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INCORPORATED VILLAGE OF FREEPORT  
PLANNING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

October 14, 2025  
7:37 p.m.

M E M B E R S :

- |                    |                  |
|--------------------|------------------|
| MICHAEL HERSHBERG  | CHAIRPERSON      |
| HEATHER DAWSON     | MEMBER           |
| ANNEMARIE DI SALVO | MEMBER           |
| JOY FERNANDEZ      | ALTERNATE MEMBER |

\* \* \*

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

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\* \* \*

October 14, 2025

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2 CHAIRPERSON HERSHBERG: Good evening,  
3 everyone. We'll start the meeting with the  
4 Pledge of Allegiance.

5 Please rise.

6 (Whereupon, the Pledge of Allegiance  
7 was said.)

8 CHAIRPERSON HERSHBERG: Do we have  
9 any Affidavits of Publication or Posting?

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

14 (Whereupon, Board Exhibits 1-2 were  
15 marked, for identification.)

16 CHAIRPERSON HERSHBERG: Thank you.  
17 Do we have any requests for  
18 adjournments?

19 THE CLERK: No requests for  
20 adjournments.

21 CHAIRPERSON HERSHBERG: Thank you,  
22 again.

23 Please call the first application.

24 THE CLERK: Site Plan number 3841,  
25 691 South Bayview Avenue, Section 62, Block

187, Lot 13, Residence A, David Riemer.

Construct new 3,743 square feet three-story house with attached garage, one rear deck, 180 square feet, and one rear balcony, 52.5 square feet.

CHAIRPERSON HERSHBERG: Good evening.

THE CLERK: Also, we have an Affidavit of Mailing to be placed on the record for this application.

CHAIRPERSON HERSHBERG: I'm sorry. I did not hear you.

THE CLERK: An Affidavit of Mailing.

CHAIRPERSON HERSHBERG: Thank you.

(Whereupon, Board Exhibit 3 was marked, for identification.)

CHAIRPERSON HERSHBERG: Go ahead, sir.

MR. CHRISTIANSEN: Good evening, Board. My name is Steve Christiansen --

THE STENOGRAPHER: Can you -- I'm sorry. Do I need to swear in --

CHAIRPERSON HERSHBERG: Yes, you do.

THE STENOGRAPHER: Can you raise your hand, sir?

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MR. CHRISTIANSEN: (Complying.)

THE STENOGRAPHER: Do you swear or affirm to tell the truth, the whole truth, and nothing but the truth?

MR. CHRISTIANSEN: I do.

THE STENOGRAPHER: Can I just have your name and address for the record?

MR. CHRISTIANSEN: Steven Christiansen, 206 North Richmond Ave (sic), Massapequa, New York 11758.

THE STENOGRAPHER: Just try to speak into the microphone.

(Indicating.)

THE STENOGRAPHER: Thank you.

MR. CHRISTIANSEN: So, tonight we're here for a new home, 691 South Bayview Avenue, Freeport, New York. We've had a bunch of discussions amongst myself and the owner about different colors we were looking to use. We've come to an agreement.

We'd like to show you all the different colors we picked. They're all pretty much an earth-tone color. We feel that would match with the -- all the adjacent

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homes in the area and basically everything is pretty set. I'll go through the different colors.

So, the wood siding is going to be a Trex Transcend color -- the caramel.

(Indicating.) This is the color. (Handing.)

MEMBER DI SALVO: Thank you.

MR. CHRISTIANSEN: And that's for all the wood-looking material on the 3D rendering.

The board -- the board and batten, that will be a James Hardie color and it's a khaki brown. This is the James Hardie.

(Handing.)

The drive -- there's a little piece of driveway on the 3D rendering --

CHAIRPERSON HERSHBERG: If you could go just a teeny bit slower --

MR. CHRISTIANSEN: Sure.

CHAIRPERSON HERSHBERG: -- thank you.

MR. CHRISTIANSEN: Okay. So, that's -- the khaki brown is all the board and batten on the dwelling.

CHAIRPERSON HERSHBERG: Thank you.

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Go ahead.

MR. CHRISTIANSEN: And then on top of the board and batten, there's a coping along the top of the home and that coping is black -- and the reason for the black coping is because the windows are all Anderson windows and the actual window frame is black as well to match -- and that is on the rendering.

CHAIRPERSON HERSHBERG: Okay. I'm going to just reverse a teeny bit.

MR. CHRISTIANSEN: Sure.

CHAIRPERSON HERSHBERG: We have had multiple conversations in advance of the public hearing and some very good discussion about this project, but the public is unaware of this application.

MR. CHRISTIANSEN: Okay.

CHAIRPERSON HERSHBERG: So, if you could just give a very high-level -- you're building a three-story --

MR. CHRISTIANSEN: Sure.

CHAIRPERSON HERSHBERG: -- you know.

MR. CHRISTIANSEN: Okay.

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CHAIRPERSON HERSHBERG: Give us some of that information -- if you have any boards or anything you have -- or just the paperwork that you've submitted?

MR. CHRISTIANSEN: Just the paperwork.

CHAIRPERSON HERSHBERG: Okay. That's fine. Just --

MR. CHRISTIANSEN: Sure.

CHAIRPERSON HERSHBERG: -- we're trying to --

MR. CHRISTIANSEN: So, basically, this is a three-story dwelling. The lower level -- it's in a flood zone. The lower level is a garage for parking. There will be no -- it's an open -- it's an actual open with break-away walls. It's all concrete piers, concrete slab.

You come into the front of the home halfway up because we don't want it to look up too high. You enter at a platform, which is out of the flood zone, then you go up to the first floor.

The first floor has your typical

1 dining room, living room, bathroom, laundry  
2 room, and mechanical room. From that floor,  
3 you go up to the top floor.  
4

5 This is an existing two-story family  
6 dwelling that's going to be demolished and  
7 we're keeping the new home a two-story family  
8 dwelling. So, we're maximizing, like, for  
9 what is in the existing home. The house will  
10 be bigger than what the existing home is.

11 This is a three-story -- a little bit  
12 more modern looking home because the lot size  
13 is confined to what we're able to do and it's  
14 a style that the homeowner liked -- that he  
15 requested that we would do.

16 We made sure, also, we have it fully  
17 landscaped on all the perimeters. Everything  
18 has been nicely landscaped from crape myrtles  
19 to -- we have Leyland cypress -- junipers.  
20 It's all on the site plan that has been  
21 submitted.

22 We also made sure that there's enough  
23 parking onsite. If you go offsite, it's a  
24 little bit tight over there. We made sure we  
25 have a parking for -- up on the side, two

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cars, and also you can park in front of the garage itself to make sure all the cars can stay on the property. That was our main goal.

CHAIRPERSON HERSHBERG: Thank you very much.

MR. CHRISTIANSEN: Yeah.

CHAIRPERSON HERSHBERG: So, you go ahead now with the continuation of the colors.

MR. CHRISTIANSEN: Okay. Yeah, so just real quick, to recoup (sic), the wood siding that we're putting on, on pretty much most of the siding on the home is a Trex Transcend color. It's a wood-toned material. That will be the siding.

Then we have a board and batten part on the dwelling that will be a khaki brown. Then the windows throughout will be Anderson, black frame, and then we have the driveway color.

It's just a small driveway color that's on the front of the house and that's going to be a cosmopolitan color to match all

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the other colors that are currently submitted -- and that's a smaller portion of the front of the dwelling. (Indicating.)

So, as you can see, we really toned the colors down to make it real earth-toned and everything is -- you know, we'll say softer -- a lot lighter.

MEMBER DAWSON: This -- I'm sorry.

This color is going to be where on the drawing?

MR. CHRISTIANSEN: It's the main driveway area.

MEMBER FERNANDEZ: Got it.

MEMBER DAWSON: Thank you very much.

MR. CHRISTIANSEN: And then we changed -- we originally had a dark black stone on, you know, the center piece. We've actually changed that. We changed that to this particular material.

This is a Fond du Lac stone and that's the actual sample from the -- from the yard and that will be all the stone on the front. The only stone that is on the dwelling is on the front elevation.

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(Handing.)

Sorry. That's the smallest sample --

CHAIRPERSON HERSHBERG: That's all right. We appreciate it.

MR. CHRISTIANSEN: I just figured it would help see a couple of different sizes on there.

There are a couple more things.

The garage doors are going to be the Clopay Avante and that will be a black frame and it will have a white frosted acrylic lens, so it will basically look white. It's just -- we're all -- we're just trying to pull the black through all the different areas.

Then we do have a couple of wall sconces going on there that are an oil-rubbed bronze. It's a torch wall outdoor sconce by Hubbard. It's this guy. (Indicating.)

If you want, I can just hand it in. These are going on the side -- just the sides of the garage door. (Handing.)

CHAIRPERSON HERSHBERG: Is that a material already presented?

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MR. CHRISTIANSEN: Yes.

MEMBER DI SALVO: This is in the packet already? (Indicating.)

MR. CHRISTIANSEN: Yes -- no -- no, that's not.

CHAIRPERSON HERSHBERG: Put that in evidence.

(Cross-Talk.)

THE STENOGRAPHER: I'm sorry, between everybody talking at once and not this (indicating), I'm having a hard time hearing.

CHAIRPERSON HERSHBERG: Okay.

MEMBER DI SALVO: Sal -- I'm sorry. Could you shut that door -- thank you.

CHAIRPERSON HERSHBERG: Sir, if you could hand that to the stenographer --

MR. CHRISTIANSEN: Sure.

CHAIRPERSON HERSHBERG: -- we can put that in evidence.

MR. CHRISTIANSEN: Okay. (Handing.)

MEMBER DI SALVO: Thank you so much.

THE STENOGRAPHER: Lisa, what do you want this marked as?

THE CLERK: Applicant's Exhibit 1.

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MR. CHRISTIANSEN: And that's the wall sconces.

THE STENOGRAPHER: Just give me one second, sir.

(Whereupon, Applicant's Exhibit 1 was marked, for identification.)

THE STENOGRAPHER: (Handing.)

CHAIRPERSON HERSHBERG: Thank you. Just give us a second, please.

MR. CHRISTIANSEN: No problem.

CHAIRPERSON HERSHBERG: (Perusing.) Do you want this back?

THE STENOGRAPHER: I think Lisa gets it.

THE CLERK: Thank you.

CHAIRPERSON HERSHBERG: Please continue.

MR. CHRISTIANSEN: I'd also like to do another exhibit, so I guess this will be Exhibit 2.

This is the garage door. It's a black trim. It's a Clopay garage door, Avante, and it has the clear glass on it. This is the sample packet. (Handing.)

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MEMBER DI SALVO: Is that clear,  
like, frosted glass?

MR. CHRISTIANSEN: Frosted -- yeah,  
that's why we printed it.

(Whereupon, Applicant's Exhibit 2 was  
marked, for identification.)

MEMBER DI SALVO: On the plans, it  
called for Avante black trim, but it's Clopay  
Avante black.

MR. CHRISTIANSEN: Okay.

MEMBER DI SALVO: Just wanted to be  
clear -- okay.

MR. CHRISTIANSEN: Yeah, on the web  
page, it's different than that printout.

MEMBER DI SALVO: Yeah -- okay. No  
worries. (Perusing.)

I have a question.

MR. CHRISTIANSEN: Sure.

MEMBER DI SALVO: I just want -- it's  
more of a clarification than anything else --

MR. CHRISTIANSEN: Sure -- yeah.

MEMBER DI SALVO: -- because both  
will be submitted as part of the application.

On the plans on page A-4 of the

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elevation where all the materials are called out --

MR. CHRISTIANSEN: Yeah.

MEMBER DI SALVO: -- you have 10-inch aluminum trim.

MR. CHRISTIANSEN: Okay. So, that 10-inch aluminum trim --

MEMBER DI SALVO: Yeah.

MR. CHRISTIANSEN: -- is -- where you see all the vertical windows --

MEMBER DI SALVO: Yeah.

MR. CHRISTIANSEN: -- in the board and batten, just to the right of that, that's a black vertical trim going up and down.

You'll see it says 10-inch -- this part right here. (Indicating.) It says 10 inches on it -- this right here going up and down.

MEMBER DI SALVO: That 10-inch is in khaki brown. Then the horizontal trim to match that, right, is also --

MR. CHRISTIANSEN: Oh, the top here. You're talking about this top piece?

MEMBER DI SALVO: Yeah.

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MR. CHRISTIANSEN: Yes, the 10-inch brown -- the 10 inches is what's matching that --

MEMBER DI SALVO: Okay.

MR. CHRISTIANSEN: -- with the khaki brown. So, it matches.

The 10-inch that, you know, you're recommending (sic) is the top.

MEMBER DI SALVO: Yeah.

MR. CHRISTIANSEN: So, it's just so that when the board and batten goes up, it goes high enough to that trim.

MEMBER DI SALVO: And the drip caps all around the house, that's the same four-inches black --

MR. CHRISTIANSEN: Same --

MEMBER DI SALVO: -- flash --

MR. CHRISTIANSEN: -- that is correct, yes.

MEMBER DI SALVO: So, again, matching plans to materials, you are -- on the plans, you're calling for the driveway color 628 in white pavers --

MR. CHRISTIANSEN: That's correct.

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2 MEMBER DI SALVO: -- and have  
3 submitted CSP-100, cosmopolitan.

4 MR. CHRISTIANSEN: Yeah, I -- it's  
5 basically the exact same color. That one had  
6 a little bit -- matched those colors a little  
7 bit more. We found that after, but it's  
8 basically --

9 MEMBER DI SALVO: It's just a  
10 condition to change --

11 MR. CHRISTIANSEN: Change to that  
12 color, yeah. Let's see -- (perusing) -- it  
13 just matched the others.

14 CHAIRPERSON HERSHBERG: That's fine.

15 MEMBER DI SALVO: It's just for  
16 clarification.

17 (Cross-Talk.)

18 MR. CHRISTIANSEN: That was the one  
19 that was in the plan. That one just matched  
20 the color.

21 MEMBER DI SALVO: Just a  
22 clarification.

23 The back railings, stainless steel  
24 handrail and --

25 MR. CHRISTIANSEN: Cable.

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2 MEMBER DI SALVO: -- cable. Thank  
3 you. Perfect.

4 MR. CHRISTIANSEN: Yes.

5 MEMBER DI SALVO: There's not much  
6 more in here, so I'm assuming you're just  
7 going to choose something that's similar  
8 to --

9 MR. CHRISTIANSEN: Yeah, we might  
10 even dry-stack it like that.

11 MEMBER DI SALVO: Oh --

12 MR. CHRISTIANSEN: Mm-hmm.

13 MEMBER DI SALVO: Any soffit lighting  
14 in any of these?

15 MR. CHRISTIANSEN: As of now, no. He  
16 just wanted the wall sconces for now. There  
17 might be one under the front door possibly.

18 MEMBER DI SALVO: The bluestone  
19 stoop, are those the risers and the treads?

20 MR. CHRISTIANSEN: We went back and  
21 forth on that.

22 David, come on up.

23 So, right now it's the bluestone.  
24 There's the actual tread and the main --

25 MEMBER DI SALVO: Correct.

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MR. CHRISTIANSEN: -- the face -- the face on here. You want that to be bluestone or did you want it be more like stone --

MR. RIEMER: I think it would be better with the stone.

MR. CHRISTIANSEN: Yeah, probably a white stone will be the face --

MEMBER DI SALVO: The texture.

MR. CHRISTIANSEN: -- and then just --

MR. RIEMER: Yeah.

MEMBER DI SALVO: Great. So, we can call out the same stone.

MR. CHRISTIANSEN: Yes, you are correct.

MEMBER DI SALVO: The concrete piers for the break-away walls, are they concrete or are they --

MR. CHRISTIANSEN: We're actually going to probably paint it the same color as the cosmopolitan on the side.

MEMBER DI SALVO: Okay.

MR. CHRISTIANSEN: I can add that too 'cause that's what they were looking towards.

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MEMBER DI SALVO: Before we move to landscaping, does anybody have any more questions?

MEMBER DAWSON: I have a question about the --

CHAIRPERSON HERSHBERG: Go ahead.

MEMBER DAWSON: So, I just have a question about the stainless steel railings.

Is that -- that's all in the back or are there --

MR. CHRISTIANSEN: That's in the back.

MEMBER DAWSON: Okay. That's it. Thank you.

MR. CHRISTIANSEN: Yeah.

MEMBER DI SALVO: Do we have a legend for the landscaping? I see the plan.

MR. CHRISTIANSEN: It's not on there?

MEMBER DI SALVO: I don't see it, but I could've missed it.

MR. CHRISTIANSEN: 'Cause it was a -- (perusing) -- I don't see it on there either.

MEMBER DI SALVO: Do you have one with you?

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MR. CHRISTIANSEN: Not on me, no.  
Just that site plan that you have.

It's basically -- it was -- the three that we have are the Leyland cypress that was in the back, and then we had all the crape myrtles, the junipers, and Leyland cypress -- and then everything else will just be grass.

MEMBER DI SALVO: I'm counting five species on the plans.

MR. CHRISTIANSEN: The one that kind of looks like rough, let's say, that's, like, a sea grass.

MEMBER DI SALVO: So, they run --

MR. CHRISTIANSEN: So, basically, the three up in the front on the left, those would be crape myrtles. We have a crape myrtle in the back --

MEMBER DI SALVO: Okay. So, these are -- let's start that way.

MR. CHRISTIANSEN: Okay.

MEMBER DI SALVO: So, these are crape myrtles.

MR. CHRISTIANSEN: Crape myrtles -- crape myrtles in the far back on the

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southeast side all the way on the back on the right.

MEMBER DI SALVO: Then we move to sea grasses?

MR. CHRISTIANSEN: Yeah.

MEMBER DI SALVO: Then the small spiraling ones in the back?

MR. CHRISTIANSEN: Yeah.

MEMBER DI SALVO: Those are?

MR. CHRISTIANSEN: That would be the -- can't remember -- are they junipers or are those cypress -- what would you prefer at that point if you have a preference?

MEMBER DI SALVO: It's a lot of pressure.

Michael?

CHAIRPERSON HERSHBERG: Yes.

MEMBER DI SALVO: Do you prefer -- what were the choices?

MR. CHRISTIANSEN: Junipers or we have Leyland cypress.

MEMBER DI SALVO: Junipers or Leyland cypress here? (Indicating.)

MR. CHRISTIANSEN: Do you have a

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preference cause it's a match either way?

MEMBER DI SALVO: These darker ones are sea grass. There's sea grass here and here. (Indicating.)

CHAIRPERSON HERSHBERG: It doesn't matter.

MEMBER DI SALVO: Okay. Fine. Your choice then.

MR. CHRISTIANSEN: Okay.

MEMBER DI SALVO: Should we keep on calling these out?

CHAIRPERSON HERSHBERG: If we can. We're almost there.

MEMBER DI SALVO: Yeah.

CHAIRPERSON HERSHBERG: Let's call out what we can --

MR. CHRISTIANSEN: Okay.

CHAIRPERSON HERSHBERG: -- and where you're not sure, we've got one or other.

MR. CHRISTIANSEN: Okay.

MEMBER DI SALVO: So, the large tree in the back where it says "move hot tub" --

MR. CHRISTIANSEN: Yeah, that was actually going to be a crape myrtle in the

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back.

MEMBER DI SALVO: Crape myrtle --  
great.

Landscape lighting?

MR. CHRISTIANSEN: Right now there is  
nothing just because with the flooding, it  
kills everything. The two -- the two trees  
-- just so you know -- right -- behind the  
driveway --

CHAIRPERSON HERSHBERG: Yeah.

MR. CHRISTIANSEN: -- you know, the  
lights came up -- those are, like, two  
evergreens.

MEMBER DI SALVO: Okay. I don't  
think I have any other questions.

Do you guys have questions?

(Whereupon, there was no response.)

(Whereupon, a discussion was held off  
the record.)

CHAIRPERSON HERSHBERG: No other  
questions or comments from the Board?

MEMBER DAWSON: No.

CHAIRPERSON HERSHBERG: Are there any  
comments from the public?

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(Whereupon, there was no response.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board -- are you done, sir?

MR. CHRISTIANSEN: Yes -- yeah, we're good.

CHAIRPERSON HERSHBERG: Motion from the Board, please.

MEMBER DI SALVO: I make a motion to close to further evidence and testimony and reserve decision.

MEMBER DAWSON: Second.

THE CLERK: All in favor?

MEMBER DAWSON: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Whereupon, there was no response.)

CHAIRPERSON HERSHBERG: Thank you very much.

MR. CHRISTIANSEN: Thank you very much -- thank you for all your patience.

CHAIRPERSON HERSHBERG: Yes, thank you for your patience. Nice project.

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MR. CHRISTIANSEN: Have a nice night.  
Thank you.

THE CLERK: Site Plan number 3842, 92  
Evans Avenue, Section 55, Block 396, Lot 50,  
Residence A, Peter Pekich.

Construct 2,648 square feet second  
story -- sorry -- two-story one-family  
dwelling.

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

(Whereupon, Board's Exhibit 3 was  
marked, for identification.)

THE STENOGRAPHER: Can you raise your  
right hand, sir?

MR. GRAY: (Complying.)

THE STENOGRAPHER: Do you swear or  
affirm to tell the truth, the whole truth,  
and nothing but the truth?

MR. GRAY: Yes, I do.

THE STENOGRAPHER: Can I have your  
name and address, please, for the record?

MR. GRAY: Chris Gray, architect,  
2401 Capri Place, North Bellmore, New York

1  
2 representing Peter Pekich and the project is  
3 92 Evans Avenue in Freeport.

4 Good evening.

5 CHAIRPERSON HERSHBERG: Hi. How are  
6 you?

7 MR. GRAY: I had submitted a revised  
8 rendering, and a revised list of finishes,  
9 and I have also -- basically where we had  
10 left off last time was the color of the  
11 shutter relative to the siding.

12 I do have a -- so you can see the  
13 colors, I do have a sample of the shutter  
14 that is painted. It's -- here's the shutter.  
15 (Handing.) This is the blue and then this is  
16 a sample of the siding -- the midnight blue.

17 I do have a sample of a paver, but  
18 we'll get to that in a moment.

19 THE STENOGRAPHER: I'm sorry, a  
20 sample of the --

21 MR. GRAY: What's that?

22 THE STENOGRAPHER: What was the last  
23 sample you said you have?

24 MR. GRAY: I have a sample of a paver  
25 as well, but we'll get to that in a moment.

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THE STENOGRAPHER: Thank you.

CHAIRPERSON HERSHBERG: If you could just wait a minute.

For the benefit of the public, the applicant was before this Board at a public hearing, as well as at preliminary meetings on this project, and at the applicant's last appearance, we needed some samples of materials, which have been provided.

So, if you're not hearing a lot of detail on this, it was expressed in great detail at our last meeting.

If you could just give a sentence or two on what the entire project is. As we stated before, not even the detail -- just the general --

MR. GRAY: It's a proposed two-story dwelling and -- do you have the -- I have the --

CHAIRPERSON HERSHBERG: The Board is informed. I just want to provide a little bit of information for the public.

MR. GRAY: Okay. It's a two-story dwelling and I don't have the specs around.

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I think a 2,000 square foot home -- very -- a small home -- very quaint, very simple.

CHAIRPERSON HERSHBERG: Okay. And the changes that you're making to the home are basically with respect to --

MR. GRAY: This evening?

CHAIRPERSON HERSHBERG: Yeah --

MR. GRAY: Well, the changes --

CHAIRPERSON HERSHBERG: No, no, no -- for the public, what are -- why did you come before the Board -- for what reason?

(Whereupon, there was no response.)

CHAIRPERSON HERSHBERG: Okay. I'll help you.

We're constructing a new home.

MR. GRAY: Right -- new dwelling.

CHAIRPERSON HERSHBERG: Okay. New home.

MR. GRAY: Yes.

CHAIRPERSON HERSHBERG: That's about as much as we need 'cause you went into detail at the last meeting.

Go ahead, sir. Continue.

MR. GRAY: I also had a sample of the

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paver that I'd like to put on the stairs and the walkway as well. There you go.

(Handing.)

MEMBER DI SALVO: Thank you.

MR. GRAY: The roofing -- I have a sample of the roofing, but we kind of discussed the -- I have the roofing sample as well.

CHAIRPERSON HERSHBERG: Sure.

MR. GRAY: If you want to see it.

(Handing.)

This was discussed prior, but I brought it again.

CHAIRPERSON HERSHBERG: The color of that, sir?

MR. GRAY: It is -- the exact color --

MEMBER DI SALVO: Pewter grey.

MR. GRAY: That's it -- pewter grey.

MEMBER DI SALVO: (Handing.)

MR. GRAY: Thank you. Very simple -- very simple home -- elegant.

CHAIRPERSON HERSHBERG: Does the Board have any questions?

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MEMBER DI SALVO: I just have a clarification.

CHAIRPERSON HERSHBERG: Sure.

MEMBER DI SALVO: So, this is obviously the siding. (Indicating.)

Which color --

MR. GRAY: It's the big one.

MEMBER DI SALVO: This is the shutter? (Indicating.)

MR. GRAY: That's correct.

MEMBER DI SALVO: And this color and this color --

MR. GRAY: No, this is the mold. This is the way it comes. This was just an alternative that a contractor sprayed to see what it looked like. But this is the --

MEMBER DI SALVO: This is the color.

MR. GRAY: -- preferred color right here. (Indicating.)

MEMBER DI SALVO: Okay.

MR. GRAY: And it's a --

MEMBER DI SALVO: And this is the ombre blue --

MR. GRAY: I have a chip.

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(Perusing.) This is the chip from the painting.

MEMBER DI SALVO: Midnight blue.

MR. GRAY: Yes -- yes.

MEMBER DI SALVO: Okay -- ombre blue.

MR. GRAY: Yes.

MEMBER DI SALVO: Thank you. I just wanted to make sure everything on your material list matches the material --

MR. GRAY: All matches.

MEMBER DI SALVO: -- being proposed.

(Whereupon, a discussion was held off the record.)

MEMBER DI SALVO: We just need to put this into evidence.

MR. GRAY: Oh, okay.

CHAIRPERSON HERSHBERG: Thank you.

THE CLERK: That will be Applicant's Exhibit 1.

THE STENOGRAPHER: It's 1, Lisa?

THE CLERK: Yes.

THE STENOGRAPHER: All of this (indicating) -- all three pieces of paper?

THE CLERK: Yes.

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THE STENOGRAPHER: Just give me one second while I mark it.

(Whereupon, Applicant's Exhibit 1 was marked, for identification.)

THE STENOGRAPHER: (Handing.)

MEMBER DI SALVO: Thank you.

CHAIRPERSON HERSHBERG: Questions or comments from the Board?

MEMBER FERNANDEZ: No.

(Whereupon, a discussion was held off the record.)

MEMBER DI SALVO: I don't have any other questions.

CHAIRPERSON HERSHBERG: Are there any comments from the public?

(Whereupon, there was no response.)

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

MEMBER DI SALVO: I make a motion to close to further evidence and testimony and reserve decision.

MEMBER DAWSON: Second.

THE CLERK: All in favor?

MEMBER DAWSON: Aye.

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MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Whereupon, there was no response.)

MEMBER DI SALVO: Thank you so much.

Have a good evening.

MR. GRAY: You too.

CHAIRPERSON HERSHBERG: We need to take a very short recess to meet with counsel. Probably won't be anymore than -- won't be more than 10 minutes -- probably -- hopefully it will be much less.

(Whereupon, a brief recess was taken.)

CHAIRPERSON HERSHBERG: All right. Please call the next application.

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 window advertisement and we have an Affidavit of Mailing to be placed on the record as a Board exhibit.

1  
2 (Whereupon, Board's Exhibit 3 was  
3 marked, for identification.)

4 MR. TRAMANO: Good evening.

5 MEMBER DI SALVO: Good evening.

6 THE STENOGRAPHER: Can you raise your  
7 right hand?

8 MS. MUSHIYEVA: (Complying.)

9 THE STENOGRAPHER: Do you swear or  
10 affirm to tell the truth, the whole truth,  
11 and nothing but the truth?

12 MS. MUSHIYEVA: Yes.

13 THE STENOGRAPHER: Can I have your  
14 name and address for the record, please?

15 MS. MUSHIYEVA: Nelya Mushiyeva, 429  
16 Cedarhurst Avenue, Cedarhurst, New York  
17 11516.

18 THE STENOGRAPHER: Can you just spell  
19 your last name, please?

20 MS. MUSHIYEVA: M-U-S-H-I-Y-E-V-A.

21 THE STENOGRAPHER: Thank you.

22 MS. MUSHIYEVA: Okay. So --

23 CHAIRPERSON HERSHBERG: Good evening.

24 MS. MUSHIYEVA: This is my first time  
25 doing this, so --

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CHAIRPERSON HERSHBERG: Relax.

You're just going to be -- you're just going to tell us what you're -- what you've applied to this Board to do.

MS. MUSHIYEVA: Yes, so the 132 West Sunrise Highway location is part of a three store strip. It is a pharmacy currently and we had applied for a permit to cover the windows -- 98 by 64 window decals for privacy reasons given that it is a pharmacy and we -- and the windows are rather large and we have the medication out on displays.

So, we wanted to ensure that it is safe and we don't -- we deter individuals who are addicts from seeing what's on the shelves.

CHAIRPERSON HERSHBERG: Okay. So -- go ahead. Did you have more to say?

MS. MUSHIYEVA: Well, I had prepared a packet that I was requested to prepare along with pictures. I'm not sure if you guys received the packets.

I was told to provide pictures of surrounding businesses and one of the

1  
2 businesses that did have a decal, I believe,  
3 was the U.S. Marine Recruitment Academy that  
4 was literally a block away that also has  
5 similar decals ensuring security and safety  
6 of all the indoor -- okay.

7 MEMBER DI SALVO: You can come up if  
8 you want if speak.

9 (Cross-Talk.)

10 THE STENOGRAPHER: Can you raise your  
11 right hand, sir?

12 MR. TRAMANO: Yes, I can.

13 (Complying.)

14 THE STENOGRAPHER: Do you swear or  
15 affirm to tell the truth, the whole truth,  
16 and nothing but the truth?

17 MR. TRAMANO: Yes, I do.

18 THE STENOGRAPHER: And your name and  
19 address for the record, please?

20 MR. TRAMANO: Justin Tramano  
21 (phonetic), 11 Oak Place, Glen Cove, New York  
22 11542.

23 So, I just want to vouch 'cause I was  
24 a veteran for 20 years. I brought ID with me  
25 so you guys can see it yourselves. I know

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that marine station and it is tagged up.

CHAIRPERSON HERSHBERG: It's --

MR. TRAMANO: It's tagged up with  
decals and everything.

MEMBER DI SALVO: Get with it,  
Michael.

MR. TRAMANO: We're proud to  
represent who we are and what we're about.  
So, I just wanted to share that with you  
because unfortunately we got something which  
we got approved by --

MS. MUSHIYEVA: By Sergio Mauras when  
we applied for a permit. He knew -- we told  
him what the decals were and the measurements  
and he okayed it and allowed us to apply for  
a permit and approved the permit as well.

And then we got -- we got a site  
violation once the decals went up on the  
windows.

MR. TRAMANO: Just for the record, if  
you drive through -- which I'm sure you guys  
do -- Sunrise Highway in the Freeport area,  
every other store has decals. Ours are not,  
like, inappropriate.

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CHAIRPERSON HERSHBERG: Not every other, sir.

MR. TRAMANO: Okay. Let me -- let me clarify.

One out of five stores on the block has them.

MS. MUSHIYEVA: Given that it is Sunrise Highway, so it's a very high traffic area.

MEMBER DI SALVO: First of all, thank you for your service.

MR. TRAMANO: Thank you, ma'am.

MEMBER DI SALVO: Much appreciated.

I believe -- I don't have the packet in front of me because this was an older application that has come before us a couple of times. It was a very sort of colorful -- lots of different graphics, lots of different pictures, right?

MS. MUSHIYEVA: Just a --

CHAIRPERSON HERSHBERG: Is it fair to say that the decals cover the entirety of the windows --

MS. MUSHIYEVA: Yes --

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CHAIRPERSON HERSHBERG: -- in the front of the store?

MS. MUSHIYEVA: -- yes.

CHAIRPERSON HERSHBERG: Okay. And then you cannot see through the decals to the inside of the store?

MS. MUSHIYEVA: Yes.

CHAIRPERSON HERSHBERG: Okay. Does the Board have any other questions or comments?

MR. McLAUGHLIN: If I may, I just have a statement.

CHAIRPERSON HERSHBERG: Yes.

MR. McLAUGHLIN: My name is Robert McLaughlin. I'm the Deputy Village Attorney, 46 North Ocean Avenue, Freeport, New York.

I just wanted to advise the Board that the recruiting center is bound by Federal Law. So, they -- they would not have gone through this process because Federal Law gives them an exemption from -- from this type of process.

So, that -- I just want to make you aware of that.

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CHAIRPERSON HERSHBERG: Thank you.

MS. MUSHIYEVA: And you are --

MR. McLAUGHLIN: Robert McLaughlin.  
I'm the Deputy Village Attorney.

MR. TRAMANO: Nice to meet you.

MR. McLAUGHLIN: Nice to meet you.

CHAIRPERSON HERSHBERG: Do we have  
anything --

MEMBER DI SALVO: I don't have any  
other questions.

CHAIRPERSON HERSHBERG: Okay. Are  
there any comments from the public?

(Whereupon, there was no response.)

CHAIRPERSON HERSHBERG: Motion from  
the Board, please.

MEMBER DI SALVO: I make a motion  
close to further evidence and testimony and  
reserve decision.

MEMBER DAWSON: Second.

THE CLERK: All in favor?

MEMBER DAWSON: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

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THE CLERK: Any opposed?

(Whereupon, there was no response.)

MEMBER DI SALVO: Thank you so much.

MS. MUSHIYEVA: Thank you.

MR. TRAMANO: Nice meeting you guys.

MEMBER DI SALVO: Nice meeting you.

MS. MUSHIYEVA: Take care.

THE CLERK: Site Plan number 3852,  
249 West Merrick Road, Section 62, Block 125,  
Lot 31, Business AA, Arthur Mott.

Construct 394 square foot second  
floor addition and interior alterations and  
we have an Affidavit of Mailing to be placed  
on the record as a Board exhibit for this  
application.

(Whereupon, Board Exhibit 3 was  
marked, for identification.)

THE STENOGRAPHER: Can you raise your  
right hand?

MS. CHIANESE: (Complying.)

THE STENOGRAPHER: Do you swear or  
affirm to tell the truth, the whole truth,  
and nothing but the truth?

MS. CHIANESE: I do.

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THE STENOGRAPHER: And your name and address for the record, please?

MS. CHIANESE: Good evening. My name is Ashley Lowe Chianese, C-H-I-A-N-E-S-E, from Mark Anthony Architects. Our office is located at 1563 Bellmore Avenue in Bellmore, New York.

I am here today on behalf of our clients, Arthur Mott Real Estate and Tyler Mott, who is the gentleman I've been dealing with for the subject property located at 249 West Merrick Road in Freeport, New York.

We are here today as a result of a permit application submitted to the Building Department to construct a 394 square foot second floor addition and interior alterations on the first floor.

This addition will be done to match what's existing. I believe there has been several photos that have been submitted as part of the package. The addition should fit seamlessly with what is already there, but I'll go through the colors of everything that's already existing.

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2           The siding color will be the same  
3           desert tan cedar impression vinyl siding,  
4           which is a plastic version of the cedar shake  
5           that is currently existing. The fascia will  
6           also be white to match as well.

7           The roof color will be grey  
8           architectural shingles, again, to match the  
9           existing building. The roof is only being  
10          done for the addition. The whole roof is not  
11          being redone.

12          The windows will be double-hung,  
13          energy efficient, low glass crystal 2,000A  
14          aluminum windows. They have insulated glass  
15          and white frames as well as the rest of the  
16          building.

17          There is an existing door that is  
18          being modified to be relocated as a result of  
19          the conference room, but the door will remain  
20          the same. It's just being moved over.

21          I can show what door that is if you'd  
22          like. (Handing.)

23                 MEMBER DI SALVO: Thank you.

24                 MS. CHIANESE: In addition, there is  
25                 a new door to access the staircase that leads

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to the second floor addition, which will be a six panel metal door with a window on top, which will be 22 by 10 inches.

The home -- excuse me -- the property owners are looking to paint the steel door white to match the other door as well.

CHAIRPERSON HERSHBERG: Are there pictures or tear-sheets -- anything on the doors and what you're describing?

MS. CHIANESE: No, I don't believe that they were included. I don't -- truthfully, I don't think they were planned until this afternoon.

CHAIRPERSON HERSHBERG: Okay. Would you mind repeating the description --

MS. CHIANESE: Absolutely.

CHAIRPERSON HERSHBERG: -- slowly?

MS. CHIANESE: I'm going to start with the windows.

CHAIRPERSON HERSHBERG: Okay.

MS. CHIANESE: Double-hung, energy efficient, low-e glass --

MEMBER DI SALVO: That's in the packet.

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CHAIRPERSON HERSHBERG: That is in the packet.

MS. CHIANESE: Okay -- okay.

MEMBER DI SALVO: What is not in the packet, which is a condition, is the white and it's six panel --

MS. CHIANESE: Right -- got it.

The six panel metal door with a window on top, which will be 22 inches by 10 inches --

MEMBER DI SALVO: Okay.

MS. CHIANESE: -- painted white.

CHAIRPERSON HERSHBERG: A single window on top, 10 inches by 22?

MEMBER DI SALVO: 22.

MS. CHIANESE: Yes.

CHAIRPERSON HERSHBERG: Thank you.

MEMBER DI SALVO: And that's to the new second story addition?

MS. CHIANESE: Yes, that will lead to the stairs to the addition.

MEMBER DI SALVO: Now, I'm going to back you up for just one second.

MS. CHIANESE: Sure.

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MEMBER DI SALVO: You said that the siding that's existing is desert tan. The new will match the existing.

MS. CHIANESE: Yes.

MEMBER DI SALVO: You called out the facia material as tan, but I believe it is white.

MS. CHIANESE: Yeah, so I did speak to property owners about that this afternoon.

They had called it out as tan on their -- I guess the material checklist that we provided to them.

But when I went through the project, the facia, as it exists, is currently white and I made sure that they wanted to match it and they agreed that --

MEMBER DI SALVO: So --

MS. CHIANESE: I don't think they knew --

(Cross-talk.)

MEMBER DI SALVO: -- change the materials.

MS. CHIANESE: Yes, thank you.

MEMBER DI SALVO: Sure.

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MEMBER DAWSON: There was a place here for corner trim, color, material.

Is that going to be white as well? There's just nothing written in my --

MS. CHIANESE: I'm sorry. Can I just see the photos from the packet I provided to you?

MEMBER DI SALVO: (Indicating.) It doesn't look like there's any --

MS. CHIANESE: Yeah, I think -- so, that's a template sheet that my office hands out. So, I --

MEMBER DI SALVO: It's just in lighter form.

MS. CHIANESE: Yes, I just wanted to make sure I was on the right corner.

Let me know and I'll keep going as you read.

MEMBER DI SALVO: Will the stairs to the second floor look like the stairs -- so, on the other side of the building, there's already a set of stairs to a second floor doorway.

MS. CHIANESE: Are you talking about

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the wood stairs?

MEMBER DI SALVO: Yes.

MS. CHIANESE: Yes, so the stairs will also be made out of wood, yes -- and not be painted.

MEMBER DI SALVO: So, like a pressure treated wood?

MS. CHIANESE: Yes, the idea is for the addition to fit in as seamlessly and cohesively with what's existing.

There are, like, a few minor changes we're going to make towards existing. But I just -- it was just items that my office recommended because we were coming here tonight.

Also, we did discuss the windows. I don't know -- I didn't get there yet, but the window trim will also be white as well to match the rest of the existing building, as will the gutters and leaders.

MEMBER DI SALVO: Just for purposes of clarification, the front elevation is not being touched at all?

MS. CHIANESE: No.

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Can I continue or do you guys want me to give you a second?

MEMBER DI SALVO: (Nodding.)

MS. CHIANESE: Okay. So, while the addition will be done to match the existing building, our clients will be repainting the chimney. If you can look on -- I believe there's a photo of the existing chimney on --

MEMBER DI SALVO: That's half painted and half not?

MS. CHIANESE: Yes -- so, my office did recommend that they repaint it and they said they would not only be repainting it, but they would also be re-pointing it as well.

MEMBER DI SALVO: Pointing.

MS. CHIANESE: So, just wanted to go on the record --

CHAIRPERSON HERSHBERG: Repainting it to what color?

MS. CHIANESE: It will be white. They're just going to repaint it.

MEMBER DI SALVO: To match all the trim?

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MS. CHIANESE: Yeah, it just doesn't look great right now.

MEMBER DI SALVO: It's like somebody's ladder should go higher.

MS. CHIANESE: Yeah, I know -- I know.

I believe that's it. I'm happy to answer any questions.

CHAIRPERSON HERSHBERG: Any questions from the Board?

(Whereupon, there was no response.)

CHAIRPERSON HERSHBERG: Take your time.

MEMBER DI SALVO: (Perusing.) The Bilco doors, those are remaining?

MS. CHIANESE: Yes, to my knowledge they are not touching them.

Also, I know that this was discussed a bit when I was handing in the package and I just don't remember where we left off -- forgive me -- but the shutters will be remaining.

So, we're not touching -- we're not removing the shutters, so it's just staying

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as is.

MEMBER DI SALVO: Does your extension affect the decorative trim just on the -- just under the soffits, and if so, will that be carried around to the new extension?

You have that nice tooth trim --

MS. CHIANESE: Are you talking about this part? (Indicating.)

MEMBER DI SALVO: (Perusing.) Yes.

So, this comes up here -- right. This is going to be affected by that. I just wouldn't want to lose that nice detail. This way --

MS. CHIANESE: It does look nice. I don't believe that they have any plans to remove that.

MEMBER DI SALVO: The extension does not intersect with that area?

MS. CHIANESE: (Perusing.)

MEMBER DI SALVO: It's going directly over that.

MS. CHIANESE: Yeah, it should go directly over it, but -- hold on. I'm just looking at the elevation. (Perusing.)

1  
2 (Whereupon, a discussion was held off  
3 the record.)

4 MS. CHIANESE: Just -- I believe it's  
5 just in that one portion. It won't affect it  
6 on the first floor --

7 MEMBER DI SALVO: No, not on the  
8 first floor.

9 MS. CHIANESE: -- but it will  
10 seemingly affect it on the -- right here.  
11 (Indicating.)

12 MEMBER DI SALVO: Right.

13 MS. CHIANESE: Yeah, so it will  
14 affect it right there.

15 MEMBER DI SALVO: So, they will --  
16 I'm assuming that they will add that trim to  
17 match it?

18 MS. CHIANESE: Yes.

19 MEMBER DI SALVO: Okay.

20 CHAIRPERSON HERSHBERG: Okay. I  
21 think a summary of that discussion in words  
22 for the record for whoever, please --

23 MEMBER DI SALVO: So, exterior soffit  
24 trim on the second floor to match existing  
25 around the extension.

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MS. CHIANESE: Yes.

MEMBER DI SALVO: Thank you.

MS. CHIANESE: I appreciated that.  
Thank you.

MEMBER DI SALVO: Let me just write  
it down before I forget.

MS. CHIANESE: Take your time.

MEMBER DI SALVO: Okay. Got it.

I don't have any other questions.

CHAIRPERSON HERSHBERG: No other  
questions from the Board?

(Whereupon, there was no response.)

CHAIRPERSON HERSHBERG: Any questions  
from the public?

(Whereupon, there was no response.)

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

MEMBER DI SALVO: I make a motion to  
close to further evidence and testimony and  
reserve decision.

MEMBER DAWSON: Second.

THE CLERK: All in favor?

MEMBER DAWSON: Aye.

MEMBER FERNANDEZ: Aye.

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MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Whereupon, there was no response.)

CHAIRPERSON HERSHBERG: Thank you.

MS. CHIANESE: Thank you.

MEMBER DI SALVO: Thank you so much.

(Whereupon, a discussion was held off  
the record.)

CHAIRPERSON HERSHBERG: Okay. We are  
going to recess for a bit to --

MR. McLAUGHLIN: Consult with  
counsel.

CHAIRPERSON HERSHBERG: -- to consult  
with counsel.

We will -- when we return, we'll  
be -- we may have some decisions on the  
public hearing applications, of which there  
were four, and we will address those first so  
that we can release our stenographer and then  
we'll do our own decisions afterwards.

Okay. Thank you.

(Whereupon, a brief recess was  
taken.)

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CHAIRPERSON HERSHBERG: Okay. We've returned from our recess.

Madam Clerk.

THE CLERK: Site Plan number 3841, 691 South Bayview Avenue.

MEMBER DAWSON: Chairman, regarding Application Site Plan 3841 for the premises located at 691 South Bayview Avenue, the Applicant comes before this Board seeking approval to construct a new 3,743 square foot three-story house with attached garage, one rear deck, 180 square feet, and one rear balcony, 52.5 square feet.

I, Heather Dawson, move that this Board make the following findings of fact:

This Application, as amended, will not produce an undesirable affect on the neighborhood if the conditions below are met.

This Application, as amended, will produce an aesthetically and conforming positive addition to the surrounding area if the conditions below are met.

This Application, as amended, will not negatively alter the appearance of the

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neighborhood if the conditions below are met.

The site plan, survey print, and/or artist rendering dated 9/2/2025 has been submitted by the Applicant, reviewed and approved by the Planning Board. Said site plan, and survey print, and/or 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:

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 days after the decision is filed in the

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Clerk's Office as a prerequisite for issuance of any permit.

Applicant/Owner 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.

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, and this decision is dated 5/15/2025.

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

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

Other conditions:

Rear concrete piers to be painted  
CSP-100 -- dryvit color CSP-100.

Front steps, risers in Fond du Lac  
stone in off-white.

Approximately four crape myrtle.

Approximate 35 to 40 various sea  
grasses, junipers, and evergreens to be  
planted as landscape.

MEMBER DI SALVO: Second.

THE CLERK: All in favor?

MEMBER DAWSON: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Whereupon, there was no response.)

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

MEMBER DI SALVO: Chairman, regarding  
Application SP-3842 for the premises located  
at 92 Evans Avenue, the Applicant comes  
before this Board seeking approval to  
construct a 2,648 square foot two-story  
one-family dwelling.

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I, Annemarie Di Salvo, make this --  
move that this Board make the following  
findings of fact:

This Application, as amended, will  
not produce an undesirable affect on the  
neighborhood if the conditions below are met.

This Application, as amended, will  
produce an aesthetically and conforming  
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 and artist rendering  
dated 9/11/2025 has been submitted by the  
Applicant, reviewed and approved by the  
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

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concerning this Application.

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

The Applicant/Owner must comply with all the rules and regulations of the Village of Freeport.

The 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 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,

1  
2 accepts the recommendation of the Building  
3 Department Superintendent's negative SEQRA  
4 declaration and has determined that this  
5 action is a Type II action under SEQRA.

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

9 Please note that all finishes are to  
10 match Exhibit 1 entered into evidence on  
11 October 14, 2025.

12 Second?

13 MEMBER DAWSON: Second.

14 THE CLERK: All in favor?

15 MEMBER DAWSON: Aye.

16 MEMBER FERNANDEZ: Aye.

17 MEMBER DI SALVO: Aye.

18 CHAIRPERSON HERSHBERG: Aye.

19 THE CLERK: Any opposed?

20 (Whereupon, there was no response.)

21 THE CLERK: Site Plan number 3852,  
22 249 West Merrick Road.

23 MEMBER DAWSON: Chairman, regarding  
24 Application Site Plan 3852 for the premises  
25 located at 249 West Merrick Road, the

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Applicant comes before this Board seeking approval to construct a 394 square foot second floor addition and interior alterations.

I, Heather Dawson, move that this Board make the following findings of fact:

This Application, as amended, will not produce an undesirable affect on the neighborhood if the conditions below are met.

This Application, as amended, will produce an aesthetically and conforming 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, survey print, and/or artist rendering dated 9/2/2025 has been submitted by the Applicant, reviewed and approved by the Planning Board. Said site plan, survey print, and/or artist rendering has been stamped, approved, and signed by the Applicant and/or the Chairman of the Planning Board.

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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:

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 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permit.

Applicant/Owner 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.

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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.

Conditions:

New second floor door to be white metal, six panel style, with 22 by 10 inch window on top, made to be painted white to match all trim.

Existing dentil soffit trim on second floor extension to match existing fascia trim to be white.

MEMBER DI SALVO: Second.

THE CLERK: All in favor?

MEMBER DAWSON: Aye.

MEMBER FERNANDEZ: Aye.

MEMBER DI SALVO: Aye.

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Whereupon, there was no response.)

THE CLERK: Site Plan number 3849,  
179 North Main Street.

MS. FERNANDEZ: Chairman, regarding  
Application SP-3849 for the premises located  
at 179 North Main Street, the Applicant comes  
before this Board seeking approval to  
maintain facade renovations.

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

This Application, as submitted, will  
not produce an undesirable affect on the  
neighborhood if the conditions below are met.

This Application, as submitted, will  
produce an aesthetically and conforming  
positive addition to the surrounding area if  
the conditions below are met.

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

The site plan, survey print, and/or  
artist rendering dated July 30, 2025 has been

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submitted by the Applicant, reviewed and approved by the Planning Board. Said site plan -- sorry.

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:

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 the 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 to provide two sets of stamped, original, final plans incorporating all conditions and modifications for the Building Department,

1  
2 along with a signed Affidavit of Compliance  
3 to the Village Clerk's Office before issuance  
4 of a building permit.

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

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

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

16 CHAIRPERSON HERSHBERG: Is there a  
17 second?

18 MEMBER DAWSON: Second.

19 THE CLERK: All in favor?

20 MEMBER DAWSON: Aye.

21 MEMBER FERNANDEZ: Aye.

22 MEMBER DI SALVO: Aye.

23 CHAIRPERSON HERSHBERG: Aye.

24 THE CLERK: Any opposed?

25 (Whereupon, there was no response.)

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October 14, 2025

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CHAIRPERSON HERSHBERG: Okay. That concludes our applications from the public hearing.

(Time noted: 9:10 p.m.)

C E R T I F I C A T E

STATE OF NEW YORK)

:SS

COUNTY OF NASSAU)

I, Julia M. Speros, a Notary Public within and for the State of New York, do hereby certify:

I reported the proceedings in the within-entitled matter, and that the within transcript is a true record of such proceedings to the best of my ability.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of October, 2025.

*Julia M. Speros*  
-----  
Julia M. Speros

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|--|---|---|---|---|-------------------------------------|
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