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INCORPORATED VILLAGE OF FREEPORT
PLANNING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

October 10, 2023
7:20 p.m.

M E M B E R S :

- | | |
|------------------------|------------------|
| CAROLE RYAN | ACTING CHAIR |
| ANNEMARIE DI SALVO | MEMBER |
| HEATHER DAWSON | MEMBER |
| THELMA LAMBERT WATKINS | ALTERNATE MEMBER |

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

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October 10, 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 (3632)	4
3 Affidavit of Mailing (3669)	4

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October 10, 2023

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

APPLICATION#	ADDRESS	PAGE
SP-3632	17-33 Buffalo Avenue	5 - 41
SP-3669	43 Woodcleft Avenue	41 - 47

* * *

October 10, 2023

4

1
2 ACTING CHAIR RYAN: I'd like to call
3 the Board meeting to order. Please bear with
4 me. Our chairman is out sick today, so I
5 have to fill in. I'm sorry ahead of time.

6 We have to do the Pledge of
7 Allegiance first.

8 (Pledge of Allegiance recited.)

9 ACTING CHAIR RYAN: Lisa, do we have
10 any --

11 THE CHAIR: Affidavits?

12 ACTING CHAIR RYAN: Affidavits of
13 Posting.

14 THE CLERK: I have one Affidavit of
15 Publication and one Affidavit of Posting and
16 an Affidavit of Mailing, one for each
17 application to be entered into the record as
18 exhibits 1, 2 and 3.

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

22 ACTING CHAIR RYAN: Any request for
23 adjournment?

24 THE CLERK: No requests for
25 adjournment.

1
2 ACTING CHAIR RYAN: Call the first
3 application.

4 THE CLERK: Site Plan Number 3632
5 17-33 Buffalo Avenue also known as 3 Buffalo
6 Avenue and 80-84 Albany Avenue, Section 55,
7 Block 190, Lots 51 and 55 and 63. Residence
8 Apartment District with a portion designated
9 as Golden Age Floating Zone. BOSFA
10 Management Corp. Renovate existing structure
11 and add two stories at the property known as
12 17-33 Buffalo Avenue also known as 3 Buffalo
13 Avenue to create a total of 200 new apartment
14 units and to construct stacked parking on the
15 parcel known as 80-84 Albany Avenue.
16 Approved by the Zoning Board on April 20,
17 2023.

18 MR. MARTINS: Good evening, Madam
19 Chair, Members of the Board. It's good to
20 see you all again. We thank you for the
21 opportunity to join with you. Since last we
22 met, we have engaged/consulted to be able to
23 address some of the concerns we had during
24 our preliminary meeting; we'll get to that in
25 a moment. I the meantime, would you prefer

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that whatever posters we have we set them up on easels and face the board or the audience?

ACTING CHAIR RYAN: I believe the audience should see them. Randy is filming.

MR. MARTINS: We'll take a few of them and orient them out.

MR. McLAUGHLIN: Do you want to refer to each one.

MR. MARTINS: As we do. For now it's just to have a sense of the project itself.

As was mentioned, this project is between Buffalo Avenue and Albany Avenue, north of East Merrick Road. I should have started by introducing myself. My name is Jack Martins. I am with Harris Beach at 333 Earl Ovington Boulevard in Uniondale, New York. I represent The Gardens of Buffalo, LLC, the developer for the project.

Again, it's between Albany Avenue and Buffalo Avenue, north of East Merrick Road. It's approximately 2.3 acres. It's the site of the old Moxey Rigby Housing Development. That housing development was built in 1958. It was public housing here in the Village of

1
2 Freeport and remained public housing in
3 Freeport right through Super Storm Sandy
4 about 10, 11 years ago. Because of the
5 effects of the storm, there is significant
6 damage to the development and it's remained
7 vacant since then. This is the old Moxey
8 Rigby site plus a warehouse immediately
9 adjacent to it that will be incorporated into
10 this site and will be used for the parking
11 and structure.

12 As I mentioned earlier, we have had
13 preliminary meetings with the Board. We
14 actually had a quasi hearing, I'll say, where
15 we presented certain elements, but we're back
16 and I think we have it correct this time.
17 The focus of our hearings have been mostly
18 aesthetic, having to do with the facing of
19 the buildings themselves. We are also going
20 to discuss today with our consultants
21 landscape plans, irrigation plans, lighting
22 plans, sediment control and the like, and
23 we're certainly prepared to answer any
24 questions the Board may have.

25 ACTING CHAIR RYAN: Can you explain

1
2 how you are keeping the existing structures
3 and renovating them, so they know what's
4 happening?

5 MR. MARTINS: Absolutely. A brief
6 history of how we got here. The developer
7 entered into a contract of purchase of the
8 property with the Village back in February of
9 this year. The idea was to build housing on
10 the site. We looked at the site, the
11 developer did, evaluated the existing
12 buildings and the decision was made to move
13 forward with a project that would incorporate
14 the existing buildings into the new building.
15 So, we're keeping the existing building and
16 we're going to add two floors to it for a
17 total of 200 units as opposed to the just
18 over 100 units that were the original Moxey
19 Rigby but actually bring the units with
20 modern amenities, provide connectivity. As
21 the original Moxey Rigby was built almost in
22 pods. They were built in sections, so you
23 that you would have to enter your section and
24 go upstairs in order to get into your unit.
25 We're opening up these buildings, so you can

1
2 actually walk laterally between them. There
3 will be elevator banks. Each one of the
4 units will have its own heating and A/C
5 units, there will be laundry facilities in
6 the units, and they will all be ADA
7 compliant. Again, bringing modern amenities
8 to this project.

9 I understand fully, we do, that this
10 project is the largest residential
11 development considered by the Village, and
12 that is something. It is a statement
13 building and we want to make sure it reflects
14 the priorities of the Village with regard to
15 the aesthetics and layout as well.

16 We have contracted with the Village.
17 We went for a change of zone, as this
18 property was zoned industrial, and had it
19 changed back to residential with a portion of
20 it being Golden Age. We went for Zoning
21 Board variances and were able to obtain those
22 variances as well, and finally closed with
23 the Village at the end of May. So, since
24 then, we have been working on construction
25 drawings and on these plans and, again,

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hoping to get it right.

In all, there will be 200 units. Of the 200 units, ten will be studios, 100 will be one-bedroom, 70 will be two-bedrooms, and 20 will be three-bedrooms. There will also been 177 off-street parking spots, 45 will be surface parking spots, and 132 will be structural parking or stacked parking.

MEMBER DI SALVO: What is the breakdown for senior, veterans, Golden Age?

MR. MARTINS: There's 40 senior, 40 veterans and 120 workforce. How that brakes out, I'll go to one of -- I'll show it on this and then I'll turn it around.

This is the configuration. These were actually three separate buildings. The developer proposes to join the three buildings together. This area here will be prioritized senior. This will be veterans, workforce will be there.

For purposes of orientation, this is East Merrick Road. For purposes of anyone who may be watching: Senior here, veterans here, workforce housing here. East Merrick

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Road is on the left as you're facing it.

MEMBER DI SALVO: Thank you.

MR. MARTINS: The project will also comply with all requirements of the Long Island Housing System. Long Island Housing laws require ten percent set aside for affordability. Frankly, I think for purposes of this project, the entire project is going to qualify because it is being presented, has been presented as being at 80 percent AMI. So, whereas the Long Island Housing requirements would have up to 130 of AMI, this project is being scaled at a lower price market, but yet have all of the amenities that we're talking about. It will be market rate. It will not have any of the traditional restrictions, but given the modeling that was done by the developer, we feel comfortable with that as well.

So, with me today I have Emilio Susa. Mr. Susa is the project architect who will be speaking to the aesthetics, the facade, the materials that will be used, and reviewing those materials in keeping with, I think,

1
2 with what is a remarkably good looking
3 building, if I may say so. The materials are
4 the kind of materials that you would see in
5 some of the more modern buildings that we see
6 these days and certainly in keeping with what
7 the Board has stated as preference of the
8 Village as well.

9 Also with us we have the project
10 engineer or an engineer, excuse me, a
11 professional engineer who will be speaking to
12 things like landscaping, irrigation, plants,
13 siding plants, soil erosion and sediment
14 control. Our professional engineer is
15 Mr. Gary Gesario with Carl Kissel
16 Engineering.

17 We too the opportunity to review the
18 Village Code. The Village Code is very
19 specific. As we know, when it comes to the
20 requirements of Site Plan Review and
21 criteria, there is a pretty extensive list.
22 We will try to meet and check off those lists
23 and those items, as we go through the
24 presentation. Frankly, it really comes down
25 to whether or not the development is in

1
2 keeping with the surrounding area. And we
3 are dealing with an area that has been
4 historically, predominately industrial. We
5 have spoken before about the importance of
6 multiple uses that are complimentary. That
7 is, for the most part, when it's industrial
8 use, it tends to be Monday through Friday,
9 manufacturing and the like, usually during
10 business hours of 8:00 a.m. to 5:00 or
11 6:00 p.m.; whereas, residential use tends to
12 be after 6:00 p.m., overnight, leaving for
13 work in the morning and around on weekends.
14 So, there is a complimentary use, when it
15 comes to those two that effects on-street
16 parking, the availability of on-street
17 parking. The Board -- the Village has also
18 approved a similar project across the street,
19 what we refer to it as the new Moxey Rigby
20 Housing, which is similar in size and similar
21 in height to this project. So, it is in
22 keeping with what is there as well.

23 I will add that this project is about
24 a half a mile from the train station. And by
25 most measures, if you're within a half mile

1 of the train station, you qualify as Transit
2 Oriented Development. I guess we'll talk
3 about the need for Transit Oriented
4 Development, even if you are on the outer
5 limits of that half a mile. I think it's
6 great that we're looking at a development of
7 this size and scope that is within walking
8 distance of the train station for those
9 people who may choose to leave their cars at
10 home, walk to the train station and get to
11 wherever they're going.
12

13 MR. McLAUGHLIN: It's close to the
14 station?

15 MR. MARTINS: We measured to the
16 Freeport Train Station to the platform from
17 this site. If it's the station house itself,
18 it's a little over the half a mile. If you
19 stretch the rule a little bit, I think we get
20 under the half a mile.

21 MR. McLAUGHLIN: On both sides?

22 MR. MARTINS: You can you go to both
23 sides.

24 With that, allow me to take the
25 opportunity first to introduce Mr. Susa. As

1 I said, Mr. Susa is the project architect.
2 I'm going to ask him to speak to the design.
3 Part of the challenges, as was mentioned
4 earlier, we're taking a building that was not
5 built for this purpose but, frankly, still
6 has really good bones and making use. I
7 think there is an importance of history of
8 this building. The fact that the developer
9 chose to incorporate this into this project
10 is actually pretty neat. The idea that we're
11 going to modernize it and make it a fully
12 modern apartment building and providing
13 modern amenities but still do it on what was
14 the original Moxey Rigby is also pretty big.

15 Mr. Susa can talk to the challenges
16 of that, some of the particulars having to do
17 with things like hallway sizes, ADA
18 compliance, because the hallways were
19 originally very narrow and now they are
20 wider, so as to be ADA compliant. He'll talk
21 about the amenities in each unit. As I
22 mentioned, heat and air conditioning as well
23 as laundry. He can talk about how the
24 building is being designed for trash chutes
25

1
2 and trash compacting in the basement where
3 that will be collected and removed by a
4 private carter. So, obviously, it will be
5 done internally by the developer -- by the
6 owner, not at the Village expense. We're not
7 expecting the Village to pick up the garbage
8 here, and how that will be controlled on
9 side.

10 And of course we'll talk about our
11 favorite Nichiha material which will cover
12 the lower portion of this building. The rest
13 of the material will be stucco and the
14 coloring and the textures fit right,
15 according to this Board and the Village as we
16 build hopefully what will be a signature
17 building here in the Village of Freeport.

18 With that, Mr. Susa.

19 E M I L I O S U S A,
20 having been first duly sworn by a Notary
21 Public of the State of New York, was
22 examined and testified as follows:

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

25 MR. SUSA: Emilio Susa. I reside at

1
2 23 Russell Drive, New Hyde Park, New York
3 11040. I'm the architect of record for the
4 project. Good evening. Nice to see you all
5 here again.

6 So, I wanted to come before you
7 tonight to walk you through some of the
8 points that were brought up at the
9 preliminary hearing when we last met. I know
10 that -- I'll basically start from the bottom
11 of the building, and I can utilize one of the
12 renderings here. I guess I'll turn it
13 around.

14 MEMBER DI SALVO: We have the
15 renderings.

16 MR. SUSA: I'll just cater to the
17 camera. Certainly the entire building, as a
18 base, would be a product called Nichiha.
19 This is a veneer that goes onto the building.

20 ACTING CHAIR RYAN: Composite?

21 MR. SUSA: That is a cementitious
22 product. Yes, it's a composite. That
23 particular selection is sandstone, and that
24 will wrap the building approximately five to
25 six feet from grade. Grade does vary

1
2 throughout the site, but it will act as a
3 base, a visual base to give the building an
4 anchor. And then above that we are going to
5 have a combination of pointed stucco in
6 certain areas which is a limestone finish.
7 This is what we chose. It's called Mountain
8 Peak white, which is the color. It's a
9 Benjamin Moore color. It has a nice smooth
10 limestone finish. I can submit that to you
11 as well.

12 And last but not least was the
13 Trespa panel, which is also a non-composite
14 type product. That's called Trespa. That's
15 the manufacture. The model number of that
16 would be the --

17 ACTING CHAIR RYAN: NW28.

18 MR. SUSA: It's the Trespa exterior
19 wall panel. It's Meteon color, wood decor,
20 and that would be -- it has sort of a
21 simulated wood grain type finish, like a
22 washed out wood.

23 Those three colors, the Nichiha base,
24 the Trespa wall panel that interplays with
25 the stucco, White Mountain Peak, that's the

1
2 color pallet for all of exterior of this
3 building. I know that we submitted some
4 additional rendering views, not fully
5 rendered, but you get a sense what the
6 building looks like with those materials on
7 it. It's just sort interplay of the two
8 colors and the base, and that's kind of
9 consistent throughout the entire building.

10 As you know, currently it's a three
11 story building. We added two floors to this
12 complex and we created almost a grid and
13 overlays to the outside of the building.
14 It's clean lines. Where the Trespa panel
15 meets, we're going to have an inch a reveal.
16 These reveals line up with the mullions and
17 floor levels. It's not just applying
18 material to the building, it's also creating
19 a grid that they kind of work off of with the
20 windows and reveals.

21 We also have a selection which was
22 requested of the paver that is going to be
23 utilize outside for all flat work and common
24 areas, and that paver is Nicolock. It's
25 Alpine Contemporary series, and it has a

1
2 pattern that is random; it's square and
3 rectangular pattern. That's going to be
4 consistent throughout the entire site where
5 it is indicating paving, which is generally
6 the common areas of the site.

7 We also submitted to you, not that
8 it's visible from the street or anything, but
9 we wanted to give you what our intention was
10 for the rooftop area. We have company by the
11 name of Tile Tech Pavers. You have the cut
12 sheets on that. It's basically a series of
13 little chairs, for lack of a better word, and
14 the pavers are installed on top of the
15 chairs, which allows drainage to go below
16 these chairs to collection points. It's a
17 pretty popular project and it's used quite
18 often. We thought that would be a nice
19 comment to the rooftop area. The paver that
20 we're using on that level is called orchid.
21 It embodies some of the color pallet that
22 we're proposing around the exterior and
23 visible surfaces.

24 We also included in your packet
25 exterior lighting that we intend to use. It

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will be surface lighting and some of the lighting poles that we'd like to use throughout the common area where there's benches and walking paths. So you'll find that all within your packet.

ACTING CHAIR RYAN: What color are the lighting poles?

MR. SUSA: They're black. All the light fixtures will have a black finish really to work off the black window frame. That will be our intention.

MEMBER DI SALVO: Including the rooftop lighting?

MR. SUSA: Yes. I don't think it's shown --

MEMBER DI SALVO: You have white highlighted. It comes in bronze or white. I'm assuming you'll do bronze, although you did highlight white.

MR. SUSA: Is that this one?

MEMBER DI SALVO: Yes.

MR. SUSA: Correction on that. It's the rooftop will be white.

MEMBER DI SALVO: Rooftop white.

1
2 MR. SUSA: Rooftop will be white,
3 yes. Also to mention, all the curtain wall
4 that we use is a company by the name of EFCO.
5 It's Series 401. They are aluminum windows
6 and they will have a black frame, as I
7 mentioned, with smooth finish.

8 I believe I have covered all of the
9 exterior materials -- one other thing is the
10 benches. We submitted a cut sheet on all the
11 benches that were outside in the common area,
12 the ground floor. So, all of these benches
13 will have oak slats, oak in color. As you
14 can see them highlighted in the renderings
15 here, it works well with the color pallet on
16 the building.

17 This is the Board's request that all
18 of the planter boxes that were indicated are
19 brick veneer, but we'll use the old bricks
20 off of the building.

21 ACTING CHAIR RYAN: You are going to
22 reuse from the building.

23 MR. SUSA: All the bricks coming off
24 the building, in order to support the
25 installation of the windows and new

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materials. To recycle, kind of keep a little bit of the past with us, we're going to put them in.

ACTING CHAIR RYAN: Right. We like to hear that. Thank you.

MEMBER DI SALVO: Mr. Susa, can I bring you back for a moment. I apologize if I missed it. There's a cut sheet in the packet for alcove lighting. Is it LED linear wet location? I'm not sure where that's being applied. It's right past the --

MR. SUSAS: Past the rooftop.

MEMBER DI SALVO: Past the rooftop. Past the pole light.

MR. SUSAS: Oh, yes. We were going to use that at the rooftop level where the doors were. The entry and exit doors for the stairwells.

MEMBER DI SALVO: So that will be wall mounted.

MR. SUSAS: Surface mount.

MEMBER DI SALVO: They're in black?

MR. SUSAS: Yes.

MEMBER DI SALVO: Sorry to interrupt.

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MR. SUSA: If the Board has any other questions. I think I've covered all the points from the previous submission.

ACTING CHAIR RYAN: One question on the -- I guess it's the parapet wall around the top of the buildings. It's like a black capping? What is that?

MR. SUSA: Yes. That is a coping. We call it a coping. It's really a black metal, which generally is the color of the windows. That is meant to sort of terminate the materials on the top of the wall, and also provides water protection from any water infiltrating at the top of the wall. The entire building will have black, smooth metal coping.

ALTERNATE MEMBER WATKINS: You didn't indicate which color the lighting is going the use.

MR. SUSA: I think based on the different hews, I think that we're going with 3500K.

ACTING CHAIR RYAN: Somewhere in the middle.

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MR. SUSA: Somewhere in the middle.
It's not too stark and it's not too dark.

MEMBER DAWSON: The trash compactors
will be in the cellar or basement?

MR. SUSA: Yes. The entire building
has a very large cellar that is pre-existing.
So, we thought it would be a good idea to put
trash compactors down there, several of them.
We did provide a plan that indicates. I
believe there's eight, if I'm not mistaken.
The trash will be kept in those compactors
until it's ready to be picked up privately.

MEMBER DAWSON: Will there be air
conditioning units also tucked away somewhere
or is that --

MR. SUSA: That would be on the roof.
We're not permitted to put air conditioning
in the cellar. We're in a flood zone.

ALTERNATE MEMBER WATKINS: You're
still doing the rooftop.

MR. SUSA: Yes, we are.

MEMBER DAWSON: The sign.

MR. SUSA: We changed the sign.

MEMBER DAWSON: Is it the big block

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letters still or will Buffalo Gardens be in script. From what I can see, it has a little fountain.

MR. SUSA: These letters that you see on the revised sign is that of a corporate look. We have a corporate look that they have certain letters and certain colors. We thought it would be appropriate to utilize that.

MEMBER DI SALVO: Thank you for adding the rooftop garden to the rendering. It really helped to bring it to light and show the residents. I think we can move to landscaping, if you're ready.

MR. SUSA: We have Mr. Gesario here who can speak to the civil engineering package that was submitted. Thank you for your time.

ACTING CHAIR RYAN: Looks great.

MEMBER DI SALVO: Really beautiful.

MR. MARTINS: He did do a great job on the design. I think -- I would like to think he got it right and this is a wonderful design of that location.

1
2 As Mr. Susa said, we have Mr. Gesario
3 here, a professional engineer, who will be
4 speaking to the importance of landscaping.
5 We talk about buildings, beautiful buildings,
6 the textures and the Trespa and the Nichiha
7 and the stucco and the importance of how it's
8 going to look, but the ground is every bit as
9 important, in terms of trees, landscaping,
10 making sure that we're doing it
11 appropriately.

12 Mr. Gesario will address the
13 landscaping and irrigation in the next phase,
14 before we then deal with lighting and soil
15 erosion and sediment.

16 G E R A R D G E S A R I O,
17 having been first duly sworn by a Notary
18 Public of the State of New York, was
19 examined and testified as follows:

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

22 MR. GESARIO: Gerard Gesario.
23 G-E-R-A-R-D-G-E-S-A-R-I-O business address is
24 42 Ackland Parkway in Livingston New Jersey.
25 Good evening. Project civil engineer for the

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project.

Just for the record, I have an aerial exhibit I'll just show the Board. It's not part of your package. Just for the record, this is an aerial that outlines in red the project site to be referred to as the Moxey Rigby site. You see buffalo Avenue to the west. Straight up is Buffalo Avenue to the west, East Merrick to the south. I just wanted to, for the record, show the site.

The next plan I have is basically the landscape plan; I do have a color version of it. That's just a color version of the landscape plan in your packet. This one just happens to show the different plantings. I know the Board was interested in the landscaping, so I'll start there.

In addition to the important improvements, we are proposing a significant amount of landscaping within the perimeter. Within the site around the perimeter, there's also several existing trees along the perimeter that we propose to keep. Those are mature trees in very good shape. Since new

1 trees take a while to grow, we will be able
2 to maintain existing trees that we can while
3 the other trees develop. There's 19 trees of
4 six different varieties and size and
5 deciduous two and a half inch caliber. The
6 smaller flowering trees grows at one and a
7 half inch. We're also proposing over 200
8 shrubs, 14 different varieties, several
9 evergreen trees and other perennials that are
10 scattered throughout the site. This is not
11 only on the inside but also around the
12 perimeter of the building. So, a significant
13 amount of landscaping is proposed. The
14 proposed landscaped areas will be irrigated;
15 that's designed with a sprinkle contractor
16 with pressures and zone and which areas. We
17 are proposing all landscaped areas will be
18 met with irrigation.

19
20 As Mr. Susa mentioned, the site,
21 basically the internal area of the site.
22 Currently, there's an old basketball court
23 and remnants of an old play area with some
24 fencing. All of that will be demolished and
25 basically new pavers as discussed, the

1
2 planting areas, site lighting as was provided
3 on the cut sheets. Ornamental lighting is
4 proposed throughout the site and the lighting
5 in the common area.

6 The parking that we talked about
7 occurs in the northeast. There is an asphalt
8 lot and will have 44 surface spots in that
9 lot. And then in the northwest corner,
10 that's where the existing building is that is
11 being demolished, and that's going to be 132
12 spaces, and that's going to be done with
13 stacked parking. I believe there are four
14 quad stacks. So, that's a total 177 spaces
15 on the site.

16 MEMBER DI SALVO: Can I stop you for
17 a moment. Will it be a green screen, living
18 screen covering that portion of the parking
19 structure?

20 MR. GESARIO: Yes. It won't be
21 plastic, it will be live.

22 MEMBER DI SALVO: On Albany Avenue?

23 MR. SUSA: On Albany.

24 MEMBER DI SALVO: Thank you. Sorry
25 to interrupt.

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MR. GESARIO: It's really it from a site prospective. The landscape is the bulk of this with the common areas, the pavers as mentioned, the benches, ornamental lighting. That's really all I have.

ACTING CHAIR RYAN: Is there any low lighting?

MR. GESARIO: We haven't proposed low lighting. Everything in the common area is being done with ornamental poles. Right now we're not proposing any. At least building mounted light on doorways and security lighting of that nature.

MR. SUSA: There will be. We did submit this. Just an answer to your question. There's landscape lights that up light the building, which we depicted on this nighttime rendering. It's not in the walkways but it's provided.

ACTING CHAIR RYAN: Wall washers.

MR. SUSA: Wall washers. Exactly.

MEMBER DI SALVO: May I ask you specifically. There seem to be a lot of type LN, which I will not attempt the Latin.

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Honey Suckle Lemon Beauty.

MR. GESARIO: Yes.

MEMBER DI SALVO: Is that deciduous
or does that stay?

MR. GESARIO: It's an evergreen.

MEMBER DI SALVO: It's an evergreen.

MR. GESARIO: Yes. We tried to pick
mostly evergreens, so it has color year
round.

ACTING CHAIR RYAN: Are a lot of them
dwarf types?

MR. GESARIO: There's a mix, dwarf
and full size. Some of the ones around the
perimeter are full size to kind of mask the
building a little. We also went with as many
natives shrubs as possible.

ACTING CHAIR RYAN: How many trees,
all together?

MR. GESARIO: There's 19 new trees
proposed, six different varieties.

ACTING CHAIR RYAN: Are keeping any
that's there?

MEMBER DI SALVO: I think it says
seven.

1
2 A There's at least nine along Buffalo
3 and I think there are seven or eight on the Albany
4 side that we are proposing to keep.

5 ACTING CHAIR RYAN: We love our
6 trees.

7 MR. GESARIO: Those are mature trees
8 and in good shape, so we propose to keep
9 those.

10 ACTING CHAIR RYAN: Excellent.

11 MEMBER DI SALVO: Anything green
12 happening on up on the roof?

13 MR. GESARIO: I believe there are
14 some green on the roof. If I recall.

15 MR. SUSAN: Yes.

16 MEMBER DI SALVO: It doesn't look
17 expansive, but a little something there.

18 MR. SUSAN: Planters.

19 ACTING CHAIR RYAN: How are you
20 getting into the garage and the stacked unit?

21 MR. GESARIO: The driveways are on
22 Albany, two driveways.

23 ACTING CHAIR RYAN: And then you go
24 into these --

25 MR. SUSAN: Also access to the parking

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lot.

ACTING CHAIR RYAN: So you won't be going through green, right? A little bat gave.

MR. SUSA: There's four access points. There's two from the parking lot itself and there's two from Albany. There's no obstacle course or anything like that.

MEMBER DI SALVO: We do have any other questions pertaining to the landscape.

ACTING CHAIR RYAN: Everything is irrigated and it's all in here.

MR. GESARIO: We will address the standards for soil erosion and sand sediment and stock piles will be contained and inlets will be in the area and sediment barriers. We'll have a travel access drives, wheel washers. So, all the standard requirements for soil erosion and sediment control will be put in place.

ACTING CHAIR RYAN: I see there's some fencing. Is that going to be black, like iron fencing?

MR. GESARIO: Yeah. The proposed

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fence is a black ornamental style fence,
probably steel.

ACTING CHAIR RYAN: I don't any
further questions.

MEMBER DI SALVO: We don't have any
other questions pertaining to this portion.

MR. MARTINS: So, one of the
discussions we had was the roof, and one of
the requirements of the Zoning Board of
Appeals approval was that we would provide
space on the senior building dedicated to
seniors, but then we would provide for the
other buildings to the extent possible. When
the Zoning Board says to the extent possible,
it means do it. That's why what you see is
an effort to do just that. So there are
elements that don't connect because there are
going to be mechanicals on the roof, but in
each area, each building, there is going to
be a dedicated space on the roof that will
allow for access and for residents to be able
to certainly spend some time there.

I just wanted to clarify a couple of
things with regards to the parking structure.

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2 Yes, it's going to have a steel mesh around
3 it, and in that steel mesh there will be
4 plantings, alive, with some sort of vein or
5 ivy, good ivy type use.

6 Important is, there are 45 spots of
7 surface parking coming in off Albany. The
8 idea is you are coming in and leaving you can
9 leave your car right there. If you aren't
10 leaving, you can put your car in the area
11 that is the structure, stacked lot and put
12 your car away. For the most part, although
13 there is access out to Buffalo, most, we
14 expect, of the activity is going to take
15 place from Albany onto the site, going
16 through the surface parking lot and then
17 putting your car away.

18 Since we are, I guess, filming this
19 and it's important that we externalize the
20 idea behind some of this, we are keenly aware
21 of Moxey Rigby and the legacy Moxey Rigby
22 had. For those who don't know, Moxey Rigby
23 is the first African American judge in Nassau
24 County; and in honor of his legacy, this
25 development was named after him by the

1
2 Village back in 1958. Now since they
3 developed the project across the street and
4 used the name Moxey Rigby, we couldn't use it
5 any longer. So, in order to also pay homage
6 to that, the developer chose to pick some
7 names that are, I think, equally relevant.

8 So, for purposes of our veterans
9 housing, we're referring to that space as The
10 Weaver. Weaver is named for Arthur Weaver,
11 who is a World War II veteran who was born in
12 Freeport and served the US Army in the
13 Philippines during World War II. Mr. Weaver
14 is the former president of the 369 Veterans
15 Association, also known as the Harlem
16 Hellfighters. And so, he moved to Freeport
17 in 1968 and became back involved in the
18 American Legion. So, we wanted to bring some
19 of that here as well and recognize the rich
20 history we have right here in Freeport.

21 With regard to the workforce housing
22 portion, we wanted to refer to that as The
23 Prodigy. So, why The Prodigy? The Prodigy
24 is named after Freeport born musician rapper
25 Albert Johnson. Albert Johnson went by the

1
2 stage name Prodigy. He was one half of hip
3 hop duo Mobb Deep. Mr. Johnson passed away
4 in 2017. Again, roots in the community,
5 history of Freeport, we wanted to make sure
6 that we recognized that as well.

7 Although we didn't speak about it,
8 but it will be part of this project from the
9 beginning is the smaller building on the
10 Albany Avenue side that was the offices for
11 the Freeport Housing Authority. That is
12 going to be space for the residents. It will
13 be part of the greater campus of this project
14 and it will be there as the space as well.

15 With that, I think through our
16 collaborative effort, and I haven't mentioned
17 in some of the hearings that have been held
18 on this project -- I certainly have spoken to
19 the mayor about this -- I want to thank the
20 Board for just how attentive you have been to
21 detail on this project, because I think we
22 have a better project, a much better result
23 of that collaboration of the materials that
24 we're using, the landscape plan that we have.
25 This developer is committed to building

1 something special, and I know that's what is
2 important to the Village and to this Board,
3 not just color of the building, the
4 materials, the landscaping, because we
5 realize that for 200 families returning home,
6 this is their home and it will be their home,
7 and for the residents of the Village, this
8 should be a project they are proud of as
9 well. We want to make sure that we do that;
10 so, that is this developer's commitment to
11 this Village.
12

13 And to those who have helped us along
14 the way, in terms of getting to where we are,
15 I do want to take the opportunity to thank
16 you. It's a shame that the Chair is not
17 here, because he was integral in that as
18 well. Convey our thanks to him. With that,
19 if there are any other questions you may
20 have.

21 ALTERNATE MEMBER WATKINS: I'm sorry,
22 maybe I missed it. You gave us the name of
23 the veterans house but not the senior.

24 MR. MARTINS: The senior housing
25 we're referring to it as the Alder. The

1 Alder is a name of the senior housing that is
2 built by the developer in other areas as
3 well. So, they're maintaining that concept.
4 It doesn't have a component tied to that.
5

6 ACTING CHAIR RYAN: A-D --

7 MR. MARTINS: A-L-D-E-R.

8 ALTERNATE MEMBER WATKINS: Thank you.

9 MEMBER DI SALVO: I think I can speak
10 for the Board. Thank you all for really
11 working with us to get to this point. It's a
12 spectacular project. It's the largest
13 residential project in Freeport and we wanted
14 to make sure that it was worthy. So, we
15 thank you all for working with us.

16 MR. McLAUGHLIN: Do we have any
17 public comment on this application?

18 (No response was heard.)

19 ACTING CHAIR RYAN: I'll entertain a
20 motion.

21 MEMBER DAWSON: I'll make a motion to
22 close to further evidence and testimony and
23 reserve decision.

24 MEMBER DI SALVO: Second.

25 THE CLERK: All in favor.

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MEMBER DAWSON: Aye.

MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

ACTING CHAIR RYAN: Thank you again.

Call the next application.

THE CLERK: Site Plan Number 3669, 43

Woodcleft Avenue, Section 62, Block 177,

Lot 22, Marine Commerce. Rudy Liriano.

Install new removable vinyl shade panels 76

feet by nine feet six inches with mansard

awning 72 feet by one foot six inch

projection.

J O N A T H A N T A V A R E 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. TAVARES: Jonathan Tavares.

Business address 35-37 36th Street, Astoria,

New York 11106.

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ACTING CHAIR RYAN: Do you want to tell us a little bit about your project?

MR. TAVARES: So, the reason the project is about -- and I'm representing the business owners, which they own Puerto Plata Seafood on the water. It's a restaurant and it's about two years old now. They have a enclosed, fully enclosed restaurant at 42 Woodcleft, and they do have a tiki bar across the restaurant. So, as the years went by, they noticed that for the tiki bar at 43 Wood cleft, it would be helpful if they put a temporary removable plastic panels in order to protect customers from the weather. For example, when it's raining, they cannot keep business going. When it's windy or when it's sunny. And also, by doing so, they could extend. To prove that they are in business, the tiki bar is in the outdoors. With the help of these panels, they could extend their business going to the end of October; by doing so, it not only helps them but also it helps their workforce. Instead of being just a seasonal job, it also extends their income

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for a month or two. So, that's the whole point of project.

One thing that we did do, we drove by in the Woodcleft Avenue and we saw that there are businesses, there are three or four other businesses that have a similar enclosure as the one that we are planning to do. One of them is 103 Woodcleft Avenue. I don't know if you have. I think yes. There is a --

MEMBER DI SALVO: Yes, you provided photos.

MR. TAVARES: There is -- the other business, there's 239 Woodcleft Avenue and the other one is 281.

Now, the one that we are proposing to the Village of Freeport is something that is removable. We don't want to put something permanent. It's to help out with the -- like I mentioned before.

ACTING CHAIR RYAN: Extend the season.

MR. TAVARES: Yeah, extend the season.

MEMBER DI SALVO: If you get a rainy

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night, you can close the sides.

MR. TAVARES: Exactly. They're not permanent. The only permanent thing that is going to be attached the this structure -- we attached some drawings -- is the frame that is going to be attached to the roof of the tiki bar, then from there we're going to hang the panels. Then on the floor we're going to put a rack, like a railing, that way we can attach and detach the removable panels as we need. If we only need one side of the business because wind is blowing that way, we can move that wall. If we wind is blowing this way or the sun is this way or the rain is coming this way. That's the whole purpose of the project.

MEMBER DI SALVO: Will this be an asphalt roof that is extending off this frame work?

MR. TAVARES: Say that again.

MEMBER DI SALVO: Will this be an asphalt roof that is extending over the frame work and it will be the vertical supports that are visible?

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MR. TAVARES: No, we are not extending the asphalt. We are working with what is there. Right now they have a wooden deck.

MEMBER DI SALVO: That's has an overhang. This is just vertical framework going underneath?

MR. TAVARES: Yes. So, we're not proposing no new pavement or any of that matter. We are using whatever is there right now.

MEMBER DI SALVO: Okay.

ACTING CHAIR RYAN: The framework color is what?

MR. TAVARES: The metal frame itself is like a brushed nickel. Brushed stainless steel.

MEMBER DI SALVO: What is going to be this Ferrari Marine Blue; what portion is that?

MR. TAVARES: That is a dark roof to go along with the business. But if the Board recommends another color --

MEMBER DI SALVO: No, I'm asking,

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where do you see it?

MR. TAVARES: Oh, from where you will see it. I guess when you drive by, you see the --

MEMBER DAWSON: Is this glass panels or is it --

MR. TAVARES: No, it's a fabric. Fabric on the edges and then in the middle is going to be plastic.

MEMBER DI SALVO: It's the fabric framework Marine Blue and the center is clear.

MR. TAVARES: Yes.

ACTING CHAIR RYAN: You're keeping the original fascia?

MR. TAVARES: That's an old picture. We just refinished, repainted the business with dark blue and gray.

ACTING CHAIR RYAN: Okay. It will tie in with the new blue and clear frame.

MR. TAVARES: Yes.

MEMBER DI SALVO: Any other questions?

ACTING CHAIR RYAN: No other

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questions. All entertain a motion -- anybody from the public want to speak?

Hearing none.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

MEMBER DI SALVO: Thank you.

ACTING CHAIR RYAN: Thank you so much. You'll get a letter in the mail.

THE CLERK: We need a motion.

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

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

ALTERNATE MEMBER WATKINS: Aye.

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MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

(WHEREUPON, the Board entered into executive session from 8:21 p.m. to 8:30 p.m., after which the following transpired:)

MEMBER DAWSON: I'd like to make a motion to go back into legislative session.

MEMBER DI SALVO: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed.

(No response was heard.)

THE CLERK: Site Plan Number 36-32, 17-33 Buffalo Avenue also known as 3 Buffalo Avenue and 80-84 Albany Avenue.

MEMBER DI SALVO: Chairman, regarding Application SP-3632 for the premises located at 17-33 Buffalo Avenue AKA 3 Buffalo Avenue

1
2 and 80-84 Albany Avenue, Section 55, Block
3 190 Lots 51-55 & 63, Residence Apartment
4 District with a portion designated as Golden
5 Age Floating Zone. BOSFA Management
6 Corporation. The applicant comes before this
7 Board seeking approval to renovate existing
8 structure and add two stories at the property
9 known as 17-33 Buffalo Avenue AKA 3 Buffalo
10 Avenue to create a total of 200 new apartment
11 units and to construct stacked parking on the
12 parcel known as 80-84 Albany Avenue.

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

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

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

23 This application, as submitted, will
24 not negatively alter the appearance of the
25 neighborhood, if the conditions below are

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met.

The site plan, survey print and artist rendering, dated 7/28/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print 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 concerning this application.

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

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

Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within 30 days after the decision is filed in the

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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 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 4/20/23.

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

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

ALTERNATE MEMBER WATKINS: Second.

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THE CLERK: All in favor.

MEMBER DAWSON: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3669, 43
Woodcleft Avenue.

MEMBER DAWSON: The applicant comes
before this Board seeking approval to install
a new removable vinyl shade panel 76 feet by
nine feet six inches with mansard awning 72
feet by one foot six inch projection.

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.

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

6 The site plan, survey print and
7 artist rendering, dated 9/25/23 has been
8 submitted by the applicant, reviewed and
9 approved by the Planning Board. Said site
10 plan, survey print and artist rendering has
11 been stamped, approved and signed by the
12 applicant and/or the Chairman of the Planning
13 Board.

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

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

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

25 Applicant/Owner must execute an

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2 Affidavit of Compliance and return same to
3 the Office of the Village clerk within 30
4 days after the decision is filed in the
5 Village Clerk's Office as a prerequisite for
6 issuance of any permit.

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

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

17 The Planning Board, as lead agency,
18 accepts the recommendation of the Building
19 Department Superintendent's negative SEQRA
20 declaration as had determined that this
21 action is a Type II action under SEQRA.

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

25 MEMBER DI SALVO: Second.

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THE CLERK: All in favor.

MEMBER DAWSON: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

THE CLERK: Site Plan Number 3660, 27
Lenox Place.

MEMBER DI SALVO: Chairman, regarding
Application SP-3660 for the Premises located
at 27 Lenox Place, the applicant comes before
this Board seeking approval to maintain a 23
by 23 detached wood frame garage.

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

This application, as amended, will
not produce any 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
the conditions below are met.

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2 This application, as amended, will
3 not negative alter the appearance of the
4 neighborhood, if the conditions below are
5 met.

6 The site plan, survey print and
7 artist rendering, dated 8/21/23, has been
8 submitted by the applicant, reviewed and
9 approved by the Planning Board. Said site
10 plan, survey print and artist rendering has
11 been stamped, approved and signed by the
12 applicant and/or the Chairman of the Planning
13 Board.

14 The members of this Board are
15 familiar with the neighborhood surrounding
16 the applicant's site and have fully
17 considered all documentation and testimony
18 regarding this application.

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

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

25 Applicant/Owner must execute an

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2 Affidavit of Compliance and return same to
3 the Office of the Village Clerk within 30
4 days after the decision is filed in the
5 Village Clerk's Office as a prerequisite for
6 issuance of any permit.

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

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

17 This approval is subject to any and
18 all conditions imposed by the Zoning Board of
19 Appeals, if any, in its decision dated
20 7/20/23.

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

25 The Applicant/Owner must obtain the

1 appropriate permits from the Building
2 Department.
3

4 Other conditions:

5 The applicant will add four inch
6 small high hat lighting underneath the eaves
7 of the home.

8 MEMBER DAWSON: Second.

9 THE CLERK: All in favor.

10 MEMBER DAWSON: Aye.

11 ALTERNATE MEMBER WATKINS: Aye.

12 MEMBER DI SALVO: AYE.

13 ACTING CHAIR RYAN: Aye.

14 THE CLERK: Any opposed?

15 (No response was heard.)

16 THE CLERK: Site Plan Number 3534,
17 114 Church Street.

18 ALTERNATE MEMBER WATKINS: Chairman,
19 regarding Application SP-3534 for the
20 premises located at 114 Church Street, the
21 applicant comes before this Board seeking
22 approval to exterior facade improvements.
23 Approved 4/12/22. Request for changes.

24 I, Thelma Watkins, move that this
25 Board make the following findings of fact:

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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, survey print and artist rendering, dated 9/8/23, has been submitted by the applicant, reviewed and approved by the Planning Board. Said site plan, survey print and artist rendering has been stamped, approved and signed by the applicant and/or the Chairman of the Planning Board.

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

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concerning this application.

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

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

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

Applicant/Owner 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 building permit.

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

The Planning Board, as lead agency,

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

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

9 MEMBER DAWSON: Second.

10 THE CLERK: All in favor.

11 MEMBER DAWSON: Aye.

12 ALTERNATE MEMBER WATKINS: Aye.

13 MEMBER DI SALVO: Aye.

14 ACTING CHAIR RYAN: Aye.

15 THE CLERK: Any opposed?

16 (No response was heard.)

17 ACTING CHAIR RYAN: Can I get a
18 motion to approve the minutes of the
19 September 27th meeting?

20 MEMBER DAWSON: I'd like to make a
21 motion to approve the minutes from
22 September 27th.

23 MEMBER DI SALVO: Second.

24 THE CLERK: All in favor.

25 MEMBER DAWSON: Aye.

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ALTERNATE MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

ACTING CHAIR RYAN: Make a motion to
go into preliminary and close this hearing.

ALTERNATE MEMBER WATKINS: Second.

THE CLERK: All in favor.

MEMBER DAWSON: Aye.

ALTERNATE MEMBER WATKINS: Aye.

MEMBER DI SALVO: Aye.

ACTING CHAIR RYAN: Aye.

THE CLERK: Any opposed?

(No response was heard.)

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

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October 10, 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 23rd day of October, 2023.


BETHANNE MENNONNA