boards' Exhibit 2, for identification, as of this date.)

20

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22

CHAIRPERSON HERSHBERG: Any requests for adjournments?

23

24

THE CLERK: No requests for adjournments this evening.

25

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CHAIRPERSON HERSHBERG: The

3

procedure is just slightly different

4

for our Public Hearing. We will swear

5

in people who are speaking before the

6

Board. If you're going to have

7

multiple people speak on the

8

Application, it's probably best to

9

have them sworn in at the beginning of

10

the Application.

11

Can we please call the first

12

Application?

13

THE CLERK: The first Application

14

is SP-3574-438 Nassau Avenue, Section

15

62, Block 186, Lot 1. Residence A.

16

438 Nassau LLC.

17

Construct a 3-story 2,515 square

18

foot single family dwelling with 246

19

square foot porch and 82.5 square foot

20

deck.

21

I have an Affidavit of Mailing to

22

be entered into the record as a Board

23

Exhibit. This will be Board Exhibit

24

Number 1.

25

(Affidavit of Mailing was marked

1

2

Boards' Exhibit 1 for identification,
as of this date.)

3

4

CHAIRPERSON HERSHBERG: Hi.

5

MR. CHIMERI: Good evening.

6

7

CHAIRPERSON HERSHBERG: Good
evening.

8

9

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11

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13

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16

My name is William Chimeri. I'm
an attorney here in Freeport. I'm
going to be representing Applicant 438
Nassau LLC. The principal's of the
company are Andy Cacciatore and
John Cacciatore. Andy is here
tonight. He'll be able to answer any
specific questions you may have after
my presentation.

17

18

19

20

Generally, when I'm doing a
presentation, such as this, I'd like
to enter into the record a bundle of
exhibits rather than go one at a time.

21

22

23

24

So if I may, for the record, to
make a clear record, I'd like to read
the list of exhibits that I'll be
submitting and I'll hand them up.

25

CHAIRPERSON HERSHBERG: They're

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going to be entered as exhibits.
We'll enter them.

MR. CHIMERI: I'll provide them to the reporter. I provided her with a copy of the list but I'll give her the actual exhibits when I'm done reading, if that's all right.

CHAIRPERSON HERSHBERG: Yes.

MR. CHIMERI: Thank you.

This will be -- Petitioners' Exhibit 1, is the Amended Site Plan Letter dated June 28, 2022.

(Amended Site Plan Letter dated June 28, 2022 was marked as Petitioners' Exhibit 1, for identification, as of this date.)

MR. CHIMERI: Exhibit 2, Negative Declaration dated June 28, 2022.

(Negative Declaration dated June 28, 2022 was marked as Petitioners' Exhibit 1, for identification, as of this date.)

MR. CHIMERI: Exhibit 3 is the Site Plan Review Application dated

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July 20, 2022.

(Site Plan Review Application dated July 20, 2022 was marked as Petitioners' Exhibit 3, for identification, as of this date.).

MR. CHIMERI: Exhibit 4, Notice for Site Plan Review Board Meeting.

(Notice for Site Plan Review Board Meeting 28, 2022 was marked as Petitioners' Exhibit 4, for identification, as of this date.)

MR. CHIMERI: Exhibit 5 is Property Survey by Barry M. Fahrer dated June 21, 2017.

(Property Survey by Barry M. Fahrer dated June 21, 2017 was marked as Petitioners' Exhibit 5, for identification, as of this date.)

MR. CHIMERI: Exhibit 6 is the Front Exterior Elevation Plan.

(Front Exterior Elevation Plan was marked as Petitioners Exhibit 6, for identification, as of this date.)

MR. CHIMERI: 7, Right Side

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Exterior Elevation Plan.

(Right Side Exterior Elevation Plan was marked as Petitioners' Exhibit 7, for identification, as of this date.)

MR. CHIMERI: 8, Left Side Exterior Elevation Plan.

(Left Side Exterior Elevation Plan was marked as Petitioners' Exhibit 8, for identification, as of this date.)

MR. CHIMERI: 9, is the Rear Exterior Elevation Plan.

(Exterior Elevation Plan was marked as Petitioners' Exhibit 9, for identification, as of this date.)

MR. CHIMERI: 10 is a Photograph of the site taken September 19, 2022.

(Photograph of site taken September 19, 2022 was marked as Petitioners' Exhibit 10, for identification, as of this date.)

MR. CHIMERI: Exhibit 11 and 12 and 13 are photographs of 184 Ray

1

2

Street taken September 19, 2022.

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4

(Photograph was marked as
Petitioners' Exhibit 11, for
identification, as of this date.)

5

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(Photograph was marked as
Petitioners' Exhibit 12, for
identification, as of this date.)

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(Photograph was marked as
Petitioners' Exhibit 13, for
identification, as of this date.)

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12

MR CHIMERI: Exhibit 14 is a
Landscape Plan Drawing.

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(Landscape Plan Drawing was
marked as Petitioners' Exhibit 14, for
identification, as of this date.)

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MR. CHIMERI: Exhibit 15 is
Landscape Plan Details.

18

19

(Landscape Plan Details was
marked as Petitioners' Exhibit 15, for
identification, as of this date.)

20

21

22

MR. CHIMERI: And Exhibit 16 is a
photograph of a Dwarf Alberta Spruce.

23

24

(Photograph was marked as
Petitioners' Exhibit 16, for

25

1

2

identification, as of this date.)

3

4

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6

MR. CHIMERI: And if I may, I would like to have those officially marked and then entered into the record as my exhibits.

7

8

9

10

11

CHAIRPERSON HERSHBERG: Sir, before we proceed, is this new information that is not contained in the Application that the Board had before them?

12

13

14

15

16

17

18

MR. CHIMERI: The only exhibits that are new would be the photographs Site Plan, exhibits 10, 11, 12, 13, 15 and 16. Everything else is already in the record. But I like to have it nice and neat in case we need to go any further.

19

20

21

22

23

CHAIRPERSON HERSHBERG: I like to have it nice and neat too. That's why I'm wondering why we're receiving this information at this time and not prior to the Hearing.

24

25

MR. CHIMERI: Because I was just was retained.

1

2

I took photographs -- I think you can look at the photographs when I present them.

4

5

Is that a problem?

6

7

8

9

10

11

12

CHAIRPERSON HERSHBERG: Well, since I haven't seen them, I don't know. I don't know that the amount of detail that will be contained in the new material. The Board does take time to review material prior to the Hearing.

13

MR. CHIMERI: Uh-huh.

14

15

16

17

18

CHAIRPERSON HERSHBERG: So we'll see what you've presented. I'm just pointing out that having the Board review so much new material is not the procedure that we usually follow.

19

20

21

22

23

24

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MR. CHIMERI: Okay. Well, I think when you see the photographs, it should be self-explanatory. It's a photograph of another building that was approved with a very similar color scheme that I had the Board approve a couple years ago, a few blocks from

1

2

this property. So it's very

3

illuminative of what they're going to

4

be building here.

5

CHAIRPERSON HERSHBERG: Okay.

6

So, please proceed, sir.

7

MR. CHIMERI: So as I started to

8

say, one the exhibits or three of the

9

exhibits are photographs,

10

colored-photographs of a property at

11

184 Ray Street in Freeport.

12

A couple years ago I presented to

13

the Zoning Board and the Site Plan

14

Review Board for that property. And

15

that property has the same color

16

scheme. It has the -- and I have

17

additional colored copies, if anyone

18

else needs, just as an addition, if

19

you want to take a look at those.

20

In our plans we have the gray

21

siding. This is our house that was

22

proved a couple years ago, has the

23

exact same gray siding, it has the

24

charcoal roof, it has the white caps

25

on the sides, has a white railing, a

1

2

white front door, white garage, and it

3

has the same Spruce that we're going

4

to be putting in at this house.

5

So as far as the questions as to

6

what the appearance would be, it has

7

the same appearance as this house, as

8

far as the colors.

9

We also -- I brought in a color

10

from the siding company and my client

11

has a sample also, if you need to see

12

that.

13

MEMBER DISALVO: That would be

14

perfect?

15

MR. CHIMERI: All right.

16

(Handing).

17

For the roof, it's the one with

18

the tab (indicating).

19

MEMBER DISALVO: The tab came

20

off, do you want to just come and

21

identify.

22

MR. CHIMERI: (Indicating).

23

And this is the Castle Stone.

24

Gray (handing).

25

And I believe there was also a

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question on landscaping, what was going to be put in.

MEMBER DISALVO: Yes.

MR. CHIMERI: The landscaping plan was submitted previously, and in order to better show what's going to be put, it's going to be 14 Dwarf Alberta Spruce, will be planted. There's going to be four shown along the eastern edge of the driveway, 6 along the Suffolk Street side of the house right into sidewalk on the Nassau Avenue side, two along the south side with a brick paver walkway on the Nassau Avenue side, two along the portico on the Nassau Avenue side. And the Board is probably familiar with those Spruce, but I have photographs in the exhibits.

And according to the American Convert Society, the Dwarf Alberta Spruces arguably the most commonly planted, comes from the nursery trade. It's slow conifer-growing plant with

1
2 tight uniform branching, holding light
3 green fold, with after ten years
4 growth, the mature specimen will
5 measure 4 feet tall and two-thirds
6 wide -- 4 feet tall and two-thirds is
7 wide, with an annual growth rate of
8 around 4 inches.

9 The reason that is pertinent is
10 because once you put them in, they're
11 not going to grow out of control and
12 get to be 50 feet tall. Once you put
13 them, you put them spacage (sic) you
14 have on the plans, and they should
15 stay the same. They're very
16 attractive and they don't take a lot
17 of maintenance and they also don't
18 take a lot of watering because they
19 grow in the wild, basically a
20 miniature Christmas tree.

21 Also there's going to be grass on
22 all sides of the house and that's what
23 they're planning on landscaping.

24 As far as -- I know there a
25 question on the irrigation system.

1

2

We're not planning on putting an

3

in-ground sprinkler system.

4

Generally, my clients don't like

5

to do that these days for

6

environmental reasons. We find it's

7

better to have the grass -- just like

8

driving along the parkway on the way

9

here or the way home, whatever, the

10

grass there is never sprinkled and it

11

stays green most of the time. We try

12

to do the same thing with the lawns,

13

however, if there's a drought or a

14

particularly dry period of time, then

15

you go out and manually water it.

16

It's better for conserving water.

17

It's better for it to run off into the

18

canal's partially on the waterfront.

19

And the same thing with the Alberta

20

Spruce, these are not going to require

21

in-ground sprinkler system. So

22

that's what they're planning to do.

23

So I think there was prior

24

Application or presentation and a lot

25

of questions came up and I tried to

1

2

address those questions for you today

3

but I do have my client here and if

4

there's any particular questions on

5

any aspects, we'll be glad to address

6

them.

7

CHAIRPERSON HERSHBERG: Thank

8

you.

9

MEMBER DISALVO: Thank you.

10

Will there be any service mounted

11

lights?

12

MR. CHIMERI: Yes, and we have a

13

representation of what we're going to

14

be putting in (handing).

15

Outdoor wall lanterns lights.

16

MEMBER DISALVO: And the

17

location?

18

MR. CHIMERI: Is the location

19

shown on the plans?

20

(Inaudible response from

21

audience.)

22

MR. CHIMERI: Why don't you come

23

up and we can swear you in.

24

Whereupon, the Andrew Cacciatore

25

was sworn in by the Court Reporter.)

1

2

MR. CACCIATORE: Andrew

3

Cacciatore, 438 Nassau Avenue,

4

Freeport, New York.

5

MR. CHIMERI: Where are you

6

planning on putting the lights?

7

MR. CACCIATORE: By the front

8

door and by the back door and then one

9

on the side of the house.

10

CHAIRPERSON HERSHBERG: Is that

11

above the front door, sir, is it on

12

the side of the front door?

13

MR. CACCIATORE: It would be on

14

the side of the front door.

15

MEMBER DISALVO: So a pair of

16

them or --

17

MR. CACCIATORE: Yes, a pair of

18

them.

19

MEMBER DISALVO: A pair.

20

MEMBER RYAN: Will there be any

21

over the garages?

22

MR. CACCIATORE: No, I don't

23

think there's enough room for over the

24

garage.

25

CHAIRPERSON HERSHBERG: Could you

1

2

provide some description for the

3

garage door? It doesn't show clearly

4

in the color rendering. Is it just

5

panel doors --

6

MR. CACCIATORE: Yeah, it's a

7

panel, fiberglass garage door.

8

CHAIRPERSON HERSHBERG: Three

9

pounds, four pounds --

10

MR. CACCIATORE: Yeah.

11

CHAIRPERSON HERSHBERG: --

12

approximately.

13

No windows or --

14

MR. CACCIATORE: Yeah, I'm not

15

doing any windows, no.

16

CHAIRPERSON HERSHBERG: So

17

white --

18

(Crosstalk.)

19

MR. CACCIATORE: Correct.

20

CHAIRPERSON HERSHBERG: Okay.

21

And decorative screen lattice, was

22

there any of that on the house on 184

23

Ray Street to take a look at that?

24

MR. CHIMERI: Yes, in one of the

25

photographs, on the exhibit that's on

1

2

here, (inaudible) the larger but you

3

can see it on the bottom left.

4

MEMBER RYAN: So it will be on

5

the diagonal, not on the square.

6

MR. CACCIATORE: It will be on

7

the diagonal.

8

Actually, no, we're doing it on

9

the square, now that I'm looking at

10

the plans.

11

MEMBER RYAN: Okay.

12

CHAIRPERSON HERSHBERG: Is that

13

wood product?

14

MR. CACCIATORE: Wood, yes.

15

CHAIRPERSON HERSHBERG: Have you

16

had experience with that?

17

MEMBER DISALVO: It's called

18

white vinyl.

19

MR. CACCIATORE: Okay. So yes,

20

it's white vinyl. Square.

21

CHAIRPERSON HERSHBERG: The house

22

looks great until it doesn't.

23

MR. CACCIATORE: What's that.

24

CHAIRPERSON HERSHBERG: The house

25

looks great until it doesn't.

1

2

MR. CACCIATORE: Yeah, exactly.

3

4

CHAIRPERSON HERSHBERG: That's why I asked if you have the experience with the vinyl.

5

6

7

MR. CACCIATORE: Yes we're doing vinyl railings to. I have that information here, if you want.

8

9

10

CHAIRPERSON HERSHBERG: Yes, that --

11

MR. CACCIATORE: It's AZAK.

12

13

MEMBER RYAN? And posts and balusters will be white as well?

14

MR. CACCIATORE: Yes.

15

16

MEMBER DISALVO: The approximate trim size on the windows?

17

MR. CACCIATORE: Four inches.

18

19

MEMBER RYAN: And the columns, I see they're white and 8 inches, but are they round or square?

20

21

MR. CACCIATORE: Square.

22

23

24

CHAIRPERSON HERSHBERG: On the right side exterior, that lattice that you got there, what's underneath? Are you going to be able to see through

25

1

2

that lattice? Is there any backing to

3

it. That's a lot of lattice.

4

MR. CACCIATORE: Right. Yeah,

5

you're going to be able to see through

6

it, because the house is built up so

7

high.

8

CHAIRPERSON HERSHBERG: Have you

9

done that kind of style before?

10

MR. CACCIATORE: Yes.

11

CHAIRPERSON HERSHBERG: Is that

12

in the house which you've provided the

13

photo of? I didn't see that much of

14

it.

15

MR. CHIMERI: No, it's definitely

16

not as tall. The lattice is only

17

about 3 feet, this is much taller.

18

Is there something the Board

19

refers, some sort of backing.

20

CHAIRPERSON HERSHBERG: No, it's

21

just that I've never -- we have a lot

22

of challenges with raising houses and

23

what to do underneath, and I've never

24

seen this idea. And I think it's a

25

good one. It's much better than other

1
2 things that we've seen. So I'm asking
3 if you had experience with it because
4 I have not seen it before.

5 MR. CACCIATORE: Right. I do,
6 and we tried to provide as many
7 pictures as we could with all the
8 detail that you guys want, but it is a
9 nice decorative way to treat that
10 elevation change.

11 CHAIRPERSON HERSHBERG: Right.

12 MR. CACCIATORE: You know, some
13 people just leave it open.

14 CHAIRPERSON HERSHBERG: You know,
15 hopefully we'll able to suggest --
16 but, yeah, some people do.

17 It's probably right there in
18 front of me, but the color of the
19 front door?

20 MR. CACCIATORE: White.

21 CHAIRPERSON HERSHBERG: Thank
22 you.

23 MEMBER RYAN: Is it as depicted
24 with like glass in the center?

25 MR. CACCIATORE: Yes, it is. I

1

2

don't know if I brought a picture of

3

that door. Yes, it's going to look

4

like the picture and it's going to

5

have the side light also.

6

MEMBER RYAN: One side light?

7

MR. CACCIATORE: One side light,

8

yeah.

9

MEMBER RYAN: The area in the

10

peak, over the front door area, have

11

you seen some of the newer homes,

12

they're doing like a batten a board --

13

MR. CACCIATORE: That's nice,

14

yep.

15

MEMBER RYAN: I feel like you

16

have so much siding, that might be a

17

nice way to add a little more of the

18

trim. The white could look pretty on

19

the, you know, vertical as opposed to

20

another horizontal plain --

21

MEMBER DISALVO: Is that an arch

22

though?

23

MEMBER RYAN: Looks like an arch.

24

MR. CACCIATORE: It is an arch,

25

yes.

1

2

MEMBER DISALVO: So that's an
overhang?

3

4

MR. CACCIATORE: Correct.

5

6

MR. CHIMERI: I think it's
similar to the photographs of the
similar house that I submitted.

7

8

9

MEMBER RYAN: I also saw one in
my neighborhood, north/west, Freeport,
and they put white lattice in the
peak. So it just looks like another
architectural detail. It looked kind
of cool.

10

11

12

13

14

MR. CACCIATORE: Yeah, I don't
disagree. It would break it up.

15

16

CHAIRPERSON HERSHBERG: Or any
other ideas for that, like, you said
break it up?

17

18

19

MR. CACCIATORE: Yeah, the board
batten is probably the best way to go.
It's pretty popular right now.

20

21

22

MEMBER RYAN: Yeah, would look
nice.

23

24

MR. CACCIATORE: Yeah.

25

CHAIRPERSON HERSHBERG: What

1

2

color?

3

MR. CACCIATORE: That would be

4

white.

5

MR. CHIMERI: So we'll be willing

6

to do that for sure.

7

CHAIRPERSON HERSHBERG: Given the

8

thought the picture that you showed

9

you does have like a pendant light,

10

and I'm trying to vision the lights on

11

both sides of the -- it looks like

12

that door is off-center a little bit.

13

MR. CACCIATORE: It is. This

14

lot's very challenging because it's a

15

corner lot and the driveway cut --

16

it's a very unique lot.

17

CHAIRPERSON HERSHBERG: So I

18

don't know about lights on both sides

19

if it's off-center.

20

MR. CACCIATORE: Uh-huh.

21

CHAIRPERSON HERSHBERG: Maybe a

22

pendant top. I'm looking for ideas,

23

I'm not making a suggestion.

24

MR. CACCIATORE: Yeah. I also

25

could put angled high-hats, exterior

1

2

high-hats, LED, in the overhang that

3

shoot down -- yeah, since the -- if

4

you put a pendant in it will look

5

non-symmetrical.

6

CHAIRPERSON HERSHBERG: Yes.

7

MR. CACCIATORE: So we can just

8

do lighting inside that cabinet.

9

MEMBER DISALVO: I think that

10

will feel better --

11

MEMBER RYAN: Not draw attention

12

to --

13

MR. CACCIATORE: Yep. Yep.

14

CHAIRPERSON HERSHBERG: So we'll

15

take away then those two lanes --

16

MR. CACCIATORE: Yep.

17

CHAIRPERSON HERSHBERG: -- on

18

both sides of the door.

19

MR. CACCIATORE: Yep.

20

CHAIRPERSON HERSHBERG: Okay.

21

And I can't tell the dividers in the

22

windows is four over four?

23

MR. CACCIATORE: Yeah, they're

24

double-hungs.

25

CHAIRPERSON HERSHBERG:

1

2

Double-hungs?

3

MR. CACCIATORE: Yep.

4

5

CHAIRPERSON HERSHBERG: Four over
four double-hung, and on the top story
there --

6

7

MR. CACCIATORE: Yep, same thing

8

9

CHAIRPERSON HERSHBERG: They look like
much smaller windows. So those
double-hungs on the second floor?

10

11

MR. CACCIATORE: They're

12

13

double-hungs where specified, and
there might be picture windows over
the foyer area. I'd have to look at
the real architectural plans that I
already submitted.

14

15

16

17

CHAIRPERSON HERSHBERG: Okay.

18

19

MR. CACCIATORE: I don't have
those with me.

20

21

CHAIRPERSON HERSHBERG: That's
all right. Just --

22

MR. CACCIATORE: Yeah.

23

24

25

MS. DISALVO: The underside of
the arch, over the front door, the
under side area, will that be treated

1

2

similarly to --

3

MR. CACCIATORE: Correct.

4

MEMBER DISALVO: -- the

5

exhibit -- so this will all be trimmed

6

out in white?

7

MR. CACCIATORE: Correct, yeah,

8

I'm not leaving exposed rafters or

9

anything -- joints or anything like

10

that.

11

CHAIRPERSON HERSHBERG: Okay. So

12

you've submitted a number of items

13

here.

14

Are these in evidence? Are these

15

the items that you --

16

MR. CHIMERI: Yes.

17

CHAIRPERSON HERSHBERG: That will

18

be included -- okay.

19

So help me remember then, the

20

wall lanterns that you -- the wall

21

lanterns, where are they going in

22

from, they're not going on the front

23

door.

24

MR. CACCIATORE: So they will go

25

by the side door on the left side

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exterior elevation.

CHAIRPERSON HERSHBERG: Okay.

MR. CACCIATORE: Next to that door. They'll go by the exterior doors, the French doors, on that same elevation.

MEMBER RYAN: You have a lot of doors.

MEMBER DISALVO: On both sets.

MR. CACCIATORE: Yes.

MS. DISALVO: So I just want to be clear for the record. There will be a signal sconce on the second floor door?

MR. CACCIATORE: Correct.

MEMBER DISALVO: And then on the ground floor, you have two sets of French doors.

Will there be a pair on each or will there be a single?

MR. CACCIATORE: I'll do a pair. I don't have a problem doing a pair.

MEMBER RYAN: And the one on the top floor too, that one on the left?

1

2

MR. CACCIATORE: Yeah, that will
be on the left, yep, on both of those
doors.

5

6

7

And we do have that door to show
them, if they want to see it. Oh,
that was that other door?

8

9

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11

12

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16

CHAIRPERSON HERSHBERG: I'm going
to go back to the garage door. Again,
just getting thoughts. And the
picture that you showed us, I believe
it was 184 Ray Street would that be
the panel door with glass in it, and
then you have a very plain door on
this house. What was your thinking
for having such a plain door?

17

MR. CACCIATORE: I mean --

18

19

CHAIRPERSON HERSHBERG: Would the
garage door similar to --

20

21

MR. CACCIATORE: It's similar to
that except it doesn't have glass.

22

23

CHAIRPERSON HERSHBERG: Right.
Oh, fine.

24

25

MEMBER RYAN: It will have the
raised panels.

1

2

CHAIRPERSON HERSHBERG: I
misunderstood stood. Thank you.

3

4

MEMBER RYAN: I have no more
questions.

5

6

CHAIRPERSON HERSHBERG: Do you
want some time or do you have more
questions?

7

8

9

MEMBER RYAN: No I have no more
questions.

10

11

CHAIRPERSON HERSHBERG: Do you
have any questions.

12

13

MEMBER FERNANDEZ: It's fine.

14

15

CHAIRPERSON HERSHBERG: Thank
you.

16

Any comments from the Public?

17

(Whereupon, there was no verbal
response from the audience.)

18

19

THE CLERK: There are no Public
comments this evening.

20

21

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

22

23

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

24

25

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MEMBER DISALVO: Second.

3

THE CLERK: All in favor.

4

MEMBER RYAN: Aye.

5

MEMBER DISALVO: Aye.

6

MEMBER FERNANDEZ: Aye.

7

THE CLERK: Any appose.

8

(Whereupon, there was no verbal

9

response from the Board Members.)

10

CHAIRPERSON HERSHBERG: Please

11

call the next Application.

12

THE CLERK: Next Application this

13

evening is 3577-121 South Main Street,

14

AKA 119-123 South Main Street, Section

15

61, Block 198, Lot 323, Business B.

16

Ulises Campos.

17

Construct a new 1,544 square foot

18

second floor commercial addition.

19

CHAIRPERSON HERSHBERG: Is the

20

Applicant for 121 South Main Street

21

present.

22

THE CLERK: He does not appear to

23

be.

24

CHAIRPERSON HERSHBERG: Okay so

25

we can wait until the --

1

2

MEMBER RYAN: Table it?

3

CHAIRPERSON HERSHBERG: Yes, so

4

we'll table this as the last

5

Application for the evening to see if

6

the Applicant shows up.

7

Please call the next Application.

8

THE CLERK: The last and final

9

Application on the calendar is

10

SP-3580-130 Dehnhoff Avenue, Section

11

55, Block 245, Lot 35, residence A.

12

Mary Bryant.

13

Maintain 625 square foot detached

14

garage.

15

I have an exhibit. This will be

16

Board Exhibit Number 1.

17

(Exhibit, remotely introduced and

18

provided electronically to the

19

reporter, was marked Board Exhibit 1

20

for identification, as of this date.)

21

MEMBER DISALVO: How are you?

22

CHAIRPERSON HERSHBERG: Good

23

evening.

24

MR. ZAPSON: Good evening.

25

CHAIRPERSON HERSHBERG: Are you

1

2

an attorney?

3

MR. ZAPSON: Yes.

4

MR. CHAIRPERSON: Give us your

5

name.

6

MR. ZAPSON: Michael Zapson for

7

the Applicant, Centilman Balin Adler

8

90 Merrick Avenue, East Meadow, New

9

York 11554.

10

This Application is for a garage.

11

It's existing but it's not completed.

12

There have been garage at the

13

premises. It was demolished and put

14

up a new garage. The new garage was

15

mistakenly put into the setbacks. We

16

had to for go a Zoning variance, which

17

we received and that's what brings us

18

here today.

19

It's substantially completed, in

20

that it's framed and roofed and the

21

windows are in.

22

The garage door is not in yet.

23

And for that, as it's indicated on the

24

plans, it will be panel door and the

25

top panel will contain windows to

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allow the light in.

The house, like I said, has been there, it's substantially grass. There's solar lighting around it. And we just think it's a very nice addition to the house and to the neighborhood as well.

MEMBER RYAN: Is everything on the garage, siding, roofing all matching the existing home?

MR. ZAPSON: It certainly compliments. It's not the exact same. I mean, you can't match -- you try to match, sometimes it looks silly, but they're both, I'd say shades of brown, and they look nice.

The trim is white. The door is white. The windows are white.

CHAIRPERSON HERSHBERG: Looks like the garage door, the windows above the garage door have riders, six glass panels in each section?

MR. ZAPSON: Correct. That's what the architect calls for, yes.

1

2

CHAIRPERSON HERSHBERG: All

3

right.

4

MEMBER RYAN: The trim around the

5

doors and windows, do you know the

6

width of the trim? 3 inch, 4 inch?

7

MR. ZAPSON: I don't, no. I

8

mean, there are pictures of it on

9

there but I, you know, I couldn't tell

10

you.

11

MEMBER RYAN: Looks about 3.

12

Okay.

13

CHAIRPERSON HERSHBERG: Do you

14

know if any of the windows that are

15

in -- is there trim around the

16

windows?

17

MR. ZAPSON: There is. It's

18

narrow. Trim around the windows, trim

19

around the door, the main door

20

entrance.

21

MEMBER DISALVO: So there's no

22

specific material called out other

23

than beige siding, white trim, brown

24

roof that -- we don't have a

25

manufactures name? We don't have a

1

2

specific color? Just general terms.

3

4

MR. ZAPSON: Well, it's there
already, but correct.

5

MEMBER DISALVO: Okay.

6

7

MEMBER RYAN: I don't have any
further questions.

8

Anybody?

9

10

CHAIRPERSON HERSHBERG: Member
Fernandez, any questions?

11

MEMBER FERNANDEZ: No.

12

CHAIRPERSON HERSHBERG: Okay.

13

Any comments from the Public?

14

15

(Whereupon, there was no verbal
response from the audience.)

16

17

THE CLERK: There's no comments
from the Public.

18

19

CHAIRPERSON HERSHBERG: Can I
have a motion from the Board, please.

20

21

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

22

23

MEMBER DISALVO: Second.

24

THE CLERK: All in favor.

25

MEMBER RYAN: Aye.

1

2

MEMBER DISALVO: Aye.

3

MEMBER FERNANDEZ: Aye.

4

THE CLERK: Any appose.

5

(Whereupon, there was no verbal

6

response from the Board Members.)

7

CHAIRPERSON HERSHBERG: Please

8

recall SP-3577-121 South Main Street.

9

THE CLERK: I'd like to recall

10

SP-3577 121 South Main Street, AKA

11

119-123 South Main Street, Section 62,

12

Block 198, Lot 323, Business B. Ulises

13

Campos.

14

Construct a new 1,544 square foot

15

second floor commercial addition.

16

CHAIRPERSON HERSHBERG: Okay.

17

The Applicant is not here.

18

I request a Motion from the

19

Board, please.

20

MEMBER RYAN: I make a Motion to

21

adjourn due to nonattendance by the

22

Applicant.

23

MEMBER DISALVO: Second.

24

THE CLERK: All in favor.

25

MEMBER RYAN: Aye.

1

2

MEMBER DISALVO: Aye.

3

MEMBER FERNANDEZ: Aye.

4

THE CLERK: Any appose?

5

(Whereupon, there was no verbal

6

response from the Board Members.)

7

MEMBER RYAN: I make a Motion to

8

go into Executive Session.

9

MEMBER DISALVO: Second.

10

THE CLERK: All in favor.

11

MEMBER RYAN: Aye.

12

MEMBER DISALVO: Aye.

13

MEMBER FERNANDEZ: Aye.

14

THE CLERK: Any appose?

15

(Whereupon, there was no verbal

16

response from the Board Members.)

17

THE CLERK: Good evening. We'll

18

read the decisions into the record for

19

the Site Plan Hearing on September 21,

20

2022.

21

The first decision is SP-3571 382

22

Wallace Street, Section 55/Block

23

398/Lot 344.

24

MEMBER FERNANDEZ: Chairman,

25

regarding Application SP Number 3571

1

2

for the premises located at 382

3

Wallace Street, this Applicant comes

4

before this Board seeking approval to

5

maintain raised roofline of existing

6

garage and convert to recreation

7

space.

8

I, Joy Fernandezandez, move that

9

this Board make the following findings

10

of fact:

11

1. This application as Submitted will not produce

12

an undesirable effect on the neighborhood, if the

13

conditions below are met.

14

2. This application as Submitted will produce an

15

aesthetically and conforming positive addition to the

16

surrounding area if the conditions below are met.

17

3. This application as Submitted will not

18

negatively alter the appearance of the neighborhood if

19

the conditions below are met.

20

4. This Site Plan, Survey Print and Artist

21

Rendering dated by the Village Clerks' office July 5th,

22

2022, has been submitted by the applicant, reviewed and

23

approved by the Planning Board. Said Site Plan, Survey

24

Print and Artist Rendering have been stamped, approved

25

and signed by the applicant and/or the Chairman of the

1

2 Site Plan Review Board.

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

7 I further move that this application be
8 Granted Subject to the following conditions:

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

11 2. Applicant/Owner must execute an Affidavit of
12 Compliance and return same to the Office of the Village
13 Clerk within (30) days of this approval as a prerequisite
14 for issuance of any permit.

15 3. Any changes and/or modifications to the
16 approved plan are subject to further review by the Site
17 Plan Review Board.

18 4. Applicant/Owner must provide 2 sets of stamped
19 original final plans incorporating all conditions and
20 modifications along with the signed affidavit of
21 compliance to the Village Clerk's Office before issuance
22 of a Building Permit.

23 5. The Planning Board, as lead agency, accepts the
24 recommendation of the Building Department's negative
25 SEQRA declaration and has determined that this is a TYPE

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II action under SEQRA.

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

MEMBER RYAN: Second.

THE CLERK: All in favor?

TRUSTEE RYAN: Aye.

TRUSTEE DISALVO: Aye.

TRUSTEE FERNANDEZ: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no verbal response given from Board Members).

THE CLERK: The decision is SP-3575, 552 North Brookside Avenue, Section 36, Block/K /Lot 148.

MEMBER RYAN: Chairman, regarding Application SP Number 3575 for the premises located at 552 North Brookside Avenue, the Applicant comes before this Board seeking approval to maintain a 20 by 13 foot shed, 21 by 19 foot pavilion, 19 foot by 44 foot raised terrace, replace driveway, 4

1

2

inch solid PVC fence in front yard,

3

wood burning fireplace and 34 inch

4

retaining wall.

5

I, Carole Ryan, move that this

6

Board make the following findings of

7

fact.

8

1. This application as Submitted will not produce

9

an undesirable effect on the neighborhood, if the

10

conditions below are met.

11

2. This application as Submitted will produce an

12

aesthetically and conforming positive addition to the

13

surrounding area if the conditions below are met.

14

3. This application as Submitted will not

15

negatively alter the appearance of the neighborhood if

16

the conditions below are met.

17

4. This Site Plan, Survey Print and Artist

18

Rendering dated by the Village Clerks' office July 27th,

19

2022, has been submitted by the applicant, reviewed and

20

approved by the Planning Board. Said Site Plan, Survey

21

Print and Artist Rendering have been stamped, approved

22

and signed by the applicant and/or the Chairman of the

23

Site Plan Review Board.

24

5. The members of this Board are familiar with the

25

neighborhood surrounding the applicant's site and have

1

2 fully considered all documents and testimony concerning
3 this application.

4

I further move that this application be
5 Granted Subject to the following conditions:

6

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

8

2. Applicant/Owner must execute an Affidavit of
9 Compliance and return same to the Office of the Village
10 Clerk within (30) days of this approval as a prerequisite
11 for issuance of any permit.

12

3. Any changes and/or modifications to the
13 approved plan are subject to further review by the Site
14 Plan Review Board.

15

Other conditions:

16

4. Remove existing posts at front or add new open
17 picket fencing

18

5. Applicant/Owner to provide 2 sets of stamped
19 original final plans incorporating all conditions and
20 modifications along with the signed affidavit of
21 compliance to the Village Clerk's Office before issuance
22 of a Building Permit.

23

6. The Planning Board, as lead agency, accepts the
24 recommendation of the Building Department's negative
25 SEQRA declaration and has determined that this is a TYPE

1

2 II action under SEQRA.

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

6 MEMBER DISALVO: Second.

7 THE CLERK: All in favor?

8 TRUSTEE RYAN: Aye.

9 TRUSTEE DISALVO: Aye.

10 TRUSTEE FERNANDEZ: Aye.

11 CHAIRPERSON HERSHBERG: Aye.

12 THE CLERK: Any oppose?

13 (Whereupon, there was no verbal
14 response given from Board Members).

15 THE CLERK: The next decision is
16 is SP-3579, 164 Archer Street, Section
17 62, Block/77, Lot/10.

18 MEMBER DISALVO: Chairman,
19 regarding Application SP-3579 for the
20 premises located at 164 Archer Street,
21 the Applicant comes before this Board
22 seeking approval to construct a new
23 1-story 185 square foot rear addition.

24 I, Annemarie DiSalvo, move that
25 this Board make the following findings

1

2

of fact:

3

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

4

5

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

7

8

9

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

10

11

12

4. This Site Plan, Survey Print and Artist Rendering dated by the Village Clerks' office August 25th, 2022, has been submitted by the applicant, reviewed and approved by the Planning Board. Said Site Plan, Survey Print and Artist Rendering have been stamped, approved and signed by the applicant and/or the Chairman of the Site Plan Review Board.

13

14

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18

19

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

20

21

22

23

I further move that this application be Granted Subject to the following conditions:

24

25

1. Applicant/Owner must comply with all the Rules

1

2 and Regulations of the Village of Freeport.

3

4

5

6

2. Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within (30) days of this approval as a prerequisite for issuance of any permit.

7

8

9

3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.

10

11

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13

14

4. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.

15

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18

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

19

20

21

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

22

23

CHAIRPERSON HERSHBERG: Is there a second?

24

TRUSTEE RYAN: Second.

25

THE CLERK: All in favor?

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TRUSTEE RYAN: Aye.

TRUSTEE DISALVO: Aye.

TRUSTEE FERNANDEZ: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no verbal response given from Board Members).

THE CLERK: The next decision is SP-3581, 215 Church Street, Section 62 Block/55, Lot/41.

MEMBER DISALVO: Chairman, regarding Application SP3581 one for the premises located at 215 Church Street, the applicant comes before this Board seeking approval to construct a covered patio.

I, Annemarie DiSalvo, move that this Board make the following findings of fact:

1. This application as Submitted will not produce an undesirable effect on the neighborhood, if the conditions below are met.
2. This application as Submitted will produce an aesthetically and conforming positive addition to the

1

2 surrounding area if the conditions below are met.

3

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

6

4. This Site Plan, Survey Print and Artist
7 Rendering dated by the Village Clerks' office August
8 25th, 2022, has been submitted by the applicant, reviewed
9 and approved by the Planning Board. Said Site Plan,
10 Survey Print and Artist Rendering have been stamped,
11 approved and signed by the applicant and/or the Chairman
12 of the Site Plan Review Board.

13

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

17

I further move that this application be
18 Granted Subject to the following conditions:

19

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

21

2. Applicant/Owner must execute an Affidavit of
22 Compliance and return same to the Office of the Village
23 Clerk within (30) days of this approval as a prerequisite
24 for issuance of any permit.

25

3. Any changes and/or modifications to the

1

2 approved plan are subject to further review by the Site
3 Plan Review Board.

4 4. Applicant/Owner to wrap or paint truss beams
5 in white.

6 5. Applicant/Owner to provide 2 sets of stamped
7 original final plans incorporating all conditions and
8 modifications along with the signed affidavit of
9 compliance to the Village Clerk's Office before issuance
10 of a Building Permit.

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

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

18 TRUSTEE RYAN: Second

19 THE CLERK: All in favor?

20 TRUSTEE RYAN: Aye.

21 TRUSTEE DISALVO: Aye.

22 TRUSTEE FERNANDEZ: Aye.

23 CHAIRPERSON HERSHBERG: Aye.

24 THE CLERK: Any oppose?

25 (Whereupon, there was no verbal

1

2

response given from Board Members).

3

THE CLERK: The next decision,

4

SP-3583 187 Westside Avenue, Section

5

62, Block/34, Lot/126.

6

MEMBER FERNANDEZ: Chairman,

7

regarding Application SP-3583 for the

8

premises located at 187 Westside

9

Avenue, the Applicant comes before

10

this Board seeking approval to

11

construct roof over existing 408

12

square foot deck.

13

I, Joy Fernandez, move that this

14

Board make the following findings of

15

fact:

16

1. This application as Submitted will not produce

17

an undesirable effect on the neighborhood, if the

18

conditions below are met.

19

2. This application as Submitted will produce an

20

aesthetically and conforming positive addition to the

21

surrounding area if the conditions below are met.

22

3. This application as Submitted will not

23

negatively alter the appearance of the neighborhood if

24

the conditions below are met.

25

4. This Site Plan, Survey Print and Artist

1

2 Rendering dated by the Village Clerks' office August
3 31st, 2022, has been submitted by the applicant, reviewed
4 and approved by the Planning Board. Said Site Plan,
5 Survey Print and Artist Rendering have been stamped,
6 approved and signed by the applicant and/or the Chairman
7 of the Site Plan Review Board.

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

12 I further move that this application be
13 Granted Subject to the following conditions:

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

16 2. Applicant/Owner must execute an Affidavit of
17 Compliance and return same to the Office of the Village
18 Clerk within (30) days of this approval as a prerequisite
19 for issuance of any permit.

20 3. Any changes and/or modifications to the
21 approved plan are subject to further review by the Site
22 Plan Review Board.

23 4. Applicant/Owner to provide 2 sets of stamped
24 original final plans incorporating all conditions and
25 modifications along with the signed affidavit of

1

2 compliance to the Village Clerk's Office before issuance
3 of a Building Permit.

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

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

11 TRUSTEE RYAN: Second.

12 THE CLERK: All in favor?

13 TRUSTEE RYAN: Aye.

14 TRUSTEE DISALVO: Aye.

15 TRUSTEE FERNANDEZ: Aye.

16 CHAIRPERSON HERSHBERG: Aye.

17 THE CLERK: Any oppose?

18 (Whereupon, there was no verbal
19 response given from Board Members).

20 THE CLERK: The next decision is
21 SP-3584 Section 55, Block/333,
22 Lot/115,

23 MEMBER RYAN: Chairman, regarding
24 Application SP-3584 for the premises
25 located 26 Graffing Place, the

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applicant comes before this Board

3

seeking approval to construct a 515

4

square foot 1-story addition, 11

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square foot wood stair and deck, 383

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square foot second floor addition and

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175 square foot 2nd floor roof deck.

8

I, Carole Ryan, move that this

9

Board make the following findings of

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fact:

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1. This application as Submitted will not produce

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an undesirable effect on the neighborhood, if the

13

conditions below are met.

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2. This application as Submitted will produce an

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aesthetically and conforming positive addition to the

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surrounding area if the conditions below are met.

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3. This application as Submitted will not

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negatively alter the appearance of the neighborhood if

19

the conditions below are met.

20

4. This Site Plan, Survey Print and Artist

21

Rendering dated by the Village Clerks' office August

22

31st, 2022, has been submitted by the applicant, reviewed

23

and approved by the Planning Board. Said Site Plan,

24

Survey Print and Artist Rendering have been stamped,

25

approved and signed by the applicant and/or the Chairman

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2 of the Site Plan Review Board.

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

7 I further move that this application be
8 Granted Subject to the following conditions:

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

11 2. Applicant/Owner must execute an Affidavit of
12 Compliance and return same to the Office of the Village
13 Clerk within (30) days of this approval as a prerequisite
14 for issuance of any permit.

15 3. Any changes and/or modifications to the
16 approved plan are subject to further review by the Site
17 Plan Review Board.

18 4. All roofing, siding and trim to match the
19 existing home security light by first floor side door

20 5. Applicant/Owner to provide 2 sets of stamped
21 original final plans incorporating all conditions and
22 modifications along with the signed affidavit of
23 compliance to the Village Clerk's Office before issuance
24 of a Building Permit.

25 6. The Planning Board, as lead agency, accepts the

1

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

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

8 TRUSTEE DISALVO: Second.

9 THE CLERK: All in favor?

10 TRUSTEE RYAN: Aye.

11 TRUSTEE DISALVO: Aye.

12 TRUSTEE FERNANDEZ: Aye.

13 CHAIRPERSON HERSHBERG: Aye.

14 THE CLERK: Any oppose?

15 (Whereupon, there was no verbal
16 response given from Board Members).

17 THE CLERK: The next decision is
18 SP-3585, 446 Southside Avenue, Section
19 54, Block/308, Lot/169.

20 MEMBER DISALVO: Chairman,
21 regarding SP-3585 for the premises
22 located at 446 Southside Avenue, the
23 applicant comes before this Board
24 seeking approval to widen driveway
25 240 square feet total and pave

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walkway.

I, Annemarie DiSalvo, move that
this Board make the following findings
of fact:

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

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

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

4. This Site Plan, Survey Print and Artist
Rendering dated by the Village Clerks' office September
7th, 2022, has been submitted by the applicant, reviewed
and approved by the Planning Board. Said Site Plan,
Survey Print and Artist Rendering have been stamped,
approved and signed by the applicant and/or the Chairman
of the Site Plan Review Board.

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

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I further move that this application be
Granted Subject to the following conditions:

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4

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

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6

2. Applicant/Owner must execute an Affidavit of
Compliance and return same to the Office of the Village
Clerk within (30) days of this approval as a prerequisite
for issuance of any permit.

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3. Any changes and/or modifications to the
approved plan are subject to further review by the Site
Plan Review Board.

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4. Add planting area in corner adjacent to garage.

14

15

5. Entire walkway and driveway border to be
matching earth tone rectangular pavers

16

17

6. Applicant/Owner to provide 2 sets of stamped
original final plans incorporating all conditions and
modifications along with the signed affidavit of
compliance to the Village Clerk's Office before issuance
of a Building Permit.

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

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8. Applicant/Owner must obtain the appropriate

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permits from the Building Department prior to any construction.

MEMBER RYAN: Second.

THE CLERK: All in favor?

TRUSTEE RYAN: Aye.

TRUSTEE DISALVO: Aye.

TRUSTEE FERNANDEZ: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no verbal response given from Board Members).

THE CLERK: The next decision is SP-3574, 438 Nassau Avenue, Section 62, Block/186, Lot/1.

MEMBER FERNANDEZ: Chairman, regarding application SP-3574 for the premises located at 438 Nassau Avenue the applicant can't comes before this Board seeking approval to construct a 3-story 2,515 square foot single family dwelling with 246 square foot porch and 82.5 square foot deck.

I, Joy Fernandez, move that this Board make the following findings of

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2 fact:

3 1. This application as Amended will not produce an
4 undesirable effect on the neighborhood, if the conditions
5 below are met.

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

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

12 4. This Site Plan, Survey Print and Artist
13 Rendering dated by the Village Clerks' office July 21st,
14 2022, has been submitted by the applicant, reviewed and
15 approved by the Planning Board. Said Site Plan, Survey
16 Print and Artist Rendering have been stamped, approved
17 and signed by the applicant and/or the Chairman of the
18 Site Plan Review Board.

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

23 I further move that this application be
24 Granted Subject to the following conditions:

25 1. Applicant/Owner must comply with all the Rules

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2 and Regulations of the Village of Freeport.

3 2. Applicant/Owner must execute an Affidavit of
4 Compliance and return same to the Office of the Village
5 Clerk within (30) days of this approval as a prerequisite
6 for issuance of any permit.

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

10 4. Garage door to be white raised panel style.

11 5. White board and batten style trim on front
12 entry portico gable.

13 6. Railings, posts and balusters to be Azek
14 material.

15 7. Columns to be 8" square. Window trim to be 4"
16 wide.

17 8. Black surface mounted lantern style lighting
18 near French doors on first and second floor exterior
19 doors.

20 9. Applicant/Owner to provide 2 sets of stamped
21 original final plans incorporating all conditions and
22 modifications along with the signed affidavit of
23 compliance to the Village Clerk's Office before issuance
24 of a Building Permit.

25 10. This approval is subject to any and all

1

2 conditions imposed by the Zoning Board of Appeals, if
3 any, in decision dated 6/16/2022.

4 11. The Zoning Board of Appeals as lead agency has
5 determined that this is a Type II Action under SEQRA and
6 the Planning Board has no further review.

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

10 MEMBER RYAN: Second

11 THE CLERK: All in favor?

12 TRUSTEE RYAN: Aye.

13 TRUSTEE DISALVO: Aye.

14 TRUSTEE FERNANDEZ: Aye.

15 CHAIRPERSON HERSHBERG: Aye.

16 THE CLERK: Any oppose?

17 (Whereupon, there was no verbal
18 response given from Board Members).

19 THE CLERK: The last decision
20 will be SP-3580, 130 Dehnhoff Avenue,
21 Section 55, Block/245, Lot/35.

22 MEMBER RYAN: Chairman, regarding
23 application SP-3580 for the premises
24 located at 130 Dehnhoff Avenue the
25 applicant comes before this Board

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seeking approval to maintain a 625

3

square foot detached garage.

4

I, Carole Ryan, move that this

5

Board make the following findings of

6

fact:

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1. This application as Submitted will not produce

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an undesirable effect on the neighborhood, if the

9

conditions below are met.

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2. This application as Submitted will produce an

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aesthetically and conforming positive addition to the

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surrounding area if the conditions below are met.

13

3. This application as Submitted will not

14

negatively alter the appearance of the neighborhood if

15

the conditions below are met.

16

4. This Site Plan, Survey Print and Artist

17

Rendering dated by the Village Clerks' office August

18

22nd, 2022, has been submitted by the applicant, reviewed

19

and approved by the Planning Board. Said Site Plan,

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Survey Print and Artist Rendering have been stamped,

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approved and signed by the applicant and/or the Chairman

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of the Site Plan Review Board.

23

5. The members of this Board are familiar with the

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neighborhood surrounding the applicant's site and have

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fully considered all documents and testimony concerning

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this application.

I further move that this application be
Granted Subject to the following conditions:

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

2. Applicant/Owner must execute an Affidavit of
Compliance and return same to the Office of the Village
Clerk within (30) days of this approval as a prerequisite
for issuance of any permit.

3. Any changes and/or modifications to the
approved plan are subject to further review by the Site
Plan Review Board.

4. Applicant/Owner to provide 2 sets of stamped
original final plans incorporating all conditions and
modifications along with the signed affidavit of
compliance to the Village Clerk's Office before issuance
of a Building Permit.

5. This approval is subject to any and all
conditions imposed by the Zoning Board of Appeals, if
any, in its decision dated July 21st, 2022.

6. 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.

7. Applicant/Owner must obtain the appropriate

1

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

4

MEMBER DISALVO: Second.

5

THE CLERK: All in favor?

6

TRUSTEE RYAN: Aye.

7

TRUSTEE DISALVO: Aye.

8

TRUSTEE FERNANDEZ: Aye.

9

CHAIRPERSON HERSHBERG: Aye.

10

THE CLERK: Any oppose?

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(Whereupon, there was no verbal
12 response given from Board Members).

13

MEMBER RYAN: Motion to approve
14 the minutes of the meeting dated
15 8/23/22.

16

MEMBER DISALVO: Second.

17

THE CLERK: All in favor?

18

THE CLERK: All in favor?

19

TRUSTEE RYAN: Aye.

20

TRUSTEE DISALVO: Aye.

21

TRUSTEE FERNANDEZ: Aye.

22

CHAIRPERSON HERSHBERG: Aye.

23

THE CLERK: Any oppose?

24

(Whereupon, there was no verbal
25 response given from Board Members).

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MEMBER RYAN: Make a Motion to
close the meeting?

4

MEMBER DISALVO: Second.

5

THE CLERK: All in favor?

6

CHAIRPERSON HERSHBERG: We need
to vote on the minutes.

8

THE CLERK: Sorry.

9

CHAIRPERSON HERSHBERG: It's
okay. It's fine.

10

11

Can we make a motion?

12

THE CLERK: All in favor.

13

TRUSTEE RYAN: Aye.

14

TRUSTEE DISALVO: Aye.

15

TRUSTEE FERNANDEZ: Aye.

16

CHAIRPERSON HERSHBERG: Aye.

17

THE CLERK: Any oppose?

18

(Whereupon, there was no verbal
response given from Board Members).

19

20

MEMBER RYAN: Make a Motion to
close the meeting?

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22

MEMBER DISALVO: Second.

23

THE CLERK: All in favor?

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TRUSTEE RYAN: Aye.

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TRUSTEE DISALVO: Aye.

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TRUSTEE FERNANDEZ: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no verbal
response given from Board Members).

(Time Noted 9:15 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

:ss

COUNTY OF NASSAU)

I, AMANDA MICILLO, a Notary Public within
and for the State of New York, do hereby certify:

That the witness whose examination is
hereinbefore set forth was duly sworn and that such an
examination is a true record of the testimony given by
such a witness.

I further certify that I am not related to
any of these parties to this action by blood or marriage,
and that I am not in any way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 22nd day of September, 2022.

Amanda Micillo
signature