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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

November 22, 2022
8:19 p.m.

M E M B E R S :

MICHAEL HERSHBERG	CHAIRPERSON
ED CAMPBELL	DEPUTY CHAIR
DEBORAH WELCH	MEMBER
HEATHER DAWSON	MEMBER

* * *

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1	Affidavit of Publication	4
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APPLICANT'S FOR I.D.

SP-3593

A	Photograph	23
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-----I N D E X-----

APPLICATION#	ADDRESS	PAGE
SP-3586	360-370 Atlantic Avenue	4-5
SP-3592	401 South Ocean Avenue A	6-20
SP-3593	401 South Ocean Avenue B	20-30
SP-3594	401 South Ocean Avenue C	30-38
SP-3603	16 West Merrick Road	38-43

1
2 CHAIRPERSON HERSHBERG: We'll now go
3 into the public hearing section of our
4 meeting. There is a different formality that
5 goes along with that, and that is we will
6 swear in each of the speakers or any speakers
7 on the applications.

8 Madame Clerk, do we have any
9 Affidavits of Filing or Posting?

10 THE CLERK: We have one Affidavit of
11 Publication and one Affidavit of Posting to
12 be placed on the record as Exhibits 1 and 2.

13 (WHEREUPON, the above-referred to
14 documents were marked as Board's Exhibits 1 &
15 2, for identification, as of this date.)

16 CHAIRPERSON HERSHBERG: Any request
17 for adjournment?

18 THE CLERK: No request for
19 adjournment.

20 CHAIRPERSON HERSHBERG: Actually we
21 did. Let's go on the record that it was
22 adjourned by the applicant. Read that
23 application and adjourn it.

24 THE CLERK: We have Site Plan Number
25 3586, 360-370 Atlantic Avenue, Section 62,

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Block 36, Lot 153, Business A. 370 Freeport, LLC. Exterior facade repair. They are requesting an adjournment.

We also have an Affidavit of Mailing to be placed on the record as Exhibit 3 for this application.

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

CHAIRPERSON HERSHBERG: Thank you. The applicant in this matter had requested an adjournment. So, we will accommodate that request.

A motion from the Board, please.

MEMBER DAWSON: Motion to adjourn at the request of the applicant.

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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THE CLERK: Site Plan Number 3592,
401 South Ocean Avenue, Section 62, Block
170, Lot A, Residence A. Marti Homes.
Construct a 2,304 square foot two-story
one-family dwelling with attached garage.

I have an Affidavit of Mailing to be
placed on the record as Exhibit Number 3.

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

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

D E N I S M A R T I,
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. GRIGORAKI: Michael Grigoraki.
Permits-R-Us, LLC. We just moved. 333
Jackson Avenue, Suite 9, Syosset, New York.

COURT REPORTER: Please state your

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name and address for the record.

MR. MARTI: Denis Marti. 1500
Jerusalem Avenue, Merrick New York.

CHAIRPERSON HERSHBERG: Go ahead.
I'm sorry. If I could, just for the benefit
of the public. We have heard the details on
this application in prior meetings. We had
lengthy discussion on it. There were a few
components of the application, and we asked
for some additional materials on. One was a
table of materials that were going to be
used, and the other was to provide a
landscape plan. I think those were the only
outstanding times.

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: Go ahead and
proceed.

MR. GRIGORAKI: All right. Thank
you. I guess we'll start off with House A,
Parcel A.

CHAIRPERSON HERSHBERG: Yes.

MR. GRIGORAKI: We had given the
Village an updated plan, as well as a
landscape plan and a cut sheet with the list

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offensive materials.

House A, which will be this house here. You'll have that. It's updated. This one we didn't change the elevation on. We're going to be Tamko roof; that is the name of the brand. The color is Rustic Black, architectural shingle.

The siding will be white Compass clapboard siding with the four inch reveal.

In addition to that, the windows, the brand will be MI, which stands for Metal Industries, and they will be a black window, similar to the ones Mr. Marti had done on Lena and South Bergen.

In addition to that, the stone in front of the house --

CHAIRPERSON HERSHBERG: Sir, if we could go back to the windows. The windows are going to be as depicted in the rendering?

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: That we received on -- that were presented on October 11th.

MR. GRIGORAKI: Yes.

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CHAIRPERSON HERSHBERG: Thank you.

MR. GRIGORAKI: We'll go with the stone. The stone is called Boulder Creek Stone products. This is called Faststak Gunflint gray. We have another sample. I couldn't get a sample of the stone because they wanted me to order it. They were like, "Mike, I can't give you a sample. You have to order a full pallet." I would have the order it. We have something similar.

That was the same stone that was used on South Bergen, which is called Pembreak, which has grays and whites in it.

MR. MARTI: It also features less of the whites.

MEMBER DAWSON: More gray.

MR. MARTI: Right.

CHAIRPERSON HERSHBERG: I think we had some discussion with respect to the stone and trying to avoid the linear, narrower width stone. So, that appears to be a linear, fairly narrow width.

MR. MARTI: This isn't from the same brand. It will be more variety of shapes and

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sizes for the Boulder Creek, which is what we callout on the cut sheet. That's got more variety, shapes and sizes. This we just brought for color, which is really only this top corner color.

CHAIRPERSON HERSHBERG: Say that again. You took that --

MR. MARTI: We brought this really only to represent the color pretty much only up at the top.

CHAIRPERSON HERSHBERG: So, then give me an idea. Since we don't have a sample here, give me an idea with respect to the dimensions of the stones.

MR. GRIGORAKI: It will be --

CHAIRPERSON HERSHBERG: Is it essentially the same dimension as the sample?

MR. MARTI: No, it won't be the same linear. It will be more --

MR. GRIGORAKI: It will be more like this other sample, which matches this. This comes pre-manufactured like this. This is stacked stone. It's all different. So, this type of stone, like Mr. Marti has said, comes

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in different shapes and sizes. This is probably a three by six. Maybe we'll get a six by eight and then put the puzzle together, and then you grout in between.

MEMBER DAWSON: The stones are all different shapes, but they're flat. This is more linear, but they jut out.

MR. GRIGORAKI: This is more flat stone.

CHAIRPERSON HERSHBERG: There's no cut sheet. There's no -- I'd like to have a better idea. How can I get a better idea of what that stone is going to look like, because your describing some similarities between that, most of the similarities with respect to color. But then you're describing, I'm going to call, more significant dimension differences between what you are going to build and the sample in your drawings.

MR. GRIGORAKI: I'm trying to see what they have. There are so many different varieties of the stone.

MR. MARTI: Same and size is like

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this, right?

MR. GRIGORAKI: This is the exact stone as this, which is more like that.

(Indicating.)

CHAIRPERSON HERSHBERG: I appreciate that. That is certainly an effort to help me visualize that a little bit better, but I don't know that that's really sufficient, because you've got an entire first floor of the house done in that material. So, it's rather -- it's a fairly large area, as opposed to just putting that in between front steps or on the column or something like that.

What was the challenge in being able to secure a sample?

MR. GRIGORAKI: I have to order a full pallet, in order to get a sample. They won't order something that they don't stock. Century Building Materials is where we are buying all the supplies from.

DEPUTY CHAIR CAMPBELL: Can I see that again, please?

MR. MARTI: Sure. You see the

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texture from the more brown piece that I showed you. The stacked stone is coming in and out at different shapes and sizes, not that flat, linear look.

DEPUTY CHAIR CAMPBELL: Thank you. Maybe you could describe it for us, since we're passing the picture around, for the record exactly what's on the phone.

MR. MARTI: What we're showing in that picture is a stacked stone, similar to what I'm holding up now, in shape and texture, which is different than the flat linear that I used to describe the color. So, it's going to be material like this, just in gray instead of brown.

CHAIRPERSON HERSHBERG: What is the name of the stone?

MR. McLAUGHLIN: If I may. If he's not putting the stone into evidence, we need to describe what the stone is, give a description, so you have it.

CHAIRPERSON HERSHBERG: So, what I'm hearing is that the stone is going to be, except for color, nearly identical to that

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sample?

MR. GRIGORAKI: Yes.

MR. MARTI: In gray.

CHAIRPERSON HERSHBERG: Give me a full description of the stone that it's going to be similar to, except that it will be a different color. So, give me the name of the stone it will be similar to.

MR. MARTI: Well, we gave you the name of the exact stone that we're going to use. That's Boulder Creek Stone products, Faststak, Gunflint gray. That's the same exact product.

DEPUTY CHAIR CAMPBELL: That's the one they have in their packets right now?

MR. MARTI: We're not able to source the sample.

CHAIRPERSON HERSHBERG: So then the other sample we had was the Boulder stone, Creek Stone Products in Gunflint. That is the Boulder Creek Stone Products.

MR. GRIGORAKI: Yes, but that's not Gunflint gray. This isn't Gunflint gray.

CHAIRPERSON HERSHBERG: That exact

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stone, except in Gunflint gray.

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: Go ahead.

Thank you.

MR. GRIGORAKI: Thank you. When we left off last time you wanted to know the color of the fascia boards will be white, capped aluminum. The fascia board will be eight inches in width. The front columns will be either eight or ten precast fiberglass column, which will be painted white, or a six by six pressure treated column finished off with white Azek at the top and bottom with a top cap and corner base.

CHAIRPERSON HERSHBERG: That's a fairly large range difference between six by six and ten by ten. Can we --

MR. MARTI: Six by six.

MR. GRIGORAKI: I'm trying to think for a second. We would go with the six by six with the three quarter inch Azek around it, so it would add another inch and a half each, almost seven and a half inches.

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CHAIRPERSON HERSHBERG: So, is it fair to say the rendering is probably showing a ten inch column?

THE CLERK: Yes. We could always take that six by six and trim it out two by four on each side. Six by six, two by four, and then wrap it, then we'll get almost nine and a half inches.

CHAIRPERSON HERSHBERG: You presented plans. What is in the plans?

MR. GRIGORAKI: The plans show six by six column. But they show a six by six pressure treated column and then finished off with --

CHAIRPERSON HERSHBERG: I'm not trying to direct or steer any answers. The picture is worth a thousand words, for me. This is a picture of a home that we expect to see. Here it looks like ten inch columns. So, let's stick with the ten inch columns. Does that make sense? It looks like -- we're not addressing the other applications now. We have two others in front of us similar to this.

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MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: Ten inch.

MR. GRIGORAKI: Ten inch is fine.
Ten inch precast column painted white.

CHAIRPERSON HERSHBERG: So then we're taking out the "or." Let's leave it at eight to ten inch precast fiberglass column, correct?

MR. GRIGORAKI: Yes. The gutters will be typical four inch gutters in white. The trim around the windows will be a three and a half inch lineal around the windows, vinyl. And then the front door will be black, as per the elevation. We'll try to get the exact door, as close as we can get it. Obviously, there are problems getting that door. If there is an option, maybe the glass is an oval, instead of rectangular. We'll do our best to get an oval window on the door. That goes the same for the garage door. The garage door will be black with glass on top, and that will either be a six, eight or 12 panel door, whatever is readily available, because garage doors right now are

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2 a hot commodity. You can't get them. We
3 have a hard time getting our hands on garage
4 doors.

5 I think that covers the first house,
6 with the exception of, we spoke on this the
7 last time, the back of the house where we
8 have the platform. The under structure will
9 be pressure treated, that's the way it's
10 going to be constructed, but the finishing
11 will be a Trex, gray Trex decking with white
12 PVC railings.

13 CHAIRPERSON HERSHBERG: Sir, I'm
14 going to ask you to repeat that description
15 of materials.

16 MR. GRIGORAKI: The deck itself, the
17 structure is made out of pressure treated
18 lumber. Once the deck is finished, it will
19 be finished with gray Azek -- excuse me --
20 gray Trex decking with white PVC railings.

21 CHAIRPERSON HERSHBERG: Okay.

22 MR. GRIGORAKI: And you do have a
23 copy of the landscape plan. There was
24 extensive landscaping on the corner lot.
25 They'll screen the AC units, screen it with

1
2 beautiful plantings along the whole corner of
3 the property and also to the southwest corner
4 of the property. We're proposing to do
5 extensive landscaping there as well.

6 CHAIRPERSON HERSHBERG: How is it
7 going to be irrigated?

8 MR. GRIGORAKI: There will be
9 irrigation only if the buyer requests it. We
10 can use that as negotiating tool.

11 CHAIRPERSON HERSHBERG: How are these
12 plants --

13 MR. GRIGORAKI: Believe it or not, we
14 have somebody from the office, Chris, who
15 goes around and puts timers on all the hose
16 bibs in the front and back, and we have
17 sprinklers constantly going so, everything
18 gets watered. That goes for all of our
19 properties. And then once everything grows
20 in, the grass gets maintained once a week
21 until the house gets sold and the new people
22 maintain the property themselves.

23 I think that covers House A.

24 CHAIRPERSON HERSHBERG: Any questions
25 from the Board.

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DEPUTY CHAIR CAMPBELL: No questions.

CHAIRPERSON HERSHBERG: Motion from
the Board.

THE CLERK: Public comment.

CHAIRPERSON HERSHBERG: Thank you for
reminding me. Any comment from the public?

Hearing none, motion from the Board.

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

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3593,
401 South Ocean Avenue, Section 62, Block
170, Lot B, Residence A. Marti Homes.
Construct 2,345 square foot two-story
one-family dwelling with attached garage.

I have an Affidavit of Mailing to be

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placed on the record as Exhibit Number 3.

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

MR. GRIGORAKI: House B. Same brand roofing: Tamko roofing. This will be what's called Oxford Gray, the roofing. I have a sample right here of the roofing chart. Oxford Gray is this one up from the bottom. This is the Rustic Black, the first one we described. This is the Oxford Gray for the second one.

CHAIRPERSON HERSHBERG: Thank you.

MR. GRIGORAKI: That will go along with the same brand siding, Compass. Instead of the clapboard, it will be Dutch lap on this, and the color will be what is known in their brand as light gray, which is gray. I call it light gray, in my mind, which is this gray here, to match the color roofing.

CHAIRPERSON HERSHBERG: The name on that is.

MR. GRIGORAKI: It's just gray.

CHAIRPERSON HERSHBERG: Not light

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gray?

MR. GRIGORAKI: Correct. They have another shade of gray, which is the next house. So, that's just gray with four inch Dutch lap. And the same with the window brand, Metal Industries, but these windows on this house will be white. The trim will be white. The stone in the front will be Boulder Creek Stone Product, which is actually this stone right here that we have a sample. Same thing with the fascia board, eight inch cap aluminum. The front columns, let's stick with the ten inch precast white with top and bottom. And same thing on this house, four inch aluminum.

This house, at the last hearing, one of the Board members had commented that these panels in the front, which we didn't have the last time, was one rectangle. So, we carried this line down and broke this up. You can see that one of the Board members commented. We did this.

CHAIRPERSON HERSHBERG: That needs to be reflected in the plans.

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MR. GRIGORAKI: Yes, it is in the amended plans.

CHAIRPERSON HERSHBERG: I'm sorry, sir, do we have a picture of this?

MR. GRIGORAKI: You should, yes.

MR. MARTI: It was submitted yesterday.

MR. GRIGORAKI: They were submitted yesterday.

CHAIRPERSON HERSHBERG: This is Lot B. I did not receive that. Let's submit this into evidence, please.

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

CHAIRPERSON HERSHBERG: Help me with a description of the panel.

MR. GRIGORAKI: The panel is made out of Azek, and they will be painted white, and they will reflect the elevation as per the one I just handed as evidence.

CHAIRPERSON HERSHBERG: I'm trying to put some words to that, not as reflected in what you just said. That's an approximate --

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give me the approximate dimensions of that panel specific in the plans. Give me the approximate dimensions, in that the panel will be made up of two identical -- I need help with the description.

MR. GRIGORAKI: It will be two identical raised panels made out of Azek, painted white, and the dimensions -- I just want to get the width of the window in the forefront -- will be approximately three feet wide and approximately, maybe a little less than three feet in height. So, basically, three feet almost three.

CHAIRPERSON HERSHBERG: Okay.

MR. GRIGORAKI: Each one. So, let's say three by six as part of the elevation. That goes for the right side of the house as well as the left side of the house.

And the front door will be as per the elevation, a white front door, as well as the garage door. And as I previously stated on the other, the first case, we will try and match the elevation as best as we can, but whatever is readily available to us. The

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garage door is a little tough. The front door is easier.

CHAIRPERSON HERSHBERG: The rendering that you just provided is brown.

MR. GRIGORAKI: Excuse me. I'm not that old yet. I apologize.

CHAIRPERSON HERSHBERG: Is it brown?

MR. GRIGORAKI: Yes. Let's take that white and change it to a brown, and same thing with the garage door: Brown.

CHAIRPERSON HERSHBERG: So, just to go back with a description of the panels. I'm looking at House B, 401 South Ocean Avenue and the fourth item from the bottom describes, front elevation panels. Is that what you're describing?

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: That's what you described at the suggestion of the Board member at the last meeting, where you have divided those. It will not be one large rectangular panel, it will be underneath, in between two sets of double windows.

MR. GRIGORAKI: Correct.

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CHAIRPERSON HERSHBERG: It will be two separate, approximate, three by three panels.

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: Thank you.

MR. GRIGORAKI: Thank you. As well on this one, there will be extensive landscaping in the front, as part the plan the. AC units will be screened as well.

CHAIRPERSON HERSHBERG: When talking about screening, is that the plant screening or a building material?

MR. GRIGORAKI: No, this is plantings.

CHAIRPERSON HERSHBERG: Plantings.

MR. GRIGORAKI: Yes. That concludes House B.

CHAIRPERSON HERSHBERG: We can check the record, but I believe we talked about pavers along the driveway. Didn't we have a discussion about that at the last meeting?

MR. GRIGORAKI: Yes, I believe Mr. Marti is going to do something he did similar to Lena Avenue and South Bergen with

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concrete driveways. And he did a border of six by nine pavers along the border, along the sides and up the walkway.

MEMBER WELCH: Question. You didn't mention any can exterior lighting.

MR. GRIGORAKI: Yes. Any exterior lighting will be facing down. Nothing will be going onto any adjoining neighbors. So, the exterior lighting, we have two options: We could go with something like this, which is dusk to dawn light fixture which goes up and down like this, or we can use the gooseneck lighting. (Indicating.)

DEPUTY CHAIR CAMPBELL: Thank you.

CHAIRPERSON HERSHBERG: What are you proposing?

MR. GRIGORAKI: Well, if we go back -- we already closed the first one, right, or can we talk about it?

CHAIRPERSON HERSHBERG: We did. Go ahead. You can make a comment.

MR. GRIGORAKI: Well, on the first one, I would recommend, because I think -- I just want to double check something. The

1 first house was the white house, correct?

2 Yes. I think the gooseneck lighting will
3 look good with the white house.
4

5 CHAIRPERSON HERSHBERG: I'm sorry,
6 sir.

7 MR. GRIGORAKI: The gooseneck
8 lighting, the black gooseneck lighting, the
9 one I just handed in, will look good with the
10 white house on the corner.

11 MEMBER DAWSON: That's House A?

12 MR. GRIGORAKI: Yes.

13 MEMBER DAWSON: What color?

14 MR. GRIGORAKI: It will be black.

15 DEPUTY CHAIR CAMPBELL: Which house
16 are we talking about?

17 MEMBER DAWSON: House A.

18 DEPUTY CHAIR CAMPBELL: We're going
19 back?

20 CHAIRPERSON HERSHBERG: I didn't know
21 where your comments were precisely going to
22 be directed towards. We already closed that
23 to further evidence and testimony. I
24 appreciate your comments on it. Thank you.
25 Let's keep your comments on B now.

1
2 MR. GRIGORAKI: All right. House B I
3 suggest we go with the other lighting I just
4 submitted, which is an up and down lighting.
5 That will probably compliment the brown. I
6 think maybe we'll do a bronze fixture on
7 that. The bronze compliments the garage door
8 and the front door and the stone as well.

9 MEMBER DAWSON: So, the house will be
10 gooseneck lighting in bronze over the garage
11 door. Will there be anything over the
12 portico with a lantern?

13 THE CLERK: We'll put one over the
14 garage door. The portico will be like a
15 hanging light. And then over the back door
16 as well, probably most likely the gooseneck
17 lighting as well.

18 MEMBER WELCH: Are these sconces or
19 just over --

20 MR. MARTI: We could do that. We
21 could on either side of the back door.

22 CHAIRPERSON HERSHBERG: I'm not sure.
23 Is there anything else?

24 MR. GRIGORAKI: I'm going through the
25 whole house. I think we covered everything.

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If the Board has any other comments on House B, we can address it.

CHAIRPERSON HERSHBERG: Are there any questions or comments from the Board.

MEMBER WELCH: No.

CHAIRPERSON HERSHBERG: Any comments from the public?

Hearing none, motion from the Board please.

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3594, 401 South Ocean Avenue, Section 62, Block 170, Lot C, Residence A. Marti Homes. Construct a 2,304 square foot two-story

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one-family dwelling with attached garage.

CHAIRPERSON HERSHBERG: Just hold one second, please.

MR. GRIGORAKI: Sure.

CHAIRPERSON HERSHBERG: Go ahead, sir.

MR. GRIGORAKI: Thank you. House C. This will be a Tamko architectural style roof in Rustic Black. The siding that's being proposed is another shade of gray, a darker shade called Flint, which is this one right here. Darker shade of gray.

CHAIRPERSON HERSHBERG: Okay.

MR. GRIGORAKI: That will be in a Dutch lap siding. And the windows on this house will be Metal Industries brand with white trim around it, as per the elevation. And the stone will be Boulder Stone, Boulder Creek Stone Products. And the stone we're proposing is called Western ledge. It's a little similar to the stone that we just went over in the previous case, but it has some shades. This is a little darker. The western ledge actually has lighter shades,

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not as dark as the other one, the second house.

CHAIRPERSON HERSHBERG: That stone is just around the front?

MR. GRIGORAKI: Just around the front door, yes. And same with the fascia boards, they will be eight inches white cap aluminum. Same thing with the front column. We'll go with the ten inch precast columns. And the you gutters will be aluminum white.

CHAIRPERSON HERSHBERG: Can you describe that? Can you describe it? Did you say lights? Aluminum lights?

MR. GRIGORAKI: No, I said white aluminum.

CHAIRPERSON HERSHBERG: I apologize.

DEPUTY CHAIR CAMPBELL: Gutter. Aluminum white.

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: I didn't hear that.

MR. GRIGORAKI: I'm sorry. Now, for the elevation of House C. At the previous hearing, the Board members were concerned

1
2 about this big, long tower. We proposed to
3 carry the roof across the front, which we
4 did. I think that worked out pretty well.
5 It takes your eye from this big tower going
6 up. Also, as well as that panel that we
7 stated in the previous case, this will be the
8 same three by three panel under these windows
9 up top. And I think that addressed the
10 Boards concerns about the front elevation
11 looking too tower like.

12 CHAIRPERSON HERSHBERG: Yes. Thank
13 you.

14 MR. GRIGORAKI: Thank you. It was
15 actually a good idea. Worked out well.

16 MEMBER WELCH: They'll be white,
17 correct?

18 MR. GRIGORAKI: Yes. The same thing
19 with the trim around the front windows, a
20 three inch vinyl. Now, this is where I made
21 the mistake. I wrote the front door will be
22 brown. I apologize. It will be white. I
23 got mixed up. The garage door will be white
24 as well. And we will try and match the
25 elevation as closely as possible with the

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glass style and the number of panels.

MEMBER WELCH: What type of lighting on this one.

MR. GRIGORAKI: We want each house to be different. So, I think maybe we should go with that other lighting submitted, the up and down lighting. Like the lighting here. Single once over the left -- the back door, over the back door, left and right, and then also for the garage. Let me look at the elevation. One to each side of the garage door, and then just a nice hanging light over the barrel of the front portico.

DEPUTY CHAIR CAMPBELL: Just for the record, say the name of that light please.

MR. GRIGORAKI: Okay. The name of it says dusk to dawn outdoor lighting. The name of the brand is Rosykite, R-O-S-Y-K-I-T-E, up and down lights.

DEPUTY CHAIR CAMPBELL: Thank you.

CHAIRPERSON HERSHBERG: Is there a dimension on there?

MR. GRIGORAKI: Does it have a dimension on here? No, it does not. Let me

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look on my phone.

CHAIRPERSON HERSHBERG: Give me an approximate dimension.

MR. GRIGORAKI: I'm trying to think. The barrel size is three inches. And this way (indicating) eight to ten inch vertical.

DEPUTY CHAIR CAMPBELL: And the color?

MR. GRIGORAKI: Black. Black on this house.

MEMBER WELCH: So, two on either side of the front door and the back door, and then two on the garage?

MR. GRIGORAKI: Two over the back door and two to the left and right of the garage door.

MEMBER WELCH: And you said a hanging light.

MR. GRIGORAKI: Correct.

MEMBER WELCH: The hanging light is going to be black?

MR. GRIGORAKI: Yes, so everything matches.

CHAIRPERSON HERSHBERG: It will be a

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lantern style light?

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: Will we see pavers around the driveway?

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: Same dimension, six and one pavers?

MR. GRIGORAKI: Yes. Same as this house, it's an extensive landscaping plan in the front and the side, as well as screened plantings around the AC unit to deaden the sound and screen them from sight.

CHAIRPERSON HERSHBERG: I notice the same notation on all three of the landscape plans. We're talking specifically now about Lot C. The drawings notes indicate, "This drawing is an instrument of service rendered to the client for Village of approval for general layout. This is not for construction."

The landscape plan will be a condition on this application.

MR. GRIGORAKI: Of course, yes.

CHAIRPERSON HERSHBERG: I'm not sure

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how to read that. That's okay, as long as we agree.

MR. GRIGORAKI: There will be a landscape plan.

CHAIRPERSON HERSHBERG: Do we have any other questions or comments?

DEPUTY CHAIR CAMPBELL: The landscape plan was submitted already?

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: Are there any comments from the public?

Hearing none, motion from the Board.

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. GRIGORAKI: Thank you. Have a

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good Thanksgiving.

MR. MARTI: Happy Thanksgiving.

MEMBER WELCH: Thank you.

THE CLERK: Site Plan Number 3603.
16 West Merrick Road, Section 55, Block 481,
Lot 23, Business B. Merrick Meadows, Ltd.
Construct a new storefront.

I have an Affidavit of Mailing to be placed on the record as Exhibit 1.

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

C H I N G H U A N G,
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. HUANG: Ching Huang. C-H-I-N-G H-U-A-N-G. 75-43 188th Street, Fresh Meadows, New York 11366.

Good evening.

DEPUTY CHAIR CAMPBELL: Good evening.

CHAIRPERSON HERSHBERG: Good evening,

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sir.

MR. HUANG: I'm from the architect to present for the client for a new storefront renovation. The existing storefront is not handicap compliance. So, we propose this with handicap compliant new storefront.

As you can see, this is the whole section of the building. The storefront, the store, we are working on this corner, right-hand corner. Pretty much, we're going to match existing, the layout and color, just change the storefront from this, to this, to become handicap accessible, the opening.

CHAIRPERSON HERSHBERG: So, essentially, that's widening the doorway to become handicap?

MR. HUANG: Also provide 18 inch by the door, so handicap can access. And pretty much the color the same, going to match existing for everything in here. The gold letter. Just changing the name. And the frame is aluminum silver color. Other than that, it's pretty much the same thing, to match the whole section of the building.

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MEMBER WELCH: Did you change the window? The windows appear to be darker.

MR. HUANG: Which window?

MEMBER DAWSON: In the bottom of the window, is that a poster or something across the window?

MR. HUANG: This right here.

MEMBER DAWSON: No, the other side.

MR. HUANG: Oh, that's original, the existing cover for the poster.

MEMBER DAWSON: It's a poster they put in the window?

MR. HUANG: Yes.

MEMBER WELCH: That's what --

CHAIRPERSON HERSHBERG: Can you speak one at a time. Go ahead.

MEMBER DAWSON: No, that's it.

DEPUTY CHAIR CAMPBELL: This is the old one?

MR. HUANG: Yes. That the whole section of the existing. That corner is pretty like this.

DEPUTY CHAIR CAMPBELL: That's existing?

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MR. HUANG: Yes, the light behind.

DEPUTY CHAIR CAMPBELL: This one right here? (Indicating.)

MR. HUANG: That's proposed.

DEPUTY CHAIR CAMPBELL: One says new. I'm curious, is this nail spa open yet?

MR. HUANG: No. It was the convenience store and they closed.

DEPUTY CHAIR CAMPBELL: Thank you.

MR. HUANG: Thank you.

MEMBER WELCH: Sir.

MR. HUANG: Yes.

MEMBER WELCH: The one to your right?

MR. HUANG: This one here.

MEMBER WELCH: The silver.

MR. HUANG: That silver was existing. Metal frame.

MEMBER DAWSON: Is that gone too?

MR. HUANG: It brought in the light. The building was nine feet deep. So, we proposed to move that metal to get all the glass in place for more lighting to come in.

MEMBER DAWSON: You're just replacing the glass, taking out that older bracket?

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MR. HUANG: Right.

DEPUTY CHAIR CAMPBELL: Nothing has been replaced? Has anything been replaced already?

MR. HUANG: No. This connects like that.

MEMBER WELCH: The glass you're replacing? The glass could possibly need to be replaced or it does not need to be replaced before you remove that?

MR. HUANG: We're going to replace with this, a piece glass and door. 18 inch glass door so this is handicap.

DEPUTY CHAIR CAMPBELL: You're moving it up?

MR. HUANG: Yes.

MEMBER WELCH: Got it. Thank you.

CHAIRPERSON HERSHBERG: The framing for the door, the window to the left and the small window to the right, the framing will be the same color as the existing framing around the window.

MR. HUANG: Yes. Aluminum silver.

CHAIRPERSON HERSHBERG: Which is an

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aluminum color.

MR. HUANG: Yes.

CHAIRPERSON HERSHBERG: Thank you.

Any questions from the Board?

DEPUTY CHAIR CAMPBELL: No.

CHAIRPERSON HERSHBERG: Any comments
from the public?

Hearing none, motion from the Board
please.

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

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Thank you very much.

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

DEPUTY CHAIR CAMPBELL: Second.

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THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(WHEREUPON, a the Board entered into executive session from 9:15 p.m. to 9:49 p.m., after which the following transpired:)

THE CLERK: Subdivision application of 128 Cary Place, Section 54, Block 319, Lots 96-100, 102-104 and 226-227, Marine Industrial District with Residential use. Application for three lot subdivision to erect two one-family homes and maintain existing one-family dwelling.

DEPUTY CHAIR CAMPBELL: Chairman, I, Edgar Campbell, make a motion that the application of Cary Commons, LLC to subdivide what is currently known as by Section 54, Block 319, Lots 96-100, 102-104 and 226-227, also known as 128 Cary Place, Freeport, New York to subdivide one single lot to three

1
2 lots for the construction of two one-family
3 dwellings and maintain existing one-family
4 dwelling be approved as follows:

5 WHEREAS, applicant Cary Commons filed
6 an application to subdivide the above
7 premises from one single lot to three lots
8 for the construction of two one-family
9 dwellings and maintain existing one-family
10 dwelling, and with petitioner presented an
11 application to the Planning Board, the
12 Village of Freeport, a public hearing was
13 held on October 25, 2022.

14 WHEREAS, the Board, at lead agency,
15 has determined that this action is a Type II
16 action under SEQRA and no further review is
17 required.

18 WHEREAS, the Board has determined
19 that the subject lot, when separated will
20 create three lots there, residential homes
21 can be built, as the size of the new lots
22 exceeds 50 feet by 100 feet lot size, as
23 required of the Village Code.

24 WHEREAS, this application will not
25 produce an undesirable effect on the

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2 neighborhood and a detriment to nearby
3 properties will not be created by the
4 granting of this subdivision.

5 Applicant illustrated that the lot
6 size in the area of the subject property are
7 similar to the lot size of the proposed
8 subdivision.

9 WHEREAS, the Board, as lead agency,
10 has determined that this action is an
11 unlisted action under SEQRA.

12 A short environment assessment form
13 has been completed by the applicant and this
14 Board. The Superintendent of Buildings also
15 did a preliminary petition and found no known
16 environmental impact. This Board finds no
17 environmental impact under SEQRA, issues a
18 negative declaration, and no further review
19 is required.

20 THEREFORE, be it resolved the
21 Application Cary Commons, LLC to subdivide
22 the premises known as and by Section 54,
23 block 319, Lots 96-100, 102-104 and 226-227,
24 also known as 128 Cary Place, Freeport,
25 New York to subdivide one single lot into

1
2 three lots for construction of two one-family
3 dwellings and to maintain an existing
4 one-family dwelling be granted.

5 Can I have a second please?

6 MEMBER WELCH: Second.

7 THE CLERK: All in favor.

8 MEMBER DAWSON: Aye.

9 MEMBER WELCH: Aye.

10 DEPUTY CHAIR CAMPBELL: Aye.

11 CHAIRPERSON HERSHBERG: Aye.

12 THE CLERK: Any opposed?

13 (No response was heard.)

14 THE CLERK: Site Plan Number 3559,
15 894 South Long Beach Avenue.

16 MEMBER WELCH: Chairman, regarding
17 Application SP-3559 for the premises known as
18 984 South Long Beach Avenue, the applicant
19 comes this Board seeking approval to raise
20 existing roof, change roof line and build new
21 front porch. Reopen for changes.

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

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

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2 neighborhood, if the conditions below are
3 met.

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

12 The site plan, dated 11/3/22, has
13 been submitted by the applicant, reviewed and
14 reviewed by the Planning Board. Said site
15 plan has been stamped, approved and signed by
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 The applicant must comply with all
3 the Rules and Regulations of the Village of
4 Freeport.

5 The applicant 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 a permit.

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

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

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

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2 Applicant/Owner must obtain the
3 appropriate permits from the Building
4 Department.

5 No other conditions.

6 MEMBER DAWSON: Second.

7 THE CLERK: All in favor.

8 MEMBER DAWSON: Aye.

9 MEMBER WELCH: Aye.

10 DEPUTY CHAIR CAMPBELL: Aye.

11 CHAIRPERSON HERSHBERG: Aye.

12 THE CLERK: Any opposed?

13 (No response was heard.)

14 THE CLERK: Site Plan Number 3600,
15 Two Cedar Street.

16 MEMBER DAWSON: Chairman, regarding
17 Application SP-3600 for the premises located
18 at Two Cedar Street, the applicant comes
19 before this Board seeking approval to
20 construct a new asphalt driveway.

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

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

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net.

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 9/28/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and/or artist rendered has been stamped, approved and signed by applicant and/or the Chairman of this Planning Board.

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

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

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conditions:

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

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

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

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

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2 Type II action under SEQRA.

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

6 MEMBER WELCH: Second.

7 THE CLERK: All in favor.

8 MEMBER DAWSON: Aye.

9 MEMBER WELCH: Aye.

10 DEPUTY CHAIR CAMPBELL: Aye.

11 CHAIRPERSON HERSHBERG: Aye.

12 THE CLERK: Any opposed?

13 (No response was heard.)

14 THE CLERK: Site Plan Number 3605,
15 635 Nassau Avenue.

16 DEPUTY CHAIR CAMPBELL: Chairman,
17 regarding Application 3605 for the premises
18 located at 635 Nassau Avenue, the applicant
19 comes before this Board seeking approval to
20 construct a new 470 foot square deck.

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

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

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met.

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

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

The site plan and/or artist rendering, dated 11/6/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering has been stamped, approved and signed by the applicant and the Chairman of the Planning Board.

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

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

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

5 The 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 Applicant/Owner is to provide two
12 sets of stamped original final plans
13 incorporated all conditions and modifications
14 for the Building Department, along with a
15 signed Affidavit of Compliance to the Village
16 Clerk's Office before issuance of a building
17 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 October 20, 2022.

25 The Zoning Board of Appeal, as lead

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

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

8 MEMBER WELCH: Second.

9 THE CLERK: All in favor.

10 MEMBER DAWSON: Aye.

11 MEMBER WELCH: Aye.

12 DEPUTY CHAIR CAMPBELL: Aye.

13 CHAIRPERSON HERSHBERG: Aye.

14 THE CLERK: Any opposed?

15 (No response was heard.)

16 THE CLERK: Site Plan Number 3592,
17 401 South Ocean Avenue, Lot A.

18 MEMBER DAWSON: Chairman, regarding
19 Application SP-3592 for the premises located
20 at 401 South Ocean Avenue, Lot A, the
21 applicant comes before this Board seeking
22 approval to construct a 2,304 square foot
23 two-story one-family dwelling with attached
24 garage.

25 I, Heather Dawson, move that this

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Board make the following findings of fact:

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

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

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

The site plan, survey print and artist rendering, dated 9/26/22, 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 incorporating all conditions and modifications for 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.

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

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

10 Other conditions:

11 Front columns shall be eight inches
12 to ten inch precast fiberglass in white.

13 Stairway in back of house shall be
14 pressure treated lumber with gray Trex
15 decking and white PCV railings.

16 Applicant shall adhere to the
17 submitted landscape plan.

18 MEMBER WELCH: Second.

19 THE CLERK: All in favor.

20 MEMBER DAWSON: Aye.

21 MEMBER WELCH: Aye.

22 DEPUTY CHAIR CAMPBELL: Aye.

23 CHAIRPERSON HERSHBERG: Aye.

24 THE CLERK: Any opposed?

25 (No response was heard.)

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2 THE CLERK: Site Plan Number 3593,
3 401 South Ocean Avenue, Lot B.

4 MEMBER WELCH: Chairman, regarding
5 Application SP-3593 for the premises located
6 at 401 South Ocean Avenue, Lot B, the
7 applicant comes before this Board seeking
8 approval to construct a 2,345 square foot
9 two-story one-family dwelling with attached
10 garage.

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

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

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

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

25 The site plan, dated 9/26/22, has

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2 been submitted by the applicant, reviewed and
3 approved by the Planning Board. Said site
4 plan has been stamped, approved and signed by
5 the applicant and/or the Chairman of the
6 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 must comply with all the
16 Rules and Regulations of the Village of
17 Freeport.

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

24 The applicant is to provide two sets
25 of stamped original final plans incorporating

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

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

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

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

18 Other conditions:

19 Front and garage doors are to be
20 white.

21 Six by nine pavers around driveway.

22 Two panels painted white, three by
23 three each on side of house.

24 CHAIRPERSON HERSHBERG: That's the
25 front of the house.

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MEMBER WELCH: On the front.

CHAIRPERSON HERSHBERG: It's two sections on the house.

MEMBER WELCH: With two identical raised panels painted white, three by three on either side of the structure.

CHAIRPERSON HERSHBERG: On both sides.

MEMBER WELCH: On both sides.

CHAIRPERSON HERSHBERG: Both sides of the front elevation.

MEMBER WELCH: Both sides of the front elevation.

Applicant shall adhere to the submitted landscape plan.

Install outside lighting, gooseneck, on both sides of the garage and back door, both sides of the back door, with a hanging light over the front door.

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3594,
401 South Ocean Avenue, Lot C.

DEPUTY CHAIR CAMPBELL: Chairman,
regarding Application 3594 for the premises
located at 401 South Ocean Avenue, Lot C, the
applicant comes before this Board seeking
approval to construct 2,304 square foot
two-story one-family dwelling with attached
garage.

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

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

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

The application, as submitted, will
not negatively alter the appearance of the

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2 neighborhood, if the conditions below are
3 met.

4 The site plan, dated October 26,
5 2022, has been submitted by the applicant,
6 reviewed and approved by the Planning Board.
7 Said site plan has been stamped, approved and
8 signed by the applicant and/or the Chairman
9 of the 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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2 issuance of any permit.

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

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

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

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

20 Other conditions:

21 Entrance of front doors shall be
22 white in color.

23 The garage door in front of the house
24 shall be white.

25 Applicant shall also adhere to plans

1
2 submitted, landscape plans submitted to the
3 Village Clerk's Office.

4 CHAIRPERSON HERSHBERG: We need a
5 condition with pavers surrounding the
6 driveway.

7 DEPUTY CHAIR CAMPBELL: Lot C.

8 CHAIRPERSON HERSHBERG: Lot C.

9 DEPUTY CHAIR CAMPBELL: Conditions
10 just mentioned.

11 MEMBER WELCH: Second.

12 THE CLERK: All in favor.

13 MEMBER DAWSON: Aye.

14 MEMBER WELCH: Aye.

15 DEPUTY CHAIR CAMPBELL: Aye.

16 CHAIRPERSON HERSHBERG: Aye.

17 THE CLERK: Any opposed?

18 (No response was heard.)

19 THE CLERK: Site Plan Number 3603, 16
20 West Merrick Road.

21 MEMBER DAWSON: Chairman, regarding
22 Application SP-3603 for the premises located
23 at 16 West Merrick Road, the applicant comes
24 before this Board seeking approval to
25 construct new storefront.

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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 the neighborhood, if the conditions below are met.

The site plan and artist rendering, dated 10/18/22, has been submitted by applicant, reviewed and approved by the Planning Board. Said site plan 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:

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 with 30 days after the decision is filed in the Village Clerk's Office, as a prerequisite for issuance of any permit.

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for the Building Department along with a signed Affidavit of Compliance 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 The Planning Board, as lead agency,
3 accepts the Building Department
4 Superintendent's negative SEQRA declaration
5 and has determined that this action is a
6 Type II action under SEQRA.

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

10 MEMBER WELCH: Second.

11 THE CLERK: All in favor.

12 MEMBER DAWSON: Aye.

13 MEMBER WELCH: Aye.

14 DEPUTY CHAIR CAMPBELL: Aye.

15 CHAIRPERSON HERSHBERG: Aye.

16 THE CLERK: Any opposed?

17 (No response was heard.)

18 MEMBER WELCH: Make a motion to
19 accept the minutes from October 25, 2022.

20 DEPUTY CHAIR CAMPBELL: Second.

21 THE CLERK: All in favor.

22 MEMBER DAWSON: Aye.

23 MEMBER WELCH: Aye.

24 DEPUTY CHAIR CAMPBELL: Aye.

25 CHAIRPERSON HERSHBERG: Aye.

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THE CLERK: Any opposed?

(No response was heard.)

MEMBER WELCH: Make a motion to close
the meeting.

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, this hearing was
concluded at 10:15 p.m.)

* * *

C E R T I F I C A T E

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

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



BETHANNE MENNONNA

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