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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

August 26, 2025
7:10 p.m.

M E M B E R S:

- | | |
|--------------------|--------------|
| MICHAEL HERSHBERG | CHAIRPERSON |
| EDGAR CAMPBELL | DEPUTY CHAIR |
| LADONNA TAYLOR | MEMBER |
| ANNEMARIE DI SALVO | MEMBER |

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

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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>		<u>PAGE</u>
1	Affidavit of Publication	4
2	Affidavit of Posting	4
3	Affidavit of Mailing (3842)	18
3	Affidavit of Mailing (3844)	19
3	Affidavit of Mailing (3849)	19

* * *

<u>SP-3849 WITNESS'S FOR ID</u>		<u>PAGE</u>
A	Packet of Information	22
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August 26, 2025

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

APPLICATION#	ADDRESS	PAGE
SP-3842	92 Evans Avenue	4-18 34-38
SP-3844	132 W. Sunrise Highway	18-19 38-39
SP-3849	179 N. Main Street	19-33

* * *

1
2 CHAIRPERSON HERSHBERG: Good evening,
3 everyone. Please rise for the Pledge of
4 Allegiance.

5 (Pledge of Allegiance recited.)

6 CHAIRPERSON HERSHBERG: Do you we
7 have any Affidavits of Publication or
8 Posting?

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

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

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

18 THE CLERK: No requests for
19 adjournment.

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

22 THE CLERK: Site Plan Number 3842, 92
23 Evans Avenue, Section 55, Block 396, Lot 50,
24 Residence A. Peter Pekich. Construct 2,648
25 square foot, two-story, one-family dwelling.

C H R I S G R E Y,

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. GREY: Chris Grey, architect, representing Peter Pekich. He lives at 139 Oakland Avenue in West Hempstead.

I had submitted -- we had a private meeting, as we all know. I submitted a revised rendering of this proposed dwelling.

CHAIRPERSON HERSHBERG: I'm just going to clarify. We had a preliminary meeting. It wasn't private. It was for anyone to attend. Go ahead, sir.

MR. McLAUGHLIN: If I may, also, preliminary hearings are available to any application.

MR. GREY: That's fine. Okay. So, you have a copy of the proposed rendering of this two-story dwelling right here. Should I go through the colors for the record?

CHAIRPERSON HERSHBERG: Yes, please,

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sir.

MR. GREY: So, there's a two-story dwelling. I noted that the roof shingle is pewter gray. I have a sample of it right here. Here's the pewter gray.

MEMBER DI SALVO: Is that architectural?

MR. GREY: It's architectural. The three tab is gone. Then the siding selected is a vinyl Dutch Lap four and a half inch exposure. The color is midnight blue, which is right here. And the shutters. We have vinyl shutters and that would be a blue-gray. And the fascia trim is aluminum white.

MEMBER DI SALVO: I didn't get the color of the shutter.

MR. GREY: The shutters are a blue-gray.

MEMBER DI SALVO: Is there a specification?

MR. GREY: Not a specific manufacturer, no, but it's a color that would be close to the color of the siding, a little bit lighter.

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MEMBER DI SALVO: We were looking for a contrast.

MR. GREY: A little contrast.

MEMBER DI SALVO: And we were looking to lighten it a little. Gray is a little vague.

MR. GREY: Do you see the rendering?

MEMBER DI SALVO: I see the rendering. I do.

MR. GREY: And the fascia is aluminum in white.

MR. McLAUGHLIN: To step back. They need more than blue-gray. The Building Department needs to know exactly what they are looking at to make sure they conform to the decision of this Board. Blue-gray will not give the Building Department the ability to enforce it.

MR. GREY: You would like an exact -- pick out the exact model? I can have the contractor select something and I could submit it.

MR. McLAUGHLIN: The problem is we need it.

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CHAIRPERSON HERSHBERG: We can't make a decision without having specifics.

MEMBER DI SALVO: Here is what I suggest. I don't know if it works for you. If you went onto Benjamin Moore or Sherwin Williams and found a blue-gray to guide you. We can adjourn for a moment while you do that.

MR. McLAUGHLIN: We can second call the application.

MEMBER DI SALVO: This way your --

MR. GREY: I would have to see what the manufacturer, what they make. It's not -- we can't pick any color.

MEMBER DI SALVO: These are pre-finished. It's as if you're getting it raw, or are you painting them?

MR. GREY: I would think that you can go either way, like, something that is paintable or it might be something that is already color made. I don't know. I'd have to research that. This is the intended look right here. So, that's --

MEMBER TAYLOR: We'll give you time

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to research that.

CHAIRPERSON HERSHBERG: Let me. The importance of knowing the color -- there's an additional importance of knowing the precise color here, because in the preliminary there was discussion where we talked about having some contrast. We know from past experience that renderings, things coming out of printers, we can't always trust the accuracy of them. The thing that would really help the Board is to see the siding and the sample of the shutter or some sort of color swatch or something, because it was the contrast that we were looking for. That would be a -- it would be very undesirable to see something that was very close. So, we're trying to head that off here and be more specific on the color of that.

If this was something more standard where the shutters were white or black against -- I'm trying to make things up -- where the contrast was much more stark, than it would be less of a challenger for us. Here, because it's so close and we're looking

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for contrast, this specific color is really important.

MR. GREY: What about just in submitting the rendering, we need to match this look here.

MR. McLAUGHLIN: We can't put that into the decision and then plan on whether, eye-wise, it's matching the rendering or not. We have to have what the color is. Like the chairman said, at the preliminary hearing -- you're really, basically, doing a minor variation, it has contrast. We need to know what that is. It's not like black versus white.

CHAIRPERSON HERSHBERG: Member DiSalvo suggested if you want to now go on a device and look for shutters that are by known manufacturers, that would less likely have a supply issue, than you could name the color to us. We can take a look at it on our devices or your device and get a sense of the color.

MR. GREY: I can take peek and see what's out there.

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CHAIRPERSON HERSHBERG: We can -- I don't know what the term is.

MR. McLAUGHLIN: Recess.

CHAIRPERSON HERSHBERG: We can recess your application.

MR. McLAUGHLIN: And recall it.

CHAIRPERSON HERSHBERG: Recall it this evening, after we give you a chance to do a little bit with the specific color.

MR. GREY: Do you want to have me run through this?

CHAIRPERSON HERSHBERG: Run through the rest of the application and have that be to only open item.

MR. GREY: Like I said, the fascia trim is aluminum in white. Gutters and leaders are aluminum in white. The PVC guardrail/handrail and the columns are all white.

CHAIRPERSON HERSHBERG: Sir, I don't see leaders on this. They look like -- I don't know if that's the trim of the house.

MR. GREY: There are no gutters shown on the rendering. I think it would -- it's

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just too much.

CHAIRPERSON HERSHBERG: You're going to have white gutters.

MEMBER DI SALVO: The steps are made of?

MR. GREY: There's a bluestone.

MEMBER DI SALVO: Bluestone tread?

MR. GREY: It's a masonry platform with bluestone top.

MEMBER DI SALVO: Bluestone tread and platform?

MR. GREY: Yes.

MEMBER DI SALVO: The front door.

MR. GREY: Just showing a white door. No specific manufacturer selected.

MEMBER DI SALVO: It's six panel?

MR. GREY: Yes. A nice raised panel door.

CHAIRPERSON HERSHBERG: No glass in the door?

MR. GREY: That hasn't been decided. Maybe could be an upper panel, could be glass. That has not been selected yet.

MEMBER DI SALVO: Any surface

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lighting?

MR. GREY: Lighting?

MEMBER DI SALVO: I'm sorry, you did gave a cut sheet?

MR. GREY: I picked out the cut.

MEMBER DI SALVO: You did give us a cut sheet.

MR. GREY: Something traditional.

CHAIRPERSON HERSHBERG: What is the dimension of the light?

MR. GREY: The light fixture?

CHAIRPERSON HERSHBERG: Yeah.

MR. GREY: It's probably maybe 12 inches tall. It's like a -- probably like a six by six box, 12 inches tall, approximate. Something typical.

MEMBER DI SALVO: Black lantern style. Is that at the front door?

MR. GREY: Yes.

CHAIRPERSON HERSHBERG: The rendering shows pavers leading up to the front steps.

MR. GREY: Yes.

CHAIRPERSON HERSHBERG: Would you describe those? Do you have a sample to help

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us understand?

MR. GREY: I do not have a sample. I was unable to get it from the contractor, but I believe it's like a nice blue-green. Nice paver stones that has a border. The driveway is an asphalt driveway as well.

MEMBER DI SALVO: Mr. Grey, can we ask that the next time you're before the Board, when you gave your final submission, if you could write all of these materials down and present it with the package? We have to condition all of this tonight and we have to do it all in writing. It would be helpful the next time if it's in the packet. I appreciate that.

CHAIRPERSON HERSHBERG: The exposed part of the foundation underneath the siding, is that going to be treated in any way? Is that concrete?

MR. GREY: It's just normal concrete exposed. Normal.

MEMBER DI SALVO: Asphalt driveway as shown?

MR. GREY: Yes, asphalt driveway.

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MEMBER DI SALVO: With a paver border.

MR. GREY: Yes.

MEMBER TAYLOR: Did you submit a landscape plan?

MR. GREY: Yes. It should be within your packet. You don't have it? Do you need a copy or no? I have a copy. I can submit what I have here. Basically what I show at the back of the property along the rear property line a row of Arborvitaes. And in the front of the house a variety of Boxwoods and assorted flowers and things, just like what the rendering shows.

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

MEMBER DI SALVO: Is there a sprinkler system going on?

MR. GREY: Unknown. I have no knowledge of that. It would be wise.

MEMBER DI SALVO: Mr. Grey, again, the vague nature of the landscape plan. The arborvitaes in the back, there's nothing

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indicated on the side. We want to prevent somebody putting in two foot, tiny babies. When faced with something like this, we condition it so that it's six to eight feet when they're planted.

MR. GREY: That's fine. They grow.

MEMBER DI SALVO: They do grow.

MR. GREY: I bought sticks for myself and right now they're 15, 16 feet tall.

MEMBER DI SALVO: After how many years?

MR. GREY: A good 12 years or so. They grow.

MEMBER DI SALVO: But we will condition -- are you agreeing to allow us to condition then that when they go in the ground they are six to eight feet to start?

MR. GREY: That's fine.

CHAIRPERSON HERSHBERG: What do you think would be reasonable for the Boxwoods in the front for a minimum size to start?

MR. GREY: Minimum size?

CHAIRPERSON HERSHBERG: Minimum size.

MR. GREY: They're probably a good 18

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inches to 24 inches.

MEMBER DI SALVO: Barely going to cover the foundation.

CHAIRPERSON HERSHBERG: We need a little bit more, because the landscaping is going to help the overall appearance. The rendering looks pretty nice.

MEMBER DI SALVO: I know there are three foot Boxwoods.

CHAIRPERSON HERSHBERG: That's the thinking of the Board, at this point, barring any strong objection from you.

MR. GREY: That's fine. They do grow.

CHAIRPERSON HERSHBERG: Okay.

MEMBER DI SALVO: Everything else will be grass?

MR. GREY: Yes.

MEMBER DI SALVO: The front and the rear?

MR. GREY: Yes.

CHAIRPERSON HERSHBERG: We'll leave this open and give you a chance to take a look at colors for us. We'll recall you at

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the end of the evening. We only have two other applications for this evening. So, it won't take too long.

MR. GREY: Very good.

CHAIRPERSON HERSHBERG: Thank you.

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

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

CHAIRPERSON HERSHBERG: I did not hear.

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

MEMBER TAYLOR: Do we have to reserve?

CHAIRPERSON HERSHBERG: No, we'll just recall it.

Next application, please.

THE CLERK: Site Plan Number 3844, 132 West Sunrise Highway, Section 55, Block 168, Lot 4, Business B. Freeport Rx Inc. Maintain 98 inch by 64 inch window

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advertisement.

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 Board's Exhibit, in evidence, as of this date.)

CHAIRPERSON HERSHBERG: Is the applicant present for 132 West Sunrise Highway?

(No response was heard.)

CHAIRPERSON HERSHBERG: We can give the applicant a chance to show up and call the next application. We'll recall SP-3844, 132 West Sunrise at the end of the evening.

THE CLERK: Site Plan Number 3849, 179 North Main Street, Section 55, Block 262, Lot 9, Service Business. Greenwood and Sons, Inc. Maintain facade renovations.

We also 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 Board's Exhibit, in

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evidence, as of this date.)

B I L L G R E E N E,
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. GREENE: My name is Bill Greene.
179 North Main Street, Freeport, New York.

MEMBER DI SALVO: How are you?

MR. GREENE: I'm well, thank you.
So, basically, it's just the facade.
Everything is already done. We're just
getting -- doing the formalities as for the
paperwork purposes.

CHAIRPERSON HERSHBERG: It's a little
more than a formality. You went ahead and
did the work without approval.

MR. GREENE: Originally what happened
was, the original facade was old and the
windows was cracked. Then there was also an
incident where we had an accident, a car ran
the sidewalk and tapped the glass, broke the
glass and everything else. In doing so, we

1 ended up having to repair the window or
2 repair more than one window. We repaired the
3 whole facade. The whole facade was done
4 over, it wasn't a thing where -- it was just
5 we had to do it. So, it was an emergency
6 purposes it had to be done. When we got the
7 approval from the Building to separate the
8 building, that was also completed then.

10 CHAIRPERSON HERSHBERG: So, would it
11 be correct for me to say, or would you agree
12 that this was not a change of the facade for
13 design reasons, you repaired the windows and
14 facade because of an automobile accident?
15 You really didn't change the design from the
16 original building?

17 MR. GREENE: No, nothing. Yes, we
18 did once we got approved for the separation
19 of the stores, we added doors for each
20 storefront.

21 MEMBER DI SALVO: The change was the
22 storefront glass and entry.

23 MR. GREENE: Right. There was no
24 brick changing or anything, it was just glass
25 and openings that were adjusted.

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CHAIRPERSON HERSHBERG: I'm remembering this property that you have glass on the bottom, the top of the building is all red brick?

MR. GREENE: Yes.

CHAIRPERSON HERSHBERG: I looked at the red building.

MR. GREENE: Yes.

CHAIRPERSON HERSHBERG: Thank you.

MEMBER DI SALVO: Any other questions?

MEMBER TAYLOR: No further questions.

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

MR. GEE: Yes. Can you mark this.

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

THE CLERK: Our first witness is Zachary Gee.

Z A C H A R Y G E E,
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

1
2 COURT REPORTER: Please state your
3 name and address for the record.

4 MR. GEE: Zachary Gee. Lena Avenue.

5 We're here today Mr. Greenwood, the
6 owner of 179 North Main. We have been here
7 back in 2022, and I'm leading up to why I
8 feel moving forward with anything regarding
9 179 North Main. In 1961, the original buffer
10 zone area was established. From that time
11 on, up until 2022 we had no problems. It's
12 in the papers I submitted. When the new
13 ownership took over, they came in, tore down
14 the buffer zone, put spotlights up, put
15 concrete down, started parking trucks on
16 there. We finally went to the Village Zoning
17 Board, he came in and did everything he just
18 mentioned, separated it into four sections,
19 and this went on and this came back.

20 So, Zoning Board approved that he
21 could separate it into four sections with
22 stipulations. The stipulations in the
23 variance was return the buffer zone to the
24 way it was and provide the proper parking --
25 how would I say -- the proper parking details

1
2 in Gala Supermarket at 120. If you see, I
3 have photos. There are lights still shining,
4 trucks parked in the yard. They attempted to
5 break up the concrete, but they have just a
6 strip of concrete taken out in the middle;
7 that's it.

8 Two years went by that we were told
9 we have to wait two years and give them a
10 chance to do whatever they need to do. After
11 two years, January 2025, they were finally
12 given a summons, which I was told they were
13 paid. That does nothing for the buffer zone.
14 The buffer zone still repaired.

15 Now, the main, the next issue, was
16 the parking. If you go to Section E, I'm
17 going to read it. Well, you have it in
18 there.

19 CHAIRPERSON HERSHBERG: Sir, you have
20 given us a stack of 10, 12 pages. It will
21 take us some time to digest. However, I want
22 to -- the Planning Board's focus, charge in
23 the community is with respect to the
24 appearance of the property. So, it sounds
25 like you have issues beyond just the

1
2 appearance of the property, to the extent of
3 parking and buffer zones. That is not the
4 purview of this Board. So, we're only
5 considering the appearance of the building.
6 I'm not saying you don't have a valid
7 argument, but I'm not familiar with this
8 aspect of the property because we're only
9 looking at the appearance. It sounds like
10 there's some thought in there, some time that
11 has past on this property. So, I'm not
12 diminishing your argument in any way, it's
13 just I don't think -- you're not making the
14 argument in front of the right people.

15 MEMBER DI SALVO: If I may. You just
16 said the purview of this Board is to
17 concerned aesthetics. If there were
18 aesthetics conditions that were created when
19 this was originally approved that are not
20 being adhered to, I'm not sure how we can
21 move forward with the application itself
22 until those things are rectified.

23 MR. McLAUGHLIN: You can, because
24 it's not up to this Board to enforce Zoning
25 Board decisions, it's up to the Building

1 Department itself. It's got to come from the
2 Building Department. Whether or not they are
3 in violation, it's up to the Building
4 Department to enforce the violations and it's
5 up to Freeport Village Court to make a
6 determination on those violations, not this
7 Board.
8

9 MEMBER DI SALVO: Okay.

10 MR. GEE: So, if my attempt to go to
11 the Building Board falls void, what do I do
12 next?

13 MR. McLAUGHLIN: When this hearing is
14 over, come to my office and I'll give you a
15 card and we'll set up a meeting with the
16 superintendent of Buildings and see where we
17 go from there.

18 MR. GEE: All right. Thank you.

19 MEMBER DI SALVO: Thank you, sir. I
20 love your attention to the neighborhood.

21 THE CLERK: The next speaker is
22 Lavette Smith.

23 L A V E T T E S M I T H,
24 having been first duly sworn by a Notary
25 Public of the State of New York, was

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examined and testified as follows:

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

MS. SMITH: Lavette Smith. Lena Avenue. Freeport resident.

I just want to address what was just discussed. I understand this is not the Zoning Board, but I think the intention is if the previous commitment/agreements have not been met or satisfied, I think to move forward with all of the new requests, it's putting us at disadvantage, because I'm not seeing a good faith effort on the business owner's side of doing what's supposed to be done.

With that, I also want to add there's another caveat to this. I want to submit this as Exhibit A, a three page snapshot from YouTube and Instagram of a business that's named "The Loft on Main Event Center" advertising that it's located at 179 North Main Street. It can accommodate 400 people and it has a fully equipped kitchen.

Now, I checked with the Village

1 Clerk's Office. There is no such business
2 recorded there for any event space for 179.
3 So, one of my concerns is the
4 misrepresentation, questionable business
5 practices, existing building code and various
6 violations are known and documented. Sergio
7 has been contacted, spoken with. I think
8 Jennifer is another attorney that's been
9 involved. And all these attempts to date,
10 it's two and a half years and counting, has
11 not been satisfactorily rectified.
12

13 So, I think what I'm looking for in
14 this process is that I'm requesting that the
15 committee consider the community, give us
16 priority while this is worked out before you
17 make a decision and adding something else on
18 top of that. That's what I need to say.

19 MEMBER DI SALVO: Thank you.

20 MR. McLAUGHLIN: Do you want to wait
21 as well.

22 (WHEREUPON, the above-referred to
23 document was marked as Witness's Exhibit B,
24 for identification, as of this date.)

25 MR. GREENE: So, let me address. I

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2 heard these concerns and respectfully -- as
3 far as the buffer zone. Yes, we were issued
4 summonses, but that wasn't only for the
5 buffer zone. We were issued summonses
6 because there was construction that happened
7 prior to. So, we addressed all of this in
8 court. The buffer zone was the issue and it
9 was completely taken care of by Sergio and
10 approved. The buffer zone was brought back
11 to its original form originally. When I took
12 over, it was a dumping zone in the back of
13 the building. So, we cut down all the trees
14 and the overgrown vegetation that was causing
15 rats and whatever animals that were living
16 back there, trees that were falling over.

17 MR. McLAUGHLIN: If I may, sir. I'm
18 going to suggest -- I'm going to give you my
19 card. When I meet with them and the Building
20 Department and we'll meet with you get all
21 the issues. Like the chairman said, it's not
22 the purview of this Board, but it's an issue
23 that needs to be resolved, if there are
24 issues not adhered to by the Zoning Board.

25 MR. GREENE: I want to say that when

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2 it comes to the point, it look like I'm
3 trying to bring the wrong business, because
4 this is really about site plan. So, I
5 addressed that. Site plan is the facade of
6 the building is done correctly. We don't
7 have functioning stores. So, we haven't
8 broken our agreement with the Town to begin
9 with. We just haven't done anything to kind
10 of show it. We have to finish construction.
11 This is part of the construction, getting
12 site plan done and finishing constructing the
13 store to allow us to go in. We have a
14 pharmacy that wants to rent one of the
15 storefronts or rent two spaces. They want to
16 rent two spaces and get this done and bring
17 the pharmacy to the community. It's not a
18 nefarious type of underground operation going
19 on here. It's a business that we are trying
20 to change the atmosphere of the current Main
21 Street, which is not looking like it's in a
22 warehouse, it's a main street.

23 So, by bringing a pharmacy and
24 another retail space involved, it will then
25 bring more business or a better look to Main

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2 Street than just a broken down building
3 that's been there for how many years? And
4 yes, it's new glass, it's a new facade, it's
5 a new look. That's all I'm doing.

6 CHAIRPERSON HERSHBERG: I've heard
7 some points for considering by this Board
8 from the public. This Board, we're concerned
9 with appearance. Also, use and effect in the
10 community is something that this Board could
11 opine on, would opine on. So, if it effects
12 parking or traffic, if you are bringing in
13 more tenants, I don't -- even though material
14 was presented to us, I think there's a little
15 bit more that this Board would need to know
16 factually. I appreciate the materials being
17 brought, but I personally I don't think any
18 of the Board members can go by a screenshot
19 from Instagram. I'm not criticizing you.
20 You brought this before the Board's
21 attention, but we would need more than that.

22 I've heard described the situation
23 lasting over two years. We received a packet
24 of materials from the public that the Board
25 has not had a chance to thoroughly review.

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2 So, it's my recommendation, at this point,
3 that we adjourn this application until we get
4 more information from all the parties
5 involved, so we can act appropriately. I'm
6 not -- this Board is not in any way
7 suggesting that you're doing anything
8 nefarious, anything that's wrong, but I don't
9 think that -- it's not fair to the public
10 that this Board be presented with this level
11 information and being asked to make a
12 decision. I think we need more.

13 So, I will ask -- first of all, I
14 will ask again whether or not there are any
15 other comments from the public? If not, I
16 would ask for a motion from the Board to
17 adjourn this until we can get complete
18 information from all of our parties, which
19 would include the Building Department, Zoning
20 Board, and this Board to have the opportunity
21 to review the material that was just
22 submitted to us.

23 MEMBER DI SALVO: So moved.

24 CHAIRPERSON HERSHBERG: Is there a
25 second?

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MEMBER TAYLOR: Second.

MR. McLAUGHLIN: Can we go into executive session?

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 7:48 p.m. to 8:02 p.m., after which the following transpired:)

DEPUTY CHAIR CAMPBELL: I'd like to make a motion to close to further evidence and testimony and reserve decision.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

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DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DI SALVO: Thank you all very much for coming in.

CHAIRPERSON HERSHBERG: We reserved decision. We're closing to further evidence and testimony and we'll make our decision. We don't need anymore information.

MEMBER DI SALVO: Thank you so much.

MR. GREENE: Thank you.

CHAIRPERSON HERSHBERG: Please recall 92 Evans.

THE CLERK: Site Plan Number 3842, 92 Evans Avenue.

MEMBER DI SALVO: How did you do, Mr. Grey?

MR. GREY: I selected a nice shutter that matches the rendering. If you'd like to see what it looks like, I have this spec I wrote down. This is a nice color. They offered limited colors, but I have -- it's called a Straight Top. I can repeat again.

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MEMBER DI SALVO: May I see the siding please?

MEMBER TAYLOR: Straight Top Open.

MR. GREY: Indigo blue.

MEMBER TAYLOR: That's the name of it, Indigo blue?

MR. GREY: Yeah. Straight Top Open Louver.

MEMBER DI SALVO: I'm not sure what to say. It looks like the exact same color as the siding.

MEMBER TAYLOR: As far as no contrast.

MR. GREY: It's certainly lighter.

MEMBER DI SALVO: This is why subjectivity comes into it. We need a specific color, because what you consider a contrast to me is just a gradation change.

CHAIRPERSON HERSHBERG: Member di Salvo made an effort and it's appreciated, because we always try to work as quickly as we can as a Board. So, she made an effort to come up with a solution to the lack of materials for us to examine. So, we tried.

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2 In my opinion, it didn't work. I can't make
3 a judgment from your phone. It was worth a
4 shot. We're going to need to see a sample.
5 Either we're going to need to hold the siding
6 and the shutter side-by-side to visually see
7 the contrast between the two. Looking at it
8 on a phone just doesn't do it. As you know,
9 as an architect, when we take that siding out
10 in the sunlight it looks different. We have
11 to have at least something better than what's
12 presented. We're going to ask you to bring a
13 sample of the material.

14 MR. GREY: May I have that siding?

15 MEMBER DI SALVO: Sorry.

16 MR. GREY: Thank you.

17 MEMBER DI SALVO: Are we adjourning?

18 CHAIRPERSON HERSHBERG: We're going
19 to have to adjourn until we see a sample of
20 the material. We also worked with a
21 description of some of the other items, such
22 as the pavers. That's not as complex as
23 looking at contrast on a siding facade. We
24 can work with that. Generally, as Member di
25 Salvo mentioned, listing of colors, samples

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of materials, are the kinds of things that are presented before the Board.

MR. GREY: Very good.

CHAIRPERSON HERSHBERG: We tried.

MEMBER DI SALVO: Mr. Grey, I'm sorry. Because you have to resubmit, I would take all of these items that I'm handwriting as conditions to the application, present it to us on one sheet so we can put it into the record.

MR. GREY: On the drawing itself, a separate sheet.

MEMBER DI SALVO: Separate sheet or a document. Write out all of the descriptions.

MR. GREY: Thank you.

MEMBER TAYLOR: Thank you.

CHAIRPERSON HERSHBERG: I am going to ask if there are any comments from the public on this application?

Hearing none, I'll entertain a motion from the Board please.

MEMBER TAYLOR: Motion to reserve decision.

MEMBER DI SALVO: Make a motion to

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adjourn the application pending further submission of the shutter color as well as the material list.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Please recall SP-3844.

THE CLERK: Site Plan Number 3844, 132 West Sunrise Highway, Section 55, Block 168, Lot 4, Business B. Freeport Rx, Inc. Maintain 98 inches by 64 inches of window advertisement.

CHAIRPERSON HERSHBERG: We're going to have to adjourn this application because the applicant is a no show for the meeting.

Motion from the Board, please.

DEPUTY CHAIR CAMPBELL: Make a motion to adjourn.

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MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Entertain a motion to approve the minutes of 8/12/25.

DEPUTY CHAIR CAMPBELL: Make a motion to approve the minutes of 8/12/25.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DI SALVO: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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

DEPUTY CHAIR CAMPBELL: Second.

THE CLERK: All in favor.

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MEMBER TAYLOR: Aye.
MEMBER DI SALVO: Aye.
DEPUTY CHAIR CAMPBELL: Aye.
CHAIRPERSON HERSHBERG: Aye.
THE CLERK: Any opposed?
(Time ended: 8:12 p.m.)

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August 26, 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 September, 2025.

BethAnne Mennonna

BETHANNE MENNONNA