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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

February 25, 2025
7:23 p.m.

M E M B E R S :

- | | |
|--------------------|-------------|
| MICHAEL HERSHBERG | CHAIRPERSON |
| CAROLE RYAN | MEMBER |
| DEBORAH WELCH | MEMBER |
| ANNEMARIE DI SALVO | MEMBER |
| HEATHER DAWSON | MEMBER |

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

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1 Affidavit of Publication 4

2 Affidavit of Posting 4

3 Affidavit of Mailing (3801) 4

3 Affidavit of Mailing (3807) 4

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February 25, 2025

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

APPLICATION#	ADDRESS	PAGE
SP-3801	20 Mayfair Court	4-8
SP-3807	83 Washburn Avenue	8-15

* * *

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2 CHAIRPERSON HERSHBERG: Good evening
3 everyone. Let's start the meeting with the
4 Pledge of Allegiance, please.

5 (Pledge of Allegiance recited.)

6 CHAIRPERSON HERSHBERG: Madame Clerk,
7 do we have any Affidavit of Publication or
8 Posting?

9 THE CLERK: Yes. We have one
10 Affidavit of Publication and one Affidavit of
11 the Posting and one Affidavit of Mailing for
12 each application to be placed on the record
13 as Board exhibits.

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

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

19 THE CLERK: We have no request for
20 adjournment.

21 CHAIRPERSON HERSHBERG: Thank you.
22 Please call the first application.

23 THE CLERK: Site Plan Number 3801, 20
24 Mayfair Court, Section 54, Block B, Lot 453,
25 Residence AA. Shana Ashwood. Rebuild 197

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square foot detached garage.

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

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

MR. ROBINSON: Joseph Robinson. 300
Carleton Avenue, Central Islip, New York
11722. I'm representing Shana Ashwood from
20 Mayfair Court. I work for the architect
on record, representing Ms. Ashwood.

We are proposing a new garage. We
are replacing the existing, lost due to a
fire. The new garage will have charcoal
architectural shingles, white siding and trim
to match the existing house. The garage door
will be white with no glass. I have samples,
if the Board would like.

MEMBER DI SALVO: White siding, white
trim, white door and charcoal shingles?

MR. ROBINSON: Correct.

MEMBER DI SALVO: It's hard to tell
from the photograph here if that roof matches

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the house roof on the main structure.

MR. ROBINSON: The main structure roof is weathered, but they were charcoal at one point.

MEMBER RYAN: It's almost like a pale gray. All the fascia and everything will be white as well?

MR. ROBINSON: Yes.

MEMBER WELCH: Will there be any lighting on the garage?

MR. ROBINSON: Any lighting? No, I don't believe so.

MEMBER DI SALVO: I'm assuming you are pouring a new slab?

MR. ROBINSON: No, the slab is remaining.

MEMBER DI SALVO: Really? I'm surprised, with that crack that's running right down the center of the slab. Is that sound enough to take a new structure?

MR. ROBINSON: That photo did have debris on it. I'm unaware if it was an actual crack or debris above it.

MEMBER DI SALVO: Definitely debris

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in the background. I'm talking about the main crack running diagonally through the entire quarter section and the holes that are there, I'm assuming, from the previous footing. I could be wrong. The photograph is a little --

MR. ROBINSON: Yeah, the existing structure is bolted too. That's where that's from, as far as the crack. I can defer to the architect on record if he wants to do any ramifications for that. As it stands, I believe the existing conditions were just that the wood frame of the structure was lost in a fire.

MEMBER DI SALVO: Those front for quadrants are not, it's just the rear area?

MR. ROBINSON: Correct.

MEMBER DI SALVO: Okay.

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

(No response was heard.)

CHAIRPERSON HERSHBERG: Are there any comments from the public? Hearing none, I'll entertain a motion from the Board.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Thank you, sir.

Next application, please.

THE CLERK: Site Plan 3807, 83 Washburn Avenue, Section 55, Block 247, Lot 229, Residence A. Leonor Bruny. Construct a 21 foot by 21 foot detached garage and new 20 foot by 26 foot asphalt driveway.

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

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

MR. ALI: Sergio Ali with Casa Development Group. 80 Orville Drive, Bohemia, New York 11716.

MEMBER DI SALVO: Good evening.

MR. ALI: So, we're proposing a new two car garage located in the same, where the previous garage existed. That one car garage had to be demolished, as it was in total disrepair. So, that was removed, and now we're proposing a two car garage. The difference is that we are proposing the entrance to come off Graffing place as opposed to Washburn; it gives better visibility, especially for that side of the garage.

The finish will be similar to the house. The same color siding, blue siding, with white trim, and the same charcoal asphalt shingles.

CHAIRPERSON HERSHBERG: You used the term similar and you describe the color. The type of siding will be the same?

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MR. ALI: Correct. It will be vinyl siding.

MEMBER RYAN: Is it Dutch lap or four over four?

MR. ALI: It's a six inch standard vinyl siding.

MEMBER DI SALVO: So now that you're going to be entering on Graffing, are you eliminating the driveway and the asphalt on the other side on Washburn?

MR. ALI: We were hoping to maintain it, just because it's a large cost to remove it. Based on our analysis, between what existed previously to what we're doing now, the square footage on the paved surface is around the same, because there is a large concrete patio that exists in the back that would be removed, and there's some awkward walkway in the back that will be modified. Ultimately, it will be very close to the same surface area of what exists.

CHAIRPERSON HERSHBERG: The renderings, looking at the garage door, that rendering doesn't include any definition or

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details of what the door will look like.

MR. ALI: The door will be just a standard white overhead door, insulated door.

CHAIRPERSON HERSHBERG: Standard white material.

MR. ALI: It will be the vinyl, insulated door.

CHAIRPERSON HERSHBERG: Will there be windows?

MR. ALI: No windows.

CHAIRPERSON HERSHBERG: No design, just flat white panels?

MR. ALI: Yes.

MEMBER RYAN: No panels?

MR. ALI: No. We're trying to keep this as low cost as possible.

CHAIRPERSON HERSHBERG: Are we missing maybe an opportunity to have some sort of --

MR. ALI: We can do raised panel, if the Board recommends.

CHAIRPERSON HERSHBERG: I'm just thinking plain white. It's a brand new structure, I understand cost considerations,

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but we might just for -- I don't know if there's a significant difference in cost to have some sort of panels or something.

MR. ALI: That's fine.

CHAIRPERSON HERSHBERG: Even something more than that. It's just that this is the perfect time to consider it.

MR. ALI: Understood. Also I wanted to keep in mind that the garage is set back. It is going to be gated with the vinyl fence that is there. Probably not going to see it much from the street, ultimately. But if the Board recommends, we can do some kind of panel.

MEMBER RYAN: You have a two panel door on the side to go into the garage. That's a panel door?

MR. ALI: Standard three foot door, yeah.

CHAIRPERSON HERSHBERG: I'm not -- you may operate differently than I might or most of the people I know, but when you have a gated driveway, unless it's going to be an electronically maneuvered gate, it usually

1 stays open except when you don't want the
2 kids or the dog or somebody running out. So,
3 I would say that you probably are going to be
4 able to see it from the street.
5

6 As I said, this a missed opportunity.
7 Something more than that would be wonderful.
8 Carriage type doors, those kind of things are
9 wonderful. I'm not saying that's necessary
10 whatsoever for approval, but I'm bringing up
11 maybe a missed opportunity to at least do
12 panels.

13 MR. ALI: Understood. I think if we
14 could do something, the extent would probably
15 be just the panel, a raised panel as opposed
16 to carriage.

17 MEMBER RYAN: Maybe to match the side
18 doors. It would look cohesive.

19 MR. ALI: At the end of the day, it's
20 not that much of a crazy cost to do something
21 like that. That's something we could do.

22 One more thing. We are proposing
23 lights. They will be at the top of the
24 garage doors, like with movement. Sensors.

25 MEMBER RYAN: White or black?

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MR. ALI: White. Just to match the trim. One light next to the side door for security reasons.

CHAIRPERSON HERSHBERG: Any other questions or comments?

MEMBER RYAN: Around the base of the unit it looks like there's a white molding of some sort. What is that, Azek? What is that?

MR. ALI: At the base is just the concrete.

MEMBER RYAN: That's concrete?

MR. ALI: Yeah. The siding has to maintain eight inches off the ground.

MEMBER RYAN: Concrete slab I have in further questions.

CHAIRPERSON HERSHBERG: Are there any comments from the public? Hearing there are no comments from the public, motion from the Board please.

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

MEMBER RYAN: Second.

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THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER WELCH: Good luck.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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

THE CLERK: Site Plan Number 3801, 20

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Mayfair Court.

MEMBER DAWSON: Chairman, regarding Application Site Plan Number 3801 for the premises located at 20 Mayfair Court, the applicant comes before this Board seeking approval to rebuild 197 square foot detached garage.

I, Heather Dawson, 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, survey print and artist rendering, dated 1/13/25, has been submitted by the applicant, reviewed and

1
2 approved by the Planning Board. Said site
3 plan, survey print and/or artist rendering
4 has been stamped, approved and signed by the
5 applicant and/or the chairman of the Planning
6 Board.

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

12 I further move that this application
13 be granted subject to the follow conditions:

14 Applicant/Owner must comply with all
15 the Rules and Regulation of the Village of
16 Freeport.

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

23 Applicant/Owner must provide two sets
24 of stamped original final plans incorporating
25 all conditions and modifications for the

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

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

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated November 21, 2024.

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

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

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

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3807, 83 Washburn Avenue.

MEMBER WELCH: Chairman, regarding Application SP-3807, for the premises located at 83 Washburn Avenue, the applicant comes before this Board seeking approval to construct a 21 by 21 detached garage and new 20 by 26 asphalt driveway.

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

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met.

The site plan, dated 2/7/25, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

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

I further move that the 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.

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

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

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

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

20 Other conditions:

21 Garage doors will have raised panels.

22 MEMBER RYAN: Second.

23 THE CLERK: All in favor.

24 MEMBER DAWSON: Aye.

25 MEMBER WELCH: Aye.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(Time Ended: 7:57 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 10th day of March, 2025.

BethAnne Mennonna
BETHANNE MENNONNA