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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

June 24, 2025
7:00 p.m.

M E M B E R S :

ED CAMPBELL	DEPUTY CHAIR
CAROLE RYAN	MEMBER
DEBORAH WELCH	MEMBER
THELMA LAMBERT WATKINS	MEMBER

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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June 24, 2025

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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Posting	4
2 Affidavit of Publication	4
3 Affidavit of Mailing (3821)	6
3 Affidavit of Mailing (3822)	43
3 Affidavit of Mailing (3826)	44

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June 24, 2025

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

APPLICATION#	ADDRESS	PAGE
SP-3821	16 Archer Street	5-42
SP-3822	360 Atlantic Avenue	42-44
SP-3826	230 S. Brookside Avenue	44-46

* * *

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2 DEPUTY CHAIR CAMPBELL: I'll call the
3 public meeting to order. Good evening,
4 everyone. If you would, rise for the Pledge
5 of Allegiance.

6 (Pledge of Allegiance recited.)

7 DEPUTY CHAIR CAMPBELL: Do we have
8 any Affidavits of Publication and Posting to
9 be entered into the record by the
10 stenographer?

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

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

17 DEPUTY CHAIR CAMPBELL: Are there any
18 request for adjournment?

19 THE CLERK: No request for
20 adjournment.

21 DEPUTY CHAIR CAMPBELL: I also
22 request that an Affidavit of Mailing for each
23 application be entered into the record by the
24 stenographer.

25 Does anyone wish to approve the

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minutes from the previous meeting.

MEMBER RYAN: I'll make a motion to approve the minutes from the meeting of --

THE CLERK: May 27th.

MEMBER RYAN: I thought it was June 10th?

ALTERNATE MEMBER WATKINS: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Proceed?

DEPUTY CHAIR CAMPBELL: Yes.

THE CLERK: Site Plan Number 3821, 16 Archer Street, Section 62, Block 48, Lot 4, Residence A. Jose Guiterrez. Construct a 4,212 square foot wood frame two-story one-family dwelling.

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

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

5 M I G U E L R A M I R E Z,
6 having been first duly sworn by a Notary
7 Public of the State of New York, was
8 examined and testified as follows:

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

11 MR. RAMIREZ: Miguel Ramirez. 33
12 Lamont Place, West Babylon, New York 11704.

13 DEPUTY CHAIR CAMPBELL: Good evening.
14 How are you?

15 MR. RAMIREZ: She's going to be my
16 assistant. She's Andrea, my daughter.

17 A N D R E A R A M I R E Z,
18 having been first duly sworn by a Notary
19 Public of the State of New York, was
20 examined and testified as follows:

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

23 MS. RAMIREZ: Andrea Ramirez. 33
24 Lamont Place, West Babylon, New York 11704.

25 MR. RAMIREZ: Okay. We start with

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the roofing.

MEMBER RYAN: Can you tell us a little bit about what you're doing here? Are you building the house from scratch?

MR. RAMIREZ: Oh. Yes. There was an old building there, like a three- or four-family residence, and it was knocked down. The property owners put in an application for demolition. Now it's a vacant lot. It's going to be two-story one-family new residence.

Could I begin with the roofing?

MEMBER RYAN: Please.

MR. RAMIREZ: I want to describe the roofing. The roofing will be color like tones of -- I mean like shades of brown. It will be Hickory HD.

MR. McLAUGHLIN: You have to describe it on the record.

MEMBER RYAN: Can you read the name of the brand and which one?

ALTERNATE MEMBER WATKINS: You have to say it.

MR. McLAUGHLIN: You have to say what

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the name is.

THE CLERK: She wants you to say what it is. Describe it.

MR. RAMIREZ: Here. Right?

MR. McLAUGHLIN: Say it.

MEMBER RYAN: You can say the brand on the cover.

MR. RAMIREZ: This has another description because they -- I got this sample from another manufacturer. It's just the same piece. Hickory HD; that's the name by CertainTeed, actually. This is Tamko.

MEMBER RYAN: Tamko? You're going to do Tamko? What is the one you're going to do?

MR. RAMIREZ: We're going to do the CertainTeed manufacturer I want. They say, like, special order.

MEMBER RYAN: It's a hickory brown?

MR. RAMIREZ: Yes. Tones of brown, you know. Dry wood, things like that. Aged wood.

MEMBER RYAN: Like weathered wood.

MR. RAMIREZ: It's almost exactly the

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same one as this one I showed you. It's the same. Okay.

DEPUTY CHAIR CAMPBELL: Continue.

MR. RAMIREZ: Continuing with siding. The siding. That's the other one that is a special order too, and then we got the cedar plank, as you see on the prospective view here, the rendering.

MEMBER RYAN: I'm sorry, I didn't hear what you said.

MR. RAMIREZ: Let me show you.

DEPUTY CHAIR CAMPBELL: I'm sorry. It would help if you speak into the microphone.

MR. RAMIREZ: I got exactly the model in my cell phone. Hold on a second. I got a picture here.

MEMBER RYAN: The siding on the plan says Dutch lap.

MR. RAMIREZ: We buy CertainTeed.

MEMBER RYAN: Color cedar. Is that a cedar blend?

MS. RAMIREZ: Yes.

MR. McLAUGHLIN: We have a transcript

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going. You have to actually -- you can't show your phone. You have to say, put on the record exactly what the color is, what the brand is, all of that stuff.

MR. RAMIREZ: It's the color cedar.

MEMBER RYAN: It says it here on the plan, Rob.

MR. McLAUGHLIN: I know. He's showing his phone.

MEMBER RYAN: Cedar blend by CertainTeed.

MR. RAMIREZ: I can describe. It's exactly the same. That's what it say right here, cedar blend. It's pretty much like brown, yes. CertainTeed, I said. That's the manufacturer.

And then the windows will be a glass window with vinyl frame, and then all of them will be -- the trim will be white. White color. The raised shutter, the color will be white by CertainTeed manufacture. I mean the shutters on each side of the windows, just on the front facade only. Oh, actually, we got one second floor in the rear, because we use

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an arch windows, a window like a transom there. That's why we use the shutter there to make some kind of balance for the windows. Then all trims, corners, will be white. All fascia will be white, and there's an adding ventilation.

MEMBER RYAN: How wide is the trim around the windows? How wide is the width?

MR. RAMIREZ: Yes.

MEMBER RYAN: Do you have a number in inches?

MR. RAMIREZ: What?

MEMBER RYAN: How big is the trim in inches?

MR. RAMIREZ: Oh. Actually, like, three inches, more or less.

MEMBER RYAN: Okay. Got it. Thank you.

MEMBER WELCH: Mr. Ramirez, what we did from the beginning, I'm sorry, I didn't know if you said it or not. What size is this house in square footage?

MR. RAMIREZ: Actually, let me see.

MEMBER RYAN: It's very tall.

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MR. RAMIREZ: First floor is 1,800 square feet -- 1,810 square feet.

MEMBER WELCH: The house?

MR. RAMIREZ: 810 square feet. The first floor.

MR. McLAUGHLIN: They are asking the total.

MR. RAMIREZ: Total. Plus the second floor?

MEMBER WELCH: Total square feet.

MR. RAMIREZ: Let me give the total square feet.

MS. RAMIREZ: Total is 4,515 square feet.

MEMBER WELCH: That's an extremely --

MR. RAMIREZ: Hold on a second. What it is exactly, 4,212. That's exactly what it is, because this is for the area calculation that we make just with the total of the square footage there.

MEMBER WELCH: The concern is -- it's a very lovely house. It's extremely large in comparison to the other houses.

MR. RAMIREZ: Extremely large?

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Actually, we got a very big lot there.

MR. McLAUGHLIN: That's not what she's saying.

MEMBER WELCH: I understand that. While you have a large lot, it may fit the lot, the concern is the surrounding houses. You're dwarfing the surrounding houses; they're much smaller. Are there any houses in the surrounding area that are comparable in size?

MR. RAMIREZ: We are discussing about the size of the house? That's what she's saying?

MS. RAMIREZ: She is saying the houses in the area are much smaller than what this house is going to be. She wants to know if any other houses in the area that is the size of the house.

MR. RAMIREZ: Actually, I never have the experience before about the size of the house. This complies with the square footage required for the zoning.

MR. McLAUGHLIN: Whether or not it complies with the zoning, the purposes of

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2 this Board is looking at whether the house
3 that you're building fits in the character of
4 the community. What they are asking is, such
5 a large house in the middle of a location
6 where there's a lot of smaller houses won't
7 fit in the character of the community. Are
8 there other houses of this size within the
9 surrounding area?

10 MR. RAMIREZ: I could tell you
11 honestly I see many houses around there; big
12 houses, small houses. Many kind of houses,
13 many kind of sizes.

14 MR. McLAUGHLIN: The reason why I
15 ask -- correct me if I'm wrong -- the Board
16 has driven around there as well. They have
17 their packets beforehand. They haven't seen
18 houses that size. So, it looks like this is
19 going to be a huge house among a lot of small
20 houses.

21 MR. RAMIREZ: I don't know what to
22 say. We never -- that's something I thought
23 was I just -- we got into the zoning, the
24 zoning requirement, you know. I never had
25 this experience before about the size, any

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construction. I thought only discuss material, colors, and stuff like that.

MR. McLAUGHLIN: With all due respect, you have been here a lot of times. You know the obligation of this Board. The project, as a whole, need to fit into the character of the community; that whole includes the size of the property. If you're building a huge house in the middle of small houses, it wouldn't fit in the character of the community.

MR. RAMIREZ: Even though compliant with the zoning.

MR. McLAUGHLIN: Compliant with zoning is a Zoning Board issue, not a Site Plan issue. Site Plan is whether it fits in the character of the community.

MR. RAMIREZ: Cut in half the house.

MR. McLAUGHLIN: That's up to you what you want to do.

MR. RAMIREZ: I don't know what to do. I never had experience before in this Board, Site Plan Review Board.

MR. McLAUGHLIN: You probably built

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houses in the past that fit the size and character of the community in your prior applications.

MR. RAMIREZ: Two street, because the back of this lot touch the other street by the north side of the property. It's very long in the back.

MR. McLAUGHLIN: I understand the lot is long. What I'm saying is, other locations. This is on --

MEMBER RYAN: Archer.

MR. McLAUGHLIN: -- Archer Street. Are there other houses on Archer Street that are within a few blocks that are this size or is this the biggest house around that area?

MEMBER RYAN: It is set back 36 feet from the curb. Really what you'll see is the garage first, because the garage is one-story and the house is a little further back. It may not be as noticeable, because all the other houses are small. So is the garage. So, it might work. Because it's so far set back on the property, it may not -- like, it won't interfere with the line. I feel like

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we should do another drive by and see how far back. So, let's take all the information.

MR. McLAUGHLIN: I don't recommend close to further evidence.

MEMBER RYAN: Right. We'll adjourn and all take another drive around and see exactly how it's going to feel when it's 36 feet back.

MEMBER WELCH: You're saying perhaps is not going to be as opposing?

MEMBER RYAN: And noticeable, right.

MR. McLAUGHLIN: All go around.

MR. RAMIREZ: We're not giving any issue with the sky plane complying I don't think, at this point.

DEPUTY CHAIR CAMPBELL: What don't you understand?

MR. RAMIREZ: We comply with the side yard, we are complying with the sky plane, we are complying with everything.

MR. McLAUGHLIN: Even if the --

MR. RAMIREZ: Wait. Where does it say? I see the ordinances. Where does it say? Because it's going to be new project?

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2 MR. McLAUGHLIN: The responsibility
3 of a Site Plan Board, not only to here, but
4 any location, is to ensure that any project
5 fits within the character of the community.
6 Even if it fits within the zoning
7 regulations, if it's going to not fit within
8 the character of the community, that is an
9 element of the Site Plan Board, not just what
10 color it is or what style it is. It's
11 whether or not a large building is going to
12 fit into a location that has a bunch of
13 small buildings.

14 MEMBER RYAN: I don't know if you
15 have what all of the other houses on that
16 block setbacks are. Could we get a radius
17 map so we can see how far back they all are,
18 because it may not be an issue, if they're
19 all in keeping with --

20 MR. RAMIREZ: Yeah. Right now we
21 have proposing -- you are suggesting me that
22 also do you like me to maintain exactly
23 average setback of other houses?

24 MEMBER RYAN: It's really based on
25 every house is different, you know? So, it

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can't be like completely different than everything else, but it could be in keeping with the neighborhood if it works in that neighborhood. It all really depends. I feel like we need to take another look.

MR. RAMIREZ: Actually, I think the old house was more around there.

MR. McLAUGHLIN: The old house was built prior to the Village Code. You're looking at building this house under the present standards, not what the old house was.

MEMBER RYAN: He has a landscape plan too, which will soften any -- you know.

MEMBER WELCH: What I was saying, we're not trying to give you a hard time. That's not what we're trying to do. But it is our responsibility. You're the builder, but we have a responsibility also to the neighborhood and the neighbors just to make sure that whatever it is that you build it's not so imposing that it's going to throw off their houses and make their houses less valuable. Do you understand?

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2 MR. RAMIREZ: Actually, the houses,
3 like, has lawn from the front to the back.
4 It's very long, actually. But we only
5 construct that only one-story, because the
6 second floor is only covering enough, like,
7 30 something foot, something like that. The
8 whole thing is 5,400 like that. We had the
9 footprint on the first floor. The first
10 floor footprint is like 85.

11 MR. McLAUGHLIN: Hold on one second.
12 May I make a suggestion? Sir, you're the
13 applicant. It's your responsibility to show
14 this property can fit. Right now they're not
15 hearing, because you don't have as much
16 information to show that. I would suggest
17 that we adjourn so you can get that
18 information, and include any type of houses
19 of a similar size of that nature, so you can
20 have a better opportunity to present to the
21 Board.

22 MR. RAMIREZ: You guys are telling me
23 there's no -- do you find out there's no
24 houses?

25 MR. McLAUGHLIN: They could be wrong.

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2 It's your presentation. It's not their
3 responsibility to make a presentation for
4 you. It's your presentation. If you want,
5 the best option is to make sure and be able
6 to present to the Board why this property
7 fits in the character of the community with
8 the structure you're going to build.

9 MR. RAMIREZ: I don't see --
10 actually, I don't see any before, because I
11 told you this is my first experience with
12 this case. But just does it matter the size
13 of the house, the size, what the average
14 front yard setback of that one, right?

15 MR. McLAUGHLIN: No.

16 MR. RAMIREZ: Not the front yard
17 setback.

18 MR. McLAUGHLIN: You're not
19 understanding what's going on here.

20 MR. RAMIREZ: No. She's talking
21 about the house is too big, right? She was
22 talking about the floor area like that, what
23 she say.

24 MR. McLAUGHLIN: It's your obligation
25 to show how this property, that structure you

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2 are going to build on the property is going
3 to fit the character of the neighborhood.
4 You're showing colors and stuff like that,
5 which is one element of it, but if the
6 building is larger than everything else, then
7 you need to show this Board exactly what
8 steps you will take to make it fit within.
9 It still may be the same size. I don't know.
10 There may be things you can do to lessen the
11 obtrusiveness of the property. It's not up
12 to the Board to do that. You need to make
13 those determinations with your client to do
14 that.

15 DEPUTY CHAIR CAMPBELL: If I may. I
16 just want to give you an example. I want to
17 show you a different application. I'm
18 showing you an application that someone else
19 put in, a property. You see there are four
20 different examples of houses in the
21 neighborhood of different surrounding homes
22 in the area. That's one of the requirements
23 we asking for. You see 30 Seaman Avenue,
24 another 23, 27. Giving us different
25 examples.

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MEMBER RYAN: He has it in the packet.

DEPUTY CHAIR CAMPBELL: As well as the radius that Board member Ryan referred to. We're asking you to show the next house.

MEMBER RYAN: More in keeping with the size of the home.

MR. McLAUGHLIN: The samples you present shows it doesn't fit in the character. You need to show something, the style and size fits within the character. The ones you show are totally different styles. Not only size, but total style than what you are presenting. It just shows houses in the community.

MR. RAMIREZ: What is the problem with the style?

MR. McLAUGHLIN: I'm not saying there is. I'm saying those don't show that. Do what you to do. We're trying to help you present properly to the Board. If you don't want to do that, you don't have to do that. You say you know what, deny it. I don't know what to tell you. They have to do this based

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on the direction.

MR. RAMIREZ: I'll find out. I have to. This is not fair, actually, because there should be -- I wish it could be like some kind of bring review or something like that.

MR. McLAUGHLIN: There is.

MR. RAMIREZ: I remember when we were with the Zoning Board Appeal apply for this house, then when we got the hearing for this Site Plan Review, you realize other Board, everybody realize there was some mistake, because downstairs the Building Department received the application with some mistakes. And then also, we sure we didn't know that, upon the old application, because the other application was for two-family. Then we resubmit the plan for one-family. Nobody downstairs told us we had to submit another application. And then we wait all that time to the same day of the Site Plan Review, and then we learn that day, that night, that everything was wrong. We go back again and then we got the hearing today, and we got

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another issue. Very, very weird situation.
Very, very weird situation that I never
happened before here.

MR. McLAUGHLIN: I don't know what
you're talking about.

MEMBER RYAN: Did the Zoning Board
ask for a radius map?

MR. McLAUGHLIN: No.

MR. RAMIREZ: I think you are
rejecting the project.

MR. McLAUGHLIN: You can do what you
want to do. If you want to present the
application and leave it, don't give them the
evidence they need, that's your choice.
You're required to present evidence showing
this fits in the character of the community.
You're saying you don't want to do that and
you want to present colors and stuff like
that and be done. You can do that. You're
not giving them any evidence to grant the
application.

MR. RAMIREZ: Actually, because --

MR. McLAUGHLIN: You're the expert.
You're the one that has been before the Board

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many times.

MEMBER WELCH: Mr. Ramirez, you said that you live in West Babylon, I believe, whatever. Let's say you live there, which is in the Town of Babylon. We have to be able to give -- if your neighbor builds a house three times the size of your and the Town of Babylon let that go, that would be kind of irresponsible, don't you think? You'd be okay with a house, if somebody built a house three times the size of your house next door to you, you would be okay with that?

MR. RAMIREZ: The houses are generally well done. I mean, the style is good. I don't mind. If it complies with the zoning requirement, I don't mind. The Town probably doesn't do what the Village of Freeport does.

MR. McLAUGHLIN: Town of Babylon has the same.

MR. RAMIREZ: You comply the height of the building, setback, you got no issue build anything else. Ask them.

MR. McLAUGHLIN: Whatever you want to

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2 do. If you believe you presented the
3 evidence to the Board, then that's your
4 choice. It's your application. You're the
5 one that has to present evidence to the Board
6 that it fits in. They are trying to help
7 you, to give you an opportunity to go look
8 and see if you have more evidence. If you
9 want to present want you presented, that's
10 your choice.

11 MR. RAMIREZ: The only aspect of the
12 area is it's not fit. Everything is not
13 like if it doesn't, because you see that
14 building there? So, that's like housing
15 building.

16 MEMBER RYAN: Senior houses.

17 MR. RAMIREZ: How can you match
18 something like that? I want to do something
19 like that new. The owner want it like that.
20 How can we do it? Why can't you. Because if
21 it looks fine or tried to, because this
22 house, this is just like many, many I see
23 used to do it like that.

24 ALTERNATE MEMBER WATKINS: Sir,
25 you're stating you have seen many houses like

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2 the one you're trying to build. We want to
3 see what you see. We want you to show us
4 what you are saying you are seeing in the
5 neighborhood.

6 MR. RAMIREZ: I think it's not fair.

7 DEPUTY CHAIR CAMPBELL: This is what
8 I'm going to do. You made your point. You
9 heard the questions from some of the Board
10 members. If you'd like to continue with your
11 presentation, by all means, you can go ahead.

12 MR. RAMIREZ: Do me a favor. I don't
13 want to do that. I want to present my
14 project, because the objection is going to be
15 an objection that it's no, right?

16 DEPUTY CHAIR CAMPBELL: I'm not --

17 MR. RAMIREZ: I'm not -- the owner
18 want it like that.

19 DEPUTY CHAIR CAMPBELL: I'm not going
20 to tell you what my decision is right now.
21 You haven't finished your presentation. If
22 you're asking me how I'm going to vote, I
23 can't tell you that. What I'm saying to you
24 now is, if you want to, finish your
25 presentation. Counsel gave you an option.

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2 It seems like you don't want to accept that
3 option, which is your right, you're purview.
4 What I'm saying to you now is, continue with
5 your presentation.

6 MR. RAMIREZ: Yes, because I don't
7 think -- listen, I don't think I'm going to
8 find a house like this one that we are doing
9 here, because what we did is the owner asked
10 me for a house this size of his house, and
11 then we comply with the zoning requirements.
12 That's what happened. And then what we only
13 have to do is the Site Plan Review is just a
14 matter of the aspect of the house, the
15 aesthetics of the house, the color and
16 everything.

17 DEPUTY CHAIR CAMPBELL: Okay. I
18 understand that. As counsel explained to
19 you, that's half the truth. We do a bit more
20 than what you just described, and you have
21 been advised of that. For the record, what
22 I'm saying to you now is, knowing that, you
23 can continue with your presentation as
24 planned, and then the Board will make a
25 decision from there.

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2 MR. RAMIREZ: Hold on a second. I
3 don't hear so well. So let me ask you,
4 because if I don't find a house like that,
5 what's going the happen? Should I go back
6 and make redesign everything? I think it's
7 not fair. That's not fair.

8 MEMBER RYAN: I don't think it's
9 necessarily the design of the house.

10 MR. RAMIREZ: There's no house
11 exactly like that. There is no house.

12 DEPUTY CHAIR CAMPBELL: Sir, I'm
13 going to state it again what I just said. We
14 gave you an option, as far as some of the
15 concerns of the Board. It's sound to me that
16 you are choosing to continue with your
17 presentation. I can't give you, nor will I
18 give you, a decision now, okay, of what we
19 may or may not do, as far as the outcome.
20 You are entitled to present your plans this
21 evening. So, I'm sitting here saying to you,
22 you can continue with your presentation.

23 MR. RAMIREZ: I'll continue the
24 presentation.

25 DEPUTY CHAIR CAMPBELL: Thank you.

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MEMBER RYAN: We did the siding, the windows, the trim, the fascia, and the roof. What about the columns?

MR. RAMIREZ: The columns is a tapered one. It will be white.

MEMBER RYAN: Craftsman?

MS. RAMIREZ: What did you say?

MEMBER RYAN: Craftsman style?

MR. RAMIREZ: Yes, Craftsman. Let me show you.

MS. RAMIREZ: Describe it.

MR. RAMIREZ: Actually, the tapered one is the one that has the base is bigger, the bottom is bigger than the top one. It's 12 inches the base and nine inches, ten inches the top.

MEMBER RYAN: Okay.

MR. RAMIREZ: And this is a flat one, no grooves. And what else?

MEMBER RYAN: The stone. Do you have a sample of the stone that you're going to be using on the porch?

MR. RAMIREZ: The stone will be slate gray.

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MEMBER RYAN: Slate gray.

MR. RAMIREZ: It's going to have tons of gray, a little black and brown. That one.

ALTERNATE MEMBER WATKINS: Tell what the name is.

MEMBER RYAN: What's the name?

MR. RAMIREZ: Slate gray.

ALTERNATE MEMBER WATKINS: Does it have a name?

MR. RAMIREZ: By this is. El Dorado Stone.

MEMBER RYAN: The railing. The stairs and the rails.

MR. RAMIREZ: Yeas, the railing will be PVC, the color will be white.

MEMBER RYAN: The steps; will they be Trex or stone or bluestone? What are you doing on the steps?

MR. RAMIREZ: Yeah, it will be concrete by Nicolock. Let me show you. The Oyster blend. It's matching with the stone.

MEMBER RYAN: I'm sorry, I didn't hear that.

MR. RAMIREZ: Oyster Blend.

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MEMBER RYAN: Oyster blend.

MR. RAMIREZ: Yeah.

MEMBER RYAN: The steps and pavers are where; up to the patio?

MR. RAMIREZ: Yeah. The border will be stone, slab of stone. The bluestone, yes.

MEMBER RYAN: The garage door and the front door, what are those going to be?

MR. RAMIREZ: White.

MEMBER RYAN: Depicted in the elevation, like glass on top of the doors on the garage?

MR. RAMIREZ: Exactly. The transom.

MEMBER RYAN: The entry door, you'll have two sidelights. Is it going to be similar to this leaded glass?

MR. RAMIREZ: Yes.

MEMBER RYAN: Also white.

MR. RAMIREZ: The front door you mean? It will be white.

MEMBER RYAN: The little gable vent, will those be white.

MS. RAMIREZ: Repeat that.

MEMBER RYAN: The gable vent with the

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keystones, will be they be white?

MR. RAMIREZ: Vinyl white.

MEMBER RYAN: Any lighting proposed for the front?

MR. RAMIREZ: Yeah. Lantern, you mean.

MEMBER RYAN: Where?

MR. RAMIREZ: The top of the door. The lights. Going to be a lantern.

MEMBER RYAN: Over the garage door you mean?

MR. RAMIREZ: Yes. The lantern with the copper color. Actually, the model that you see there, we use a typical one. I got one exactly. The one that we're going to use, it's going to be copper.

MEMBER RYAN: Copper color. So, under the porch, will you be doing recessed lighting or a lantern?

MR. RAMIREZ: No. Recess on the soffit. Vinyl soffit.

ALTERNATE MEMBER WATKINS: The same for the back porch?

MR. RAMIREZ: Yes, the same.

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MEMBER RYAN: I guess the leaders and gutters will be what color? Leaders and gutters.

MR. RAMIREZ: You mean the gutters? Yeah, they will be white.

MEMBER RYAN: Are these windows or shutters on the upper portion of your rendering? Is it two windows in the center and two shutters on this elevation?

MR. RAMIREZ: Yeah, shutters. Raised panel shutters.

MEMBER RYAN: What is that finish?

MR. RAMIREZ: Let me see.
Description: Raised panel. Raised panel.

MEMBER RYAN: What color?

MR. RAMIREZ: White.

MEMBER RYAN: There's no chimney on the house?

MR. RAMIREZ: No. No, there will not be a chimney. You know, the new boiler is a gas one directly to the outside.

MEMBER RYAN: You said they were white vinyl windows, correct, double hung?

MR. RAMIREZ: Which one?

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MEMBER RYAN: Vinyl white, double hung windows?

MR. RAMIREZ: Yes, most of them. With the front one, those one you see in the front, they are casement, not weighted windows. And they are also the back one, but they -- it would be mostly double hung, the other sides.

MEMBER RYAN: Except for the decorative, those are arched transoms?

MR. RAMIREZ: Correct.

MEMBER RYAN: Those are windows, right, they're not shutters?

MR. RAMIREZ: Actually, like picture windows. You mean the top one?

MEMBER RYAN: Yes. I didn't know if that a window or vinyl decorative.

MR. RAMIREZ: No, window it would be.

DEPUTY CHAIR CAMPBELL: Any further questions?

MEMBER RYAN: The landscape plan is the only thing I didn't go over with you, right? The pavers in the driveway, are those gray slate, El Dorado stone?

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MR. RAMIREZ: El Dorado stone.

MEMBER RYAN: Is that the driveway,
the pavers in the driveway?

MR. RAMIREZ: Oh, it will be pavers.

MEMBER RYAN: It says new asphalt
driveway. Is it blacktop?

MR. RAMIREZ: Yeah. We're going to
use the same pavers that I told you before.

MEMBER RYAN: The slate gray.

MR. RAMIREZ: On that pathway going
to the front.

MEMBER RYAN: That will look nicer.
And you have a lot of planting, a little
tree. How many are evergreens, the shrubs?
Do you have a lot of evergreens or no?

MR. RAMIREZ: Excuse me. I will tell
you now, it's too small here. Actually, I
don't see any evergreen here.

MEMBER RYAN: I think we need
evergreens.

MR. RAMIREZ: We have like a blue
holly.

MEMBER RYAN: Weeping cherry,
dogwood. There is conifers, arborvitae,

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shrubs.

Is this a two car garage? How many cars?

MR. RAMIREZ: It's just one car garage.

MEMBER RYAN: I see a bunch of conifers. Those are evergreen. Conifers is on the plan. Those are evergreens.

I have another question about your air conditioning condensers. Where are the condensers located?

MR. RAMIREZ: Condenser? Actually, I can't give you information. I don't know. It's going to depend on the mechanical operation. They going to make that application, after start construction work.

MEMBER RYAN: Okay. The planting will be around?

MR. RAMIREZ: I'll need two or three, yes.

MEMBER RYAN: Two or three condensers, right.

ALTERNATE MEMBER WATKINS: Do you have anything else you'd like to present at

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this time?

MR. RAMIREZ: No. I actually -- when I get up from these applications, we have been working on these. And the owner is very upset about what's going on here. He wants to build his house and start paying taxes. That's business. That's the way it should be done.

MEMBER RYAN: I get it.

DEPUTY CHAIR CAMPBELL: Any further questions from the Board?

MEMBER RYAN: No.

DEPUTY CHAIR CAMPBELL: Is there any public comment?

THE CLERK: No.

MEMBER RYAN: Do you want to request a radius map or no?

MR. McLAUGHLIN: It's up to you. If request a radius map, you can't close to further evidence and testimony.

MEMBER RYAN: Can you get us a radius map of the neighborhood or no?

MR. RAMIREZ: A radius map? We should have one. Radius map. We went to the

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zoning board.

MEMBER RYAN: That's what I was thinking. Maybe you gave it to them. I don't have that. I don't know if you can maybe get us a copy. We can adjourn and then you get us a radius map.

MR. RAMIREZ: I can do that.

MEMBER RYAN: Then I'll make a motion to adjourn until a radius map is submitted.

MEMBER WELCH: Second.

MEMBER RYAN: This way we can all revisit the site and look at it closer.

MR. RAMIREZ: Once you get that information. All right.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

THE CLERK: Any opposed?

DEPUTY CHAIR CAMPBELL: Nay.

MR. McLAUGHLIN: It's only four people. It has to be four votes.

MEMBER RYAN: You don't want a radius map?

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MR. McLAUGHLIN: We can't adjourn the matter then, because there's only -- it has to be four votes on any vote.

DEPUTY CHAIR CAMPBELL: Motion to go into executive session.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:02 p.m. to 8:15 p.m., after which the following transpired:)

MR. McLAUGHLIN: Chairman, I'll make a recommendation to adjourn this matter for purposes of the applicant to supply a radius map.

MEMBER RYAN: Make a motion.

MR. McLAUGHLIN: He didn't hear.

MEMBER RYAN: I'll make a motion to

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adjourn this application to the next meeting
so we can get a copy of your radius map.

MR. McLAUGHLIN: You have to provide
that before the next meeting.

ALTERNATE MEMBER WATKINS: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK; any opposed?

(No response was heard.)

MR. RAMIREZ: You going to send us a
letter?

MR. McLAUGHLIN: No. No written
letter or comments. You need to provide the
radius map.

MR. RAMIREZ: Oh, the radius map.

MEMBER RYAN: That's what we need.

MR. RAMIREZ: All right. Thank you.

MEMBER RYAN: Thank you.

THE CLERK: Site Plan 3822, 360
Atlantic Avenue, Section 65, Block 36, Lot
153-155, Business A. Sachin Shah. New

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facade on existing new building.

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

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

MR. McLAUGHLIN: Mr. Chairman, this was a matter that was previously before the Board. There's a correction that needs to be made to the decision. We have to redo the decision. My understanding is there is no public comments. The applicant did not appear because they presented everything they needed to present. The recommendation at this time is to close to further evidence and testimony.

DEPUTY CHAIR CAMPBELL: Duly noted.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

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MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL.

THE CLERK: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: Thank you.

THE CLERK: Site Plan 3826, 230 S. Brookside Avenue, Section 54, Block 524, Lot 51, Residence A. Juan Nunez. Add new awning in front of garage.

We 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 a Board Exhibit, in evidence, as of this date.)

DEPUTY CHAIR CAMPBELL: Good evening.

B E N J A C K 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. JACKSON: Ben Jackson. 19 Suffolk Street, Freeport, New York.

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MEMBER RYAN: Thanks for waiting.

MR. JACKSON: I'm here representing Juan Nunez. I'm building a new house for him. He was previously before this Board and approved. They decided to put a roof over the garage to match the existing on the house. The first application was for asphalt single. We're now using standing seam roofing.

MEMBER WATKINS: That's the upper level?

MR. JACKSON: That's the upper level. Everything else is going to match on the house. It extends out about six inch pitch. It's going to match the pitch of the roof above also. They wanted to break it up. It's a tall building, so they wanted something to break it up.

MEMBER RYAN: It will look very nice.

MR. JACKSON: Thank you.

MEMBER RYAN: I have no questions.

DEPUTY CHAIR CAMPBELL: Nothing for the Board.

MEMBER WELCH: I'll make a motion to

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close to further evidence and testimony.

MR. McLAUGHLIN: Before you entertain that.

DEPUTY CHAIR CAMPBELL: Any public comment?

THE CLERK: No.

MEMBER RYAN: Hearing none.

DEPUTY CHAIR CAMPBELL: For the record, no.

MEMBER WELCH: I'll make a motion to close to further evidence and testimony and reserve decision.

ALTERNATE MEMBER WATKINS: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER RYAN: Thanks for waiting.

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

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THE CLERK: Site Plan Number 3822,
360 Atlantic Avenue.

MEMBER RYAN: Chairman, regarding
Application SP-3822 for the premise located
at 360 Atlantic Avenue, the applicant comes
before this Board seeking approval for a new
facade on the existing building.

I, Carole Ryan 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 conform positive
addition to the surrounding area, if the
conditions below are met.

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

The site plan, dated 4/15/25, and
artist rendering, dated 5/27/25, has been
submitted by the applicant, reviewed and

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approved by the Planning Board. Said site plan, dated April 15, 2025, and artist rendering, dated 5/27/25, has been stamped, approved and signed by the applicant and/or the chairman of the Planning Board.

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

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

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

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

Applicant/Owner is to provide two sets of stamped original final plans

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incorporating all conditions and modifications for the Building Department, along with a signed Affidavit of Compliance to the Village Clerk's Office before issuance of a building permit.

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

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.

The applicant must obtain the appropriate permits from the Building Department prior to any construction.

Other conditions:

The revised color rendering sent to the board on May 27, 2025 is approved by the Board.

No pylon sign is to be erected.

ALTERNATE MEMBER WATKINS: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

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ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site plan Number 3826,
230 S. Brookside Avenue.

ALTERNATE MEMBER WATKINS: Chairman,
regarding Application Site Plan 3826 for the
premises located at 230 S. Brookside Avenue,
the applicant comes before this Board seeking
approval to add a new awning in front of
garage.

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

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

The site plan, survey print, artist rendering, dated 5/15/25, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print, 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 follow conditions:

The 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

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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.

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

Other conditions:

Roof over garage will be changed to black standing seam metal roof to match

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existing upper level.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Motion to close the
public hearing.

MEMBER WELCH: I'll make a motion to
close the public hearing.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER WELCH: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(Time Ended: 8:34 p.m.)

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June 24, 2025

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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 2nd day of July, 2025.

BethAnne Mennonna

BETHANNE MENNONNA