

8-9-2022

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 9, 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	Excused
Deborah Welch	Member	
Heather Dawson	Member	
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 6:15 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 6:40 P.M. motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	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-3572 – 46 Weberfield Avenue, Section 55/Block 208/Lot 135. Residence A. Merkeide Garcia. Construct new 248 sq. ft. 1-story rear addition and new open portico. Merkeide Garcia

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presented this application. She indicated that all materials and color on the addition will match the existing home.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3573 – 37 W 4th Street, Section 62/Block 64/Lot 110, 507-509. Residence A. YaYa Ceesay. Construct new 600 sq. ft. second story floor rear deck. A representative from perfect Permits presented this application. They proposed Trex decking in a grey color, white PVS railing with black spindles.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	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 eighteen people in the audience.

SP-3563 – 80 Southside Avenue, Section 62/Block 57/Lots 60, 61. Residence A. Rookmin Singh. Construct a new 200 sq. ft. detached garage.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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.

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 Carole Ryan, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:02pm the Board took a 2-minute break.

Motion was made by Carole Ryan, seconded by Edgar Campbell 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3574 – 438 Nassau Avenue, Section 62/Block 186Lot 1. Residence A. 438 Nassau LLC.
Construct a 3-story 2,515 sq. ft. single family dwelling with 246 sq. ft. porch & 82.5 sq. ft. deck.

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 adjourned pending landscape plan and updated plans.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Heather Dawson, 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:00 P.M. motion was made by Carole Ryan, seconded by Annemarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3572 – 46 Weberfield Avenue, Section 55/Block 208/Lot 135. Residence A. Merkeide Garcia. Construct new 248 sq. ft. 1-story rear addition and new open portico.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3573 – 37 W 4th Street, Section 62/Block 64/Lot 110, 507-509. Residence A. YaYa Ceesay. Construct new 600 sq. ft. second story floor rear 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3563 – 80 Southside Avenue, Section 62/Block 57/Lots 60, 61. Residence A. Rookmin Singh. Construct a new 200 sq. ft. detached garage.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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.

Motion was made by Carole Ryan, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	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.

Motion was made by Carole Ryan, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the minutes of July 12, 2022 be approved as submitted

The Clerk polled the Board as follows:

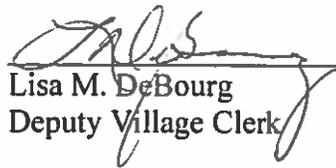
Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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At 9:23 P.M., it was moved by Carole Ryan, seconded by Deborah Welch and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor


Lisa M. DeBourg
Deputy Village Clerk

