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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

October 25, 2022  
7:28 p.m.

M E M B E R S :

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

\*\*\*

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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October 25, 2022

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CHAIRPERSON HERSHBERG: We are now going to open the public hearing section of the meeting.

Do we have any Affidavits of Posting?

THE CLERK: Yes. We have one Affidavit of Publication 1 Affidavit of Posting and one Affidavit of Mailing to be placed on the record as exhibits.

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

CHAIRPERSON HERSHBERG: Do we have any request for adjournment?

THE CLERK: No request for adjournment.

CHAIRPERSON HERSHBERG: Please call the next matter.

THE CLERK: 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.

CHAIRPERSON HERSHBERG: Good evening.

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MR. BONESSO: Good evening,  
Mr. Chairman of the Board. William Bonesso with Forchelli, Deegan and Terrana, 333 Earl Ovington Boulevard, Uniondale here on behalf of the applicant, Cary Commons, LLC. Present this evening on behalf of the LLC is Mr. Richard Ralph, principal. We also have with us Mr. Russel Jordan, project architect.

The application before the Board this evening is for a three lot subdivision on the premises known as 128 Cary Place in Freeport.

I'll hand up just two sets of exhibits, if I may.

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

CHAIRPERSON HERSHBERG: Is this something that you're going to describe?

MR. BONESSO: They're basically handouts for the Board. The first one is a collection of documents just to make it easier for the Board to review the application. It's the subdivision plan, the radius map, an aerial photograph of other

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residential properties in the area, some copies of photos of the property itself, and then some copies of photos of other dwellings in the area.

The second is a copy of the Zoning Board's decision issued by the Freeport Board of Appeals which granted a use variance to permit residential use of this property. As it is, it is presently zoned Marine Industrial District.

As mentioned, the application is to subdivide the property into three residential building lots. The property is situated in what is known as 128 Cary Place. It's located on the north side of Cary Place, 331.9 feet west of West End Avenue, and to the rear of the property is Cary Canal. It's made up of the lots numbers 96-100, 102-104 and 226 and 227 of Section 54, Block 319 on the Nassau County Land and Tax Map. It is presently situated within the Marine Industrial District.

The property is presently developed with a conforming single family dwelling.

1  
2 It's deemed conforming because it was built  
3 prior to the introduction of the zoning  
4 classification of Marine Industrial District.  
5 There is a detached garage and also some  
6 storage containers.

7 The applicant went to the Board of  
8 Appeals seeking permission to utilize the  
9 full lot for residential development. Before  
10 we could come to this Board and seek the  
11 subdivision to create three parcels, we had  
12 to obtain that from the Zoning Board, and  
13 that was granted. That use variance was  
14 granted to permit the entire property to be  
15 used residentially, based upon the  
16 subdivision plan shown to them.

17 What we're here this evening for is  
18 the actual subdivision to create three  
19 parcels, two on either side of the existing  
20 dwelling. Parcels, I guess you could call it  
21 1 and 3, they are presently vacant. Parcel 1  
22 is formed by the tax lots 96 through 98 and  
23 part of 99. It will total 5,948.6 square  
24 feet and developed with a single-family  
25 dwelling.

1  
2 Parcel 2 will be the parcel that will  
3 contain the existing dwelling. It is made up  
4 of tax lots 100, 226 and 227 and parts of 99  
5 and 102. It will be a total of 5,910.6  
6 square feet. And again, it has the existing  
7 dwelling on it.

8 Parcel 3, on the east side, will be  
9 formed by tax lots 103, 104 and part of 102.  
10 That lot will be 55,530.9 square feet.

11 All three lots -- we were asked to  
12 meet the Residence A Zoning District  
13 requirements for lot width, lot area, lot  
14 frontage. All three lots comply with those  
15 requirements. In addition, Mr. Jordan has  
16 performed a schematic zoning study which  
17 shows that the building envelopes can  
18 accommodate zoning compliant dwellings on the  
19 two lots to be developed for lot coverage,  
20 minimum floor area, maximum floor area ratio,  
21 front yard deck, rear yard deck, side yard  
22 width. All lots will be fully compliant and  
23 conforming, and we are to build two  
24 single-family homes fully zoning compliant.

25 The lots will certainly be in keeping

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with any of the residential lots in the area, some of which are actually smaller.

The first exhibit referenced shows you some of those other lots. Shows the area, and shows there are some other lots in the area that are of similar, if not lesser in size.

136 Cary Place is 53,140 square feet. That's immediately to the west of the property. And to the east of the property you have 116 Cary Place, which is 4,160 square feet. 114 Cary Place is 4,430 square feet. So, you do have very similar lot sizes. And these lots will be slightly bigger than what's there presently. So, it very much will keep within the character of the development, the character of the neighborhood. Right now the lot is quite oversized as a single lot at 70,000 square feet and change, and it is subject to Industrial use, which this will do away with.

So, the application is for the three lot subdivision so it can be developed residentially. Obviously, from this point,

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we will have to go through site plan review and architectural review and get into the nitty-gritty of the development. At the present time, I can provide the Board with the knowledge that all three lots are zoning compliant, lot width, lot area frontage, and they contain building envelopes sufficient to accommodate single-family homes that will be fully compliant.

MEMBER DI SALVO: Are you going to replace the bulkhead?

MR. BONESSO: Yes. We do have a permit, if the Board would like a copy.

MEMBER DI SALVO: We have it.

MR. BONESSO: They are going to replace the full bulkheading.

That's my direct presentation.

MEMBER RYAN: No questions.

MEMBER DI SALVO: No questions.

CHAIRPERSON HERSHBERG: Any comments? There are no questions from the Board. Are there any comments from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none,

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motion from the Board please.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3577, 121 South Main Street, also known as 119-123 South Main Street, Section 62, Block 198, Lot 323, Business B. Ulises Campos. Construct a new 1,544 square foot second floor commercial addition.

A P R I L M A D I G A N,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

COURT REPORTER: Please state your

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name and address for the record.

MS. MADIGAN: April Madigan. Eight West Merrick Road, Suite 215, Freeport, New York 11520.

Should we swear in the owner, just in case he has commentary?

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

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

MR. CAMPOS: Ulises Campos. 25 Bedell street, Freeport, New York.

THE CLERK: We have an Affidavit of Posting and Publication for all of the following site plan applications and also an Affidavit of Mailing for this application to be placed on the record as exhibits.

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

MS. MADIGAN: So, we are before you this evening requesting your approval for a

1  
2 proposed rear addition and a front facade  
3 renovation. So, we were here once before,  
4 and I am going to run through it again. I  
5 believe we were okay with the rear addition  
6 and we just had some modifications through  
7 the design of the front facade. So, I will  
8 start with the rear addition and then we  
9 will -- I'll stop and ask for any questions  
10 and then go through the front.

11 CHAIRPERSON HERSHBERG: Very good.

12 MS. MADIGAN: Okay. So, we were  
13 previously here another time on a separate  
14 application for the proposed ramp in the  
15 rear, which is going to serve as a service  
16 area for Mr. Campos's business where they'll  
17 receive deliveries. So, all of that railing  
18 is in black wrought iron, and everything is  
19 going to match what is existing there, as far  
20 as all the colors.

21 So, it's going to be finished in  
22 stucco in the rear just where that rear  
23 addition is, which is to the right of the  
24 siding, if you're looking at the rear or east  
25 elevation. So, that's going to be finished

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in stucco and that's going to match the existing siding that is there now.

MEMBER RYAN: What color is that?

MS. MADIGAN: The existing siding? It's beige. There are photos there as well.

MEMBER RYAN: Do you have the stucco color?

MS. MADIGAN: Yes. It's Behr, color natural almond.

So, the windows will be aluminum windows with polar bear white trim and blue tinted glass; and that's going to be for both of the large windows, either side of the rear entrance, as well as all of the windows above that.

CHAIRPERSON HERSHBERG: The glass as well as all the windows -- I did not hear what you said.

MS. MADIGAN: The windows all above it, above that door. So, the second floor, all the second floor windows, will be the same.

CHAIRPERSON HERSHBERG: Thank you.

MS. MADIGAN: And that's pretty much

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it for that second floor addition there,  
because it's mostly where those windows are.  
And they're going be doing a new roof, which  
will be the SBS modified fit. And that is  
the rear.

Does anyone have any questions?

MEMBER WELCH: What did you say about  
the roof.

MS. MADIGAN: It's going to be a new  
roof in SBS Bituman.

CHAIRPERSON HERSHBERG: It's a flat  
roof, am I correct?

MEMBER DI SALVO: Flat.

MS. MADIGAN: Correct, yeah. So,  
we're good with the back, right?

MEMBER RYAN: One quick question. On  
your storefront material, is that black or  
the anodized aluminum? What is around the  
doors and the windows? You show like a trim.

MS. MADIGAN: Yeah, the trim around  
the windows and doors will be polar bear  
white. That's the color.

MEMBER RYAN: Polar bear white.

MS. MADIGAN: Correct.

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MEMBER RYAN: It's like an aluminum?

MS. MADIGAN: Yes, aluminum.

I'll proceed with the front, if you don't have any other questions.

CHAIRPERSON HERSHBERG: Go ahead with the front.

MS. MADIGAN: Okay. Thank you.

So, the front design is going to be proposed in white stucco overall. And along the bottom, we're going to have premium stone tile, which is the black color there. All of the windows will be seamless clear glass, as well as the doors. So, everything is going to be clear glass across the front with the exception of the double doors which will be tinted black.

MEMBER RYAN: What is the trim around the windows, the aluminum stuff?

MS. MADIGAN: That will also be white aluminum trim.

MEMBER RYAN: Polar bear white?

MS. MADIGAN: Yes, correct. So, the exterior molding is going to be acrylic coating, and it's going to be the custom

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imprints as you see all in white.

The second floor windows are to remain the same; they are, as you see, double hung with white trim. The second floor is trimmed white aluminum, and that's all existing, no change proposed.

On the first floor, we're proposed, the rectangles that you see within the encasing are black. I'll give you a picture. I have a sample of the type of lighting that will be. I'm also going to pass you other photos showing how the stucco will look.

The design is kind of from -- the copy that you are going to look at is the Leslie Pool on Sunrise Highway. That's the lighting you're going to see in the columns. We just did a little bit of a different design with the stucco, but overall that will be the main idea of the design.

MEMBER RYAN: Is that a poured stucco in buildouts or are they like dark black? It looks like there are black lines around.

MEMBER DI SALVO: Referring to these panels.

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MS. MADIGAN: Yes, I am aware. They are white. They will be imprinted to give that shadow image.

MEMBER RYAN: Recessed a little bit?

MS. MADIGAN: Yes.

CHAIRPERSON HERSHBERG: Can I ask you, is this just to depict the black tinted double door?

MS. MADIGAN: No, it's just the stucco design. Not specific, but just showing how she said recessed.

MEMBER WELCH: These are the lights?

MS. MADIGAN: The lights are rectangles that are shown in the strip mall there at Leslie Pool.

MEMBER DI SALVO: We don't have a cut sheet for the light, we just have a picture of a light on a different building.

MS. MADIGAN: That's what I have, yeah.

CHAIRPERSON HERSHBERG: So, you've got lights that are recessed. I'm going to call them panels, but some kind of framed stucco rectangular design. You've got lights

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there. And then we have -- I've got a picture here, Sample 2?

MS. MADIGAN: Yes.

CHAIRPERSON HERSHBERG: Are those to illustrate additional lights?

MS. MADIGAN: That's to illustrate the stucco design.

CHAIRPERSON HERSHBERG: The stucco design.

MS. MADIGAN: Yeah. It's just showing it off. Because it's all white, we want to show how it will look.

CHAIRPERSON HERSHBERG: To me, this picture looks like it's kind two different tones of the stucco, like a lighter white.

MEMBER DI SALVO: Right. A white and light gray.

MS. MADIGAN: It's similar. So, yeah, it will look that way. All white.

MEMBER DI SALVO: Do we have color samples? There are several different whites being called out. You have pure white for the stucco. We have a Sherwin pure white for the stucco. Then we have bright white for

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the exterior molding. And then the back, I believe you said you have Behr natural almond for the stucco. Do we have color samples on anything?

MS. MADIGAN: Yeah, the back, the almond is to match what is existing.

MEMBER RYAN: The back brick area.

MS. MADIGAN: Do you want the whole --

MEMBER DI SALVO: Yes, please.

MS. MADIGAN: That's just for the polar white.

MEMBER DI SALVO: So, the polar white that is shown in this brochure, I'm not looking at any of the other colors that are highlighted here or have arrows?

MS. MADIGAN: Just the one. Polar white.

CHAIRPERSON HERSHBERG: Help me understand where that polar white is located.

MEMBER DI SALVO: Seems to be all of the --

MEMBER RYAN: The aluminum is also polar bear white.

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MS. MADIGAN: I didn't really think to bring samples, because white is white. We're just using the different materials to bring an accent to it.

MEMBER DI SALVO: I'm sorry, but white is not white. I have a stack of just Benjamin Moore in my office, and there are 135 whites. When you're proposing three different whites, I would expect there would be a little contrast, but I can't tell from this. You have no sample of the Behr.

This is polar bear. Is this what's going to be on the metal?

MEMBER RYAN: That's what it says. Polar bear white aluminum.

MEMBER DI SALVO: Only on the aluminum?

MS. MADIGAN: That's around all of the trim for the doors the windows.

MEMBER DI SALVO: Right. But the Friezes and the crown up against the parapet wall, that's being called out as bright white. That's not the same as this.

MS. MADIGAN: That's correct.

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MEMBER DI SALVO: That's a different white. Do we have the stucco color?

CHAIRPERSON HERSHBERG: Pure white.

MEMBER DI SALVO: Pure white by Sherwin Williams. But we don't have that.

CHAIRPERSON HERSHBERG: In the sample that you showed us, what building is this?

MS. MADIGAN: That's just a sample. Maria designed it and provided it. Maybe she can help me, because she is the one who drew the rendering on the plans.

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

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

MS. MIRO: Maria J. Miro from Maria J. Miro Design and Drafting, located at 1002 Merrick Avenue, North Merrick, New York 11566.

So, I did this a little while ago. Basically, we were before the Board once before. The rear of this building we're



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little bit more contrast.

If you look at the rendering, I think I show a little bit more contrast. And the stucco, when they do the stucco, they're able to do the details of the moldings with the stucco. That's why that's drawn like that. And we spoke about -- we love the lights at Leslie Pools, the square ones. So, we thought it would be a good idea where the columns are coming down to mimic those squares vertically, so they look like vertical columns coming down and put the lights inside to make that look uniform and give the building more interest.

Now, the tinted windows is where your office is going to be?

MR. CAMPOS: Only the main entrance.

MS. MIRO: You'll see there's a picture there of the tinted glass against the white. So again, it's not so stark and it blends everything together, it pulls all the colors together.

CHAIRPERSON HERSHBERG: I think if I could. My initial impression -- first of

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2 all, we had some members call out that they'd  
3 like to get some samples of the white.  
4 Member di Salvo actually asked for that too,  
5 because in the sample that you show, it's  
6 hard to see. In fact, if we had an applicant  
7 that was presenting this as a depiction of  
8 what the front facade would look like, we'd  
9 be asking for more, because it's very hard to  
10 tell from this.

11 MS. MIRO: Right, I understand.

12 CHAIRPERSON HERSHBERG: The thing  
13 this does point out, what I think would be a  
14 nice feature of the front, would be to have  
15 some contrast in the colors. The front  
16 facade of the building, the building does  
17 have some architectural features to it --

18 MS. MIRO: Right.

19 CHAIRPERSON HERSHBERG: -- that in my  
20 opinion don't get a chance to look like here.  
21 So, different colors will -- if the side of  
22 this wall was all white, you might lose some  
23 of the benefit of the architectural features  
24 of this wall.

25 MS. MIRO: Exactly.

1  
2 CHAIRPERSON HERSHBERG: That's what  
3 we were trying to accomplish by understanding  
4 the different types of white. You have  
5 called out, I think, three or four different  
6 kinds. And we can't tell what kind of  
7 contrast there's going to be just from the  
8 name of the color. Your description of dove  
9 white with some gray in it gives us a little  
10 bit more comfort in that there's going to be  
11 some contrast.

12 MS. MIRO: Right.

13 CHAIRPERSON HERSHBERG: But it's hard  
14 to visualize that. And as Member di Salvo  
15 said, white is not necessarily just white.  
16 So, help us visualize how that contrast is  
17 going to look, because from --

18 MS. MADIGAN: May I see the sample  
19 again?

20 CHAIRPERSON HERSHBERG: (Handing a  
21 document to Ms. Madigan.)

22 Can I make a suggestion?

23 MS. MIRO: Yes.

24 CHAIRPERSON HERSHBERG: The good news  
25 is, I don't think any of the Board members --

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I don't know, actually, but I think that there's really no objection to the architectural features of the building.

MS. MIRO: Okay.

CHAIRPERSON HERSHBERG: I think that's the good news. The not so good but easy part -- and if we were changing architectural features, that would be a big deal. I think we're just looking at colors.

MS. MADIGAN: We can give you the different color names similar to what we're proposing that we have a sample of here, so that we can resolve that now.

CHAIRPERSON HERSHBERG: Okay.

MEMBER DI SALVO: Do you want some time to do that?

CHAIRPERSON HERSHBERG: If you want some time to talk about it, we can call another applicant and bring you back.

MEMBER WELCH: Do you want to discuss it amongst yourselves and we'll bring you back?

MS. MIRO: It's this white right here.

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MEMBER DI SALVO: Just call out the name. First tell me what the white is for. You have three different whites.

MS. MIRO: This white is going to be the main stucco to give it contrast.

MEMBER DI SALVO: On the front.

MS. MIRO: On the front of the building. It's called --

CHAIRPERSON HERSHBERG: Can you just, because we're recording this, speak into the microphone for us.

MS. MIRO: Sure. It's called Ocean Boulevard.

MEMBER DI SALVO: Who is the manufacturer?

MS. MIRO: This is American Casual.

MEMBER DI SALVO: That's the collection. Who is the manufacture.

MS. MIRO: Behr. I'm going to hand this to you, so you can take a look at it. Right here. It's conducive to the grays and blues.

MEMBER DI SALVO: I think you should take a few moments to discuss it out in the

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hall. We're going to call the next --

CHAIRPERSON HERSHBERG: Procedurally, can we suspend our hearing of this application to give them a chance to discuss, without taking time from the meeting? How can we do that.

THE CLERK: You can adjourn and table it.

CHAIRPERSON HERSHBERG: We're going to recall it at the end of the night. We're not adjourning.

MR. McLAUGHLIN: It's tabled, at this point, until later on tonight.

CHAIRPERSON HERSHBERG: We'll table the presentation of this application until later on this evening.

MS. MADIGAN: I just have one more thing to say. Because there are only two colors proposed on the front facade. That's the polar white that I showed you for the trim and then the color of the stucco. So, there's no difference in the color anywhere on the stucco, it's all the same.

MEMBER RYAN: I just guess on the

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plan it says pure white, bright white and --  
pure white, bright white and -- what was the  
other one?

CHAIRPERSON HERSHBERG: On the front  
I'm seeing bright white, pure white and then  
the aluminum is polar bear white.

MR. CAMPOS: That's around the glass.

CHAIRPERSON HERSHBERG: I understand.  
So the stucco we have two colors here, which  
is pure white and bright white.

MR. CAMPOS: The stucco will be just  
one color: Bright white.

MEMBER DI SALVO: What about the  
color of the trim?

MS. MADIGAN: That's what he's  
saying. The color of the trim is the sample  
that I gave you, and everything else is just  
one color, which we can solidify right now.

MEMBER DI SALVO: What sample is the  
trim --

MS. MADIGAN: That's the white I had  
already given you.

DEPUTY CHAIR CAMPBELL: Is that the  
polar white you were referring to?

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CHAIRPERSON HERSHBERG: Can we see that again. For the trim?

MS. MADIGAN: All the door and window trim.

MEMBER DI SALVO: Aluminum trim or stucco trim.

MS. MADIGAN: Aluminum doors and window.

MEMBER DI SALVO: Is the polar bear white. Got that. What is the stucco color?

MEMBER WELCH: That was the Ocean Blue one?

MR. CAMPOS: No, it will be white.

MEMBER DI SALVO: What white? Bright white?

MS. MADIGAN: Let's reconvene later this evening so I can discuss it with the owner.

CHAIRPERSON HERSHBERG: Before you go. The thoughts in my head --

DEPUTY CHAIR CAMPBELL: I have a questions. Whenever you're ready, I have a question.

CHAIRPERSON HERSHBERG: We'll have

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one more question.

So, like you see contrast here -- for the stenographic record, I'm pointing to the molding -- it adds some contrast and actually brings out the architectural feature. So, where you've got the lights that you took from another building, which I think would look nice, and then you've got, like, a carved frame around that. That's an opportunity to kind of call out that nice architectural feature. I'm not saying that's what you have to do. I'm saying that's, I think, the thinking of the Board is that we would have some contrast in the paint to accent the nice architectural features that you have on the front of the building. One color is going to kind of wash out and you're not going to be able to appreciate some of the depth of those architectural features. Does that make sense?

MS. MIRO: It makes sense.

MS. MADIGAN: The owner want what he wants, and we're giving you what the owner wants.

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CHAIRPERSON HERSHBERG: We're looking for that to be a fit in the community.

MS. MADIGAN: I understand.

CHAIRPERSON HERSHBERG: I'm going to exaggerate. The owner might want purple polka dots. But it doesn't fit in the community. We don't have purple polka dots, or at least we don't want purple polka dots. I'm exaggerating, because I don't think we're very far away from something that is going to be a fit to the community. And because you're doing the work, we would be missing an opportunity to make this building stand out in a good way, rather than just be a very plain building on literally, literally, Main Street of Freeport.

So, we're looking to have -- what you have done is, you have a nice facade on the front of the building, and it's only a matter of paint that we're looking for some consideration. If you said you were going the paint it all gray, we would say can you vary the tones of the gray. If you said you were going to paint it all blue, we would say

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2 can you do something to contrast, to bring  
3 out some of the nice features of the  
4 building. That's kind of the idea that we're  
5 thinking. It's not a personal opinion, it's  
6 what's going to be a fit to the community. I  
7 don't think that you're going to find too  
8 many buildings of this size that don't have  
9 at least some contrast and features. Even if  
10 it's a different color sill underneath the  
11 window, at least it's going to be a different  
12 color to bring out that feature.

13 MEMBER RYAN: Could be just tonal.

14 CHAIRPERSON HERSHBERG: Just  
15 different shades.

16 MEMBER DI SALVO: You gave us a  
17 wonderful example right here.

18 CHAIRPERSON HERSHBERG: You gave us  
19 an example of something that we're talking.  
20 You put it in our hands. When I saw that, it  
21 didn't seem like your description of colors  
22 match the example that you showed us.

23 MS. MADIGAN: Understood.

24 CHAIRPERSON HERSHBERG: We'll table  
25 this and call you after we hear the next.

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We'll see if you're ready, by the time we hear the next applicant.

MS. MADIGAN: Okay, thank you.

CHAIRPERSON HERSHBERG: I'm sorry.

DEPUTY CHAIR CAMPBELL: We'll table it now.

MS. MADIGAN: Are you sure?

DEPUTY CHAIR CAMPBELL: I'm positive.

MS. MADIGAN: Thank you. See you soon.

THE CLERK: The next application IS Site Plan Number 3586, 360-370 Atlantic Avenue, Section 62, Block --

MR. McLAUGHLIN: You have to do a motion to table it.

DEPUTY CHAIR CAMPBELL: We have to do a motion to table.

MEMBER RYAN: Make a motion to table the existing application, 121 South Main so they can confer about color.

CHAIRPERSON HERSHBERG: We'll recall.

MEMBER RYAN: We'll recall them after the next application.

MEMBER WELCH: Second.

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THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3586,  
360-370 Atlantic Avenue, Section 62, Block  
36, Lot 153, Business A. 370 Freeport, LLC.  
Exterior facade repair.

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

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

MR. SZEITZ: Christian Szeitz. 122  
Vauxhall Court, Melville, New York 11747.

CHAIRPERSON HERSHBERG: Hi.

MS. SZEITZ: I'm the owner of the  
construction, and we are proposing the  
exterior repair for 360 though 370 Atlantic

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Avenue.

MEMBER RYAN: We had a preliminary meeting with someone else.

MR. SZEITZ: Someone else, right. He -- something -- emergency happened that he called me to come in.

CHAIRPERSON HERSHBERG: That's fine. No issues.

MR. SZEITZ: It was short notice. I'll explain as much as I can.

CHAIRPERSON HERSHBERG: So, the Board has actually heard, been presented information on this proposed facade change at the preliminary hearing we had.

MR. SZEITZ: Samples.

CHAIRPERSON HERSHBERG: We had sufficient discussion with the Board, and there was -- for the benefit of the public, and you are being videotaped, if you would just give a description of the work being done, even though we have already heard it.

MR. SZEITZ: Okay. Basically, the building, as of now, is a hard stucco exterior finish, and I can say that it's in

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pretty bad shape at the moment with a lot of cracks, a lot of discoloration and everything.

So, that's the new facade plan that we are proposing. I'm sorry.

CHAIRPERSON HERSHBERG: If you could hold that up towards the camera so that -- thank you. A little bit longer, just in case.

MEMBER RYAN: So, you're not keeping the oval detail anymore?

MR. SZEITZ: Yeah. So, I --

CHAIRPERSON HERSHBERG: I'm sorry. If you could, go to the microphone.

MR. SZEITZ: I see you are very familiar with the building. So, that oval detailing, I think it needs to go, if it's possible. But if not, then we keep it as is.

MEMBER DI SALVO: Is there a structural reason why?

MR. SZEITZ: No, it's just for the -- it's a much cleaner look with this particular design.

MEMBER RYAN: Can we see that a

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little closer up? It looks more like the other one.

MR. SZEITZ: I mean, either way, it will work. It's just --

CHAIRPERSON HERSHBERG: Other than the removal of that detail that is the southwest corner of the building --

MR. SZEITZ: It's basically South Bayview Avenue and Atlantic Avenue on the corner.

CHAIRPERSON HERSHBERG: Other than that, have there been any changes from the information we received at the preliminary meeting?

MR. SZEITZ: No.

MEMBER RYAN: Is the parapet wall coming higher on the whole corner?

MR. SZEITZ: No.

MEMBER RYAN: It's staying to the top?

MR. SZEITZ: Actually, that rendering is not 100 percent. I see where you're going. On the Atlantic Avenue side, towards the back of the building, we don't have

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parapet walls. I could show you on the --

MEMBER DI SALVO: The parapet only.

MR. SZEITZ: So, we don't have this over here. This doesn't really -- this doesn't exist. We're not going to build this.

MEMBER DI SALVO: So, it more closely resembles this --

MR. SZEITZ: Yes.

MEMBER DI SALVO: Hold on. We have several sets.

(Continuing) this rendering in the packet.

MR. SZEITZ: Yes.

DEPUTY CHAIR CAMPBELL: That's a big difference from that.

MEMBER DI SALVO: Yes, because this shows no extension here.

MR. SZEITZ: And the color is different from that one. That's like a beige tone, this is like a pearl gray color, which will match. This is actually not black black, it's one particular finish, which is a reflective -- sorry.

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CHAIRPERSON HERSHBERG: We can't just talk to each other. Wouldn't be it be easier, if we could do that.

MR. SZEITZ: Yes. It's a very special type of finish. It reflects the sunshine and light in a very beautiful way. It's almost like sparkling. I think we submit a sample for the finish as well.

MEMBER DI SALVO: I only saw brick.

MR. SZEITZ: I think that's the one on the top, underneath the brick.

MEMBER RYAN: He told us it was going to be this. (Indicating.)

CHAIRPERSON HERSHBERG: So the top of the building.

MR. SZEITZ: Yeah, that's the finish. Yes.

MEMBER DI SALVO: Can you give me an idea of the height of that parapet; is it 40, is it 36? Approximately. I'm just trying to get a visualization in my head.

MR. SZEITZ: It's going to be higher a little bit.

MEMBER RYAN: It's very glitzy.

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2 MR. SZEITZ: It could be any finish.  
3 But I've been using this finish in the past  
4 and then it's -- I wish I could show you a  
5 different picture of the finish so you can  
6 see what it actually looks like. It's just a  
7 nice touch, I believe.

8 CHAIRPERSON HERSHBERG: So, usually,  
9 in most cases, in nearly every case that I  
10 can remember when we have a preliminary  
11 hearing we have a very, very good idea about  
12 what we're going to see at the public  
13 hearing, which we're at now.

14 MR. SZEITZ: Okay.

15 CHAIRPERSON HERSHBERG: It doesn't  
16 mean you have to do exactly what we discussed  
17 at the preliminary. But we had asked a lot  
18 of questions and come, generally, to, I  
19 think, an established feeling that it was  
20 just going to be a notification really to the  
21 public of what we already heard, because any  
22 ideas or objections or likes that we had were  
23 expressed at the preliminary hearing.

24 Now we're looking at something that's  
25 not considerably different. I don't know,

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substantially different. It has some differences then we had considered.

MR. SZEITZ: What are the differences?

MEMBER RYAN: He was doing the whole oval thing, keeping the top as is, just beefing it up.

MR. SZEITZ: We can keep the oval. This is an old rendering, I'm sorry. Like I said, he called me two hours before.

CHAIRPERSON HERSHBERG: What you are -- first of all, you used this material before for the top of the building.

MEMBER RYAN: Give us an address. Is something we can drive by?

CHAIRPERSON HERSHBERG: Is there something we can look at.

MR. SZEITZ: On my phone.

CHAIRPERSON HERSHBERG: On your phone? It's not in an area --

MR. SZEITZ: It's in Great Neck. It doesn't necessarily have to be this particular finish, it's just --

CHAIRPERSON HERSHBERG: I'm not

1  
2 saying anybody has an objection, but the  
3 question about the dimensions make a  
4 difference. So, if you have a large expanse  
5 of this kind of material -- first of all,  
6 it's very -- now I can speak personally.  
7 It's personally hard for me to visualize a  
8 large expanse of this. I kind of need to see  
9 it. If you told me that you're going to do  
10 something in brick or some sort of  
11 traditional siding, I can visualize that.  
12 But when we put something like this, I don't  
13 know. It's something you almost have to see.

14 MR. SZEITZ: It's not going to be  
15 more than 50 inches. 52, something like  
16 that, the most.

17 CHAIRPERSON HERSHBERG: 15 or 50?

18 MR. SZEITZ: 50 or 52. A little bit  
19 over. I don't look the top of my head  
20 exactly, but it's not a gigantic black wall.  
21 That's not what it's going to be.

22 CHAIRPERSON HERSHBERG: I would look  
23 at a picture, if you have it on your phone.

24 MR. SZEITZ: No, I mean, I can show  
25 you the picture.

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2 MEMBER DI SALVO: Can you think of  
3 anywhere else in the Village where this  
4 material has been used?

5 MR. SZEITZ: No, not really, because  
6 people are not familiar with stucco finishes.  
7 I have been doing this 20 years. I have more  
8 experience in all the finishes. I know all  
9 the ins and outs. I chose this particular  
10 finish because this is something that you  
11 don't usually see. It looks amazing, in my  
12 opinion, and very -- this building is not --  
13 it's like more contemporary, modern. A  
14 little bit modern with the black windows.  
15 So, that's why I chose to go with black on  
16 top a little bit. But, you know, just to go  
17 with plain black that would look --

18 CHAIRPERSON HERSHBERG: Your like of  
19 this material, it's very possible your like  
20 could be shared by this Board. It's just  
21 you're familiar with it.

22 MR. SZEITZ: I did my entire house  
23 with this material. Not this particular  
24 color, but a different version of it. It's  
25 very durable. It's like 20 years later, it's

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2 still going to look the same. Usually it's  
3 used on very high maintenance area because  
4 the finish is so durable. It's not the  
5 regular stucco finish. And because it's up  
6 there, it's high, it needs to weather the  
7 elements and everything and also the look of  
8 it.

9 With the black windows, with  
10 everything, the storefront, everything, I  
11 think it will match perfectly with the  
12 building.

13 MEMBER DI SALVO: This is a very  
14 large building, very large eyesore right now.

15 MR. SZEITZ: Yeah, I know.

16 MEMBER DI SALVO: I see it almost  
17 every day.

18 CHAIRPERSON HERSHBERG: I see it  
19 every day.

20 MEMBER DI SALVO: Me too. I live  
21 around the corner. So, I think a lot of what  
22 is being proposed here is fantastic. I'm  
23 also having a hard time visualizing a 50 inch  
24 parapet wall in a granite like material,  
25 granite look material with these flecks. And

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the one that is marked, that beige, that is the upper band, the second floor band?

MR. SZEITZ: Yes.

MEMBER DI SALVO: With the brick.

MR. SZEITZ: It's a burgundy sand brick. If you look at the brick, the brick has a coloration of the black. That's why the whole idea is, everything tied together.

MEMBER RYAN: Can I ask you what the separations are in the upper? Is that a Azek material or are you doing that with the stucco, just scoring it?

MR. SZEITZ: Yes. Those are just very thin scoring lines, right. Almost like quarter inch by quarter inch.

MEMBER DI SALVO: I would love to take a look at the picture, if you have it, of the building you have done with this material.

MR. SZEITZ: It was a residential.

MR. McLAUGHLIN: If I may.

Mr. Chairman, he can't do it on a cell phone. It would have to be a physical copy, because it's a public hearing.

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2 DEPUTY CHAIR CAMPBELL: We showed it  
3 in the beginning. Just for the record we  
4 showed that in the beginning of this to the  
5 public. This is being recorded.

6 Just for the record, that actual  
7 original rendering is not what they're going  
8 to be going with.

9 MR. SZEITZ: Yeah.

10 MR. McLAUGHLIN: If I may, Mr. Chair.

11 CHAIRPERSON HERSHBERG: Yes.

12 MR. McLAUGHLIN: Like I said, we  
13 wouldn't be able to look at pictures on his  
14 phone because we keep a record with pieces of  
15 evidence. I think if that's not going to be  
16 the actual rendering, then right now we don't  
17 have a complete application, because we do  
18 need a rendering of what they're going to do.

19 CHAIRPERSON HERSHBERG: So, first of  
20 all --

21 THE AUDIENCE: That's what it's going  
22 to look like.

23 MEMBER RYAN: It was in the packet.

24 MR. SZEITZ: That's pretty much our  
25 presentation what it's going to look like.

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CHAIRPERSON HERSHBERG: What's your time table on this project?

MR. SZEITZ: So, the problem is the building has all the cracks and everything, and the winter is coming. You know, we need to -- I would like to weatherproof everything, because it has enough damage already. So, I'm trying to prevent it from getting more damage.

MEMBER RYAN: You can't waterproof without doing the work?

MR. McLAUGHLIN: If I may, Mr. Chair. I don't have the paperwork, but the question would be whether or not that photo corresponds with what the plans are, because we can't take a photo and have plans that are totally separate. They have to be one in the same.

MR. SZEITZ: It's the same.

MEMBER DI SALVO: Do the plans reflect this rendering?

MR. McLAUGHLIN: Whatever rendering he is saying he is going to do, the plans have to reflect that.

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MEMBER RYAN: It has a lot of markups on it; the one we have. That's why it was questioning what exactly is going to happen.

CHAIRPERSON HERSHBERG: Here is what is going on. You seem amenable to making changes. I mean, we asked about the front corner there, the round structure. What would you call that?

MEMBER RYAN: The circle detail.

CHAIRPERSON HERSHBERG: You can leave it there, not have it there. You seem amenable to making changes. The Board sees that as an opportunity to have, because you're amenable to that. I'm not saying -- you may have the best idea with this material for that corner that we could ever imagine; it's just hard to imagine, and we don't really have -- it's hard to imagine. So, I'm asking about timetable because, ideally, we see a sample of this material, we see a sample in practice, and we may come back and say we agree, this is the best material that you could have. But if you're on a tight schedule to do this and we're going to lose

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the flexibility that I believe we have to have the best building on that corner. That's what I think is doing on.

MEMBER WELCH: May question is, can you waterproof it, because it seems like there's two separate thoughts. One is to improve the look of the building, but the other goal is for you to actually --

MR. SZEITZ: In order to waterproof, it's safe to say that we have to apply a liquid waterproofing and start doing the process of at least installing the EIFS part of it, applying a section of it so we can bridge over all the cracks and stop the water from come into the building.

MR. McLAUGHLIN: If I may, Mr. Chair. I think the hard part, just so you understand. This is confusing to the Board here today. And then the Building Department -- you have handwritten things on what you plan on doing. The Building Department, after it's all said and done, has to follow this description, and there are different people here who have a different

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understanding of what the description is.

So, I think the drawing has to have a better understanding of exactly what we talked about here, and also has to correspond with whatever your plans are that the Building Department is going to work off of. That, I don't believe, is what we have here right now.

CHAIRPERSON HERSHBERG: No, we don't.

MR. SZEITZ: I can give you my word. Anyway it's --

MEMBER RYAN: You're funny.

CHAIRPERSON HERSHBERG: Since you have been sworn in, you're going to be held to a higher standard anyway.

MR. SZEITZ: In Freeport, that building is not current. Yes, I don't know. If we need to make changes on the plans, I will certainly do that for you guys to have a better understanding, maybe to prepare like a larger sample of that material if that would help, but at least start moving on the waterproofing.

MR. McLAUGHLIN: I think that's a

1  
2 discussion you would have to have with the  
3 superintendent of buildings. We can't. It's  
4 not this Board that would provide any type of  
5 permits. But I'm sure that's a discussion  
6 you can have with Mr. Mauras, the  
7 Superintendent of Buildings, to deal with the  
8 waterproofing end of it.

9 V L A D I M I R G O T L I B O V S K Y,  
10 having been first duly sworn by a Notary  
11 Public of the State of New York, was  
12 examined and testified as follows:

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

15 MR. GOTLIBOVSKY: Vladimir  
16 Gotlibovsky. 1170 Seawane Drive, Hewlett  
17 Harbor, New York.

18 So, Mr. Tatarsky is in the emergency  
19 room. He is the one that was dealing with  
20 this. We printed an old picture. We came  
21 here with an old picture. The design you  
22 have in front of you, that's exactly the way  
23 it's going to be built with the material that  
24 was shown to you. There's no changes, no  
25 nothing. If you have -- if you want us to

1  
2 change something, we'll be glad to do it, but  
3 there's water coming into the building. We  
4 need to waterproof. We can't put the AC  
5 units up, we can't sheetrock anything, we  
6 can't do anything inside. We're not changing  
7 any facade work. I think everybody likes the  
8 way building looks like right now. The  
9 materials in front of you, you want us to  
10 make it circular? Tell us what you want and  
11 we'll do it right now. But we need to get  
12 this before the winter comes.

13 CHAIRPERSON HERSHBERG: So, this is  
14 the evidence that came in our application.  
15 We're going to take that and this large  
16 rendering off the table.

17 Now, from what I can tell, from what  
18 has been presented in the application, the  
19 front, the top part of the building does not  
20 look like 50 inches. When I look at the  
21 front doorway, I'm going to say that front  
22 doorway is seven feet.

23 MR. GOTLIBOVSKY: Um-hmm.

24 CHAIRPERSON HERSHBERG: That top part  
25 is not 50 inches.

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MR. GOTLIBOVSKY: No, it looks like three to four feet.

MEMBER RYAN: Not even.

MR. GOTLIBOVSKY: Not even. It's going to be proportionate to that.

MR. McLAUGHLIN: If I may. Just so you understand, when you do this, just because you want to rush and get this done tonight, if there is something in there you don't like, you're stuck with it, because a decision would be made and it would be based on those plans. If you come back and say this is not what we meant -- the Building Department is issuing permits based on those plans.

MR. GOTLIBOVSKY: It's all there.

MEMBER RYAN: 30 inches.

MR. GOTLIBOVSKY: Do you want 36 inches?

MR. McLAUGHLIN: We're not sitting here to redo your problem.

MR. GOTLIBOVSKY: What number are you comfortable with?

MEMBER RYAN: It's up to you. We

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don't know. It's not on the plan.

CHAIRPERSON HERSHBERG: All we have is a printed rendering.

MR. GOTLIBOVSKY: Can we say three --

CHAIRPERSON HERSHBERG: We have no --

MR. GOTLIBOVSKY: Can we say three and a half, four feet? Does that work?

MR. McLAUGHLIN: Sir. The thing is, we're not redoing your decision for you. Whatever is in the plans is what it's going to be.

MR. GOTLIBOVSKY: It's four feet.

MEMBER DI SALVO: What are the plans? I don't have any plans. I have a set renderings, I don't have a set of plans. So, I can't tell what the scale to anything is.

MR. GOTLIBOVSKY: So, you want everything measured out, how much distance, how many inches this, how many inches that?

CHAIRPERSON HERSHBERG: Before you start the project, you're going to have to get the plans approved by the Building Department. You're going to need plans anyway, before you can start the project.

1  
2 MR. GOTLIBOVSKY: We're working on  
3 the plans. In the meantime, we need to close  
4 this place up. So, we need some kind of  
5 approval so we can waterproof. We'll be glad  
6 to come back with inches, dimensions,  
7 anything you need.

8 MEMBER RYAN: Rob, if we were to  
9 adjourn it for hour portion, could the  
10 Building Department let them go ahead and do  
11 what they need to before they get us, then we  
12 get the plans when they get them?

13 MR. McLAUGHLIN: Mr. Chair, give me  
14 two minutes. I'll make a call.

15 CHAIRPERSON HERSHBERG: We can't all  
16 be speaking at once; it's impossible to take  
17 a record of the conversation.

18 The Board is always reluctant to  
19 adjourn an applicant, because we assume if  
20 you have an application before us you want to  
21 get moving as soon as you can. So, we're  
22 trying to hammer this square peg in a round  
23 hole here and knock off some of the edges,  
24 but we can only do that to a degree.

25 MR. GOTLIBOVSKY: This is basically a

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mockup. You see all the time mockups.

MR. McLAUGHLIN: Sir, the Superintendent of Buildings sent an Email giving you permission to do that, start securing it for wet purposes. He sent you an Email yesterday. You can do that, and then we can adjourn this hearing to make sure we get the proper information and get the plans here so know what we're talking about.

MR. GOTLIBOVSKY: Perfect.

MR. SZEITZ: Just so I understand, you like I prepare you guys a bigger sample? Do I have to give you everything measured out on the drawings like as you guys --

CHAIRPERSON HERSHBERG: Since this building exists and we -- I know two of the Board members drive by it every single day, I would say that's not necessary to give us every dimension. But when you add components that you are adding to the top, that's much different than I have seen on any building in my life. If I have seen it anywhere, I didn't recognize it. I didn't recognize that this was the material. And sometimes -- and

1  
2 it's happened in my experience -- we can  
3 approve something that looks good here, and  
4 then you drive by and you say, "Oh, my  
5 goodness, I had no idea it was going to catch  
6 the light that way, it was going to be  
7 whatever it is because I'm unfamiliar with  
8 the material."

9 That's not to say this plan you have  
10 isn't going to be beautiful. I'm not  
11 disputing that you are going to have a  
12 beautiful building here. We just need that  
13 to feel confident that what we're going to  
14 approve is going to be something that we like  
15 when we see it in real life.

16 MR. McLAUGHLIN: Also, if you have  
17 any photos, anything like that, it can't be  
18 on your phone, you have to bring printed  
19 photos.

20 CHAIRPERSON HERSHBERG: If you --

21 MR. GOTLIBOVSKY: Do you have what  
22 it's going to like.

23 MR. SZEITZ: I'll take care of it.

24 CHAIRPERSON HERSHBERG: If you can  
25 find a picture in that material used in

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actual application, can you show us that?  
That might help. If there's an example  
somewhere on Long Island or anywhere in the  
metropolitan area, I'll take a look at it.

MR. SZEITZ: I'll bring you a sample,  
a three feet by three feet sample for you to  
see it better. Would that work?

MEMBER RYAN: It will be helpful.

MEMBER WELCH: One more question.  
Are you replacing the windows?

MR. GOTLIBOVSKY: We're adding new  
ones and fixed some of them. The one on the  
front got fixed. The big ones got fixed and  
then replaced them on the right. All new  
storefront all the way, and some windows got  
added to it.

MEMBER WELCH: You didn't give us any  
type of change.

MR. GOTLIBOVSKY: There's no change.  
It's the same exact window. It's the same  
window going back in. Aluminum windows.

MEMBER RYAN: That's why we need  
plans.

DEPUTY CHAIR CAMPBELL: Can I request

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also that you bring it before the next hearing, so we can review it before the next hearing, this way once you get here --

MR. GOTLIBOVSKY: I'm sure the person who was supposed to be here has all of that. He's just not here. I think he would have been better prepaid for this.

MEMBER RYAN: Make a motion to adjourn until we get the plans.

MR. GOTLIBOVSKY: When will we put it on the next calendar?

CHAIRPERSON HERSHBERG: Before we entertain that motion, any comments from the public hearing?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, there's a motion on the table to adjourn.

MEMBER RYAN: Until we get plans.

MR. McLAUGHLIN: For further submissions.

THE CLERK: Plans and color renderings.

CHAIRPERSON HERSHBERG: Is there a second?

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DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: You'll get a letter  
in the mail with the date.

CHAIRPERSON HERSHBERG: If you have  
the indication that we're far apart in this,  
I don't think we are. We just don't have  
enough information.

I hope that your friend or partner is  
okay.

MR. GOTLIBOVSKY: Thank you.

THE CLERK: Recall Site Plan 3577,  
121 South Main Street, also known as 119-123  
South Main Street.

MEMBER RYAN: If you need more time.

MS. MADIGAN: I need more time.

MEMBER RYAN: We'll keep that on the

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table.

THE CLERK: We'll move to the next application.

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

MR. MARTI: Good evening.

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. MARTI: Denis Marti, representing Marti Homes. 1500 Jerusalem Avenue, Merrick, New York 11566.

You can swear in the architect also.

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:

COURT REPORTER: Please state your

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name and address for the record.

MR. GRIGORAKI: Michael Grigoraki.  
Permits-R-Us, LLC. 204 Westbury Avenue,  
Carle Place, New York 11514.

Thank you. Good evening, Chairman,  
Members of the Board. We're here proposing  
three single family residential houses which  
was already approved at the Planning Board  
hearing. We're here tonight for the  
architect review board hearing.

What you have before you --

CHAIRPERSON HERSHBERG: I'm sorry,  
wait a minute.

MEMBER DI SALVO: It was approved for  
the zoning. We are planning.

MR. GRIGORAKI: I apologize.

CHAIRPERSON HERSHBERG: I'm not going  
to interrupt you too much. Hopefully not at  
all. We know you have three applications  
before the Board.

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: We have  
called the first application, 401 South  
Ocean, Lot A.

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MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: We're going to hear these individually. But as Mr. Marti knows, having been before the Board before, we are going to consider the appearance of these three houses, because they're right next to one another. We're going to consider them, the visual aspect of these three houses together, but hear the presentation on each house individually.

We'll just hear the first one, Lot A.

MR. GRIGORAKI: Lot A is the corner property. We're proposing, as we said, a single family residence. You have copies of the renderings in front of you. We are proposing on this particular house the brand roofing will be Tamko, architectural roofing, black in color. It's called Rustic Black. Along with the Rustic Black, we are proposing Compass siding. That's the name of the brand, Compass. It will be white siding, four inch clapboard.

In addition to that, as you look at the rendering, the windows will be -- the

1  
2 brand will be Marvin Window -- it's not  
3 Marvin. MI Windows. It's a metal industry.  
4 And they will be a black windows, black trim,  
5 with black grids in the middle, as you see on  
6 the rendering.

7 In addition to that, if we move down  
8 the elevation and the front facade, the lower  
9 portion on the one story in the front, we're  
10 proposing -- the brand is Boulder Creek Stone  
11 Products. We're proposing what's called, in  
12 their project line, Faststak, Gunflint gray.

13 If the Board would like to see a  
14 sample of that, I have the brochure.

15 CHAIRPERSON HERSHBERG: We would like  
16 to see a sample, yes.

17 MR. GRIGORAKI: The Gunflint gray is  
18 a stacked stone. It's gray in color with a  
19 little deep. If you're looking at the color,  
20 it's a gray color and it doesn't have any --  
21 really doesn't have very much variations in  
22 the gray. It's a gray, darker gray. And  
23 that matches well with the white siding and  
24 black roof.

25 CHAIRPERSON HERSHBERG: The rendering

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that I'm looking at, it might have been the printer, it looks more of a brownish. You're saying it's gray.

MR. GRIGORAKI: It's the way it printed.

MEMBER RYAN: Can I ask you a quick question about the windows? Are they double hung or casement?

MR. GRIGORAKI: Double hung.

MEMBER RYAN: Will there be grids in them?

MR. GRIGORAKI: Yes.

MEMBER RYAN: Will it be just one or four?

MEMBER DI SALVO: You're calling for six over one on your finished --

MR. GRIGORAKI: Right.

MEMBER RYAN: It looks like four over four on the rendering.

MR. GRIGORAKI: They come in all different variations how we look at it with six over one, or you can divide it up. Four over four, six over six. Six over one, Mr. Marti is proposing.

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CHAIRPERSON HERSHBERG: Six over one for all of the windows?

MR. GRIGORAKI: Yes.

MEMBER DI SALVO: And they're black? Black vinyl?

MR. GRIGORAKI: Yes. If you see in the elevation there will be a three inch lineal around the windows instead of three quarter inch J-channel. There is a three inch lineal around each window with a coping piece on top.

And the columns in the front will be either precast columns or they'll be the six by six with two by fours and finished off with Azek.

MEMBER RYAN: Square?

MR. GRIGORAKI: Square column, yes.

MEMBER RYAN: Ten inch?

MR. GRIGORAKI: Actually, 12. If they're precast, ten. If we do a six by six and trim out with a two by four --

MEMBER RYAN: 10 to 12.

MR. GRIGORAKI: Yes, 10 to 12 inches.

And as far as the lighting is

1  
2 concerned, no light will be facing on the  
3 neighbors. This light on this particular  
4 house will have some sort of gooseneck  
5 lighting. A typical, standard typical  
6 gooseneck lighting about 12 inches, if the  
7 Board would like to take a look. That will  
8 be over the garage door and over the rear  
9 sliding glass door. And there won't be any  
10 lights facing any of the adjoining neighbors.

11 MEMBER RYAN: All down lighting?

12 CHAIRPERSON HERSHBERG: You described  
13 over the garage and over the front door?

14 MR. GRIGORAKI: No, over the garage  
15 door and the back door.

16 MEMBER WELCH: What about the front?

17 MR. GRIGORAKI: It will be either  
18 recessed lighting in the portico or just a  
19 nice hanging chandelier that will match the  
20 gooseneck. Maybe something in the same brand  
21 that matches that.

22 CHAIRPERSON HERSHBERG: Approximate  
23 size of that hanging light?

24 MR. GRIGORAKI: Because that's a  
25 shallow barrel there, eight to ten inches

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maybe.

MEMBER RYAN: This is the corner house?

MR. GRIGORAKI: This is the corner house.

MEMBER RYAN: We have a rendering of the other side.

MR. GRIGORAKI: We have the plan elevation. If you'd like to open up the plans and look at the elevation. We took into account that this was the corner property. You can see on page 8A of the plans. Page 8A, you can see the elevation, there's a lot of detail in the elevation. It's just not a typical box. You can see on the first floor, the front porch wraps around the front of the house. It's just not a box in this area right here. This area wraps around the front. All cultured stone here.

We went with a lot of different roof lines on these houses, so it doesn't look like a typical gable. Dress them up a little bit, so they don't look the same with each other. It's not a typical builders box where

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we came and built. We're here to work with you work, with the community.

As you see, there's a deck in the rear of the house.

CHAIRPERSON HERSHBERG: Before you go on, sir. You said that's visible to the front of the house. I'm sorry. I understand. Go ahead.

MR. GRIGORAKI: Thank you. The rear of the dwelling, we have the rear deck coming out the back, the rear sliding glass door. That deck will be constructed and pressure treated and finished off with express decking with a composite railing, white composite railing. Probably -- I'm trying to think of the color Trex. That mostly like will be a gray color Trex to match the color of the stone with a composite railing.

CHAIRPERSON HERSHBERG: You're going to describe -- you're doing a good job describing all the materials and colors. I'm just wondering. We didn't see that in advance. It could have made this process go much quicker, if you provide that. Do you

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have that? Are you reading from -- that it's in your head.

MEMBER DI SALVO: Are there specifications listed anywhere on the plans?

MR. GRIGORAKI: No, not the specific brand name, not the specific color.

MEMBER DI SALVO: Color, anything like that?

MR. GRIGORAKI: No. The only thing I did is I prepared my own cut sheet.

MEMBER DI SALVO: Right. I have been filling it in with the description with the colors and things like that, that we have to condition.

CHAIRPERSON HERSHBERG: When do you plan to start the project?

MR. GRIGORAKI: As soon as possible, for the reasons that winter is coming. The Fed is meeting again on November 2nd and the rates are going up. Mr. Marti has to get the foundation.

CHAIRPERSON HERSHBERG: Let's hear you out through this application. But this is the hard way to do it, to present all this

1  
2 information for the first time to the Board  
3 at public hearing. We usually get plans  
4 ahead of time, we review the plans, we do a  
5 site visit, we try to prepare ourselves as  
6 much as possible. So, we're doing it the  
7 hard way.

8 Let's see how far we can get on this  
9 application and the record. We can do it  
10 next time and provide that information on the  
11 plans. Go ahead.

12 MR. GRIGORAKI: Thank you. What else  
13 are we missing, as far as architectural  
14 review on this application -- planning?  
15 Would you like to speak about the driveways?

16 CHAIRPERSON HERSHBERG: Go ahead.

17 MR. GRIGORAKI: Mr. Marti stated that  
18 the driveway on this particular house will be  
19 a concrete driveway.

20 MEMBER RYAN: It's pavers in the  
21 rendering and concrete.

22 MR. MARTI: Yes.

23 CHAIRPERSON HERSHBERG: Will there be  
24 any border around the driveway?

25 MEMBER RYAN: Paver border or --

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MR. MARTI: We weren't intending to do it for all three.

MR. GRIGORAKI: You can mix in. We didn't want each house to look the same. So, on this particular house we can do a gray border along the driveway and then the main driveway concrete.

CHAIRPERSON HERSHBERG: Gray pavers around the concrete driveway?

MR. GRIGORAKI: Yes.

MEMBER DI SALVO: Can I go back to the rear of the house? The decking, you said, is a gray Trex?

MR. GRIGORAKI: Yes.

MEMBER DI SALVO: As well as the treads and runners for the stairs?

MR. GRIGORAKI: Yes.

MEMBER DI SALVO: I'm sorry, the white PVC on the handrail and the spindles?

MR. GRIGORAKI: Yes. As far as the garage door, this particular house will be a black garage door, and also the front door to match that as well. Black front door.

MEMBER DI SALVO: It's not black

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called out on the schedule.

MR. GRIGORAKI: Well, the garage door comes black.

MEMBER DI SALVO: On the schedule, it says front door is black walnut. Just to make it clear, I was just wondering what --

MR. GRIGORAKI: That's fine.

MEMBER DI SALVO: The front door is black walnut?

MR. GRIGORAKI: Yes.

MEMBER DI SALVO: And the garage door will be black paint or black vinyl?

MR. GRIGORAKI: Yes.

MEMBER RYAN: Recessed panels or raised?

MR. GRIGORAKI: Recessed panels.

MEMBER WELCH: Have you thought about landscaping?

MR. GRIGORAKI: Yes. Always think about landscaping. That's the fun part of the job. We always do sod in the front of all the houses. Sod in front, seed in the rear. Also we do extensive landscaping in front. We always create flowers I which I

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had pictures.

MR. MARTI: There's a landscape plan in the application.

CHAIRPERSON HERSHBERG: Do we have that.

MR. MARTI: Yes.

CHAIRPERSON HERSHBERG: Is it before us here?

MR. GRIGORAKI: That's a tree preservation report that was prepared by the landscape architect to determine which trees were --

MEMBER DI SALVO: A lot of them.

MR. GRIGORAKI: We're trying to save a lot of them.

CHAIRPERSON HERSHBERG: Hold on. One person at a time. Repeat what you said.

MR. GRIGORAKI: That plan you have on the table is the tree preservation plan to preserve the trees that were there and the trees that were in the way of construction, which trees will be pruned. We're proposing additional trees on each site, Plots A, B and C site, the proposed tree to be planted. But

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on top of that, they also do extensive landscaping in the front of the house.

CHAIRPERSON HERSHBERG: Do we have that?

MR. GRIGORAKI: We don't have a set landscaping plan. We have -- Mr. Marti hires a professional landscaper that comes and landscapes the houses, and they do a lot of euonymus, boxwoods. They do something extensive.

CHAIRPERSON HERSHBERG: Okay. We're going to need a landscape plan.

MR. MARTI: Okay.

CHAIRPERSON HERSHBERG: At this point, I'm thinking of the fastest way to get you to work. We have three applications in front of us, and already we're -- in our effort to do that, we're going to be conditioning the description and colors and size of all the materials, which was not provided to us on the plans.

MEMBER RYAN: He's going to have to do the plans that anyway afterwards.

CHAIRPERSON HERSHBERG: In addition,

1  
2 we're going to need a landscape plan for all  
3 three of the properties. Since we reviewed  
4 all of these applications in advance of this  
5 meeting, I know that none of the plans for  
6 the other two proposed applications include  
7 the colors and the details you're providing  
8 now. So, I'm wondering if the fastest way --  
9 I believe the fastest way to get you to work  
10 on this would be for you to provide us all of  
11 that information in advance of this meeting,  
12 give us a chance to review it, and this  
13 process will go very quickly.

14 Just looking at it, we can work until  
15 Wednesday morning, if we have to. You might  
16 want to take a nap between now and Wednesday  
17 morning. But to work, the write out  
18 conditions for this and consider this for  
19 approval is going to take some time. I think  
20 it's going to go faster if we have it all in  
21 advance.

22 I'm trying to do this in an effort to  
23 have this get approved as quickly as  
24 possible. I'm not in any way trying to delay  
25 the process. So, I'm wondering if you

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would -- what your thoughts are on  
approaching it that way?

MR. MARTI: Otherwise we're on the  
same page with the design of the homes,  
calling out specifics?

CHAIRPERSON HERSHBERG: I think we  
can provide you some general guidance, with  
respect to the overall design of the houses.  
If you'd like to go and hear thoughts on that  
and then come back with more complete plans,  
including landscape plans, then I think at  
that stage, at that hearing that we have, we  
can get through that quickly. This is the  
dirty way to do it. This is the ugly, dirty,  
time consuming way to do it, the way we're  
doing it now. Does that make sense to you?

MR. MARTI: Right.

CHAIRPERSON HERSHBERG: So then,  
generally speaking -- and I open this up to  
the other Board members. My opinion is it's  
a nice design. I don't see -- I think it's a  
fit in the community. I think we're not  
going to call the other applications, but I  
can foreshadow that. I think there's enough

1 differentiation between all the houses.

2 Mr. Marti, you know that's been a concern.

3 You have very nicely designed houses, just  
4 made some slight alterations on some of the  
5 houses, recent houses that you have built.

6 So, you know that the Board has that desire  
7 to differentiate these houses, and I believe  
8 you have done that. On this house, I think  
9 you've got a nice design.

10  
11 Comments from the other Board  
12 members, with respect to the overall design?

13 MEMBER RYAN: Yeah, I like the corner  
14 one. Very pretty.

15 CHAIRPERSON HERSHBERG: I think we're  
16 on board. As far as, when we look at this  
17 and we see pavers on the driveway, of course.  
18 We've already teased us with pavers. The  
19 features that make this rendering look nice,  
20 we'd love to see in the overall design. We  
21 realize that there are cost factors, but  
22 whenever possible, those types of  
23 enhancements, particularly this, is going to  
24 be -- those are going to be attention getting  
25 properties because they're so well done.

1  
2           So, those additional features that we  
3 see on these renderings, we would appreciate  
4 it to including, but we're not -- that's our  
5 feeling on it, but we're not going to demand  
6 that you have those types of items which can  
7 be a cost factor but ask you to consider  
8 that.

9           Based on that, and if there are no  
10 more comments, I'll ask for a motion from the  
11 Board.

12           MEMBER RYAN: For this house?

13           CHAIRPERSON HERSHBERG: For this one.

14           MEMBER RYAN: Without a landscape  
15 plan? What are you looking for?

16           CHAIRPERSON HERSHBERG: We're going  
17 to be adjourning.

18           MEMBER RYAN: We're going to  
19 adjourn --

20           CHAIRPERSON HERSHBERG: Pending --

21           MEMBER RYAN: Pending submission of a  
22 landscape plan and details called out on the  
23 plans.

24           CHAIRPERSON HERSHBERG: Details of  
25 the materials, including dimensions and

1  
2 colors, so that we don't have to go through  
3 and write in everything that you said on the  
4 application prior to final consideration. If  
5 you provide it to us, we don't have to write  
6 all those conditions, because it's already in  
7 the plan. So, we're really looking for a  
8 landscape plan and the details you have  
9 already testified to now. If you write those  
10 out for us, it will make it easier.

11 As an example, if you look, Member di  
12 Salvo had written out herself. You get that  
13 to us. It seems redundant, since this one  
14 written out. Since you are the only one that  
15 has it in your head, it would simplify it for  
16 us. If you could do that.

17 MR. McLAUGHLIN: Mr. Chair, you have  
18 to see if there's any comments from the  
19 public, before you entertain a motion.

20 CHAIRPERSON HERSHBERG: Before we  
21 entertain a motion, I'll ask if there are any  
22 comments from the public?

23 (No response was heard.)

24 CHAIRPERSON HERSHBERG: Hearing none.

25 MEMBER RYAN: Make a motion to

1  
2 adjourn so they can resubmit with a list of  
3 finishes and a landscape plan.

4 MEMBER WELCH: Second.

5 THE CLERK: All in favor.

6 MEMBER DI SALVO: Aye.

7 MEMBER RYAN: Aye.

8 MEMBER WELCH: Aye.

9 DEPUTY CHAIR CAMPBELL: Aye.

10 CHAIRPERSON HERSHBERG: Aye.

11 THE CLERK: Any opposed?

12 (No response was heard.)

13 CHAIRPERSON HERSHBERG: So, things  
14 like six over one on the windows. Any kind  
15 of details you can differentiate from what  
16 you gave us. If there's not any major  
17 things, we can work with this rendering. The  
18 Building Department is going to want to see  
19 more, but we can work with the rendering.

20 MR. MARTI: To prevent addition  
21 adjournments also the specifics called out in  
22 landscape plan. There's no big other things  
23 that --

24 CHAIRPERSON HERSHBERG: Let's go  
25 through each application. We will hear

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comments on them.

Let's call the next application,  
please.

THE CLERK: Site Plan 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.

CHAIRPERSON HERSHBERG: So, the for  
the record, the same comments pertain to this  
house. It's nicely done. Nobody is making  
any architectural changes. Some of the  
features in this that are shown are nice, if  
they were actually included. For example,  
the driveway.

MR. GRIGORAKI: Yes.

CHAIRPERSON HERSHBERG: A landscape  
plan will be necessary to call out all the  
details, but really no changes or  
recommendations for this. These two houses  
are complimentary, differentiated enough.

MR. GRIGORAKI: Should I call out the  
corbels and spires up top there?

CHAIRPERSON HERSHBERG: Well, I would

1  
2 call that out, because if you don't include  
3 it, I'm going to ask a question about it  
4 because I think that's a nice feature.

5 MR. GRIGORAKI: Okay.

6 CHAIRPERSON HERSHBERG: If that's  
7 going to be on there, I hope that it is, yes.  
8 So, a question that I might ask, when we have  
9 our next hearing, is are all the  
10 architectural features shown on this  
11 rendering going to be part of final product,  
12 which will include the finials on the top.

13 MEMBER DI SALVO: A cut sheet.

14 MR. GRIGORAKI: Should I do a cut  
15 sheet or put it on the first page?

16 MEMBER DI SALVO: You could put it on  
17 the first page of the plan. As long as you  
18 call it out. Or you can provide a cut sheet.  
19 I have one comment.

20 CHAIRPERSON HERSHBERG: There are a  
21 few things, as I mentioned.

22 MEMBER DI SALVO: It's beautiful. We  
23 love it. My only question was these two  
24 panels, these Azek panels in between the  
25 upper and the middle floor. They seem rather

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large without detail. Would you consider adding center style to keep in line with the windows?

MR. GRIGORAKI: That's fine.

CHAIRPERSON HERSHBERG: Or if you have another thought.

MR. GRIGORAKI: I think that's a great idea. I like that. How about the other one, the left side as well?

MEMBER DI SALVO: Yes.

MEMBER RYAN: This is Lot B?

CHAIRPERSON HERSHBERG: We're talking about Lot B now. I know we have adjourned Lot A. I'm going to add this comment to you. It appears on the rendering of Lot A. I just want to make sure. There's stone on both sides of the front door. It looks like the column is hiding it.

MR. GRIGORAKI: Yes. Yes.

CHAIRPERSON HERSHBERG: Any other comments from the Board?

(No response was heard.)

CHAIRPERSON HERSHBERG: Any comments from the public?

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(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, I'll entertain a motion from the Board.

MEMBER RYAN: Make a motion to adjourn this application, pending submission of finishes and a landscape plan.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: 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 one-family dwelling with attached garage.

CHAIRPERSON HERSHBERG: Same on this one. Although, we do have some comments. Do you want to address those.

MEMBER RYAN: I feel like there's --

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I'm sorry, would you consider adding a little more stone? It feels like it's a skimpy amount just on -- like, around the door.

MR. GRIGORAKI: How about we add some stone.

MEMBER RYAN: It could be like lower level. You could just go across the bottom. I'm saying it feels --

MR. GRIGORAKI: How about the stone goes all the way around.

MEMBER RYAN: Maybe on each side, like lower.

MEMBER DI SALVO: The garage.

MR. GRIGORAKI: Go straight across with the stone about four feet high.

MEMBER RYAN: Or three. Whatever.

CHAIRPERSON HERSHBERG: And the stone -- we didn't address it on Lot B, but the least desirable would be the rectangular, linear, three inch ledge stone would be the least desirable stone. Basically, if there is something a little bit with more --

MEMBER RYAN: River rock.

CHAIRPERSON HERSHBERG: River

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2 rock-ish. It's hard to tell. It looks like  
3 that is what is trying to be accomplished  
4 here in the rendering, but it's hard to tell.  
5 It's very small. I know you're probably  
6 going to have samples or something for us to  
7 look at. The least desirable is that  
8 rectangular, two, three inch. That's at the  
9 bottom of the spectrum.

10 MR. GRIGORAKI: That won't be used.

11 CHAIRPERSON HERSHBERG: Nearly  
12 anything else is better.

13 Any other comments on this house?

14 MEMBER DI SALVO: I have some  
15 comments about the left facing side of the  
16 house, the three windows stacked vertically  
17 over each other. The rest of the house,  
18 spatially, is done so well. The verticality  
19 of this particular design in this area is  
20 highlighted by the siding, the wide side  
21 pieces that add to the vertical line. It  
22 just feels a little commercial, apartment  
23 building like in that area.

24 Is it possible, have you considered,  
25 making a change in the material on that

1  
2 particular area maybe to a shake, maybe to  
3 something to soften those lines. Unless you  
4 can think of something that would move those  
5 white highlighted areas that enhances that  
6 look.

7 CHAIRPERSON HERSHBERG: We  
8 appreciated the effort to differentiate.  
9 This one, though, has kind of crossed over  
10 into that commercial look or the vertical,  
11 linear look.

12 MEMBER RYAN: Maybe this one doesn't  
13 need those white panels. Maybe it could be  
14 more siding. The other one has the panels.

15 MEMBER WELCH: Do you have any  
16 thoughts?

17 MR. GRIGORAKI: I'm sketching, as we  
18 speak.

19 CHAIRPERSON HERSHBERG: If you draw  
20 fast, we'll give you a credit.

21 MR. GRIGORAKI: I could come up with  
22 something. I'm thinking maybe possibly  
23 continuing -- maybe continuing this roof over  
24 to break up this and another column here and  
25 the stone would be in here, like I say, carry

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this through.

MEMBER RYAN: I think that breaks it up.

MEMBER DI SALVO: Can you guys see?

MR. MARTI: Second story is shake.

MR. GRIGORAKI: It could break up that whole --

MEMBER RYAN: Right.

MR. GRIGORAKI: I just have to look at that single window with that panel.

MEMBER DI SALVO: It has that sort of turret feeling in that corner. That's why I thought change the material a little bit.

MR. GRIGORAKI: That's fine. We're going to continue the roof over. That panel will be eliminated. I just don't know.

MEMBER DI SALVO: How that roof line ends on the other side.

MEMBER RYAN: That's a bracket, not a column. Maybe you can play with that.

MR. GRIGORAKI: I'll come up with something.

CHAIRPERSON HERSHBERG: It's going to be very nice, like the other projects you

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have done.

MR. MARTI: Thank you.

CHAIRPERSON HERSHBERG: Again, landscape plan. As much -- these are beautiful in this rendering.

MR. GRIGORAKI: I have a question for the Board. If you see the front door has and oval window. Does it have to be oval or whatever is readily available in stock, as long as it's a window?

MEMBER RYAN: If you said a glass window in the front door.

CHAIRMAN HERSHBERG: If you have a problem with supplies and if you have options, we can condition it in a way that will give you some flexibility. If you said that you were going to do eight diamond shapes, we'd say no. But something reasonable like that.

MR. GRIGORAKI: Right now a lot of stores are so far and few between. The hardest thing right now is to get a black garage door. We can get our hand on maybe one, but two or three, it's hard to do.

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That's why we mixed up everything.

CHAIRPERSON HERSHBERG: If you think you're anticipating supply issues, if you show us some alternatives, we can condition it so you don't have to come back, if you're making a major change.

MR. GRIGORAKI: The supply issue will only be as far as the garage door and the front door. The rest of the stuff is pretty available. Some of the suppliers carry a lot of stone in stock and they'll say this is what we have in stock. This is what is in stock, this is what we're proposing. But that stock could run out.

MEMBER RYAN: Something similar.

MEMBER DI SALVO: The intent we approved.

MR. GRIGORAKI: As long as it's not the little one.

MEMBER RYAN: Make a motion to adjourn.

CHAIRPERSON HERSHBERG: Let's ask for public comment.

(No response was heard.)

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CHAIRPERSON HERSHBERG: Hearing none,  
I'll entertain a motion.

MEMBER RYAN: Make a motion to  
adjourn for changes to the plan and a  
landscape plan.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan 3598, 79 South  
Main Street, Section 55, Block 205, Lot 15,  
Business B. IPS Properties. Replacement of  
existing storefront.

MS. MIRO: Is there anyway you could  
combine? I'm also 81-83. Anyway to combine  
the both of them together? It's actually the  
same building, but 79 had a different lot, so  
I had to put it on a separate application.  
If it's too much trouble.

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MEMBER DI SALVO: Procedurally, can she combine the two. Technically, it's one building broken up. Can we treat it as one?

THE CLERK: You can do that when you vote it in.

CHAIRPERSON HERSHBERG: The approval -- the voting will be per application, but if you want to present it as one.

Would you call the next application then? We'll hear Application SP-3598 and 3599. We'll have both of those applications presented together.

THE CLERK: Site Plan Number 3599, 81-83 South Main Street, Section 55, Block 205, Lot 134, Business B. IPS Properties. Replacement of existing storefront.

MS. MIRO: Thank you. My name is Maria J. Miro of Maria J. Miro Design and Drafting, located at 1002 Merrick Avenue, North Merrick, New York. I'm here tonight to represent IPS Properties.

Mr. Endpal is the owner of both 79 South Main Street and 81-83 South Main

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2 Street. Because the lots are different, as I  
3 mentioned, 79 is Lot 15 and 81-83 is Lot 134  
4 and I had to file two separate applications.

5 I would like to begin with 79 South  
6 Main Street. The storefront over there is  
7 shaped like a U. It's one of those dark  
8 alleyways where people congregate, they tend  
9 to smoke, tend to put the knee up. One of my  
10 pictures actually shows a bunch of kids on  
11 the sidewalk. When I was taking the  
12 pictures, as soon as I started taking  
13 pictures, they walked to the sidewalk. Just,  
14 so you kind of understand what's going on  
15 over there.

16 Having said that, Mr. Endpal would  
17 like to bring that storefront out so it's  
18 even with the existing storefront. Several  
19 years ago I was at the board for 80 South  
20 Main and I did a similar thing where we  
21 brought the alleyway out, and it helped  
22 prevent the congregation of people loitering  
23 and so forth.

24 So, most of the storefront is glass  
25 extended downward towards the sidewalk,

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2 similar to 80 South Main and the Freeport  
3 Mews building. Basically, COVID hit this  
4 owner pretty hard. He had a vacant store,  
5 several tenants weren't paying their rents,  
6 and he still had to pay his taxes, mortgage  
7 and so forth on the building on both 79 and  
8 81-83. He actually owns the Avenue Men's  
9 Warehouse and Shoes, and that was located at  
10 83 South Main. He has been part of the  
11 community for many, many years here.

12 He basically would like to clean up  
13 and fix up the store so he can rent and  
14 generate the cash flow needed to keep the  
15 maintenance of the building. So, what he  
16 would like to do first is do the storefront  
17 where the glass will come down to the  
18 sidewalk and the sides would be that reposed  
19 gray. Almost like the charcoal gray,  
20 slightly lighter. And then it would be a  
21 three inch decorative trim between the  
22 existing siding and the stucco.

23 As soon as he gets more money, he'd  
24 like to eventually change the top of the  
25 store into the Hardie plank in eggshell, and

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2 then eventually he'd like to go to the back,  
3 which we would come back to the Board if we  
4 do anything to the back. For now, he'd like  
5 to concentrate on the main storefront with  
6 the glass, change that up and fix it up.

7 The existing brick that is there,  
8 it's in rough shape, several stones are  
9 missing, here and there you can see the  
10 cement. So, we thought about re-pointing the  
11 brick, but we really can't. It's very hard  
12 to salvage that brick and make it look nice.  
13 That's why we chose to do stucco with that.  
14 White trim will be installed around the  
15 windows across the top, and stucco siding.  
16 And the stucco and siding, like I said,  
17 making the storefront more appealing. All  
18 the lighting will be recessed.

19 I know I gave samples and the  
20 material list. I'm ready to take questions  
21 from the Board. The trim is about four  
22 inches. That's usually a question.

23 MEMBER DI SALVO: Did you say the  
24 Hardie plank is not there now?

25 MS. MIRO: He's going to do it, but

1  
2 down the road. He wants to do the bottom  
3 first. First focus on the bottom. He will  
4 be doing the upper level at a later time,  
5 maybe toward the spring. But the stucco he'd  
6 like to do at least before the weather gets  
7 cold, so he can get those stores rented out.

8 MEMBER DI SALVO: The stucco is in  
9 between the glass storefront.

10 MS. MIRO: Correct. There's very  
11 little, because a lot of it is mostly the  
12 glass. And with the lighter tones, I  
13 realized when I made the copies, sometimes  
14 the colors come out more bold than I'd like  
15 them to be. I'm still old fashion with those  
16 renderings.

17 MEMBER RYAN: I'm with you.

18 CHAIRPERSON HERSHBERG: Now, this  
19 Board does not review signage, but I'm  
20 curious. Is it going to be the same signage?  
21 One space is vacant.

22 MS. MIRO: One of those is vacant  
23 now. 79 South Main is vacant. I think -- I  
24 know he's going to keep his Avenue Men's  
25 Warehouse sign that black with the white.

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2 I'm pretty sure that's what he's keeping. I  
3 could find out about the other signage. I  
4 mean, you could see that they moved signs. I  
5 could see it from those photos. The  
6 building, like I said, it needs to be cleaned  
7 up and renovated, so you don't have that  
8 little patch and the sign next to the little  
9 stucco patch.

10 CHAIRPERSON HERSHBERG: It's just an  
11 opportunity, because you'll be doing that  
12 whole front there. Again, this Board does  
13 not consider signage, but we do have an  
14 opportunity now, since you're redoing it, to  
15 redefine how that looks, which includes  
16 signage.

17 MS. MIRO: I could mention it to the  
18 owner. He is in California. He has a  
19 grandson born, so he's over there. It's  
20 exciting for him.

21 MEMBER DI SALVO: The only area that  
22 will be done -- I want to clarify now -- is  
23 from the window line down?

24 MS. MIRO: Correct.

25 MEMBER DI SALVO: So that gray band

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where the sign sits now, that is not being touched now, the yellow portion above it is not being touched?

MS. MIRO: It's not going to get touched, but I think he's going to freshen up the trim right now. That's what he told me, that he would do white trim and maybe a nice three and a half inch trim. And then where that gray band is, there will be a nice white, decorated white trim to kind of soften that siding look. He is going to eventually replace it. It's just he doesn't have the funds right now to do it. But he is trying to get it up and going.

MEMBER DI SALVO: I just want to be clear, because the rendering shows the stucco comes from up here and goes down.

MS. MIRO: Oh, you know what, that's where the signs are going to be, yes.

MEMBER DI SALVO: That is the intent now to do stucco as depicted in the rendering?

MS. MIRO: Yes. It's a little lighter though. We post gray. What I gave

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to you, it's a little bit more muted. Like I said, when you start making 12 and 13 copies, sometimes they have a slight tinge of yellow. It seems like it comes out gold.

MEMBER RYAN: This door that is existing, this is all going?

MS. MIRO: That's going to be -- you'll see the rendering, it's glass.

MEMBER RYAN: It's going right to the floor.

MS. MIRO: It shows it on the plan too.

MEMBER RYAN: I see that.

MS. MIRO: It's all going to be glass.

MEMBER RYAN: But this one has a step up.

MS. MIRO: You can't help that. That is there. That goes to the apartments above. So, he'll finish that in stucco.

MEMBER RYAN: Okay.

MS. MIRO: If it looks good to leave the stone, he'll probably leave the stone too, so it looks like two pilars coming down

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on each side. I would have to take a look at that and make sure it's not -- you know --

MEMBER RYAN: One finish too. I see chunks of the stone falling out.

MS. MIRO: Yeah. If you really got up to the building, you can see. We might have one or two feet of missing stone, and then there's no way to even match that. It's an old stone.

MEMBER RYAN: Are there handles on the doors? Are those going to be those round ones or are they going to be --

MS. MIRO: I thought they're going to have to be a little -- by code, they have to be handicap accessible where you can grip them. It wouldn't be round. They would be regular handles to code.

MEMBER DI SALVO: I'm good.

CHAIRPERSON HERSHBERG: Any comments from the public?

(No response was heard.)

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

MEMBER RYAN: Make a motion to close

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to further evidence --

THE CLERK: The first application.

CHAIRPERSON HERSHBERG: We're going to take a motion on SP -- we're going to have separate motions, procedurally, Madame Clerk?

THE CLERK: Yes.

CHAIRPERSON HERSHBERG: On SP-3598, 79 South Main Street motion.

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: And SP-3599, 81 South Main.

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

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decision.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Thank you.

MS. MIRO: Thank you so much.

THE CLERK: Site Plan Number 3577,  
121 South Main Street, also known as 119-123  
South Main Street.

MS. MADIGAN: Hello again.

CHAIRPERSON HERSHBERG: Hello again.

MS. MADIGAN: So, we finalized the  
color. What we're going to do, to add that  
pop of contrast is --

DEPUTY CHAIR CAMPBELL: I'm sorry.  
We have to do a motion to un-table this.

CHAIRPERSON HERSHBERG: Okay. I'll  
entertain a motion to un-table this

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application.

MEMBER RYAN: Make a motion to  
un-table the SP-3577, 121 South Main Street.

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Okay.

MS. MADIGAN: Okay. So, the main  
stucco is going to remain the color as white,  
and the -- so we're going to do all the  
molding in weathered moss, which is a gray.  
I will show you the sample.

So, we have all the stucco white, all  
the molding in weathered moss, and all of the  
trimming is in the polar bear. So, all three  
colors are shown.

MEMBER RYAN: That's the stucco.  
That's the moss.

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THE CLERK: What colors are the --

MEMBER RYAN: White.

THE CLERK: Which white?

MEMBER RYAN: Behr, American casual  
white.

MS. MADIGAN: 52.

CHAIRPERSON HERSHBERG: White 52.

MS. MADIGAN: Behr.

CHAIRPERSON HERSHBERG: Molding:  
Weathered Moss.

MEMBER RYAN: All of the trim work.

MEMBER DI SALVO: I'm sorry. The  
aluminum trim is polar bear.

MEMBER RYAN: All the aluminum.

CHAIRPERSON HERSHBERG: When we say  
trim, does that include --

MEMBER RYAN: All these details, all  
the stucco trim, these colors, all of that.  
And then wherever you see pin dot, that's the  
stucco.

CHAIRPERSON HERSHBERG: So, there  
won't be any color difference on the panels,  
it will be all one color?

MEMBER DI SALVO: That's not my

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understanding.

MS. MADIGAN: No. The panels are one, two, three, going up on the side and across the first floor are all going to be the weathered moss to give it the contrast, and the polar bear trim is just on the doors and windows.

MEMBER DI SALVO: The white stucco only on the flat portion.

MR. CAMPOS: Excuse me. The polar white is the frame, the metal.

MEMBER DI SALVO: The aluminum, not the stucco.

MR. CAMPOS: Not the stucco.

MEMBER DI SALVO: Absolutely. Correct.

CHAIRPERSON HERSHBERG: So, this whole section here, including this, all of this is one color. (Indicating.)

MEMBER DI SALVO: Weathered moss.

MEMBER RYAN: Right. Everything on your drawing is white. This clear white is weathered moss. All the pin dot is white.

It will look just like the

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photographs and also over by Leslie's and the Zwanger building over there. He did something very similar.

MS. MADIGAN: That was the inspiration for the design.

CHAIRPERSON HERSHBERG: We don't have to keep this, as long as we have a description. And then can you describe the detail on the cornice, the top of parapet.

MS. MADIGAN: Yeah. That's going to be the same painted trim in the weathered moss.

MEMBER RYAN: It's like stepped.

MS. MADIGAN: Yeah, imprinted in the stucco, and it will be outlined with the weathered moss.

CHAIRPERSON HERSHBERG: Since we don't have dimensions on that, what are the dimensions of that feature, the width?

MS. MADIGAN: The dimensions are on the plan.

MS. MIRO: It going to be six inch.

MS. MADIGAN: Six inch.

CHAIRPERSON HERSHBERG: Six inches.

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MS. MADIGAN: Yes.

CHAIRPERSON HERSHBERG: Anything from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing no comment from the public, I'll entertain a motion from the Board.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Motion for the minutes.

MEMBER RYAN: Make a motion to approve the minutes of October 11th.

MEMBER WELCH: Second.

THE CLERK: All in favor.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Motion to go into  
executive session.

MEMBER RYAN: Motion to go into  
executive session.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into  
executive session from 9:44 p.m. to  
10:14 p.m., after which the following  
transpired:)

1  
2 THE CLERK: Site Plan Number 3597,  
3 596 South Ocean Avenue.

4 MEMBER RYAN: Chairman, regarding  
5 Application SP-3597 for the premises located  
6 at 596 South Ocean Avenue, the applicant  
7 comes before this Board seeking approval to  
8 enclose existing 277 square foot screen  
9 porch.

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

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

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

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

24 The site plan, dated 9/27/22, has  
25 been submitted by the applicant, reviewed and

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approved by the Planning Board. Said site plan has been stamped, approved and signed by the applicant and/or 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 the 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 with 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permit.

The Applicant is to provide two sets of stamped original final plans incorporating all conditions and modifications for the

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Building Department, along with a signed Affidavit of Compliance to the Village Clerk 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 action is a Type II action under SEQRA.

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

Second?

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: 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 3601,  
449 Nassau Avenue.

MEMBER DI SALVO: Chairman, regarding  
Application SP-3601 for the premises located  
a 449 Nassau Avenue, the applicant comes  
before this Board seeking approval to abandon  
first floor, construct new 763 square foot  
and first and second floor side additions,  
new 1,920 square foot third story addition  
and 458.62 square foot rear second and third  
floor decks.

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

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

This application, as amended, will  
produce an aesthetically 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

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met.

The site plan and artist rendering, dated 10/4/22, has been submit by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering have 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 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

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issuance of any.

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

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

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

This Zoning Board of Appeals, as lead agency, has determined that is a Type II action under SEQRA and the Planning Board has no further review.

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

Other conditions:

Stone to cover flood vent and foundation 24 inches above grade.

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2                   Patio and front stair treads are to  
3 be bluestone.

4                   MEMBER WELCH:    Second.

5                   THE CLERK:    All in favor.

6                   MEMBER DI SALVO:   Aye.

7                   MEMBER RYAN:    Aye.

8                   MEMBER WELCH:    Aye.

9                   DEPUTY CHAIR CAMPBELL:   Aye.

10                  CHAIRMAN HERSHBERG:   Aye.

11                  THE CLERK:    Any opposed?

12                  (No response was heard.)

13                  THE CLERK:    Site Plan Number 3602, 77  
14 Wallace Street.

15                  MEMBER RYAN:    Chairman, regarding  
16 Application SP-3602 for the premises located  
17 at 77 Wallace Street, the applicant comes  
18 before this Board seeking approval to  
19 construct a 194 square foot one-story rear  
20 addition, 68 square foot front vestibule, and  
21 a 68 square foot open front porch and  
22 demolish existing porch.

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

25                  This application, as amended, will

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not produce an undesirable effect on the neighborhood, if the conditions below are met.

This application, as amended, will produce an aesthetically and 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, dated 10/7/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by applicant and/or 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

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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 modification 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.

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

1 action is a Type II action under SEQRA.

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

6 Other conditions:

7 The roof color is Pristine Black.

8 The siding is James Hardie plank Deep  
9 Ocean.

10 White vinyl windows with four inch  
11 white Azek trim.

12 The fascias are six inch white.

13 The front door is stained burgundy.

14 The front door columns are ten inch  
15 round in white.

16 The railings and balusters are in  
17 white PVC.

18 Front porch brick risers on the step  
19 with bluestone treads.

20 The front porch will have recessed  
21 panels on the base white PVC lattice under  
22 the porch.

23 The exposed brick foundation will be  
24 parged and ThoroSealed in light gray.

25 DEPUTY CHAIR CAMPBELL: Second.

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THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3588, 59  
Lena Avenue.

MEMBER WELCH: Chairman, regarding  
Application SP-3588 for the premises located  
at 59 Lena Avenue, the applicant comes before  
this Board seeking approval for an addition  
of outside cellar entrance.

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

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

This application, as amended, will  
produce an aesthetically and conforming  
positive addition to the surrounding area, if

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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 rendering, dated 9/23/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan 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 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.

The applicant must execute an Affidavit of Compliance and return same to

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

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

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

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

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3589,  
130 North Bergen Place.

MEMBER WELCH: Chairman, regarding  
SP-3589 for the premises located at 130 North  
Bergen Place, the applicant comes before this  
Board seeking approval for addition of  
outside cellar entrance.

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

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

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

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

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

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

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

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

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

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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 modification for the Building Department, along with a signed Affidavit of Compliance to the Village Clerk's Office before issuance of any permit.

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

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

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

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

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MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3590,  
132 North Bergen Place.

MEMBER WELCH: Chairman, regarding  
SP-3590 for the premises located at 132 North  
Bergen Place, the applicant comes before this  
Board seeking approval for addition of  
outside cellar entrance.

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

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

This application, as amended, will  
produce an aesthetically 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

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neighborhood, if the conditions below are met.

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

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

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

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

The 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

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issuance of any permit.

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

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

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

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

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER DI SALVO: Aye.

MEMBER RYAN: 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 3591,  
134 North Bergen place.

MEMBER WELCH: Chairman, regarding  
SP-3591 for the premises located at 134 North  
Bergen Place, the applicant comes before this  
Board seeking approval for addition of  
outside cellar entrance.

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

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

This application, as amended, will  
produce an aesthetically 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.

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2 The site plan, dated 9/23/22, has  
3 been submitted by the applicant, reviewed and  
4 approved by the Planning Board. Said site  
5 plan has been stamped, approved and signed by  
6 applicant and/or the Chairman of the Planning  
7 Board.

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

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

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

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

25 Applicant/Owner is to provide two

1 sets of stamped, original final plans  
2 incorporating all conditions and modification  
3 for the Building Department, along with a  
4 signed Affidavit of Compliance to the Village  
5 Clerk's Office before issuance of any permit.  
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7 Any changes and/or modifications to  
8 be 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 The Applicant/Owner must obtain the  
16 appropriate permits from the Building  
17 Department prior to any construction.

18 MEMBER RYAN: Second.

19 THE CLERK: All in favor.

20 MEMBER DI SALVO: Aye.

21 MEMBER RYAN: Aye.

22 MEMBER WELCH: Aye.

23 DEPUTY CHAIR CAMPBELL: Aye.

24 CHAIRPERSON HERSHBERG: Aye.

25 THE CLERK: Any opposed?

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(No response was heard.)

THE CLERK: Site Plan Number 3577,  
121 South Main Street, also known as 119-123  
South Main Street.

MEMBER DI SALVO: Chairman, regarding  
Application SP-3577 for the premises located  
at 121 South Main Street, also known as  
119-123 South Main Street, the applicant  
comes before this Board seeking approval to  
Construct a new 1,544 square foot second  
floor commercial addition.

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

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

This application, as amended, will  
produce an aesthetically 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

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met.

The site plan and artist rendering, dated 7/29/22, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan 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 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 within 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permit.

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

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

12 This approval is subject to any and  
13 all conditions imposed by the Zoning Board of  
14 Appeals, if any, in its decision dated  
15 2/22/22.

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

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

23 Other conditions:

24 All aluminum trim is to be polar bear  
25 white.

1 All flat stucco areas are to be Behr  
2 white Number 52.

3 All stucco trim around the fascia and  
4 vertical face panels are to be Behr Weathered  
5 Moss.

6 MEMBER RYAN: Second.

7 THE CLERK: All in favor.

8 MEMBER DI SALVO: Aye.

9 MEMBER RYAN: Aye.

10 MEMBER WELCH: Aye.

11 DEPUTY CHAIR CAMPBELL: Aye.

12 CHAIRPERSON HERSHBERG: Aye.

13 THE CLERK: Any opposed?

14 (No response was heard.)

15 THE CLERK: Site plan Number 3598, 79  
16 South Main Street.

17 DEPUTY CHAIR CAMPBELL: Chairman,  
18 regarding Application 3598 for the premises  
19 located at 79 South Main Street, the  
20 applicant comes before this Board seeking  
21 approval replacement of existing storefront.

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

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

The site plan and/or artist rendering, dated September 20, 2022, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering have been stamped, approved and signed by applicant and/or the Chairman of the Planning Board.

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

I further move that this application

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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 with 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 the signed Affidavit of Compliance to the Village Clerk's Office before issuance of a Building permit.

Any changes and/or modifications to the approve 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

1  
2 declaration and has determined that this  
3 action is a Type II action under SEQRA.

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

7 Can I have a second?

8 MEMBER RYAN: Second.

9 THE CLERK: All in favor.

10 MEMBER DI SALVO: Aye.

11 MEMBER RYAN: Aye.

12 MEMBER WELCH: Aye.

13 DEPUTY CHAIR CAMPBELL: Aye.

14 CHAIRPERSON HERSHBERG: Aye.

15 THE CLERK: Any opposed?

16 (No response was heard.)

17 THE CLERK: Site Plan Number 3599,  
18 81-83 South Main Street.

19 DEPUTY CHAIR CAMPBELL: Chairman,  
20 regarding Application 3599 for the premises  
21 located at 81-83 South Main Street, the  
22 applicant comes before this Board seeking  
23 approval replacement of existing storefront.

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

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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 submit, will not negatively alter the appearance of the neighborhood, if the conditions below are met.

The site plan and/or artist rendering, dated September 20, 2022, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering have been stamped, approved and signed by applicant and/or the Chairman of the Planning Board.

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

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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 with 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 the signed Affidavit of Compliance to the Village Clerk's Office before issuance of a Building permit.

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

The Planning Board, as lead agency, accepts the recommendation of the Building

1  
2 Department Superintendent's negative SEQRA  
3 declaration and has determined that this  
4 action is a Type II action under SEQRA.

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

8 Second?

9 MEMBER WELCH: Second.

10 THE CLERK: All in favor.

11 MEMBER DI SALVO: Aye.

12 MEMBER RYAN: 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 RYAN: Make a motion to close  
19 the meeting.

20 MEMBER WELCH: Second.

21 THE CLERK: All in favor.

22 MEMBER DI SALVO: Aye.

23 MEMBER RYAN: Aye.

24 MEMBER WELCH: Aye.

25 DEPUTY CHAIR CAMPBELL: Aye.

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October 25, 2022

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, this hearing was  
concluded at 10:42 p.m.)

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October 25, 2022

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C E R T I F I C A T E

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

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of November, 2022.

  
\_\_\_\_\_  
BETHANNE MENNONNA