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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

July 25, 2023
7:00 p.m.

M E M B E R S :

- | | |
|--------------------|--------------|
| ED CAMPBELL | DEPUTY CHAIR |
| CAROLE RYAN | MEMBER |
| DEBORAH WELCH | MEMBER |
| LADONNA TAYLOR | MEMBER |
| ANNEMARIE DI SALVO | MEMBER |

- | | |
|-------------------|-------------------------|
| LISA DEBOURG | DEPUTY VILLAGE CLERK |
| ROBERT McLAUGHLIN | DEPUTY VILLAGE ATTORNEY |
| HANSEY BENOIT | INTERPRETER |

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July 25, 2023

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-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>	<u>PAGE</u>
1 Affidavit of Publication	4
2 Affidavit of Posting	4
3 Affidavit of Mailing (3639)	4
3 Affidavit of Mailing (3445)	4
3 Affidavit of Mailing (3636)	4

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July 25, 2023

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

APPLICATION#	ADDRESS	PAGE
SP-3639	60 Mount Avenue	4 - 9
SP-3445	206 Smith Street	9 - 24
SP-3636	67 S. Main Street	24 - 33

* * *

1
2 DEPUTY CHAIR CAMPBELL: Good evening.
3 I'll call the meeting to order. Rise for the
4 Pledge of Allegiance.

5 (Pledge of Allegiance was recited.)

6 DEPUTY CHAIR CAMPBELL: Do we have
7 any Affidavits of Publication or Posting to
8 be entered into the record?

9 THE CLERK: Yes. We have one
10 Affidavit of Publication and one Affidavit of
11 Posting and three Affidavits of Mailing, one
12 for each application to be placed in the
13 record as exhibits.

14 DEPUTY CHAIR CAMPBELL: Any requests
15 for adjournment?

16 THE CLERK: No requests for
17 adjournment.

18 DEPUTY CHAIR CAMPBELL: I'll request
19 that the affidavits be entered into the
20 record individually by the stenographer.

21 (WHEREUPON, the above-referred to
22 documents marked as Board's Exhibits, for
23 identification, as of this date.)

24 THE CLERK: The first application is
25 Site Plan Number 3939 - 60 Mount Avenue,

1
2 Section 55 Block 231, Lot 204, Residence
3 Apartment. Jose Aguayza. Maintain finished
4 basement with bathroom and exterior basement
5 stairs.

6 J O S E A G U A Y Z A,
7 having been first duly sworn by a Notary
8 Public of the State of New York, was
9 examined and testified as follows:

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

12 THE INTERPRETER: My name is Jose
13 Aguayza. I live at 60 Mount Avenue.

14 DEPUTY CHAIR CAMPBELL: Good evening.
15 Tell us about the application please. Speak
16 about the application.

17 THE INTERPRETER: I'd like to
18 legalize the basement.

19 THE CLERK: If anyone would like to
20 speak on an application, please fill out a
21 form in the back of the room and give them to
22 me.

23 MEMBER WELCH: What was this, for
24 steps?

25 THE INTERPRETER: I want to legalize

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the basement with a shower and I have two rooms and like a storage and it's like a recreation room and a small bar.

MEMBER DI SALVO: Can you describe to us any exterior changes that are happening?

THE INTERPRETER: Only the back. You know, as to the change of the back. The stairs.

MEMBER DI SALVO: The stairs that were added, it looks like there is a black iron railing there.

THE INTERPRETER: Yes.

MEMBER DI SALVO: Were there any other changes made to the exterior, besides the addition of the staircase?

THE INTERPRETER: No, nothing else.

MEMBER RYAN: Are the shutters purple in the photos or are they white. I thought I drove by the house and they looked white to me.

THE INTERPRETER: They're white.

MEMBER DI SALVO: Is there a light over the door to go downstairs?

THE INTERPRETER: Yes, there is a

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light.

MEMBER TAYLOR: I want to let him know that this Board is responsible for the exterior part of the house, not the legalization of what you want to do inside of the house.

THE INTERPRETER: What do you mean? I don't understand.

MEMBER WELCH: Sir, what we mean is that this the Planning Board. So we're only responsible for what the exterior of the house looks like and what work was done from an exterior standpoint. The interior, that's not us.

MEMBER TAYLOR: The Building Department.

THE INTERPRETER: What do I do then?

MEMBER TAYLOR: He has to go to the Building Department.

MEMBER RYAN: No further questions.

DEPUTY CHAIR CAMPBELL: Any questions?

THE INTERPRETER: Will I be sent instructions and give me instruction on what

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to do?

MEMBER RYAN: You will get a letter in the mail.

THE INTERPRETER: So I can make another application.

MEMBER TAYLOR: If it's necessary. I don't know that it's necessary.

MEMBER DI SALVO: After this hearing, the Board will discuss the application and make our recommendations to the Building Department as to whether we approve the application or not, and that letter will tell you if you are done or if you need to take further steps.

THE INTERPRETER: Okay. Thank you very much.

MEMBER WELCH: Thank you very much.

DEPUTY CHAIR CAMPBELL: Any comments from the members of the public?

THE CLERK: No.

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

MEMBER DI SALVO: Second.

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THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3445 -
206 Smith Street, Section 62, Block 114, Lots
18, 19, 20, Residence Apartment. Church of
Jesus Christ of latter Day Saints. Construct
new two-story, 31 unit 39,780 square foot
multiple dwelling with parking in the cellar.
This application is reopening the hearing for
changes.

O R L A N D O W I N F I E L D,
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. WINFIELD: Orlando Winfield.
Senior Architect at Newman Design, located at

210 West Rogues Path, Cold Spring, New York.

DEPUTY CHAIR CAMPBELL: Good evening.

MR. WINFIELD: Good evening. So, we're requesting an alternate siding material change, due to long lead time on the original siding that was presented to the Site Plan Board. We originally submitted Hardie Board siding. There is a long lead time. Due to that, we also have time constraints, and also there's a big change in price. So, we submitted the original application for a siding change to a HCR - Home and Community Renewal. They already gave their approval on the new siding that was submitted.

Originally we submitted Chimayo Gold for the top part of the siding and then Cobblestone Gray for the lower part of the siding. That's on that lead time. We're proposing a Sandstone vinyl siding and Cobblestone Gray vinyl siding for the lower part. It meets all requirements of HCR. Their lead architect on the job for HCR already gave approval. It meets the minimum thickness, the minimum U-value rating for

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thermal. We're just requesting your approval on the submitted.

MEMBER RYAN: Is that rendering correct, because when I drove by the site today the left portion doesn't have a double roof over it, it only has a single.

MR. WINFIELD: This portion here?

MEMBER RYAN: Yes.

MR. WINFIELD: It's correct. They're still constructing the exterior. It's about 80 percent complete.

MEMBER RYAN: It's going to change to look like that?

MR. WINFIELD: Yes, it will look like this.

MEMBER RYAN: Right now it doesn't. You might want to let them know.

MR. WINFIELD: We'll do.

MEMBER DI SALVO: Do you have the original color samples that we approved?

MR. WINFIELD: Yes, I do.

MEMBER DI SALVO: And do you have the new?

MR. WINFIELD: Yes. This is Chimayo

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Gold, Cobblestone Gray. This looks aesthetically pleasing. That's the original.

MEMBER RYAN: This is not our approved color. It was brown.

MEMBER DI SALVO: It was like a cedar color.

MR. WINFIELD: It was submitted digitally. The color is a little off.

MEMBER TAYLOR: That's a lot off.

MEMBER RYAN: That's green and that's.

MR. WINFIELD: This is the Chimayo Gold we got from Hardie Board.

MEMBER DI SALVO: Was this on Zoom?

MEMBER TAYLOR: No. This wasn't that long ago.

MEMBER DI SALVO: Let's move past this.

MR. WINFIELD: We're no longer -- this is no longer on.

MEMBER DI SALVO: Thank God for that.

MEMBER RYAN: Everything happens for a reason.

MEMBER TAYLOR: We better start

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asking for actual copies, not digital.

MR. WINFIELD: This is going to replace this. This color will replace this color to match the cultured stone at the bottom, and this gray will replace this gray.

MEMBER DI SALVO: Let me see if I understand you correctly. Everywhere there is shake being shown is going to be this color.

MR. WINFIELD: Yes.

MEMBER DI SALVO: In shake form?

MR. WINFIELD: In shake form.

MEMBER DI SALVO: In shake form. And everywhere there is gray lap, there is going to be this color in lap or shake?

MR. WINFIELD: In lap.

MEMBER DI SALVO: In lap. Okay the colors are mixed up. The colors are -- and the texture is different.

DEPUTY CHAIR CAMPBELL: Just for the record, can you state the name of the color please that you're pointing to, so it's on record.

MR. WINFIELD: So, Chimayo Gold and

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Smooth Cobblestone Gray.

MEMBER WELCH: Could you show us, because we can't see that from here.

MEMBER DI SALVO: (Pointing.)

MEMBER RYAN: That's the old color.

MEMBER WELCH: Can you show us the new color?

MR. WINFIELD: The new color will be Sandstone.

MEMBER DI SALVO: That's color only. It's going to be shake, a cedar shake look in what color is it?

MR. WINFIELD: Sandstone.

MEMBER DI SALVO: Sandstone vinyl. And everywhere showing lap siding --

MR. WINFIELD: Will be this gray, Castle Stone.

MEMBER DI SALVO: Castle Stone gray.

MEMBER RYAN: Do you have a size of the siding lap?

MR. WINFIELD: Seven inches.

MEMBER WELCH: Since this is a public hearing, maybe you could show the public what you just showed us, so they have the benefit

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of seeing it.

MR. WINFIELD: Showing what is proposed?

MEMBER WELCH: Yes.

MR. WINFIELD: (Complying.)

MEMBER WELCH: Thank you.

MR. WINFIELD: You're welcome.

So, this is the Castle Stone. This will be the smooth siding for the lower portion of the building. This will be Castle Stone gray for the lower portion of the siding. And then for upper portion, we're requesting Sandstone in shake form for the upper portion, architectural standouts.

MEMBER DI SALVO: Just to be clear, the lap portion of the siding is a seven inch plank?

MR. WINFIELD: Yes.

MEMBER DI SALVO: Does it give us the dimension of the shakes on the Sandstone?

MR. WINFIELD: It does not. It does not.

MEMBER RYAN: What was the size of the Hardie.

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MR. WINFIELD: The Hardie Board, we never got to that point where we were going to pick the actual size of the laps. It was just on back order. We wouldn't get the product until mid 2024.

MEMBER DI SALVO: Cobble Stone.

MEMBER RYAN: Castle.

MEMBER TAYLOR: Castle Stone Gray, small size lower part.

MEMBER DI SALVO: Can I look at the two colors side-by-side, if you don't mind?

MR. WINFIELD: Sure.

MEMBER RYAN: This is better than the green. Is there a way that you can do the upper like area, because you have a lot of white trim and black windows.

MR. WINFIELD: Dark. Bronze.

MEMBER RYAN: Would you think about maybe doing the shake in, like, something to coordinate with the --

MR. WINFIELD: If we do the shakes in a white color it will blend in with the white trim.

MEMBER RYAN: What's the roof.

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MR. WINFIELD: The roof is shingle.
And then we have standing seam over the
dormers.

MEMBER RYAN: Did you ever think of
real cedar?

MR. WINFIELD: It goes upon
durability and maintenance, for the life
expectancy of it. I'm not sure if HCR would
approve that on their end.

MEMBER DI SALVO: I'm sorry, the
color is a brown blend or the charcoal gray:
The roof color?

MR. WINFIELD: More of a charcoal
gray room, the main roof, the Mansard.

MEMBER DI SALVO: And the standing
seam?

MR. WINFIELD: The standing seam is
dark, bronze.

MEMBER RYAN: Can we keep these
samples and review them?

MR. WINFIELD: Yeah, absolutely.

MEMBER WELCH: Were there any other
colors that you thought about as a
combination?

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MR. WINFIELD: We feel like this is -- you know, it matches the cultured stone at the bottom. The cultured stone --

MEMBER RYAN: More gray.

MR. WINFIELD: More gray.

MEMBER DI SALVO: It feels much more earthy. It's much more earth tone, coppery, taupes, beiges. It doesn't feel gray to me, at least from that rendering.

MEMBER RYAN: This is the real stone that's on there now, as of today.

MEMBER DI SALVO: Was there a stone change?

MR. WINFIELD: No stone change. This is a rendering. So, the rendering --

MEMBER RYAN: I know. I went by today.

MEMBER DI SALVO: Looking at your sample board there as well.

DEPUTY CHAIR CAMPBELL: Can I call for a five minute recess?

MEMBER DI SALVO: Make a motion for a five minute recess to confer with counsel.

MEMBER TAYLOR: Second.

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2 DEPUTY CHAIR CAMPBELL: Ladies and
3 gentlemen, we'll be back in five minutes.

4 (WHEREUPON, a recess was taken from
5 7:31 p.m. to 7:41 p.m., after which the
6 following transpired:)

7 DEPUTY CHAIR CAMPBELL: Is there an
8 motion to --

9 MEMBER RYAN: Motion to resume the
10 meeting.

11 MEMBER WELCH: Second.

12 THE CLERK: All in favor.

13 MEMBER TAYLOR: Aye.

14 MEMBER WELCH: Aye.

15 MEMBER DI SALVO: Aye.

16 MEMBER RYAN: Aye.

17 DEPUTY CHAIR CAMPBELL: Aye.

18 THE CLERK: Any opposed?

19 (No response was heard.)

20 MEMBER DI SALVO: Obviously we were
21 talking about colors and textures as we were
22 out here. There is something that we would
23 like to consider. Tell me if you thought
24 about this: We all very much like the
25 texture, the tone, the depth that's in this

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2 particular shake, vinyl shake. This color
3 pallet lends itself more towards accent
4 colors, rather than this pale pallet which
5 lends itself more towards the larger area.

6 So, we're wondering if you would
7 consider using the Buckskin, which is closer
8 to the original intent of the design of the
9 building and then keeping all of the side
10 color in the gray, closest to the original
11 intent.

12 MR. WINFIELD: The Buckskin for the
13 shingle.

14 MEMBER DI SALVO: For the shake,
15 correct. And the gray, Victorian Gray, which
16 I believe is closest to your original intent.

17 MR. WINFIELD: I don't object to
18 that.

19 MEMBER DI SALVO: That would still be
20 in the seven inch.

21 MR. WINFIELD: I agree with you.

22 MEMBER DI SALVO: Thank you.

23 MEMBER TAYLOR: Thank you.

24 MEMBER DI SALVO: Let me write this
25 down. I want to make sure the record is

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perfectly clear.

The overall siding for the building is Mill Creek seven inch lap siding. Victorian Gray is the color. And that's texture also. All accent areas will be Northwoods vinyl shake, seven inch in Buckskin.

MEMBER RYAN: Will they be smooth or split.

MEMBER DI SALVO: It's straight edge, rough split shakes.

MEMBER TAYLOR: Straight edge.

MEMBER DI SALVO: Rough split shakes.

MR. WINFIELD: So the Victorian Gray larger area is textured, seven inch?

MEMBER DI SALVO: Correct.

MR. WINFIELD: And we're doing the Buckskin, this one right here, seven inch straight edge. Gotcha.

MEMBER DI SALVO: Do you mind if I take a quick picture?

MR. WINFIELD: No problem.

MEMBER DI SALVO: Thank you.

DEPUTY CHAIR CAMPBELL: Thank you.

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Thank you so much for your patience.

Do we have anymore questions from the Board?

MEMBER TAYLOR: I have a question in reference to the apartments itself, because people are asking me. Are they one and two bedrooms fair market?

MR. WINFIELD: Yes. They are affordable housing.

MEMBER TAYLOR: Affordable housing. So, it goes by your income?

MR. WINFIELD: I'm not sure of the exact program, but it is affordable housing through HCR.

MEMBER TAYLOR: HCR.

MR. WINFIELD: HCR. Home Community Renewal. So, it's affordable, most likely it will go upon income.

MEMBER TAYLOR: HCR. Is that --

MR. WINFIELD: It's a government funded agency that they fund programs for people who can't afford the market rate.

MEMBER TAYLOR: Is that with the Community Development?

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MR. WINFIELD: No.

MEMBER TAYLOR: Thank you.

MEMBER WELCH: That was just a question.

MEMBER TAYLOR: Because people have approached me in reference to it and I didn't have the answer.

MR. WINFIELD: Also if they are interested in applying, they will have, like, a management office inside the building where you could go in and apply.

MEMBER TAYLOR: Thank you.

DEPUTY CHAIR CAMPBELL: Any comments from the public regarding this application?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: I'll take a motion.

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

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MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: 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.

DEPUTY CHAIR CAMPBELL: Good evening.

MR. CURCIO: Good evening Chairman,
Members of the Board. My name is Anthony
Curcio of Curcio Law, PLLC. 200 Broadhollow
Road, Suite 207, Melville, New York 11747.
My firm represents the applicants, 67 South
Jara, LLC. Also joined tonight by Brian
O'Connor, the architect on this project.

A little background on the property.
The subject property is located at 67 South
Main Street, northeast side of South Main
Street and the frontage is on South Main
Street. Directly across from the premises is
a three-story building, Jesus Christ of
Latter Day Saints. Directly east of the

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premises is municipal parking with approximately 100 parking stalls. North, south and west of the subject premises are all mixed use properties with commercial space on the ground floor and apartments on the second level.

Prior to appearing before the Board tonight the applicant was granted a use variance by the Zoning Board of Appeals on February 16, 2023 permitting mixed use retail and residential of the subject premises. The subject property is currently vacant which consists of commercial space on the first floor and residential space on the second floor.

The applicant is proposing to take the existing first floor commercial space and convert to commercial space separate from the space in the front. The current use on South Main Street, total square footage is 1,070 square feet. And the other commercial space in the rear of the subject premises is a total of 1,185 square feet which is used by the applicant for her Merry Maids for a total

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2 square footage of 2,563. Second floor
3 commercial space will be converted to a one
4 two-bedroom apartment for a total square
5 footage of 1,058 square feet.

6 The applicant is requesting
7 permission from the Board to perform the
8 following renovations to the premises:
9 Renovations to the front facade. As the
10 Board can see, the applicant is looking to
11 make renovations to the front entrance of the
12 building, giving it a much needed cleanup and
13 makeover. The applicant is proposing gray
14 stucco molding and trim to the building,
15 while the front will be covered in a thin
16 brick sheet in a color called Brick Web
17 Castle Gate, a blend of reds, grays and
18 blacks, giving a weathered modern look. The
19 front will also be where everybody enters.
20 The entrance to the retail space in the front
21 will have double glass doors. And there will
22 also be a glass door leading up to the
23 propose second floor apartment. There will
24 also be signage in the front retail space and
25 number sign and address of the building.

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2 The second floor will also be
3 renovated with new windows. The new windows
4 will be installed, replacing the current
5 windows, providing a clear more appropriate
6 look for residential use.

7 The front will also be constructed to
8 illuminate the alleyway that is currently
9 there which, unfortunately, has been housing
10 vagrants there every night that have to be
11 chased away in the morning. This will cure
12 that to some degree.

13 Also, renovations to the rear facade.
14 The applicant is also looking to make some
15 renovations to the rear, giving it also a
16 much needed cleanup makeover. Just like the
17 front of the building, the applicant will
18 also be installing larger glass double door
19 entrance, in the addition to windows on the
20 first floor.

21 The rear retail space will be the new
22 home to the applicant's business, Merry
23 Maids. As such, a new will be sign installed
24 Merry Maids. As is the front facade, the
25 rear facade will follow the same color scheme

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2 with Gray stucco for the molding and trim,
3 while main building will remain covered in
4 thin brick sheets as described earlier.

5 Lastly, the applicant is proposing a
6 nine foot, four inch by 20 foot rear addition
7 to the second floor. The purpose of this
8 rear addition is to extend the second floor
9 of our building to align with the second
10 floor of 69 South Main Street. This will, in
11 effect, allow more room for the apartment
12 upstairs to be constructed and allow the
13 applicant to install a top of the line
14 kitchen with island.

15 That's all I have. If there are any
16 questions? If I can't answer them, they are
17 technical for the architect design
18 professional can answer them for you.

19 MEMBER DI SALVO: May I ask
20 Mr. Curcio -- I'm sorry, I didn't get your
21 name.

22 MR. O'CONNOR: Brian.

23 B R I A N O C O N N O R,
24 having been first duly sworn by a Notary
25 Public of the State of New York, was

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examined and testified as follows:

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

MR. O'CONNOR: Brian O'Connor. 130 North Windhorst Avenue, Bethpage, New York 11714. Architect and Design Architects, PC.

DEPUTY CHAIR CAMPBELL: Thank you.

MEMBER DI SALVO: Mr. O'Connor, could you give me an idea of the size of the new stucco molding that separates the first and second floor and then that cap off the parapet?

MR. O'CONNOR: This is line you're talking about?

MEMBER DI SALVO: Yes.

MR. O'CONNOR: I believe that's seven, eight inches.

MEMBER RYAN: Is there a crown detail above that building?

MR. O'CONNOR: This line on the top. This is it right here. Gray stucco.

MEMBER RYAN: Okay.

MEMBER DI SALVO: It's the same stucco molding -- well, different detail,

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obviously. Lintels on the top and bottom of the windows?

MR. O'CONNOR: Yes.

MEMBER RYAN: What's along the base of the elevation?

MR. O'CONNOR: The base? The sidewalk.

MEMBER RYAN: Is it going to be -- it looks like it's more of the stucco. It looks like on the elevation of the back as well. Is it graded?

MR. O'CONNOR: That is. The back is graded. It's the same thing.

MEMBER RYAN: It's the gray stucco?

MR. O'CONNOR: Yes.

MEMBER RYAN: What about the steps on the back; what is that material going to be?

MR. O'CONNOR: Concrete. Gray.

MEMBER DI SALVO: Do you have any proposed lighting?

MR. O'CONNOR: No.

MEMBER TAYLOR: In the front or the back?

MR. O'CONNOR: No.

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MEMBER DI SALVO: Any security lights planned for the rear?

MR. O'CONNOR: No.

DEPUTY CHAIR CAMPBELL: Just a suggestion, you may want to do some lighting, especially in the rear. To counsel's point earlier, you may want to consider some lighting in the rear. It's a very, very friendly suggestion.

MEMBER RYAN: What is the thickness of the trim around the windows?

MR. O'CONNOR: I believe it's four inches.

MEMBER RYAN: Four?

MR. O'CONNOR: Yes.

MEMBER RYAN: It's a nice improvement.

MEMBER DI SALVO: That's the understatement of the year.

DEPUTY CHAIR CAMPBELL: Very nice. Any other questions from the Board Members? Motion please.

MR. CURCIO: I have a question regarding the lighting. Is there any

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particular type of lighting the Board prefers over others, since we're doing this from scratch?

MEMBER DI SALVO: It's hard to say. I don't know if your sign is going to be lit.

MR. O'CONNOR: I'm thinking more security lighting, motion detectors in the back as well.

MEMBER DI SALVO: And the sign is lit in the front?

MR. O'CONNOR: The sign will be lit in the front.

MEMBER RYAN: It will be from the back, the lighting.

MEMBER DI SALVO: Will the sign itself be illuminated or will it be exterior --

MR. O'CONNOR: I'm not really sure. Kind of a store, her sign is green and yellow, which is the colors of --

MEMBER DI SALVO: It's illuminated itself.

MR. O'CONNOR: Internally.

DEPUTY CHAIR CAMPBELL: Do we have

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any comments from the public regarding this application?

MEMBER RYAN: Can we see the improvements. Can we turn it around, face the camera so they can see?

DEPUTY CHAIR CAMPBELL: Motion.

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

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: Good luck.

MEMBER RYAN: Make a motion to go into executive session.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

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MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:00 p.m. to 8:12 p.m., after which the following transpired:)

THE CLERK: Site Plan Number 3649 - 245 Grand Avenue.

MEMBER TAYLOR: Chairman, regarding Application SP-3649 for the premises located at 245 Grand Avenue, the applicant comes before this Board seeking approval to maintain extended and widened driveway 2,276 square feet.

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.

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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/or artist rendering, dated 6/27/23, 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

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

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

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

Applicant/Owner must obtain the

1 appropriate permits from the Building
2 Department prior to any construction.

3 Other conditions:

4 Applicant/Owner should add grass back
5 three feet to the right and maintain to the
6 left.
7

8 MEMBER WELCH: Second.

9 THE CLERK: All in favor.

10 MEMBER TAYLOR: Aye.

11 MEMBER WELCH: Aye.

12 MEMBER DI SALVO: Aye.

13 DEPUTY CHAIR CAMPBELL: Aye.

14 THE CLERK: Any opposed?

15 MEMBER RYAN: Nay.

16 THE CLERK: Site Plan Number 3652 -
17 25 Pearsall Avenue.

18 MEMBER WELCH: Chairman, regarding
19 Application SP-3652 for the premises located
20 at 25 Pearsall Avenue, the applicant comes
21 before this Board seeking approval to
22 maintain a 576 square foot roof over patio, a
23 346 square foot rear deck, and 120 square
24 foot rear sauna addition.

25 I, Deborah Welch, 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, dated 7/18/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, review 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.

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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 sets of stamped original final plans incorporating all condition 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

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Appeals, if any, in its decision dated 7/21/22.

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.

No other conditions.

MEMBER RYAN: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3653 - 204 Lena Avenue.

MEMBER WELCH: Chairman, regarding Application SP3653 for the premises located at 204 Lena Avenue, the Applicant comes

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before this Board seeking approval to install a storage shed 20 feet by eight feet.

I, Deborah Welch, 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 following 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, dated 7/18/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan/artist rendering has been 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

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the applicant's site and have fully considered all documents and testimony concerning this application.

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

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

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

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

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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.

No other conditions.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3639 -
60 Mount Avenue.

MEMBER RYAN: Chairman, regarding Application SP-3639 for the premises located at 60 Mount Avenue, the applicant comes

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before this Board seeking approval to maintain a finished basement with bathroom and exterior basement stairs.

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

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

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

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

The site plan, dated 5/19/23, has been submit by the applicant, reviewed and approved by the Planning Board. Said site plan has been stamped, approved and signed by he applicant and/or the Chairman of the Planning Board.

The members of this Board are

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

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

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

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

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

Any changes and/or modifications to

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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.

No other conditions.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3445 -
206 Smith Street.

MEMBER RYAN: Chairman, regarding Application SP-3445 for the premises located

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2 at 206 Smith Street, the applicant comes
3 before this Board seeking approval to
4 construct a new two-story, 31 unit, 39,780
5 square foot multiple dwelling with parking in
6 the cellar. Request for changes of the
7 siding material.

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

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

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

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

22 The artist rendering, dated 6/26/23,
23 has been submitted by the applicant, reviewed
24 and approved by the Planning Board. Said
25 artist rendering has been stamped, approved

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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
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

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to the Village Clerk's Office before issuance of a Building permit.

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

This approval is subject to any and all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 5/20/21.

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:

The new accent siding is Northwoods vinyl shake, seven inch, straight edge, rough split in color Buckskin.

The lap siding is by Mill Creek, seven inch, in Victorian Gray.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

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MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3636 -
67 South Main Street.

MEMBER DI SALVO: Chairman, regarding
Application SP-3636 for the premises located
at 67 South Main Street, the applicant comes
before this Board seeking approval for facade
renovations.

I, Annemarie di Salvo, 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.

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

The artist rendering, dated 5/16/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan/survey print/artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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

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

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

1
2 the Office of the Village Clerk within 30
3 days after the decision is filed in the
4 Village Clerk's Office as a prerequisite for
5 issuance of any permit.

6 Applicant/Owner is to provide two
7 sets of stamped original final plans
8 incorporating all conditions and
9 modifications to the Building Department
10 along with the signed Affidavit of Compliance
11 to the Village Clerk's Office before issuance
12 of building permit.

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

16 This approval is subject to any and
17 all conditions imposed the Zoning Board of
18 Appeals, if any, in its decision dated
19 2/16/23.

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

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

Department prior to construction.

Other conditions:

Just a note that the parapet crown and center crown will be seven to eight inches in height.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAMPBELL: Motion to approve the minutes.

MEMBER WELCH: Motion to approve the minutes from July 11, 2023.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

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July 25, 2023

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DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER RYAN: I make a motion to
close the meeting.

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

MEMBER DI SALVO: Aye.

MEMBER RYAN: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(Time Ended: 8:28 p.m.)

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July 25, 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 3rd day of August, 2023.



BETHANNE MENNONNA