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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

March 26, 2024
7:00 p.m.

M E M B E R S :

- | | |
|--------------------|--------------|
| EDGAR CAMPBELL | DEPUTY CHAIR |
| CAROLE RYAN | MEMBER |
| DEBORAH WELCH | MEMBER |
| LADONNA TAYLOR | MEMBER |
| ANNEMARIE DI SALVO | MEMBER |

- | | |
|-------------------|-------------------------|
| LISA DEBOURG | DEPUTY VILLAGE CLERK |
| ROBERT McLAUGHLIN | DEPUTY VILLAGE ATTORNEY |

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March 26, 2024

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-----EXHIBITS-----

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3 Affidavit of Mailing (3715)	27

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March 26, 2024

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

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* * *

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2 DEPUTY CHAIR CAMPBELL: Good evening
3 everyone. If you may rise for the Pledge of
4 Allegiance.

5 (Pledge of Allegiance recited.)

6 DEPUTY CHAIR CAMPBELL: Please remain
7 standing. There was a New York State Police
8 Officer who lived out here on Long Island
9 that was killed yesterday. We would just
10 like to take a moment of silence and offer
11 our prayers and support for his family.

12 (Moment of silence observed.)

13 DEPUTY CHAIR CAMPBELL: Do we have
14 any affidavits?

15 THE CLERK: We have one Affidavit of
16 Posting and one Affidavit of Publication to
17 be placed on the record as Board exhibits.

18 (WHEREUPON, the above-referred to
19 documents were marked as Board's Exhibits 1
20 and 2, for identification, as of this date.)

21 DEPUTY CHAIR CAMPBELL: Are there any
22 request for adjournment?

23 THE CLERK: No request for
24 adjournments.

25 DEPUTY CHAIR CAMPBELL: I request

1
2 that Affidavit of Mailing for each
3 application will be entered into the record
4 individually by the stenographer.

5 Can I have a motion for approval of
6 minutes from the previous meeting?

7 MEMBER RYAN: I make a motion to
8 approve the minutes from February 27th.

9 MEMBER TAYLOR: Second.

10 THE CLERK: All in favor.

11 MEMBER TAYLOR: Aye.

12 MEMBER WELCH: Aye.

13 MEMBER DI SALVO: Aye.

14 MEMBER RYAN: Aye.

15 DEPUTY CHAIR CAMPBELL: Aye.

16 THE CLERK: Any opposed?

17 (No response was heard.)

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

23 (WHEREUPON, the Affidavit of Mailing
24 was marked as Board's Exhibit 3, for
25 identification, as of this date.)

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DEPUTY CHAIR CAMPBELL: Is anyone speaking? Not here?

THE CLERK: Do you want to table it.

MR. McLAUGHLIN: Chair, may I make a recommendation to second call it at the end.

DEPUTY CHAIR CAMPBELL: We'll do that. Next case, please.

THE CLERK: Site Plan Number 3704, 20 Meister Boulevard, Section 54, Block 333, Lot 30, Residence A. Nassau Suffolk Partnership. Construct new two-story single family residence 1,194.21 square feet.

I have an Affidavit of Mailing to be place 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.)

N I C H O L A S P F L U G 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.

MR. PFLUGER: My name is Nicholas

1
2 Pfluger with Bouler Pfluger Architects.
3 85 East Main Street, Bay Shore, New York
4 11706.

5 I'm the architect on the project.
6 I'm here on behalf of the property owners,
7 that is the Long Island Housing Partnership.
8 We're here tonight presenting a proposal to
9 construct a new two-story FEMA compliant
10 single family residence. We configured the
11 house so the front roof line is one-story, as
12 you can see in the renderings in front of
13 you, where the rear of the house is a
14 two-story structure. So, we did that to
15 bring the scale of the house down a little
16 bit to fit the neighborhood. We have also
17 provided a front porch with a gabled roof on
18 columns over the front door, as well as gable
19 accents facing Buchanan Street.

20 For the exterior materials, we are
21 proposing on the walls a five inch Dutch lap
22 vinyl siding the color of midnight blue, and
23 in the gables we have accent siding that will
24 be a vinyl Board and Batten that will be a
25 snow white color. And then for the roofing,

1
2 the asphalt roofing shingles in the color of
3 charcoal. And then the fascias and trim will
4 be PVC Azek trim.

5 We also provided some landscaping
6 which consist of various plantings on the
7 east side and north side which are facing the
8 two streets; the property is on the corner.
9 You can see the plantings also in the
10 renderings.

11 In conclusion, we feel that the
12 project will improve the character of the
13 area and won't have a negative impact on the
14 surrounding residences. I do have samples of
15 the materials that I can hand up to the
16 Board.

17 MEMBER RYAN: Yes, please.

18 MR. PFLUGER: This is the main siding
19 and the accent siding. With that, I can take
20 any questions that the Board may have.

21 MEMBER DI SALVO: I'll say that I'm a
22 very big fan of Long Island Housing
23 Partnership. Beautiful, beautiful work.

24 MR. PFLUGER: Thank you very much.

25 MEMBER DI SALVO: Secondly, it's

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around the corner from my house. It's a big improvement.

MR. PFLUGER: That's great. Glad to hear that.

MEMBER RYAN: I like the way you did the stepping of the roof line. What is underneath the porch; is that a cedar or is that lattice?

MR. PFLUGER: It's basically a lattice material to give some screening so it doesn't just like look a porch on stilts.

MEMBER RYAN: It will match the steps? Are the steps also in like a? Wood.

MEMBER DI SALVO: The trim.

MR. PFLUGER: Yes. Correct, that will match.

MEMBER DI SALVO: Is the lattice a PVC material?

MR. PFLUGER: Yes, PVC.

MEMBER DI SALVO: Now I see is the -- never mind. There it is. I was looking for the landscape plan. Also, is everything called out? Yep, I got it.

MR. PFLUGER: All the plantings are

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called out.

MEMBER DI SALVO: The air conditioning is on the rear of the house raised?

MR. PFLUGER: It's definitely raised. Let me confirm where we put it.

MEMBER DI SALVO: It looks like it's on the west side of the house.

MR. PFLUGER: Correct, it's on the west side. We also provided some screening around it. So, it's a wall hung condenser unit.

MEMBER DI SALVO: I don't see any landscaping on that side of the house. Is that possible? What is your setback there, five foot two?

MR. PFLUGER: It's 5.2 feet. Not much room there. We wanted to make sure there was enough access to get the lawnmower, whatnot, around there. And, of course, there is some fencing there currently. So, we figured we would put all the landscaping and money for the landscaping towards the streets.

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MEMBER DI SALVO: I'm concerned of the noise for the condenser. You screening it with what?

MR. PFLUGER: They make a pre-manufactured screen that's made for those wall hung slim line condensers. Basically, it's a steel material. It has --

MEMBER DI SALVO: Slats?

MR. PFLUGER: Yeah. Louvers, slats. We can certainly provide some planting on that side near the condensers to buffer any sound.

MEMBER RYAN: Are you keeping any of the trees that are currently in the area? There aren't too many.

MR. PFLUGER: There's not many there, if any. So, I think with the construction going on, it doesn't make sense.

MEMBER RYAN: Yeah. You're right up on the other house. Anyway, it looks like a nice project.

MEMBER DI SALVO: The back stairs, they just go to grass?

MR. PFLUGER: That's the electric

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meter. So, there is a requirement for PSEG to have access like that, if you're above DFE.

MR. McLAUGHLIN: Did you check to see if that's the same requirement of the Village of Freeport? PSEG doesn't apply.

MR. PFLUGER: Got you. It's pretty much the same requirement in all areas where you need, I believe, three foot by three foot accessible space in front of the electrical meter for servicing. If it doesn't have a remote meter reader, for someone to walk up to it and read it. Again, it has to be above the flood plane, because it is a FEMA compliant house.

MR. McLAUGHLIN: I assume you'll have a remote meter now.

MR. PFLUGER: Probably.

DEPUTY CHAIR CAMPBELL: Any further questions?

MEMBER RYAN: One question. The roof vents on the top, what color are they?

MR. PFLUGER: There we did have a darker color on it, the dark gray. We can

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certainly make them white.

MEMBER RYAN: I just didn't know what color they were.

MEMBER DI SALVO: In the eaves?

MEMBER RYAN: In the eaves.

MEMBER DI SALVO: Was there a reason for the gray?

MR. PFLUGER: Just some contrast.

DEPUTY CHAIR CAMPBELL: Any further questions?

MEMBER RYAN: No further questions.

DEPUTY CHAIR CAMPBELL: Any comments from anyone from the public in regards to this project?

MEMBER DI SALVO: If you want to come up hear, please do.

THE AUDIENCE: This must be Buchanan.

MR. PFLUGER: That's facing Buchanan, the lower right.

MEMBER RYAN: Is the foundation going to be parged?

MR. PFLUGER: We weren't planning on it. We were just going to have the raw concrete and we'll have the plantings on that

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west side which will cover most of it.

MEMBER RYAN: On that side anyway.

THE AUDIENCE: Do you mind if I snap
a picture?

MR. PFLUGER: No.

MEMBER TAYLOR: It looks like a nice
addition.

MEMBER DI SALVO: It's better than
what's there currently.

MR. PFLUGER: I agree.

MEMBER DI SALVO: Did anybody have
any questions?

MR. McLAUGHLIN: They don't have any
questions.

DEPUTY CHAIR CAMPBELL: Motion,
please.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

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MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: Thank you.

Madam Clerk.

THE CLERK: Site Plan Number 3705.

131-135 Guy Lombardo Avenue, Section 62,
Block 75, Lots 31-33, Business AA. 135 Guy
Lombardo, LLC. Construct new four-story
apartment building, 47,609.09 square feet.

We have one 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.)

B R A N D O N H A M C H U K,
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. HAMCHUK: Brandon Hamchuk. BKH
Architecture. 783 Pat Drive, West Islip,

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New York 11795.

DEPUTY CHAIR CAMPBELL: Good evening.

MR. HAMCHUK: Good evening. Before you we have our four-story, 37-unit apartment building going up on Guy Lombardo between Smith and Cottage.

MEMBER DI SALVO: If can you lift them up.

MR. HAMCHUK: So, we are going with a Dutch Colonial or shingle style apartment building, as you see here. Again, it's going between Cottage and Smith Street on Guy Lombardo, the east side of it. Again, it's a four-story building. You can see the color renderings. I also have samples. We are going with a combination of shingles and clapboard to give the contrast and the look of the shingle style New England buildings. We also have some white Azek going over in certain areas to accent and to break up the monotony of the large building. We have large gambrels. I did a lot of pushing and pulling with the building. So, we have small dormers in the upper roof. A lot of things

1
2 are going on, so your eye isn't drawn to one
3 thing, it's the entire picture.

4 As far as -- well, our preliminary
5 hearing we had touched on the rooftop. So,
6 I'm going to get to that real quick. I
7 dropped off drawings for everybody. The
8 landscape plan was in that, but I updated two
9 sets of drawings showing where exterior
10 lighting is going to be installed, as well as
11 on the roof deck, what we're doing with the
12 planters and the decking for the occupants,
13 the residents of this building.

14 So, on the roof plan, we have a Fypon
15 material, which will be stepping onto the
16 whole roof deck for the residents to be
17 stepping on a gray that I call out on the
18 drawings. And planters, all of these
19 planters that you see are for privacy.
20 Again, we're 47, 49 feet up in the air.
21 However, for the safety of the occupants, so
22 they don't get too close to the roof edge, so
23 we have outlined the building with these
24 planters. On the drawings I show a section
25 of what these planters are going to look

1
2 like. So, they are going to be site built
3 and I want to clad the planters with a
4 mahogany type style wood or PVC. So, this is
5 what the occupants of the roof will see. And
6 then again, the trees or the plants will be
7 in individual pots inside of this enclosure.

8 MEMBER WELCH: How is high is that
9 going to be?

10 MR. HAMCHUK: The enclosure is just
11 about four foot high and then the trees above
12 that. Again, it's to keep everybody in safe,
13 so they don't get too close to the edge.
14 That is the roof material.

15 I also show on the same drawing that
16 you have the lighting that will be up on the
17 roof. Again, it's very minimal, and I have
18 colors on those drawings, but I point out
19 where I'm going to have this hanging fixture
20 just on the bulkheads. Again, it's low
21 dimming lighting that is only going to
22 illuminate the ground. There's no light
23 trespass to the sky or neighbors residents.

24 And then I also have along these
25 planters smaller, four inch diameter low

1
2 level floor lighting. So, the ground is
3 going to be illuminated and nothing above
4 seven feet. Those are only on the bulkheads.
5 It's a very private intricate, intimate area
6 up on the roof that won't affect the
7 residents.

8 MEMBER DI SALVO: Where is the
9 irrigation?

10 MR. HAMCHUK: There will be
11 irrigation, a loop system of a drip. That is
12 for the roof there.

13 Back down to the ground floor.

14 MEMBER DI SALVO: I'm sorry, the
15 decking is running straight?

16 MR. HAMCHUK: I'm going to run it in
17 one direction. I thought about trying to
18 split it, making four by four sections and
19 all that. The size of the roof, I think it's
20 easier to run it in one direction. It's not
21 going to be a tripping hazard, but I don't want
22 it to be a tripping hazard if one section is
23 lifted. So, it's going to run, as shown in
24 the drawing, in one direction.

25 MEMBER WELCH: What kind of trees are

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there going to be?

MR. HAMCHUK: So, they are going to be evergreens. They're evergreen type trees. So, they're not seasoned. Hatfield Yew Upright. So, they're all a type of evergreens, different styles of evergreens. So we'll have year round shade, shielding and so forth.

Any other questions with the roof?

MEMBER TAYLOR: I think from the preliminary, you did really good, right?

MR. HAMCHUK: Yes. Luckily we only had to touch on a few little items. As far as the site plan itself, I had shown you guys what the dumpster enclosure was going to look like at the preliminary; I put it on the drawing you currently have. Again, that material is block, and we will have evergreens planted around it so it is shielded, because it is so close to Smith Street, unfortunately.

As far as site lighting on the ground level. On the drawings, I show you the bollard type lampposts. So, those are only

1
2 three foot six high, they are very small, not
3 intrusive, and they will only shine onto our
4 property; they will have no light trespass
5 beyond. In the construction drawings, I will
6 have the lighting metrics show where those
7 lights will be, where the light scale will
8 be, so you'll see it doesn't pass the
9 property lines.

10 You also see that I am lighting the
11 underside of the building that you'll be
12 driving under with down lighting, which I
13 have on this drawings as well. So, the cars
14 are parked underneath.

15 MEMBER DI SALVO: Why don't you give
16 us that one that is falling off?

17 MR. HAMCHUK: (Handing document to
18 the Board.)

19 So again, the idea is to not allow
20 too much light up into the air, like
21 trespass. Everything is going to be focused
22 onto the ground, just to give us the required
23 illumination to make everybody safe.

24 Back to the facade of the building.
25 As you can see in the renderings, those color

1
2 are going to be what we are building. This
3 is the blue that is going on the shingle as
4 well as the -- the singles on the front of
5 the building. Monterey Blue is going to be
6 the clapboard at the top portion. I'm sorry,
7 I didn't bring the Azek. The white plain
8 Azek is going to be cladding the gambrel and
9 certain features on the facade underneath the
10 windows, as well as all the trim, all the
11 gambrel trim, window trim, etcetera.

12 Our stone, like I showed in the
13 preliminary hearing, that you see at the base
14 of the building, the ground floor, is
15 Montecito Cliff stone on the right.

16 MEMBER RYAN: Pretty.

17 MEMBER DI SALVO: The entrance?

18 MR. HAMCHUK: The entrance is going
19 to be -- I was trying to get as much natural
20 light as possible down there, because of how
21 recessed it is from the building. They are
22 larger, almost storefront windows. To try
23 and bring it into a relative scale as well as
24 an architectural feel, I have, as you see,
25 the grills.

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MEMBER TAYLOR: This is the back?

MR. HAMCHUK: That is the front.

MEMBER DI SALVO: Right under the main gambrel and all of that glass.

MR. HAMCHUK: That's the front entrance.

MEMBER WELCH: Thank you.

MR. HAMCHUK: To add a little more architectural feature up in the corner gambrels, we're going to be doing a diamond shaped cedar shingle in what's called Brazen Blue by New Cedar. Brazen Blue. This is a shingle that we cut into a diamond shape and it matches very well.

MEMBER DI SALVO: Such great texture. Beautiful.

MR. HAMCHUK: That Brazen Blue will match the blue sample going around. Again, this is a better product and you can do more with it. It will give that real authenticity of the shingle style.

MEMBER RYAN: It will look like wood.

MEMBER TAYLOR: You did a great job.

MR. HAMCHUK: It will be a great

1
2 building for the Village of Freeport, going
3 down Guy Lombardo to the Nautical Mile.

4 MEMBER DI SALVO: Such an improvement
5 to what's there. It's really a beautiful
6 addition to the Village.

7 DEPUTY CHAIR CAMPBELL: Any
8 questions, any comments from the members of
9 the public in regards to this project?

10 (No response was heard.)

11 DEPUTY CHAIR CAMPBELL: Seeing none.
12 Madame Clerk, can I have a motion.

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

16 MEMBER WELCH: Second.

17 THE CLERK: All in favor.

18 MEMBER TAYLOR: Aye.

19 MEMBER WELCH: Aye.

20 MEMBER DI SALVO: Aye.

21 MEMBER RYAN: Aye.

22 DEPUTY CHAIR CAMPBELL: Aye.

23 THE CLERK: Any opposed?

24 (No response was heard.)

25 DEPUTY CHAIR CAMPBELL: Call the next

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application.

THE CLERK: Site Plan Number 3706,
55 Nassau Avenue, Section 62, Block 162, Lot
299, Residence A. Jose Fernandez. Construct
new 21 foot by 21 foot garage.

We 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.)

J O S E F E R N A N D E Z,
having been first duly sworn by a Notary
Public of the State of New York, was
examined and testified as follows:

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

MR. FERNANDEZ: Jose Fernandez. 55
Nassau Avenue, Freeport, New York 11550.

DEPUTY CHAIR CAMPBELL: Good evening,
Mr. Fernandez.

MEMBER RYAN: Tell us about your new
garage.

MR. FERNANDEZ: Well, I just plan to
be like a new garage. The house used to have

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a garage, but it was like -- I had to take it down. I did demolition of the garage and there is nothing there. I decided to bring that to my house, you know, have room for my car.

MEMBER DI SALVO: Your roof and siding is all going to match the house?

MR. FERNANDEZ: If you don't mind.

MEMBER DI SALVO: Is it going to match what the house looks like?

MR. FERNANDEZ: Yes, it is going to match the house. Stucco blue.

MEMBER DI SALVO: Stucco blue?

MR. FERNANDEZ: Yes.

MEMBER DI SALVO: White door, white windows?

MR. FERNANDEZ: Yeah.

MEMBER RYAN: Yeah, it looks good.

DEPUTY CHAIR CAMPBELL: Any comments from the public in regards to this project?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: Seeing none, motion please.

MEMBER WELCH: I make a motion to

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2 close to further evidence and testimony and
3 reserve decision.

4 MEMBER TAYLOR: Second.

5 THE CLERK: All in favor.

6 MEMBER TAYLOR: Aye.

7 MEMBER WELCH: Aye.

8 MEMBER DI SALVO: Aye.

9 MEMBER RYAN: Aye.

10 DEPUTY CHAIR CAMPBELL: Aye.

11 THE CLERK: Any opposed?

12 (No response was heard.)

13 DEPUTY CHAIR CAMPBELL: Call the next
14 application, please.

15 THE CLERK: Site Plan Number 3715, 43
16 Woodcleft Avenue, Section 62, Block 177, Lot
17 23, Marine Commerce. Puerto Plata Real
18 Estate Group. Construct patio with planter
19 beds.

20 We have one Affidavit of Mailing to
21 be placed on the record for this application.

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

25 R U D Y L I R I A N O,

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2 having been first duly sworn by a Notary
3 Public of the State of New York, was
4 examined and testified as follows:

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

7 MR. LIRIANO: Rudy Liriano. I am at
8 158-25 83rd Street, Howard Beach.

9 DEPUTY CHAIR CAMPBELL: Good evening.
10 How are you?

11 MR. LIRIANO: Good evening. So, I am
12 here seeking permission to make our tiki bar
13 operation a little bit better. We acquired
14 the property and been part of Freeport for
15 about three years and plan on being here a
16 long time. Previously the bulkhead was in
17 really bad condition. We redid the bulkhead.
18 I reached out to a general contractor of
19 Freeport, and he's helping me build something
20 that will last a lot longer than was there
21 before. Before, it used to be a wooden deck
22 which was rotted and we were having issues
23 with. As you can see in the photo here, we
24 plan on throwing a great beam and structural
25 slab, because it's a new bulkhead and we

1
2 don't want it to settle. We're going to be
3 doing on the outside of the street with a
4 Verazzo block with rough face finish and a
5 bluestone cap where we will be showing our
6 small landscaping to provide something nice,
7 and it's going to have matching mortar.

8 For the ground, we planned on putting
9 Nicoloc pavers. The color is called Granite
10 City Blend and the pattern is a random
11 pattern. They are large stones and it will
12 have a small border. It's in the photo, but
13 it will have a large gray border around, just
14 to give it a nice finish.

15 MEMBER WELCH: Looks good.

16 DEPUTY CHAIR CAMPBELL: It looks
17 great.

18 MEMBER RYAN: What kind of trees in
19 your little planting bed there?

20 MR. LIRIANO: Evergreen trees.

21 MEMBER DI SALVO: Do you have
22 lighting proposed for the deck area?

23 MR. LIRIANO: With the lighting, we
24 are still in the process of figuring out what
25 lighting we're going to do.

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MEMBER DI SALVO: Maybe the easiest thing it to run it on top of the pier and have it along the water.

MEMBER RYAN: It will be down lighting that way too.

MEMBER DI SALVO: Just like they are building on Guy Lombardo, just enough to cover -- just enough to light the floor.

MR. LIRIANO: Absolutely. We currently -- before, we used to have these solar lights that will light up the ground very well, especially on both sides so you can see the floor very well.

MEMBER DI SALVO: Are those permanent or temporary?

MR. LIRIANO: No, they're temporary. If you look at the top of the roof part on the tiki bar, there is a beam that shines onto the deck. There is a light there.

MEMBER DI SALVO: It is lit?

MR. LIRIANO: Yeah. We're definitely working on the lighting. We haven't come to a decision on that yet.

MEMBER DI SALVO: It looks great.

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Big improvement.

MR. LIRIANO: Thank you. With this type of project, we're hoping it last 100 years.

MEMBER DI SALVO: We hope so too. The existing stairs down to -- well, no. You have existing stairs down to the decking area?

MR. LIRIANO: Correct.

MEMBER DI SALVO: Steps up to the bar?

MR. LIRIANO: Steps up to the bar.

MEMBER DI SALVO: Is that all existing or are you putting that in after the pavers?

MR. LIRIANO: It is existing. And I believe it's going to be as in the photo there.

MEMBER DI SALVO: To match the existing decking that's around.

MR. LIRIANO: Correct.

MEMBER RYAN: Like a cedar color.

MR. LIRIANO: Maybe next year we will be applying for a permit do that as well.

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MEMBER DI SALVO: It's wood? It's not a Trex composite?

MR. LIRIANO: No, it is wood right now. It is wood right now.

MEMBER DI SALVO: It's going to look great. You are going to open up just in time for the season.

MR. LIRIANO: Thank you. That's what we're hoping for.

DEPUTY CHAIR CAMPBELL: Any other questions?

MEMBER TAYLOR: No further questions.

MEMBER WELCH: We'll be down for drinks.

MR. LIRIANO: Any time you want to come in regards to the application.

DEPUTY CHAIR CAMPBELL: Any comments from the public?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: Seeing none, motion.

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

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MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER TAYLOR: Have a good night.

MR. McLAUGHLIN: Mr. Chair, at this time, could you entertain a motion to go into executive session to consult with counsel?

DEPUTY CHAIR CAMPBELL: Absolutely.

MEMBER RYAN: We have to recall 9 Rosedale.

DEPUTY CHAIR CAMPBELL: I'm sorry, before we do that.

MR. McLAUGHLIN: Sorry.

THE CLERK: Site Plan Number 3702, 9 Rosedale Avenue.

It seems the applicant is not here.

MEMBER RYAN: I'll make a motion to adjourn until a new date is available --

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requested.

MR. McLAUGHLIN: Just for record, due to the nonappearance, they will be charged a fee on this matter.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Entertain a motion to go into executive session.

MEMBER WELCH: Motion to go into executive session.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

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THE CLERK: Any opposed?

(WHEREUPON, the Board entered into executive session from 8:09 p.m. to 8:15 p.m., after which the following transpired:)

THE CLERK: Site Plan Number 3707, 166 Lexington Avenue.

MEMBER RYAN: Chairman regarding Application SP-3707 for the premises located at 166 Lexington Avenue, the applicant comes before this Board seeking approval to maintain a pool ramp and deck.

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 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

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neighborhood, if the conditions below are met.

The site plan, dated 2/7/27, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamp, 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 Village Clerk within 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance

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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.

The Planning Board, as lead agency, accepts the recommendations 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.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

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MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3708,
11 Mayfair Court.

MEMBER RYAN: Chairman, regarding application SP-3708 for the premises located at 11 Mayfair Court, the applicant comes before this Board seeking approval to construct a first and second floor rear addition 1,505 square feet and finished cellar 613 square feet.

I, Carole Ryan, move that this Board make the following finds 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

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

The site plan, dated 2/29/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

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

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

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

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

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2 Village Clerk's office as a prerequisite for
3 issuance of any permit.

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

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

14 This approval is subject to any and
15 all conditions imposed by the Zoning Board of
16 Appeals, if any, in its decision dated
17 2/15/24. The Zoning Board of Appeals, as
18 lead agency, has determined this is a Type II
19 action under SEQRA and the Planning Board has
20 no further review.

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

24 All finishes to match existing.

25 MEMBER TAYLOR: Second.

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THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3710,
729 South Long Beach Avenue.

MEMBER WELCH: Chairman, regarding
Application SP-3710 for the premises located
at 729 South Long Beach Avenue, the applicant
comes before this Board seeking approval to
construct new 315 square foot second level
rear addition and rear elevated deck.

I, Deborah Welch, 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

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positive addition to the surrounding area, if the conditions below are met.

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

The site plan, dated 3/1/24 has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

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

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

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

Applicant/Owner must execute an

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2 Affidavit of Compliance and return same to
3 the Office of the Village Clerk within 30
4 days after the decision is filed in the
5 Village Clerk's Office as a prerequisite for
6 issuance of any permit.

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

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

17 This approval is subject to any and
18 all conditions imposed by the Zoning Board of
19 Appeals, if any, in its decision dated
20 11/16/23. The Zoning Board of Appeals, as
21 lead agency, has determined this is a Type II
22 action under SEQRA and the Planning Board has
23 no further review.

24 Applicant/Owner must obtain the
25 appropriate permits from the Building

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Department, prior to any construction.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3712,
280 Westside Avenue.

MEMBER TAYLOR: Chairman, regarding
Application SP-3712 for the premises located
at 280 Westside Avenue, the applicant comes
before this Board seeking approval to
maintain two bathrooms, kitchen, sheetrock
work and replace windows.

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.

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

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

10 The site plan and/or artist
11 rendering, dated 3/1/24, has been stamped,
12 approved and reviewed by the Planning Board.
13 Said site plan and/or artist rendering have
14 been stamped, approved and signed by the
15 applicant and/or the chairman of the Planning
16 Board.

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

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

25 Applicant/Owner must comply with all

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the Rules and Regulations of the Village of Freeport.

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

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

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

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

Applicant/Owner must obtain the

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

4 MEMBER DI SALVO: Second.

5 THE CLERK: All in favor.

6 MEMBER TAYLOR: Aye.

7 MEMBER WELCH: Aye.

8 MEMBER DI SALVO: Aye.

9 MEMBER RYAN: Aye.

10 DEPUTY CHAIR CAMPBELL: Aye.

11 THE CLERK: Any opposed?

12 (No response was heard.)

13 THE CLERK: Site Plan Number 3704,
14 20 Meister Boulevard.

15 MEMBER DI SALVO: Chairman, regarding
16 Application SP-3704 for the premises located
17 at 20 Meister Boulevard, the applicant comes
18 before this Board seeking approval to
19 construct new two-story single family
20 residence 1,194.21 square feet.

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

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

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met.

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

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

The site plan, survey print and artist rendering, dated 2/8/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and artist rendering has been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully 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:

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

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

The 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.

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 10/19/23. The Zoning Board of Appeals, as

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

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

8 MEMBER TAYLOR: Second.

9 THE CLERK: All in favor.

10 MEMBER TAYLOR: Aye.

11 MEMBER WELCH: Aye.

12 MEMBER DI SALVO: Aye.

13 MEMBER RYAN: Aye.

14 DEPUTY CHAIR CAMPBELL: Aye.

15 THE CLERK: Any opposed?

16 (No response was heard.)

17 THE CLERK: Site Plan Number 3705,
18 131-135 Guy Lombardo Avenue.

19 MEMBER DI SALVO: Chairman, regarding
20 Application SP-3705 for the premises located
21 at 131-135 Guy Lombardo Avenue, the applicant
22 comes before this Board seeking approval to
23 construct a new four-story apartment building
24 47,609.09 square feet.

25 I, Annemarie di Salvo, move that this

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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 artist rendering, dated 2/12/24, 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 familiar with the neighborhood surrounding the applicant's site and have fully

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considered all documents and testimony concerning this application.

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

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

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

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

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

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2 This approval is subject to any and
3 all conditions imposed by the Zoning Board of
4 Appeals, if any, in its decision dated
5 12/21/23. The Zoning Board of Appeals, as
6 lead agency, has determined that this is a
7 Type II action under SEQRA and the Planning
8 Board has no further review.

9 Applicant/Owner is to obtain the
10 appropriate permits from the Building
11 Department prior to any construction.

12 MEMBER TAYLOR: Second.

13 THE CLERK: All in favor.

14 MEMBER TAYLOR: Aye.

15 MEMBER WELCH: Aye.

16 MEMBER DI SALVO: Aye.

17 MEMBER RYAN: Aye.

18 DEPUTY CHAIR CAMPBELL: Aye.

19 THE CLERK: Any opposed?

20 (No response was heard.)

21 THE CLERK: Site Plan Number 3706, 55
22 Nassau Avenue.

23 MEMBER WELCH: Chairman, regarding
24 Application SP-3706 for the premises located
25 at 55Nassau Avenue, the applicant comes

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before this Board seeking approval to
construct a new 21 by 21 foot garage.

I, Deborah Welch, 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, dated 2/21/24, has
been submitted by the applicant, reviewed and
approved by the Planning Board. Said site
plan has been stamped, approved and signed by
the applicant and/or the chairman of the
Planning Board.

The members of this Board are
familiar with the neighborhood surrounding

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the applicant's site and have fully considered all documents and testimony concerning this application.

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

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

The Applicant/Owner must execute and 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 the signed Affidavit of Compliance to the Village Clerk's Office before issuance of a building permit.

Any changes and/or modifications to the approved plans are subject to further

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review by the Planning Board.

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

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3715, 43 Woodcleft Avenue.

MEMBER TAYLOR: Chairman, regarding Application SP-3715 for the premises located at 43 Woodcleft Avenue, the applicant comes before this board seeking approval to

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construct patio with planter beds.

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 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 3/6/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering has been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding

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

Any changes and/or modifications to the approved plan are subject to further

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review by the Planning Board.

The Planning Board, as lead agency accepts the recommendations 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.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER RYAN: I make a motion to close the public hearing.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

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March 26, 2024

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

(Time Ended: 8:37 p.m.)

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March 26, 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 8th day of April, 2024.



BETHANNE MENNONNA