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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

January 23, 2024  
6:53 p.m.

M E M B E R S:

- |                   |             |
|-------------------|-------------|
| MICHAEL HERSHBERG | CHAIRPERSON |
| CAROLE RYAN       | MEMBER      |
| LADONNA TAYLOR    | MEMBER      |
| HEATHER DAWSON    | MEMBER      |

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- |                   |                         |
|-------------------|-------------------------|
| LISA DEBOURG      | DEPUTY VILLAGE CLERK    |
| ROBERT McLAUGHLIN | DEPUTY VILLAGE ATTORNEY |
| SCOTT BRAUN       | BUILDING DEPARTMENT     |

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January 23, 2024

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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Publication	4
2 Affidavit of Posting	4
3 Affidavit of Mailing (3676)	5
3 Affidavit of Mailing (3693)	25
3 Affidavit of Mailing (3694)	27

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January 23, 2024

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

APPLICATION#	ADDRESS	PAGE
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CHAIRPERSON HERSHBERG: Good evening, everyone. Madame Clerk, do we have any Affidavits of the Publication or Posting?

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

(WHEREUPON, the above-referred to documents were marked as Board's Exhibits 1 and 2, in evidence, as of this date.)

CHAIRPERSON HERSHBERG: Do we have any requests for adjournment?

THE CLERK: No requests for adjournment.

CHAIRPERSON HERSHBERG: Please call the first application.

THE CLERK: Site Plan Number 3676, 134 South Ocean Avenue, Section 62, Block 114, Lot 110, Residence Apartment. Look North Together. Construct a new 24 unit three-story 19,996 square foot multiple dwelling.

I have an Affidavit of Mailing to be placed on the record as an exhibit for this

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application.

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

R U D O L P H S H A T A R A H,  
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. SHATARAH: Rudolph Shatarah, S-H-A-T-A-R-A-H, last name. I'm with R. Shatarah Consulting Engineers. 6500 Jericho Turnpike, Syosset, New York 11791.

Before I start, I would like to thank the Board for giving us really good feedback on the final development of this project, it was very constructive, I think. Thank you very much.

CHAIRPERSON HERSHBERG: If I can, sir. For the benefit of the public, we have met multiple times prior to this official public hearing at preliminary hearings. We have had plenty of back and forth discussion

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and adjustments to the design of the property, and the Board is thoroughly familiar with this application.

MR. SHATARAH: Thank you. So, we're here for, basically, the public hearing for that particular project. We're doing a 2400 square feet -- 24 apartment building, three stories, under ground parking.

And the two items that were brought up in the last meeting is the bushes around the handicap ramp, which we added. And on the elevation, the cladding on the elevation was staggered. On our rendering, it was kind of square. And the other one we corrected to staggered, because I think that look much better.

MEMBER RYAN: I believe she wanted it stacked, like the left side, not offset. I was going to say that's the only difference I see in the rendering. When Annmarie was here, we were discussing having it stacked. The same as this side.

MR. SHATARAH: We did it the other why.

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MEMBER RYAN: If you want, we'll make a condition of some sort that you will stack them instead of offset.

MR. SHATARAH: Yes. It was my fault.

MEMBER RYAN: I think staggered and stacked got misconstrued.

MR. SHATARAH: That's true. I'll take that excuse.

CHAIRPERSON HERSHBERG: So, that's easy to fix. We have had plenty of discussions, but the public is not familiar with those discussions. If you could, start from the beginning and just describing the project, I think that would be helpful.

MR. SHATARAH: The project is --

MEMBER RYAN: Rudy, can you -- do you have a rendering?

MR. SHATARAH: Yeah, I have renderings right here.

MEMBER RYAN: A little one or a big one?

MR. SHATARAH: I have some additional ones here, which I could distribute if you are interested.

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MEMBER RYAN: Anybody want to see renderings? No, you're good? Okay.

CHAIRPERSON HERSHBERG: Give us a brief description.

MR. SHATARAH: Okay. This is an existing building that's an abandoned building, basically. It's going to be taken down and replaced with three stories, 24 apartment residential building with parking underneath, under ground parking. There's a lot of greenery around. We put as much green as possible. For instance, if we have -- the garbage. We have containers for the garbage. It's basically, trucks are not backing up into the property, we are going to bring in the garbage in containers and bring it out.

The finished project, the cladding of the project is a material called Hardie Plank. I have samples here, if anybody --

MEMBER TAYLOR: I have a question about this. Is this fair market housing or low income housing?

MR. SHATARAH: It's fair market, I believe.

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MEMBER TAYLOR: Fair market. Thank you.

MR. SHATARAH: I believe that's what it is. So, I do have samples of the cladding. It's a cementitious cladding that is, you know, nice. It's not siding, it's not plank siding, it's, you know. That's about it. You know, we're taking out an old abandoned building that is trouble and, you know --

MEMBER RYAN: It's going to look beautiful.

MR. SHATARAH: Thank you.

CHAIRPERSON HERSHBERG: I do have a question about the trash, housing of the trash. From our previous discussions, it's my understanding you were going to have wheeled containers that will be wheeled from the back of the building out for collection in the front?

MR. SHATARAH: That's correct, yes.

CHAIRPERSON HERSHBERG: You do have a notations on your drawings as to the location of where that trash storage is going to be.

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MR. SHATARAH: That's correct.

CHAIRPERSON HERSHBERG: Can you be more thorough in your description of that shielded area?

MR. SHATARAH: The trash containment is going to be in a fenced area, completely enclosed. Instead of having a dumpster in there, because of -- I didn't feel comfortable with having a truck reversing 50, 60 feet back into it, so we have small containers, smaller containers that is handled by a person that can wheel it out to the truck where they're going to park on the street.

MEMBER RYAN: Can you give me dimensions on the size of the fenced area?

MR. SHATARAH: It's ten feet by eight feet, six feet high.

MEMBER RYAN: Will it have chain link with slats?

MR. SHATARAH: Chain link with slats so nobody would see it.

MEMBER RYAN: Will it be locked?

MR. SHATARAH: I never thought about

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it. I think it should be locked. I would say we'll recommend having a lock with a password only for tenants.

MEMBER RYAN: They make those coded ones.

MR. SHATARAH: Code for the tenants.

CHAIRPERSON HERSHBERG: Is it the tenant that will be delivering their garage to that area or is it nobody --

MR. SHATARAH: No. Somebody will be retained by the owner.

MEMBER RYAN: Like a porter who takes care of the building or a property manager?

MR. SHATARAH: If the garbage is being collected three times a week, this person can be there a couple of hours, two, three hours just to bring the garbage back in. Again, you don't want those containers to be on the street either.

CHAIRPERSON HERSHBERG: So then the fencing, the eight by ten foot area that's going to be fenced off, that will be fenced off on all four sides?

MR. SHATARAH: All sides, yes. All

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sides.

CHAIRPERSON HERSHBERG: Will it be a single gate that opens?

MR. SHATARAH: Double door.

CHAIRPERSON HERSHBERG: The approximate size of each one of those swinging gates?

MR. SHATARAH: I would say three feet.

CHAIRPERSON HERSHBERG: Three feet?

MR. SHATARAH: Somewhere between three to four feet. I think three feet is sufficient, so you have a six foot opening.

CHAIRPERSON HERSHBERG: Two, three to four foot openings?

MR. SHATARAH: Correct.

MEMBER TAYLOR: Are all 24 of these units the same, are they all one bedrooms?

MR. SHATARAH: No, they're different. There's -- I think we have --

MEMBER RYAN: I saw studios.

MR. SHATARAH: Single, multiple. One or two bedrooms. It will be one and two bedrooms, a couple of studios.

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MEMBER TAYLOR: Studios, one bedroom and 2 bedroom. Okay.

CHAIRPERSON HERSHBERG: We also discussed the possibility of a small tree in the front. We knew that there were concerns with respect to some drainage in the front area. Were you able to do anything to accommodate the planting of that tree?

MR. SHATARAH: In lieu of that, we have added shrubbery around the handicap ramp.

MEMBER RYAN: Can you put a tree somewhere, a little dwarf Maple or something? Maybe even on the right, if you can't do it on the left.

MR. SHATARAH: I think it's going to be difficult because, remember, we have basement underneath on the north side.

MEMBER RYAN: Right.

MR. SHATARAH: And on this side, we have dry wells. So, like we discussed in the past, in last meeting, we will replace the Maple tree with shrubbery, small, three feet, four feet.

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CHAIRPERSON HERSHBERG: When you say the north side, when I'm looking at the front of the building, the north side is toward the left?

MR. SHATARAH: Yes, going toward the north. That street is -- what is it -- West Merrick.

CHAIRPERSON HERSHBERG: So then the north side is the left side, as I'm looking at the front of the building?

MR. SHATARAH: If you're looking sideways, it will be right side.

CHAIRPERSON HERSHBERG: Thank you.

MR. SHATARAH: Yeah. With a grownup tree, the roots are going to be into the dry well and it will be an issue. I'd rather smaller shrubbery. If it's maintained correctly, it will look nice.

MEMBER RYAN: Okay.

CHAIRPERSON HERSHBERG: Will there be a sprinkler system, an irrigation system?

MR. SHATARAH: It's probably not enough for the small area. There are probably going to have, like, a smaller

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system, not a full fledged sprinkler system.  
Again, because, you know, the area that we're  
irrigating --

MEMBER RYAN: Even where the grass  
is, you're going to need sprinklers, unless  
you have the porter going out and watering.

MR. SHATARAH: You know, what we can  
include on the north side, because there's  
concrete below us.

MEMBER RYAN: I think you need it.

MR. SHATARAH: Okay, we'll add that  
then. We'll add the sprinkler system.

MEMBER DAWSON: It looks like right  
now there are two small trees on the grass,  
on the other side of the sidewalk. Is that  
going to stay?

MR. SHATARAH: No, the north side,  
there's a full basement underneath it,  
because of parking requirement and mechanical  
room and stuff like that.

MEMBER DAWSON: So, even that little  
strip of grass is going to be taken away?

MR. SHATARAH: Yeah, up to one foot.

MEMBER DAWSON: Sorry?

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MR. SHATARAH: Up to one foot away from the property line. That's why if you look at the -- again, on the north side there is those shrubbery. Those trees are in --

MEMBER RYAN: Planters.

MR. SHATARAH: (Continuing) -- are in planters.

MEMBER DAWSON: Okay. Thank you.

MR. SHATARAH: When you're dealing with a basement underneath you, the stuff, you worry about stuff leaking right through. We're trying to keep the water away from there.

CHAIRPERSON HERSHBERG: Any other comments or questions from the Board?

MEMBER RYAN: I have no more questions.

CHAIRPERSON HERSHBERG: Are there any comments from the public?

(No response was heard.)

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

MEMBER RYAN: I'll make a motion to close to further evidence and testimony and

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reserve decision.

MEMBER TAYLOR: Second.

CHAIRPERSON HERSHBERG: Please poll  
the Board.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck to  
you, sir.

MR. SHATARAH: Thank you very much.

CHAIRPERSON HERSHBERG: Call the next  
application, please.

THE CLERK: Site Plan Number 3693,  
340 Woodcleft Avenue, Section 62, Block 176,  
Lot 391, Marine Commerce. Michael McDevitt.  
Maintain existing storage area, bar and roof  
over.

M O N T E L E E P E R,  
having been first duly sworn by a Notary  
Public of the State of New York, was

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examined and testified as follows:

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

MR. LEEPER: Monte Leeper, architect. I'm located at 414 Foxhurst Road in Oceanside. I'm here on behalf of the owner, Michael McDevitt.

The situation here is that we have formally Hudson's restaurant, which is currently unoccupied. We're here to maintain on top of the very spacious deck, that has been previously approved, the bar area, storage and washing station.

CHAIRPERSON HERSHBERG: So, there are -- I want to get a more thorough understanding of this. We had the former owner before this Board back in May of 2015, when we approved a deck to the north side of the restaurant building. Somewhere between that approval and today, in fact, I think it probably goes back to 2019, we had the addition of a bar area and storage facility.

Could you help me understand how that all transpired? I know that there is a

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change in ownership. I don't know if you were involved in the original architectural plans, but I'm looking to gain a better understanding, because this is a maintain request, which comes with risk.

MR. LEEPER: Understood.

CHAIRPERSON HERSHBERG: Somebody took a guess that the Board was going to like it prior to and went ahead prior to any approval. So, a thorough understanding of what transpired would help.

MR. LEEPER: Other than being a patron and enjoying the menu the past several years, I had nothing to do with this until the middle of December of 2023. So, I am going to ask the owner to address that.

If you would come up and be sworn in.

M I C H A E L M C D E V I T T,  
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. McDEVITT: Michael McDevitt. 16

1 Forest Hill Road, Rockville Centre, New York.

2 CHAIRPERSON HERSHBERG: Fill us in.

3 MR. McDEVITT: So, I'm here on behalf  
4 of my parents who are not with us anymore.

5 I'm here representing their estate, pretty

6 much. So, my parents purchased the property

7 roughly 25 years ago, and we have been

8 landlords since then. There's been two or

9 three tenants. Again, this is stuff -- I

10 just was granted executorship over the estate

11 officially about a month ago. So, it's been

12 about a year digging into this and figuring

13 out what was going on. We did find out this

14 permit somehow was -- I believe the previous

15 tenant, he was not the owner, filed paperwork

16 for this. I believe it's technically called

17 a shed, storage area shed. That's really all

18 I know. I don't know if -- I can't answer

19 much more than that. He filed paperwork and

20 didn't complete the process.

21 MEMBER RYAN: Are you here to

22 complete the process and take ownership of

23 the building and use it?

24 MR. McDEVITT: We're looking to sell

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it. The estate is looking to sell it. I want to close out the permits.

CHAIRPERSON HERSHBERG: Okay.

MEMBER RYAN: You did it all right.

MR. McDEVITT: That's why Monte is here. When he did it, was around 2018. The previous tenant, did submit the paperwork; I believe it was around 2017 or 2018. It's been there that long. The restaurant itself is in fabulous condition, it's very marketable. But I believe that bar functioned for at least a couple of years before COVID struck. It typically closes in the winter anyway. It hasn't been opened since COVID.

I'm pretty certain for a couple of years before COVID it was functioning and he was using it, to my knowledge. It's all -- it's got plumbing. I've had -- again, nothing I claim official. I've had people look at it and say it looks properly constructed. Obviously, the permits weren't officially granted. There's plumbing to it, there's a sink to it. There was water,

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electric, plumbing. I have the tradesman I had there says it does live up to code to Freeport's standards. It is a valuable piece of property that we're hoping to maintain.

I realize probably, from what I understand, this is more of an aesthetic.

CHAIRPERSON HERSHBERG: It is aesthetic.

MR. McDEVITT: If I'm lucky enough to be approved this evening, then we would have to go through the proper plumbing and electrical permits, stuff like that.

MEMBER RYAN: Right, with the Building Department.

CHAIRPERSON HERSHBERG: I asked the questions because we, from time to time, will get home owners that do things without permits, whether they're aware that they need a permit or not. I'm not exactly sure how that transpires. When you are dealing with professionals like an architect, a builder, something like that, it's a different situation.

It doesn't look like we have anybody

1  
2 involved here that was there when this work  
3 was done, and we have had a change in  
4 ownership.

5 MR. McDEVITT: It's semantics. We  
6 have owned it for 25 years. There were a  
7 couple of different renovations that all  
8 looked like they were done properly, except  
9 for this one last piece. So, everything  
10 that's there was, I believe, to your codes  
11 and it's run properly -- it has run properly  
12 for that period of time. But I can't speak  
13 for a) my parents, and b) what the tenants  
14 were doing while my parents were there.

15 CHAIRPERSON HERSHBERG: I made that  
16 statement because it's kind of is it what it  
17 is in this situation, not having the players  
18 present. So, it's not directed at you, it's  
19 certainly not directed to an architect who  
20 just came on board a month ago and this work  
21 was done years ago.

22 THE AUDIENCE: (Inaudible.)

23 CHAIRPERSON HERSHBERG: If you have  
24 comments, I'd love to hear them.  
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R A Y M O N D S W E E N E Y,  
having been first duly sworn by a Notary  
Public of the State of New York, was  
examined and testified as follows:

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

MR. SWEENEY: Raymond Sweeney. 511  
47th Avenue, Long Island City, New York  
11101.

I was going to say, in pulling all  
the parcel history from the Village of  
Freeport, this was noted as a "Must File."  
So, it had been something we had been trying  
to uncover. When we received the original  
application on file, it actually did not have  
the owner's signature on it, from a  
prospective of what information they had  
prior to this. Other than that, the tenant  
made certain improvements.

MEMBER RYAN: All right. We like to  
know for the future.

CHAIRPERSON HERSHBERG: Since we have  
professionals in the room, not necessarily on  
this case, but if you come before the Board

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again. I have seen your faces.

MR. SWEENEY: You got it.

CHAIRPERSON HERSHBERG: When I said there's a risk involved, it's that somebody took a chance that the Board would like it. I think in this case it probably worked out, because it was nice work. The deck came out. We did the approval on the deck in 2016, it was well done. Adding the bar and the shed, it looks well done. It's highly likely it would have been approved, had the plans come before us even if the work had not been done.

There was a risk taken, but there was at least a positive result in this instance, which is great rather than undoing some things, which we have had before us.

Are there any other questions or comments from the Board?

MEMBER RYAN: No.

THE CLERK: If I may, I would just like to enter an Affidavit of Mailing on the record for this application also.

(WHEREUPON, the above-referred to document was marked as Board's Exhibit 3, for

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identification, as of this date.)

CHAIRPERSON HERSHBERG: Are there any comments from the public?

MR. LEEPER: As far as aesthetics are concerned, did you want to address anything before we close or are we satisfied?

MEMBER TAYLOR: We're satisfied.

MR. LEEPER: Very good.

MEMBER RYAN: Thank you.

CHAIRPERSON HERSHBERG: Much easier to tell how it's going to look when you have the real thing out there. Pluses and minuses.

So, we have no more comments from the Board and no desire from the public to comment. So, I'll look for a motion.

MEMBER RYAN: I'll make a motion to close to further evidence and testimony and reserve decision.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck.

MR. LEEPER: Thank you.

MR. McDEVITT: Thank you.

THE CLERK: Site Plan Number 3694,  
410 North Main Street, Section 55, Block 345,  
Lot 183, Service Business. Price, paper and  
Twine Company. Facade improvement, minor  
structural repair and install faux windows.

I also have an Affidavit of mailing  
to be placed on the record for this  
application.

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

A N T H O N Y K O U T S O U R A D I 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. KOUTSOURADIS: Anthony

1  
2 Koutsouradis 34-12 204th Street, Bayside,  
3 New York 11361.

4 MEMBER RYAN: How are you.

5 MR. KOUTSOURADIS: Hello. My name is  
6 Anthony Koutsouradis. I'm the director of  
7 operations of Price Paper. Price has been  
8 around as a company since 1946. We are a  
9 food service distributor, basically, for  
10 restaurants, delis, supermarkets anywhere in  
11 the five boroughs or Long Island we don't  
12 leave the state. So, we're an all New York  
13 company.

14 My personal background: I worked at  
15 Pepsi Co for about six years. I was at Dart  
16 Container for 22 years. I was at Greco,  
17 which is kind of like an energy company, for  
18 about a year, and I have been at Price Paper  
19 for two years. If you count all these years  
20 up, I look younger than I am. Anyway.

21 A while back -- again, I've only been  
22 there two years. This is a project that I  
23 was given to complete. Basically, the Town,  
24 or a representative from the Town came to us,  
25 came to the ownership and said, "Hey, can you

1  
2 beautify this building but putting in two  
3 windows? We went through a process before I  
4 got there and then COVID hit, and then we  
5 restarted the process, as soon as I was  
6 started -- I was hired, and then I went  
7 through and hired an architect and a  
8 contractor. We have two buildings: One we  
9 call Main. There's no windows on that one.  
10 The one that we call North is the one that is  
11 the property in question.

12           There will be two windows that are  
13 facing towards the street in the original  
14 places that they were in, I believe, 1946.  
15 So, it's a pure beautification project.  
16 We're going to try to make the building --  
17 the windows to last. The way that the  
18 contractor explained it to me it, would be  
19 resistant to rot. It will have a black  
20 facade. The building is white. It will have  
21 a black facade and look nice.

22           MEMBER RYAN: So the windows, they  
23 won't really be visible, you can't see  
24 through them?

25           MR. KOUTSOURADIS: No.

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MEMBER RYAN: What is the glass, the faux glass? What is that material; is it mirror? What is it?

MR. KOUTSOURADIS: No, no, it's not glass. It's a --

MEMBER RYAN: Mylar?

MR. KOUTSOURADIS: Neither the architect or the contractor put it in there, but it's supposed to be a shatter resistant. I think it's plastic.

MEMBER RYAN: It's plastic?

MR. KOUTSOURADIS: Yeah. Because it has to be shaded in a black. Remember, we don't want somebody to come by at night crack it because then it's worthless. Also for the weather and for the temperature variations, you want to have something a little more permanent, so we went with that.

So again, these were contractor suggestions. We said make it to last so it looks nice.

MEMBER RYAN: Trimmed in the black, you said?

MR. KOUTSOURADIS: Yeah. I believe

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the trim might be the different color, but the actual window will be black. They have to hold it in place. So, I think that's going to be a little different color. It's going to be.

MEMBER RYAN: It looks like a window.

CHAIRPERSON HERSHBERG: You fooled us, which is great. It really helps the building.

MR. KOUTSOURADIS: It does. If you have a white building and you have a black window, it makes it look nice. Just like when you are selling a home, if you have a black door it increases the value. It looks nice.

MEMBER RYAN: Do you intend on doing the facade in the stucco and all of that? If you are doing white and black up top like you have drawn in here?

MR. KOUTSOURADIS: We're not --

MEMBER RYAN: Are you painting the building?

MR. KOUTSOURADIS: Let me go back a step. They are reinforcing the window.

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2 Again, it's been there for a very long time.  
3 We want to make sure that it's structurally  
4 sound, before you put the window up. You  
5 can't just plop a window on the building.  
6 We're making sure that they outline it and  
7 kind of -- I don't know the technical term  
8 for that. Just make sure it's stable before  
9 they actually attach the windows.

10 Beyond that, the building was  
11 previously painted. It's fresh. I don't  
12 think there's much there. We are doing other  
13 work. We did waterproofing in the back of  
14 the building to improve waterproofing in the  
15 back of the building and waterproofing of  
16 main building.

17 MEMBER TAYLOR: On this, they're  
18 doing just the windows?

19 MR. KOUTSOURADIS: Just the windows.

20 MEMBER RYAN: The doors are going to  
21 be painted gray or are they already that  
22 color?

23 MR. KOUTSOURADIS: No, everything  
24 matches right now. There is -- the door is  
25 painted white, but the bay door is metal, it

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goes up and down. It's not painted, it's just a standard gray.

MEMBER RYAN: This is just a picture.

MEMBER TAYLOR: It will look nice.

MR. KOUTSOURADIS: We feel it will look nice. We trust both the architect and the contractor to do the right thing. I think they have a lot of history in the Town.

MEMBER RYAN: Is that where your offices and the other is a warehouse?

MR. KOUTSOURADIS: No, this is a pure satellite warehouse. The main office is in the other building. There's no offices in that building.

MEMBER TAYLOR: The other office is called Main, this one is North?

MR. KOUTSOURADIS: Yes.

CHAIRPERSON HERSHBERG: Any other comments, questions from the Board?

MEMBER DAWSON: No.

CHAIRPERSON HERSHBERG: Any comments from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none,

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I'll take a motion from the Board.

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

MEMBER TAYLOR: Second.

CHAIRPERSON HERSHBERG: Please poll the Board.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck.

MR. KOUTSOURADIS: Thank you. Have a good night.

CHAIRPERSON HERSHBERG: Can I get a motion to go into executive session to discuss matters with counsel?

MEMBER TAYLOR: Motion to go into executive session to discuss with counsel.

MEMBER RYAN: Second.

CHAIRPERSON HERSHBERG: Please poll

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the Board.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(WHEREUPON, the Board entered into executive session from 7:28 p.m. to 8:16 p.m., after which the following transpired:)

THE CLERK: Site Plan Number 3695, 91 Archer Street.

MEMBER TAYLOR: Chairman, regarding Application SP-3695 for the premises located at 91 Archer Street, the Applicant comes before this Board seeking approval for extension of existing concrete driveway for an additional 370 square feet, 10 by 37.

I, Ladonna Taylor, move that this Board make the following findings of fact:

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

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met.

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

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

T site plan and/or artist rendering, dated 1/10/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering has been stamped, approved and signed by the applicant and the Chairman of the Planning Board.

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

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

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

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

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

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

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.

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

5 MEMBER RYAN: Second.

6 CHAIRPERSON HERSHBERG: Please poll  
7 the Board.

8 THE CLERK: All in favor.

9 MEMBER DAWSON: Aye.

10 MEMBER TAYLOR: Aye.

11 MEMBER RYAN: Aye.

12 CHAIRPERSON HERSHBERG: Aye.

13 THE CLERK: Any opposed?

14 (No response was heard.) Site Plan  
15 Number 3676, 134 South Ocean Avenue.

16 MEMBER DAWSON: Chairman, regarding  
17 Application SP-3676 for the premises located  
18 at 134 South Ocean Avenue, the Applicant  
19 comes before this Board seeking approval to  
20 construct a new 24 unit three-story 19,996  
21 square foot multiple dwelling.

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

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

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neighborhood, if the conditions below are met.

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

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

The site plan, survey print or artist rendering, dated 10/11/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and/or rendering has been stamped, approved and signed by the applicant and the Chairman of the Planning Board.

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

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

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conditions:

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 issuance of any permit.

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

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

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated October 20, 2022. The Zoning Board of

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

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

Front north side Hardie plank panels shall be laid straight, not offset, to match the south side panels.

An irrigation system will be installed to accommodate shrubbery and grass.

Garbage enclosures to be a minimum of six feet high, anchor fencing with slats and will cover garbage receptacles on all four sides.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan number 3693,

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340 Woodcleft Avenue.

MEMBER RYAN: Chairman, regarding Application SP-3693 for the premises located at 340 Woodcleft Avenue, the applicant comes before this Board seeking approval to maintain an existing storage area, bar and roof over.

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

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

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

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

The site plan and artist rendering, dated 1/2/24, has been submitted by the applicant, reviewed and approved by the

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Planning Board. Said site plan and artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and

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

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

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 TAYLOR: Second.
- THE CLERK: All in favor.
- MEMBER DAWSON: Aye.
- MEMBER TAYLOR: Aye.
- MEMBER RYAN: Aye.
- CHAIRPERSON HERSHBERG: Aye.
- THE CLERK: Any opposed?
- (No response was heard.)

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THE CLERK: Site Plan Number 3694,  
410 North Main Street.

MEMBER RYAN: Chairman, regarding  
Application SP-3694 for the premises located  
at 410 North main Street, the Applicant comes  
before this Board seeking approval to do a  
facade improvement, minor structural repair  
and install faux windows.

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

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

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

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

The site plan and artist rendering,  
dated 1/3/24, has been submitted by the

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

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

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

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

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and

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modifications for the Building Department,  
along with a signed Affidavit of Compliance  
to the Village Clerk's Office before issuance  
of 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 TAYLOR: Second.
- THE CLERK: All in favor.
- MEMBER DAWSON: Aye.
- MEMBER TAYLOR: Aye.
- MEMBER RYAN: Aye.
- CHAIRPERSON HERSHBERG: Aye.
- THE CLERK: Any opposed?
- (No response was heard.)

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2 THE CLERK: Site Plan Number 3674,  
3 124 North Long Beach Avenue.

4 MEMBER TAYLOR: Chairman, regarding  
5 Application SP-3674 for the premises located  
6 at 124 North Long Beach Avenue, Freeport,  
7 New York the Applicant, Rajendra Sharma come  
8 before this Board seeking approval to install  
9 a 308 square foot canopy over an existing  
10 balcony.

11 I, Ladonna Taylor, move that this  
12 Board make the following findings of fact:

13 This application will produce an  
14 undesirable effect on the neighborhood.

15 This application will not produce an  
16 aesthetically and conforming positive  
17 addition to the surrounding area, due to the  
18 fact that the proposed canopy does not  
19 conform to any other canopies in the  
20 surrounding are.

21 On balance, the benefit to the  
22 applicant by the granting of this application  
23 is far outweighed by the detriment to the  
24 surrounding community and the neighborhood,  
25 if such application was to be granted.

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The applicant's wish to install a canopy over an existing balcony. There is no evidence present to the Board showing that the proposed canopy would fit in to the characteristics of the neighborhood. By direct observation of the members of the Planning Board, there was not any similar canopies over any of the existing balconies in the surrounding area.

The applicant failed to present any evidence that the proposed application would conform to the surrounding properties in the community.

Finally, the Board believes that the installment of the proposed canopy, which there are no similar canopies over an existing balcony in the surrounding area would clearly not conform to the characteristics of the surrounding community.

I further move that this application be denied based upon the foregoing findings.

Second?

MEMBER RYAN: Second.

THE CLERK: All in favor.

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MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

CHAIRPERSON HERSHBERG: Can I have a motion to approve the minutes from January 9th?

MEMBER RYAN: Motion to approve the minutes from January 9th.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: We could stay here all night.

MEMBER RYAN: Make a motion to close the meeting.

MEMBER DAWSON: Second.

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January 23, 2024

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THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(Time Ended: 8:30 p.m.)

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January 23, 2024

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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 25th day of January, 2024.



BETHANNE MENNONNA