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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

August 27, 2024
7:00 p.m.

M E M B E R S:

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

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

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-----EXHIBITS-----

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August 27, 2024

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

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* * *

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2 CHAIRPERSON HERSHBERG: Good evening,
3 everyone. Please rise for the Pledge of
4 Allegiance.

5 (Pledge of Allegiance recited.)

6 CHAIRPERSON HERSHBERG: Madam Clerk,
7 do we have any Affidavits of Publication or
8 Posting.

9 THE CLERK: We have one Affidavit of
10 Publication and one Affidavit of Posting to
11 be placed on the record as Board exhibits.

12 (WHEREUPON, the above-referred to
13 documents were marked as Board's Exhibits 1 &
14 2, in evidence, as of this date.)

15 CHAIRPERSON HERSHBERG: Do we have
16 any requests for adjournment?

17 THE SECRETARY: No requests for
18 adjournment.

19 CHAIRPERSON HERSHBERG: Thank you.
20 Please call our first application.

21 THE SECRETARY: Site Plan Number
22 3756, 404 Atlantic Avenue, Section 54, Block
23 311, Lot 129, Business B. James Romeika.
24 Replace existing 2,106 square foot driveway
25 and add 180 square feet.

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

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

J A M E S R O M E I K 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.

MR. ROMEIKA: James Romeika. 404 Atlantic Avenue, Freeport, New York 11520.

MEMBER DI SALVO: Good evening.

CHAIRPERSON HERSHBERG: Tell us about your project, sir.

MR. ROMEIKA: Unfortunately, my wife has a brain tumor, glioblastoma, and we needed to widen the driveway because we're having trouble walking. Just the slight curve in the asphalt before, we can't navigate anymore. So, I was looking to increase the size, so it would be safer for us.

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MEMBER RYAN: Sorry to hear that.

MR. ROMEIKA: Yes. She's right here.

MEMBER DI SALVO: How are you?

MRS. ROMEIKA: I'm okay.

MR. ROMEIKA: She just had a
craniotomy about a week ago.

MEMBER DI SALVO: You look great.

MRS. ROMEIKA: Thank you. Watch me
walk.

MEMBER DI SALVO: So, is the curb cut
staying the same? You're just repairing
that.

MR. ROMEIKA: No. It's going to be a
little wider. I don't know if you're
familiar with that area; it's across from
CVS. A lot of times people are blocking the
driveway. It's at a slight curve, so it's
really dangerous to come in and out. We need
that wide area, so we don't have a close
encounter of the wrong kind.

MEMBER DI SALVO: It's a lovely home
and it looks like your maintaining all of the
green in the front.

MR. ROMEIKA: Yeah.

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MEMBER DI SALVO: And going down the side as well. It looks like most of this is in the backyard.

MR. ROMEIKA: Yeah. In the front, it will be wider, so when we come out of the car we can walk without being, like, in the grass and that hump.

MEMBER DI SALVO: Okay. Does anybody have any questions?

MEMBER RYAN: No. I think it will be much better for you.

MEMBER DI SALVO: The curb cut will require a separate application.

MR. ROMEIKA: I put that in. I paid the fee.

MEMBER DI SALVO: Okay.

MEMBER RYAN: It's in the works then. We have no other questions.

CHAIRPERSON HERSHBERG: Do we have any comments from the public?

Hearing none, motion from the Board please.

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

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reserve decision.

MEMBER TAYLOR: Second.

THE SECRETARY: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

CHAIRPERSON HERSHBERG: Good luck to
you.

MR. ROMEIKA: Are we allowed to
leave?

MEMBER RYAN: You're free to go.

CHAIRPERSON HERSHBERG: Unless you
want to stay longer.

MEMBER DI SALVO: Good luck.

CHAIRPERSON HERSHBERG: Please call
the next application.

THE CLERK: Site Plan Number 3759,
124 Smith Street, Section 62, Block 108, Lot
12, Apartment District. Vanderbilt NYC
Apartment, Inc. Remove and replace 12
balcony railings.

(WHEREUPON, Affidavit of Mailing was

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2 marked as Board's Exhibit 3, for
3 identification, as of this date.)

4 A D A M C A R U K,

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

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

10 MR. CARUK: Adam Caruk. 124 Smith
11 Street, Freeport.

12 MEMBER DI SALVO: Good evening. How
13 are you?

14 MR. CARUK: Good. How are you?

15 CHAIRPERSON HERSHBERG: Tell us about
16 your project, sir.

17 MEMBER RYAN: What are you doing?

18 MR. CARUK: So, we're replacing
19 existing railing, which building was built in
20 1960. It's 64 years old, and that's original
21 rail on the balcony. So, it's an issue to
22 the residents, safety issue, the balcony.

23 MEMBER RYAN: I saw the photos.

24 MR. CARUK: We did order all the
25 brand new railing. We have it in possession

1
2 already and it's waiting for installation.
3 We're waiting from you guys to decide if it's
4 okay for us to continue.

5 MEMBER RYAN: You are going to keep
6 it that aluminum color, right?

7 MR. CARUK: That's correct.

8 MEMBER RYAN: This way you don't have
9 to paint it.

10 MR. CARUK: It's beautiful.

11 MEMBER RYAN: Straight slats?

12 MR. CARUK: That's correct.

13 MEMBER RYAN: It will look nice.

14 CHAIRPERSON HERSHBERG: Are all of
15 the balcony railing being replaced?

16 MR. CARUK: That's correct, all of
17 them. All of them, yes. We have all on the
18 side.

19 MEMBER RYAN: I saw you did a little
20 drawing of all of them. That was really
21 helpful. Thank you. It's going to be a big
22 job.

23 MR. CARUK: Well, yes. It's good for
24 the public to replace it. It needs it very
25 much.

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MEMBER DI SALVO: Is there going to be anything done to the face of the balconies where the railing sits against it? There's some serious discolorization, it looks like it's coming from the existing railing that has bled down.

MR. CARUK: That's correct. That's from old paint.

MEMBER DI SALVO: Of course. Of course.

MR. CARUK: We can also do power washing.

MEMBER RYAN: That's a good idea. Then it will look brand spanking new.

MR. CARUK: If you put accommodation for the management company to power wash, that will be helpful.

MEMBER RYAN: In a condition.

MEMBER DI SALVO: Yes, we will do that.

MEMBER RYAN: Perfect.

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

MEMBER RYAN: No questions.

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CHAIRPERSON HERSHBERG: Any comments from the public?

Hearing none, motion from the Board please.

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

MEMBER TAYLOR: Second.

THE SECRETARY: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE SECRETARY: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck to you, sir.

MEMBER RYAN: Good luck with your project.

MR. CARUK: I just have a quick question. How soon we get permit issued by the Building Department, because it's a safety issue. That's kind of dangerous. I would like -- maybe I can ask to put a rush

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on it please.

MEMBER RYAN: Okay. We'll work on it. Lisa will give you a letter.

MR. CARUK: Thank you so much. Have a good night.

CHAIRPERSON HERSHBERG: Next application.

THE SECRETARY: Site Plan 3763, 76 Colonial Avenue, Section 55, Block 363, Lot 613, Residence A. Gabriel Espinal and Arcancia Rodriguez. Construct 308 square foot detached garage.

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

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

G A B R I E L E S P I N A L,
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

A R C A N C I A 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

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examined and testified as follows:

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

MS. RODRIGUEZ: Arcancia Rodriguez. 76 Colonial Avenue, Freeport, New York 11520.

MR. ESPINAL: Gabriel Espinal. 76 Colonial Avenue, Freeport, New York 11520.

MEMBER DI SALVO: How are you guys?

MS. RODRIGUEZ: Good. This is our first time ever owning a home.

MEMBER RYAN: You have a lovely home. Really pretty. Nicest on the block.

CHAIRPERSON HERSHBERG: We do have your application which we have reviewed. Tell us about the project, for we videotape our meeting for the people who can't be here and anyone in the audience that is interested. Tell us a little bit about it.

MS. RODRIGUEZ: We are requesting for one car garage. When we purchased the home, we only had a driveway and a huge backyard. So, my husband is fond of cars, he has a 2000 Honda convertible car, that's his baby. He wants to shelter his baby, and we don't have

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place to put it. So, we need a garage, in general.

MEMBER RYAN: Is it going to be behind the shed area?

MS. RODRIGUEZ: No, just the house. The house and the garage.

MEMBER DI SALVO: You're using the existing driveway?

MS. RODRIGUEZ: I'm sorry?

MEMBER DI SALVO: You're using the existing driveway?

MS. RODRIGUEZ: Yes.

MEMBER DI SALVO: Are you moving the driveway?

MS. RODRIGUEZ: No, it's behind it. Completely behind the house.

MEMBER TAYLOR: It will go behind the driveway.

MEMBER DI SALVO: We're a little confused. It looks like directly where the garage would be there's a shed.

MS. RODRIGUEZ: Yes.

MR. ESPINAL: It is going in front of the shed.

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MEMBER TAYLOR: Or are you removing the shed?

MS. RODRIGUEZ: We're removing.

MEMBER RYAN: The garage will go where the shed is?

MS. RODRIGUEZ: Yes.

MEMBER RYAN: Thank you for clarifying.

MEMBER DI SALVO: The siding color and trim color are all going to match the house?

MS. RODRIGUEZ: The house, yes.

MEMBER RYAN: Garage door will be a four panel like it's shown or is it a different door style.

MS. RODRIGUEZ: Just a plain -- is it four a panel?

MEMBER DI SALVO: Look at what what's on the plans. It's showing four panels.

MS. RODRIGUEZ: Yes.

MR. ESPINAL: Yes. It will be white vinyl garage door. Simple.

MEMBER DI SALVO: Are you putting stone around the foundation to match the

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house or just leaving it as a --

MS. RODRIGUEZ: Just -- not the stone. Not stone. Just the siding.

MR. ESPINAL: Just the siding. Same as the house.

MEMBER RYAN: No questions.

CHAIRPERSON HERSHBERG: Thank you. Are there any comments from the public?

Hearing none, motion from the Board please.

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

MEMBER RYAN: Second.

THE SECRETARY: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE SECRETARY: Any opposed?

MEMBER TAYLOR: Thank you.

MEMBER DI SALVO: Thank you.

MEMBER RYAN: Good luck with your project. Wasn't so bad, right?

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MS. RODRIGUEZ: No.

CHAIRPERSON HERSHBERG: Next application, please.

THE SECRETARY: Site Plan 3434, 435 Woodcleft Avenue, Section 62, Block 177, Lots 339, 520, 540, 541, 542. Marine Commerce. NBD Holdings, Inc. Construct a 5-story 145 room hotel, 100 occupant restaurant and 175 occupant banquet room to utilize Section 62, Block 233, Lots 2 and 3 and Section 62, Block 183, Lot 410 for additional accessory use offsite parking.

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

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

CHAIRPERSON HERSHBERG: Is the drawing that you're showing on the easel there identical to the submissions that you provided to us? We'll let you get setup and get you to the podium.

W I L L Y Z A M B R A N O,
having been first duly sworn by a Notary

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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. ZAMBRANO: Willy Zambrano,
architect. 410 Atlantic Avenue, Freeport,
New York 11520.

Good evening.

CHAIRPERSON HERSHBERG: Good evening.

MEMBER DI SALVO: How are you?

MR. ZAMBRANO: We meet again. I'm
trying to make sure that we can actually get
this project underway finally.

CHAIRPERSON HERSHBERG: If I could
just state, for the benefit of the public,
this is a project that we have had numerous
discussions about. This was approved prior
to this meeting, and we're being presented
today with some changes to the original plan.

MR. ZAMBRANO: Yes, that is correct.
What I'm showing here is the material
composition of the exterior facade; that has
not changed whatsoever.

What we have done is actually gone

1 through a series of value engineering for the
2 project. And with that in mind, we wanted to
3 make sure that we don't come back with
4 construction. We wanted to make sure that we
5 addressed those reiterations ahead of the
6 schedule, rather than doing construction, and
7 then be hesitant about actually keeping and
8 maintaining what we have done previously.
9

10 So, what we had done is actually
11 removed certain elements for value
12 engineering purposes but still maintaining
13 the ether behind the whole structure that we
14 have. The conditions that we removed is may
15 be about ten percent, but we replaced them
16 with other elements that actually enhance the
17 architecture and keeping vernacular that we
18 wanted to have from the get-go.

19 On your left is what was approved
20 back, last year, I believe in October. I'm
21 not sure if you can actually make sense of
22 the architecture, but, basically, in essence,
23 we had a series of horizontal mansard roofs
24 on the top and series of mansard roofs on the
25 bottom of the building, sort of like creating

1 a skirt and a hat for the building. The new
2 reiteration, and because that cost was
3 actually creating a little bit of an economic
4 hardship on the project, we happened to
5 actually have a series of smaller shed roofs,
6 but we have introduced some other elements
7 like an inlay or sun shade screens for the
8 individual windows. I would say that we had
9 taken off about ten percent of the entire
10 building, but we had replaced it with other
11 kind of elements that actually --

12 MEMBER RYAN: It has the same feel.

13 MR. ZAMBRANO: Exactly. So, I wanted
14 to make sure that I maintained the
15 architecture that everybody loved.

16 So, I have circulated, with the help
17 of the Village Clerk, a letter that kind of
18 notes all the comments that we received at
19 the last prehearing meeting. There are about
20 four point, which also addresses Mr. Scott
21 Braun's comments regarding the emergency
22 vehicle access to the top of the roof.

23 I want to say that we haven't changed
24 the rendering because it was too small of a
25

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2 time to actually do all of that, but I do
3 have a section that shows a truck with a
4 latter that extends, and what we have done is
5 actually changed the angle of the new shed
6 roofs. In this reiteration, we're kind of
7 almost like 60 degrees to the vertical. So,
8 we changed that to almost 30 degrees to the
9 vertical. I have that section here.

10 We kind of created our own fire truck
11 from Google, any pictures that we can
12 actually reproduce, kind of showing how the
13 vehicle comes in from the street, positions
14 itself on the side with the two legs that
15 actually have to make sure that it's steady.
16 And then the ladder will actually access to
17 the top of the parapets.

18 MEMBER DI SALVO: So the problem now
19 with that shed roof is because you changed
20 the angle and it hits the top of the parapet.

21 MR. ZAMBRANO: Yes, that is correct.

22 MEMBER RYAN: Perfect.

23 MR. ZAMBRANO: I also brought this,
24 which I never showed before, this is kind of
25 the extruded aluminum for the trellis's.

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MEMBER RYAN: It looks like wood.

MR. ZAMBRANO: It looks like wood:
Cedar. As well as this is the same material
that we're going to be using for that
brochure that you have.

MEMBER DI SALVO: For the Resolite?

MR. ZAMBRANO: The Resolite shaped.
If you would like to actually see it, I never
got the specs, but we were able to
actually -- here.

MR. BRAUN: It looks good.

MR. ZAMBRANO: This is for -- we have
trellises on the balcony.

MEMBER RYAN: Like the pergola type?

MR. ZAMBRANO: Yes.

MEMBER DI SALVO: Is this out of
Canada?

MR. ZAMBRANO: I believe so. But
they have reps here. There was another note
on the letter addressing the fact that we're
no longer seeking approval from the Site Plan
Board -- I mean the Zoning Board. The Zoning
Planning Board.

MEMBER DI SALVO: For the sky plane,

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right?

MR. ZAMBRANO: No. We were actually seeking at add another 50 persons onto the banquet hall. We're no longer doing that.

MEMBER RYAN: You're keeping it at 175?

MR. ZAMBRANO: We're keeping it at 175. And the other thing too is the bollards in which the emergency vehicles will actually access to end of the mile on the promenade.

CHAIRPERSON HERSHBERG: Could I ask you to go to the podium, so the microphone picks up.

MR. ZAMBRANO: So the other comment we addressed was the bollards and the fact doing emergency access, we need to make sure that they're removable. On your -- I also submitted a brochure on the bollards that actually has a lock, just to make sure it doesn't get vandalized. But during emergencies, we'll coordinate with the fire department to make sure that key is accessible at all times. We'll give them copies, it doesn't matter to us. We'll

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coordinate that with the fire department.

MEMBER RYAN: Ingenious.

MR. ZAMBRANO: Thank you.

MEMBER TAYLOR: Could you put one of those up so the public can see.

MR. ZAMBRANO: Sure. That's it.

MEMBER RYAN: We're trying to think when we started this project; was it 2019 or 2018?

MR. ZAMBRANO: I started in 2017. It's been a long journey for me. It's been a very long journey.

MEMBER DI SALVO: I remember a lot of Zoom meetings during COVID about this project. It's spectacular. Really spectacular.

MR. ZAMBRANO: Thank you very much. Also for the hearing.

CHAIRPERSON HERSHBERG: Now you had mentioned we had a preliminary hearing on this application two weeks ago. You had mentioned that there was going to be a change in the branding of the hotel?

MR. ZAMBRANO: Yes.

CHAIRPERSON HERSHBERG: Give us a few words on that, for the benefit of the public, please.

MR. ZAMBRANO: Sure. I would say from the beginning the Hilton Group was asking us to change the name from Garden Inn. I hope I'm not talking out of turn here, but we wanted to actually have a Garden Inn. We had 100 guest rooms at that time, and we felt that fit the number of a Garden Inn. But we know we had stayed at hotels that are Garden Inn's and they don't look anything like this. So, they were insisting, actually, going to re-brand.

Now that we came back to add another floor and 45 more guest rooms, we felt there was a need for an upscale type of branding. So, we went to a tapestry collection that actually emphasizes on having design narrative behind all branding. So, this hotel will have a theme of a Nautical feel on the interior and also exterior, as you see. That everybody will enjoy. There will be a tapestry collection brand of the Hilton

Group.

MEMBER DI SALVO: Each of the tapestry properties, they are individualized and customized to the area that they're in?

MR. ZAMBRANO: That's correct.

MEMBER DI SALVO: There will not be another one of these put out.

MR. ZAMBRANO: They're individual.

MEMBER RYAN: More boutique style.

MR. ZAMBRANO: Boutique style, correct. We're in the process of hiring a branding consultant, at the request of the Hilton Group, just to fit this one particular building.

MEMBER RYAN: You haven't gotten a name yet or anything?

MR. ZAMBRANO: Not yet. That will be within the context in the final branding, the design narrative, and also the identity, as well as the interior design. There are four components.

CHAIRPERSON HERSHBERG: Thank you. For the public, this is something that, again, we met a couple of weeks ago. We get

every question that we asked answered, every design change we actually thought were an improvement. The fact that we are getting a the property, a more upscale branding touch is --

MEMBER RYAN: Always good.

CHAIRPERSON HERSHBERG: (Continuing) -- always good, works in our favor. And I think most of the discussion we had, or a significant amount of discussions, was with respect to safety and access for the fire department. While that's not something that is under the purview of this Board, it was called out and I believe, again, not in the purview of this Board. I think we have come to a meeting of the minds with that respect, right?

MR. ZAMBRANO: Absolutely.

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

MEMBER RYAN: No. I think it's beautiful.

CHAIRPERSON HERSHBERG: Are there any comments from the public?

MS. VARGAS: Yes.

CHAIRPERSON HERSHBERG: Please approach the podium. Lisa, do we have slips for them?

A D R I A N A V A R G A S,
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

E R I C P O L E F K 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. VARGAS: Adriana Vargas. 725 Miller Avenue, Unit 437, Freeport, New York 11520.

MR. POLEFKA: Eric Polefka same address.

CHAIRPERSON HERSHBERG: What is your comment or question?

MS. VARGAS: I'm not an engineer, but I'm familiar with that area. How are you fitting a 5-story building? I'm not good

with words.

MEMBER DI SALVO: That's okay.

MS. VARGAS: I just don't see it. It was restaurant, that's about what it can hold. I don't know about five stories. I don't know what you have seen in the past, but it doesn't look to me. That's going to be Woodcleft.

MEMBER DI SALVO: Have you seen all of the renderings and the whole promenade?

MS. VARGAS: No.

MEMBER DI SALVO: Mr. Zambrano, why don't you go through the walking promenade, the whole area by the gazebo, the waterfront and share kind of -- walk them through the project a little bit.

MS. VARGAS: I can only compare it to the Bayview. That's two floors, maybe there's other floor, maybe four. I just don't see five. That is much more narrow there.

MEMBER DI SALVO: Can you see the board?

MS. VARGAS: I can see the board.

MR. McLAUGHLIN: You can step over there, if you want.

MR. ZAMBRANO: I can show you. This is Woodcleft Avenue, and that's the end of the mile, and this at the end is the gazebo.

MS. VARGAS: Right.

MR. ZAMBRANO: This is looking from the bay over to the site. On this side it's looking from the canal a little bit further southeast.

MR. POLEFKA: Where is Bayview?

MR. ZAMBRANO: Bayview is at the end. We just didn't show it because it's being blocked by this part of the building. If I could just show you on this, actually looking on the plan, on the grounds. This is how that end of the street will look like, which is going to be more of a pedestrian street rather than a vehicular dead end.

MS. VARGAS: Where is the gazebo?

MR. ZAMBRANO: On this side, at the end.

MR. POLEFKA: What about parking?

MR. ZAMBRANO: Parking is here,

underneath the building. And we are also getting some other parking from the Village of Freeport. The Zoning approval was done a year ago for the additional floor, and that was approved by the Village of Freeport.

MEMBER DI SALVO: Do you have a prospective, Willy, of the promenade, the walking promenade?

MR. ZAMBRANO: Yeah. That's at the front, which is the way that it looks from this angle, the promenade, how the building sits. What we had done here, if you can just imagine, there's a lot of horizontal lines, so we're trying to scale down the building by having a lot of horizontal lines and not look like it's too much. That's just a visual graphic that we use. It's a large site. We also acquired the gas house at the end of the mile; that's part of the property.

MS. VARGAS: I know that you would deal with this aspect, but what do you do on the off season; rent it out?

MR. ZAMBRANO: It's a hotel. The premise of actually having this at the end of

the mile, and I think the Village is kind of obvious to creating an economic engine and anchor to the entire mile, so everybody in the mile can synergize from this one particular spot.

MR. POLEFKA: The off season around here is pretty dead.

MR. ZAMBRANO: We're trying to make it year round. That is the reason for this.

MR. POLEFKA: Hotels, they usually rent out the rooms to undesirables --

MR. ZAMBRANO: No.

MR. POLEFKA: (Continuing) -- when they don't have business in the season.

MR. McLAUGHLIN: If I may, Mr. Chair. Robert McLaughlin. I'm the Deputy Village Attorney. To you or your client, that was one of the discussions that we in the Village had when they first started proposing this project. That's why we insisted it be a name brand outlet, because they have certain regulations. Can either of you speak to the name brand regulations regarding that.

MR. ZAMBRANO: I can do it. You

know, we just shared the fact that we're going to a boutique hotel. That type of branding doesn't actually bring those type of clientele.

MS. VARGAS: They have money, so why wouldn't they?

MR. ZAMBRANO: One of the things that hotel has is also a banquet hall. With the banquet hall, we're trying to actually bring a catering aspect that would allow weddings.

MS. VARGAS: There's banquet hall right next door.

MR. ZAMBRANO: I understand that, but they can synergize. And you can also have certain events like corporate companies that can actually do other type of conferences.

MR. McLAUGHLIN: I think my question was limited. I can explain further. When we met with the principals, one of the things, given the fact it was a name brand hotel, the corporation itself has certain regulations. I think what you're worried about is long-term rental, long-term rental type of thing. This is not -- the corporate entity

itself that they're going under doesn't have it. That was a very specific concern of the mayor and the board of trustees, when this project was proposed.

MR. ZAMBRANO: Those were already --

MR. McLAUGHLIN: I understand your concern, but that's why we insisted it not be Joe Schmo hotel, that it be a name brand hotels like Marriott or Hilton, which is this location, has specific guidelines that they contractee's are required to adhere to.

MS. VARGAS: Isn't there a way that you could add to the Bayview, since the catering hall is there?

CHAIRPERSON HERSHBERG: Those are separate projects, separate ownership.

MR. ZAMBRANO: There is a certain synergy. In case this doesn't have a banquet hall or has an event, bayview has an event, a wedding, or they can actually have people that come in. I mean, there's a lot of synergy here. The end rule result is everyone wins commercially and throughout the year.

MS. VARGAS: It has to be five stories, it can't be three?

MR. ZAMBRANO: Well, there's a certain financial component behind that. The only reason why we added an extra floor is because of that financial component.

MR. McLAUGHLIN: It was also brought up as a Zoning issue that the properties have to be built higher to begin with, just because of the new flood plane regulations after Super Storm Sandy.

MEMBER TAYLOR: (Inaudible.)

MS. VARGAS: Whatever happened in Suffolk County, that was from rain. You can't help it. Rain is rain. But it was pretty horrible watching News 12. I'm glad I'm not in Suffolk.

MR. McLAUGHLIN: I was in Suffolk that day.

MR. ZAMBRANO: Just to tell you, the first floor is all parking, except for the one lobby space that you have to go under.

MEMBER DI SALVO: Mr. Zambrano, can you also speak to some of the amenities that

people will have access to?

MR. ZAMBRANO: Sure. We have a whole bulkhead that we just did, and that will be access to the public as well. Underneath the building we have certain sitting areas that people can enjoy, as well as a rooftop deck cigar bar lounge, a restaurant at the end overlooking the bay for about 100 patrons, and the banquet hall will be 175.

MS. VARGAS: The rooftop. Is there a pool up there?

MR. ZAMBRANO: No pool.

MS. VARGAS: Is there a pool downstairs?

MR. ZAMBRANO: No pool. There's a lot of issues with pools. We wanted to make sure that we have liability addressed.

MS. VARGAS: The Hilton's usually have pools.

MR. ZAMBRANO: They do. But in here, it would have been tough.

CHAIRPERSON HERSHBERG: Okay?

MS. VARGAS: Yes. Thank you very much.

MR. POLEFKA: Thank you.

MR. McLAUGHLIN: If I may, Mr. Chair. Sir, if you can place on the record the issue with the parking. I know you changed the parking plan, and the original description had the condos across the street providing parking, and now they aren't. Can you place on the record what the new parking plan is, so everybody is aware?

MR. ZAMBRANO: Sure. So originally we had a verbal agreement with the property on the condo building on Miller Avenue. We had about 21 spots there. But the agreement was never signed because, obviously, it had taken this long to get to this point. So, we had the plan to actually utilize those 21 spots, and the mayor graciously allowed us to go use 21 spots in area right next to our property. So, we have that agreement being drafted at the moment.

CHAIRPERSON HERSHBERG: Thank you.

Are there any other 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 TAYLOR: 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.

MR. ZAMBRANO: Thank you.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 7:56 p.m. to 8:29 p.m., after which the following transpired:)

THE SECRETARY: Site Plan Number 3756, 404 Atlantic Avenue.

MEMBER DI SALVO: Chairman, regarding Application SP-3756 for the premises located at 404 Atlantic Avenue, the applicant comes before this Board seeking approval to replace existing 2,106 square foot driveway and add 180 square feet.

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

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

This application, as submitted, will produce an aesthetically and conforming positive addition to the surrounding area, if

the conditions below are met.

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

The site plan, survey print, dated 7/12/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, 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 the application be granted subject to the following conditions:

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

The Applicant/Owner must execute an Affidavit of Compliance and return same to

the Office of the Village Clerk within 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permit.

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

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

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

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3759,
124 Smith Street.

CHAIRPERSON HERSHBERG: Just a
moment.

MEMBER TAYLOR: Chairman, regarding
Application SP-3759 for the premises located
at 124 Smith Street, the applicant comes
before this Board seeking approval to remove
and replace 12 balcony railings.

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

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

This application, as submitted will
produce an aesthetically and conforming
positive addition to the surrounding area, if

the conditions below are met.

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

The site plan and/or artist rendering, dated 7/22/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

Applicant/Owner must execute an

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

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

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

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

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

Other conditions:

Cement fascia of all balconies will be power washed and cleaned.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE SECRETARY: Site Plan Number 3763, 76 Colonial Avenue.

MEMBER RYAN: Chairman, regarding Application SP-3763 for the premises located at 76 Colonial Avenue, the applicant comes before this Board seeking approval to construct a 308 square foot detached garage.

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

This application, as submitted, will not produce an undesirable affect 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 7/31/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

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

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

Any changes and/or modifications to the approved plan are subject to further review by 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 siding, roofing and trim is to match the existing home.

White vinyl garage door.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE SECRETARY: Site Plan Number 3434, 435 Woodcleft Avenue.

MEMBER DI SALVO: Chairman, regarding Application SP-3434 for the premises located at 435 Woodcleft Avenue, the applicant comes before this Board seeking approval to construct a 5-story 145 room hotel, 100 occupant restaurant, and 175 occupant banquet room to utilize Section 62, Block 233, Lots 2 and 3 and Section 62, Block 183, Lot 410 for additional accessory use offsite parking. Request to open for changes.

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

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

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

The site plan, survey print and artist rendering, dated 8/22/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey 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 filled in the Village Clerk's Office as a prerequisite for issuance of any permits.

Applicant/Owner must 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 approve 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 8/20/2020. 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 RYAN: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 2747,
51 Forest Avenue, Parcel A.

MEMBER DI SALVO: Chairman, regarding Application SP-3747 for the premises located at 51 Forest Avenue, Parcel A, the applicant comes before this Board seeking an approval to construct a new two-story one-family 2,603.10 square foot dwelling with attached garage.

I, Annmarie di Salvo, move that this

Board make the following findings of fact:

This application, as amended, will not produce an aesthetically undesirable affect on the neighbor, if the conditions below are met.

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

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

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

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

considered all documents and testimony concerning this application.

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

Pacific Blue shake siding on front, and lap siding on the sides and back.

White trim on all doors and windows, doors and railing.

Alpine Chardonnay stone on the front and side of the home and foundation line.

Board and batten siding in upper gables in white.

Nine inch white PVC columns flat.

Six over one style windows in white.

Black asphalt shingle roof.

Stair treads in dark stone to blend with facade stone.

Acorn light fixtures in matte black.

Second?

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE SECRETARY: Site Plan Number
3748, 51 Forest Avenue, Parcel B.

MEMBER RYAN: Chairman, regarding
Application SP=3748 for the premises located
at 51 forest Avenue, Parcel B the applicant
comes before this Board seeking approval to
construct a new two-story one-family 2,603.10
square foot dwelling with attached garage.

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

This application, as amended, will
not produce an undesirable affect 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 artist rendering, dated 6/21/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

Applicant/Owner must execute an

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

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

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

This approval is subject to any and all conditions imposed by the Zoning Board in its decision dated April 18, 2024. 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.

Other conditions:

The stone facade in Chardonnay with darker stone treads and decking to coordinate with Chardonnay.

All shake siding on the entire home.

Nine inch square recessed panel columns.

Windows: Six over one double hung with four inch white trim around all windows.

Acorn like fixtures in matte black.

Roof color in black.

White PVC handrails.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Can I get a motion to approve the minutes of August 13, 2024.

MEMBER DI SALVO: Make a motion to approve the minutes of August 13, 2024.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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

MEMBER TAYLOR: Motion to adjourn the meeting.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Time Ended: 8:46 p.m.)

* * *

August 27, 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 17th day of September, 2024.



BETHANNE MENNONNA