

9-21-2022

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Wednesday September 21, 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	
Ladonna Taylor	Member	
Deborah Welch	Member	Excused
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	

Robert McLaughlin, Counsel to the Board and Robin Cantelli, Secretary to the Zoning Board of Appeals also attended the meeting.

At 6:20 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 Ladonna Taylor 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 6:25 P.M. 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 24 (twenty-four) people in the audience.

**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. Kambi-Shamba Dumisani presented this application.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**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. Daniel Sosa presented this application.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3579 – 164 Archer Street, Section 62/Block 077/Lot 10. Residence A. Elvis Baez.** Construct a new 1-story 185 sq. ft. rear addition. Elvis Baez presented this application. Finishes will match the existing 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3581 – 215 Church Street, Section 62/Block 55/Lot 41. Residence A. Omattee Sahadeo.** Construct a covered patio. Omattee Sahadeo presented this application. Finishes will 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3582 – 210 Gordon Place, Section 62/Block 92/Lot 333. Residence A. Crossroads Axis Realty.** Maintain. 24.6' x 12' second story rear deck & a 24.6' x 12' third story rear deck.

The Secretary announced that this application has been rescinded by the Building Dept. and no longer necessary to appear before the Site Plan Board.

**SP-3583 – 187 Westside Avenue, Section 62/Block 34/Lot 126. Residence A. Martin Bender.** Construct roof over existing 408 sq. ft. deck. Martin Bender was present for this application. Roofing will match the existing roof 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3584 – 26 Graffing Place, Section 55/Block 233/Lot 125. Residence A. Lucinda Seonghae.** Construct 515 sq. ft. 1-story addition, 11 sq. ft. wood stair & deck, 383 sq. ft. 2<sup>nd</sup> floor addition and 175 sq. ft. 2<sup>nd</sup> floor roof deck. Lucinda Seonghae to match existing

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3585 – 446 Southside Avenue, Section 54/Block 308/Lot 169. Residence A. Julian A Herrera.** Widen driveway 240 sq. ft. total and pave walkway. Stephanie Salazar, niece of owner presented this application as per application

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Ladonna Taylor to enter Executive Session to confer with council.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Ladonna Taylor exited the meeting during Executive Session.

Joy Fernandez entered the meeting during Executive Session.

At 7:34 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

## **Public Hearing**

At 7:35 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.

Chairman Hershberg designated Alternate Joy Fernandez to substitute for another member in their absence.

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 12 people in the audience.

**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.

William Chimeri, Esq. and property owner John Cacciatore presented the application.

Motion was made by Carole Ryan, seconded by Annmarie diSalvo 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
Annemarie diSalvo	In Favor
Joy Fernandez	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

Due to absence of representation, Chairperson Michael Hershberg suggested we call the application again at the end of the hearing.

**SP-3580 – 130 Dehnhoff Avenue, Section 55/Block 245/Lot 35. Residence A. Mary Bryant.** Maintain 625 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.

Michael Zapson, Esq. presented the application.

Motion was made by Carole Ryan, seconded by Annmarie diSalvo 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
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

The following application was recalled by the Secretary:

**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.

Motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried that the application be adjourned due to non-attendance by the applicant.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

At 8:15 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

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The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

At 8:45 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

## DECISIONS

**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.

Motion was made by Joy Fernandez, 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
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

**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 Carole Ryan, seconded by Annmarie 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:

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Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

**SP-3579 – 164 Archer Street, Section 62/Block 077/Lot 10. Residence A. Elvis Baez.** Construct a new 1-story 185 sq. ft. rear addition.

Motion was made by Annmarie 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
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

**SP-3581 – 215 Church Street, Section 62/Block 55/Lot 41. Residence A. Omattee Sahadeo.** Construct a covered patio.

Motion was made by Annmarie 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
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

**SP-3583 – 187 Westside Avenue, Section 62/Block 34/Lot 126. Residence A. Martin Bender.** Construct roof over existing 408 sq. ft. deck.

Motion was made by Joy Fernandez, 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
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

**SP-3584 – 26 Graffing Place, Section 55/Block 233/Lot 125. Residence A. Lucinda Seonghae.** Construct 515 sq. ft. 1-story addition, 11 sq. ft. wood stair & deck, 383 sq. ft. 2<sup>nd</sup> floor addition and 175 sq. ft. 2<sup>nd</sup> floor roof deck.

Motion was made by Carole Ryan, seconded by Annmarie 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:

Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

**SP-3574 – 438 Nassau Avenue, Section 62/Block 186 Lot 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

Motion was made by Joy Fernandez, 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
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

**SP-3585 – 446 Southside Avenue, Section 54/Block 308/Lot 169. Residence A. Julian A Herrera.** Widen driveway 240 sq. ft. total and pave walkway.

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
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carol Ryan, seconded by Annmarie diSalvo and unanimously carried that the minutes from the August 23, 2022 meeting be approved.

The Clerk polled the Board as follows:

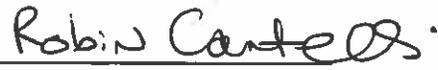
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

At 9:15 P.M., it was moved by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried, that the meeting be closed.

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The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor



Robin Cantelli  
Zoning Board of Appeals Clerk

