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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

September 24, 2024  
7:00 p.m.

M E M B E R S :

- |                        |             |
|------------------------|-------------|
| MICHAEL HERSHBERG      | CHAIRPERSON |
| CAROLE RYAN            | MEMBER      |
| DEBORAH WELCH          | MEMBER      |
| LADONNA TAYLOR         | MEMBER      |
| HEATHER DAWSON         | MEMBER      |
| THELMA LAMBERT WATKINS | MEMBER      |

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

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September 24, 2024

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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Publication	4
2 Affidavit of Posting	4
3 Affidavit of Mailing (3769)	5
3 Affidavit of Mailing (3771)	16
3 Affidavit of Mailing (3772)	33

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September 24, 2024

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

APPLICATION#	ADDRESS	PAGE
SP-3769	322 Miller Avenue	4-15
SP-3771	61 Prince Avenue	16-53
SP-3772	63 Prince Avenue	33-53

1  
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: Yes. We have one  
10 Affidavit of Publication and one Affidavit of  
11 Posting to be placed in the record as  
12 exhibits.

13 (WHEREUPON, the above-referred to  
14 documents were marked as Board's Exhibits 1 &  
15 2, in evidence, as of this date.)

16 CHAIRPERSON HERSHBERG: Any request  
17 for adjournment?

18 THE CLERK: No requests for  
19 adjournment.

20 CHAIRPERSON HERSHBERG: Please call  
21 the first application.

22 THE CLERK: Site Plan Number 3769,  
23 322 Miller Avenue, Section 62, Block 163, Lot  
24 170, Residence A. Luis Alberto. Construct a  
25 three-story one-family residence with

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attached garage 2,876 square feet.

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

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

CHAIRPERSON HERSHBERG: Madam Clerk, I have new information that we just received this evening.

THE CLERK: Yes.

CHAIRPERSON HERSHBERG: I'd like to enter this into evidence, please.

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

R O B E R T O D E L G A D O,  
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. DELGADO: Roberto Delgado. 2225 Brody Lane, Bellmore, New York 11575.

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CHAIRPERSON HERSHBERG: For the record, the Board has met with Mr. Delgado on this application at our last meeting dated -- Madam Clerk -- 27th -- no. I'm sorry.

MEMBER RYAN: September 10th.

CHAIRPERSON HERSHBERG: September 10th. Thank you.

At which time, we had discussed some changes to the original submitted application. So, I'll ask Mr. Delgado. We received this just now. We received some new information, which is a rendering of the proposed project.

Mr. Delgado, are there any other plans for you to submit to the Board this evening?

MR. DELGADO: Yes, I did.

CHAIRPERSON HERSHBERG: We'll be receiving more materials than the rendering that you just provided to us?

MR. DELGADO: Yes.

CHAIRPERSON HERSHBERG: Are you submitting plans to us this evening in addition to the rendering that we have just

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received?

MR. DELGADO: We didn't change anything in the plan, just the rendering. The plan is exactly the same. The particulars stayed the same with the house. The only thing that is changing is the aesthetics of the outside of the house.

When we submitted plans, this is the outside of the house. The size of the house and the height of the house have stayed the same dimensions. Stayed the same. I don't quite understand, when you say the plan. It's exactly the same house.

If I can present the case.

CHAIRPERSON HERSHBERG: The reason I'm asking is, we have just received this. There would be a corresponding change at least to the elevations of the house.

MR. DELGADO: Elevation of the house stayed the same.

CHAIRPERSON HERSHBERG: The elevation would indicate -- the revised elevation would indicate at least the changes to the front of the house, correct?

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MR. DELGADO: Yes.

CHAIRPERSON HERSHBERG: The only thing we're receiving is this rendering.

MR. DELGADO: Yes, because when we -- the rest of the house stay the same. That's the only thing we discussed changing. The only thing we discussed the changing -- if you let me present, because --

CHAIRPERSON HERSHBERG: Sir, there would be some additional changes to the elevations that is generally submitted to the Board. This would be an example of the elevations and the change, as well as this type of information. So, without that, the Board does not have adequate information in order to render a decision. I don't want to take you to a presentation when, in fact, we do not have the materials in front of us.

MR. DELGADO: If the Board would let me tell you what I have. That's all right. Tell me what I have to do next and I'll do it.

CHAIRPERSON HERSHBERG: We need plans from this, sir, as we indicated when we met

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at the preliminary hearing.

MR. DELGADO: I didn't hear you.

CHAIRPERSON HERSHBERG: We need the plans from you, sir. As indicated at the preliminary hearing, any changes you undergo we would need plans.

MR. DELGADO: The plan stayed the same. The plans stayed the same.

MEMBER RYAN: You have to explain to him that it's a Building Department thing too. That's something they're going to have to recalibrate the load and all of that. It's not just the plans. The Building Department needs to look at them too.

CHAIRPERSON HERSHBERG: The changes that you made, sir, would require a review by the Building Department.

MR. DELGADO: Yes.

CHAIRPERSON HERSHBERG: That hasn't taken place.

MEMBER RYAN: Maybe Scott can speak to it.

CHAIRPERSON HERSHBERG: Without that question, we cannot proceed without the right

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information. We discussed that at the last meeting, sir.

MR. DELGADO: Hold on. I don't understand. You told me to change it. You guys suggested me to do. I have to go to the Building Department again?

CHAIRPERSON HERSHBERG: You made some changes. You removed the garage. We're not structural engineers. We have a Building Department.

MR. DELGADO: The structure has nothing to do with you Board.

MEMBER RYAN: Aesthetics of removing the garage. We have to -- all of us have to look at it, but there's only one rendering to look at.

MR. DELGADO: I bring.

CHAIRPERSON HERSHBERG: We have copies.

MEMBER RYAN: Can I look at this?

MR. DELGADO: When we make application to the Building Department to come here first, it's not structure on the building at all. There's no plan for the

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structure of the building.

MEMBER RYAN: On the plans, there are all of the materials called out. That's what we look at and we pour over to make sure it's what we discussed.

MEMBER TAYLOR: It has to match.

MR. DELGADO: It has to match. That I totally understand.

CHAIRPERSON HERSHBERG: Sir --

MR. DELGADO: Can I speak, please?

CHAIRPERSON HERSHBERG: Sir, the first approach to explaining it would be to have the Board have the opportunity to review the plans that reflect the changes that you made. So, all we have is a rendering in front of us; that's the only information that we have. The changes that are in this rendering that were made to the original plans, that would necessitate our review. You just handed this information to us, sir. We did not have this in advance, as is required before coming before the Planning Board.

MR. DELGADO: I understand that

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completely. But can I speak now, please?

CHAIRPERSON HERSHBERG: You can, sir, but I don't see how it's going to change the facts this evening.

MR. DELGADO: I just say. You mentioned about the Building Department. The Building Department, if I go to the -- I understand I don't bring the thing. I'm sorry if we get -- because there's a lot of -- I'm getting confused. Every time I come in here, more confused, more confused. Let me finish. You told me all the material, all the color, we discuss it on --

MEMBER TAYLOR: Now it has to be called out on the plan. Everything that you changed in this picture, whatever you changed in the picture, has to be changed or called out on the plans. We don't have the plans.

MR. DELGADO: It's exactly the same.

MEMBER TAYLOR: Those are old plans. Those are not updated plans.

MR. DELGADO: I just want to say postpone it. Just recommendation and I can provide whatever you need. I don't need any

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more of this. I would make it the next time and bring whatever I have and then I review it that way.

MEMBER TAYLOR: Bring them ahead of time.

MR. DELGADO: I do. Lisa was out, I was out. Even I called Lisa today, I talked to her about coming here. You guys don't -- you, sir, don't let me say nothing about my proposal.

CHAIRPERSON HERSHBERG: Sir --

MR. DELGADO: You don't know what I'm going to say.

CHAIRPERSON HERSHBERG: The Board cannot do the review that is required based on submission of the new information moments before we have the hearing.

MR. DELGADO: That's exactly what I said, sir. You don't let me talk. I'm supposed to be presenting myself, explain to you. I just bring it out and make the next day. That's why I wanted to come here today.

CHAIRPERSON HERSHBERG: That you wanted to have an adjournment.

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MR. DELGADO: That's what I just --

CHAIRPERSON HERSHBERG: So then with all of the discussion, we'll grant you the adjournment that you're requesting, so that we have a chance to hear the case. Thank you, sir.

MR. DELGADO: If I can say, I just bring it, a rendering, to take a look at it. When we come, sit down, I will bring all the paperwork to Lisa next, sit down. I put in whatever have to be required.

CHAIRPERSON HERSHBERG: Okay. We have not had any specifics today with respect to this application for the public. Based on that, I'll still ask if there are any public comments. I don't see how there could be. I don't expect to hear any. There is no public comment, nobody is coming forward.

I would entertain a motion from the Board, please.

MEMBER RYAN: Make a motion to adjourn until we can review the new renderings submitted.

CHAIRPERSON HERSHBERG: And at the

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request of the applicant.

MEMBER RYAN: At the request of the applicant.

THE CLERK: Submission of the renderings and plans.

MEMBER RYAN: Yes.

MEMBER WELCH: Will you bring samples?

MR. DELGADO: I have sample. It's not my first rodeo.

CHAIRPERSON HERSHBERG: We have a motion on the table. Do we have a second?

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(No response was heard.)

MEMBER RYAN: Thank you so much.

CHAIRPERSON HERSHBERG: Next application please.

1 THE CLERK: Site Plan Number 3771, 61  
2 Prince Avenue, Section 55, Block 399, Lots  
3 39-41, Residence A. SRJ Associate LLC.  
4 Construct two-story one-family residence with  
5 attached garage 2,751 square feet.  
6

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

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

13 MS. RICHEY: Good evening.

14 S H A N A R I C H E Y,  
15 having been first duly sworn by a Notary  
16 Public of the State of New York, was  
17 examined and testified as follows:

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

20 MS. RICHEY: My name is Shana Richey.  
21 I reside at 24 Camel Hollow Road, Lloyd  
22 Harbor, New York 11743.

23 MEMBER TAYLOR: Do you have  
24 renderings for the public?

25 MS. RICHEY: Everything has been

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submitted to Lisa.

MEMBER TAYLOR: Not us, for the public.

MS. RICHEY: No, I don't.

CHAIRPERSON HERSHBERG: Just to add some clarity, we're going to be reviewing two applications this evening: One of them is 61 Prince Avenue, the next application we would call would be 63 Prince Avenue. We did have a preliminary hearing on this. The comments were made, generally made by the Board, that the original submission we had some similarities between the two applications where we had asked for some differentiation.

So, let's try and just focus on 61 Prince Avenue. At some point, we might switch to the point -- switch to hearing kind of both of them at the same time, because the comparison between the two is important.

MS. RICHEY: Understood.

CHAIRPERSON HERSHBERG: Now I know that you're kind of filling in this evening.

MS. RICHEY: I am.

CHAIRPERSON HERSHBERG: Is it your

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desire to proceed under maybe different circumstances than you originally planned?

MS. RICHEY: Yes. My father is Jeffrey Richey. He is the owner of both properties and he is ill currently.

CHAIRPERSON HERSHBERG: Sorry to hear that.

MS. RICHEY: Thank you very much. I'm appearing on his behalf, proudly. I am also his administrative assistant/business partner, he'd like me to say. So, due to medical reasons, he is unable to present, as he does send his sincerest apologies.

CHAIRPERSON HERSHBERG: Absolutely. Completely understand.

MS. RICHEY: Thank you. It's my first time, so I'm going to do the best I can.

CHAIRPERSON HERSHBERG: I can't see everything, but do you have material to us?

MS. RICHEY: I do.

CHAIRPERSON HERSHBERG: You don't have to show them now. I'm jumping the gun. I didn't see anything from where I'm sitting.

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Go ahead. Remind me of your name again.

MS. RICHEY: My name is Shana Richey.

CHAIRPERSON HERSHBERG: Thank you.

Proceed.

MS. RICHEY: So, as you discussed, I'll first present 61 Prince Avenue. I prepared a statement, to make sure I encapsulated everything my dad and I wanted to share. I hope it's okay that I read from it.

MEMBER RYAN: Of course.

MS. RICHEY: So, I'd like to please direct your attention, if you have the package in front of you, there's an itemized list that will help guide our -- my presentation. There's also a package of plans.

CHAIRPERSON HERSHBERG: Just a moment, please.

MS. RICHEY: Sure.

CHAIRPERSON HERSHBERG: I have a duplication.

MS. RICHEY: I can give you 61. Here. They detail the features of the

1 exterior of the home, all aesthetic choices,  
2 including colors and manufacturers. In the  
3 previous preliminary hearing, they were  
4 missing some manufacturers, and those have  
5 been added.  
6

7 Keep going?

8 CHAIRPERSON HERSHBERG: Yes.

9 MS. RICHEY: So, I see that you're  
10 all still reviewing the plans. If you could  
11 kindly turn to page A12, that will show you a  
12 rendering of the home, a color rendering.  
13 You'll see that the vinyl siding will be  
14 colored Nantucket, which is this lovely gray.  
15 It is manufactured by Westlake Royal Building  
16 Products. And then the vinyl siding you can  
17 see here is samples -- I'm sorry. There is  
18 one option here that is a bit protruded that  
19 is flat. We have chosen the flat option.

20 MEMBER RYAN: One is Dutch lap and  
21 one is lap board?

22 MS. RICHEY: I don't know the  
23 difference. I know one flat. The flat one.  
24 I'm happy to bring across, if you'd like to  
25 see.

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CHAIRPERSON HERSHBERG: Are those the same ones? Did we see that information at the preliminary hearing?

MS. RICHEY: Yes.

CHAIRPERSON HERSHBERG: Then it's not necessary to show us.

MS. RICHEY: Okay. What I should show you then is that the trims and corners will be colored Aspen white. We were asked to provide the type of white. That will be this white.

CHAIRPERSON HERSHBERG: Before you go on with that. On the matter of the trim, can you give us a size of that trim?

MS. RICHEY: I could try. I would just kindly direct you to look through the plans, because I'm not sure. I'm sorry.

CHAIRPERSON HERSHBERG: Actually, we have a reduced size that's challenging to read. The first one to find it wins.

MS. RICHEY: I'm sorry I'm not that advanced.

CHAIRPERSON HERSHBERG: That's fine. It may be here in front of us.

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MS. RICHEY: That's okay. Size of the trim.

MEMBER RYAN: Yes. Your rendering and plans shows it has, like, a pediment on top and an apron on the bottom, but we don't know the sizes of them.

MS. RICHEY: Understood. My apologies. I can speak to the recommendations that the Board made during the preliminary meeting. So, the discussed changes have been noted and correctly added to the plans. I would guide you, please, first to page A10 which is the landscaping. The recommendation was made to fill out the landscaping a bit more. So, what we have done, in addition to the three Rhododendron and the Azalea bushes, there will be flowering trees. Now, I am a gardener. I'd like it to be wither a weeping cherry or an Eastern Redbud. That's my two cents. There will be four bushes framing that flowing tree. A flowering tree is lovely because it gives a burst of beauty throughout the seasons. That's the rational behind that

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tree.

That's the landscaping. Any questions there?

MEMBER DAWSON: You said weeping cherry or --

MS. RICHEY: Weeping cherry or Eastern Redbud.

MEMBER DAWSON: Thank you.

MS. RICHEY: Eastern Redbud is a native tree, so that's my vote.

The next recommended change can be found on A12. As per the recommendation of the Board, if you look at the overhang above the front door, there are now four spindles that have been changed to white. The size of the spindles will be 4x4, there will be four pieces, and they will be constructed with pressure treated wood.

MEMBER RYAN: Is that in the portico itself?

MS. RICHEY: I'm sorry?

MEMBER RYAN: Is that in the portico itself?

MS. RICHEY: It's right above.

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MEMBER RYAN: In the gable of the front door open with spindles?

MS. RICHEY: Yes.

MEMBER RYAN: Nice.

MS. RICHEY: And then finally is the final recommendation for this particular house that came from the gentleman to consider where we would put the AC condensers. We have chosen to put them in the rear of the home, so they won't be visible from the front or the sides, so they won't compromise the general aesthetics.

CHAIRPERSON HERSHBERG: So you're going to put them in the rear of the home. Will they be on a platform or will they be shaded in any way?

MS. RICHEY: So, they'll be on a concrete pad. I don't know if they'll shade them. The neighbors won't be able to see them from the side or the front, because they're in the rear, because that was the law.

CHAIRPERSON HERSHBERG: That's fine. Thank you.

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MS. RICHEY: So, that speaks to all the recommended changes for that particular home, for 61.

MEMBER RYAN: Do you have a sample of the stone for the steps.

MS. RICHEY: So, that would be for 63. Yes, I do.

MEMBER RYAN: I thought it was on 61 as well. It looks like there's stone.

MS. RICHEY: No, no. It does look like that but it won't be that.

MEMBER RYAN: What will it be?

MS. RICHEY: It will be concrete, and the color is gray.

CHAIRPERSON HERSHBERG: Now that you have the open area and the portico, how will you establish lighting for the front door?

MS. RICHEY: There will be recessed LED lighting up in the overhang.

CHAIRPERSON HERSHBERG: My understanding is that, that will be an open area.

MEMBER RYAN: Right. But on the flat, she's saying, if it's a gable, the

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lighting will be recessed into the ceiling,  
so you won't see it, you'll just see the  
light spray.

CHAIRPERSON HERSHBERG: Okay.

MEMBER RYAN: Are you staining those  
spindles a wood stain?

CHAIRPERSON HERSHBERG: She said  
white.

MS. RICHEY: They'll be white.  
That's correct. That Aspen white.

MEMBER WELCH: You said the steps are  
going to be --

MS. RICHEY: Concrete.

MEMBER WELCH: Gray?

MS. RICHEY: Gray.

MEMBER WELCH: There will be a  
driveway to that?

MS. RICHEY: Yes. It will blend.  
The driveway is also gray concrete.

MEMBER TAYLOR: No stone around the  
driveway?

MS. RICHEY: No, no stone around the  
driveway.

CHAIRPERSON HERSHBERG: In our

1  
2 preliminary meeting we had talked about -- I  
3 don't know that we brought it up. I think it  
4 was brought up by your dad -- gray boarder  
5 pavers on the driveway. Now it's not so  
6 critical that it be on this application, but  
7 that's an element that differentiates the two  
8 applications.

9 MS. RICHEY: Would you like to make a  
10 note and take it back to him.

11 CHAIRPERSON HERSHBERG: Well, the  
12 questions that we're asking could possibly be  
13 conditions of the approval of the  
14 application. So, my notations indicate that  
15 would be on the 61 Prince application. Did  
16 you have that showing on the 63 Prince  
17 application?

18 MS. RICHEY: On the driveway?

19 CHAIRPERSON HERSHBERG: Yeah.

20 MS. RICHEY: No, I don't have that.

21 CHAIRPERSON HERSHBERG: We did  
22 discuss that, and I'm going to ask that you  
23 consider that.

24 MS. RICHEY: Okay.

25 CHAIRPERSON HERSHBERG: It's more

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than an ask.

MS. RICHEY: It's a request.

CHAIRPERSON HERSHBERG: Well, we had talked about it. Again, it was an element of differentiating the two properties.

MS. RICHEY: Okay.

CHAIRPERSON HERSHBERG: So, we talked about gray boarder pavers on the driveway.

MS. RICHEY: Got it. He's willing to make whatever proposed or recommended changes are needed. I have every confidence that he'll do it.

CHAIRPERSON HERSHBERG: Under the circumstances, would you want more time to confer with your dad? I mean, we can hear the particulars of both of these applications, because we had thorough preliminary hearings. But if there are items you want to confer with your dad, you would require an adjournment to do that.

MS. RICHEY: I'm confident that he would take this recommendation. I can lay out differences as well, after we go through 63, if that's okay.

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CHAIRPERSON HERSHBERG: That's fine.  
I didn't know if it was your intention.

MS. RICHEY: I understand.

CHAIRPERSON HERSHBERG: So, your confidence is high at this stage, then you're going to make a final decision on these?

MS. RICHEY: Yes.

MEMBER TAYLOR: The windows, the size around window?

MEMBER RYAN: The trim.

MS. RICHEY: Will be white. Oh, they size? Certainly. Is there a preferred size?

MEMBER RYAN: Usually three inches or so.

CHAIRPERSON HERSHBERG: Three or four inches.

MEMBER RYAN: On this design, I have a feeling --

CHAIRPERSON HERSHBERG: The smaller trim?

MEMBER RYAN: It might be better. They're doing a pediment and an apron.

CHAIRPERSON HERSHBERG: Three inch white trim around all of the windows.

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MS. RICHEY: Yes.

MEMBER RYAN: With a pediment and  
apron. Not just a picture frame.

CHAIRPERSON HERSHBERG: Are there any  
other items on this application?

MS. RICHEY: No. For 63, yes, not  
61.

CHAIRPERSON HERSHBERG: Are there any  
questions or comments on 61 Prince Avenue?

MEMBER RYAN: One comment. As far as  
the garage door goes, being both homes have  
exactly the same garage door proposed, would  
you be opposed to one with the open -- so,  
61, maybe doing a carriage style garage door  
to make it look a little different than the  
other one, because the black and white the  
straps might look nice.

MS. RICHEY: Sure, that's not a  
problem. Any other suggestions?

CHAIRPERSON HERSHBERG: I think at  
this point it makes sense to call the other  
application, so that we can --

THE CLERK: You have to close this  
one.

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CHAIRPERSON HERSHBERG: I'm trying to think of the most expeditious way to review these applications.

THE CLERK: We can close this one and call the other one.

CHAIRPERSON HERSHBERG: Well, I don't want a motion on this application, because we may turn around and decide after hearing the 63 Prince to make some changes to 61. So, I think it makes sense for us to review both of these applications together.

So, if you would call the second application so that we could do the side-by-side, since the properties are adjacent to one another.

THE CLERK: How are you going to vote?

CHAIRPERSON HERSHBERG: I don't want to close to further evidence and testimony if, in fact, we decide to make a change to 61 Prince. Procedurally -- do we have counsel with us? I don't want to adjourn either, because we'd like to proceed. At the end of the testimony we'd like to proceed.

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THE CLERK: You can adjourn it, call the other one, reserve it open and come back and do the first one.

CHAIRPERSON HERSHBERG: That's a possibility. Maybe counsel could give us -- counsel, we have two applications before us; both of the properties are adjacent to one another. We're reviewing the application on 61 Prince Avenue. The other application, which we have not called yet, is 63 Prince Avenue. Both of them require some consideration between both of them, because we don't want to exaggerate identical houses adjacent to one another.

MR. McLAUGHLIN: Right.

CHAIRPERSON HERSHBERG: We have heard the complete testimony on 61 Prince. After we hear 63 Prince, we may want to go back to 61 and make some adjustments to it. So, I'm reluctant to ask for a motion from the Board where we close to further evidence and testimony. What would the proper procedure be?

MR. McLAUGHLIN: You're well within

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your right to call the second case and combine the hearing, as long as there are two separate decisions, once the decisions are read.

CHAIRPERSON HERSHBERG: We don't need to make a motion on the first application at this stage?

MR. McLAUGHLIN: No.

CHAIRPERSON HERSHBERG: Can we please call the second application, 63 Prince.

THE CLERK: Site Plan Number 3772, 63 Prince Avenue, Section 55, Block 399, Lots 42-44, Residence A. SRJ Associate, LLC. Construct two-story one-family residence with attached garage 2,751 square feet.

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

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

MS. RICHEY: So, there is a similar paper to the first which speaks to aesthetics of 63. A12 is the page that you will be looking for on the plan. Please let me know

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if you'd like a moment before I keep going.

CHAIRPERSON HERSHBERG: Are you going to be calling out the differences between them?

MS. RICHEY: Yes.

CHAIRPERSON HERSHBERG: Okay. Great.

MS. RICHEY: I'm going to do my best.

CHAIRPERSON HERSHBERG: We remember most of them, probably all of them. We have had a chance to review this in advance. You can proceed with your testimony.

MS. RICHEY: So then let me show you. Well then on A10 we added that additional landscaping, which is the same layout but will be a different tree and different bushes. So, where there's not a Redbud, there will be a cherry. There will be some variety in the type of flowering tree. That's on page A10.

CHAIRPERSON HERSHBERG: Okay.

MS. RICHEY: And then as per the Board's request on page A12 --

CHAIRPERSON HERSHBERG: Well, we had some discussion and we came to an agreement.

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MS. RICHEY: Okay, I understand.  
Well, it was your good idea.

CHAIRPERSON HERSHBERG: It was an  
idea that was embraced.

MS. RICHEY: Fair enough. So, we  
have chosen this. This is called Golden  
Honey. This is manufactured by MSI Rockmount  
Stacked stone. As you can see, it is on  
either side, both sides of the garage, about  
four feet, and then it's on both sides of the  
front door. And then for purposes of  
continuity, it goes along the foundation of  
that section on the left with the four  
windows where it protrudes out. And then if  
my arm is the step. Facing the house from  
the front, this would be the front of the  
step, this would be the top, the stone would  
be here.

MEMBER RYAN: On the riser.

MS. RICHEY: Yeah. Yeah. And on the  
top would be gray pavers.

CHAIRPERSON HERSHBERG: On the  
elevations?

MS. RICHEY: Yes.

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CHAIRPERSON HERSHBERG: The stone is not depicted underneath the section with the four windows. Was it in intention --

MS. RICHEY: It is.

CHAIRPERSON HERSHBERG: It's very low.

MS. RICHEY: It's low. The concern with having it go up is that cutting the stone, because the section -- because it protrudes out, it protrudes out, there's little parts that are back, he was concerned that it wouldn't look good, the way that they would cut it. So, he wanted to just be as conservative as possible but still preserve continuity and have it along the foundation.

CHAIRPERSON HERSHBERG: Okay. I want to make sure the Board has a good look.

MS. RICHEY: The idea behind it was that it ties in all the colors of the house. There is gray, there is saddle, there's white, because the shingles and the siding are the saddle color.

MEMBER RYAN: That's a veneer. It's not like is a ledge stone or something that's

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thicker.

MEMBER WELCH: Could we see it?

MS. RICHEY: Of course.

MEMBER RYAN: Does that have a cap on it, at the area that is only going up four feet or three feet, whatever you have there?

MS. RICHEY: He wants it to look as natural as possible.

MEMBER RYAN: Right. I'm saying, how is it going to go into the siding above it?

MS. RICHEY: It looks like there is a cap drawn in by the architect.

MEMBER RYAN: You kind of have to end it.

MS. RICHEY: Right.

CHAIRPERSON HERSHBERG: So, the discussion that we had at the preliminary meeting, we had talked about variations in color, variations in shape, variations in depth. I see that there are elements of that. Were there other stones that you considered, before you arrived at that one?

MS. RICHEY: I think he really liked this one because it ties in all of the

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colors, so it made it feel cohesive for him.

CHAIRPERSON HERSHBERG: Let's move on to the other components.

MS. RICHEY: So, I can speak. In addition, as similar to the previous home, the AC will be in the rear of the home. And then I can speak to some of the differences. So, I'm going to try to do a side-by-side here. Can you see that on 63 has this triangular peak here, 61 does not. The overhang for 63 is white, and as we discussed in detail a short while ago, 61 has the spindles, and of course the color and the stone. Those are the standout details.

MEMBER RYAN: And the arched window over the peak.

MS. RICHEY: That's right. That's right.

MEMBER RYAN: The white portico, the base of the front portico, would you consider mimicking that in the gable over those window with a board and batten, if there's like -- it feels like the white in that is out of nowhere kind of. It's a big section of

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white.

MS. RICHEY: The overhang?

MEMBER RYAN: Yeah. I'm imagining if it was -- it's always nice to repeat things on a home, and it might add a little more white to it too, just up in the peak, that little one over there, the little triangle maybe.

CHAIRPERSON HERSHBERG: Are you clear?

MS. RICHEY: That will be really pretty. Ties it together.

MEMBER RYAN: Right, if it was also white.

MS. RICHEY: You have a good eye. You have been doing this a while.

MEMBER RYAN: Just a suggestion.

MS. RICHEY: Yeah, I like that a lot.

CHAIRPERSON HERSHBERG: So then to describe that in a way -- the peak above, the roof peak on the second story above windows would -- the face of that gable will be a white board and batten?

MEMBER RYAN: Right.

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CHAIRPERSON HERSHBERG: Does that sound --

MS. RICHEY: Yeah. The other house doesn't have that at all. So, it feels like an appropriate way to highlight that varying feature.

MEMBER WELCH: And the garage is white?

MEMBER RYAN: The garage is white.

CHAIRPERSON HERSHBERG: The garage now is a differentiated feature between the two houses.

MS. RICHEY: One is the carriage, right?

CHAIRPERSON HERSHBERG: Correct.

MEMBER RYAN: Do you have a cut of the front door?

MS. RICHEY: I don't, no. I got a lot of samples, but I didn't have that one.

CHAIRPERSON HERSHBERG: It looks like the depiction of the lanterns on both sides of the driveway.

MS. RICHEY: The sconces.

CHAIRPERSON HERSHBERG: The sconces

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are identical?

MS. RICHEY: They could be changed.

CHAIRPERSON HERSHBERG: Maybe a carriage style.

MEMBER RYAN: An open lantern like a carriage. Or change it on the other house, because you have a carriage door on the other house. Make one of them different, right, than the other.

MS. RICHEY: That makes sense too.

CHAIRPERSON HERSHBERG: We have to document what we said. Are we going to make a change to 61 Prince because you have the carriage door or are we going to make a change to 63? What would you prefer?

MS. RICHEY: I would prefer that we made a change to 61, just because it will give it a little added style, given that we have the stone and we have the two white peaks on 63. So, it will give it a little extra boost.

CHAIRPERSON HERSHBERG: Give me a description of the sconce that we would now incorporate on 61 Prince. Is it going to be

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a carriage lantern?

MEMBER RYAN: Carriage lantern.

MS. RICHEY: Your vocabulary of sconce is more experienced than mine, but I do know what the carriage looks like, and that would be lovely.

CHAIRPERSON HERSHBERG: Are there any other options?

MEMBER RYAN: More of an open kind of feel. Maybe more glass.

CHAIRPERSON HERSHBERG: Carriage style, more open lantern.

MEMBER RYAN: Right.

CHAIRPERSON HERSHBERG: On 61.

MS. RICHEY: On 61. 61 would also have the carriage garage.

CHAIRPERSON HERSHBERG: Are there other items?

MS. RICHEY: No, sir.

CHAIRPERSON HERSHBERG: We have to get back to this stone.

MS. RICHEY: Okay.

MEMBER RYAN: Did you think about a cultured stone, like a little more of a not

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2 as flat a stone, something bumpier? I feel  
3 like it might be more like an old field stone  
4 feel, like it could have been there years ago  
5 too. Not a river rock, but what do they call  
6 that when they are just a little chunkier and  
7 more irregular like. Not as uniform.

8 MS. RICHEY: I think what he was  
9 thinking is because the shapes are  
10 rectangular and the siding is flat, he was  
11 hoping that because he really liked those  
12 color choice and there is some variety  
13 protruding.

14 MEMBER TAYLOR: Because that stone is  
15 so thin, if you Goggle it -- we sat up here  
16 and Googled it, it's used a lot inside.

17 MEMBER RYAN: On fireplaces and  
18 different areas, mantels, things like that  
19 because water, I think, might be able to get  
20 in there on an exterior.

21 MS. RICHEY: Okay.

22 CHAIRPERSON HERSHBERG: So, the idea  
23 of the stone came up in an effort to make the  
24 houses look different. We had a very easy  
25 discussion about making some modifications to

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2 create that differentiation. That doesn't  
3 mean we have to have stone on 63. So, if  
4 you're looking at color and maybe, as Member  
5 Ryan was describing, something with more  
6 variety in terms of size, depth might go  
7 better on 61. I'm not -- so, let's keep our  
8 minds open and not get stuck on the fact that  
9 we thought that 63 would be the one that  
10 would have the stone.

11 MS. RICHEY: I think the preference  
12 is that they would be round, looking more  
13 natural and protruding.

14 CHAIRPERSON HERSHBERG: More natural.  
15 More natural is the term that says it very  
16 well.

17 MS. RICHEY: I would be deeply remiss  
18 to think that my father would not take the  
19 recommendation. I think he has appropriated  
20 all this dialog, all different perspectives,  
21 just like we had this conversation about the  
22 two triangles, right? He's a flexible man.  
23 I feel like he'd say, "I'm come this far, I'm  
24 happy to explore and do something to make the  
25 community feel better."

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CHAIRPERSON HERSHBERG: Here is the challenge. If you describe a color to us, variations, but when you say gray, light gray, we get the idea. When it comes to stone, there are so many different varieties, it's hard to describe it in a way. So, it's never our intention to delay any application or make anything take longer than it needs to. I'm not sure how to accomplish that, in these circumstances. I need some help.

MS. RICHEY: I think I have a pretty clear picture of what he wants.

CHAIRPERSON HERSHBERG: We have to describe it and make sure that we're doing it on the right house.

MS. RICHEY: I do like it on 63.

MEMBER RYAN: I do too.

CHAIRPERSON HERSHBERG: We're narrowing it down.

MS. RICHEY: Because 63 just kind of feels better. It has --

MEMBER RYAN: We were Googling some stones.

MS. RICHEY: Okay.

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CHAIRPERSON HERSHBERG: Do you have any other samples of stone or cut sheets?

MS. RICHEY: I don't.

CHAIRPERSON HERSHBERG: And your timetable for the project is ASAP?

MS. RICHEY: No, it's not ASAP. My dad is recovering from a serious medical issue, at the moment. So, the hope is that we can come to an agreement here and then we can have peace of mind, then we'll proceed once he is stable.

CHAIRPERSON HERSHBERG: Madam Clerk, when is the earliest that the applicant could reappear before us?

THE CLERK: October 22nd.

CHAIRPERSON HERSHBERG: October 22nd. Would that create anxiety, distress? Would that be a problem, if we had you come back to us? The challenge is describing the stone in a condition. I'm not sure how we can do that.

MEMBER DAWSON: It has to be a specific brand, color.

CHAIRPERSON HERSHBERG: Would that

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create a problem for you?

MS. RICHEY: I think he would be very disappointed. But, respectfully, I'm wondering if we could talk through more of what the Board prefers.

MEMBER TAYLOR: We really can't talk through a stone is what we're saying because it comes in so many different variations. I could buy the same color stone you buy but it looks different for me because it's just a stone and it's not always the same color.

MS. RICHEY: Is there a specific one that you really like?

CHAIRPERSON HERSHBERG: That's just it. It's not our preference, it's a consideration. It's strictly the aesthetic in us trying to work with you and your design to come up with the best aesthetics for the area that you're in. So, if we were to find the stone and say something similar to this, that might work. It's actually a little unconventional for us to work that way. We're trying to work best because you're pinch hitting here.

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MEMBER RYAN: Maybe it's safe to say sandstone, limestone, because those stone colors go well with saddle and they do have light and darks. And depending on your mortar, you could bring in that white of the home, so it would add maybe to that, but more of an irregular natural stone. Most like Eldorado stones and all those quarries, they generally make a lot of sandstone color and limestone colors and they're varied. You could probably some really pretty stuff that will work that will be very durable.

MS. RICHEY: Is brown preferred?

CHAIRPERSON HERSHBERG: Not necessarily, no. Do you want to look at some sandstone or limestone on your phone, as a way to see if that --

MS. RICHEY: Yeah. I'm going to go on the same manufacturer.

MEMBER TAYLOR: What color is the house again?

MS. RICHEY: Saddle.

MEMBER RYAN: Like a beige.

CHAIRPERSON HERSHBERG: Beige is 63,

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gray is 61.

MS. RICHEY: If I may. This is the color. Do you like this?

CHAIRPERSON HERSHBERG: Better.

MEMBER WELCH: Do you like it?

MS. RICHEY: I do. I like what he chose, but this does have a more -- this does have a more natural feel.

MEMBER RYAN: If you have a mortar that's a lighter, maybe a silver tone, maybe get more of the white in the stone too.

MS. RICHEY: I know he's concerned about the color. There are tints in it that are attractive to me.

MEMBER WELCH: Do you think he's going to like it?

MS. RICHEY: I do. I think that he is. He's going to like that I picked it.

MEMBER WELCH: Is it in the same price?

CHAIRPERSON HERSHBERG: We need you to step back to the podium, only because we're recording and your voice won't come through.

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MS. RICHEY: So, we're looking at Hampton Cobblestone Faux stone wall panel.

MEMBER TAYLOR: Wall what?

MS. RICHEY: Wall panel.

MEMBER RYAN: It's a panel.

MS. RICHEY: Hampton, like the Hamptons, Cobblestone Faux stone. The color is limestone. But I have another idea that I might like better. Can I show you?

MEMBER RYAN: Yeah.

MS. RICHEY: So, this color is called summer tan.

CHAIRPERSON HERSHBERG: This is a different stone?

MS. RICHEY: It's the same stone, just a different color.

MEMBER RYAN: More variations. Better. More of a saddle.

MEMBER DAWSON: What is the name of the manufacturer again?

MS. RICHEY: Hampton Cobblestone. Sorry, my apologies. Barron Designs. B-A-R-R-O-N.

MEMBER WELCH: Is it available?

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CHAIRPERSON HERSHBERG: You're not going to be able to determine that at this stage.

MEMBER RYAN: It's a look right now.

CHAIRPERSON HERSHBERG: Were there any other items?

MS. RICHEY: In my other job as a psychiatric social worker, I'm tuned into someone.

CHAIRPERSON HERSHBERG: Were there any other items you wanted to bring forward?

MS. RICHEY: No. Just an appreciation for consideration and inspiring these ideas.

CHAIRPERSON HERSHBERG: You're extremely welcome. Rare that we get that.

Are there any other questions or comments from the Board?

MEMBER DAWSON: No.

CHAIRPERSON HERSHBERG: I'm going to ask for public comment on either of these applications, at this stage.

MS. RICHEY: Oh, we lost our neighbor. She lives on the corner.

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CHAIRPERSON HERSHBERG: Hearing none.

MEMBER TAYLOR: Do you think we can at least put the drawings up for the public. How are we going to do that.

CHAIRPERSON HERSHBERG: I don't think that's going to show.

MEMBER TAYLOR: Zoom in. Randy.

CHAIRPERSON HERSHBERG: We have in the file all the neighbors in the area, the publications with regard to this hearing. We did provide the opportunity for neighbors to attend. We try to do that as a courtesy for people that aren't neighbors. This is not the first time that your dad has been before the Board. In the future, it helps when you have something to show.

MS. RICHEY: Well, I did speak with Ms. Collett and showed her the plans. On the record, she thought they were pretty. She lives on the corner.

CHAIRPERSON HERSHBERG: We have nobody taking the opportunity for public comment on either one of the applications. So, I'm going to ask for a motion from the

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Board on the first application, which is  
SP-3771, 61 Prince Avenue. Motion from the  
Board.

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

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Now we need a  
motion on SP-3772, 63 Prince Avenue.

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

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

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MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER RYAN: You did good.

MS. RICHEY: Thank you. It was a very, very valuable education for me. Thank you.

CHAIRPERSON HERSHBERG: Good luck to your dad.

MEMBER WELCH: Best of luck to your father.

MS. RICHEY: This will help. Thank you very much.

MEMBER RYAN: Make a motion to go into executive session and confer with counsel.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:51 p.m. to 9:10 p.m., after which the following transpired:)

CHAIRPERSON HERSHBERG: We're now going to be hearing applications from the public hearing. So, please recall the application.

THE CLERK: Site Plan Number 3771, 61 Prince Avenue.

MEMBER RYAN: Chairman, regarding Application SP-3771 for the premises located at 61 Prince Avenue, the applicant comes before this Board seeking approval to construct a two-story one-family residence with an attached garage 2,751 square feet.

I, Carole Ryan, 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

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met.

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

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

The site plan and artist rendering, dated 9/19/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

The members of this Board are 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:

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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.

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.

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

Other conditions:

The white trim should be three inches wide around windows and doors with a pediment and apron.

Four over four clapboard siding, Nantucket color. Combination Nantucket shakes on front elevation left facing.

The open portico over the front door gable will have four spindles in Aspen white.

The garage door to be a white carriage style, and carriage style lanterns on each side of the garage.

The AC compressor is to be located in the rear of home.

An addition of flowering trees to the front of the home.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

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MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3772, 63  
Prince Avenue.

MEMBER RYAN: Chairman, regarding  
Application Sp-3772 --

CHAIRPERSON HERSHBERG: I'm sorry.  
There was another conditions on 61 with  
respect to -- unless I missed it. Did you  
have pavers on the driveway?

MEMBER RYAN: No was that a  
condition?

MEMBER TAYLOR: Yes.

CHAIRPERSON HERSHBERG: It was going  
to be -- the driveway was going to be a  
border with gray pavers.

MEMBER RYAN: Sorry:

CHAIRPERSON HERSHBERG: With that,  
we'll have another vote.

MEMBER RYAN: Driveway to have gray  
paver border.

CHAIRPERSON HERSHBERG: Is there a

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second?

MEMBER TAYLOR: Second.

CHAIRPERSON HERSHBERG: There's another element to the conditions, so we're going to vote on the application.

THE CLERK: We're still on 61?

CHAIRPERSON HERSHBERG: On 61 still.

THE CLERK: So Carole made --

MEMBER RYAN: Me, and LaDonna seconded.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Thank you.

MEMBER RYAN: Thank you. Good catch.

THE CLERK: Site Plan Number 3772, 63 Prince Avenue.

MEMBER RYAN: Chairman, regarding Application SP-3772 for the premises located

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at 63 Prince Avenue, the applicant comes before this Board seeking approval to construct a two-story, one-family residence with attached garage 2,751 square feet.

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, with the conditions below are met.

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

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

The site plan and artist rendering, dated 9/19/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and artist rendering has been stamped, approved and signed by the applicant and/or the Chairman

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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

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of a building permit.

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

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

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

Other conditions:

White three inch trim on all windows and doors and will have pediment and apron.

Upper gable on the front elevation will be board and batten siding.

Stone on the exterior to be a faux stone, natural style, similar to a limestone, summer tan color, Barron Designs, with variations of beige, gray, white and tan.

The front door will be white with glass in the center panel and glass sidelights.

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CHAIRPERSON HERSHBERG: Just a moment. Flowering tree.

MEMBER RYAN: I thought wasn't on there.

The condition of a flowering tree on front yard elevation.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3753, 101 South Main Street.

MEMBER TAYLOR: Chairman, regarding Application SP-3753 for the premises located at 101 South Main Street in Freeport, New York, the applicant, Maryann Ojeda comes before this Board seeking approval to erect sign on the building.

I, LaDonna Taylor, move that this

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Board make the following findings of fact:

This application, as submitted, will produce an undesirable effect on the neighborhood due to the inconsistencies in both the sign and the color in comparison to the neighboring signs in the community.

This application will not produce an aesthetically and conforming positive addition to the surrounding area due to the fact that the proposed sign does not conform to any other signs in the surrounding area.

The proposed sign will not be aesthetically pleasing, as the colors and design of the proposed sign is not in conformity with the surrounding signage.

On balance, the benefits to the applicant by the granting of this application is far outweighed by the determine to the surrounding community and neighborhood, if such application were to be granted.

The applicant wishes to erect a sign on the subject property. No evidence was presented to the Board showing that the proposed sign would fit into the

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2 characteristics of the neighborhood. The  
3 applicant in the public hearing failed to  
4 present any evidence that the proposed  
5 application would conform to the surrounding  
6 property in the community. The signs in the  
7 immediate surrounding businesses show a  
8 background color of dark blue with white or  
9 gold lettering. The building has a  
10 distinctive and distinguishing design and  
11 would benefit with conformity.

12 Finally, the Board finds the erection  
13 of the proposed sign for which there are no  
14 similar signage in the surrounding area would  
15 clearly not conform to the characteristics of  
16 the surrounding community.

17 I further move that this application  
18 be denied based upon the foregoing signage.

19 Second?

20 MEMBER RYAN: Second.

21 THE CLERK: All in favor.

22 MEMBER DAWSON: Aye.

23 MEMBER TAYLOR: Aye.

24 MEMBER WELCH: Aye.

25 MEMBER RYAN: Aye.

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THE CLERK: Any opposed?

CHAIRPERSON HERSHBERG: I am in favor of the motion.

I need a motion to approve the minutes of September 10th.

MEMBER DAWSON: I'll make a motion to approve the minutes of the September 10th meeting.

MEMBER TAYLOR: Second.

CHAIRPERSON HERSHBERG: We have a motion on the table to approve the minutes of 9/10 and a second.

MEMBER TAYLOR: Motion by Heather, second by LaDonna.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER TAYLOR: Motion to close the meeting.

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MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(TIME ENDED: 9:22 p.m.)

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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 27th day of October, 2024.



BETHANNE MENNONNA