

4-12-2022

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday April 12, 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	
Carole Ryan	Member	
Ladonna Taylor	Member	
Deborah Welch	Member	
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Annelga Weaver	Alternate Member	Excused

Robert McLaughlin, Counsel to the Board and Lisa DeBourg, Deputy Village Clerk also attended the meeting.

At 6:16 P.M. Chairperson Michael Hershberg called the meeting to order.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 7:02 P.M. motion was made by Carole Ryan, seconded by Edgar Campbell and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately six 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. Max Ventura was present for this application. He presented new stone samples in grey cobblefield cultured stone with decking bluestone.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3537 – 195 Green Avenue, Section 55/Block M/Lot 195. Residence AA. Carol Williams.
Construct a new 100 sq. ft. roof over front porch with portico. Hugh Schaefer, architect, presented this application. He proposed 6” fluted round columns, reverse gable on front elevation, roofing shingles and fascia to match the existing on the home.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3538 – 221 Miller Avenue, Section 62/Block 166/Lot 36. Residence A. Felix Sesme.
Construct a new 80 sq. ft. enclosed front porch addition and new portico. Feliz Sesme, owner, presented this application. He proposed charcoal grey roofing shingles and blue vinyl siding. Mr. Sesme was uncertain about the window shutters.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be adjourned so that the owner can consult with his architect and make a decision on the shutters to be installed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3539 – 16 Southside Avenue, Section 62/Block 49/Lot 9. Residence A. Sonia Moran.
Maintain a 317 sq. ft. 1-story rear addition. A representative from Permits R Us presented this

application. He proposed roofing and siding to match the existing, 6-panel door, 2 ½ “ trim, and J channel on the windows.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3540 – 87 Overton Street, Section 62/Block 98/Lot 484. Residence A. Anthony Bonacasa. Widen existing driveway to 75’ x 11’. Anthony Bonacasa presented this application. He indicated that driveway was already constructed in cement.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Preliminary meeting

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.

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.

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.

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.

Dennis Marti, the owner discussed these four applications. He discussed the revised rendering for 59 Lena Avenue. The Board was in favor of the changes, but indicated that they would like to see more landscaping than was proposed. The driveway for all four homes will be concrete with paver stone borders. Stacked stone to be used on each home, along with rectangular scone on each, 6 over 1 panels and trim on 3 homes in white and 1 in black. The Board requested to see color rendering of each home reflecting any changes.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Edgar Campbell left the meeting at this point.

DECISIONS

SP-3525 – 411 Southside Avenue, Section 54/Block 311/Lot 39. Residence A. Winsome Smith.
Replace existing wood porch with new masonry porch.

Motion was made by Annemarie diSalvo, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3537 – 195 Green Avenue, Section 55/Block M/Lot 195. Residence AA. Carol Williams.
Construct a new 100 sq. ft. roof over front porch with portico.

Motion was made by Deborah Welch, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3539 – 16 Southside Avenue, Section 62/Block 49/Lot 9. Residence A. Sonia Moran.
Maintain a 317 sq. ft. 1-story rear addition.

Motion was made by Ladonna Taylor, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3540 – 87 Overton Street, Section 62/Block 98/Lot 484. Residence A. Anthony Bonacasa.
Widen existing driveway to 75' x 11'.

Motion was made by Ladonna Taylor, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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.

Motion was made by Deborah Welch, seconded by Ladonna Taylor 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	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.

Motion was made by Annemarie diSalvo, seconded by Ladonna Taylor 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	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.

Motion was made by Carole Ryan, seconded by Ladonna Taylor 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	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.

Motion was made by Carole Ryan, seconded by Ladonna Taylor 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3445 – 206 Smith Street, Section 62/Block114/Lots 18, 19, 20. Residence Apartment, Church of Jesus Christ of Latter Day Saints. Construct new 2-story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar. Request to extend time to sign affidavit of Compliance from 5/25/2021 approval.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to approve the request to extend the time to sign the affidavit of compliance for an additional 30 days.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Annemarie diSalvo and unanimously carried, that the minutes of March 22, 2022 be approved as submitted.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Rezoning application:

Motion was made by Ladonna Taylor seconded by Deborah Welch and unanimously carried that it is the recommendation of the Planning Board that the application of the Incorporated Village of Freeport to rezone the premises known as Section 55 Block H Lot 372 from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63, from Business AA to Industrial B district, be recommended as follows;

WHEREAS, the Petitioner, the Incorporated Village of Freeport, filed a petition with the Board of Trustees of the Incorporated Village of Freeport for a rezoning of the above premises from Section 55 Block H Lot 372 from Residence AA to Industrial B, Section 55 Block 190 Lots

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51-55 from Manufacturing District to Industrial B and Section 55 Block 190 Lot 63 from Business AA to Industrial B district, and

WHEREAS, the Petitioner has presented an application to the Planning Board of the Incorporated Village of Freeport for a recommendation for the zone change; and

WHEREAS, the Planning Board, by its recommendation to the Mayor and Board of Trustees dated April 12, 2022 did infer that if any rezoning was to be made of the subject property as outlined in the application would be appropriate; and

WHEREAS, the Planning Board recognized that many properties surrounding the subject premises are in use in the Industrial B District;

WHEREAS, the application for rezoning was presented to the Nassau County Planning Commission for their review and recommendation, and the Nassau County Planning Commission has, by resolution dated March 31, 2022 unanimously approved the requested rezoning.

NOW THEREFORE, it is the recommendation of the Planning Board of the Incorporated Village of Freeport that the properties known as Section 55 Block H Lot 372, Section 55 Block 190 Lots 51-55, and Section 55 Block 190 Lot 63, be rezoned as Industrial B district.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:23 P.M., it was moved by Ladonna Taylor, seconded by Annemarie diSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor


 Lisa M. DeBourg
 Deputy Village Clerk