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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

September 27, 2023
8:06 p.m.

M E M B E R S :

- | | |
|-------------------|--------------|
| MICHAEL HERSHBERG | CHAIRPERSON |
| ED CAMPBELL | DEPUTY CHAIR |
| CAROLE RYAN | MEMBER |
| DEBORAH WELCH | MEMBER |
| LADONNA TAYLOR | MEMBER |

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

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September 27, 2023

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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 (3660) 4

3 Affidavit of Mailing (3534) 4

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September 27, 2023

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

APPLICATION#	ADDRESS	PAGE
SP-3660	27 Lenox Place	4-9
SP-3534	114 Church Street	9-24

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CHAIRPERSON HERSHBERG: We're going to go into our public session of the meeting. It's a little more formal, in that you will be sworn in, there is a stenographic record, and you need to identify yourself with your name and address when you're speaking at the podium. If there are multiple speakers, we need to swear in anybody that speaks. We'll also have the opportunity for public comment at the public hearing.

Please call the first application.

THE CLERK: We have one Affidavit of Publication, one Affidavit of Posting and an Affidavit of Mailing for each application to be placed on the record as exhibits 1, 2 and 3.

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

CHAIRPERSON HERSHBERG: Do we have an request for adjournment?

THE CLERK: No requests for adjournment.

CHAIRPERSON HERSHBERG: I should have

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asked all of that before I asked for the first application. Now you can call the first application.

THE CLERK: Site Plan Number 3660, 27 Lenox Place, Section 62, Block 58, Lot 16. Residence A. Joseph Argueta. Maintain a 23 foot by 23 foot detached wood frame garage.

J O S E P H A R G U E T A, 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. ARGUETA: Joseph Argueta. 27 Lenox Place, Freeport, New York.

MEMBER RYAN: How are you?

MR. ARGUETA: How are you? So, I am here, I guess, because I was -- I'm a first time home buyer. I was a Marine. I lived in Freeport my whole life. I moved away, came back. Most of my family left because of Sandy, all of that stuff back then in 2012, if I remember correctly. Now I'm trying to live here the rest of my life.

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I bought a house. Unfortunately, I don't know to work this thing. I decided to make a garage. I did it before I properly had the paperwork. This is a learning process for me. I apologize as well.

The garage, basically, is own space, my own gym, man cave, if you want to call it that, and my own livelihood, so-to-speak. Personal space in the gym and storage.

MEMBER RYAN: You knocked down the old one.

MR. ARGUETA: Yes.

MEMBER RYAN: It was more of a rectangle, and you made it more of a square?

MR. ARGUETA: Yes.

CHAIRPERSON HERSHBERG: I appreciate your comments, as far as being a learning process. It's risky to do the work and then come before the Board.

MR. ARGUETA: I apologize. I lived here my whole life, I just don't know the process. Nobody teaches these things.

MEMBER RYAN: Did you do the work yourself?

September 27, 2023

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MR. ARGUETA: No, I had an old family friend to help do all the construction work.

MEMBER RYAN: Can't see much from the front.

MR. ARGUETA: The front of the house, you're going to see there is a private fence I also put up, also do maintenance for that as well. For the most part, I'm very private. It's a dead end.

MEMBER RYAN: You're at a good spot. No further questions for me.

CHAIRPERSON HERSHBERG: Do you have lighting back there?

MR. ARGUETA: Sorry.

CHAIRPERSON HERSHBERG: Do you have lighting back there?

MR. ARGUETA: Right now we only have the house lights. I haven't finished doing any work on the garage, for all the obvious purposes. The only light I have is on the house itself. There are the stairs in back of my house and the side of the house for parking area.

CHAIRPERSON HERSHBERG: Are you going

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to have lighting?

MR. ARGUETA: Small high hats
underneath. Nothing overbearing, no --

MEMBER RYAN: Recessed in the eaves?

MR. ARGUETA: Nothing large like
that. Again, I'm not trying to disrupt
anybody's nightlife in general over there, or
in general quiet night. I know it's a dark
area at night. As much as lighting goes,
I'll have four inch high hats to go into the
door of the garage. At least that's the
plan.

CHAIRPERSON HERSHBERG: You're going
to put -- it's going to be up underneath the
eaves, just shining down?

MR. ARGUETA: Yes. Yes.

CHAIRPERSON HERSHBERG: About four
lights.

MR. ARGUETA: Four, four inch high
hats.

CHAIRPERSON HERSHBERG: Any other
questions or comments from the Board?

MEMBER WELCH: No questions.

CHAIRPERSON HERSHBERG: Motion from

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the Board.

THE CLERK: Public comment.

CHAIRPERSON HERSHBERG: Are there any comments from the public?

(No response was heard.)

CHAIRPERSON HERSHBERG: We have no comments from the public. Now I'll take a motion.

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

MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

(No response was heard.)

CHAIRPERSON HERSHBERG: Good luck, sir.

THE CLERK: Site Plan Number 3534, 114 Church Street, Section 62, Block 75, Lots

16 & 17, Business B. Thomas Hopkins.
Exterior facade improvements. Approved
4/12/22. Request for changes.

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

COURT REPORTER: State your name and
address for the record.

MR. ZAMBRANO: Willy Zambrano,
architect. 410 Atlantic Avenue, Freeport.

T H O M A S H O P K I N S,
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. HOPKINS: Thomas Hopkins. CEO of
South Shore Guidance Center. I live at 14
Oak Road, Montrose, New York. A lot of
trees.

CHAIRPERSON HERSHBERG: So, you were
before this Board last year when we approved
an application for you to make some changes.

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2 You were going to do some brick repair. I
3 think we saw some pictures in your
4 application what that brick repair looked
5 like. Needless to say, you are familiar with
6 the process that we engage in Freeport,
7 because you were before us once before, and
8 now you have done some work that is different
9 than is what was approved. So, I don't know
10 why that would have occurred that way. Is
11 there a reason that that happened?

12 MR. ZAMBRANO: Hearing everybody
13 going in front of the Board, I can't help
14 feeling embarrassed about not being able to
15 actually give my client advice to come back
16 to the Board for the changes that we were
17 proposing. I can't explain why it happened.
18 I can only tell you that as soon as we
19 actually had the certificate of occupancy to
20 occupy the space, they wanted to rush things
21 to make sure that we can actually get a grand
22 opening and make sure that we can actually
23 get everything in place to actually start
24 operating.

25 So, in the midst of actually getting

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2 a sign of what we wanted to put on the
3 building and looking at all the blemishes
4 that turned out from -- we created the
5 openings for the storefront. Trying to match
6 brick of that nature into the openings that
7 we created, because we actually moved
8 openings where there were openings and
9 blocked out that opening with brick that
10 would actually match the color that we had.
11 I don't know if you have seen the pictures
12 that I have provided.

13 CHAIRPERSON HERSHBERG: We have the
14 application.

15 MR. ZAMBRANO: You have a lot of
16 blemishes here and there, all over the facade
17 that doesn't look appealing. My client,
18 right away, said, "We can't leave the facade
19 in that shape. Let's see about painting it.
20 Let's see about making sure we can actually
21 paint it, the whole facade on both sides."
22 Like I said in my letter, one side of the
23 facade was all green puke type of color. It
24 had been repainted over the years. And
25 trying to take that off and create something

1
2 new with the bricks that we had, it wasn't
3 really going to match well. So, along with
4 those lines, it actually allowed to create
5 some sort of a canvas opportunity, because my
6 client, in the future, he is actually asking
7 for certain grants for creating a mural that
8 we want, a community mural along that face of
9 the facade.

10 CHAIRPERSON HERSHBERG: Which? The
11 front?

12 MR. ZAMBRANO: The driveway facade.
13 It's such a long expansive facade, we feel a
14 mural will give us the opportunity to give
15 back to the community as well. So, in
16 essence, we chose those colors for those
17 reasons, but we didn't want to have a
18 different setting on the front of the facade.
19 The blue color that you have there is the
20 same blue that we chose for originally.

21 Now because it's a white -- not a
22 white, but like a very light gray color. I
23 gave those colors. Benjamin Moore. The blue
24 picks up a lot more striping then as if were
25 to have a more salmon color behind it.

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2 That's the reason why you see the different
3 blue on the original picture as opposed to
4 having with a lighter gray. It's a little
5 bit starking. We're also matching the sign.
6 So everything is kind of -- we tried to match
7 all the colors that we had originally.

8 MEMBER TAYLOR: The original blue was
9 more navy. That looks for royal.

10 MR. ZAMBRANO: Yes. If you notice
11 the colors, although they are shown on the
12 pictures, when you do graphics, it doesn't
13 give the original color as it should be,
14 unfortunately. And in the daylight, natural
15 light, you're going to pick up a different
16 color blue than what actually choose when
17 we're making the sign.

18 CHAIRPERSON HERSHBERG: My point was
19 that you're familiar with the process.
20 You're a professional in the business. You
21 gave some business reasons for expediting the
22 work that was being done, but that involved
23 taking a risk with the Board.

24 MR. ZAMBRANO: We understand that.
25 My client understands it. But the thing was

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2 already done. I actually asked to try to
3 clean it up, but in the midst of trying to
4 get this wrapped up, I totally forgot the
5 tell him to come back here.

6 CHAIRPERSON HERSHBERG: Okay.

7 MR. HOPKINS: Can I make a comment?

8 CHAIRPERSON HERSHBERG: Absolutely,
9 sir.

10 MR. HOPKINS: I guess I wanted to
11 pull back a little bit and look at a slightly
12 bigger picture. South Shore Guidance Center
13 has been in Freeport since it was founded in
14 1955. So, it's only a little bit younger
15 than I am. We have been around forever. We
16 have always rented space all around town,
17 moved from one place to another. This was
18 our first permanent home.

19 One thing that you would see, if you
20 came into the new building, is that -- and
21 you can come at any time, I'll be happy to
22 give you a tour -- Mr. Zambrano and his firm
23 have designed a facility that is so light and
24 airy and inviting, and that's exactly what I
25 wanted. We live in a society where there is

1
2 a stigma against mental illness and people
3 that are suffering from emotional problems.
4 Who hasn't had a tough spot in their life,
5 losing a family member or friends with
6 serious emotional problems. It's hard enough
7 to go and look for help. It's hard enough
8 for children to go into a strange place and
9 sit down and talk about their problems with
10 somebody.

11 So, inside Mr. Zambrano designed a
12 gorgeous building, light area, whimsical,
13 beautiful spot, very colorful. When we got
14 to the point where everything was done pretty
15 much except the front, we took a close look
16 at what the brick looked like and we thought
17 the brick was going to end up looking like
18 our neighbor to one side and it didn't. It
19 was pitted, it was stained, as Willy said,
20 Mr. Zambrano. You know, we had to re-do the
21 whole front, put in a couple of big I beams.
22 A lot of work was done. There was no way to
23 scrub it, make it look good, so we painted
24 it. I think that it continued, in painting
25 it the way that we did, to give an image, an

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inviting image to the community and the people coming to use the facility. We want our doors to be opened. We don't want to drive people away. We want to be there for the community.

I realize that I violated the letter of the law. I'm sorry. Mea culpa. But I think that effect was the one that we wanted, in terms of making it an inviting place.

I wanted to call your attention to the letter that we attached to our application from Justin Ross, who is the owner of Freeport Marine, our immediate neighbor. That northern wall that we painted, it abuts on his parking lot, which he has decorated in a really gorgeous manner. He's very happy with everything we have done. He thanked me personally for getting rid of that ugly green wall.

I want to point out one final thing about Mr. Ross's letter, which speaks for itself. Three years ago, when we came in for the variance to get a building permit, there was only one person in the community who

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testified against our application, and that was Mr. Joseph Moore. Thank you.

CHAIRPERSON HERSHBERG: Are there any comments for questions from the Board.

MEMBER WELCH: No questions, no comments.

MEMBER RYAN: I feel like if it helps the kids and the people coming to the space, I'm okay with it. It's a little jarring. The white and blue, a little Greek diner going on there. But I see it in the surrounding area that it blends in with Freeport Marine and some of the other areas. So, I think if it makes people happy, it's good.

CHAIRPERSON HERSHBERG: Any other comments?

MEMBER TAYLOR: I don't know that a building color makes people happy. I personally would not have chosen those colors. It's not my choice. That's my opinion.

MR. ZAMBRANO: I don't know if we had explained also the colors. South Shore is

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part of an umbrella organization called Epic Long Island.

CHAIRPERSON HERSHBERG: Say that again.

MR. ZAMBRANO: Epic Long Island. They treat epilepsy. So, those colors are blended into the interior of the facility. This is what Mr. Hopkins was eluding to. We blended the blue into the interior part of the building, along with other colors that are more soothing, warmer colors. There's even a wall that was made out of pressure treated wood that we varnished. It almost looks like a marble type of finish. All of these colors that he was talking about is kind of being funneled through the entire space. I would love for to you actually come in one of these days and show you exactly what it looks like.

MR. HOPKINS: Just one final thing. The logo of the agency has that kind of blue in it. It's kind of a wave pattern to it, which is another reason why our neighbor liked it. He got quite a bit of free

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advertising for the marine store.

MEMBER WELCH: Thank you for your explanation.

MEMBER TAYLOR: Thank you.

CHAIRPERSON HERSHBERG: Well, taking a risk that can fall on two sides, right? I do appreciate the explanation with respect to the use of color. I wrote down the word whimsical, which you used, sir. It's not a term that immediately came to mind for me, but now that you mentioned it, because I was at the building, outside the building. So, I've seen it in the sunlight and I have a true representation of what the color is.

MR. ZAMBRANO: Were you inside?

CHAIRPERSON HERSHBERG: I was not inside.

MR. ZAMBRANO: You should try to go inside. Believe me. You have to get the whole process, because we don't, as architect, we don't just do something on the outside without bringing inside. We try to blend it all.

On the gray, light color, that's

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something that we felt that not only allows us to recreate another part of the building that eventually we're going to repurpose, which is that long wall, it actually allows us to have a canvas that we can create something out of it.

MR. HOPKINS: With your approval.

MEMBER WELCH: I do have one question/concern. Because it is white, is it going to require some continued maintenance? So, can you just help us understand what the plans are? Is that something that you considered? If so, what would be the plan?

MR. HOPKINS: I don't know whether in the photographs it comes across, but it's a gray. It's a white gray. I think will wear well on its own. The only thing I hope is it doesn't become a target for someone graffiti. But it is what it is.

MEMBER RYAN: Add it to the canvas.

MR. HOPKINS: If we can find an artist who also does graffiti, we'd be in good shape.

MEMBER WELCH: I've been by the

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building as well. Is it power washed?

MR. HOPKINS: Was it power washed?

MEMBER WELCH: If can it be.

MR. HOPKINS: It can be.

MEMBER TAYLOR: Just to maintain the color.

MR. ZAMBRANO: Yeah, for sure.

MR. HOPKINS: To point out too, it compliments very nicely with the marine supply store colors.

MR. ZAMBRANO: I was talking to Mr. Hopkins. Eventually we'll probably be back here to create that mural. We want the community to be a part of that. We're not shying away from showing that part of the future of what this building should be, which is the home of South Shore Guidance. Also keep them longevity in the home.

MEMBER RYAN: Here to stay.

MR. ZAMBRANO: Yes.

MEMBER WELCH: Look forward to seeing you.

MEMBER RYAN: Looking forward to see the inside.

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MR. HOPKINS: Any time, we'll give you a tour. There will be a grand opening coming on the 25th of October. We'll send you an invitation.

MEMBER TAYLOR: I have a question. The Guy Lombardo office is now closed?

MR. HOPKINS: Pardon?

MEMBER TAYLOR: Guy Lombardo.

MR. HOPKINS: It's closed. We moved out of there May 1st. All certified.

MEMBER TAYLOR: Thank you.

CHAIRPERSON HERSHBERG: Thank you for the additional information you provided. Very helpful. Any other comments or questions?

Are there any comments from the public? Hearing none, thank you for the work you do.

MR. HOPKINS: Thank you.

CHAIRPERSON HERSHBERG: I need a motion.

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

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MEMBER WELCH: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed?

CHAIRPERSON HERSHBERG: I'll accept a motion to close the public portion of the hearing.

MEMBER RYAN: Make a motion to close the public portion of the hearing.

MEMBER TAYLOR: Second.

THE CLERK: All in favor.

MEMBER TAYLOR: Aye.

MEMBER WELCH: Aye.

DEPUTY CHAIR CAMPBELL: Aye.

MEMBER RYAN: Aye.

CHAIRPERSON HERSHBERG: Aye.

THE CLERK: Any opposed.

(Time Noted: 8:50 p.m.)

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September 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 2nd day of October, 2023.



BETHANNE MENNONNA