

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday March 22, 2022 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

Michael Hershberg	Chairperson	
Edgar Campbell	Deputy Chairperson	Excused
Robert Delmond	Member	
Carole Ryan	Member	
Ladonna Taylor	Member	Excused
Annelga Weaver	Member	Excused
Deborah Welch	Member	
Heather Dawson	Alternate Member	
Annemarie diSalvo	Alternate Member	

Robert McLaughlin, Counsel to the Board, Jonathan Smith, Building Department representative and Lisa DeBourg, Deputy Village Clerk also attended the meeting.

At 6:22 P.M. Chairperson Michael Hershberg called the meeting to order for which a full stenographic record was taken.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 6:55 P.M. motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 36 people in the audience.

**SP-3525 – 411 Southside Avenue, Section 54/Block 311/Lot 39. Residence A. Winsome Smith.** Replace existing wood porch with new masonry porch. Maximo Ventura, the contractor presented this application. He indicated that the current wood porch was deteriorating and was in need of immediate repair. Discussion was had about the type of stone being used and whether it would compliment the current style of the house. The Board indicated that adding stone to the

home was not in keeping with neighborhood. The contractor indicated that it was the homeowners choice of material but was willing to review alternate types of stone.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of alternate variations of stone samples.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

### **Public Hearing**

At 7:00 P.M. Chairperson Michael Hershberg called the public hearing to order and led in the pledge of allegiance for which a full stenographic record was taken.

The Clerk presented one affidavit of posting and one affidavit of publication to be entered into the record as exhibits by the stenographer.

There were approximately 36 people in the audience.

**SP-3524 – 27A W. Merrick Road, Section 62/Block 53/Lot 363. Business B, Francisco Martinez.** Construct a new 547 sq. ft. rear 1-story addition & renovate front storefront.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3526 – 59 Lena Avenue, Section 55/Block 267/Lot 224. Residence A, Marti Homes, LLC.** Construct a new 2,337 sq. ft. 2-story single family dwelling with attached garage and unfinished basement.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be adjourned pending and a preliminary meeting be scheduled.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3527 – 130 N. Bergen Place, Section 55/Block 267/Lot 226. Residence A, Marti Homes, LLC.** Construct a new 2,485 sq. ft. 2-story single family dwelling with attached garage and unfinished basement.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be adjourned pending and a preliminary meeting be scheduled.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3528 – 132 N. Bergen Place, Section 55/Block 267/Lot 225. Residence A, Marti Homes, LLC.** Construct a new 2,498 sq. ft. 2-story single family dwelling with attached garage and unfinished basement.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be adjourned pending and a preliminary meeting be scheduled.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3529 – 134 N. Bergen Place, Section 55/Block 267/Lot 223. Residence A, Marti Homes, LLC.** Construct a new 2,507 sq. ft. 2-story single family dwelling with attached garage and unfinished basement.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be adjourned pending and a preliminary meeting be scheduled.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3530 – 177 Buffalo Avenue, Section 62/Block D/Lot 400. Industrial B, 177 Buffalo, LLC.**  
Regrade and blacktop front of building.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3531 – 61 Albany Avenue aka 240 E Merrick Road, Section 62/Block E/Lot 810.**  
**Manufacturing, Richard Ull.** Exterior renovation.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3532 – 141 S. Marks Avenue, Section 62/Block 31/Lot 30. Residence A, Nassau Suffolk Partnership.** Construct a new 1,388 sq. ft. 2-story single family dwelling.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3533 – 139 East Avenue, Section 62/Block 58/Lot 407. Residence A, Nassau Suffolk Partnership.** Construct a new 1,388 sq. ft. 2-story single family dwelling.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3534 – 114 Church Street, Section 62/Block 75/Lots 16 & 17. Business B, Thomas Hopkins.** Exterior façade improvements.

The Clerk presented an affidavit of mailing to be entered into the record as an exhibit for this application by the stenographer.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried, that the minutes of February 28, 2022 be approved as submitted.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

## **DECISIONS**

**SP-3530 – 177 Buffalo Avenue, Section 62/Block D/Lot 400. Industrial B, 177 Buffalo, LLC.**  
Regrade and blacktop front of building.

Motion was made by Deborah Welch, seconded by Robert Delmond and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3531 – 61 Albany Avenue aka 240 E Merrick Road, Section 62/Block E/Lot 810.**  
**Manufacturing, Richard Ull.** Exterior renovation.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3509 – 75 East Milton Street, Section 55/Block 254/Lot 189. Residence A. Prem Rajcoomer.** Install new window, door, and cellar entrance and remove and replace awning.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3516 – 6 Union Street, Section 55/Block 361/Lot 20. Residence A. Hector Velez.** Construct a new 112.5' sq. ft. open front porch.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 9:08 P.M., it was moved by Robert Delmond, seconded by Deborah Welch and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

  
 Lisa M. DeBourg  
 Deputy Village Clerk

