

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW BOARD

MUNICIPAL BUILDING

46 North Ocean Avenue
Freeport, NY 11520

April 22, 2025
6:45 p.m.

M E M B E R S :

MICHAEL HERSHBERG CHAIRPERSON

CAROLE RYAN MEMBER

HEATHER DAWSON MEMBER

JOY FERNANDEZ ALTERNATE MEMBER

LISA DEBOURG DEPUTY VILLAGE CLERK

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

<u>APPLICATION#</u>	<u>ADDRESS</u>	<u>PAGE</u>
#SP-3821	16 Archer Street	4
#SP-3819	190 East Sunrise Highway	5
#SP-3820	21 Van Buren Street	10

* * *

-----D E C I S I O N-----

<u>APPLICATION#</u>	<u>ADDRESS</u>	<u>PAGE</u>
#SP-3819	190 East Sunrise Highway	42

* * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

E X H I B I T S

<u>BOARD'S FOR I.D.</u>	<u>DOCUMENT</u>	<u>PAGE</u>
1	Affidavit of Publication	4
2	Affidavit of Posting	4
1	Affidavit of Mailing	6

* * *

1

2

CHAIRPERSON HERSHBERG: Madam

3

Clerk, do we have any Affidavits of

4

Publication or Posting.

5

THE CLERK: We have one

6

Affidavit or Publication and on

7

Affidavit of Posting to be placed on

8

the record as Board Exhibits.

9

(Affidavit of Publication was

10

marked Board Exhibit 1 for

11

identification, as of this date.)

12

(Affidavit of Posting was

13

marked Board Exhibit 2 for

14

identification, as of this date.)

15

CHAIRPERSON HERSHBERG: And do

16

we have any requests for

17

adjournments?

18

THE CLERK: We have one

19

request for an adjournment for 16

20

Archer Street.

21

CHAIRPERSON HERSHBERG: Okay.

22

THE CLERK: For Site Plan

23

Number SP-3821 - 16 Archer Street,

24

Section 62/Block 48/Lot 4. Residence

25

A. Jose Gutierrez.

1

2

Construct 4,212 square foot

3

wood frame two-story one family

4

dwelling.

5

Can I get a motion, please?

6

CHAIRPERSON HERSHBERG: Do we

7

need a motion?

8

THE CLERK: A motion to

9

adjourn.

10

MEMBER DAWSON: I would like

11

to make a motion to adjourn that

12

matter.

13

MEMBER RYAN: Second.

14

THE CLERK: All in favor?

15

CHAIRPERSON HERSHBERG: Aye.

16

MEMBER RYAN: Aye.

17

MEMBER FERNANDEZ: Aye.

18

MEMBER DAWSON: Aye.

19

THE CLERK: Any oppose?

20

(Whereupon, there was no

21

verbal response from the Board

22

Members.)

23

CHAIRPERSON HERSHBERG: First

24

application on the calendar, please.

25

THE CLERK: Site Plan Number

1
2 SP-3819 - 190 East Sunrise Highway,
3 Section 55/Block H/Lot 55,
4 Manufacturing. Qi Ling Li.

5 Erect ground sign containing
6 three panels. First panel, 48 inches
7 by 96 inches by 2 inches. Second
8 panel, 24 inches by 96 inches by 2
9 inches. And the third panel, 24
10 inches by 96 inches by 2 inches.

11 And we have one Affidavit of
12 Mailing to be placed on the record
13 for this application.

14 (Affidavit of Mailing was
15 marked as Board Exhibit 1, for
16 identification, as of this date.)

17 MEMBER RYAN: Good evening.
18 How are you?

19 MS. LILI: Good evening.
20 Good.

21 CHAIRPERSON HERSHBERG: We're
22 go to swear you in.

23 MS. LILI: Okay.

24 (Whereupon, Lili Lili was
25 sworn in by the Court Reporter.)

1

2

MS. LILI: My name is

3

Lili Lili. The address is 190 East

4

Sunrise Highway.

5

And then, Section 55, Block H,

6

Lot 55. Manufacturing. Qi Ling Li.

7

And then we applied for the

8

ground sign containing three panel.

9

And then the first panel is 48 by 96

10

by 2. And the second panel is 24 by

11

96 by two. And third panel is 24 by

12

96 by 2.

13

MEMBER RYAN: Looks much

14

better.

15

CHAIRPERSON HERSHBERG: So we

16

did have the benefit of a preliminary

17

meeting with the applicant, at which

18

time we had some discussion with

19

regard to the type of font and the

20

color for these three signs.

21

And I see before us that --

22

I'm not sure if we have two different

23

ideas.

24

MS. LILI: Yeah, yeah, yeah.

25

We have two options, yeah.

1

2

And then right now it's -- I

3

think we prefer for the white and the

4

brown and leave the blue colors blue.

5

MEMBER RYAN: Which one are

6

you leaning towards?

7

MS. LILI: Huh?

8

CHAIRPERSON HERSHBERG: Which

9

one do you like?

10

MEMBER RYAN: Which one do you

11

like better?

12

MS. LILI: This one

13

(indicating.)

14

MEMBER RYAN: You like the

15

white?

16

MS. LILI: Yes.

17

MEMBER RYAN: They both work.

18

MS. LILI: Okay.

19

MEMBER RYAN: That's pretty.

20

Do you guys like that?

21

CHAIRPERSON HERSHBERG: Yeah.

22

MEMBER RYAN: Yeah. That

23

looks good.

24

CHAIRPERSON HERSHBERG: I do

25

like the white one.

1

2

I would just ask, did you
consider that that white would show
more dirt, may have to be cleaned?

3

4

5

MS. LILI: Yeah. Right.

6

7

CHAIRPERSON HERSHBERG: So you
considered that?

8

9

MS. LILI: Yeah, yeah.

Because of background --

10

11

CHAIRPERSON HERSHBERG: And
you're okay with --

12

MS. LILI: Yeah. Much color.

13

14

CHAIRPERSON HERSHBERG: You're
okay with doing that?

15

MS. LILI: Yes.

16

17

CHAIRPERSON HERSHBERG: Okay.
Do we have any questions or
comments from the Board?

18

19

MEMBER RYAN: None from us.

20

Maybe the public.

21

22

CHAIRPERSON HERSHBERG: Okay.
No other questions or comments from
the Board.

23

24

Are there any questions or
comments from the public?

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

(Whereupon, there was no verbal response from the audience.)

CHAIRPERSON HERSHBERG: There are none.

Motion from the Board, please.

MEMBER RYAN: I make a motion to close for further evidence and testimony and reserve decision.

MEMBER DAWSON: Second.

THE CLERK: All in favor?

CHAIRPERSON HERSHBERG: Aye.

MEMBER RYAN: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DAWSON: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no verbal response from the Board Members.)

CHAIRPERSON HERSHBERG: Good luck to you.

MEMBER RYAN: Thank you Lili.

MS. LILI: Okay. Thank you.

THE CLERK: Site Plan Number 3820 - 21 Van Buren Street, Section

1
2 62/Block 104/Lot 114. Residence A.
3 ATV Realty Group, LLC.

4 Construct a new 2,760 square
5 feet three-story one-family dwelling
6 attached garage.

7 MR. FIORE: Good evening.

8 CHAIRPERSON HERSHBERG: Good
9 evening.

10 MEMBER RYAN: Good evening.

11 MR. FIORE: So we're proposing
12 a new house from the ground up.

13 CHAIRPERSON HERSHBERG: Okay.
14 We do need to swear you in for this
15 please, sir.

16 MR. FIORE sure.

17 (Whereupon, Brian Fiore was
18 sworn in by the Court Reporter.)

19 MR. FIORE: Brian Fiore-
20 F-I-O-R-E. Architect.

21 (Whereupon, Paul Nunez was
22 sworn in by the Court Reporter.)

23 MR. NUNEZ: Paul Nunez, 18
24 Brouwer Lane, Rockville Centre, New
25 York 11570.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRPERSON HERSHBERG: All right. Tell us about the project.

MR. FIORE: Sure. Sure.

We're proposing a new flood zone compliant house to meet all the building codes that meet all the current zoning requirements.

It's a very similar house I had done a subdivision on Carman Street. And Paul approached me because he liked the houses so we kind of took a couple of features from the last two houses and combined them into one and tailored it to fit the property. So it's a raised house and it has a nice layout. It works well.

As far as the exterior, we're looking to do harbor blue color siding. The front, he actually would like to do, instead of all dutch lap, clapboard, he's looking to do cedar impressions in the front only.

MEMBER RYAN: So shakes on the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

front elevation?

MR. FIORE: Yes, shakes on the front, even though I didn't have that on the rendering. But I think --

MEMBER RYAN: Yeah, that will look nice.

MR. FIORE: -- it's a nicer upgrade, honestly.

MEMBER RYAN: Yeah.

MR. FIORE: All -- white windows and white trim, white board and batten in the peaks.

MEMBER RYAN: How wide is the trim going to be on the windows?

MR. FIORE: Four inches.

And we're going to do the grids in the top so the front of the --

MEMBER RYAN: Six over one?

MR. FIORE: Correct. Correct.

Roofing -- the actual roofing sample we have is a pewter gray. Very similar. Just a step lighter than a -- then what we have on here

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

actually (indicating.)

MEMBER RYAN: Pewter coloring?

MR. FIORE: Yes.

We have a small sample of it
(indicating).

MR. NUNEZ: We have samples.

MR. FIORE: It's practically
a --

MEMBER RYAN: Has more of a
fleck in it.

MR. FIORE: A little but less
charcoal. But it will probably --
pewter's -- you know, it goes well
with the blue.

MEMBER RYAN: It will look
nice.

How wide between the board and
batten are you thinking?

CHAIRPERSON HERSHBERG: If you
can just step back to the microphone
because we're recording. I have
other people looking at this.

MR. FIORE: The board and
batten is usually between 16 and 24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

inches on spacing, I believe.

MEMBER RYAN: These look narrower. That's why I'm asking.

MR. FIORE: Right. Right. It's --

MEMBER RYAN: These look like twelve, like, inches.

MR. FIORE: I think it would be closer to sixteen.

MEMBER RYAN: Okay.

MR. FIORE: And, then as far as white columns --

MEMBER RYAN: Square?

MR. FIORE: Square columns with azek trim and moldings on them.

MEMBER RYAN: Are they like twelve inch or ten inch?

MR. FIORE: I believe ten inch.

CHAIRPERSON HERSHBERG: You have eight inches on the plan.

MEMBER RYAN: It looks bigger.

MR. FIORE: I think ten inch with a sixteen inch base --

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MEMBER RYAN: It'd look
better.

MR. FIORE: -- would look
nicer with the house.

I actually have that on the
rendering page --

MEMBER RYAN: Good.

MR. FIORE: -- when we did the
plans first before the rendering,
but -- and the foundation we would
put a gray scratch coat finish on it,
similar to the other properties, too.

All of the decking on the
front porch on the rear deck, we
actually are going to do a Trex
decking instead of pressure treated
wood so it wouldn't --

MEMBER RYAN: Would it be in
that gray family, or what are you
thinking?

MR. NUNEZ: Yeah, I think it
would be on the gray --

MEMBER RYAN: Blues or gray
or --

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FIORE: Gray.

MEMBER RYAN: Gray.

MR. FIORE: And then the base of the actual platforms will have a white Azek trim on it.

MEMBER RYAN: Like a raised panel --

MR. FIORE: Yeah, with a --

(Crosstalk.)

MR. FIORE: And a lip and a lattice.

MEMBER RYAN: I like the lattice on -- it's not on an a angle. It's just straight in this --

MR. FIORE: On the blueprints. We can do that instead of having diagonal.

And then --

MEMBER RYAN: What kind of garage door are you doing?

MR. FIORE: Just a raised panel white garage door.

MEMBER RYAN: No glass, right?

MR. FIORE: No glass.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. NUNEZ: No glass.

MEMBER RYAN: No glass?

MR. NUNEZ: No.

MEMBER RYAN: Okay.

And what about the front door?
Is it going to be the Craftman-style,
like that with the two side lights;
have you decided?

MR. NUNEZ: Yes, we're going
to have two side lights and then at
least something similar to what --

MR. FIORE: A wood finish.

MR. NUNEZ: A wood color.

MEMBER RYAN: Like a stain?

MR. FIORE: Yeah.

MEMBER RYAN: Like fiberglass?

MR. NUNEZ: It could be
fiberglass, like, a stain kind of
wood color.

MEMBER RYAN: Okay. That
would be nice.

MR. NUNEZ: It may have
more -- there'd be more windows to
it, but we're still deciding on it.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MEMBER RYAN: Uh-huh.

MR. FIORE: And, as far as the driveway, it's going to be asphalt and with some, you know, basic landscaping around the platform and steps.

MEMBER RYAN: Yeah, I saw you had had a landscape plan here; right?

MR. FIORE: Yes.

MEMBER RYAN: Somewhere in here.

MR. FIORE: Yes, on the rendering page with all the materials. It's a smaller page. It should be copies of this, or I have a larger one. It was a small printout (indicating.)

MEMBER RYAN: Okay.

MEMBER DAWSON: Here it is (indicating.)

MR. FIORE: I have a larger one. I have a larger one. It gives you a better vision of the house.

CHAIRPERSON HERSHBERG: Are

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

you going to put a boarder along the driveway of any kind; do you know?

MR. NUNEZ: Like pavers around the driveway?

CHAIRPERSON HERSHBERG: Yeah.

MR. NUNEZ: Yeah, we will put the pavers around it. And will actually stand out nicer.

MEMBER RYAN: So you have gravel here now (indicating)?

CHAIRPERSON HERSHBERG: Hang on.

MR. FIORE: Regular pavers.

MEMBER RYAN: So it's not gravel like it's on the elevation?

MR. FIORE: It's going to be asphalt.

MEMBER RYAN: Asphalt. Okay.

MR. NUNEZ: I think gravel goes everywhere so.

CHAIRPERSON HERSHBERG: It seems like we're making a number of simple changes, but quite a number of them. If you come before us again,

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

if you document those for us, we don't have to ask all these questions.

MR. FIORE: Correct. We -- we understand.

CHAIRPERSON HERSHBERG: Next time.

MR. FIORE: Yeah.

CHAIRPERSON HERSHBERG: We're not -- there's no -- so far we don't have any big design suggestions or ideas. Everything is pretty simple, just changes in colors --

MR. FIORE: Correct.

CHAIRPERSON HERSHBERG: Slight changes in the future.

You're a builder?

MR. FIORE: I'm an architect.
He's a builder (indicating.)

So we knew the format. We were trying to stick to it but then there was some last minute changes obviously.

CHAIRPERSON HERSHBERG: Okay.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

It's working.

MEMBER RYAN: It happens.

MR. FIORE: And, as far as lighting, we have, you know --

CHAIRPERSON HERSHBERG: So I'm sorry. To go back, it's going to be asphalt and we're going to have to paver --

MEMBER RYAN: Paver border.

MR. FIORE: Paver border.

MEMBER DAWSON: It's all going to be this color, like concrete color almost (indicating). The driveway -- I'm sorry. The driveway and the pavers would all be that gray color or --

MR. FIORE: It would be blacktop with a gray border.

MEMBER DAWSON: Yeah.

CHAIRPERSON HERSHBERG: All right.

So we before we got a little sidetracked but we were addressing the landscaping plan.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FIORE: So, yeah.

Landscape, simple low line, nothing tall. Plants, you know, Hydrangeas. What was it -- Hydrangeas. There's a blue Holly, probably like the biggest tree we have here, maybe four feet high or so. Holly. And these are the similar plants that we used on the prior project.

MEMBER RYAN: Nice.

Do you have lighting proposed, like decorative lighting?

MR. FIORE: There's going to be recess lighting in the front porch.

MEMBER RYAN: What about by the garage? Can you do two on the sides, or no?

MR. FIORE: Like, if it's raised up -- it's probably easier to do above the foundation. We can do sconces, I would think, like on each side of the garage door.

CHAIRPERSON HERSHBERG: So

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

what kind of sconces?

MR. FIORE: Like a black --

CHAIRPERSON HERSHBERG: Give me a color, style and approximate size.

MR. NUNEZ: Either that, or maybe we just put a single flood light in the front middle --

MEMBER RYAN: Like a motion sensor --

MR. NUNEZ: Correct.

MEMBER RYAN: -- light.

MR. NUNEZ: 'Cause I think per building code you cannot bring something below a certain height.

MEMBER RYAN: Okay. That's fair.

MR. NUNEZ: So we just rather keep it compliant.

MR. FIORE: A white. A white fixture.

CHAIRPERSON HERSHBERG: It's going to be flood-type of lights --

MR. FIORE: Correct.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRPERSON HERSHBERG: --
white fixtures.

MEMBER RYAN: Underneath the porch soffit, is that going to be like a vented siding, or is that going to be lights in there? What are --

MR FIORE: There're --

MEMBER RYAN: -- you doing there?

MR. FIORE: There will be high hats in the front porch and then it would have the vinyl, you know, soffit white.

MEMBER RYAN: And your rails are PVC?

MR. FIORE: Yes.

MEMBER RYAN: And they're square balusters, or those little round ones? I can't tell from your --

MR FIORE: Square.

MEMBER RYAN: Square. Like, two by two?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FIORE: Yes.

MEMBER RYAN: And all the stringers and everything on your decking, would they be in the pressure treated, like, stained white, or are they going to be something like the Trex gray?

MR. FIORE: They'll be framed out of wood but they'll be trimmed with a white finish.

(Inaudible).

MR. FIORE: Or like an Azek.

MEMBER RYAN: Are you going to do lighting in the landscape area; I see like you have a little lantern in there; is that just for --

MR. FIORE: No, I think that's -- we weren't planning --

MEMBER RYAN: For show.

MR. FIORE: Yeah.

I mean, the only other lighting required we would have on the back door. The back would have a coach light, a white coach light on

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

the back, on the back door of the house. That's the only really --

MEMBER RYAN: You're putting the air conditioning unit up high on the left side?

MR. FIORE: Yes.

MEMBER RYAN: Are you concealing them at all or --

MR. FIORE: Those are going to be built on a platform but they are -- they do have to be twelve feet up. So I --

MEMBER RYAN: Is there a way that you can put like a PVC fencing around it, or do you they have to be accessed?

MR. FIORE: They have to be serviceable.

MR. NUNEZ: Yeah, they have to be serviceable.

And also, because it's dangerous with the leaves are --

(Noise interference.)

MR. NUNEZ: Don't want any

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

debris going inside that area. We start covering, it can be dangerous.

MEMBER RYAN: It wouldn't fall off the platform, right?

MR. FIORE: No.

MEMBER RYAN: Okay.

MR. FIORE: That's -- they are actually required to be bolted to the platform.

(Noise interference.)

CHAIRPERSON HERSHBERG: So the platform to the Atrack unit is going to be on which side of the house?

MEMBER RYAN: Left side.

CHAIRPERSON HERSHBERG: The left side of the house.

Is there a neighbor there on the left side of the house? I know we can look at the materials

MR. FIORE: It does -- it does meet the zoning setback, as far as, it's in an allowable location, but there's definitely a neighbor there.

MEMBER RYAN: The noise --

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRPERSON HERSHBERG: So is there something that you can do to shield the appearance of it and something that would --

MR. FIORE: Maybe shield the side to the rail and have the front and back open for airflow. Because it does need airflow. You know, there are certain clearances that are required.

CHAIRPERSON HERSHBERG: So then, are you going to see the Atrack from the street?

MR. FIORE: It isn't like the -- it's in the rear third of the house.

MEMBER RYAN: It's going to be back. Right.

MR FIORE: Right. It is set back.

CHAIRPERSON HERSHBERG: I guess we would like to see some sort of shielding recognizing --

MR. FIORE: Yeah.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRPERSON HERSHBERG: --

that we need to have airflow, but for appearance sake, and for noise for your neighbors, if we can have any kind of reduction.

So you'll put some sort of -- what are your thoughts on that?

MR. FIORE: I mean, if it has a solid white, you know, fence on the sides with PVC railing on the front and the back that would allow airflow, you know, not distract most of the unit, I think that would --

MEMBER RYAN: Do you have a, you know, a way to get up there to service it? Like how --

MR. FIORE: No, it's going to have two posts on the side and the other side would be mounted to the house. And if they have to service it, they would use a ladder to stand on the platform and service it.

MEMBER RYAN: Oh, okay.

MR. FIORE: So -- and the

1

2

electric meter we have on the back of

3

the house, so it doesn't need a meter

4

reading platform. It's kind of odd

5

to have those platforms on the side

6

of the house. We figured it would be

7

better to just keep that in the back

8

of the house on the back deck on the

9

back landing so they don't need that

10

there.

11

MEMBER RYAN: Makes sense.

12

CHAIRPERSON HERSHBERG: Now,

13

the siding on the -- let's see what

14

I'm looking at. The west and east

15

elevation. I'm just looking. You're

16

going to score barge -- it's

17

concrete, correct? There's some

18

material on the foundation. It's

19

going up.

20

MR. FIORE: You're going to

21

have your regular horizontal siding

22

and then from the foundation below

23

will have a scratch coat painted --

24

CHAIRPERSON HERSHBERG: Scratch

25

coat?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FIORE: -- finish. Yeah.

CHAIRPERSON HERSHBERG: Would you -- what about having the siding not go all the way down but at least have something so that you don't have -- it will be about eight feet of the foundation that's exposed.

MR. FIORE: Maybe we can run the siding to the base to the bottom of the windows and cover the foundation --

MEMBER RYAN: Three feet?

CHAIRPERSON HERSHBERG: I think that helps, yeah.

MR. FIORE: Would you want to do that on all four sides of the house?

CHAIRPERSON HERSHBERG: I think so. I mean, without landscaping or anything there, I think you're going to have that gray wall, an eight foot gray wall that's not very attractive.

MR. FIORE: We can side -- we

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

can have the foundation come up to
the base of the windows.

CHAIRPERSON HERSHBERG: Okay.

MR. FIORE: And then that will
be about four feet. It's another
four feet high to the -- to the top
of the window. The windows are three
by four. So if we can side all of
the sides of the window and from the
window down have foundation with the
scratch coat.

CHAIRPERSON HERSHBERG: So
then you will have siding go down
to --

MEMBER RYAN: Not on --

CHAIRPERSON HERSHBERG: --
feet from grade?

MEMBER RYAN: Is that on the
front elevation, too, with the shake;
how would you do that?

MR. FIORE: Yeah, I --

MR. NUNEZ: We have to do it
all around.

MR. FIORE: We would have to

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

do it in the front also.

MEMBER RYAN: You would;
right?

MR. FIORE: Yeah. Yeah. It
would look a lot better too.

CHAIRPERSON HERSHBERG:
Sometimes if you do too much siding,
it's just an expansive siding and it
takes from away from some of the
architectural features. So I'm just
looking for a remedy. And I'm up to
suggestions. I think the siding
coming down four feet is an idea to
remedy that. But if you have any
other thoughts.

MR. FIORE: It does -- the
front actually works well with the
raised siding to me. But the sides
can -- but I don't think it's going
to look right. You can't -- it has
to wrap around the front.

MR. NUNEZ: Uh-huh.

MR. FIORE: But I -- with
the -- I would -- I would wrap it

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

just on the right-hand side where the garage door is and you're not going to see it around the porch.

MEMBER RYAN: Right. You're definitely not going to see it around the porch.

MR. FIORE: Right.

MEMBER RYAN: That fine the way it is, the porch.

MR. FIORE: Right.

MEMBER RYAN: So maybe just the right and left elevation and a little in the front.

MR. FIORE: And a little -- on each side of the garage door.

MEMBER RYAN: Right.

MR. FIORE: Yeah, I think that would work well.

CHAIRPERSON HERSHBERG: So siding on right and left elevation.

And how do you describe the front --

MEMBER RYAN: Right and left of the garage door only.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FIORE: I think at that point we would also do it on the rear because the corners --

MEMBER RYAN: It would make sense.

MR. FIORE: Yeah, yeah.

That pretty much covers most of the materials.

MEMBER RYAN: So that door in the rear, that's on the first floor, what is that?

MR. FIORE: In the -- that's a back door to the garage basically.

MEMBER RYAN: Looks like a steel flush door or like a fire rated door?

MR. FIORE: Like a white steel door.

MEMBER RYAN: A white steel door. Okay.

MR. FIORE: And there's also another door below the porch so you can get in the from -- it's nice to get in from the ground level

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

sometimes and --

MEMBER RYAN: Yeah.

MR. FIORE: -- go up to the house.

MEMBER RYAN: A garage.

MR. FIORE: Right.

MEMBER RYAN: Would you trim those windows in the scratch coat area, being you're going to side them?

MR. FIORE: Yes.

MEMBER RYAN: So they would match the --

MR. FIORE: They would match a hundred percent four inch.

(Crosstalk.)

(Whereupon, the court reporter asked for clarification.)

MEMBER RYAN: He's going to be trimming them like the rest of the house.

MR. FIORE: So basically, yes, four inch trim --

MEMBER RYAN: Right.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. FIORE: -- at the lower windows.

CHAIRPERSON HERSHBERG: I don't have anymore questions.

Does the Board have anymore questions or comments?

MEMBER RYAN: Anybody?

CHAIRPERSON HERSHBERG: Are there any questions, comments from the public?

(Whereupon, there was no verbal response from the audience.)

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

MEMBER RYAN: I make a motion to close for further evidence and testimony and reserve decision.

MEMBER DAWSON: Second.

THE CLERK: All in favor?

CHAIRPERSON HERSHBERG: Aye.

MEMBER RYAN: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DAWSON: Aye.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE CLERK: Any oppose?

(Whereupon, there was no verbal response from the Board Members.)

MEMBER RYAN: Thank you.

MR. FIORE: Thank you.

MR. NUNEZ: Thank you.

CHAIRPERSON HERSHBERG: Good luck to you.

MEMBER RYAN: Good luck.

CHAIRPERSON HERSHBERG: Can I have a motion from the Board to approve the minutes of April 8th.

MEMBER RYAN: I make a motion to approve the minutes from April 8th.

MEMBER DAWSON: Second.

THE CLERK: All in favor?

CHAIRPERSON HERSHBERG: Aye.

MEMBER RYAN: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DAWSON: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

verbal response from the Board
Members.)

CHAIRPERSON HERSHBERG: We're
going to be hearing two preliminary
hearings.

Can we close out the public
hearing before that?

THE CLERK: Yes.

MEMBER RYAN: I make a motion
to go into executive session to
confer with counsel.

MEMBER DAWSON: Second.

THE CLERK: All in favor.

CHAIRPERSON HERSHBERG: Aye.

MEMBER RYAN: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DAWSON: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no
verbal response from the Board
Members.)

(Whereupon, the Board went
into Executive Session.)

CHAIRPERSON HERSHBERG: I need

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

a motion from the Board to go into
Legislative Session.

MEMBER DAWSON: I would like
to make motion to go into Legislative
Session.

MEMBER RYAN: Second.

THE CLERK: All in favor?

CHAIRPERSON HERSHBERG: Aye.

MEMBER RYAN: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DAWSON: Aye.

THE CLERK: Any oppose?

(Whereupon, there was no
verbal response from the Board
Members.)

CHAIRPERSON HERSHBERG: Okay.
This evening we had a mix of
applications on the agenda, of which
we had two. We actually had three
that were part of our public hearing
and another two that were part of our
regular meeting.

One of the applications during
our public hearing was adjourned.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

The other one will require lengthy notations by the Board because of the materials, changes that were made during the hearing. So we'll only be taking a stenographic record for one application this evening.

So, Madam Clerk, are we clear on that; so we're only going to read the decision on 190 East Sunrise Highway?

THE CLERK: Okay.

Site Plan Number SP-3819 - 190 East Sunrise Highway.

MEMBER FERNANDEZ: Chairman, regarding application SP-3819 for the premises located at 190 East Sunrise Highway, the Applicant comes before this Board seeking approval to:

Erect ground sign containing three panels. First panel, 48 inches by 96 inches by 2 inches. Second panel, 24 inches by 96 inches by 2 inches. And the third panel, 24 inches by 96 inches by 2 inches.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I, Joy Fernandez, move that
this Board make the following
findings of fact:

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

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

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

4. The Site Plan and/or Artist's Rendering,
dated April 15th, 2025, has been submitted by
the Applicant, reviewed and approved by the
Planning Board. Said Site Plan and/or Artist's
Rendering has been stamped, approved and signed
by the Applicant and/or the Chairman of the
Planning Board.

5. 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

1
2 application.

3 I further move that this
4 application be Granted Subject to the
5 following conditions:

6 1. Applicant/Owner must comply with all the
7 Rules and Regulations of the Village of
8 Freeport.

9 2. Applicant/Owner must execute an Affidavit
10 of Compliance and return same to the Office of
11 the Village Clerk within (30) days of this
12 approval as a prerequisite for issuance of any
13 permit.

14 3. Applicant/Owner must provide 2 sets of
15 stamped original final plans incorporating all
16 conditions and modifications along with the
17 signed affidavit of compliance to the Village
18 Clerk's Office before issuance of a Building
19 Permit.

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

23 5. The Planning Board, as lead agency,
24 accepts the recommendation of the Building
25 Department's negative SEQRA declaration and has

1
2 determined that this is a TYPE II action under
3 SEQRA.

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

7 7. The sign should be constructed with a
8 white background, blue boarder and blue
9 lettering.

10 MEMBER RYAN: Second.

11 THE CLERK: All in favor?

12 CHAIRPERSON HERSHBERG: Aye.

13 MEMBER RYAN: Aye.

14 MEMBER FERNANDEZ: Aye.

15 MEMBER DAWSON: Aye.

16 THE CLERK: Any oppose?

17 (Whereupon, there was no
18 verbal response from the Board
19 Members.)
20
21
22
23
24
25

* * * * *

I, Amanda Micillo, an Official Court Reporter of the State of New York, County of Suffolk, do hereby certify this transcript to be a true and accurate stenographic transcription of the proceedings taken by me to the best of my ability.

Furthermore, photocopies made of this transcript by any party cannot be certified by me to be true and accurate.

Therefore, only those copies bearing an original signature in blue ink are official certified copies.

A handwritten signature in blue ink is written over a horizontal dashed line. The signature is highly stylized and cursive, appearing to read 'Amanda Micillo'.

AMANDA MICILLO

Official Court Reporter