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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

May 28, 2024
7:30 p.m.

M E M B E R S :

- | | |
|--------------------|-------------|
| MICHAEL HERSHBERG | CHAIRPERSON |
| CAROLE RYAN | MEMBER |
| ANNEMARIE DI SALVO | MEMBER |
| JOY FERNANDEZ | MEMBER |

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

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-----EXHIBITS-----

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May 28, 2024

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

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CHAIRPERSON HERSHBERG: Good evening.
Please rise for the Pledge of Allegiance.

(Pledge of Allegiance was recited.)

CHAIRPERSON HERSHBERG: Do we have an
Affidavit of Publication or Posting?

THE CLERK: Yes. We have one
Affidavit of Publication and one Affidavit of
Posting to be placed on the record as Board's
Exhibits 1 and 2.

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

CHAIRPERSON HERSHBERG: Do we have
any requests for adjournment?

THE CLERK: We have no request for
adjournment.

CHAIRPERSON HERSHBERG: Please call
the first application.

THE CLERK: Site Plan Number 3723,
284 North Columbus Avenue, Section 55, Block
357, Lot 866, Residence A. Franklin De Los
Santos. Construct new 3,135 square foot
two-story one-family residence.

We have an Affidavit of Mailing to be

1 placed on the record as Board Exhibit Number
2 3 for this application.

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

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

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

12 MR. RAMIREZ: Miguel Ramirez. 33
13 Lamont Place, West Babylon, New York 11704.

14 MEMBER DI SALVO: How are you?

15 CHAIRPERSON HERSHBERG: Go ahead,
16 sir.

17 MR. RAMIREZ: So the missing thing
18 here is we've got to clarify the soffit, the
19 overhang on the front facade. We discussed
20 those gables going down. We made it part of
21 the structure. We bumping out two feet in
22 one side. The one that is over the portico,
23 it's going to bump out two feet, and the
24 other side is going to be at one foot. So
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one foot and the other one two feet. So those soffits will be like cantilever for the second floor. If you take a look at the floor plan also on the amended elevation you will see it.

MEMBER DI SALVO: Okay.

MR. RAMIREZ: Look at the right side of the page.

MEMBER DI SALVO: I see. It feels like a much more elegant way to handle that roof change.

MR. RAMIREZ: Yes.

MEMBER DI SALVO: So the stone is still on the upper portion above the portico?

MR. RAMIREZ: The issue was we added flooring on the sidewalk, those going into the house. That will be concrete paver, right?

MEMBER DI SALVO: Did we just go to the walkway? I'm confused.

MR. RAMIREZ: Yeah. Those concrete bricks, we blend like brown combination of gray.

MEMBER DI SALVO: Hold on. Let me

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bring you back. I'm a little bit confused.
I was referring to the stone on the front
facade of the house above the portico.

MR. RAMIREZ: We discussed that
already. I thought we --

MEMBER DI SALVO: This is the public
hearing. I was pointing that out and
clarifying that for the record.

MR. RAMIREZ: Actually, I thought
that we only going to discuss -- regarding
the front facade, not with the stone. The
stone is -- could you please borrow me one of
those copies, because I don't have the
catalog with me. I thought we only going to
discuss --

MEMBER DI SALVO: (Handing a document
to Mr. Ramirez.)

MR. RAMIREZ: The stone will be
Clearwater by El Dorado manufacturing.

MEMBER RYAN: Clearwater, El Dorado
stone. Yes, I see it here.

MEMBER DI SALVO: Is there any
lighting in the portico?

MR. RAMIREZ: What?

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MEMBER DI SALVO: Is there lighting in the portico? Is there a hanging fixture, soffits, high hats? How are you lighting up the inside of the portico?

MR. RAMIREZ: Just a recessed light.

MEMBER DI SALVO: The changes to the front look very nice.

MR. RAMIREZ: Thank you.

MEMBER RYAN: Mr. Ramirez, you were going to bring concrete?

MR. RAMIREZ: Also I have to talk about the siding, everything, the siding color?

MEMBER DI SALVO: That's all called out on the plans.

MR. RAMIREZ: Sorry. Luis, can you give me a hand here?

L U I S R O D R I G U 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. RODRIGUEZ: Luis Rodriguez. 92

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Atlantic Avenue, Freeport, New York 11520.

I'm going to do the best I can.

CHAIRPERSON HERSHBERG: We had met previously at the last meeting. We adjourned for some open questions with respect to some ideas regarding the roof line. I think we have those questions satisfied. The other question that I have in my notes was with respect to -- I have a note with respect to paver color.

MEMBER RYAN: And stone samples, bluestone steps. There were some questions.

MR. RODRIGUEZ: The color of the brick is Adobe blend. The borders will be charcoal.

MEMBER DI SALVO: That's for the front walkway?

MR. RODRIGUEZ: That is for the front walkway.

Do you want this as an exhibit? Would you like it, or do you want to take a look at it?

MEMBER RYAN: We'd like to see it. This is the Adobe blend with the charcoal

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border.

MR. RODRIGUEZ: You have the color of the roof is burnt sienna. So that matches in line with the Adobe. I'm going by what I'm looking at now. The roof matches the Adobe brick. It compliments it.

MEMBER DI SALVO: So the roof is a clay and gray color?

MR. RODRIGUEZ: It's a GAF product. I know the product. It's burnt sienna. It's like a brownish. It has tints of the Adobe blend. It's on the elevation.

MEMBER DI SALVO: I realize that. I'm wondering if we have a physical sample of that. We just don't want to be surprised with an orange roof.

MR. RAMIREZ: I'm sorry, I didn't bring those samples, because I thought we only going to discuss the issue about the stone, the bricks.

MEMBER DI SALVO: I just don't know if we saw those samples last time. I don't recall seeing the roof sample.

MR. RAMIREZ: I showed them all. I

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showed those samples. It's very similar.
You see the color on the rendering? It's
almost the same. Let me find it myself.

MR. RODRIGUEZ: I'm pulling it up.

MR. McLAUGHLIN: If I may,
Mr. Chairman. Mr. Rodriguez, the last
time -- when he is talking about the stuff
that he presented the last time was at a
preliminary hearing. He still hadn't made a
whole presentation.

MR. RODRIGUEZ: I understand.

MEMBER DI SALVO: We don't have a
sample.

CHAIRPERSON HERSHBERG: We adjourned.

MR. RODRIGUEZ: Do you want to see it
from here?

MEMBER DI SALVO: It's called out on
the plan.

MR. RODRIGUEZ: That's the color.

MR. McLAUGHLIN: Let the record
reflect they are showing the color on a cell
phone.

What is the name of the color?

MR. RODRIGUEZ: Burnt sienna.

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MEMBER RYAN: It's charcoal with orange.

MR. RODRIGUEZ: With the Adobe blend, it fits with that. When the sun hits it -- once the sun hits the roof, it's going to blend even better with the brick.

The color of the siding is natural slate.

MEMBER RYAN: That is the lap, right, Dutch Lap?

MR. RODRIGUEZ: The columns in the front of the house are tapered fiberglass columns.

MEMBER RYAN: 12 inch?

MR. RODRIGUEZ: 12 at the bottom, tapering up. The front door on the rendering is -- it came out white, but the color is brown. That's the same exact door that they have there with the sidelights.

MEMBER DI SALVO: We're showing a brown door.

MR. RODRIGUEZ: I'm sorry, the one I have here is white. Cultured stone, you want the name? It's a veneer base and the color

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is Clearwater by El Dorado stone; and you're going to have that at the base of the front of the house and you are also going to have that above the transom as well.

MEMBER DI SALVO: Do we have a sample, a cut sheet or catalogue?

MR. RODRIGUEZ: He didn't bring that.

MEMBER RYAN: What's going to be on the porch floor and the steps?

MR. RODRIGUEZ: It's going to be the Adobe blend for the porch floor and then he's going to have limestone for each one of the treads.

MEMBER DI SALVO: Limestone treads.

MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: And limestone being like a creamy, beige?

MR. RODRIGUEZ: No, limestone is usually blueish, grayish.

MEMBER DI SALVO: Bluestone or limestone.

MR. RAMIREZ: Bluestone.

MEMBER DI SALVO: We need to know what the stone looks like on the front of the

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house.

MR. RODRIGUEZ: Do you want me to pull it up for you as well? There's also a one inch thick stone veneer base, a buffer zone between the siding and cultured stone.

MEMBER RYAN: The ledge cap?

MR. RODRIGUEZ: Yes. The aluminum, the leaders, are all going to be white. Leaders and gutters are going to be white, as well as the trim and soffit.

MEMBER RYAN: What about all the railings?

MR. RODRIGUEZ: PVC. White.

CHAIRPERSON HERSHBERG: I don't think we heard the answer to the remark with respect to the stone.

MR. RODRIGUEZ: He's pulling it up right now. I just wanted to go to the windows, as he's pulling up the cultured stone. The windows are going to be vinyl, white windows, no grills. There's a louver at the top of the siding; I wanted to mention that.

MEMBER RYAN: The gable vent.

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MR. RODRIGUEZ: If you go to the rear elevation of the home, you're also going to have the recessed tapered columns with white railing to match the front. The railings that you see at the base, the lower level, are also going to be the same type of railings.

The base of the house, going from east, west -- so that will be the left elevation, the right elevation, and the rear elevation, the exposed foundation is going to be a stucco finish.

MEMBER RYAN: What color?

MR. RODRIGUEZ: Gray. It's a natural color.

MR. RAMIREZ: Just concrete.

MEMBER RYAN: Parged.

MEMBER DI SALVO: Covering the foundation wall.

MR. RODRIGUEZ: Correct. I don't know if he mentioned, I wasn't paying attention, he has recessed lighting on the back porch and the front porch.

CHAIRPERSON HERSHBERG: The detail

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didn't come through on the back, on top of the rear deck, the PVC plank veneer, is that going to be horizontal?

MR. RODRIGUEZ: I didn't hear. Sorry.

CHAIRPERSON HERSHBERG: The plank veneer that you described, three quarter inch Azek PVC plank veneer, color white above the -- the gable above the deck.

MR. RODRIGUEZ: Yes. The gable is going to be white.

CHAIRPERSON HERSHBERG: Horizontal?

MR. RODRIGUEZ: Yes, horizontal.

CHAIRPERSON HERSHBERG: The detail didn't come across.

MR. RODRIGUEZ: I want to make sure what you just asked. I want to make sure I show it. We're here (indicating), right?

CHAIRPERSON HERSHBERG: Correct.

MR. RODRIGUEZ: That's a sheet of PVC that's going to be cut to mold that whole space. It's a white sheet of PVC.

CHAIRPERSON HERSHBERG: No plank?

MR. RODRIGUEZ: No.

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MEMBER DI SALVO: Do we have the stone yet?

MR. RODRIGUEZ: I'll pull it up. I got it.

(WHEREUPON, showing the Board photo on cell phone.)

MR. RODRIGUEZ: I just placed my phone. The color El Dorado Clearwater. The manufacturer is El Dorado and the color is Clearwater.

MEMBER DI SALVO: Yes. It's called out on the plan. I just needed to see a graphic.

CHAIRPERSON HERSHBERG: If I were to describe what you just showed me, it's a variation, variety of tan colors. So, we don't have a consistent color, it's a variation of colors, and the stones are rectangular of different sizes, so it's not a uniform size cut cultured stone.

MR. RODRIGUEZ: Yeah. You have the hints of grays in there, browns in there. There's all different type of variation. It's a blend. I think that color, just

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looking at this for the first time, he is going to be able to capture the roof, the brick, and the siding with those tints.

CHAIRPERSON HERSHBERG: Thank you.

MEMBER DI SALVO: We'd like to move to the landscape plan provided. So, I have few questions. While it looks lovely in the plan, I love how you're doing the different shapes, rather than just throwing in a line of shrubbery, you're very vague when it comes to what you're planting. The proposed shade tree. How they exist, what is it. The proposed conifer, we have no details. Shrubs, no details. Again sizes, types of plants, are they indigenous to the area, will they hold up to heavy water? We know nothing.

MR. RODRIGUEZ: Do you have an -- I'm assuming -- I'm not going to assume anything.

MEMBER DI SALVO: I'm sorry, I completely missed it. My bad.

MR. RAMIREZ: That was the tree schedule.

MEMBER DI SALVO: I see it.

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MR. RODRIGUEZ: I can no longer read that.

MEMBER DI SALVO: Can you tell me how tall the red oak is going to be? It says three, three and a half CAL.

MR. RAMIREZ: About the diameter. About 12.

MEMBER DI SALVO: That's the diameter, three and a half?

MR. RAMIREZ: Bigger than that.

MEMBER DI SALVO: I'm reading the schedule.

MR. RAMIREZ: Eight feet diameter.

MR. RODRIGUEZ: Which number are you on?

CHAIRPERSON HERSHBERG: The first.

MEMBER DI SALVO: Shade tree. First line item, red oak.

MR. RAMIREZ: They go up to 15 to 18 feet. The diameter is around -- I don't see it right here this detail.

MEMBER DI SALVO: Your other trees, the pear and cherry --

MR. RODRIGUEZ: I see the pear tree.

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MEMBER DI SALVO: -- and the dogwood are being called out eight to ten feet -- six to ten feet. But I don't see anything on the --

CHAIRPERSON HERSHBERG: It's three to three and a half diameter.

MEMBER DI SALVO: Is that what CAL stands for?

CHAIRPERSON HERSHBERG: I looked it up. Caliber.

MR. RAMIREZ: Weeping cherry.

CHAIRPERSON HERSHBERG: Could you describe the notation on the size of the oak shade tree, three, three and a half CAL? Could please define that in layman's terms for me?

MR. RAMIREZ: I have to check. Maybe there's some kind of mistake.

CHAIRPERSON HERSHBERG: If there is, that is a minor issue. If you want to describe to us what the size of that tree is, we can put that in as a condition and solve this right now.

MR. RAMIREZ: They grow up tall to 15

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to 18 feet and then they diameter is around
12 feet.

CHAIRPERSON HERSHBERG: I understand.
Where are we going to start? You are going
to introduce a planting here, and you called
out the size of the planting. Just describe
to me in layman's terms three to three and a
half. Show me with your hands, show me with
a ruler.

MR. RAMIREZ: The way they come you
are talking about?

MEMBER DI SALVO: Yes, when you put
them in the ground.

MR. RAMIREZ: It's very, very thin
one, like three inch thickness, diameter.

CHAIRPERSON HERSHBERG: Approximately
how tall would a tree that starts out with
three, three and a half diameter, how tall
would that start out to be?

MR. RAMIREZ: Yeah, it's about five
feet. Around five feet.

CHAIRPERSON HERSHBERG: Thank you.

MR. RODRIGUEZ: There's also an
irrigation system, as we see there on the

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plot plan.

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

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, I'll ask if there are any comments from the public.

(No response was heard.)

CHAIRPERSON HERSHBERG: Motion from the Board please.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DI SALVO: Thank you gentleman.

MR. RAMIREZ: Thank you.

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2 THE CLERK: Site Plan Number 3724,
3 177 Atlantic Avenue, Section 62, Block 82,
4 Lot 40, Business B. Merkourio Angeliades.
5 Exterior alteration to existing commercial
6 building.

7 I have an Affidavit of Mailing to be
8 placed on the record as Board Exhibit
9 Number 3 for this application.

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

13 P A T R I C I O S O L A R,
14 having been first duly sworn by a Notary
15 Public of the State of New York, was
16 examined and testified as follows:

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

19 MR. SOLAR: Patricio Solar.
20 P-A-T-R-I-C-I-O. Address is 155 First
21 Street, Mineola, New York 11501.

22 MEMBER DI SALVO: How are you?

23 MR. SOLAR: Good. So we're back here
24 again. We were here about a month ago and
25 kind of got held up a little bit on the

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landscaping. If you'd like, I could start from the beginning or jump back.

MEMBER RYAN: Yeah. This way anyone has any questions.

MR. SOLAR: Sure. So the proposed project here is at the existing Dairy Barn at 177 Atlantic Avenue is for a new use, which is a coffee drive-thru called Ready Coffee. They're found in the Hudson Valley, currently, and they are making their way down to Long Island. I think I mentioned last time we were here, we're currently working on one in Baldwin, one in Lynbrook, one in Glen Cove, and then between a month or so ago, we got about five or six approved in the Town of Hempstead, Franklin Square, Oceanside, Hewlett.

Some of the things we went over last time were exterior finishes to the building, what it's going to look like. So, this is the board I had here last month. So you see the different colors. These are examples of two existing stores up in the Hudson Valley.

As we discussed, the building is a

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2 block building. So, all the texture 111
3 paneling will be coming off the building, and
4 we are going to re-skin the building with the
5 thin brick that you see here. The discussion
6 was, was it going to be painted the last
7 time. We decided we're not going to paint
8 it, it will remain this creamy color that you
9 see in the sample before you.

10 MEMBER DI SALVO: What is the name of
11 that color, for the record, please?

12 MR. SOLAR: It's a thin brick by
13 Belden Brick.

14 MEMBER DI SALVO: B-E-L --
15 A B-E-L-D-E-N. The color is Polar
16 White clear.

17 MEMBER DI SALVO: Perfect.

18 MR. SOLAR: The remaining portion of
19 the accents on the building, which would be
20 the top and two windows, is going to be this
21 wall panel by Nichiha, which is a fiber
22 cement board similar to Hardie Board.

23 MEMBER RYAN: It mimics a wood
24 finish?

25 MR. SOLAR: It mimics a wood finish.

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This is a natural sample. It comes in larger boards and it goes down not like siding but like panels.

MEMBER DI SALVO: I'm sorry, can you give me the name of that again?

MR. SOLAR: Nichiha. N-I-C-H-I-H-A. And the color is Vintage Wood Ash.

MEMBER DI SALVO: Very nice.

MEMBER RYAN: Pretty.

MR. SOLAR: Also along the perimeter of the building is going to be a sconce light that is going to reflect light up as well as down. As you see along the sides, there's three on either of the long sides and there's two on the side with the door and a single one on the opposite side. The.

Trim and the light are all in dark bronze finish. Same for the window frames throughout. All the metal, anodized aluminum, will be in bronze metal.

CHAIRPERSON HERSHBERG: I know you are holding that in front of us so we can see it, but if you could go back to the microphone so we can get your voice, in the

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event that somebody wants to view the recording. Thank you.

MEMBER RYAN: What is the structure over the drive-thru window?

MR. SOLAR: The short structure on the short side is an aluminum canopy, also the same color, the dark bronze finish. We're also doing to same over the drive-thru portion.

MEMBER RYAN: Do you also have a cornice at the top of the building?

MR. SOLAR: Yes. The capping that will go around the building is a metal all in the same anodized color.

MEMBER RYAN: Okay. Is this strictly a drive-thru?

MR. SOLAR: It is strictly a drive-thru. There is no food, there is no --

MEMBER RYAN: No inside seating, no one can walk in and grab a coffee?

MR. SOLAR: There is walk-up window, if you do park on the street. On the opposite side of the drive-thru is a walk-up window.

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So we do have, if you look on the site plan, the new landscaping has an outdoor patio area.

MEMBER RYAN: Which is nice.

MEMBER DI SALVO: That sign, that's the menu?

MR. SOLAR: Correct. Yes.

MEMBER DI SALVO: The trash enclosure in the back of the property, what is that made out of?

MR. SOLAR: It's a vinyl fence.

MEMBER DI SALVO: What color?

MR. SOLAR: The darker color brownish -- grayish-brown color.

CHAIRPERSON HERSHBERG: What is the height of that fence?

MR. SOLAR: I want to say the trash enclosure is six foot high.

MEMBER DI SALVO: Do you want to run us through the landscaping quickly?

CHAIRPERSON HERSHBERG: The answer to the height?

MR. SOLAR: I would say a six foot high fence.

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CHAIRPERSON HERSHBERG: I don't see it indicated on the plan.

MR. SOLAR: The site plan in the packets went into the Building Department; it's not part of this.

CHAIRPERSON HERSHBERG: Go ahead, Annmarie.

MR. SOLAR: I'll walk you through the landscaping. First thing you should be looking at is a shot looking east. You'll see a piece of what is the side patio with the walk-up window. It's a concrete wall. You see that we have plantings throughout. We took the Board's advise and added grass to the location, a lot more grass than what we had originally. We also took what they generally use at different locations and spread those plantings throughout. The first rendering, again, is looking east.

The second rendering is also looking east but a little bit toward the south as well, so you catch a little bit of the parking lot, but you still see the side or the walk-up window.

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2 And then when you get to the last
3 rendering, which is of the plan, it's a
4 comparison between the existing site plan and
5 the proposed site plan. So, as you see here,
6 what we have done is everything -- this
7 didn't print well. What looks to be a light
8 gray color along the perimeter is the center
9 of the property and along the left and right
10 side is all grass area. What we did is we
11 still took the river stone, that's what you
12 see as the pink color. So, we did spread out
13 river stone throughout. If you back to the
14 renderings, you'll see that in the renderings
15 as well the river stone.

16 So there are planting beds
17 throughout. As you see, we spread out all
18 different types of landscaping and trees from
19 reed grass to butterfly fly bush, to short
20 arborvitaes, boxwoods. And for some bigger
21 accent pieces, we have an eastern redbud tree
22 right along the patio in the back. It did
23 not print on it, but it is a big tree off the
24 patio, the larger of the all the plantings.

25 MEMBER RYAN: Pretty.

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MR. SOLAR: We do have a planting schedule there that does call out the quantities, the sizes, and special remarks regarding space in between each species.

MEMBER DI SALVO: Along Atlantic Avenue we have the river rock in the front?

MR. SOLAR: Correct. And some arborvitaes, which are small. The first image on the upper left are pictures of the plantings. It's a little bit bigger than what the boxwood is going to be.

MEMBER DI SALVO: On the sides, left and right of that driveway, that's grass with plantings shown in white. That's grass?

MR. SOLAR: Yes.

MEMBER DI SALVO: In the back you have river rock and then dispersed throughout.

MR. SOLAR: Right along the edge, along the bench. Yes, that's correct.

MEMBER DI SALVO: Very nicely done.

MR. SOLAR: Thank you.

MEMBER RYAN: No further questions from me.

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CHAIRPERSON HERSHBERG: Are there any questions from the public? Questions or comments.

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck.

THE CLERK: Site Plan Number 3728, 53 Hanse Avenue, Section 62, Block 230, Lot 38, Industrial B. Paul Burns. Maintain existing steel assembly frame structure.

We have an Affidavit of Mailing to be placed on the record as Board Exhibit

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Number 3.

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

R O B E R T B E N N E T T,
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

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

MR. BENNETT: Robert Bennett. 8 West Merrick Road, Freeport, New York 11520 RABCO Engineering.

Good evening, Members of the Board, ladies and gentlemen, audience. This is an industrial building in an industrial section and it is an open, unenclosed steel structure basically used for hoisting steel members for fabrication. It's been erected, it's been in place for some time. From an engineering standpoint, it's a work of art. From an aesthetic, it's very functional, but it basically allows it to handle material easily, efficiently and safely, and it's a

1 lot easier than doing it by hauling it
2 manually or by hand labor. It's painted in a
3 safety yellow. There is nothing magic about
4 it, but from an engineering point, it's a
5 work of art and it's been there for a couple
6 of years now. It blends in. The neighboring
7 property owners have accepted it and they
8 admired it. Actually, Paul Burns, is the
9 proprietor and he is here tonight. He does
10 have a video that shows it in operation, if
11 you want to see it. We had a variance and we
12 have gotten that. We came to site plan to
13 accept to maintain the existing condition.

14 CHAIRPERSON HERSHBERG: Thank you.
15 We did have a preliminary hiring on this and
16 you addressed every question we had at that
17 time. We do recognize that you are in a
18 commercial area and we'll have to go with
19 engineering beauty. You are in an industrial
20 area and we do recognize that.

21 Are there any other questions or
22 comments from the Board? Excuse me.
23 Comments from the public.

24 THE CLERK: Mr. Andrew Shabica.
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MR. SHABICA: No. I'm a friend, compadre, co-business enthusiast. I appreciate the engineering factor.

CHAIRPERSON HERSHBERG: So, motion from the Board please.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3732, 205 Wallace Street, Section 55, Block 384, Lot 27, Residence AA. Mahesh Tikaram. Construct new 484 square foot detached garage and 1,208 square foot addition and alterations to dwelling.

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

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

5 P I D U L I N,
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. LIU: My name is Padu Liu. My
12 office is 384 Nassau Parkway, Oceanside,
13 New York 11570.

14 MEMBER RYAN: Hello Mr. Liu. How are
15 you?

16 CHAIRPERSON HERSHBERG: Go ahead,
17 sir, tell us about your project.

18 MR. SOLAR: Basically this is a house
19 and we want to do an extension of it. From
20 the original 2,000 square feet, we're adding
21 about 2,400 square feet above it. We add a
22 garage in the back. No, we actually took out
23 the old one and try to put a new one, which
24 is a two car garage. We don't have any
25 zoning issue, I think. So, basically, the

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house exterior, we just try to match what's there, existing with the white siding and gray roof. Windows are all white with the dark frame. Instead of the white frame, with the dark frame. We had to change some of the windows to get egress. That's basically it.

MEMBER DI SALVO: I'm sorry. Can you clarify something? Did you just say the windows in the new extension will have a dark frame?

MR. LIU: Outside, the wood is still white. The window itself is dark frame.

MEMBER DI SALVO: Are the existing windows a white frame?

MR. LIU: Yes, wood window.

MEMBER DI SALVO: It's a wood window. Will it be dark on the outside or just on the inside. Wood window typically --

MEMBER RYAN: Andersen 400 series.

MEMBER DI SALVO: 400 series is usually white on the outside.

MR. LIU: The owner wants to have dark brown on the outside.

MEMBER DI SALVO: On the second

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floor? Only the addition or are you changing all of the windows?

MR. LIU: All the new windows.

MEMBER DI SALVO: Only the new windows?

MR. LIU: In the front we had to change two windows for egress. That's why it becomes a new window.

MEMBER DI SALVO: I have to be clear. Is it just the egress windows that have the darker frame or all of the new windows, the new extension that has a dark frame?

MR. LIU: All the new windows we have dark frame.

MEMBER DI SALVO: One upstairs and the egress windows have dark frames. Everything on the first floor will have a white frame?

MR. LIU: Basically all the windows on the ground floor is all existing, mostly existing, except on the addition.

MEMBER DI SALVO: But they have a white frame?

MR. LIU: Yes.

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MEMBER DI SALVO: I just want to be clear.

MEMBER RYAN: It's not going to match; is that right?

MR. LIU: Pardon?

MEMBER RYAN: None of the windows will match?

MR. LIU: Unless you want to change all the windows.

MEMBER DI SALVO: Maybe make all the windows white frame.

M A H E S H T I K A R A M,
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. TIKARAM: Mahesh Tikaram. 205 Wallace Street, Freeport, New York 11520. I'm the owner of the property.

MEMBER DI SALVO: How are you?

MR. TIKARAM: Yes, all the windows are going to be replaced. The existing window, they're all white. I'm changing

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everything to black Andersen 400 Series.

MEMBER DI SALVO: You are changing the windows?

MR. TIKARAM: Everything is going to be changed.

MEMBER DI SALVO: Got it. Thank you.

MEMBER RYAN: Thank you so much for clarifying that.

CHAIRPERSON HERSHBERG: So to be perfectly clear, all the windows will now match?

MR. TIKARAM: Will be replaced.

CHAIRPERSON HERSHBERG: All the windows will now match. It's as clear as we can get.

MEMBER RYAN: Are you keeping shutters, all of that, or are you getting rid of that?

MR. TIKARAM: No shutters. Getting rid of that.

CHAIRPERSON HERSHBERG: Sir, if you could step up to the podium.

MR. TIKARAM: There original house has shutters in the front only. We didn't

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put it in. We don't want the shutters.

MEMBER RYAN: No more shutters.

MR. TIKARAM: No more shutters.

MEMBER DI SALVO: White siding, black windows or dark windows?

MR. LIU: Dark frame.

MEMBER DI SALVO: Dark frame windows. And the roof color is --

MR. LIU: Dark gray.

MEMBER DI SALVO: You are going to match the existing?

MR. TIKARAM: Yes.

MEMBER DI SALVO: The new garage is the same?

MR. LIU: Yes.

MR. TIKARAM: Same color.

MEMBER DI SALVO: Are the front steps changing at all?

MR. LIU: No.

CHAIRPERSON HERSHBERG: On the garage, on the east elevation, you have a vent or decorative piece. What is that? Here and here. What is that?

MR. LIU: What was the question?

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CHAIRPERSON HERSHBERG: What is it?

MR. LIU: It's a circle. It's a vent.

CHAIRPERSON HERSHBERG: It's a louver vent.

MR. LIU: Yes.

MEMBER RYAN: Are you keeping the fish scale on the gables on the front door.

MR. LIU: I don't think we have fish.

MR. TIKARAM: No.

CHAIRPERSON HERSHBERG: If you could step back to the microphone. I know we shared information on paper. We need to be speak into the microphone whenever we can.

What was the question you had?

MEMBER RYAN: Are you keeping the fish scale gable on the front door?

MR. TIKARAM: No fish scale.

MEMBER RYAN: A linear clapboard siding?

MR. TIKARAM: Yes.

MEMBER RYAN: How about the handrail, the black handrail?

MR. TIKARAM: That stays.

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MEMBER RYAN: I guess I'll ask you about the trim around the front door. Will that be like a wide trim like around all the window?

MR. TIKARAM: Yes.

MR. LIU: Trim is white.

MR. TIKARAM: White trim.

MEMBER DI SALVO: Are you changing the front door?

MR. TIKARAM: I was painting it all black.

MEMBER DI SALVO: Painting the existing black or replacing it with a black door?

MR. TIKARAM: Paint.

MEMBER RYAN: That will be pretty. The columns, you're keeping?

MR. TIKARAM: Yes.

MEMBER RYAN: It's going to be nice.

MR. TIKARAM: Thank you.

MEMBER RYAN: I walk my dog by your house everyday.

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

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MEMBER RYAN: No further questions.

CHAIRPERSON HERSHBERG: Questions or comments from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DI SALVO: Thank you so much.

THE CLERK: Site Plan Number 3733, 230 South Brookside Avenue, Section 54, Block 524, Lot 51, Residence A. Juan Nunez. Construct elevated 2,491.9 square foot two-story dwelling with attached garage.

I have an Affidavit of Mailing to be

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placed on the record as Board Exhibit
Number 3.

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

MEMBER DI SALVO: Mr. Rodriguez,
you're back.

CHAIRPERSON HERSHBERG: We missed
you.

MR. RODRIGUEZ: How is everything?

MEMBER RYAN: Thanks for your help.

MR. RODRIGUEZ: Any way we can help.
Always been that way, right, Lisa?

So the project location is 230 South
Brookside Avenue. The project is to
construct a new 2,491.2 square feet.

Before I start, I want to know, do
you have this with all the colors all broken
down?

MEMBER DI SALVO: Yes. Thank you for
calling it out so clearly.

MR. RODRIGUEZ: I don't think this
will be that difficult. I'm just going to
call everything out. I may have it in a

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different order than you guys have it. I just want to let you know.

The color of the roof is a GAF 30 year shingle, color charcoal. Pretty standard color. The color of the siding is white board and batten by Georgia Pacific; it is a vinyl siding. If you see the rendering, it's the up and down finish going throughout the whole house that way. The aluminum roof in the front of the house is also black standing seam to match. The soffit will be white with black trim. The windows will be black Andersen casement 400 Series with black trim.

MEMBER DI SALVO: Hold on. Can I bring you back for a second? You just said the soffit will be white with black trim?

MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: Which soffit are you referring to? You have two soffits on the front elevation -- no, I'm sorry, one soffit and an overhang over the front door which looks to be all black.

MR. RODRIGUEZ: The soffit that goes

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underneath the -- give me one second.

MEMBER DI SALVO: Do you mean the underside of the soffit?

MR. RODRIGUEZ: The underside.

MEMBER DI SALVO: Underside.

MR. RODRIGUEZ: Yes, that will be above the front door. Yes.

MEMBER DI SALVO: Sorry. Continue.

MR. RODRIGUEZ: Yes. The front door will be a Therma, small star collection. Color is black but they call it obsidian. That's the color they call it. There will be backlit house numbers on the property, LED as well. The lighting will also be an LED lantern, which is part of the renderings that are there. That's going to be at the front door, to the left of the front door, and it's also going to be in the back of the house, by the door in the back of the house as well. They will have recessed lighting throughout under all the soffits. So, that will be the soffits that are under the garage door, they'll also have it under the circle windows in the front of the house, as well as under

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the front door as well, and in the back of the house.

The railings will be a black cable railing that will be in the front of the house. It will also be off the back balcony. There's a balcony on the house. The lower deck, which is the deck at the back of the house, that will have a black steel railing. The post are going to all match and they will be symmetrical.

The cultured stone will be El Dorado stone veneer like a gray color. You guys have a picture of the veneer there. The left, right, and rear elevations of the property where there is exposed foundation will be a gray stucco. The chimney of the house will be a cultured stone. The same cultured stone that is on the front of the house will be the cultured stone on the chimney.

The garage door will be black with glass lights. When I say "glass lights," I just mean the glass. That's what they call them, lights.

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The columns in the rear of the property will be recessed, 12 inch, and they will be black to match.

MEMBER DI SALVO: In the rear?

MR. RODRIGUEZ: In the rear. There are no columns in the front of the house, it's only on the back deck -- back deck and back balcony as well.

MEMBER RYAN: Will the windows have the grids like they are depicted.

MR. RODRIGUEZ: Yes. Four throughout the whole house. The decking and steps will be Timber Tech and the color will be Ash wood from the Legacy collection; and that will be both at the front of the house, the rear deck and the balcony.

MEMBER DI SALVO: I have a few questions, if you're done with your presentation.

MR. RODRIGUEZ: I'm finished.

MEMBER DI SALVO: So I know that you're not required to have a soffit lighting plan, and I know that you said you're doing all recessed under there.

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MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: I just want to say that we have had people come before this board two and three times because of neighbor complaints because those soffits tend to be over lit. So, I'm just saying be a little judicious, be cautious. They throw off a lot of light. You don't have a very large overhang. According to the plan, it looks like maybe those soffits are 12 inches deep. So, if you have a five inch canister --

MR. RODRIGUEZ: They're going to be four.

MEMBER DI SALVO: Even so, that beam spread doesn't have far to go, it's bouncing off the house and bouncing towards the neighbors. Watch your spacing a little bit.

MR. RODRIGUEZ: Absolutely. I'll add to that. They are going to be utilizing a Leviton dimmer that's controlled through the phone that they can dim the lights perfectly where it's not going to be lit that you can see the house from a plane.

MEMBER DI SALVO: Thank you. I'm not

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seeing on the elevations, the architectural plans, anywhere where there is stucco.

MR. RODRIGUEZ: So the plans originally show cultured stone going all around the base. What they decided to do was to just do the front of the house, and then the elevations to the left, right, and rear will make them just traditional stucco.

MEMBER DI SALVO: That's an alteration from the plan.

MEMBER RYAN: The plan will have to be changed, when you submit it.

MR. RODRIGUEZ: Correct. I'm assuming it is approved that that will be part of the prerequisites in order to get approved.

MEMBER RYAN: Show the board and batten, the chimney stone and all of that.

MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: The front only will have the cultured stone.

MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: The three remaining sides will be stucco in what color?

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MR. RODRIGUEZ: Gray to match.
That's going to match the cultured stone veneer.

MEMBER DI SALVO: A light gray the match the cultured stone.

MR. RODRIGUEZ: Correct. That's the beauty of the stone. You can get a color to match the stone identity.

MEMBER DI SALVO: It should probably wrap a little bit left and right so it's not a hard corner on both corners of the house. Even if you pull it back 12 inches to transition to the side.

MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: Again, just a suggestion.

MR. RODRIGUEZ: 100 percent.

CHAIRPERSON HERSHBERG: I may have been writing. Could describe the stone on the chimney? Are you doing the whole chimney or as depicted in the drawings.

MR. RODRIGUEZ: It would be the whole chimney. That's going to be part of the rendering, once submitted back to the Board.

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It will be from bottom to top to make it aesthetically pleasing.

MEMBER DI SALVO: Yes to grills.

MR. RODRIGUEZ: Yes.

MEMBER RYAN: Even in the circle windows?

MR. RODRIGUEZ: Yes.

MEMBER RYAN: The standing seam roof below the double window on the right side facing the house.

MR. RODRIGUEZ: Yes.

MEMBER RYAN: The other one is just a --

MEMBER DI SALVO: Flat soffit.

MR. RODRIGUEZ: It's a soffit that's there for aesthetics, to break up all the siding on the front of the house.

MEMBER RYAN: Separate the floors.

MR. RODRIGUEZ: Plus the front of the house is actually recessed slightly back on the second floor, to give you that dimensional look.

MEMBER RYAN: A cantilevered look.

MR. RODRIGUEZ: Exactly. Love that.

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MEMBER DI SALVO: When you submit to the Building Department, it will be depicted board and batten on the architectural plans?

MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: Right now you have horizontal.

MR. RODRIGUEZ: I don't know if it was the program that they did utilize. For some reason on the architectural rendering, which is harder, they were able to do it, and then on the plan itself they put it upside down. Maybe it's the program they utilized, but in essence, as far as testimony today, it's the complete house will be board and batten.

MEMBER DI SALVO: So landscaping. No trees? I'm just showing some -- am I reading it wrong, some beach grass, some boxwoods. So all low, nothing --

MR. RODRIGUEZ: Everything is very, very low.

MEMBER DI SALVO: Everything is low?

MR. RODRIGUEZ: Yes.

MEMBER DI SALVO: The only thing that

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is --

MR. RODRIGUEZ: If the Board suggests to have a tree installed, as far as the landscape plan, he would not be opposed.

MEMBER DI SALVO: Not necessarily saying you have to have a tree, but my concern is that you have four bushes, boxwood shrubs. Those are typically low, and there's only four of them. That's the only thing that stays green all year round, everything else will be dead. Four bushes: Two here, two here. That's my concern.

MR. RODRIGUEZ: Maybe we could add more. I went boxwood happy the other day on a house in December, to make sure. You're right, it made the house nicer in the seasons where you don't have flowers and things blooming. As far as the home owners -- I'm going to ask them quick, if you don't mind.

CHAIRPERSON HERSHBERG: Since you appear to be very receptive to adding some additional plantings, I'm going to turn to you for what you would like to do, because you seem so receptive to it, have you

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describe something that would please you.

J U A N N U N 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. NUNEZ: Juan Nunez. 228 South
Brookside Avenue.

So, if you look right in front
between the picture where the number 230 goes
down and the steps go up, there might be room
there, almost two or three feet deep, that
wall.

CHAIRPERSON HERSHBERG: I'm not sure.

MEMBER RYAN: Talk about here.

CHAIRPERSON HERSHBERG: Go ahead.

MR. NUNEZ: Right in front of the
house where the numbers go down, 230,
immediately to the left of that there will be
a small patch there, the architect was
telling me, so we'll have room to plant a
tree there, which could go maybe as high as
five feet without blocking the railing, maybe

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six, depending on the type of tree. I was open to that. Anything else.

MR. RODRIGUEZ: He would have no problem adding more boxwoods to both the left and right to dress up the front. I agree with you. In the off season, there is nothing there.

MEMBER RYAN: Are you going to do landscape lighting in the bushes? That could be also --

MR. NUNEZ: I'm for that as well, landscape lighting. We haven't gotten to that minor detail so-to-speak. It all depends how much landscape exactly will allow.

MEMBER RYAN: Solar.

MR. NUNEZ: I like solar. Me and my better half were talking about the solar in the back toward the deck, underneath it.

CHAIRPERSON HERSHBERG: So you seem amenable to adding additional landscaping. Do you want to give me a general description of what that is, rather than us pick a number of plants for the front of your house?

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MEMBER RYAN: Or evergreen shrubs or whatever, not to exceed five feet high.

CHAIRPERSON HERSHBERG: Okay. We can work very generally with that. Thank you.

MEMBER DI SALVO: We'll keep it very simple when we condition it, just saying that you'll add additional evergreen bushes, so it stays vague but to keep it in the back of your head.

MR. NUNEZ: That's fine.

CHAIRPERSON HERSHBERG: Any other questions for comments?

MEMBER DI SALVO: Just the walkway. Concrete pavers.

MR. RODRIGUEZ: It's the driveway blacktop with Belgian block, which is going to go in line with the cultured stone to meet the cultured stone.

MEMBER DI SALVO: The front walkway?

MR. RODRIGUEZ: It would connect to that. It will also be blacktop with the Belgian block.

MEMBER RYAN: Same with the driveway?

MR. RODRIGUEZ: Same as the driveway,

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with the Belgian block edging on the sides.

MEMBER DI SALVO: Blacktop walkways.

MEMBER RYAN: If it's in line. Are you connecting it to your driveway? Usually when it's connected.

MR. RODRIGUEZ: This one is connected. It's literally right there, that quick left.

MR. NUNEZ: Small circle.

MR. RODRIGUEZ: We'll keep it in line and do the edging all around.

MEMBER RYAN: No further questions.

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

(No response was heard.)

CHAIRPERSON HERSHBERG: Any questions, comments from the public?

(No response was heard.)

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

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

MEMBER DI SALVO: Second.

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THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck to
you.

(WHEREUPON, nonpublic is meeting is
continued, at this time.)

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: 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 8:59 p.m. to
9:18 p.m., after which the following

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transpired:)

THE CLERK: Site Plan Number 3735,
325 West Seaman Avenue.

MEMBER DI SALVO: Chairman, regarding
Application SP-3735 for the premises located
at 325 West Seaman Avenue, the applicant
comes before this Board seeking approval to
maintain garage conversion, removal of garage
door, and addition of new windows.

I, Annmarie di Salvo, 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 print, dated 4/24/24,

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

The members of this Board 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 follow conditions:

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

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

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

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modifications 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
action is a Type II action under SEQRA.

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

Second.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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THE CLERK: Site Plan Number 3738, 36 Cedar Street.

MEMBER DI SALVO: Chairman, regarding Application 3738 for the premises located at 36 Cedar Street, the applicant comes before this Board seeking approval to install 700 square feet of concrete Travertine pavers to the driveway and walkway.

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

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

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

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

The site plan, dated 5/6/24, has been submitted by the applicant, reviewed and

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

The members of this Board 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 follow 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,

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

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

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

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

Other conditions:

The front walkway and driveway are to be Nicolock Travertine pavers in color Rustico.

The exterior walls below the siding line to be ledge stone in color Golden Harvest.

The home owner and contractor to leave a three foot deep planting area from the garage to the front steps and plant

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various evergreens and flowers.

Second.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3739,
214 Westside Avenue.

MEMBER DI SALVO: Chairman regarding
application SP-3739 the applicant comes
before this Board seeking approval to
maintain a 20 by 12 foot by 10 foot high
gazebo.

I, Annmarie di Salvo, 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

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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 5/17/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved 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 follow conditions:

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

Applicant/Owner must execute an

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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 action is a Type II action under SEQRA.

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

Second.

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MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

THE CLERK: Site Plan Number 3676,
134 North Ocean Avenue, Section 62, Block
114, Lot 110 Residence Apartment, Look North
Together had been approved to construct a
24-unit, three-story, 19,996 square foot
multiple dwelling is requesting an extension
to sign the Affidavit of Compliance.

MEMBER RYAN: What do we want to give
them, 30 days?

THE CLERK: 30 days.

MEMBER RYAN: I make a motion that we
accept the applicant's request for 30 day
extension. Second?

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3723,
284 North Columbus Avenue.

MEMBER RYAN: Chairman, regarding
Application SP=3723 for the premises located
at 284 North Columbus Avenue, the applicant
comes before this Board seeking approval to
construct a new 3,135 square foot two-story,
one-family residence.

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

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

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

This application, as submitted, will

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

The site plan and artist rendering, dated 5/9/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering has been stamped, approved 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 follow 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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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 action is a Type II action under SEQRA.

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

Other conditions:

Bluestone treads will be used on the steps.

The pavers are by Nicolock, Adobe

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blend with a charcoal boarder, Rustico 6 by 6 and 6 by 9 square and rectangular pattern.

Second?

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3724, 177 Atlantic Avenue.

MEMBER RYAN: Chairman regarding Application SP-3724 for the premises located at 177 Atlantic Avenue, the applicant comes before this Board seeking approval to do exterior alterations to the existing commercial building.

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

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met.

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

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

The site plan and artist rendering, dated 4/4/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering has been stamped, approved by the applicant and/or the Chairman of the Planning Board.

The members of this Board 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 follow conditions:

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 action is a Type II action under SEQRA.

Applicant/Owner must obtain the

1
2 appropriate permits from the Building
3 Department prior to any construction.

4 Other conditions:

5 The dumpster enclosure will be dark
6 bronze fencing, approximately six foot high.

7 The thin brick by Belden will be
8 Polar White.

9 The cement-ish panels by Nichiha
10 Vintage Wood Ash.

11 The cornice finish on top of the
12 building will be dark bronze, as well as the
13 walk-up window to match all the storefront
14 windows trims.

15 MEMBER DI SALVO: Second.

16 THE CLERK: All in favor.

17 MEMBER FERNANDEZ: Aye.

18 MEMBER DI SALVO: Aye.

19 MEMBER RYAN: Aye.

20 CHAIRMAN HERSHBERG: Aye.

21 THE CLERK: Any opposed?

22 (No response was heard.)

23 THE CLERK: Site Plan Number 3728, 53
24 Hanse Avenue.

25 MEMBER FERNANDEZ: Chairman,

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regarding Application SP-3728 for the premises located at 53 Hanse Avenue, the applicant comes before this Board seeking approval to maintain an existing steel assembly frame structure.

I, Joy Fernandez, move that this Board make the follow findings of fact:

This applicant, 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 4/12/24, 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

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Planning Board.

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

I further move that this applicant 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 prerequisite for issuance of any permit.

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

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

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated October 19, 2023.

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

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3732,
205 Wallace Street.

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MEMBER RYAN: Chairman, regarding Application SP-3732 for the premises located at 205 Wallace Street, the applicant comes before this Board seeking approval to construct new 484 square foot detached garage and 1,208 square foot addition with interior alterations to the dwelling.

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

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

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

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

The site plan, dated 4/18/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site

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plan has been stamped, approved by the applicant and/or the Chairman of the Planning Board.

The members of this Board 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 follow 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

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Compliance, to the Village Clerk's Office before issuance of a building permit.

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

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

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

Other conditions:

All windows will be Andersen 400 Series black trim.

Front door to be black and trimmed in three to four inch white to match all windows.

- MEMBER DI SALVO: Second.
- THE CLERK: All in favor.
- MEMBER FERNANDEZ: Aye.
- MEMBER DI SALVO: Aye.
- MEMBER RYAN: Aye.

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CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3733,
230 South Brookside Avenue.

MEMBER FERNANDEZ: Chairman,
regarding Application SP-3733 for the
premises located at 230 South Brookside
Avenue, the applicant comes this Board
seeking approval to construct elevated
2,491.9 square feet two-story dwelling with
attached garage.

I, Joy Fernandez, move that this
Board make the following findings of fact:

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

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

This application, as amended, will
not negatively alter the appearance of the

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neighborhood, if the conditions below are met.

The site plan and artist rendering, dated 4/19/24, has been submitted by the applicant, reviewed and approve by the Planning Board. Said site plan and artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

I further move that 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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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 review by the Planning Board.

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

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

Other conditions:

Chimney to be entirely clad in El Dorado stone veneer.

Driveway and walkway to be done in

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blacktop with Belgian block borders.

The front of the home to have El Dorado stone the same height as the garage down to the ground level.

Right, left, and rear lower foundation to be stucco matching the El Dorado stone.

All windows to comprise to two over two grids.

A minimum of six to eight additional evergreen shrubs to be added to the front landscaping.

MEMBER DI SALVO: Second.

MEMBER RYAN: Wait. Shouldn't the siding say white board and batten, because it's not on the plan.

MEMBER DI SALVO: It's not on the architectural plans, it's just on the rendering. It was in the packet that she gave us. It doesn't hurt to call it out.

MEMBER RYAN: You should add the architectural plan had the siding go this way, not this way.

CHAIRPERSON HERSHBERG: We'll take a

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moment. I'll entertain a motion to go into executive session to work this out.

MEMBER RYAN: Make motion to go into executive session.

THE CLERK: Second?

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

(WHEREUPON, the Board entered into executive session from 9:43 p.m. to 9:45 p.m., after which the following transpired:)

THE CLERK: We'll continue on Brookside Avenue decision.

MEMBER FERNANDEZ: One other condition: All siding to be white board and batten with vertical installation.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

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MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

CHAIRPERSON HERSHBERG: Can I get a motion to approve the minutes of 5/14/24?

MEMBER DI SALVO: Make a motion to approve the minutes of May 14, 2024.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed.

MEMBER DI SALVO: Make a motion to close the meeting.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRMAN HERSHBERG: Aye.

THE CLERK: Any opposed?

(Time Ended: 9:46 p.m.)

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May 28, 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 30th day of May, 2024.


BETHANNE MENNONNA