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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

February 27, 2024  
7:46 p.m.

M E M B E R S:

- |                    |             |
|--------------------|-------------|
| MICHAEL HERSHBERG  | CHAIRPERSON |
| CAROLE RYAN        | MEMBER      |
| LADONNA TAYLOR     | MEMBER      |
| ANNEMARIE DI SALVO | 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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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Posting	4
2 Affidavit of Publication	4
3 Affidavit of Mailing (3692)	5
3 Affidavit of Mailing (3698)	27
3 Affidavit of Mailing (3702)	37

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

APPLICATION#	ADDRESS	PAGE
SP-3692	28 E. Seaman Avenue	4-26 & 44-47
SP-3698	30 Commercial Avenue	26-36
SP-3702	9 Rosedale Avenue	36-43

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CHAIRPERSON HERSHBERG: Good evening.  
Would everyone please rise for the Pledge of Allegiance?

(Pledge of Allegiance was recited.)

CHAIRPERSON HERSHBERG: Do we have any affidavits of publication or posting?

THE CLERK: We have one Affidavit of Posting and one Affidavit of Publication 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 3692, 28 East Seaman Avenue, Section 55, Block 256, Lot 227, Service Business. Ramkisson Shivcharan. Maintain 1,026 square feet basement extension, first floor addition 1,637 square feet, second floor addition

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1,603 square feet, rear deck 346 square feet,  
and front porch 193 square feet.

I 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, in  
evidence, 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 with  
R. Shatarah Consulting Engineers, P.C. 6500  
Jericho Turnpike, Syosset, New York 11791.

MEMBER RYAN: How are you?

MEMBER DI SALVO: Thank you for  
coming in.

MR. SHATARAH: So, I guess you heard  
of a tripod, right? Today, these two little  
guys are earning their keep; they are going  
to carry the tripod for me. They're going to  
be a human tripod. They are going to stand

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here. That's how they are going to get in the house.

So, this particular house is -- I think it's a vintage around there. It was a small house. It had an existing extension that was removed, and we built a large extension in the back. We also redid the entire second floor. So, you know, we tried to keep some of the authentic features in the house, such as a steeple on the left side. Basically on the east side of the house, there's a steeple there, and we kept that, and we tried to keep everything else. You know, everything is going to be new but the actual shape of the house. We also squared up the right side of the house. It was set back a little bit and we squared it up.

MEMBER RYAN: You are making the front porch open now, right? Now it's currently closed.

MR. SHATARAH: The porch is open, yes. The original was closed. Yes, the porch is completely being removed and building a new porch. When they built those

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2 porches, they had have quite a bit of slope  
3 on them and probably were not built on good  
4 footings. So, we're actually, you know,  
5 putting footings in there. So, one thing  
6 that we did, there were a few things that we  
7 had in the additional meeting. There were  
8 two major comments or minor comments. The  
9 windows, we put white trim around it, around  
10 the windows and doors, and we also changed  
11 the color of the roof. We went with the gray  
12 instead of the blue, because one of the  
13 comments was blue and blue and blue is a  
14 little bit too blue.

15 CHAIRPERSON HERSHBERG: What is the  
16 exact color of the roof, please?

17 MR. SHATARAH: The exact color would  
18 be on there. It's marked.

19 MEMBER DI SALVO: Slate stone gray.

20 MEMBER RYAN: Slate stone gray.

21 MR. SHATARAH: Yeah.

22 MEMBER DI SALVO: Here is the siding  
23 color.

24 Can you point out to me, possibly on  
25 the rendering that the boys are holding,

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where is going to be shake and where is going to be horizontal siding, plank?

MR. SHATARAH: Those will be shakes. The front will be shakes. The front will be shakes all over, and the back and the sides will be horizontal.

MEMBER DI SALVO: The entire front of the house?

MR. SHATARAH: The entire front is shakes, yes.

MEMBER DI SALVO: Is shake. Can you show me?

MEMBER RYAN: Is it four over four or five over five? What is the lap siding? Does it have a marker on it. It's Dutch lap.

MEMBER DI SALVO: On the side and the back.

CHAIRPERSON HERSHBERG: Can you state the results of what you just found?

MEMBER RYAN: It's a Dutch lap as opposed to being a clapboard. Clapboard doesn't have a bump in it where the Dutch lap does, you see a separation.

MEMBER DI SALVO: Can you show me,

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please, where the stone is going to go? You added a stone cut to the packet that you submitted. I'm unclear. Is it just on the risers to the steps?

MR. SHATARAH: Yes.

MEMBER DI SALVO: On page 7 of your packet, Glacial gray marble panel?

MR. SHATARAH: That will be on the steps, yes.

MEMBER DI SALVO: It's not covering the whole foundation wall?

MR. SHATARAH: Say that again.

MEMBER DI SALVO: Is it covering the foundation wall?

MR. SHATARAH: Yeah. Yeah, it would be on the steps. So, it would be.

MEMBER DI SALVO: Steps and foundation wall are two different things.

MR. SHATARAH: Yes.

MEMBER DI SALVO: It's basically going under the siding to the ground level?

MR. SHATARAH: That is correct.

MEMBER DI SALVO: It's going to cover the whole foundation?

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MR. SHATARAH: That is correct, yes.

MEMBER DI SALVO: It is going on the stair risers as well?

MR. SHATARAH: Absolutely, yes. Absolutely.

MEMBER DI SALVO: Is that in here?

MR. SHATARAH: That will be, yeah. It's in here somewhere. Right here page 69.

MEMBER DI SALVO: This is paver for the ground. I'm asking if you have a cut or sample of this material?

MEMBER RYAN: Is it a stacked stone?

MEMBER DI SALVO: It looks like a stacked stone on page 7 of your packet.

MR. SHATARAH: It could be in there.

MEMBER DI SALVO: It feels very monochromatic. That is typically just pavers.

MR. SHATARAH: The paver, yes. I don't think we have a sample of that.

CHAIRPERSON HERSHBERG: Can you please offer a full description of what that stone is going to be?

MR. SHATARAH: It's right there. We

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have a full description.

MEMBER DI SALVO: Page 7 of the packet. Rockmount stacked stone panel manufacturer. Sizes were equal. Color, Glacial gray marble panel.

CHAIRPERSON HERSHBERG: It's kind of hard to tell from the way that this was printed. What would you say is the height of the individual? They're panels, but what the height of the stone will be on the panel?

MR. SHATARAH: It's about -- normally they come in, some of them, about three, four inches.

CHAIRPERSON HERSHBERG: For me, it looks like they are all -- there is some variation.

MEMBER RYAN: They're irregular. Some might be two or one.

CHAIRPERSON HERSHBERG: Member Di Salvo you used the term that I agree with, at least as depicted from the picture, as monochromatic. It appears they are very, very close in color. Is that the intention?

MR. SHATARAH: Say that again.

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MEMBER RYAN: Is it midnight surf?

MR. SHATARAH: I missed the comment.

CHAIRPERSON HERSHBERG: It's very hard to tell from this small picture that we have what the actual appearance of the stone is going to be. So, I've gotten a better idea. There is some variety with respect to the height, but I'm not really -- I don't know that this is really depicting the actual appearance of the stone, just because it's printed.

MR. SHATARAH: Yeah, it is. What I can do is I could offer -- what we could do is actually submit that to you in the next day or two.

MEMBER DAWSON: Is it different colors of gray? Is it a light gray, darker gray, medium gray or is it all dark gray?

MR. SHATARAH: It is like the different shades of gray, the stone itself. So, I think we could either get a sample or cut sheet of that material and, you know, submit it to you.

CHAIRPERSON HERSHBERG: Why don't we

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complete the rest of your presentation and see where we are with respect to any outstanding items, if there are any additional outstanding items.

MR. SHATARAH: Okay.

MEMBER RYAN: What is the width on the trim around the windows?

MR. SHATARAH: Three inches.

MEMBER RYAN: And higher on the top?

MR. SHATARAH: On the top it will be six, the ones on the sides.

MEMBER RYAN: Three on the side, six over the top?

MR. SHATARAH: Yeah.

MEMBER DI SALVO: The columns are 12 inches in the front?

MEMBER RYAN: Where is the gable going, the round gable?

MR. SHATARAH: Which gable?

MEMBER RYAN: In the material list, it's a round vented gable, louvered. Where is that going?

MR. SHATARAH: Those are the vents from the attic on either side of the house.

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MEMBER RYAN: In the gable?

MR. SHATARAH: They're round openings. They vent. Normally plastic.

MEMBER DI SALVO: Where are they located?

MR. SHATARAH: On the sides of the house.

MEMBER DI SALVO: The peak of the gable.

MR. SHATARAH: No, not there. It will be on the sides.

MEMBER DI SALVO: Can you show me where they might be?

MR. SHATARAH: They will be on here and in here, which we did not show. Here and here (indicating). Like this, on both sides.

MEMBER DAWSON: Up at the top.

MR. SHATARAH: Just for ventilation of the attic. There will be four of them: One in the existing -- two in the existing and two in the --

MEMBER RYAN: The diamond shaped window is the one you are keeping?

MR. SHATARAH: Yes. We're replacing

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in kind. We're just keeping that. That's an existing window we're just replacing.

MEMBER RYAN: You're doing the shape and everything so it looks similar.

Rudy, when the final plans come, when you submit them to the Building Department, where those gables are, they have to be on the drawings.

MR. SHATARAH: Yes. I think we may have them here.

MEMBER DI SALVO: Not on our set.

MEMBER RYAN: We could add those.

MR. SHATARAH: They will be, yes. By code, they have to be there.

CHAIRPERSON HERSHBERG: I've located some other depictions of the stone. There's no need for you to do anything further beyond the information that you presented. Thank you.

MEMBER DI SALVO: The garage will have all the same colors and finishes as the house?

MR. SHATARAH: The garage, we did not put a lot of thought into it, but -- you're

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going to finish the same finish? Yes, at least the front of it.

CHAIRPERSON HERSHBERG: It may be in front of me, sir, but I'm not able to locate the placement. I have a cut sheet on the exterior of the lamps. Where are they going to be placed; the lamps?

MR. SHATARAH: The lights?

MEMBER RYAN: The lanterns.

CHAIRPERSON HERSHBERG: The lanterns, yes.

MR. SHATARAH: The lights would be on the front wall and, I believe, one under the --

CHAIRPERSON HERSHBERG: I'm referring to the lanterns.

MEMBER DI SALVO: The wall sconces?

CHAIRPERSON HERSHBERG: Sconces, yes.

MR. SHATARAH: They will be -- under the soffits will be lights. And also there should be a chandelier light in the portico.

CHAIRPERSON HERSHBERG: Where is the lanterns?

MR. SHATARAH: On either side of the

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door.

CHAIRPERSON HERSHBERG: Two lanterns on each side of the front door.

MEMBER DI SALVO: Not a hanging lantern in the portico?

MR. SHATARAH: Not a hanging lantern.

MEMBER RYAN: On these plans also, I see you have an existing elevation, but I can't find the new.

MR. SHATARAH: The new is in the back. You have to go further back, like A5.

MEMBER RYAN: Here it is. Thank you. Great. The railings are all going to be white PVC with a square balusters?

MR. SHATARAH: Yes. The columns. Even the deck in the back, the wood floors, we could either paint them white or encase them in PVC. I think paint them white is the way to go though, because in case the PVC it start to rot, we wouldn't know.

MEMBER RYAN: You don't have a sample of the paver, right? I saw you have pavers on the driveway.

MR. SHATARAH: The driveway is

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pavers, yes.

MEMBER RYAN: I'm sorry, I didn't see that. What is the name of them?

MR. SHATARAH: The driveway, size-wise, it's not modified, it's just -- you know, that's the existing driveway that's going to be paved.

MEMBER DI SALVO: So, the pavers are by Nicolock. They are Eco-ridge in Granite City blend.

MEMBER RYAN: This is the shape? They're going to be --

MEMBER DI SALVO: Brick. Offset brick.

MEMBER RYAN: This looks like a herringbone.

MEMBER DI SALVO: The picture is depicting herringbone, but your sketch is a brick pattern.

MR. SHATARAH: Yes.

MEMBER DI SALVO: It's a brick pattern?

MR. SHATARAH: The way it's shown.

MEMBER RYAN: Is this the correct

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way?

MEMBER DI SALVO: Yes, herringbone design.

MR. SHATARAH: I don't know if we're showing on the outside, like the trim.

CHAIRPERSON HERSHBERG: Border?

MR. SHATARAH: Yeah, the border.

MEMBER DI SALVO: No, it does not show here. This is a very small rendering.

MR. SHATARAH: It should get the trim of the outside. The pattern has to end. It doesn't end correctly, if there is no trim.

MEMBER DI SALVO: You are going to use the coordinating border stone?

MR. SHATARAH: Yeah.

MEMBER RYAN: With a matching border.

MEMBER DI SALVO: Landscaping. What are the proposed bushes? Is there a landscape plan?

MR. SHATARAH: Yeah, we're putting bushes all the way on both sides.

MEMBER DI SALVO: I didn't know if there was a legend to go with it, the second page of the blueprint. No, it's still not

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saying a schedule. Is there a schedule of plants in the plans?

MR. SHATARAH: A schedule? No, we did not.

MEMBER RYAN: We'll leave that when you submit the final plans.

MR. SHATARAH: Yes.

MEMBER RYAN: Did I miss what you're using on the decking material?

MR. SHATARAH: We're using Trex.

MEMBER RYAN: Do you have a color?

MR. SHATARAH: It will be the brown color.

MEMBER RYAN: Like cedar?

MR. SHATARAH: Yes.

MEMBER RYAN: Cedar composite.

MR. SHATARAH: Composite, it will be.

MEMBER RYAN: I might have missed this. Are you building a garage or keeping the existing?

MR. SHATARAH: It's existing.

MEMBER RYAN: It will be resided to match?

MR. SHATARAH: Yes.

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MEMBER RYAN: I ran out of questions.

CHAIRPERSON HERSHBERG: I would like some clarification. Member Ryan mentioned that we would need a description of the plantings.

MEMBER RYAN: Some sort of schedule with the final plans. If it's going to look like this, we'll need the names.

CHAIRPERSON HERSHBERG: I understand, before we are able to render a decision, I think we would want something more precise than what's depicted here.

MEMBER RYAN: Would you suggest that we make suggestions or would they want to come back with a schedule?

CHAIRPERSON HERSHBERG: That's what I was trying to get at. If you're going to come back with a more detailed landscape plan, that would be the most helpful. But if you can, provide us descriptions of the plantings. We're familiar with most of the appearance of most of the plantings that we see in this area.

MR. SHATARAH: We can do that. We

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can submit a description of the plants and of  
vegetation.

CHAIRPERSON HERSHBERG: Okay.

MEMBER DI SALVO: The more detailed  
landscape plan it helps us. If you are  
planting an arborvitae, is it going to be  
between six and eight feet tall when you put  
it in the ground?

CHAIRPERSON HERSHBERG: Our options  
for any kind of decision from the Board or  
any kind of motion from the Board this  
evening would be to deny. We're not heading  
in that area. We have had a conversation  
already, preliminary in nature, on this  
application. We can reserve our decision,  
but then we would be closing to further  
evidence and testimony, so you wouldn't be  
submitting any additional information. The  
third option would be to adjourn it.

I want you to be aware that if you're  
going to submit information subsequent to  
this hearing, we would be adjourning this  
application until you come before the Board  
again and we have additional information. If

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you can provide a detailed description of the plantings now, as long as the Board is okay with that description, then we would not necessarily have to adjourn it.

MR. SHATARAH: If you could give us -- I would say early next week we will have.

CHAIRPERSON HERSHBERG: That would require an adjournment. I'm just making you aware of that, that you would have to come back for another presentation on that issue. So, you certainly have the time, and it may be something you want to discuss and decide. This Board usually operates in a manner to move things as quickly as we can.

MR. SHATARAH: Let me discuss it with the client and see what they feel best, and just simply a description of the names of the plants and how deep and wide.

MEMBER RYAN: And where they are going.

CHAIRPERSON HERSHBERG: We can say, since you have already provided us draft of where the placement of those plants, of

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course it might change, depending on the type of plant that you select, but we can potentially work with a description of that.

MR. SHATARAH: Okay, I will discuss it.

CHAIRPERSON HERSHBERG: Let's continue with all the other points, and then we will give you some time. We'll hear some other applications and bring you back up, when we're through with your application --

MR. SHATARAH: Okay.

CHAIRPERSON HERSHBERG: -- the presentation of the material now.

MR. SHATARAH: Yes.

MEMBER DI SALVO: I don't have any other questions.

MEMBER RYAN: I just thought of one. There's a separate staircase to the basement?

MR. SHATARAH: Yes.

MEMBER RYAN: That is going to be in concrete?

MR. SHATARAH: Concrete, yes.

MEMBER RYAN: It will have what around it?

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MR. SHATARAH: The railings.

MEMBER RYAN: The same white PVC going around everything else?

MR. SHATARAH: Yes. Handrails also PVC as well.

MEMBER RYAN: All right, I'm done with my questions.

CHAIRPERSON HERSHBERG: Just to be clear, do you want to take the time and see if you need to discuss?

MR. SHATARAH: I will. What do you think? What do you want, as far as plants?

THE AUDIENCE: We can make a decision now and give a description.

MEMBER DI SALVO: You can certainly take the time and discuss it with the landscaper.

CHAIRPERSON HERSHBERG: We can't have a conversation with somebody not at the podium and sworn in. So, you can certainly confer together. You can speak to your client or your client can come and speak for themselves.

MR. SHATARAH: Do you know what you

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are putting, as far as plantings or do you want to talk to the landscaper?

CHAIRPERSON HERSHBERG: In fairness to the other applicants, we can table this and we can recall you this evening for the results of the discussion.

MR. SHATARAH: That would be good.

CHAIRPERSON HERSHBERG: Before we do that, I'll ask the Board at this point, are there any other questions?

MEMBER TAYLOR: No.

CHAIRPERSON HERSHBERG: We will table and recall you this evening with the results of that conversation.

MR. SHATARAH: All right. Sounds good.

CHAIRPERSON HERSHBERG: At that time I'll ask for public comment on the application.

Next application, please.

THE CLERK: Site Plan Number 3698, 30 Commercial Street, Section 55, Block 491, Lot 332, Industrial. EAS commercial St. LLC. Rebuild collapsed portion of building and

1  
2 existing office space due to fire damage.

3 I have one Affidavit of Mailing to be  
4 place on the record as an exhibit for this  
5 application.

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

9 N I C H O L A S P F L U G E R,  
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. PFLUGER: My name is Nicholas  
16 Pfluger of Boulter and Pfluger Architects. We  
17 have an office at 85 East Main Street,  
18 Bay Shore New York 11706. Good evening.

19 CHAIRPERSON HERSHBERG: Good evening.

20 MR. PFLUGER: I am the architect on  
21 the project here on behalf of the owners of  
22 EMT Ambulance Services. As the Board knows,  
23 the building had a major fire event where  
24 approximately a third of the building had  
25 collapsed and there was smoke and fire damage

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2 throughout the rest of the building. The use  
3 of the building currently or previously, and  
4 we'd like to maintain it, is vehicle storage  
5 for ambulances as well as office space.

6 We're here tonight presenting a  
7 proposal to rebuild the collapsed portion of  
8 the building to a higher roof elevation than  
9 previously existed. Also to rebuild and  
10 renovate the interior portions of the  
11 building, which included, again, some office  
12 space.

13 We are also presenting tonight an  
14 updated facade as part of the renovation.  
15 The front facade for the proposal consist of  
16 the following: Dryvit stucco finish with  
17 pure cream as the color. A 42 inch --

18 MEMBER DI SALVO: It says alabaster.

19 MR. PFLUGER: Yes. So, that is the  
20 color of the cornice. Unfortunately, we  
21 could not get from the manufacturer a pure  
22 cream color sample for us to have tonight.

23 MEMBER RYAN: Do you have the number  
24 of the pure cream?

25 MR. PFLUGER: The number? I don't

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have the number. We did represent it in the renderings true to what the pure cream color is, which is sort of a light tan, I would classify it as.

MEMBER DI SALVO: It's a shade darker than the alabaster?

MR. PFLUGER: That's correct, to give contrast between the main stucco and the cornices to be an accent. With that, we have also a 42 inch tall stone base across the front of the building, as you see in the renderings. We have a sample there for you to take a look at. As we just established, the cornice will be also in a Dryvit stucco in the color of alabaster.

The new storefront windows and doors will have a black finish to the frames. The east side, which is the left side of the building looking at the front, will also be finished with a Dryvit stucco. And the west, which is the right side, the south, which is the rear, will remain with a basic CMU finish as currently exists.

The existing portion of the -- excuse

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2 me. The existing upper portion of the  
3 building that was existing will remain  
4 intact. This area is currently an annex  
5 storage space that will remain an annex  
6 storage. The higher roof elevation of the  
7 rebuilt portion of the building will not go  
8 higher than the highest point of the existing  
9 structure, and the facade treatment will  
10 match the rest of the building and have some  
11 signage and some sidelights on that upper  
12 portion in the center of the building.

13 The portion of the building to the  
14 west that is being rebuilt, the higher  
15 elevation, we are also proposing to have a  
16 roll-up vehicle door directly accessing  
17 Commercial Street. This will improve the  
18 flow of traffic in the building and around  
19 the building and potentially improve the  
20 safety of the building as well.

21 In conclusion, we feel that  
22 renovation will improve the character of  
23 area, will not have any negative impacts on  
24 the surrounding buildings. With that, I'll  
25 take any questions.

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MEMBER RYAN: I agree. What is the black material? It looks really nice.

MR. PFLUGER: Thank you.

CHAIRPERSON HERSHBERG: What is it?

MEMBER RYAN: What is the black?

MR. PFLUGER: I didn't hear the first part of that.

MEMBER DI SALVO: The black material on the storefront.

MR. PFLUGER: That's storefront material that's around the windows and doors. And then you'll see some columns; those are existing columns. They have sort of a decorative spandrel beam coming across, also in that black to match the storefront frames.

MEMBER RYAN: That will just be painted, the existing?

MR. PFLUGER: Correct.

MEMBER DI SALVO: The parking lot looking west, sort of birds eye view, how high is that parapet; is it just the height of the cornice? I couldn't really tell.

MR. PFLUGER: Which view are you looking at.

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MEMBER DI SALVO: The bottom right corner.

MR. PFLUGER: This one here?

MEMBER DI SALVO: Yeah.

MR. PFLUGER: Along this perimeter here?

MEMBER DI SALVO: Yeah.

MR. PFLUGER: So, that there is -- it's really only about six inches or so tall. It's a very low parapet just to match where the existing is. All the drainage goes inward to the center of the roof and the roof drains.

MEMBER DI SALVO: How big is the cornice, approximately, the top cornice you said?

MR. PFLUGER: I think I have a dimension on there.

MEMBER DI SALVO: Approximately is fine.

MEMBER RYAN: 12?

MR. PFLUGER: It's about 18 inches.

MEMBER DI SALVO: The lights that illuminate the front letter, black finish?

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MR. PFLUGER: They're like low profile gooseneck lighting. A little more modern take of a black finish.

MEMBER RYAN: How deep is the recess of that sign area?

MR. PFLUGER: That recess is only about six inches.

MEMBER RYAN: Just enough.

MR. PFLUGER: Just enough to give a shadows on there.

MEMBER RYAN: I notice you scored the stucco.

MR. PFLUGER: Correct.

MEMBER RYAN: What is that going be offset?

MR. PFLUGER: Yeah. So, if you look at, for example, what kind of looks like a column to the left, it kind of has vertical nature to it. That will come out about four inches from the facade that's right behind it. And then the part that goes across the top, that comes out another six inches or so. So again just so you have some shadow lines there. That's what the existing building was

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looking. We're just going along with that but accenting it with the stucco and the scoring.

MEMBER RYAN: Is there going to be pavers out front? It looks like you're doing some paving work out there.

MR. PFLUGER: We're actually not proposing any new paving. That's all existing to remain.

MEMBER RYAN: Those trees are staying?

MR. PFLUGER: Those trees are staying, correct.

MEMBER DAWSON: The outside building is a very light color. Is there plans to have that cleaned regularly? If there's going to be trucks and things and dust.

MR. PFLUGER: Yes, the owner's intent is certainly to keep it clean, have it cleaned.

MEMBER RYAN: Right now there's a black step in the front of the building by those columns that connects them. Is that staying, because I don't see it on your

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rendering.

MR. PFLUGER: The location -- you mean where one of the entry doors is?

MEMBER RYAN: Yeah.

MR. PFLUGER: The location of the doors are changing a little bit, so that will --

MEMBER RYAN: It might eliminate that area?

MR. PFLUGER: Correct.

MEMBER RYAN: Once you do that, you might have to fix the ground.

MR. PFLUGER: Yeah. I mean, if there's any patchwork that needs to be done, it will be patched to match the existing sidewalk.

CHAIRPERSON HERSHBERG: Any other questions from the Board.

(No response was heard.)

CHAIRPERSON HERSHBERG: Any questions from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board.

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

5 MEMBER DAWSON: Second.

6 THE CLERK: All in favor.

7 MEMBER DAWSON: Aye.

8 MEMBER TAYLOR: Aye.

9 MEMBER DI SALVO: Aye.

10 MEMBER RYAN: Aye.

11 CHAIRPERSON HERSHBERG: Aye.

12 THE CLERK: Any opposed?

13 (No response was heard.)

14 MEMBER RYAN: Thanks so much.

15 MR. PFLUGER: Have a good night.

16 CHAIRPERSON HERSHBERG: Next  
17 application please.

18 THE CLERK: Site Plan Number 3702, 9  
19 Rosedale Avenue, Section 55, Block 232, Lot  
20 6, Residence Apartment. Jean Panier.  
21 Replace existing 1,239 square foot driveway  
22 and steps.

23 I have an Affidavit of mailing to be  
24 placed on the record as a board exhibit for  
25 this application.

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2 (WHEREUPON, the above-referred to  
3 document was marked as Board's Exhibit 3, in  
4 evidence, as of this date.)

5 S A M U E L P A N I E R,  
6 having been first duly sworn by a Notary  
7 Public of the State of New York, was  
8 examined and testified as follows:

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

11 MR. PANIER: Samuel Panier. 9  
12 Rosedale Avenue, Freeport.

13 CHAIRPERSON HERSHBERG: If you could  
14 lift up the microphones and speak loudly for  
15 us.

16 MR. PANIER: At first we're talking  
17 about the stairs, right? The stairs on the  
18 house, right? So, we buy the house like this  
19 with the stairs on it.

20 MEMBER DI SALVO: You're not in front  
21 because of stairs, you're in front of us  
22 because of the driveway, that you extended  
23 the driveway.

24 MR. PANIER: No, we didn't. The  
25 thing is, when it's rain, the water keeps

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stepping on the driveway, so we got doing this on the driveway. That's why we adjusted. We didn't do anything about it.

CHAIRPERSON HERSHBERG: Sir, I'm sorry. I cannot hear you. Project your voice.

MR. PANIER: For the driveway, we didn't do anything crazy on the driveway, right, because what happens, when it's raining, the water keeps leaving on the driveway. So, every time it's raining, we got a whole mess on the driveway. We didn't adjust, didn't do anything crazy about it.

MEMBER DI SALVO: So, what is before us is -- I want to make sure everybody is clear. Was this portion added or was this portion there when you bought the house behind the fence?

MR. PANIER: No, this portion was added.

MEMBER DI SALVO: That's what you're here for.

MEMBER TAYLOR: Show us, Annmarie, what portion he said was added.

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2 MEMBER DI SALVO: The portion that is  
3 depicted on the survey. It's this area right  
4 here behind the PVC stationary fence was  
5 added. According to the survey, I believe it  
6 was a seven foot area.

7 MR. PANIER: Yes.

8 MEMBER DI SALVO: What was taken  
9 away, that was previously grass and it's now  
10 paved over with concrete. It looks like  
11 concrete with a paver border.

12 MR. PANIER: Yes, it is.

13 CHAIRPERSON HERSHBERG: Sir, are  
14 there other properties in your area that have  
15 a similar appearance to what you have done?  
16 You have covered up a grassy area in between  
17 your driveway and the walkway. One of the  
18 charges of this Board is to have some  
19 continuity or similarity to the properties.  
20 Nothing has to be exactly the same, but what  
21 you do would be fitting to the neighborhood.  
22 From the initial appearance, it looks like  
23 none of the other houses on your street have  
24 anything similar to that. Are there other  
25 houses in the area that you can direct us to

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that have done something similar to what have done?

MR. PANIER: Give me a second.

CHAIRPERSON HERSHBERG: Sir, if you're going to speak, you have to approach the microphone and be sworn in.

J E A N P A N I E R,  
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.

JEAN PANIER: Jean Panier. 9 Rosedale Avenue, Freeport.

CHAIRPERSON HERSHBERG: Go ahead, sir, tell us what you wanted to tell us.

MEMBER DI SALVO: Our question was: What we try to do is, we try to maintain consistency on the blocks in the surrounding areas. We did not see -- when those members drove around the neighborhood, we did not see anyone else's home that took that portion of grass and made it driveway. So, that's what our concern is. We're asking you if you know

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of a home in your direct neighborhood or you can give us a pictures, give us something that looks similar in your neighborhood.

JEAN PANIER: Okay. Sorry. No.

MR. PANIER: He said no, there is nothing similar.

CHAIRPERSON HERSHBERG: So, the work was already done here. You're coming before us to get approval to maintain the work that was already done.

MR. PANIER: Yes.

CHAIRPERSON HERSHBERG: I'm going to make a suggestion to adjourn this application, so that the Board can more thoroughly investigate the area around your property to see if we can locate similar properties. In my opinion, this is an unusual appearance, but we want to gather some more information on that. So, I'll look for a motion -- actually, I'll ask if there's public comment first?

(No response was heard.)

CHAIRPERSON HERSHBERG: There's none, so I'll ask for a motion from the Board.

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MEMBER RYAN: Is this an adjournment?

CHAIRPERSON HERSHBERG: Yes, so we  
can look more thoroughly.

MEMBER RYAN: I'll make a motion to  
adjourn the application so that we can  
inspect the neighborhood for similar  
properties.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Thank you.  
We adjourned the application. You will come  
back before us and we'll hear --

MR. PANIER: Are we going to receive  
notice in the mail?

THE CLERK: Yes.

MEMBER RYAN: We're going to go  
around, and then you'll get a notice in the

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mail when you can come back.

CHAIRPERSON HERSHBERG: In the meantime, if can you justify the work that you have done by finding other similar properties in your community, then that would be helpful.

MR. PANIER: If we find something similar. The way we do it is we provide proof that we can bring back proof?

MEMBER DI SALVO: Take a picture, print it out, bring it to the clerk, and it will be in the next hearing. In the meantime, we, as a Board, will go around to see if there is anything similar in the neighborhood to prove your case.

MR. PANIER: Thank you.

CHAIRPERSON HERSHBERG: We'll see you again.

MEMBER DI SALVO: Thank you good night.

JEAN PANIER: Thank you.

CHAIRPERSON HERSHBERG: Recall SP-3692, 28 East Seaman Avenue.

THE CLERK: We will recall

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Application SP-3698, 30 Commercial Street.

MEMBER DI SALVO: No. 28 East Seaman Avenue.

THE CLERK: Sorry SP-3692, 28 Seaman Avenue.

MR. SHATARAH: Of course I'm always the anchor.

CHAIRPERSON HERSHBERG: You started and ended.

MR. SHATARAH: I started and ended. Not too bad.

So, we came up with the following description: On the side of the house, on the side of the property, actually, both sides, we have evergreens, six foot high -- six to seven foot high, six foot on center.

MEMBER RYAN: Six feet on center.

MR. SHATARAH: Six feet on center, yes, but nothing in the front.

CHAIRPERSON HERSHBERG: This is on the side yard. In the landscape plan that you presented to us, you have approximately 20 plants.

MR. SHATARAH: I would say that's

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about correct.

MEMBER RYAN: You have 136 feet. If they're six feet on center, what will that be, right? About.

CHAIRPERSON HERSHBERG: I'm sorry, that's six feet on center?

MEMBER RYAN: Right.

CHAIRPERSON HERSHBERG: The number is not as important as six feet on center.

MR. SHATARAH: Right. They do grow sideways.

MEMBER RYAN: Yes, they grow wide.

CHAIRPERSON HERSHBERG: What about the front of the property?

MR. SHATARAH: The front of the property we have the wintergreen boxwood, the bushes in the front.

MEMBER RYAN: Nice.

MEMBER DI SALVO: Boxwood hedges.

MR. SHATARAH: And Carole's favorite. We replace that one tree that you liked, which was going to be in the way. We replace it with two American Sycamore, about eight foot high.

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MEMBER RYAN: Nice.

MR. SHATARAH: And we showed that in the front elevation. One to the right, one to the left.

MEMBER RYAN: Very symmetrical with the house.

CHAIRPERSON HERSHBERG: Any other questions from the Board?

MEMBER RYAN: Any idea of the boxwood hedge; is it just in front of the porch area?

MR. SHATARAH: In front of the porch. That's it.

MEMBER DI SALVO: On the driveway side you have lower bushes, lower evergreens?

MR. SHATARAH: On the driveway side. Are you talking about --

CHAIRPERSON HERSHBERG: The far west side of the property.

MR. SHATARAH: Yeah, that can be also a boxwood, small. You cannot have high trees over there.

MEMBER RYAN: Something dwarf would work there.

CHAIRPERSON HERSHBERG: Are we clear

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on the submission for now?

MEMBER RYAN: Yes.

CHAIRPERSON HERSHBERG: Are there any other questions from the Board?

MEMBER DI SALVO: No.

CHAIRPERSON HERSHBERG: Any questions from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Motion from the Board please.

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

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Can I have a motion from the Board to go into executive

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session?

MEMBER RYAN: I'll make a motion to go into executive session to confer with counsel.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:46 p.m. to 9:15 p.m., after which the following transpired:)

THE CLERK: Site Plan Number 3703, 213 Juanita Avenue.

MEMBER DAWSON: Chairman, regarding Application SP-37.3 for the premises located at 213 Juanita Avenue, the applicant comes before this Board seeking approval to construct a 73.5 square foot garage addition

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and a new roof.

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

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

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

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

The site plan, survey print and/or artist rendering, dated 2/7/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and/or 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

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

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

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

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

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

25 Any changes and/or modifications to

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

4 This approval is subject to any and  
5 all conditions imposed by the Zoning Board of  
6 Appeals, if any, in its decision dated  
7 10/19/2023. The Zoning Board of Appeals, as  
8 lead agency, has determined that this is a  
9 Type II Action under SEQRA and the Planning  
10 Board has no further review.

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

14 MEMBER DI SALVO: Second.

15 THE CLERK: All in favor.

16 MEMBER DAWSON: Aye.

17 MEMBER TAYLOR: Aye.

18 MEMBER DI SALVO: Aye.

19 MEMBER RYAN: Aye.

20 CHAIRPERSON HERSHBERG: Aye.

21 THE CLERK: Any opposed?

22 (No response was heard.)

23 THE CLERK: Site Plan Number SP-3692,  
24 28 East Seaman Avenue.

25 MEMBER DI SALVO: Chairman, regarding

1  
2 Application SP-3692 for the premises located  
3 at 28 East Seaman Avenue, the applicant comes  
4 before this Board seeking approval to  
5 maintain 1,026 square foot basement  
6 extension, first floor addition of 1,637  
7 square feet, second floor addition of 1,603  
8 square feet, a rear deck of 346 square feet,  
9 and front porch of 193 square feet.

10 I, Annmarie Di Salvo, move that this  
11 Board make the following findings of fact.

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

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

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

24 The site plan, survey print and  
25 artist rendering, dated 12/29/23, has been

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2 submitted by the applicant, reviewed and  
3 approved by the Planning Board. Said site  
4 plan, survey print and artist rendering has  
5 been stamped, approved and signed by the  
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 this application  
14 be granted subject to the following  
15 conditions:

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

19 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

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

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

11 This approval is subject to any and  
12 all conditions imposed by the Zoning Board of  
13 Appeals, if any, in its decision dated  
14 11/16/2023. The Zoning Board of Appeals, as  
15 lead agency, has determined that this is a  
16 Type II action under SEQRA and the Planning  
17 Board has no further review.

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

21 Other conditions:

22 The front of the home is to be in  
23 shake siding.

24 The sides and rear to be Dutch lap  
25 siding.

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2 Trex decking in wood tone color to be  
3 in the rear deck.

4 The roof color is slate stone gray.

5 The garage finishes are the match the  
6 house.

7 White PVC railing and square baluster  
8 spindles are on all stairs and front porch,  
9 including the basement stairs.

10 The front columns are 12 inch  
11 columns.

12 All gable vents are to be white.

13 The foundation and stair risers are  
14 to be Glacial gray marble panels.

15 All window trim is to be Azek, clean  
16 and simple style, six inch over three inch  
17 size with window sills.

18 The landscaping:

19 On the east property line, six foot  
20 on center, approximately 20 pieces in all.  
21 Six to seven foot evergreen trees are to be  
22 planted.

23 In the front there are low Boxwood  
24 hedges in the front of the home,  
25 approximately at porch height, and there are

1  
2 two American Sycamore trees, approximately  
3 eight foot high in front of the home.

4 Low Boxwood hedges along the west  
5 property line, approximately 12 pieces in  
6 all.

7 The pavers are to be Nicolock  
8 Eco-Ridge Granite City blend in a herringbone  
9 pattern with a matching border on both the  
10 right and left side.

11 MEMBER RYAN: Second.

12 THE CLERK: All in favor.

13 MEMBER DAWSON: Aye.

14 MEMBER TAYLOR: Aye.

15 MEMBER DI SALVO: Aye.

16 MEMBER RYAN: Aye.

17 CHAIRPERSON HERSHBERG: Aye.

18 THE CLERK: Any opposed?

19 (No response was heard.)

20 THE CLERK: Site Plan Number 3698, 30  
21 Commercial Street.

22 MEMBER TAYLOR: Chairman, regarding  
23 Application SP-3698 for the premises located  
24 at 30 Commercial Street, the applicant comes  
25 before this Board seeking approval to rebuild

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collapsed portion of building and existing office space due to fire damage.

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 met.

This application, as submitted, will produce an aesthetically and confirming 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 1/24/24, 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/or the Chairman of the Planning Board.

The members of this Board are

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

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

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

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

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

25 Any changes and/or modifications to

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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 Type II action under SEQRA.

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

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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

MEMBER DI SALVO: Second.

CHAIRPERSON HERSHBERG: Please poll the Board.

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THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 9:25 p.m. to 9:29 p.m., after which the following transpired:)

CHAIRPERSON HERSHBERG: Can I have a motion to approve the minutes from 2/13/24.

MEMBER RYAN: Make a motion to approve the minutes of February 13th.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

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(No response was heard.)

MEMBER RYAN: Motion to close the meeting.

MEMBER DAWSON: Second.

CHAIRPERSON HERSHBERG: Poll the Board.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(Time Ended: 9:29 p.m.)

\* \* \*

C E R T I F I C A T E

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

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of March, 2024.



BETHANNE MENNONNA