

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 23, 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
Carole Ryan	Member	Excused
Ladonna Taylor	Member	Absent
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	

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

At 6:24 P.M. Chairperson Michael Hershberg called the meeting to order for which a full stenographic record was taken.

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
Michael Hershberg	In Favor

At 6:55 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
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately six people in the audience.

**SP-3575 – 552 N. Brookside Ave., Section 36/Block K/Lot 148. Residence AA. Daniel Sosa.** Maintain 20’x13’ shed, 21’x19’ pavilion, 19’x 44’ raised terrace, replace driveway, 4’ solid PVC fence in front yard, wood burning fireplace and a 34” CMU retaining wall.

Motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried that the application be adjourned at the applicant’s request.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3578 – 157 N. Ocean Ave. Section 55/Block 171/Lot 117. Residence A. Charles Weinraub.** Maintain a one-story rear addition & proposed interior alterations. Charles Weinraub was present for this application. He indicated that he was not aware that the addition on the house was not permitted. As such, he is requesting permission for the addition.

Motion was made by Heather Dawson, 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
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 five people in the audience.

**SP-3576 – 199 Wallace St., Section 55/Block 384/Lot 42. Residence AA. Gary Chimeri.** Construct a new 616 sq. ft. detached garage and widen existing driveway.

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 Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3577 – 121 S. Main St. AKA 119-123 S. Main St., Section 62/Block 198/Lot 323. Business B. Ulises Campos.** Construct a new 1,544 sq. ft. second floor commercial addition.

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

At 8:02 P.M. motion was made by Deborah Welch, seconded by Heather Dawson 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
Michael Hershberg	In Favor

At 8:13 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
Michael Hershberg	In Favor

Motion was made by Deborah Welch, seconded by Annemarie diSalvo and unanimously carried that the application be adjourned pending submission of revised drawings.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:29 P.M. motion was made by Deborah Welch, seconded by Heather Dawson 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
Michael Hershberg	In Favor

At 8:37 P.M. motion was made by Heather Dawson, seconded by Deborah Welch 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
Michael Hershberg	In Favor

## DECISIONS

**SP-3578 – 157 N. Ocean Ave. Section 55/Block 171/Lot 117. Residence A. Charles Weinraub.** Maintain a one-story rear addition & proposed interior alterations.

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
Michael Hershberg	In Favor

**SP-3576 – 199 Wallace St., Section 55/Block 384/Lot 42. Residence AA. Gary Chimeri.** Construct a new 616 sq. ft. detached garage and widen existing driveway.

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
Michael Hershberg	In Favor

**SP-3556 – 70 Madison Avenue, Section 54/Block 088/Lot 137. Residence A. Clarissa Espinal.** Widen driveway to 20 ft. x 19.5 ft.

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
Michael Hershberg	In Favor

8-23-2022

Motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried that the minutes of August 9, 2022 be approved as submitted.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:46 P.M., it was moved by Heather Dawson, seconded by Deborah Welch 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
Michael Hershberg	In Favor

  
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Lisa M. DeBourg  
Deputy Village Clerk

