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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

October 22, 2024  
7:42 p.m.

M E M B E R S:

- |                    |             |
|--------------------|-------------|
| MICHAEL HERSHBERG  | CHAIRPERSON |
| DEBORAH WELCH      | MEMBER      |
| LADONNA TAYLOR     | MEMBER      |
| ANNEMARIE DI SALVO | MEMBER      |

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

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October 22, 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	4

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October 22, 2024

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

APPLICATION#	ADDRESS	PAGE
SP-3769	322 Miller Avenue	4-17

\* \* \*

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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, one Affidavit of Posting, and  
11 one Affidavit of Mailing to be placed on the  
12 record as Board exhibits.

13 (WHEREUPON, the above-referred to  
14 documents were marked as Board's Exhibits 1  
15 through 3, in evidence, as of this date.)

16 CHAIRPERSON HERSHBERG: Do we have  
17 any request for adjournment?

18 THE CLERK: No request for  
19 adjournment.

20 CHAIRPERSON HERSHBERG: Thank you.  
21 Please call 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  
25 three-story one-family residence with

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attached garage 2,876 square feet.

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  
Broadway Lane, Bellmore, New York 11717. I  
represent the owner of the property. I'm the  
builder. I'm the GC on the property.

Before I start I just want to  
apologize for the inconvenience with the  
previous confusion. I went to the architect  
and the owner and I finalize and I get fully,  
and then I comply like you guys always like.

I make a lot of recommendations and  
the owner want to do it, don't want to do it.  
He was concerned about the cost but, you  
know, the value of houses, it's a big lot and  
it's a good location. I convince him with  
the stone on the bottom to break it down. It  
was too big a house. Like you guys  
suggested, I break down the roof, the gable

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2 in the roof, we take out one garage, we make  
3 the front door, bigger front door with  
4 sidelight. Previously there was only one  
5 sidelight. Like you see it, I break it down.

6 Also on the front elevation, I make  
7 it a nice roof around to break it down the  
8 house, to don't make it that so big a house.  
9 Unfortunately, I have to raise it up because  
10 it's the flood zone but, you know, it looks  
11 much, much better, in my point of view.

12 The windows are going to be black  
13 with black shutters on the side. Again, I  
14 don't have the whole thing in white.

15 MEMBER DI SALVO: Black shutters?

16 MR. DELGADO: Yeah, black.

17 MEMBER TAYLOR: Black windows, black  
18 shutters.

19 MR. DELGADO: And then if you see on  
20 the gable, as you suggested, make the  
21 siding --

22 MEMBER DI SALVO: Board and batten.

23 MR. DELGADO: (Continuing)--  
24 vertical. This is going to be very nice.

25 MEMBER DI SALVO: Board and batten.

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CHAIRPERSON HERSHBERG: Is it board and batten or just vertical siding?

MR. DELGADO: It's a board and batten. Yeah, it's a board and batten.

CHAIRPERSON HERSHBERG: Board and batten.

MR. DELGADO: Yeah, board and batten. They coming in 18 inches. And the garage door is going to be gray, dark gray, to match the front door.

On the front door, I put a sidelight with frosting. I don't like to put it, because it's too low. I don't like to put glass on the front door on the bottom, I like to be solid, because it's too low, the glass and people can walk and look inside.

MEMBER DI SALVO: I'm sorry, your point about that is that it's not going to match the rendering, it's going to be a solid bottom?

MR. DELGADO: The render is solid.

MEMBER DI SALVO: The sidelights are -- okay.

MEMBER WELCH: It's frosted.

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2 MR. DELGADO: They are. It's frosted  
3 on the side. I think that's pretty much it.  
4 You know, I change the structure and I submit  
5 it to the Building Department and -- you  
6 know.

7 MEMBER DI SALVO: Do you have a color  
8 for the front door and the garage door?

9 MR. DELGADO: It's going to be match.

10 MEMBER DI SALVO: I know. It says  
11 dark gray. Is there a specific gray  
12 specified or chosen yet?

13 MR. DELGADO: This is I don't  
14 remember the color what it's called. I don't  
15 recall. It's a gray. I get the door -- it's  
16 a kind of blueish. It match. I think he put  
17 it on the plans.

18 MEMBER DI SALVO: I couldn't find it  
19 on the plans. It just said gray. I couldn't  
20 find the specific color. That's okay. Keep  
21 going. Maybe I missed it.

22 While I look for that, do you have a  
23 sample of the stone?

24 MR. DELGADO: No. It's a cultured  
25 stone. It's a cultured stone. I always put

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it in one color with the colors, because if you see we have a lot of colors in this one. We have colors on both side. And then also one thing I don't like it on the stone, we just do it -- in this case we have the color. That's why I do it around, because only in the back and then the side you can see.

MEMBER DI SALVO: Do we have a manufacturer, do you have a color?

MR. DELGADO: Yes, it's -- I got the name.

MEMBER DI SALVO: Do you have a photo of it?

MR. DELGADO: No. It's a Versetta Stone. It's called a Versetta Stone.

MEMBER DI SALVO: Spell it for me.

MR. DELGADO: Versetta. The name of the stone is Tight-Cut Mission Point.

MEMBER DI SALVO: You have to spell it for me.

MR. DELGADO: Tight-Cut is T-I-G-H-T-C-U-T. Mission Point.

MEMBER DI SALVO: Tight-Cut Mission Point.

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MR. DELGADO: Yeah. And the manufacturer is B-E-R-S-E-T-T-A (sic).

MEMBER DI SALVO: Bersetta (sic).

MR. DELGADO: Yes. I've been using. I don't know you remember, guys. I did one on Lena. I did a house over there and we did this. It come very nice with that stone, with that one company, with the colors.

MEMBER DI SALVO: I'm looking up the color. So, dark gray, light gray. It looks like a little bit of sage green in there. It looks like a sage green.

MR. DELGADO: And because it's a lot, I put in the tight-cut, because the tight-cut is big. If we do Ledgestone, it's going to be too busy.

MEMBER DI SALVO: Thank you. It will warm up the house with all the white.

MR. DELGADO: Yeah, it break it down too. Believe me, there's a big reason those stone prices and everything is high. But those stone is really, really high price.

MEMBER TAYLOR: The roof?

MR. DELGADO: Black. Only black.

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2 This one. It can get you 30 year. Also  
3 around on the face of the thing I use what  
4 they call coal marks. It's a black PVC, it  
5 never get rot, you know. Sometime they put  
6 aluminum and you see the waves. You don't  
7 have to nail in this one, you glue it.

8 MEMBER WELCH: Outside lighting. Are  
9 you going to have high hats?

10 MR. DELGADO: We're going to have  
11 high hats in the top. I don't want to put  
12 it -- you see, the suggestion from you guys  
13 on the front the window, I want to make a  
14 nice chandelier inside and you see it from  
15 outside. I put the high hats on the top of  
16 the roof, on the top of the soffit, and we  
17 got a recessed column. Square, recessed  
18 column.

19 MEMBER DI SALVO: Those are recessed  
20 recessed panel?

21 MR. DELGADO: Yeah, in the same  
22 material.

23 MEMBER TAYLOR: Lighting on the  
24 garage?

25 MR. DELGADO: Also going to be high

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hat. You have that roof. It's going to be really nice all around. In both sides, going to be high hats.

MEMBER DI SALVO: On the rendering and on the elevation, the architectural plans, in between the two front plate glass windows --

MR. DELGADO: It look like that. It's a siding. It's the same siding.

MEMBER DI SALVO: You're showing vertical in the rendering.

MR. DELGADO: Vertical.

MEMBER DI SALVO: The board and batten.

MR. DELGADO: Yeah.

MEMBER DI SALVO: On the architectural plans it's showing horizontal.

MR. DELGADO: Yeah. But we going to use it vertical. It was a suggestion.

MEMBER DI SALVO: The center area --

MR. DELGADO: Is going to be kind of recessed too, the two windows. You see what I mean?

MEMBER DI SALVO: The landscaping

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looks lovely.

MR. DELGADO: Yes. It have to be, because it's a corner. It's a big lot.

MEMBER DI SALVO: Maples, cherries, Azaleas. Very nice.

CHAIRPERSON HERSHBERG: Is there trim around the windows or just the black?

MR. DELGADO: The window come with big trim. The window we use come with almost four inch trim.

CHAIRPERSON HERSHBERG: It will be black?

MR. DELGADO: Yeah, black.

MEMBER TAYLOR: Black windows and black trim.

CHAIRPERSON HERSHBERG: The front rendering, right under the windows, it's some sort of decorative piece or trim or something.

MEMBER DI SALVO: Is that a sill?

CHAIRPERSON HERSHBERG: I don't see it on the drawings here. Something here is in here, but I don't see that it here. So, it's just the trim?

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MR. DELGADO: Yeah. He put it black.  
That be connected in the shop.

CHAIRPERSON HERSHBERG: What is that?  
Is that anything?

MR. DELGADO: No. This is the thing  
from the siding. It's nothing to do with the  
bottom.

CHAIRPERSON HERSHBERG: There's no  
decorative piece in the window?

MR. DELGADO: No. I don't like it on  
the bottom. It gets water there, it's no  
good. I don't know why it look like that.  
It's not going to be there.

CHAIRPERSON HERSHBERG: Are there any  
comments from the public?

(No response was heard.)

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

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

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MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER TAYLOR: Good luck.

MR. DELGADO: Thank you very much.

Again, sorry about all the --

MEMBER DI SALVO: It's an open discussion.

MR. DELGADO: You know what, it's hard for me sometimes. If it's my house, I make decision in front of you. When I get -- if I do it for somebody else, whatever changes have to discuss with them, they have to approve it. Thank you very much.

CHAIRPERSON HERSHBERG: Mr. Delgado, because you have come before the Board before, you're experienced with us, we usually end up with very nice projects. I will say that you did make significant changes to this? The front looks completely -- it does not look like a townhouse. The comments that I make is

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respect to the stone you chose in the front.  
We were able to look it up on the phone. In  
the future, if you bring a sample, it helps.

MEMBER TAYLOR: It makes it easier.

MR. DELGADO: Also, the project on  
Broadway, I advise you to pass by there. The  
area is changed a lot. The Village has been  
working a lot. They put a commons over  
there.

MEMBER TAYLOR: You did the apartment  
over there?

MR. DELGADO: Yeah.

MEMBER TAYLOR: I'll go and hide and  
everybody can come over there.

MEMBER DI SALVO: I pass by your  
building in Hempstead. It looks beautiful.

MR. DELGADO: Thank you.

CHAIRPERSON HERSHBERG: Have a good  
evening.

MEMBER DI SALVO: Make a motion to go  
into executive session.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

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MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(WHEREUPON, the Board entered into executive session from 8:01 p.m. to 8:07 p.m., after which the following transpired:)

THE CLERK: Site Plan Number 3758, 863 South Long Beach Avenue.

MEMBER DI SALVO: Chairman, regarding Application SP-3758 for the premises located at 863 South Long Beach Avenue, the applicant comes before this Board seeking approval to maintain extended driveway 506.80 square feet, stairs, and new window.

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

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

This application, as submitted, will produce an aesthetically and conforming

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

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

The site plan, survey print, dated 10/4/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and 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 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

1  
2 Affidavit of Compliance and return same to  
3 the Office of the Village Clerk within 30  
4 days after the decision is filed in the  
5 Village Clerk's Office as a prerequisite for  
6 issuance of any permit.

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

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

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

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

24 Second?

25 MEMBER TAYLOR: Seconds.

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THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3775,  
414 Nassau Avenue.

MEMBER WELCH: Chairman, regarding  
Application SP-3775 for the premises located  
at 414 Nassau Avenue, the applicant comes  
before this Board seeking approval to widen  
driveway to a total of 29 feet by 31 feet and  
replace steps.

I, Deborah Welch, move that this  
Board make the following findings of fact:

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

This application, as submitted, will  
produce --

CHAIRPERSON HERSHBERG: We're going

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to hold you, until we have all the members present.

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

CHAIRPERSON HERSHBERG: Please continue.

MEMBER WELCH: 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 9/24/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding

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the applicant's site and have fully considered all documents and testimony concern thing 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.

The applicant 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

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review by the Planning Board.

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

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3777, 114 Connecticut Avenue.

MEMBER WELCH: Chairman, regarding Application SP-3777 for the premises located at 114 Connecticut Avenue, the applicant comes before this Board seeking approval to expand driveway six and a half feet by 35.1

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feet.

I, Deborah Welch, move that this Board make the following findings of fact:

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

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

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

The site plan, dated 10/4/24, 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

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considered all documents and testimony concerning this application.

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

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

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

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

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

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

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

10 Driveway will be constructed with  
11 pavers.

12 Second?

13 MEMBER TAYLOR: Second.

14 THE CLERK: All in favor.

15 MEMBER TAYLOR: Aye.

16 MEMBER WELCH: Aye.

17 MEMBER DI SALVO: Aye.

18 CHAIRPERSON HERSHBERG: Aye.

19 THE CLERK: Any opposed?

20 (No response was heard.)

21 THE CLERK: Site Plan Number 3778,  
22 157 East Milton Avenue.

23 MEMBER WELCH: Chairman, regarding  
24 Application SP-3778 for the premises located  
25 at 157 East Milton Avenue, the applicant

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comes before this Board seeking to construct 374 square foot first floor addition and 187 square feet front porch.

I, Deborah Welch, move that this Board make the following findings of fact:

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

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

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

The site plan, dated 10/7/24, has been submit 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

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familiar with the neighborhood surrounding the applicant's site and have fully considered all documents and testimony concerning this the 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 modification to

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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 this is a Type II 2 action under SEQRA.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: I'm sorry, we have one other condition. So, go ahead and read the condition. Matching roofing and siding.

MEMBER WELCH: Yes. Siding and roofing to match.

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Second?

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3779,  
291 Grant Avenue.

MEMBER TAYLOR: Chairman, regarding  
Application SP-3779 for the premises located  
at 291 Grant Avenue, the applicant comes  
before this Board seeking approval to widen  
driveway by 19 by 21 inches.

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

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

This application, as submitted, will  
produce an aesthetically and conforming

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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 10/8/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

The members of this Board are familiar with the neighborhood surrounding 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.

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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 this action is a Type II action under SEQRA.

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

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Second?

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any oppose?

(No response was heard.)

THE CLERK: Site Plan Number 3780,  
206 North Ocean Avenue.

MEMBER TAYLOR: Chairman, regarding  
Application SP-3780 for the premises located  
at 206 North Ocean Avenue, the applicant  
comes before the Board seeking approval to  
maintain removal of two side windows and  
enclosed front porch.

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

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

This application, as submitted, will  
produce an aesthetically and conforming

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

This 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 10/9/24, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan and/or artist rendering had been stamped, approved and sign 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.

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

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

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

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

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

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Second?

MEMBER WELCH: Second.

MEMBER TAYLOR: Other conditions are  
to maintain.

THE CLERK: To maintain what?

MEMBER TAYLOR: Maintain the  
existing.

MEMBER DI SALVO: Maintain  
application?

CHAIRPERSON HERSHBERG: It was not  
officially a maintain application, but it  
was -- the work was done prior to us  
receiving the application. I don't know that  
that condition is necessary.

MEMBER TAYLOR: No conditions.  
Sorry. Scratch that.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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THE CLERK: Site Plan Number 3769,  
322 Miller Avenue.

MEMBER DI SALVO: I have SP-3768 on  
my paperwork. I have 3768.

THE CLERK: 3769.

MEMBER DI SALVO: Change it?

THE CLERK: Yes.

MEMBER TAYLOR: 3769, it says on the  
back here.

MEMBER DI SALVO: Chairman, regarding  
Application SP-3769 for the premises located  
at 322 Miller Avenue, the applicant comes  
before this Board seeking approval to  
construct three-story one-family residence  
with attached garage 2,876 square feet.

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

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

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

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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 10/3/24, 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 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.

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

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

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

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

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

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Other conditions:

Front columns are to be recessed panel style.

The area between front plate glass windows are to be board and batten.

All upper gables are to be board and batten.

CHAIRPERSON HERSHBERG: What is board and batten.

MEMBER DI SALVO: Siding.

CHAIRPERSON HERSHBERG: Vertical.

MEMBER DI SALVO: Board and batten only comes vertical. Do you want me to list is as siding? Otherwise it's Dutch lap.

CHAIRPERSON HERSHBERG: Okay.

MEMBER DI SALVO: All upper gables to be board and batten.

The stone is Manufacturer Bersetta, B-E-R-S-E-T-T-A, style Tight-cut, color Mission Point.

Second?

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

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MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: I need a motion to approve the minutes of 9/24/24.

MEMBER DI SALVO: Make a motion to approve the minutes of 9/24/24.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any oppose?

(No response was heard.)

MEMBER DI SALVO: Motion to close the meeting.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

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October 22, 2024

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(TIME ENDED: 8:32 p.m.)

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October 22, 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 28th day of October, 2024.



BETHANNE MENNONNA