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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

July 23, 2024
7:00 p.m.

M E M B E R S:

- | | |
|------------------------|--------------|
| LADONNA TAYLOR | ACTING CHAIR |
| CAROLE RYAN | MEMBER |
| ANNEMARIE DI SALVO | MEMBER |
| JOY FERNANDEZ | MEMBER |
| THELMA LAMBERT WATKINS | MEMBER |

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

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1	Affidavit of Publication	4
2	Affidavit of Posting	4
3	Affidavit of Mailing (3747)	4
3	Affidavit of Mailing (3748)	4
3	Affidavit of Mailing (3749)	4
3	Affidavit of Mailing (3751)	4
3	Affidavit of Mailing (3752)	4
3	Affidavit of Mailing (3753)	4

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APPLICANT'S FOR ID SP-3752

1 - 5	Photo boards	48
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July 23, 2024

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

APPLICATION#	ADDRESS	PAGE
SP-3751	46 S. Main Street	5-7
SP-3747	51 Forest Avenue (A)	7-20
SP-3748	51 Forest Avenue (B)	21-33
SP-3749	226 Atlantic Avenue	34-44
SP-3752	189 W. Merrick Road	44-49
SP-3753	101 S. Main Street	49-62

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ACTING CHAIR TAYLOR: Good evening.
I ask you to please stand for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIR TAYLOR: I ask that everyone please remain standing. I want to give a moment of silence for Town Councilman Christopher Carini.

(Moment of silence observed.)

ACTING CHAIR TAYLOR: Do we have any Affidavits of Posting to be entered into the record by the stenographer?

THE CLERK: We have one Affidavit of Publication, one Affidavit of Posting, and six Affidavits of Mailing to be placed on the record as Board Exhibits.

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

ACTING CHAIR TAYLOR: Are there any requests for adjournment?

THE CLERK: There are no requests for adjournment.

ACTING CHAIR TAYLOR: Any Affidavits

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of Mailing?

THE CLERK: Yes. We have one for each application.

ACTING CHAIR TAYLOR: I ask that we approve the minutes from the previous meeting.

MEMBER DI SALVO: Make a motion to approve the minutes from the last meeting.

MEMBER RYAN: Second.

THE CLERK: July 25th.

MEMBER RYAN: June 25th?

THE CLERK: I'm sorry, June 25th.

All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3751, 46 S. Main Street, Section 62, Block 59, Lot 94, Business B. Dennis Cortez. Maintain sign on building.

1
2 D E N N I S C O R T E Z,

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

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

8 MR. CORTEZ: Dennis Cortez. 46
9 S. Main Street, Freeport, New York 11550.

10 MR. McLAUGHLIN: Sir, how are you?

11 MR. CORTEZ: Good. How are you?

12 MR. McLAUGHLIN: My name is Robert
13 McLaughlin. I'm the Deputy Village Attorney.
14 We did a review of your application before
15 the meeting tonight, and one of the things we
16 noticed is the size of the sign; it's bigger
17 than the zoning laws allow. So,
18 unfortunately, we are going to have to
19 adjourn the hearing application for tonight
20 and you are going to have to apply -- if you
21 want to keep the sign, you're going to have
22 to apply for a zoning variance.

23 What you can do is, come in tomorrow,
24 meet with the Building Department. Sergio
25 Mauras is the Superintendent, and he'll

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explain what the process is going forward,
okay?

MR. CORTEZ: All right. Sounds good.

MEMBER DI SALVO: Thank you for
coming in.

MEMBER RYAN: Make a motion to
adjourn until zoning approves the
application.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3747,
51 Forest Avenue, Parcel A, Section 55, Block
348, Lot 14, Residence A. Dennis Marti.
Construct new two-story, one-family 2,603.10
square foot dwelling with attached garage.

D E N N I S M A R T I,
having been first duly sworn by a Notary
Public of the State of New York, was

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examined and testified as follows:

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

MR. MARTI: Dennis Marti. 1500 Jerusalem Avenue, Merrick, New York 11566.

Good evening. So this is a follow up from the preliminary hearing we had earlier this month. We heard some suggestions on homes at that hearing, agreed with them, and we went made significant changes to the facades, curb appeal of the homes to differentiate between the two.

So, this is the house looking to the left on the property. This house is still at 2,600 square lot.

ACTING CHAIR TAYLOR: Sir.

MR. McLAUGHLIN: Sir, could we have one minute?

(WHEREUPON, there was a brief pause in the proceedings, after which the following transpired:)

MR. McLAUGHLIN: Disregard. Never mind. You're doing one at a time, right?

MR. MARTI: Parcel A. So, 2,600

1 square feet in-line Colonial. Specifically
2 to siding, it stayed the same since the
3 preliminary hearing. Is white trim, white
4 doors, white window trim. The masonry is
5 going to be Alpine Grand Chardonnay. We
6 spoke with the Board about using a variety of
7 sized stones, cultured stones. Chardonnay
8 sandstone color with different shades of
9 brown, reddish.
10

11 MEMBER DI SALVO: I'm sorry, what was
12 the name of that?

13 MR. MARTI: Alpine.

14 MEMBER DI SALVO: The color?

15 MR. MARTI: Chardonnay.

16 ACTING CHAIR TAYLOR: Do you have
17 pictures of the color?

18 MR. MARTI: More pictures?

19 MEMBER DI SALVO: This is a public
20 hearing.

21 MR. MARTI: These are the actual
22 materials themselves. I can pull up pictures
23 of 59 Lena Avenue in Freeport; it will have
24 the exact same materials. If that helps, I
25 can show that for the stone.

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MR. McLAUGHLIN: You can't for the public hearing.

MEMBER RYAN: Maybe I can pull out this old rendering.

MR. MARTI: That rendering has the same materials.

MEMBER RYAN: It's all the same materials, you're just changing where the board and batten is?

MR. MARTI: Yep.

MR. McLAUGHLIN: I suggest you put it on the table and anybody that wants to come up and see it, see the rendering, it's right on the front table right here.

MR. MARTI: That rendering shows the Main Street Certainteed Pacific Blue siding and the chardonnay cultured stone that's going to be used, that will be exactly the same on the house. The differences in that rendering, with changes from recommendations from the Board, it's now an extended roof line first floor height all the way across the property. On this home we added some additional board and batten to the second

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gabled roof to stretch that board and batten across the entire way. We also --

MEMBER DI SALVO: Mr. Marti, this is the original, correct, this is not the revised?

MEMBER RYAN: Is that the revised?

MR. MARTI: No, that's the rear elevation.

MEMBER DI SALVO: This is the original.

MR. MARTI: The new front elevation drawing is shown on the table. We extended the roof line. We added a second gabled roof and we extended the board and batten onto that gable roof. That house still will have a square window over the center of the property with a flat, triangular portico, and we'll have a square pendent lantern light over the garage.

In addition from the recommendations from the Board, we stretched and wrapped the front stone around the sides of the property, so looking at it from different angles, it will continue the aesthetics around the sides

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2 of the property. And white PVC railing, nine
3 inch white PVC columns on the front of the
4 property, and six over one double hung
5 windows throughout the entire property. A
6 white garage door with glass features at the
7 top of the door.

8 Lastly, we put an extensive landscape
9 plan in. We worked with a landscape
10 architect to come up with trees for the front
11 and rear yards of the property, shrubbery for
12 the aesthetics for the front of the property,
13 but also functionally to screen the A/C units
14 from the neighbors and to dampen the sound.
15 That's sit.

16 MEMBER DI SALVO: Going back to the
17 windows for one second. Six over one? The
18 elevation is showing two over one.

19 MR. MARTI: Those will be six over
20 one.

21 MEMBER DI SALVO: Six over one?

22 MR. MARTI: Yes.

23 THE CLERK: In the meantime, if
24 anyone would like to speak on this
25 application, fill out one of the slips in the

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back and bring it up here.

MEMBER DI SALVO: You know, we have the drawing elevation. We can put this down on the table, if you'd like to see it. I know it's a little difficult because the renderings weren't completed in time. I know it can be hard to --

MR. MARTI: I tried to help.

MEMBER DI SALVO: -- depict.

MR. MARTI: Originally in the rendering that was professionally done, we hadn't yet extended this roof line, so we then went and extended it. This board and batten feature, we also extended the second gable; you can see that here. We changed this to a square roof so the houses -- square windows, so the houses are not having the same windows. We added a square lantern over the garage door. The only other change is this is now flat, but the other house will be to break up the look.

MEMBER RYAN: Mr. Marti, is it clapboard siding on this one or shakes?

MR. MARTI: It's shake on the front,

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lineal on the sides and back. Very similar to 59 Lean Avenue in Freeport.

MEMBER RYAN: 59?

MEMBER DI SALVO: 59.

MR. MARTI: The siding, the stone, in general, will be the colonial shape. It's all be the same. Small differences in roof lines.

MEMBER DI SALVO: Do you have any questions? I think you might have to fill out a slip, if you have questions. We encourage you to ask Mr. Marti questions.

MR. McLAUGHLIN: Guys. Wait until he's done, then come up and ask your questions.

THE CLERK: Fill out a slip in the back and bring it up please.

MR. MARTI: Does the Board have further any questions?

MEMBER RYAN: Are they recessed panel columns or square straight.

MR. MARTI: Square straight.

MEMBER RYAN: Bluestone steps?

MR. MARTI: No, it won't be

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bluestone.

MEMBER RYAN: What will the flooring be on the porch and steps?

MR. MARTI: The nosing and flooring won't match the cultured stone, it will be a darker color.

MEMBER RYAN: Will it be a stone?

MR. MARTI: It will be a stone.

MEMBER DI SALVO: White windows or black?

MR. MARTI: White windows to match the white trim throughout.

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

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

MR. HEATH: Harold Heath, H-E-A-T-H. 59 Forest Avenue, Freeport.

One of the main concerns is how long is the construction, start to finish?

MR. MARTI: We have been completing construction in six to eight months. Less

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than one year.

MR. HEATH: Anything arising from construction, who would I speak to, because I live right next door. The noise, foot traffic. Those are my concerns, what is going to be doing.

MEMBER RYAN: Very valid.

MR. McLAUGHLIN: Sir, you can give him your phone number. You're going to be managing the construction?

MR. MARTI: I have no problem, exchanging numbers.

MR. McLAUGHLIN: So, you'll exchange numbers with him, that way if there are any tissues during construction, he can contact you directly with whatever the issues are, and you can correct it for him.

MR. MARTI: That's fine.

MR. McLAUGHLIN: Sir, he's going to be the manager of the project, the general contractor. Basically, if you have any issues, he's going to give you his cell phone number tonight, that way you can contact him directly.

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MR. HEATH: We meant for a one-family house on that property, no two separate. I was looking at the size of the property, with the space and all of that, it's going to be right by my house.

MR. MARTI: Looking at the drawings.

MR. HEATH: Looking at the drawing, the apartment build to the right is by my house on the side. Did they get a special waiver to build a two-family?

MEMBER DI SALVO: I don't think there is a special waiver.

MR. McLAUGHLIN: Are you saying two-family?

MR. HEATH: Two separate houses. But it was one house there for years.

MR. McLAUGHLIN: What happened is, what they did is took that one property and subdivided that property to make it two properties. Because of the size of the original lot, they were able to do that and still fit within the code.

MR. HEATH: They were really never given a special waiver or anything like that?

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MR. McLAUGHLIN: No. It's what's called "by right," because of the size. If it was too small, then they would have to go the Zoning Board for that.

MR. HEATH: The lot is deep, but the front -- I can't picture two single family.

MR. McLAUGHLIN: You didn't go to the Zoning Board, it was all done by right.

MR. MARTI: Right.

MEMBER DI SALVO: There is also heavy tree coverage going down the side of the house. I'm not sure what side.

MR. HEATH: I'm on the corner of Edison. We tried to do a garage attached to our property and they told -- give me a hard time with a permit, building permit, no control all of that stuff just to get a carport on the side of my house. Here it is, you come in here fill and up two family house.

MEMBER RYAN: Frustrating.

MR. McLAUGHLIN: Sir, just to make a correction for the record. They did go to the Zoning Board for one variance for the

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size of one of the lots.

MR. HEATH: I don't know they have some special way with stuff like that. It shouldn't happen.

MR. McLAUGHLIN: Sir, can you explain what happened? You went to the Zoning Board, correct? Not the house. For the subdivision, not the house.

MR. HEATH: I appreciate the information. Thank you so much.

MEMBER DI SALVO: Mr. Heath.

MR. MARTI: One more thing. We also are proposing trees around the AC units. There's already a lot of screening on that side of the property. We're planting even more around the AC units to give more quietness to the area. Hopefully that does something.

MR. HEATH: Okay. Thank you.

MR. MARTI: You're welcome.

MR. McLAUGHLIN: Sir, stay until the end, because he is going to give you his contact information.

ACTING CHAIR TAYLOR: Any further

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questions?

MEMBER RYAN: I have no further questions.

ACTING CHAIR TAYLOR: Any further questions from the public?

(No response was heard.)

ACTING CHAIR TAYLOR: Motion.

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.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Lisa, can we have one minute. We are going to be substituting out one of our members for an alternate. Ms. Watkins is going to be substituted in.

ACTING CHAIR TAYLOR: Lisa.

(WHEREUPON, there was a brief pause

1
2 in the proceedings, after which the following
3 transpired:)

4 THE CLERK: Site Plan Number 3748,
5 51 Forest Avenue, Parcel B, Section 55, Block
6 348, Lot 14, Residence A. Dennis Marti.
7 Construct new two-story one-family 2,603.10
8 square foot dwelling with attached garage.

9 MR. MARTI: Good evening. This is
10 Parcel B, the property looking to the right
11 at Forest Avenue. This house received fewer
12 changes. We substantially chanced Parcel A.
13 We continue to go forward the Certainteed
14 charcoal gray siding on this property.

15 If anyone would like to see this, 132
16 North Bergen Avenue also has the same
17 materials as this property. This house we're
18 going with white trim, white doors, white
19 window trim, and the same Alpine Chardonnay
20 cultured stone on the property.

21 The light fixture on this one, we
22 changed to be more of an acorn style to
23 differentiate it from the square is in
24 Parcel A. Garage door will be white with
25 glass windows. Nine inch square columns and

1
2 black shingle roof. This property we arched
3 the portico and did not extend the roof line
4 to the end of the property, giving it like a
5 two tiered effect instead of the one side
6 column effect. We removed the board and
7 batten on this property, showing a lineal
8 side instead of the cedar shake impression.

9 MEMBER RYAN: This is not cedar shake
10 anymore? My rendering shows --

11 MR. MARTI: It should be this
12 (indicating).

13 MEMBER RYAN: Isn't that it? It says
14 all shakes.

15 MR. MARTI: We were going to go with
16 lineal on this property to differentiate if
17 from the cedar shake impressions on the other
18 property. We're happy to do the cedar shake
19 impression on this one also. There's enough
20 other characteristics of the property to give
21 differentiation. So, we can go with cedar
22 shakes on this one.

23 MEMBER RYAN: This one is more
24 classic.

25 MR. MARTI: It won't have the board

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and batten, it will be cedar shake.

MEMBER RYAN: I think it will look better.

MR. MARTI: We're happy to do that. The round window in the center of the property is going to be a little bit more of a decorative window and help differentiate the square windows and straight angles on Parcel A. Matching also with the arch in the portico.

MEMBER RYAN: Arch in the portico. Yeah, that works well.

MR. MARTI: Again, the cultured stone will wrap around the side of the property. And we went with another extensive but differentiated landscape plan on this property. For instance, the front of the property here is mature red maple. The front of the other property is mature oak. The trees in the rear of the yard are also a different landscape design as well.

Our rendering also shows cedar shakes. If the members of the public want to see it, that will be what it will look like.

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MEMBER DI SALVO: I have to ask a question. I'm going through the packet just given to us this evening. Am I missing it? Are these materials called out in your plans?

MR. MARTI: They're supposed to be chosen by the Board.

MEMBER DI SALVO: It's a little frustrating. We have to condition the entire elevation, write down every single name chosen. Even if it was given to us as a list, an addendum to the application than having to write every single thing for each house. Now we're looking for the landscape plan on Parcel B. I'm not seeing it in this packet.

THE CLERK: You have the landscape plan for both.

MR. MARTI: Two pages stapled together.

ACTING CHAIR TAYLOR: That's A. The next page is B.

MR. MARTI: In your drawings, there's a landscape plan. It's a separate document.

MEMBER DI SALVO: We got that. What

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Member Watkins is saying she received two Parcel A's not an A and B. So, that's why there's a lot of confusion here tonight.

MEMBER RYAN: Here is "B" for you.

MEMBER WATKINS: Do you have "A"?

MEMBER DI SALVO: On Parcel B we have Certainteed charcoal gray in cedar shake.

MR. MARTI: That's correct.

MEMBER DI SALVO: We have a black asphalt roof, we have white windows, white trim, white doors. We have Chardonnay again on the stone.

MR. MARTI: Yes.

MEMBER DI SALVO: There is no board and batten here. It looks like the columns are panels.

MR. MARTI: Nine inch raised panel.

MEMBER DI SALVO: Nine inch raised panel, recessed panel, whatever?

MR. MARTI: Recessed.

MEMBER DI SALVO: The stair treads?

MR. MARTI: The same as the other property.

MEMBER DI SALVO: I want to be clear

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what the other property was.

MR. MARTI: Dark stone.

MEMBER DI SALVO: Just a general dark stone?

MR. MARTI: It will match.

MEMBER RYAN: Matching the Chardonnay color.

MEMBER DI SALVO: To coordinate with the Chardonnay.

MR. MARTI: Correct.

MEMBER DI SALVO: There's no change to the standing seam anywhere here?

MR. MARTI: To a standing --

MEMBER DI SALVO: Stand seam roof anywhere.

MR. MARTI: No.

MEMBER DI SALVO: White PVC railings?

MR. MARTI: That's correct.

MEMBER DI SALVO: The lighting?

MR. MARTI: That will be that acorn style lantern over the garage door, and there will be high hats recessed in the portico roof.

MEMBER DI SALVO: The acorn lighting

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will be black finish?

MR. MARTI: Black finish.

ACTING CHAIR TAYLOR: Any lighting in the back of the house?

MR. MARTI: There will be.

MEMBER DI SALVO: There are two spots?

MR. MARTI: On either side.

MEMBER DI SALVO: The gable vent is white also?

MR. MARTI: White.

MEMBER RYAN: Recessed panel columns like on here?

MR. MARTI: This one will be recessed panel.

MEMBER RYAN: Still six over one?

MR. MARTI: All six over one, double hung. Just round in the middle.

MEMBER RYAN: With the fancy trim?

MR. MARTI: Yep.

MEMBER RYAN: The regular trim on the other part of the house, is it a four inch Azek? What is the actual trim; a J channel? What do we got going there?

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MR. MARTI: It will be J channel around the windows, yeah. And then I'm not sure for the other trim.

MEMBER RYAN: Can you tell in that photo? Maybe we can make a call here.

MR. MARTI: Four inch is fine for that borders of the property.

MEMBER RYAN: I don't have any further questions. Anybody else?

ACTING CHAIR TAYLOR: Any questions from the public.

(No response was heard.)

ACTING CHAIR TAYLOR: Motion.

MEMBER DI SALVO: One second.

MEMBER RYAN: When do you expect the new renderings, Mr. Marti?

MR. MARTI: Once we got closer to the -- well, I got the new front elevations one week ago when he returned the final.

MEMBER RYAN: We're kind of at a loss here because we feel like we need to have renderings for the Building Department as part of the record; as such, us writing it, it's too many things to write. Would we be

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able to adjourn this until you get renderings and then come back and just do a quick presentation?

MR. McLAUGHLIN: You have the renderings on the first one?

ACTING CHAIR TAYLOR: No.

MEMBER RYAN: Neither one.

MR. MARTI: Parcel B.

MEMBER DI SALVO: That was the preliminary.

MEMBER RYAN: We can probably get that one going, but this one is too many changes.

ACTING CHAIR TAYLOR: There are more changes on the first one.

MR. MARTI: Both of these are almost identical. Honestly, the change to Parcel A is the roof line extends the full length of the property.

MEMBER DI SALVO: And board and batten.

MR. MARTI: The board and batten is slightly added. I think they could be things that comment the roof line. It's up to the

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Board. It would be a significant setback to push this another month.

MR. McLAUGHLIN: What did you say?

MR. MARTI: It would be a significant setback to push this another month. If there's a way.

MR. McLAUGHLIN: Here is what you're asking the Board to do. Basically, rewrite everything because they don't have drawings.

MR. MARTI: I also provided a cut sheet with all the specifics. It was in my application. It may be missing certain small details. It did not have Certainteed Main Street Grey, it said siding gray.

MR. McLAUGHLIN: Do you have a copy of it?

THE CLERK: Was that submission today?

MR. MARTI: It was in the first submission.

MEMBER RYAN: Is that this, what you're referring to, Mr. Marti?

MR. MARTI: Yes.

MEMBER RYAN: It's a little vague.

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MEMBER DI SALVO: This is Parcel B with the original record with vague materials called out.

MEMBER RYAN: It doesn't have what the siding is, it just says siding gray.

MEMBER DI SALVO: The siding is not called out. This one has black panel accent. I'm not sure what we -- Mr. Attorney, I'm not sure what the Village wants to do. They want renderings to be part of the application and the record.

MR. McLAUGHLIN: Will the renderings are to be part of the application. They are to supply renderings.

MEMBER RYAN: In order to get the permit, they need the renderings.

MR. McLAUGHLIN: Right. The whole question is, can you write a decision or not because -- sir, just so you understand, what you are asking them to do is put all of these things in as conditions because you didn't provide it in your application. One or two is one thing. When you start going into a lot of conditions, it's a very confusing

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decision for the application.

MR. MARTI: The full architectural plans do show the roof changes that were made. What is being stamped by the Building Department has all the things discussed here today regarding color of the siding, color of stone, color of the trim.

MR. McLAUGHLIN: That's the whole point. They're doing all of that stuff. Basically, they have to rewrite your whole application.

MEMBER RYAN: Let's rewrite it.

MEMBER DI SALVO: I've got it all written down.

MEMBER RYAN: Okay. We'll do the same thing that we did with the other one.

MR. McLAUGHLIN: They're going to try to figure it out. This is not something that we just rewrite people's applications. It really puts the hardship on the Board to figure it out, because you didn't come here prepared tonight.

MEMBER DI SALVO: This should have been really done, finished. We thought we

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were bucking up tonight. We saw the drawings came in and, quite honestly, we were surprised that nothing was called out in detail, no renderings.

So, you have been before us before. It's a beautiful product. We just needed cooperation.

MR. MARTI: I understand. Going forward, we won't give a cut sheet, we'll give full, called out specifics in the plans. No cut sheet is required, we'll have everything in the plan, especially the side elevation. We'll give you all the materials.

MEMBER RYAN: That will be helpful.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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2 THE CLERK: 3749, 226 Atlantic
3 Avenue, Section 62, Block 119, Lot 220,
4 Residence AA. Azin Tarifard. Maintain
5 existing new 432.64 square foot garage and
6 1,197 square foot driveway extension.

7 A Z I N T A R I F A R D,
8 having been first duly sworn by a Notary
9 Public of the State of New York, was
10 examined and testified as follows:

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

13 MS. TARIFARD: Azin Tarifard. 226
14 Atlantic Avenue, Freeport, New York 11520.

15 MEMBER DI SALVO: Explain to us what
16 the application is.

17 MS. TARIFARD: Yes. So, this is to
18 maintain an existing new garage. We past the
19 Zoning Board. This garage was very bad in
20 the beginning, so the contractor told me we
21 have to renew it, and it was done before I
22 knew I had to get a permit. It's been done.
23 I can explain to you what the aesthetics
24 looks like.

25 So, it's the same size. The

1 foundation is the same as what it was
2 originally. The outside is white vinyl
3 siding with some dark gray stacked stone in
4 the front matching the building. The main
5 door is white, the side door is very dark
6 brown, almost black, with small window and
7 white foundation, and the roof is also dark
8 gray.
9

10 We are also requesting to extend the
11 driveway, because I would like -- I'm using
12 this as a dental office. I want to be able
13 to have more patients park in the driveway,
14 so it's just safer for the parents to have
15 the kids come into the office. And the side
16 that we're extending the existing with is
17 11.2 and the length is 63 feet 10 inches.
18 Were adding eight extra feet to the width and
19 45 feet to the length. So, that will be also
20 concrete that exists now.

21 MEMBER DI SALVO: You are proposing
22 to make it wider than it currently is?

23 MS. TARIFARD: Yes, make it like --
24 yeah. Right now it's kind of, the shape is a
25 little bit --

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MEMBER DI SALVO: Is that part of this application? Is the driveway part.

ACTING CHAIR TAYLOR: It says driveway.

MEMBER DI SALVO: You're looking to straighten it out?

MS. TARIFARD: Yes. We're not touching the apron. Just after the apron.

MEMBER DI SALVO: Not touching the apron?

MS. TARIFARD: No.

MEMBER DI SALVO: Just going to pave over --

MS. TARIFARD: The pink part. Adding the pink part.

MEMBER DI SALVO: I mean -- I know that this is zoned commercial and residential.

MR. McLAUGHLIN: It's actually all residential.

MS. TARIFARD: I have a permit for dental office.

MR. McLAUGHLIN: Professional offices, law offices, dental, doctors could

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be done in residential.

MEMBER RYAN: Are you keeping the shrubs that are currently on the side of the building -- of the home?

MS. TARIFARD: On the left side?

MEMBER RYAN: Yeah. These.

MS. TARIFARD: This is kind of -- we didn't do after the new construction. So that -- if I had the pink part, part of that will be covered or we can move those.

MEMBER RYAN: I think if you kept them and took the grass area, it might look better too. Then you still have the corner of your home is a softened part.

MS. TARIFARD: I mean, we can still keep those plants, if we have to. Today I measured also when I was there. It's very close. I mean, it's going to cut through very close, if you move it. As long as I can put two cars next to each other, you know, we don't have to go through that. I just wanted the depth for two cars side-by-side.

MEMBER DI SALVO: What is your width right now?

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MS. TARIFARD: Well, not a straight shape. The start of it is 11 feet 2 inches entrance.

MEMBER DI SALVO: So you have --

MS. TARIFARD: Then we add eight more.

MEMBER DI SALVO: You want to cut it back to what?

MS. TARIFARD: Cut it back or add to? Add, you mean?

MEMBER DI SALVO: Yes.

MS. TARIFARD: So, it's 11 plus 8. It will be 18 feet and 2 inches.

MEMBER RYAN: That's 19, 11 and 8.

MS. TARIFARD: 19. I'm sorry.

MEMBER RYAN: As wide as your garage, but that's wider than the door, right? The door is about 16.

MS. TARIFARD: It will be a little wider, yes. The garage is less than, as you see, this part of the garage.

MEMBER RYAN: I think two cars can fit side-by-side there.

MEMBER DI SALVO: So the whole garage

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is 20 feet.

MEMBER RYAN: It's a survey with a pink marker and yellow. Same thing you have, the proposed concrete. It should have some greenery there so you can square off the house with green.

ACTING CHAIR TAYLOR: The pink is all concrete.

MEMBER RYAN: That's green grass now.

MEMBER DI SALVO: We typically frown upon taking out so much greenery in front of the home. You're on Atlantic Avenue. I understand it's a busy road, but we really don't want to take out this much. I understand the reason for safety. I get it, you're running your business out of there. Would you consider taking this front corner -- if you look this off for the driveway, this whole front corner here, would you consider putting in arborvitaes, shrubberies to soften that corner, so that when you drive by you see screen instead of all concrete?

MS. TARIFARD: You mean on the

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corner, put something?

MEMBER DI SALVO: This whole corner.

MS. TARIFARD: As long as -- I'm hoping to have a sign here. As long as it doesn't cover the sign.

MEMBER RYAN: It could be low shrubbery, dwarf shrubbery.

MS. TARIFARD: Yeah, that's fine. Just so when they watch -- yeah. I mean, I don't mind.

MEMBER DI SALVO: That will take away -- you need 18 feet, nine feet per parking space to park side-by-side. She's proposing 19. If you left those side shrubs, it takes away three feet.

MEMBER RYAN: You have to get smaller shrubs closer to the house.

MEMBER DI SALVO: That's my only issue with that. If anybody could think of another way.

MEMBER RYAN: You would be amenable to planting shrubs in that whole corner?

MS. TARIFARD: You mean right here?

MEMBER DI SALVO: The "L" shaped

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corner, correct.

MS. TARIFARD: Yeah, I don't think it's a problem. I mean, something like the ones that I have, like, here.

MEMBER DI SALVO: Talking about the ones in the front.

MS. TARIFARD: The front, on the side, I have short ones.

MEMBER DI SALVO: Yes. In a perfect world, something more dense. Even if they are short arborvitaes, something that will stay green all year round and be almost a green fence, if you will.

ACTING CHAIR TAYLOR: A border.

MS. TARIFARD: Yeah. Is that possible? Some people will just walk through the lawn. Even now, they park. Is it okay to put a little bit of space.

MEMBER DI SALVO: Like a walkway?

MS. TARIFARD: Yeah.

MEMBER RYAN: You should.

MR. McLAUGHLIN: You'd have to see what it looks like. You can't say put it in unless you know. You have to see. Even if

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there's a whole description; what is it,
what's the material.

MS. TARIFARD: I mean, not even a
walkway. Some people walk through. If we
put more than I have here, denser, one of
them make a little space to cut through. I
don't want them to cut through. It's nice
they're together. I don't want anybody to
jump.

MR. McLAUGHLIN: You have to remember
though, while you're operating a business it,
is zoned residential. The reason for the
zoning laws to allow professional type
businesses is because professional type of
businesses can also fit into the character of
the residential community. Where, obviously,
a store is not going to be in a residential
community because it can't fit the character.
What you need to do, when you're doing this,
it still needs to fit within the character of
a residential community.

MEMBER RYAN: It has to be pretty.

MS. TARIFARD: I don't think there's
a problem to make it nicer, as long as we can

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add that extra concrete.

MEMBER DI SALVO: That would be the southeast.

Does anybody have any other questions?

MEMBER RYAN: I'm just wondering how we would condition it. If it's like this, right. If you came down here.

ACTING CHAIR TAYLOR: Make sure she is okay with that.

MEMBER RYAN: Azin, can you look at this? Here is your grass, currently. Wrap the shrubs over here.

MS. TARIFARD: Yeah.

MEMBER DI SALVO: The new paved area.

MEMBER RYAN: Right.

MS. TARIFARD: Okay.

ACTING CHAIR TAYLOR: Do we have any questions from the public?

(No response was heard.)

ACTING CHAIR TAYLOR: Motion.

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

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MEMBER WATKINS: Second.

THE CLERK: All in favor.

MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: You'll get something
in the mail.

MS. TARIFARD: Thank you.

THE CLERK: Site Plan Number 3752,
189 W. Merrick Road, Section 62, Block 114,
Lot 130, Business B. Bank of America.
Install ADA upgrades to night box for Bank of
America.

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

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

MR. AUSTIN: Jack Austin. My address
is 4100 North Marine Drive in Chicago,

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Illinois.

MEMBER DI SALVO: Welcome to Freeport.

MR. AUSTIN: Thank you. So, the bank is always looking to upgrade its facilities for accessibility for customers, and last on the very list was the bank after hours depository night drops. They are doing hundreds of them across the country, and this is one. The goal here is simply to bring it into the compliance. Right now the height is too high and the force required to open it is too big.

So, as you can see, the outside wall of the building needs to be replaced. We replaced that lower position, and our recommendation is that they go a little further to the corner because there is a slight curve ramp on that corner. Although, technically, it's within the site and is drained, we do show moving slightly to the right as well.

I don't know if it's necessary or appropriate, but I did prepare some visuals

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that may help explain what's going on. These are not basically drawings. I don't know how they could be admitted or otherwise. I could leave these behind for the record.

MR. McLAUGHLIN: You could just describe what you're doing, then we'll mark it into evidence when you're done.

MR. AUSTIN: I have a detailed plan, of course, of the site on West Merrick here. The night drop faces Merrick. As you know, it's accessible from the parking. As you see, there's a path that goes to the sidewalk that can go right in front of it. None of that is in question I don't think. Here is just a photo for reference, if you haven't seen it lately. It's pretty basic.

MEMBER RYAN: We were just there.

MR. AUSTIN: Here is a close-up shot of the night drop. It's a stainless steel unit, currently. The new one will be pretty much the same thing, almost exactly the same size. And the split space fluted block wall is there, of course.

MEMBER RYAN: Is the wall going to be

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repaired?

MR. AUSTIN: Yes. Here are a couple of excerpts from the plans that you have. You can see from this construction elevation, called the ghost of the area where the unit was, filled in with the same block material that was there. We hope we can salvage some of the block that was there.

MEMBER RYAN: What's the new height of the drop?

MR. AUSTIN: The handle will be just below 48 inches. About 47 inches.

MEMBER DI SALVO: I'm concerned about the steel plate not being exposed to weather. So, it's like a white patch on the side of the building?

MR. AUSTIN: Excellent question. Here is a rendering of what we're going for. We're hoping it's just a very faint ghost. Yes, it's likely going to be different. There are things that can be done to the block.

MEMBER RYAN: Dirty it up.

MR. AUSTIN: You can dirty it up.

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You can die the block like this, if necessary. Our hope is to actually salvage the block we are taking out.

MEMBER DI SALVO: Patch it in.

MR. AUSTIN: And patch it in. It will be the exact same material. They're not going to go with a different product. If it turns out, and this has happened, that we absolutely cannot find a block or we can't patch it in, whatever, the new block is much, much lighter. The manufactures of these do make stainless steel trim, essentially frame the entire outside in the same stainless steel material as the unit.

MR. McLAUGHLIN: How many photos do you have?

MR. AUSTIN: I have five boards.

MR. McLAUGHLIN: Can you give them to the stenographer so we can admit them as Applicant's Exhibits 1 through 5?

(WHEREUPON, the above-referred to documents were marked as Applicant's Exhibits 1 through 5, for identification, as of this date.)

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ACTING CHAIR TAYLOR: Any questions from the public?

(No response was heard.)

ACTING CHAIR TAYLOR: Motion.

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 WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. McLAUGHLIN: Sir, you'll get the decision in the mail.

MR. AUSTIN: Thank you.

THE CLERK: Site Plan Number 3753, 101 S. Main Street, Section 55, Block 205, Lot 11, Business B. Breathe Free Group, Inc. Erect sign on building.

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

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

MS. OJEDA: Maryann Ojeda. 101 S.
Main Street, Freeport New York 11520.

MEMBER DI SALVO: How are you?

MS. OJEDA: I'm doing fine. How
about yourself?

MR. McLAUGHLIN: Ma'am, if you could
take the two mics, put them together and pull
them down a little bit, that might help.

MEMBER DI SALVO: Explain what your
application is all about.

MS. OJEDA: Yes. My application is
to respectfully request that I am authorized
by your Board to put up a sign. I am a small
business located at 101 S. Main Street.

MEMBER DI SALVO: From your
application, it says that the sign will be
three feet tall by 13 feet wide?

MS. OJEDA: No. It's 13 feet wide by

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three feet -- no. 13 inches.

MEMBER DI SALVO: 13 inches in height?

MS. OJEDA: The height is 13 inches. It's a rectangular sign.

MEMBER DI SALVO: Rectangular sign and three feet high and 13 -- 13 inches by three feet wide?

MS. OJEDA: Yes.

MEMBER DI SALVO: Tell me about how wide this storefront is.

MS. OJEDA: About 13 feet.

MEMBER DI SALVO: That's the 13 feet.

MEMBER RYAN: Is this the sign currently?

MS. OJEDA: Yes, ma'am.

MEMBER DI SALVO: Are you proposing to coordinate your sign to the same look as all of the others in that row of stores, the wood sign. I think there's gold trim around the edge.

MS. OJEDA: No. No. The sign is like the sign of my neighboring businesses, but they're not wood.

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MEMBER DI SALVO: What are they?

MS. OJEDA: They're a vinyl. Like box without the light. They're a vinyl with a circumference of aluminum frame and vinyl lettering. The white background. The lettering is sage green in vinyl, and then the frame of the sign is aluminum.

MR. McLAUGHLIN: Your sign looks similar to the ones that are in the neighboring stores that's in, basically, the same type of complex?

MS. OJEDA: Correct. The only variance is the actual contents of the sign. But the actual look, facade, material is the same.

MEMBER DI SALVO: Same as the neighboring --

MR. McLAUGHLIN: The neighboring businesses.

MS. OJEDA: That's correct.

MR. McLAUGHLIN: So, the only difference, like I said, so I'm clear, is the content of the sign.

MS. OJEDA: Correct.

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MR. McLAUGHLIN: Your business, rather than their business. Other than that, it's going to look exactly like the neighboring signs.

MS. OJEDA: Correct. And the sage green, which is the color of the lettering, which I was told that's the mayor's favorite color.

MEMBER RYAN: That's very nice of you to do that.

MEMBER DI SALVO: What will the background be?

MS. OJEDA: White.

MR. McLAUGHLIN: The color is going to be different or it's all going to be the same?

MEMBER DI SALVO: It's all going to be different. The only thing that is the same is the overall shape of the sign. But she is proposing a white background with green lettering, where everyone else on the street has a blue background with gold or white lettering.

MS. OJEDA: If I may speak.

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MEMBER DI SALVO: Please.

MS. OJEDA: I beg to differ. Each of the different businesses in S. Main Street each have their own color scheme. There's no two business that maintain the same color scheme.

MR. McLAUGHLIN: I think what they are talking about is not all of S. Main.

MEMBER DI SALVO: Just this part.

MS. OJEDA: S. Main Street, that corner building where I --

MR. McLAUGHLIN: They are talking about this building right here. This is the building where your building is. They are talking about the signs that are on the structure. It's all a connected structure4.

MS. OJEDA: Oh. That's across the street, yes.

MR. McLAUGHLIN: This isn't your building?

MS. OJEDA: No. That's the side of the building. The building is located in a corner lot. So, that is the view, yes. That is the building and that's the view from the

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Merrick Road side. I'll be more than happy to get that for you.

ACTING CHAIR TAYLOR: It's still --

MR. McLAUGHLIN: Your sign -- this is your property right here, right?

MS. OJEDA: Yes.

MR. McLAUGHLIN: Your sign is going to look similar to this sign right here?

MS. OJEDA: No.

ACTING CHAIR TAYLOR: That's the problem right there.

MEMBER RYAN: It's only three feet. So, it's going to be centered between the windows? Where would it be? It's only three feet wide. Where is it going? I'm saying, where is it going; between the windows?

MS. OJEDA: It's going to be located, erected right in the center of the window that's located on the north side of that.

MEMBER RYAN: This one in the middle.

MS. OJEDA: It's going to be in the center of that.

MEMBER RYAN: It's only three feet wide, not the width of two windows.

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ACTING CHAIR TAYLOR: It's only this big.

MS. OJEDA: That's not three feet.

ACTING CHAIR TAYLOR: Not exactly that.

MEMBER RYAN: It's 13 inch by three feet, you said. It would go right here? Can you look at this?

ACTING CHAIR TAYLOR: Is it 13 inches or feet?

MEMBER RYAN: Is that the approximate spot?

MS. OJEDA: I beg pardon, ma'am?

MR. McLAUGHLIN: Have you spoken to your landlord about this sign?

MS. OJEDA: Yes, I have spoken to Mr. John Martino regarding the sign. I also had a discussion with the mayor about the sign.

MR. McLAUGHLIN: Okay. What was the discussion with the landlord?

MS. OJEDA: With the landlord? Basically, he explained that I would need to go ahead and present the revision to the

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2 Board. And he went on to say that I should
3 say, basically what it is. The sign had been
4 there before, it was never a problem, and
5 that the Village pulled a fast one on him,
6 when he --

7 MR. McLAUGHLIN: The Village what?

8 ACTING CHAIR TAYLOR: The Village
9 pulled a fast one on him.

10 MS. OJEDA: Right. When he expected
11 grant money to paint the building, they never
12 acknowledged the fact that a small business
13 is renting in that area will suffer from
14 bringing the sign down.

15 MR. McLAUGHLIN: Do you have a
16 drawing of what the sign is going to look
17 like, besides your description?

18 MS. OJEDA: We never received any of
19 that, nor did Mr. Martino.

20 MR. McLAUGHLIN: I'm not talk about
21 what he is talking about. I don't know what
22 he is talking about. What I'm talking about
23 is you're proposing a sign. The Board is
24 trying to figure out what it looks like. Do
25 you have a rendering of what the sign is

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going to look like, a computerized rendering?

MEMBER RYAN: Is it the same as this?

MS. OJEDA: That's the same sign.

The picture that I submitted to the Board are the pictures of the proposed sign to be erected. And I have also given you a diagram of the materials. It's a very simple sign. It just indicates the name of the corporation, Breathe Free Group, and our phone number, and it contains my name, my first name, last name and that's it. Very modest sign.

MEMBER RYAN: Phone number too.

MS. OJEDA: The telephone number of the business.

MEMBER RYAN: The Breathe Free Group. Why does this look so much bigger than three feet?

MEMBER WATKINS: 13 inches, not three feet.

MS. OJEDA: The 13 inches, ma'am, is the height.

MR. McLAUGHLIN: It's up there now?

MS. OJEDA: No, it's not up. It's

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like the height of a laptop.

THE CLERK: This is 14 inches in height (indicating). 13 high by three feet wide.

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

MS. OJEDA: We are a small business. I am the owner, I'm a woman. I have been serving the community of Freeport since Sandy. I used to operate under a different name, Pan American Ministry Services. Since after a restructuring of the office, I changed the name to Breathe Free Group, but we're the same. That's what we do. We service the community. We do assistance with loan modifications to everyone from south on. Obviously, new homes. And we also help the Latino community.

So, basically, we're a small operation. We're there -- do we get grants? Not under this government we haven't. We're there to offer a service to the community. Our sign is not a light box, our sign is not

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2 the fancy with the letters and the curves,
3 it's just who we are and our phone number, so
4 that folks trying to reach out can locate us
5 and not be driving up and down S. Main Street
6 flagging us down. Often times I find myself
7 on Saturday morning stopping my work and
8 going outside, "Over here." And I feel that
9 some consideration, any consideration granted
10 by you would be greatly appreciated. Not
11 just me, the community.

12 MEMBER DI SALVO: We thank you for
13 your service to the community. I'm sure you
14 are providing a nice service. Thank you for
15 being a part of the community.

16 Does anybody have any questions?

17 MEMBER RYAN: No. Do you want to
18 make a motion.

19 MEMBER DI SALVO: Make a motion to
20 close to further evidence and testimony and
21 reserve decision.

22 MEMBER RYAN: Second.

23 MEMBER DI SALVO: Thank you so much.

24 THE CLERK: All in favor.

25 MEMBER WATKINS: Aye.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

ACTING CHAIR TAYLOR: I have to ask.
There no public here -- one person is here.

MEMBER DI SALVO: Anything,
Christine?

MS. DILEO: No.

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 WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MS. OJEDA: Thank you so much.

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

MEMBER WATKINS: Second.

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THE CLERK: All in favor.

MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed.

(WHEREUPON, the Board entered into executive session, after which the following transpired:)

THE CLERK: Site Plan Number 3755, 82 North Bayview Avenue, Section 54, Block 67, Lot 1, Residence A. Steve and Alicia Alavaire. Construct 129 square feet first floor addition, 528 square feet second floor, 51 square feet portico.

No one showed up for this application. Can I get a motion?

MEMBER RYAN: I'll make a motion to adjourn until the applicant can return.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

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ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Is site plan number 3745,
118 Center Street.

MEMBER WATKINS: Chairman, regarding
Application SP-3745 for the premises located
at 118 Center Street, the Applicant comes
before this Board seeking approval to
maintain front stoop 10 feet by 7 inches by 7
feet.

I, Thelma Watkins, move that this
Board make the following findings of fact:

The 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

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met.

The site plan, dated 6/13/24, 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 applicants 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 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.

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The applicant 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.

The applicant must obtained the appropriate permits from the Building Department prior the any construction.

Other conditions is that there's a white PVC fence and handrail.

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

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MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3754,
3 Summers Place.

MEMBER RYAN: Chairman, regarding
Application SP-3754 for the premises located
at 3 Summers Place, the applicant comes
before this Board seeking approval to
construct a 989 square foot one-story rear
addition and new 300 square foot 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 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

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neighborhood, if the conditions below are met.

The site plan, dated 6/28/24, 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 /O Freeport.

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

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issuance of any 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 recommendation of the Building Department Superintendent's negative SEQRA declaration and has determined that this action is a Type II action under SEQRA.

The applicant is to obtain the appropriate permits from the Building Department prior to any construction.

Other conditions:

The clapboard siding in Buckskin should match the color of existing siding.

Asphalt roofing in Biscayne to match the existing roofing.

Windows to match existing windows.

Deck to be Peruvian Teak Trex composite decking.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3749, 226 Atlantic Avenue.

MEMBER DI SALVO: Chairman, regarding Application SP-3749 for the premises located at 226 Atlantic Avenue, the applicant comes before this Board seeking approval to maintain an existing new 432.64 square foot garage and 1,197 square foot driveway extension.

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

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neighborhood, if the conditions below are met.

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

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

The survey print, dated 6/21/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said survey print has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

Applicant/Owner must comply with all

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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 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 lead agency, has determined this is a Type II action under SEQRA and the Planning Board has

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no further review.

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

Other conditions:

The driveway expansion approved with conditions to add five to six evergreen shrubbery on the southwest corner of the new driveway.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3752, 189 W. Merrick Road.

MEMBER WATKINS: Chairman, regarding SP-3752 for the premises located at 189 W. Merrick Road. The applicant comes before this Board seeking approval to install ADA upgrades to night deposit box for Bank of

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America.

I, Thelma Watkins, 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 re met.

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

The site plan, dated 6/27/24, had 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

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

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

7 The Applicant/Owner must obtain the
8 appropriate permits prior to any
9 construction.

10 MEMBER DI SALVO: Second.

11 THE CLERK: All in favor.

12 MEMBER WATKINS: Aye.

13 MEMBER DI SALVO: Aye.

14 MEMBER RYAN: Aye.

15 ACTING CHAIR TAYLOR: Aye.

16 THE CLERK: Any opposed?

17 ACTING CHAIR TAYLOR: Motion to
18 adjourn the meeting.

19 MEMBER RYAN: I make a motion to
20 close the meeting.

21 MEMBER WATKINS: Second.

22 THE CLERK: All in favor.

23 MEMBER WATKINS: Aye.

24 MEMBER DI SALVO: Aye.

25 MEMBER RYAN: Aye.

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July 23, 2024

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ACTING CHAIR TAYLOR: Aye.

THE CLERK: Any opposed?

(Time Ended: 9:32 p.m.)

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July 23, 2024

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C E R T I F I C A T E

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

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of August, 2024.



BETHANNE MENNONNA