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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

July 22, 2025  
7:27 p.m.

M E M B E R S :

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

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

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July 22, 2025

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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 (3839) 5

3 Affidavit of Mailing (3821) 24

\* \* \*

APPLICANT'S FOR ID

CASE 3839

A Lighting specs 6

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July 22, 2025

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

APPLICATION#	ADDRESS	PAGE
SP-3839	229 Woodcleft Avenue	4-23
SP-3821	16 Archer Street	23-39

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CHAIRPERSON HERSHBERG: Good evening everyone. If you could please rise for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON HERSHBERG: Madam Clerk, do you have any Affidavits of Publication or Posting?

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

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

CHAIRPERSON HERSHBERG: Do we have any request for adjournment?

THE CLERK: No request for adjournment.

CHAIRPERSON HERSHBERG: Thank you. Please call our first application.

THE CLERK: Site Plan Number 3839, 229 Woodcleft Avenue, Section 62, Block 177, Lot 65, Marine Commerce. Rudy Liriano. Exterior renovation, replace stucco on

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building and new exterior lighting.

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

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

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.

CHAIRPERSON HERSHBERG: If there's anybody else that's going to address the Board, anybody who speaks must be sworn in. It might be easier to do so now.

MR. McLAUGHLIN: Before you start, I have to disclose that the applicant's representative is a member of our Zoning Board and this Board has no zoning board comments.

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T I R S O P E L A E Z,  
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.

MR. PELAEZ: Tirso Pelaez.

MR. McLAUGHLIN: For the record, the  
person talking now, the member of the Zoning  
Board, is Mr. Jackson.

MR. JACKSON: Good evening. Hello.  
Everybody. I have the lighting specs the  
clerk asked us to bring it. I don't know if  
it's an exhibit.

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

MR. JACKSON: I am here before you  
tonight with the owner and designer for  
what's going to be Brasa Restaurant and Grill  
on the Nautical Mile. The owner also owns  
Puerto Plata, which is very successful,  
brought a lot of life to the Mile. We tried  
to get this thing off the ground. We have a

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permit for the deck and we're currently working on that. We have a permit for the interior work and we're currently working on that. What we need now is a permit for the exterior.

They are members of the Chamber, esteemed members of the Chamber. They have brought a lot to the community. I would like to introduce the designer so he can go over the details of all the specifications, what's going to be done on the outside. Thank you.

MR. PELAEZ: Hi, everyone.

MEMBER DI SALVO: Can you pronounce your name?

MR. PELAEZ: Tirso Pelaez.

MEMBER DI SALVO: Nice to meet you.

MR. PELAEZ: So, what we have in front of you is our design concept facade of the building that shows a stucco face with wood decorative elements as well as illuminated paneling with a large signage for the name of business, which is called Brasa, with planters on the sidewalk there. The entire building will be stucco and painted in

1  
2 a shade of beige. We will have embedded  
3 lighting, as you can see, shining down from  
4 above and also from below to help provide a  
5 nice ambiance for the facade.

6 MEMBER DI SALVO: Can I interrupt  
7 you? Is that a different finish or just a  
8 material make-up.

9 MR. McLAUGHLIN: Sorry?

10 MEMBER DI SALVO: It says under  
11 material new artistic eifs.

12 MR. JACKSON: It's a stucco. Eifs is  
13 the same, not to confuse with masonry.

14 MEMBER DI SALVO: Thank you.

15 MR. PELAEZ: So, as you can see, the  
16 lighting is a big part of the design; it adds  
17 a lot of curb appeal. Part of our intention  
18 is also to have some greenery plantings,  
19 planters on the back side of the building.  
20 We will have all sconces illuminate upward  
21 and downward, and those will take your  
22 standard bulbs for easy replacement. That  
23 encompasses the overall idea for the facade  
24 of this building.

25 MEMBER RYAN: Looks pretty. What are

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your stairs made of, the same stucco?

CHAIRPERSON HERSHBERG: After the Board gets a chance to review these with your description, we're just going to face them around the other way so the public can have a look. For the time being, I like them like they are. Excuse me to anybody from the public, but this is our first time seeing anything this size.

Go ahead. I'm sorry. You were speaking.

MEMBER RYAN: It was about the stairs.

MR. PELAEZ: So the stairs will be made of cement. They will be tiled on every thread and also on the top landing.

MEMBER RYAN: Like a porcelain in a beige to mimic the stucco?

MR. PELAEZ: Yes.

MEMBER DI SALVO: Everything the same color. Maybe it's the rendering, the way it's showing, it almost looks like that band at the bottom is darker. But that's just the lighting on the rendering?

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MR. PELAEZ: That's correct.

MEMBER DI SALVO: Everything is nice in a creamy beige, sand dune.

Can you talk to me about the front? I'm not sure what you're calling those, the three dimensional panel. Is that stucco detail created with stucco or another material?

MR. PELAEZ: Different material. Our intention is to make it out of wood and stain it. It would be a birch color.

MR. JACKSON: The color probably will be made the same, but we are exploring options to fabricate from a Trex material and finish the edge so it's it would look the same.

MEMBER RYAN: Like a plywood edge on the panel?

MR. JACKSON: No. I wouldn't want a plywood detail. Plywood wouldn't be -- the outside would have to be a solid wood or a synthetic material. But it would be brown/tan coloring, as you call it. The color will be the same. You wouldn't know

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the difference.

MEMBER DI SALVO: It will have a texture of wood grain?

MR. JACKSON: Yes.

MEMBER DI SALVO: In order to go and speak to the back decking supposedly?

MR. JACKSON: The is decking is approved by another permit.

MEMBER DI SALVO: I'm asking the color. It will sort of pull it around?

MR. PELAEZ: The decking is white oak. This color is not too far from it; it's a little on the yellower tones, rather than white wash. The wood is a natural aesthetic.

MEMBER RYAN: How deep are those panels?

MR. PELAEZ: I don't have my drawings in front of me, but I would say they are probably an inch in depth and taper down toward the building at the bottom.

MEMBER DI SALVO: Are you keeping that banc on the bottom?

MR. PELAEZ: That's correct.

MEMBER DI SALVO: Great detail. Now

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if I can bring you to the rear pergola over the outdoor dining and the bar. Those hanging panels, are those loose panels, are they a solid material? What are they?

MR. PELAEZ: They're a fabric. The idea of that is that when the wind is blowing they will create a wave pattern. It would actually make some type of movement where the panel in the ceiling there will create some type of motion of a wave, as the wind is blowing through it. Right on the water. With the wind blowing through that, it will really make that look beautiful.

MEMBER RYAN: If it's raining your going to reel it in?

MR. PELAEZ: No. We'll cover it with carpeting above that's clear, but those fabric wave design will be a light canvas.

MEMBER DI SALVO: Interesting. Great concept.

MR. PELAEZ: Thank you.

MEMBER DI SALVO: And lit with a linear LED strip. We have those photometrics? We just got handed those

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specifications.

MR. PELAEZ: That's correct. The idea of that linear LED lighting will be a linear fixture made up of aluminum channels and mounted to the wood, and within it is the LED strip. It's all waterproof and IP rated, so that we don't have issues with long-term use.

MEMBER DI SALVO: Walk me through the railing please.

MR. PELAEZ: The railings are aluminum with stainless steel wire and they're black coated, essentially, aluminum. They have under lighting for all the handrails.

MEMBER TAYLOR: Is there any glass on that?

MR. PELAEZ: There is no glass on that.

MEMBER DI SALVO: Like a stainless steel cable wire?

MR. PELAEZ: Yeah.

MEMBER RYAN: The area that is the cathedral area, what exactly is that?

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MR. PELAEZ: It's a specialty space for couples to share a special moment, to celebrate anniversaries.

MEMBER RYAN: The material?

MR. PELAEZ: The material will be wood. That will be essentially attached to the decking as well as the railings, and we will have structurally sound so that it can sustain the elements. That's the concept behind the use of that small space, is to create somewhere where people can have some special moments.

MEMBER RYAN: More intimate.

MEMBER DI SALVO: Where they can get engaged.

MEMBER DAWSON: That's attached? It won't blow away?

MR. PELAEZ: It's attached, yes.

MEMBER DAWSON: The lighting is secured there too? I'm concerned about bad weather and things like that.

MR. PELAEZ: Understood. Our goal is to have it looked at by an engineer and they'll confirm structural integrity.

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MEMBER DAWSON: And it stay looking as nice, it will look like it was first made or will it have to be maintained with the rain.

MR. PELAEZ: With our idea of using synthetic materials, the finish is set to last longer than standard wood material.

MR. JACKSON: If I may. Building requirements would be under 25 miles an hour winds. By code, everything will have to fall under that jurisdiction.

MEMBER RYAN: Are the tables like a wood material?

MR. PELAEZ: Like a center stone. It's like a giant tile table, the top. It's more cost effective than a solid quartz or granite tabletop. It's just as durable for normal use.

MEMBER DI SALVO: I see the lighting specs. I don't see photometrics. Are they anywhere? I'm not sure with the lighting.

MR. PELAEZ: All of our lighting fixtures are fully dimmable 100 percent, and there is a lumen reading on there that states

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how bright the fixtures are. It's abbreviated with the word LM. That's the lumen output of the fixture.

MEMBER RYAN: Warm white 16.

MEMBER DI SALVO: That's the temperature. Lumen output. WW. Got it. They're all fully dimmable.

MR. PELAEZ: Correct.

MEMBER RYAN: The railings, you said, were black PVC or --

MR. PELAEZ: Aluminum.

MEMBER DI SALVO: Just the posts.

MEMBER DAWSON: We're seeing this at nighttime. During the day when people are down there, this is going to be a very -- this color is very light, light beige or sand color.

MR. PELAEZ: I have a sample of the color.

MEMBER DAWSON: That would be great. Is it easy clean, to maintain?

MR. PELAEZ: As far as the maintenance, it would have to do with the finish. It will come with standard stucco

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maintenance, standard painting maintenance  
that will be required for any stucco finish.

This is the color.

MEMBER RYAN: What are the posts made  
of?

CHAIRPERSON HERSHBERG: Before we  
move on, let's get the specific name on the  
color.

MEMBER DI SALVO: The color is listed  
on the materials.

MR. PELAEZ: Benjamin Moore.

MEMBER RYAN: Sand dune. The columns  
are made of wood?

MR. PELAEZ: Those are pressure  
treated wood.

MEMBER RYAN: Can you do some sort of  
Fypon or some sort of a covering for those?

MR. PELAEZ: Our intention is to try  
to match the wood finish.

MEMBER RYAN: Stain?

MR. PELAEZ: Some type of stain. It  
wouldn't be bear pressure treated wood. That  
would take away a lot.

MEMBER RYAN: It has a green cast to

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it.

MR. PELAEZ: Pressure treated coating is not very appealing. Our goal is to paint it, give it a color to get a better look.

MEMBER RYAN: What size are they?

MR. JACKSON: Six by six.

MR. PELAEZ: Six by six.

MEMBER DI SALVO: The color is not in here. Number 1072.

MEMBER RYAN: It says sand dune on the paperwork.

MR. PELAEZ: I might have grabbed the wrong one. Sorry about that.

MEMBER RYAN: The cables, you said, are still stainless?

MR. PELAEZ: The cables on the railing are stainless steel.

MEMBER DI SALVO: The column.

MEMBER RYAN: Six by six pressure treated.

MR. PELAEZ: That's our goal to get the stain, similar finish.

MEMBER DI SALVO: Everything feels elevated, but the pressure treated.

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MR. JACKSON: There's a correction to that. This is the post in the bar area?

MEMBER DI SALVO: Throughout.

MR. JACKSON: Inside the bar area they are steel posts. So, they will be covered or painted. We haven't determined that yet.

CHAIRPERSON HERSHBERG: The outside bar area is going to have a steel post and will be painted or covered to match the outside color of the building?

MR. JACKSON: I would say yes to that. Match the outside color, yes.

MR. PELAEZ: Yes.

MR. JACKSON: Originally there were three posts. We're extending it. It's will be extended, the length of them, for more open area. Because of that span, it's going to be steel.

MEMBER RYAN: That's inside the bar area?

MR. JACKSON: Yes.

MEMBER DI SALVO: I don't have anything else. Any other questions?

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MEMBER TAYLOR: I think we questioned just about everything.

MEMBER DI SALVO: It looks really beautiful. Great job.

MR. PELAEZ: Thank you, I appreciate it.

MEMBER DI SALVO: A fantastic addition to the Mile, as Puerto Plata brought so much vibrancy to the mile.

MR. JACKSON: They have a good background.

MEMBER TAYLOR: This is going to make everybody have to step their game up.

MR. JACKSON: That's the idea.

MR. McLAUGHLIN: Like was mentioned before, have them turn it around so the public can see.

CHAIRPERSON HERSHBERG: Are there any other questions or comments from the Board?

MEMBER RYAN: No.

CHAIRPERSON HERSHBERG: For the benefit of the public, we had the opportunity to have a preliminary meeting on this application. So, the Board has had a chance

1  
2 to become familiar with the project at that  
3 time, and then again the materials presented  
4 to us for this public hearing. If it seems  
5 like we're not asking a lot of questions, we  
6 had an opportunity to ask questions previous  
7 to the public hearing. I think we had a  
8 decent amount of questions.

9 Are there any comments from the  
10 public? Hearing no comments from the public,  
11 did you have another comment?

12 MR. JACKSON: I'd like to summarize.  
13 Obviously, the season ends around the  
14 September, end of September. I know it's a  
15 tremendous ask, but if there is any way we  
16 can get an approval expedited, it would be  
17 financially much better off for the owners  
18 who are here. They bought the property,  
19 bought the building, and plan on staying. It  
20 makes a big difference. The sooner the  
21 better. I know it's a big ask, but I figured  
22 I would put it out there. Thank you very  
23 much.

24 CHAIRPERSON HERSHBERG: Sure. I will  
25 comment that this is -- I've been on the

1 Board over ten years -- 12, 13, 14 years. I  
2 could look it up and tell you exactly when.  
3 But in my experience, this is the most --  
4 other than that, this is among the most  
5 detailed in design from the outside that  
6 usually comes before the Board. So, it's not  
7 a regular building, it's not a regular house  
8 of any kind, this is exceptional with a lot  
9 of great detail to it.  
10

11 We're pretty confident, with all the  
12 materials that you spelled out, all of the  
13 things are readily available, it's just that  
14 there so many more opportunities for changes.  
15 I'm pointing that out. So, the Board will  
16 consider this as it's presented now, and  
17 certainly would be open to changes, if we had  
18 problems with materials and all of that. I  
19 feel compelled to note it, because this is  
20 not something that normally comes before us  
21 in this amount of detail. It looks  
22 fantastic, but there's also a lot of elements  
23 to it.

24 We have no comments from the public.  
25 Hearing none, I'll entertain a motion from

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the Board please.

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

CHAIRPERSON HERSHBERG: Good luck to you.

Please call the next application.

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

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

1  
2 (WHEREUPON, the above-referred to  
3 document was marked as a Board's 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 MEMBER DI SALVO: Hi Mr. Ramirez.

14 MR. RAMIREZ: Good evening,  
15 everybody. I would like to ask a favor to  
16 activate for me louder the speakers, because  
17 I cannot hear so well sometimes.

18 MEMBER DI SALVO: We don't have  
19 speakers. We'll speak louder.

20 CHAIRPERSON HERSHBERG: I can hear  
21 you.

22 MR. RAMIREZ: Let me fix the  
23 catalogue, so you ask me a question.

24 This project, as described to this  
25 Board is going be a new residence, two-story

1  
2 one-family. And then the treatment -- let's  
3 begin with the roofing. The roofing will be  
4 asphalt roofing. The model will be hickory,  
5 high density, high definition. Let me show  
6 you. This will be like a tan or something  
7 like that. That one there is something  
8 different, but it is the same. It's  
9 different manufacturer.

10 MEMBER DI SALVO: The color?

11 MR. RAMIREZ: It will be that color.

12 MEMBER DI SALVO: Aged wood is the  
13 name of the color.

14 MEMBER TAYLOR: That's on Heritage.  
15 He said it's a different manufacturer.

16 MEMBER DI SALVO: Right. It's  
17 Heritage.

18 MR. RAMIREZ: I got so many  
19 catalogues. It's almost the same. They're  
20 different manufacturer. The manufacturer  
21 will be CertainTeed. Here's what we have.

22 MEMBER DI SALVO: The color is aged  
23 wood. Every roofing company makes the color.  
24 I'll call it out. It's going to be  
25 consistent. Continue.

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MR. RAMIREZ: So, continue with the siding. Siding will be a Dutch Lap vinyl siding, and the color and model will be cedar plank by CertainTeed. You see this one? This is a special order. It will be that color.

MEMBER RYAN: Like a terracotta.

MEMBER DI SALVO: It's a wood grain?

MR. RAMIREZ: As you see on the rendering here, all the trims will be white. Those gable vents will be white too, vinyl. So, the garage door will be white with the those transom piece with those, like, small windows.

MEMBER DI SALVO: Transom above the window?

MR. RAMIREZ: Right. Also, the garage door we have a lantern. The lantern color will be cooper. I'll show you. I have. The front facade will have the stone veneer. The stone veneer color on model is slate gray by Eldorado Stone. Let me show you which one.

MEMBER RYAN: Eldorado Stone.

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MR. RAMIREZ: Eldorado, yes, is the manufacturer.

MEMBER DI SALVO: Wrapping around. You are going to cap it off with a three inch stone cap?

MR. RAMIREZ: Yes. The stone cap and will be -- I got it in the back. It will be like a tan color. A chiseled one -- beveled.

MEMBER DI SALVO: Rough edge.

MR. RAMIREZ: As you see, the front porch will have vinyl handrails. The color will be white with the columns. The column will be tapered with the top and bottom different sizes. Ten inches on the bottom and like -- 12 inches on the bottom and nine inches on the top. Different sizes.

MEMBER RYAN: Like a Craftsman style with a recessed panel or just straight?

MR. RAMIREZ: It will be -- let me show you, because I've got a sample here. It will be flat. The molding on top, like that one.

MEMBER RYAN: Okay. Craftsman style. It will have that little crown at the base

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cap, the top and bottom part?

MEMBER DI SALVO: Top cap a bottom base.

MR. RAMIREZ: The base will have a pier with the stone veneer. It's going to be, like, three feet -- actually, no. I'm sorry. It's going to have to box it out with the vinyl pier. And then the door, the front door will be white with sidelights. And then as you see, the windows will be vinyl frame glass window with shutter, and the shutter will be raised panel and the color will be white.

MEMBER RYAN: The trim is three inches? How wide is the trim?

MR. RAMIREZ: How wide?

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

MR. RAMIREZ: The shutters?

MEMBER RYAN: No. The window trim.

MEMBER DI SALVO: On the side of the.

MEMBER RYAN: The window trim around the windows.

MR. RAMIREZ: Oh, you mean the

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borders? Three inches.

MEMBER RYAN: Okay. Thank you.

MR. RAMIREZ: Do you have any questions or do you want me to continue?

The rear facade there's like the same treatment as the front without the stone veneer. It's going to be, the foundation will be poured concrete. We got, like, a balcony with the railing will be white too; the same color, the same treatment. Also on the top of the second floor window there's a window with shutter. We place it on that one to look better, because we have to complete, like, the same shape as the front, something like that with the same concept. The front porch the bluestone and then the treads will be placed with a stone slab, like 12 inches by three inches of thickness. And so far, that's it.

MEMBER DI SALVO: The rear steps are the same thing, bluestone top treads and stone risers, correct?

MR. RAMIREZ: Yeah. I'm going to use the Trex. Will be like brown, like chocolate

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brown, but the raiser will be the same stone,  
the same stone veneer.

MEMBER DI SALVO: You're changing the  
plans. The plans are calling out for  
bluestone slabs on the rear porch steps --  
treads. You're changing that to a Trex  
material; is that what you just said?

THE CLERK: He said the treads.

MR. RAMIREZ: The same bluestone on  
the top of the porch.

MEMBER DI SALVO: Sorry.

MR. RAMIREZ: The other concern that  
we have for me before today was the average  
setback. We did that already and the average  
was 28 feet. So, on the site plan we moved  
it forward eight feet to the front.

MR. McLAUGHLIN: And the discussions  
that you had with myself and the  
superintendent, we made it even with the  
other houses on the block. The original plan  
was a little further up and you brought it  
back.

MR. RAMIREZ: Eight feet back.

MEMBER TAYLOR: Very good.

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MEMBER RYAN: Looks nice.

MEMBER DI SALVO: Lovely house.

MR. RAMIREZ: Thank you.

MEMBER DI SALVO: Any questions or should we run to landscaping?

CHAIRPERSON HERSHBERG: I have a couple of questions. Is there going to be an outside HVAC unit? You have an air conditioning unit on the property.

MEMBER DI SALVO: Condensers.

CHAIRPERSON HERSHBERG: Air conditioning condensers.

THE CLERK: A/C for the air conditioner.

MR. RAMIREZ: That will be HVAC, the whole system.

MEMBER DI SALVO: Where are the condensers going?

MR. RAMIREZ: Outside.

CHAIRPERSON HERSHBERG: Where?

MR. RAMIREZ: Actually, it should be -- it's got plenty of space. It will be on the left side, I guess. The left side where the garage will be.

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MEMBER RYAN: Left side facing the garage. It will be back there?

MR. RAMIREZ: That will be the west side of the house.

MEMBER FERNANDEZ: Is it on the ground?

MR. McLAUGHLIN: Is it central air?

MR. RAMIREZ: Yes.

MR. McLAUGHLIN: Is it visible to the public, where it's going be?

MR. RAMIREZ: No, nobody will see that, because you see the lot -- you take a look from the --

CHAIRPERSON HERSHBERG: Hold on. I'm having trouble. I want to have an idea where the condenser is going to be located, and will it be on the ground, on a slab, elevated, and is it going to be -- what is the appearance of the condenser, because it's usually not very attractive. So, some sort of shielding either with landscaping or something. So, I want specifics on that.

MR. RAMIREZ: We can treat that with landscaping, yeah. Plant shrubs and some

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small trees around.

CHAIRPERSON HERSHBERG: You have a condenser?

MR. RAMIREZ: Actually, nobody is going to see that. It's going to be on the left side of the property, if you look at the front, the facade. It will be the best place that I think it's going to be located, by the left side. If you take a look at the property it will be by the left side.

MEMBER DI SALVO: Mr. Ramirez, are you talking in this area towards the front or in the rear area?

MR. RAMIREZ: By the middle.

MEMBER DI SALVO: Somewhere in the middle?

MR. RAMIREZ: Yes.

MEMBER DI SALVO: Do you know will it be raised on a platform?

MR. RAMIREZ: It's going to be on a slab.

MEMBER DI SALVO: He's saying somewhere in the middle.

CHAIRPERSON HERSHBERG: Is it going

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to be raised or --

MEMBER RYAN: On a slab.

CHAIRPERSON HERSHBERG: On a slab on the ground?

MR. RAMIREZ: Exactly. On the slab on the ground.

CHAIRPERSON HERSHBERG: With that in mind, I see you do have a landscape plan. How will that be shielded from view from the street? Will you be able to see that?

MR. RAMIREZ: No, it's not going to be visible so easy. It's going to be by, I guess, by the middle of the property -- I mean, the building. We're talking about almost 40 or 50 feet from the front yard.

CHAIRPERSON HERSHBERG: Thank you.

MEMBER DI SALVO: Are there any questions before we move forward with the landscaping?

CHAIRPERSON HERSHBERG: Please go to landscaping.

MEMBER DI SALVO: Go ahead with the landscaping.

MR. RAMIREZ: We should be on the

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landscaping. I don't know what you want with the landscaping. We used to -- I mean from the sidewalk, we make, like, an entrance, like a sidewalk.

MEMBER DI SALVO: What will that be made out of; pavers, brick, concrete? What will the front entry walk be?

MR. RAMIREZ: The one going walking by is going to be bricks, those concrete bricks.

MEMBER DI SALVO: Concrete bricks?

MR. RAMIREZ: Let me show you. It will be this.

CHAIRPERSON HERSHBERG: Member di Salvo, please read out the color and the type.

MEMBER DI SALVO: Nicolock. Stone Ridge, Adobe Blend.

CHAIRPERSON HERSHBERG: That's going to be for the walkway?

MR. RAMIREZ: Yeah, the walk going to the front, to the stoop/platform on the porch. Then it will be surrounded by the planting area, landscaping. Both sides with

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the planting around, as you see on the side there.

CHAIRPERSON HERSHBERG: The driveway is going to be asphalt?

MR. RAMIREZ: The driveway will be asphalt with the border, same border that we're going to use.

CHAIRPERSON HERSHBERG: That was going to be my question. You have the same stones that are in the walkway as a border for the driveway?

MR. RAMIREZ: Borders will be brick. Concrete bricks.

MEMBER DI SALVO: He means pavers.

MR. RAMIREZ: The center will be asphalt, surrounded by the border.

MEMBER DI SALVO: Just to be clear for the record, the border on the concrete will be the same paver border of the sidewalk?

MR. RAMIREZ: The same. The same colors.

MEMBER DI SALVO: Assuming with all this beautiful landscaping there will be

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irrigation?

MR. RAMIREZ: Yes, irrigation.

MEMBER TAYLOR: Irrigation.  
Sprinkler system.

MEMBER DI SALVO: Very nice  
landscaping plan.

MR. RAMIREZ: Thank you.

CHAIRPERSON HERSHBERG: On the left  
side of the house, to the left of the garage,  
it looks like it's concrete on the plan. Is  
that going to be concrete or is that going to  
be grass?

MR. RAMIREZ: It was the guy that did  
the rendering. It's going to be sod area,  
grass.

CHAIRPERSON HERSHBERG: Are you going  
to have a walkway between the front sidewalk?  
The front walkway to the front door, you're  
going to have a walkway between that and the  
driveway, and that's going to be the same  
pavers; is that correct? I can show you.  
Right here.

MR. RAMIREZ: Yes, that's going to be  
the same pavers, the concrete brick. The one

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that I showed you.

CHAIRPERSON HERSHBERG: Between the front walkway and the driveway will be a walkway of pavers. Thank you.

MEMBER TAYLOR: Nice job.

MR. RAMIREZ: Thank you.

CHAIRPERSON HERSHBERG: Any other questions/comments.

(No response was heard.)

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

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER Ryan: Aye.

CHAIRPERSON HERSHBERG: Aye.

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THE CLERK: Any opposed?

(No response was heard.)

MEMBER DI SALVO: Thank you,  
Mr. Ramirez.

MR. RAMIREZ: Thank you. Have a good  
night.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: 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 went into  
executive session from 8:20 p.m. to  
8:32 p.m., after which the following  
transpired:)

THE CLERK: Site Plan Number 3839,  
229 Woodcleft Avenue.

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2 MEMBER WELCH: Chairman, regarding  
3 Application SP-3839 for the premises located  
4 at 229 Woodcleft Avenue, the applicant comes  
5 before this Board seeking approval to  
6 exterior renovation, replace stucco on  
7 building and new exterior lighting.

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

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

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

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

22 The site plan, dated 6/15/25, has  
23 been submitted by the applicant, reviewed and  
24 approved by the Planning Board. Said site  
25 plan has been stamped, approved and signed by

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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 documentation and testimony concerning this application.

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

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

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

The Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for the Building Department, along with a signed Affidavit of Compliance

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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 is a Type II action under SEQRA.

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3821, 16

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Archer Street.

MEMBER RYAN: Chairman, regarding Application SP-3821 for the premises located at 16 Archer Street, the applicant comes before this Board seeking approval to construct a 4,212 square foot wood frame two-story one-family dwelling.

I, Carole Ryan, move that this Board make the following findings of fact:

This application, as submitted, will not produce an undesirable effect on the neighborhood, 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 and artist rendering, dated 4/4/25, has been submitted by the applicant, reviewed and approved by the

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Planning Board.

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

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

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

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 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:

The pavers on the front walkway and border for the driveway are Nicolock in Adobe Blend.

The roofing material is asphalt, CertainTeed brown tone aged wood.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

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MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Can I get a motion for  
the minutes?

CHAIRPERSON HERSHBERG: I have a  
correction to the minutes. There's a  
reference to me at the last meeting. I  
didn't attend the last meeting. So, if you  
can change that.

There was a correction to the minutes  
whereby I did not lead the Pledge of  
Allegiance, because I was not at the last  
meeting. With that, if I can get a motion to  
approve the meeting from June 24th.

MEMBER WELCH: Make a motion to  
approve the minutes of June 24th.

MEMBER RYAN: Second.

THE CLERK: All in favor.

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MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Ayes.

THE CLERK: Any opposed?

CHAIRPERSON HERSHBERG: That  
concludes our public hearing.

MR. McLAUGHLIN: Motion to close the  
public hearing.

MEMBER DAWSON: Make a motion to  
close the public hearing.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Time Ended: 8:39 p.m.)

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July 22, 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 30th day of July, 2025.

*BethAnne Mennonna*

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BETHANNE MENNONNA