

6-28-2022

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday June 28, 2022 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

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

Jennifer Ungar, Counsel to the Board and Lisa DeBourg, Deputy Village Clerk also attended the meeting.

At 6:18 P.M. Carole Ryan (in the absence of the Chairperson) called the meeting to order.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

At 6:53 P.M. motion was made by Deborah Welch, seconded by Annemarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

Chairperson Ryan led in the Pledge of Allegiance.

There were approximately sixteen people in the audience.

SP-3553 – 377 Wallace Street, Section 55/Block 401/Lot 265, Residence AA. Kerwin Daring. Construct a new 29 sq. ft. first story addition, a new 761 sq. ft. rear second story addition and new 16 sq. ft. roof over porch. Omar Brown, the architect, presented this application. He presented revised drawings showing the entrance to the home on the front elevation. The walkway was also revised to align with the new front elevation.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3557 – 330 Wallace Street, Section 55/Block 391/Lot 2. Residence AA. Jose Torres. Maintain 140 sq. ft. expansion of driveway. Jose Torres presented this application. The driveway was expanded with concrete.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3558 – 186 Nassau Avenue, Section 62/Block 160/Lot 436-438. Residence A. William & Phyllis Tetreault. Construct a new 170 sq. ft. rear sunroom and new 40 sq. ft. rear deck with chairlift.

No one was present for this application.

SP-3559 – 894 S Long Beach Avenue, Section 62/Block 156/Lot 557. Residence A. Benjamin Mathews. Raise existing roof, change roofline and build new front porch. George Koustigiannis, contractor, was present for this application. He proposed all new black asphalt charcoal roofing shingles, new front door and all other materials to match the existing on the home.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3560 – 153 N Ocean Avenue, Section 55/Block 171/Lot 116. Residence A. Per Von Scheele. Construct a new cellar entrance and construct deck on attached garage roof. Mr. Bennett was present on behalf of the owner. He proposed railing for roof deck and pipe railing for basement to be in white.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3561 – 79 Ray Street, Section 62/Block 091/Lot 5. Residence A. Jerard Drewes. Expand rear second floor bedroom. Jerard Drewes presented this application. He proposed that the siding and roofing on the extension will match the existing color and materials on the home.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3558 – 186 Nassau Avenue, Section 62/Block 160/Lot 436-438. Residence A. William & Phyllis Tetreault. Construct a new 170 sq. ft. rear sunroom and new 40 sq. ft. rear deck with chairlift.

Motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried that the application be adjourned due to nonattendance.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

Public Hearing

At 7:00 P.M. Chairperson Ryan 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 eleven people in the audience.

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SP-3547 – 37 Buchanan Street, Section 54/Block334/Lot 22-24. Residence A. Margaret Gorry. Construct a new 2,400 sq. ft. 3-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.

One resident spoke against this application.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SUBDIVISION Public hearing

401 South Ocean Avenue, Section 62, Block 170, Lot 1. Residence A district – Marti Homes, LLC - Application for a 3-lot subdivision to erect two (2) single family detached homes and maintain existing home.

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

Michael Gregory from Permits Are Us presented this application.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

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At 9:45 P.M. motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

Robert McLaughlin, Counsel to the Board entered the meeting at this point.

DECISIONS

SP-3535 – 280 Branch Avenue, Section 62/Block 187/Lots 646-650. Residence A, Eran Sarfty. Construct 2,067 sq. ft. 3-story dwelling with 410 sq. ft. deck.

Motion was made by Annemarie diSalvo, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3541 – 212 S. Ocean Avenue, Section 62/Block 116/Lot 1. Residence AA, Deeper Life Fellowship. Construct a new 1-story sanctuary with breezeway.

Motion was made by Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3545 – 165 Church Street, Section 62/Block54/Lot 33. Residence A. Palvinder Kaur. Construct a new 3,097 sq. ft. 2-story single-family dwelling with unfinished basement and a 426 sq. ft. detached garage.

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Motion was made by Carole Ryan, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3547 – 37 Buchanan Street, Section 54/Block334/Lot 22-24. Residence A. Margaret Gorry. Construct a new 2,400 sq. ft. 3-story single-family dwelling.

Motion was made by Deborah Welch, seconded by Annemarie diSalvo 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3549 – 891 S. Long Beach Avenue, Section 62/Block186/Lots 428-429. Residence A. Yvonne Murphy. Construct a new 1,944 sq. ft. single-family dwelling.

Motion was made by Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3550 – 181 Carman Street, Section 62/Block170/Lot 23. Residence A. Hudson Olivia Development Ltd. Construct a new 3-story 2,580 sq. ft. single-family dwelling with 1st floor for parking and storage and 219 sq. ft. front porch.

Motion was made by Annemarie diSalvo, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3551 – 185 Carman Street, Section 62/Block170/Lot 22. Residence A. Hudson Olivia Development Ltd. Construct a new 3-story 2,580 sq. ft. single-family dwelling with 1st floor for parking and storage and 76 sq. ft. front porch.

Motion was made by Deborah Welch, seconded by Annemarie diSalvo 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3552 – 115-117 S. Main Street, Section 62/Block198/Lot 317 & 322. Business B. Ederi Hananya. Construct a new 1-story 925 sq. ft. rear addition.

Motion was made by Annemarie diSalvo, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3553 – 377 Wallace Street, Section 55/Block 401/Lot 265. Residence AA. Kerwin Daring. Construct a new 29 sq. ft. first story addition, a new 761 sq. ft. rear second story addition and new 16 sq. ft. roof over porch.

Motion was made by Deborah Welch, seconded by Annemarie diSalvo 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3554 – 52 Grant Street, Section 62/Block 100/Lot 678. Residence A. Denise Espada.
Construct a new 91 sq. ft. first rear addition.

Motion was made by Annemarie diSalvo, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3555 – 110 Cornelius Street, Section 62/Block 90/Lot 4. Residence A. Jay Holin. Expand front porch from 55 sq. ft. to 108 sq. ft.

Motion was made by Deborah Welch, seconded by Annemarie diSalvo 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3557 – 330 Wallace Street, Section 55/Block 391/Lot 2. Residence AA. Jose Torres. Maintain 140 sq. ft. expansion of driveway.

Motion was made by Deborah Welch, seconded by Heather Dawson 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3559 – 894 S Long Beach Avenue, Section 62/Block 156/Lot 557. Residence A. Benjamin Mathews. Raise existing roof, change roofline and build new front porch.

Motion was made by Heather Dawson, seconded by Annemarie diSalvo 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).

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The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3560 – 153 N Ocean Avenue, Section 55/Block 171/Lot 116. Residence A. Per Von Scheele. Construct a new cellar entrance and construct deck on attached garage roof.

Motion was made by Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

SP-3561 – 79 Ray Street, Section 62/Block 091/Lot 5. Residence A. Jerard Drewes. Expand rear second floor bedroom.

Motion was made by Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

Motion was made by Annemarie diSalvo, seconded by Deborah Welch and unanimously carried, that the minutes of May 24, 2022 be approved as submitted.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor

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At 9:45 P.M., it was moved by Deborah Welch, seconded by Annemarie diSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Carole Ryan	In Favor


Lisa M. DeBourg
Deputy Village Clerk