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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

June 27, 2023
6:51 p.m.

M E M B E R S :

MICHAEL HERSHBERG	CHAIRPERSON
LADONNA TAYLOR	MEMBER
ANNEMARIE DI SALVO	MEMBER
HEATHER DAWSON	MEMBER

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1	Affidavit of Publication	4
2	Affidavit of Posting	4
3	Affidavit of Mailing (3633)	4
3	Affidavit of Mailing (3634)	4
3	Affidavit of Mailing (3636)	4
3	Affidavit of Mailing (3638)	4
3	Affidavit of Mailing (3639)	4
3	Affidavit of Mailing (3641)	4
3	Affidavit of Mailing (3644)	4
3	Affidavit of Mailing (3645)	4

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APPLICANT'S FOR I.D. (3638)

A	Photo of vent	24
B	Photo of lighting	24

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APPLICANT'S FOR I.D. (3644)

A	Photo	33
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June 27, 2023

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

APPLICATION#	ADDRESS	PAGE
SP-3633	224 Buffalo Avenue	4-7
SP-3634	74 Broadway	7-21
SP-3636	67 S. Main Street	21-22
SP-3638	231 S. Brookside Avenue	22-26
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SP-3641	72 Mount Avenue	27-31
SP-3644	109 Atlantic Avenue	31-36
SP-3645	60 W. Milton Street	36-38

* * *

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2 CHAIRPERSON HERSHBERG: Good evening
3 if everyone would please rise for the Pledge
4 of Allegiance.

5 (Pledge of Allegiance was recited.)

6 CHAIRPERSON HERSHBERG: Madame Clerk,
7 do we have any Affidavits of Publication and
8 Posting --

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

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

16 HEARING OFFICER: Do you we have any
17 requests for adjournment?

18 THE CLERK: We have one request for
19 adjournment.

20 HEARING OFFICER: Thank you. We'll
21 handle that when it comes up in the calendar.
22 Please call the first application.

23 THE CLERK: Site Plan Number 3633 -
24 224 Buffalo Avenue, Section 62, Block 230,
25 Lot42, Industrial B. Fred Bruzzone.

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Construct 14,000 square foot second floor addition.

R O B E R T B E N N E T T,
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. BENNETT: Robert Bennett with Rabco Engineering. 8 West Merrick Road, Freeport New York.

Good evening, Members of the Board we're here to construct a new second story addition to the existing commercial building on Buffalo Avenue, 224 Buffalo Avenue, and to an existing building. This building is setback slightly from the front facade. We're basically replicating the look, colors and design of the lower level. The second level will basically be used as storage and office space, which is currently shared on the first floor. So, needing more storage and warehouse space down below, they need an expansion.

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2 We have an existing condition, which
3 we had submitted with the original
4 application back in February of this year,
5 during the cold weather. And then we have a
6 rendering showing second level that matches
7 the same color, style and molding and trim as
8 down below. We're going with the Behr white
9 50. We have a color sample from the
10 collection in here. I can submit this as an
11 submission, if need be.

12 CHAIRPERSON HERSHBERG: That's not
13 necessary. It's a major manufacturer.

14 MR. BENNETT: Exactly. Any questions
15 on this? Basically, that's our submission.

16 MEMBER DI SALVO: I don't have any
17 questions. I think it's a beautiful job.

18 MR. BENNETT: He's done previously.
19 Mr. Bruzzone is here. He's in the back.
20 He's done various improvements not only to
21 his property but to the general area, and I
22 think it's a general improvement to the whole
23 commercial industrial area of Freeport.

24 CHAIRPERSON HERSHBERG: If there's
25 anybody from the public that wants to view

1 any of the drawings that were held up, you're
2 welcome to do that. I'm going to ask if
3 there are any comments from the public.
4

5 (No response was heard.)

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

8 MEMBER TAYLOR: Motion to close and
9 review for further evidence and testimony.

10 MEMBER DI SALVO: Second.

11 THE CLERK: All in favor.

12 MEMBER TAYLOR: Aye.

13 MEMBER DAWSON: Aye.

14 MEMBER DI SALVO: Aye.

15 CHAIRPERSON HERSHBERG: Aye.

16 THE CLERK: Any opposed?

17 (No response was heard.)

18 CHAIRPERSON HERSHBERG: Good luck on
19 your project.

20 MEMBER DI SALVO: Thank you. Good
21 luck.

22 CHAIRPERSON HERSHBERG: Next
23 application please.

24 THE CLERK: Site Plan Number 3634 -
25 74 Broadway, Section 55, Block 234, Lot 48,

1
2 Business B. El Balcon Properties Corp.
3 Construct a new four-story 2,334 square foot
4 apartment building with three two-bedroom
5 units and six one-bedroom units with parking
6 under building at grade.

7 M A R I A M I R O,
8 having been first duly sworn by a Notary
9 Public of the State of New York, was
10 examined and testified as follows:

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

13 MS. MIRO: Maria J. Miro, M-I-R-O.
14 I'm located at 1002 Merrick Avenue, North
15 Merrick, New York 11566.

16 Hi everybody. Thank you for putting
17 up with me with this process.

18 CHAIRPERSON HERSHBERG: Thank you.
19 Because this is -- we have had two
20 preliminary discussions prior to this meeting
21 here, and we discussed this project in
22 detail, and we have arrived at a nice spot.
23 It was helpful to have those preliminary
24 discussions. So, putting up with you is not
25 an issue. We appreciate the preliminary

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discussion.

MS. MIRO: I'm here tonight with Roberto Delgado. He is the owner of El Balcon Construction. He has been doing work in the Village for about 20 plus years and we're hoping to do more.

So, basically, we're proposing to put a four-story, 2,334 square foot apartment building with three two-bedroom units and six one-bedroom units with parking under the building at grade. We were approved by the board on 4/26.

CHAIRPERSON HERSHBERG: Can I ask you. Would you mind putting that facing the public, so they get a shot of that. We do have copies of it here.

MS. MIRO: Basically, from our preliminary discussions, we changed the peaks, we went ahead and reversed the gable, we added shutters, a little balcony in the front, some stone on the columns. I'll talk a little bit about the material.

The roofing is rustic slate. It's the Heritage laminate asphalt. The siding is

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Certain Teed. It's brick stone. It's a deluxe color, and this is the sample of that.

I realized I said brown for the shutters, and that's true, but to be exact, it's Musket brown.

The stone is a cultured stone in a sand color, keeping with the natural stones, and it's a brick pallet. So, it not only matches the building next door, it kind of matches what's updated next door.

MEMBER DI SALVO: Do you have a sample of the stone?

MS. MIRO: No, we have it on the picture.

MEMBER DI SALVO: I saw it on the picture. I was hoping to get a cut of it. Do you know is it three by six, two and a half by five?

MR. DELGADO: It's a bigger one.

MEMBER DI SALVO: The size of the brick for the stone that's being used, the brick pattern, do we know the size?

R O B E R T O D E L G A D O,
having been first duly sworn by a Notary

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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. DELGADO: Roberto Delgado. 2225
Broadway Lane, Bellmore, New York 11710.

It's 8 by 16, the stone. They coming
with corners too. Sometimes those ones don't
have the corner because of the column. I
want to make sure they fit in the corner, not
have to cut it to put in the corner.

CHAIRPERSON HERSHBERG: So it's 8 by
16 sheet that looks like brick?

MR. DELGADO: Yes.

CHAIRPERSON HERSHBERG: What is the
size of the bricks that you're --

MR. DELGADO: It's a different size.
It comes in different size, because it's
different pallet. You could have ledge stone
or you can have tight-cut. The size of the
continue come in four by eight and three by
five. That's the different size.

CHAIRPERSON HERSHBERG: What size are
you planning on using?

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MR. DELGADO: They come in several.

CHAIRPERSON HERSHBERG: It's a random mix.

MR. DELGADO: If you put one size, it looks like a brick. That's why you want culture stone, it's different size.

CHAIRPERSON HERSHBERG: What is the height? They're varying sizes. Are they varying sizes in height also?

MR. DELGADO: Yes.

MS. MIRO: Yes.

MR. DELGADO: That's why it's culture stone. Because if you do the same size, it looks like you have to do like a brick, everything is similar. When you do the stone, that's the look. Is not it's square, same square size, it's stone size, different size.

MEMBER DI SALVO: I'm assuming you don't have a cut or photo that you could put into evidence on what that looks like?

MR. DELGADO: They have what they call Versetta stone, the one they use. I can get it for you. Remember, we only going to

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see three columns in the front. It's not much. It really is the four columns you see in the front.

CHAIRPERSON HERSHBERG: Understood.

MR. DELGADO: And it's going to be -- they change the color. When you use, they get it for six months or one season. The next season, they come with different color.

CHAIRPERSON HERSHBERG: Somehow we have to have a clear understanding of that stone is. I heard your description, but is there a picture or something that you could show? And the reason I'm asking is because there are some types of stone that would be objectionable to the Board.

MS. MIRO: I know you mentioned that.

CHAIRPERSON HERSHBERG: Like a ledge stone that is consistent in height, even with variation of color, would be the least desirable material for us to see. I'm not familiar with what you're describing.

MR. DELGADO: I've got something here. Let me show to you. They call that one Plumb Creek. That's the one that match

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with the siding we use. Do you see that's the tight-cut one.

MEMBER DI SALVO: This is the type of cut, not the color.

MR. DELGADO: That can be used.

CHAIRPERSON HERSHBERG: Then is there -- because we are not putting your phone into evidence, unless you wish.

MR. DELGADO: You can keep it.

CHAIRPERSON HERSHBERG: I'm going to need a description or a name of the style or something so that we can have that in the application.

MR. DELGADO: Versetta stone.

MEMBER DI SALVO: Let me copy it down. You gave me the actual color?

MR. DELGADO: The actual color.

MS. MIRO: Go back to one of the jobs sites to get it in Freeport.

CHAIRPERSON HERSHBERG: I'm sorry, I was focused. The color is.

MR. DELGADO: Plumb Creek. Plumb Creek color.

MEMBER DI SALVO: This is the color

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also?

MR. DELGADO: Yes. That's the one really match with the color of the siding.

CHAIRPERSON HERSHBERG: Thank you.

MEMBER DI SALVO: Sorry. We got waylaid.

MS. MIRO: That's fine. And the lighting, as I mentioned, is under the soffits. You're not going to see too much of that.

CHAIRPERSON HERSHBERG: Now you've got some soffits on the upper levels.

MR. DELGADO: Yeah.

CHAIRPERSON HERSHBERG: Can you tell me the location of that lighting? Where is the lighting on the upper levels?

MR. DELGADO: Yes. On the side of the building too and also light up outside. I want to light it up. Because I talk to the Village and Building Department, they want light in the front of the building too because keep -- light it up at night.

CHAIRPERSON HERSHBERG: Will that light bleed onto your adjacent properties?

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MR. DELGADO: Yes.

MS. MIRO: No.

MR. DELGADO: To the front of the building, not to the adjacent properties.

CHAIRPERSON HERSHBERG: You've got light. I'm going to call it, because you're up on stilts, I think the first overhang, is that the second story?

MR. DELGADO: Yeah.

CHAIRPERSON HERSHBERG: You're going to have lights in those soffits?

MR. DELGADO: Yeah, we'll have lights in those soffits.

CHAIRPERSON HERSHBERG: Will they be shielded so they do not shine on the building next to them.

MR. DELGADO: Straight down.

MS. MIRO: When she said no, it's not going to shine to the adjacent property. It will shine straight down on his property.

CHAIRPERSON HERSHBERG: They will be shielded so that light will not shine onto the adjacent property.

MS. MIRO: Exactly.

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MEMBER DI SALVO: We have had other instances. Because your building is so much higher than the house next to you where it really -- that light bleeds and impedes on their quality of life.

MR. DELGADO: Understood.

MEMBER DI SALVO: We want to be very cognizant of that.

MR. DELGADO: I agree.

MEMBER DAWSON: There will be lights on these soffits. Will they be on the side too?

MR. DELGADO: Yes. Remember, those lights are recessed. It's like a high hat straight down, not to the side.

CHAIRPERSON HERSHBERG: Okay. Are you done?

MR. DELGADO: Yep.

MS. MIRO: Unless the Board has anymore questions.

CHAIRPERSON HERSHBERG: Anymore questions from the Board?

MEMBER TAYLOR: No. Nice job.

MEMBER DI SALVO: I do have one.

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Thank you so much for working so closely with us to bring the project to fruition. It really has taken quite a turn. It looks wonderful.

MEMBER TAYLOR: Can I ask a question? What kind of development is this?

MS. MIRO: What kind of development is that. It's apartment buildings and commercial and there's residential. It's a mixed.

MEMBER DI SALVO: The project itself is going to be market rate. Is it going to be --

MS. MIRO: They're talking about the rent. For market rate for rental, yes.

MEMBER TAYLOR: A certain percent is low income but the rest is market rate.

MR. DELGADO: It's not going to apply. It's only nine apartments.

MEMBER TAYLOR: It's only nine in total. Thank you.

MR. DELGADO: Thank you very much.

CHAIRPERSON HERSHBERG: One moment. Are there any comments from the public? Go

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ahead, sir. You need to fill out a form for us.

^ R E P L A C E N A M 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. RIVERA: Luis Rivera. 157 Broadway, Freeport, New York.

MEMBER DI SALVO: It's Rivera.

MR. RIVERA: Yes.

MEMBER DI SALVO: Thank you.

CHAIRPERSON HERSHBERG: Go ahead.

MR. RIVERA: My question would be, the apartment building that you're building, is it for low income or is it for working class people and how would the area withstand -- keep the area clean?

MS. MIRO: I can answer that. The apartment building is going to be market value. That is what the average person, working person works and comes and pays rent for a month.

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And then your other question was?

MR. RIVERA: Keeping the front of the building clean.

MS. MIRO: We're always going to keep the front of the building clean. We're going to have the dumpster indoors, right, Roberto? The dumpster is indoors so as not to impede on the neighboring properties. And keep in mind that this was a Business Zone. And if he built a business, a commercial building, there would be no room for parking on the site, it would be on-street parking. So, the apartment building with the parking contained under is actually helping the neighborhood rather than exasperating the parking issue there.

MR. RIVERA: Okay. Great.

MEMBER DI SALVO: Do you have anymore questions, Mr. Rivera.

MR. RIVERA: Other than for her or --

CHAIRPERSON HERSHBERG: On the application.

MR. RIVERA: On the application of this here? I'm done. Thank you.

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CHAIRPERSON HERSHBERG: Any other comments from the public?

Hearing none, motion from the Board please.

MEMBER TAYLOR: Motion to reserve evidence and testimony to further notice.

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3636 - 67 South Main Street, Section 55, Block 205, Lot 19, Business B. 67 South Jara LLC. Facade renovations.

The applicant requested an adjournment for this application.

MEMBER DI SALVO: On 67 South Main.

THE CLERK: We need a motion.

MEMBER TAYLOR: Motion to adjourn at the request of the applicant.

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MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3638 -
231 South Brookside Avenue, Section 54, Block
208, Lot 64, Residence A. Felice McCoy.
Maintain 20 by 24 foot single story two car
garage.

M A R T Y R O B I N S O N,
having been first duly sworn by a Notary
Public of the State of New York, was
examined and testified as follows:

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

MR. ROBINSON: Marty Robinson. 390
Miller Avenue, Freeport, New York 11520.

MEMBER DI SALVO: Was it Robinson?

MR. ROBINSON: Basically, we're just
trying to get to some type of common ground

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2 where. I see a two car garage already
3 erected. We have the rest of the information
4 that you will need to satisfy us going to the
5 next step finishing it up.

6 Basically, samples of the siding
7 which will be the same as the actual
8 residence itself. The capping as well. And
9 also samples of the lighting and the garage
10 door. I also have actual pictures of the
11 vents and windows that the resident is going
12 to use.

13 CHAIRPERSON HERSHBERG: Sir, I'm
14 sorry. Sir, can you to pause, please?

15 These materials are coming in?

16 MR. RIVERA: The one I'm holding up
17 right here is the actual capping that's on
18 the outside to match for the garage. The
19 siding, which is on the existing residence,
20 is also going to match the garage, so that
21 they have some type of symmetry.

22 CHAIRPERSON HERSHBERG: And this,
23 sir?

24 MR. RIVERA: That's the garage door.
25 I wanted you to know the actual material of

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2 it. It's actually going to be white.
3 Everything else is trimmed out in black
4 because the house is trimmed out in black.

5 MEMBER DI SALVO: It's going to be
6 white or a cream color?

7 MR. RIVERA: I'm color blind. So, I
8 thought I pulled up the write. It's going to
9 be white.

10 (WHEREUPON, the above-referred to
11 documents were marked as Applicant's Exhibits
12 A and B, for identification, as of this
13 date.)

14 MR. RIVERA: This is actually
15 architectural shingles on the existing house.
16 The color's called Cedar Shake. So, that's
17 actually going to be what's on the actual
18 garage as well. It's basically just going to
19 be a mini version of the actual house so it's
20 not going to stand out, it's going to blend
21 right in. I think that will be fine with the
22 neighborhood.

23 Since I said I was going 100 miles an
24 hour, I'll keep my mouth closed, see if you
25 all have any questions for me, see if I can

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answer.

MEMBER DAWSON: Is there any lighting going to be around?

MR. RIVERA: I did submit the lighting.

MEMBER DAWSON: Those cute windows on the side, is that going to be with black trim?

MR. RIVERA: Right. So, if you can imagine with every household, there's windows and there's doors. So, in each area where the window is, there's going to be black trim. Where the doors are, black trim. Black trim around the garage doors. Like I said, it's going to mimic what's the actual residence looks like.

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

(No response was heard.)

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

MEMBER DAWSON: Make a motion to close to further and testimony and reserve

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decision.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DI SALVO: Thank you so much.

MR. RIVERA: Thank you again.

CHAIRPERSON HERSHBERG: Have a good evening.

THE CLERK: Site Plan Number 3639 - 60 Mount Avenue, Section 55, Block 231, Lot 204, Residence Apartment. Jose Aguayza. Maintain finished basement with bathroom and exterior basement stairs.

MR. McLAUGHLIN: Chairman, the applicant IS requesting a Spanish interpreter. We didn't know this before today. We're going to have to adjourn this matter in order to have a Spanish interpreter appear.

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CHAIRPERSON HERSHBERG: Motion from the Board please to adjourn the application.

MEMBER TAYLOR: Motion to adjourn this application until we could have a Spanish interpreter present.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3641 - 72 Mount Avenue, Section 55, Block 231, Lot 210, Residence Apartment. Cesar Aguayza. Maintain existing exterior stairway to unfinished basement.

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

A N A A G U A Y Z A,
having been first duly sworn by a Notary

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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. AGUAYZA: Cesar Aguayza. 72
Mount Avenue, Freeport, New York 11520.

MRS. AGUAYZA: Ana Aguayza 72 Mount
Avenue, Freeport 11502.

MEMBER DI SALVO: Good evening. How
are you?

CHAIRPERSON HERSHBERG: This has
already been done? You completed it? This
is a completed project?

MRS. AGUAYZA: Yes.

MR. AGUAYZA: Yes. So, I didn't know
I can finish it, so that's why I didn't touch
it. When they went to put the ticket, I
didn't touch anymore.

MEMBER DI SALVO: What type of
railing are you going to use?

MR. AGUAYZA: Metal.

MEMBER DI SALVO: Metal.

MR. AGUAYZA: Yes.

MEMBER DI SALVO: Color?

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MR. AGUAYZA: Black.

MEMBER DI SALVO: Like a black iron?

MR. AGUAYZA: Yes, black iron.

MEMBER DAWSON: One of the hand written notes here says replace doorway with siding. Is there an old doorway that you're changing? Are you making a new door?

MR. AGUAYZA: I make a new door on the bottom. I make a new stairs.

MEMBER DAWSON: There was an on door that you are closing over with siding and having a new door?

MR. AGUAYZA: Yes.

MEMBER DI SALVO: Is this the door that you're closing?

MR. AGUAYZA: Yes. Yeah. I'm going to close it.

MEMBER DI SALVO: All closed.

MEMBER TAYLOR: Closed or just putting a new door?

MEMBER DAWSON: Closing that over.

MR. AGUAYZA: Yeah, I'm going to put the siding.

MEMBER DAWSON: The door will be on

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the side where the stairs are.

MR. AGUAYZA: On the side.

MEMBER DI SALVO: Is the siding going to match the existing?

MR. AGUAYZA: Yes.

MEMBER TAYLOR: Any lighting?

MR. AGUAYZA: Excuse me?

MEMBER TAYLOR: Lighting.

MR. AGUAYZA: Yeah. The top of the door, the light.

MEMBER TAYLOR: Could you tell us what kind of light?

MR. AGUAYZA: Excuse me?

MEMBER TAYLOR: The type of light.

MR. AGUAYZA: Oh, I was -- the one from the outside, the camera.

MEMBER DAWSON: Like a motion light?

MR. AGUAYZA: The motion light with the camera. Security.

MEMBER DI SALVO: Any other questions?

MEMBER DAWSON: No.

CHAIRPERSON HERSHBERG: Any comments from the public?

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(No response was heard.)

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

MEMBER TAYLOR: Motion to close to further evidence and testimony.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MRS. AGUAYZA: Thank you.

THE CLERK: Site Plan Number 3644 - 109 Atlantic Avenue, Section 62, Block 84, Lot 37, Residence A. Dennis Marti. Construct a three-story one-family dwelling with attached garage.

D E N N I S M A R T I,
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

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name and address for the record.

MR. MARTI: Dennis Marti. 1500
Jerusalem Avenue, Merrick, New York 11566.

CHAIRPERSON HERSHBERG: We have had
preliminary meetings on this project and
today we received your revised plans. Thank
you for the changes that you have made there.

Could you describe the project for
the public, please, we'd appreciate it.

MR. MARTI: This is a raised
two-story one-family dwelling. It is a
Colonial, but looks a little different
because it is raised. We spoke a little bit
about finishes, the last time. Do you want
me to repeat?

CHAIRPERSON HERSHBERG: For the
benefit of the public, if you would please.

MR. MARTI: No problem. We're going
with Tamko architectural Oxford grey roof.
Compass light grey Dutch Lap siding. It will
be three and a half one inch white wood trim
around the windows. The door will be white,
garage door will be white with eight panels
and top glass. Windows will be Metal

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2 Industries, white windows. Masonry is Fast
3 Stak, Cheyenne Ridge in color. I was not
4 able to get samples for this hearing. What I
5 was able to do is -- this isn't a rendering,
6 it's a photograph taken today of a house with
7 the same finishes. The gray in this picture
8 is a bluer gray than what we're presenting;
9 we're doing a lighter gray. This is the
10 Cheyenne Ridge Fast Stak stone.

11 CHAIRPERSON HERSHBERG: Let's put
12 that into evidence.

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

16 MEMBER DI SALVO: Mr. Marti, maybe I
17 am missing it. Is there somewhere in the
18 plans or attachment that we received that
19 call out the materials specifically?

20 MR. MARTI: Yes. It's in the
21 original application from the last time you
22 had it. Today I only submitted amended plans
23 with all the components from the preliminary.

24 MEMBER DI SALVO: He is showing
25 finishes on that home. This is the rendering

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of the home?

MR. MARTI: The intention was that's not a rendering, that is the exact stone that is on the house.

CHAIRPERSON HERSHBERG: Go ahead.

MR. MARTI: The Board had some useful comments. Specifically, a few things. Really the landscaping, which we then buffed up on the plans with screening, which were useful. On this house, the AC units are raised. So, we now screened those systems. That's pretty much it.

We're still committed to all the original landscape plan. Things that are being submitted to you, we just added more to the plans themselves.

MEMBER DI SALVO: You added the arborvitaes on the east.

MR. MARTI: On this one, yeah -- no, the west side. It's the front right side of the property, when looking at the property. And the left is actually getting bumped up a little bit because we're now screening -- no, you're right. The arborvitaes are the

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screen. We're also already shrubbery to the front. That's going to be to the front right of the property, west side of the property.

MEMBER DI SALVO: You added the railing to cover the AC units in the back?

MR. MARTI: Yes. We also agreed to wrap the stone a foot back onto the side, so it's not a hard corner.

MEMBER TAYLOR: Nice job.

MR. MARTI: Thank you.

MEMBER DI SALVO: Thank you for working with us on the project.

CHAIRPERSON HERSHBERG: Comments from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: Hearing none, motion from the Board.

MEMBER TAYLOR: Motion to reserve evidence and testimony.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

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CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3645 -
60 W. Milton Street, Section 55, Block 169,
Lot 316, Residence A. Dennis Marti.
Construct 2,300 square foot two-story
one-family dwelling with attached garage.

CHAIRPERSON HERSHBERG: Again, this
is another application that has been reviewed
in preliminary meetings. The Board is
familiar with the application, based on that
meeting.

Go ahead. Describe the project for
the public, please.

MR. MARTI: So, once again, this is a
two-story one-family dwelling. This time it
is not raised, so it's a more traditional
colonial look. Many of the finishes are
going to be repeating from what we just
showed on Atlantic. This house is nowhere
near Atlantic, so it's not like you are going
to be seeing the same finishes anywhere near
each other. The rest of the facades are

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2 different. However, the roof will be the
3 Tamko Oxford Gray. The siding will be
4 Compass light gray. The stone that I showed,
5 the Cheyenne Ridge stacked stone will be used
6 on this as well. Metal trimmed white
7 windows, white front door, white garage door,
8 eight panels with top glass. Three and a
9 half aluminum white trim.

10 Again, on this property we heard some
11 comments from the Board. We were happy with
12 all of them and committed to all of them.
13 We're going to be adding additional
14 landscaping, this time on the left of the
15 property. We also called out -- what was
16 shown in rendering is not specified directly
17 in the plans. We called out the bluestone
18 treads on the stairs. We committed also to
19 extending the stacked stone to parts of the
20 rendering that do not show stacked stone. We
21 do want continuous across the entire front
22 property, including one foot reaching back on
23 either side of the property.

24 We also committed to specified the
25 columns, which sis by six. That I don't have

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in front of me.

MEMBER DI SALVO: Six by six.

MR. MARTI: Six by six, wrapped in Azek finish. That should be everything. If the Board has any other questions.

CHAIRPERSON HERSHBERG: Any comments from the public?

(No response was heard.)

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

MEMBER TAYLOR: Motion to reserve evidence and testimony to further notice.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MR. MARTI: Thank you.

MR. McLAUGHLIN: Off the record.

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

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transpired:)

MEMBER DAWSON: I make a motion to go into executive session.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, a the Board entered into executive session from 8:20 p.m. to 8:26 p.m., after which the following transpired:)

THE CLERK: Application 3633, 224 Buffalo Avenue.

MEMBER DI SALVO: Chairman, regarding Application SP-3633 for the premises located at 224 Buffalo Avenue, the applicant comes before this Board seeking approval to construct a 14,000 square foot second story addition.

I, Annemarie di Salvo, move that this

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Board make the following findings of fact:

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

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

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

The site plan and artist rendering, dated 5/5/23, 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:

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

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions modifications for Building Department along with the 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

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2 all conditions imposed by the Zoning Board of
3 Appeals, if any, in its decision dated
4 1/17/22.

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

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

12 MEMBER TAYLOR: Second.

13 THE CLERK: All in favor.

14 MEMBER TAYLOR: Aye.

15 MEMBER DAWSON: Aye.

16 MEMBER DI SALVO: Aye.

17 CHAIRPERSON HERSHBERG: Aye.

18 THE CLERK: Any opposed?

19 (No response was heard.)

20 THE CLERK: Site Plan Number 3634, 74
21 Broadway.

22 MEMBER DI SALVO: I need a minute.
23 Can you call the next one?

24 CHAIRPERSON HERSHBERG: Come back to
25 this application, please.

1 THE CLERK: I'll call the next one.

2 Site Plan Number 3638, 231 S.

3 Brookside Avenue.

4 MEMBER DAWSON: Chairman, regarding
5 Application SP-3638 for the premises located
6 at 231 S. Brookside Avenue, the applicant
7 comes before this Board seeking approval to
8 maintain a 20 by 24 single story two car
9 garage.
10

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

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

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

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

24 The site plan, survey print and/or
25 artist rendering, dated 5/18/23, has been

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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 applicant and/or the Chairman of the Planning Board.

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

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

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

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 is to provide two

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sets of stamped original final plans incorporating all conditions and modifications for Building Department along with the 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, in its decision dated 4/26/23.

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.

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

- MEMBER TAYLOR: Second.
- THE CLERK: All in favor.
- MEMBER TAYLOR: Aye.
- MEMBER DAWSON: Aye.

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MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3641, 72
Mount Avenue.

MEMBER DAWSON: Chairman, regarding
Application SP-3641 for the premises located
at 72 Mount Avenue, the applicant comes
before this Board seeking approval to
maintain existing exterior stairway to
unfinished basement.

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

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

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

This application, as submitted, will
not negatively alter the appearance of the

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neighborhood, if the conditions below are met.

The site plan, survey print and/or artist rendering, dated 5/26/23, 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.

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

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

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

Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within 30

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for Building Department along with a signed Affidavit of Compliance to the Village Clerk's Office before issuance of a Building permit.

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

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

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

- MEMBER TAYLOR: Second.
- THE CLERK: All in favor.
- MEMBER TAYLOR: Aye.

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MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3644,
109 Atlantic Avenue.

MEMBER TAYLOR: Chairman, regarding
Application SP-3644 for the premises located
at 109 Atlantic Avenue, the applicant comes
before this Board seeking approval to
construct a three-story one-family dwelling
with attached garage.

I, Ladonna Taylor, move that this
Board make the following findings of fact:

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

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

This application, as submitted, will

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not negatively alter the appearance of the neighborhood, if the conditions below are met.

The site plan and/or artist rendering, dated 5/31/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan 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:

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

Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within 30

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modifications for the Building Department along with the 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 the further review by the Planning Board.

The Planning Board, as lead agency, accepts the recommendations 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.

- MEMBER DAWSON: Second.
- THE CLERK: All in favor.
- MEMBER TAYLOR: Aye.

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MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3645, 60
W. Milton Street.

MEMBER TAYLOR: Chairman, regarding
Application SP-3645 for the premises located
at 60 W. Milton Street, the applicant comes
before this Board seeking approval to
construct a 2,300 square foot two-story,
one-family dwelling with attached garage.

I, Ladonna Taylor, move that this
Board make the following findings of fact:

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

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

This application, as submitted, will

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not negatively alter the appearance of the neighborhood, if the conditions below are met.

The site plan and artist rendering, dated 5/31/23, has 23 have been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan 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

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

Applicant/Owner is to provide two sets of stamped original final plans incorporating all conditions and modification for the Building Department along with the signed Affidavit of Compliance to the Village Clerk's Office before issuance of a building permit.

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

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

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

MEMBER DAWSON: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

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MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3634, 74
Broadway.

MEMBER DI SALVO: Chairman, regarding
Application SP-3634 for the premises located
at 74 Broadway, the applicant comes before
this Board seeking approval to construct a
new four-story 2,334 square foot apartment
building with three two-bedroom units and six
one-bedroom units with parking under building
at grade.

I, Annmarie di Salvo, move that this
Board make the following findings of fact:

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

This application, as amended, will
produce an aesthetically and conforming
positive addition to the surrounding area, if

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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 artist rendering, dated 5/5/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said artist rendering, dated 6/23, has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

The Applicant/Owner must execute an Affidavit of Compliance and return same to

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the Office of the Village Clerk within 30 days after the decision is filed in the Village Clerk's Office as a prerequisite for issuance of any permit.

Applicant/Owner is to provide two sets of stamped original final plans 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, in its decision dated 4/26/23.

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.

The Applicant/Owner must obtain the appropriate permits from the Building

Department prior to any construction.

Other conditions:

The stone selection for the columns is confirmed as Boral Versetta Stone, tight-cut flat style in color Plumb Creek.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Rezoning recommendation for 106 Broadway.

MEMBER DI SALVO: Rezoning Recommendation.

I, Annmarie di Salvo, make a motion that it is the recommendation of the Planning Board of the Incorporated Village of Freeport that the application of the Refuge Apostolic Church of Christ and the D&F Development Corp, Inc to rezone the premises known as 106 Broadway, Freeport, New York 11520, Section

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55, Block 232, PO Lot 202 from Residence Apartment District to include Golden Age Floating Zone classification and to be approved as follows:

WHEREAS, the Petitioner, Refuge Apostolic Church of Christ and D&F Development Group, Inc. filed a petition with the Board of Trustees of the Incorporated Village of Freeport for a rezoning on the above premises from Residence Apartment District to include Golden Age Floating Zone classification; and

WHEREAS, the Petition has presented an application to the Planning Board of the Incorporated Village of Freeport for the recommendation for the zone change.

WHEREAS, Planning Board has agreed that said Residence Apartment District with inclusion of a Golden Age Floating Zone classification would be in conformity to the surrounding neighborhood; and

WHEREAS, the Planning Board, by its recommendation to the Mayor and the Board of Trustees, dated June, 27, 2023 did infer that

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2 any rezoning to be made of the subject
3 property, that Residence Apartment District
4 with the Golden Age Floating Zone
5 classification would be appropriate; and

6 WHEREAS, the Planning Board
7 recognizes that the property surrounding the
8 subject premises are zoned for use as
9 Residence Apartment; and

10 WHEREAS, the application for rezoning
11 was presented to the Nassau County Planning
12 Commission for their review and
13 recommendation, and the Nassau County
14 Planning Commission has, by resolution dated
15 May 18, 2023, recommended approval of the
16 requested rezoning.

17 NOW THEREFORE, it is the
18 recommendation of the Planning Board of the
19 Incorporated Village of Freeport that the
20 property known as 106 Broadway, Freeport,
21 New York 11502, Section 55, Block 232, PO Lot
22 201 be developed as Residence Apartment
23 District with a Golden Age Floating Zone
24 classification.

25 MEMBER DAWSON: Second.

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THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER di SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Motion to
approve the minutes of June 13th.

MEMBER DAWSON: Motion to approve the
minutes of the last meeting, June 13th.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DAWSON: Motion to close the
meeting.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

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June 27, 2023

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MEMBER DAWSON: Aye.

MEMBER DI SALVO: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(Time Noted: 8:44 p.m.)

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June 27, 2023

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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 5th day of July, 2023.


BETHANNE MENNONNA