

7-12-2022

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday July 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	Excused
Edgar Campbell	Deputy Chairperson	
Carole Ryan	Member	
Ladonna Taylor	Member	
Deborah Welch	Member	
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	Excused
Annelga Weaver	Alternate Member	Excused

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

At 6:30 P.M. Deputy Chairperson Edgar Campbell called the meeting to order.

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

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

At 6:49 P.M. motion was made by Ladonna Taylor, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately twenty-six people in the audience.

SP-3558 – 186 Nassau Avenue, Section 62/Block 160/Lots 436-438. Residence A. William & Phyllis Tetreault. Construct a new 170 sq. ft. rear sunroom and new 40 sq. ft. rear deck with chairlift. Architect, Brian Baer was present for this application. Mr. Baer proposed a dark grey roof to match the existing roof, white casement windows, white PVC composite railing, white lattice under the stairs and pressure treated wood stained in white

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3562 – 5 Brunella Street, Section 54/Block 329/Lot 1. Residence A. Dragos Filiuta.
Construct a 240 sq. ft. second-story deck. Dragos Filiuta presented this application. He proposed white PVC railings and top deck in teak and pressure treated wood.

Motion was made by Deborah Welch, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3564 – 45 Colonial Avenue, Section 55/Block 067/Lot 567. Residence A. Juana Ramirez.
Construct a 575 sq. ft. one-story rear addition. Ashley Lowe and Juana Ramirez were present for this application. They indicated that all materials on the addition will match the rest of the house.

Motion was made by Deborah Welch, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3565 – 50 Willow Avenue, Section 55/Block 211/Lot 124. Residence A. Judith Farrell.
Construct a 379 sq. ft. rear sunroom. Christina Braven of Morano Expediting presented this application. She proposed siding and roofing to match the existing and white trim will be used.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3566 – 40 Weberfield Avenue, Section 55/Block 208/Lot 21. Residence A. Elbert Starks. Repair fire damage, construct 546 sq. ft. 2nd floor addition and interior alterations. Elbert Starks was present for this application. Mr. Starks proposed grey decking, vinyl siding in a grey Everest color, white trim, charcoal roofing, white square PVC columns and recessed lighting.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3569 – 370 Maryland Avenue, Section 36/Block K-1/Lot 44. Residence AA. Deveen Davis. Construct a portico and exterior basement stairs. Deveen Davis presented this application. Deveen proposed light beige siding, new front door in navy blue color, dark brown window trim, white PVC, 16” round columns on portico and beige pavers for the walkway.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3570 – 1 S. Brookside Avenue, Section 54/Block 76/Lot 30. Residence A. Ana Dutan. Maintain two cellar egress windows. Miguel Ramirez, architect and Ana Dutan, the owner were present for this application. The egress window will be trimmed to match the existing window.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3571 – 382 Wallace Street, Section 55/Block 398/Lot 344. Residence AA. Kambi-Shamba Dumisani. Maintain raised roofline of existing garage and convert to recreation space. No one was present for this application.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned at the applicant's request.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the minutes of June 28, 2022 be approved as submitted.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

Public Hearing

At 7:21 P.M. Deputy Chairperson Campbell 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 ten people in the audience.

SP-3563 – 80 Southside Avenue, Section 62/Block 57Lots 60, 61. Residence A. Rookmin Singh. Construct a new 200 sq. ft. detached garage. No one was present for this application.

SP-3567 – 177-189 W. Sunrise Highway, Section 55/Block 324Lot 1 (13, 14) Business B; 39 S. Long Beach Avenue, Section 55/Block 324Lot 3. Residence Apartment. & 41 S. Long Beach Avenue, Section 55/Block 324Lot 4. Residence Apartment. Matt McGovern. Construct a new 14,471 sq. ft. 1-story addition and a 2,830 sq. ft. 2nd floor interior addition to existing dealership.

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 Ladonna Taylor and unanimously carried that the application be adjourned pending Nassau County Planning Commission's recommendation and submission of lighting details to the Village Clerk's office.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3568 – 199 W. Sunrise Highway, Section 54/Block 81Lot 5 (103, 106) Business B; 30 S. Long Beach Avenue, Section 54/Block 81Lot 8. Residence Apartment; 16 Lexington Avenue, Section 54/Block 81Lot 9. Residence Apartment. & 20 Lexington Avenue, Section 54/Block 81Lot 10. Residence Apartment. Matt McGovern. Expand existing parking lot.

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 Ladonna Taylor seconded by Carole Ryan and unanimously carried that the application be adjourned pending Nassau County Planning Commission's recommendation and submission of lighting details to the Village Clerk's office.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3563 – 80 Southside Avenue, Section 62/Block 57Lots 60, 61. Residence A. Rookmin Singh. Construct a new 200 sq. ft. detached garage. No one was present for this application.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be adjourned for non appearance.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

At 8:20 P.M. motion was made by Ladonna Taylor, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

DECISIONS

SP-3562 – 5 Brunella Street, Section 54/Block 329/Lot 1. Residence A. Dragos Filiuta.
Construct a 240 sq. ft. second-story deck.

Motion was made by Ladonna Taylor, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3564 – 45 Colonial Avenue, Section 55/Block 067/Lot 567. Residence A. Juana Ramirez.
Construct a 575 sq. ft. one-story rear addition.

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:

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SP-3565 – 50 Willow Avenue, Section 55/Block 211/Lot 124. Residence A. Judith Farrell.
Construct a 379 sq. ft. rear sunroom.

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:

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Edgar Campbell	In Favor

SP-3566 – 40 Weberfield Avenue, Section 55/Block 208/Lot 21. Residence A. Elbert Starks.
Repair fire damage, construct 546 sq. ft. 2nd floor addition and interior alterations.

Motion was made by Ladonna Taylor, 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:

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SP-3569 – 370 Maryland Avenue, Section 36/Block K-1/Lot 44. Residence AA. Deveen Davis. Construct a portico and exterior basement stairs.

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
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Deborah Welch	In Favor
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SP-3570 – 1 S. Brookside Avenue, Section 54/Block 76/Lot 30. Residence A. Ana Dutan.
Maintain two cellar egress windows.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

SP-3558 – 186 Nassau Avenue, Section 62/Block 160/Lots 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 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

Subdivision

The applicant, Michael Gregory comes before this Board seeking a subdivision of the premises known as and by 401 South Ocean Avenue, Section 62 Block 170 Lot 1, Freeport, New York from one (1) single lot to three (3) lots for the construction of three (1) one family dwellings.

I Edgar Campbell move that this Board make the following resolution:

WHEREAS, the Applicant, Michael Gregory, filed an application to subdivide the above premises from one (1) single lot to three (3) lots for the construction of three (3) one family dwellings; and

WHEREAS, the parcel sits in a Residence A District; and

WHEREAS, the Applicant has presented an application to the Planning Board of the Village of Freeport and a public hearing was held on June 28, 2022; and

WHEREAS, the Planning Board of the Incorporated Village, as lead agency has determined that this action is a unlisted action under SEQRA and no further review is required; and

WHEREAS, this Board has determined that the subject lot when separated will create three lots that residential homes can be built on as the size of the new lots exceeds the 50ft x 100ft lot size that is required in the Village Code; and

WHEREAS, that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of this subdivision. Applicant illustrated that the lot sizes in the area of the subject property are similar to the lot sizes of the proposed subdivision; and

WHEREAS, the Planning Board of the Village of Freeport, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Superintendent of Buildings also did a preliminary review of this application and found no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

NOW, THEREFORE BE IT RESOLVED, that the application of Michael Gregory, to subdivide the premises known as and by 401 South Ocean Avenue, Section 62 Block 170 Lot 1, Freeport, New York from one (1) single lot to three (3) lots for the construction of three (3) one family dwellings be granted with the following conditions:

1. That the subdivision map must comply with the rules and regulations of the Incorporated Village of Freeport, the County of Nassau and the State of New York, and further must comply with all requirements of the Clerk of the County of Nassau and further must be filed with the Nassau County Clerk within ninety (90) days of this approval with a copy to the Village of Freeport Clerk's Office and the Building Department.
2. No permits will be issued until the subdivision map is filed.

Second by Ladonna Taylor

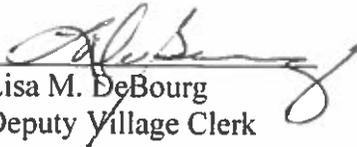
The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Edgar Campbell	In Favor

At 9:09 P.M., it was moved by Ladonna Taylor, seconded by Deborah Welch 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
Edgar Campbell	In Favor


Lisa M. DeBourg
Deputy Village Clerk

