

10-25-2022

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday October 25, 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	Absent
Deborah Welch	Member	
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Excused

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

At 6:10 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	Not present
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 6:49 P.M. motion was made by Deborah Welch, seconded by Edgar Campbell 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
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.

Preliminary Meeting

SP-3600 – 2 Cedar Street, Section 62/Block 170/Lot 116. Residence A. AHRC. Construct new asphalt driveway. Jean Pierre Larpoux of Fusion Architectural was present for this application. This property is located at the northwest corner of Cedar Street and Guy Lombardo Avenue with

a driveway on Cedar Street. Mr. Larpoux indicated that parking is difficult and as such is requesting second driveway to be constructed on Guy Lombardo Avenue.

SP-3597 – 596 S Ocean Avenue, Section 62/Block 178/Lot 134. Residence A. Ruff House Rescue. Enclose existing 277 sq. ft. screened porch. Russell Jordan presented this application. He proposed all new dutch lap siding in a charcoal color, with white trim and fascia and installation of Anderson windows and doors.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3601 – 449 Nassau Avenue, Section 62/Block 183/Lot 206. Residence A. Michael Portoles. Abandon 1st floor, construct new 763 sq. ft. & 1st & 2nd floor side additions, new 1,920 sq. ft. 3rd story addition & 458.62 sq. ft. rear 2nd & 3rd floor decks. Jean Kennedy presented this application. She proposed front elevation in shakes siding and other 3 sides in clapboard, Andersen double hung windows, 2.5 inch molding, casement window, Trex decking with white railings, front portico,.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3602 – 77 Wallace Street, Section 55/Block 271/Lot 12. Residence AA. Francis G. Fee, Jr. Construct a 194 sq. ft. 1-story rear addition, 68 sq. ft. front vestibule, and a 68 sq. ft. open front porch and demolish existing porch. Russell Jordan was present for this application. He proposed architectural roofing in Pristine Black, Hardie Plank siding in Deep Ocean color, white vinyl double hung and casement windows, Azec PVC trim, front door stained in a burgundy color, white PVC lattice under the porch, round white 10” columns, white French door in the rear, handrails and balusters in white PVC and brick foundation to be parged with Thoroseal in a light grey color.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3588 – 59 Lena Avenue, Section 55/Block 269/Lot 224. Residence A. Marti Homes.
Addition of outside cellar entrance. Dennis Marti was present for this application. He indicated that the cellar entrance would have concrete basement stairs with white PVC railings.

Motion was made by Deborah Welch, seconded by Carole Ryan 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3589 – 130 N Bergen Place, Section 55/Block 269/Lot 226. Residence A. Marti Homes.
Addition of outside cellar entrance. Dennis Marti was present for this application. He indicated that the cellar entrance would have concrete basement stairs with white PVC railings.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3590 – 132 N Bergen Place, Section 55/Block 269/Lot 225. Residence A. Marti Homes.
Addition of outside cellar entrance. Dennis Marti was present for this application. He indicated that the cellar entrance would have concrete basement stairs with white PVC railings.

Motion was made by Deborah Welch, 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3591 – 134 N Bergen Place, Section 55/Block 269/Lot 223. Residence A. Marti Homes.
Addition of outside cellar entrance. Dennis Marti was present for this application. He indicated that the cellar entrance would have concrete basement stairs with white PVC railings.

Motion was made by Deborah Welch, 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Public Hearing

At 7:28 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 16 people in the audience.

Subdivision Application

128 Cary Place, Section 54, Block 319, Lots 96-100, 102-104 & 226-227. Marine Industrial District with Residential use. Application for 3-lot subdivision to erect two (2) 1-family homes and maintain existing 1-family dwelling.

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

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be tabled.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3586 – 360-370 Atlantic Avenue, Section 62/Block036/Lot 153. Business A, 370 Freeport, LLC. Exterior façade repair.

Motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried that the application be adjourned pending submission of architectural drawings, color rendering and a detailed list of colors and materials to be used.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3592 – 401 S Ocean Avenue, Section 62/Block 170/Lot A. Residence A. Marti Homes. Construct 2,304 sq. ft. 2-story 1-family dwelling with attached garage.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan and a detailed list of colors and materials to be used.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3593 – 401 S Ocean Avenue, Section 62/Block 170/Lot B. Residence A. Marti Homes.
Construct 2,345 sq. ft. 2-story 1-family dwelling with attached garage.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan and a detailed list of colors and materials to be used.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3594 – 401 S Ocean Avenue, Section 62/Block 170/Lot C. Residence A. Marti Homes.
Construct 2,304 sq. ft. 2-story 1-family dwelling with attached garage.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan and a detailed list of colors and materials to be used.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3598 – 79 S Main Street, Section 55/Block 205/Lot 15. Business B. IPS Properties.
Replacement of existing storefront.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3599 – 81-83 S Main Street, Section 55/Block 205/Lot 134. Business B. IPS Properties.
Replacement of existing storefront.

Motion was made by Deborah Welch, seconded by Carole Ryan 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
Annmarie 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.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carol Ryan, seconded by Deborah Welch and unanimously carried that the minutes from the October 11, 2022 meeting be approved.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:44 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Edgar Campbell and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3597 – 596 S Ocean Avenue, Section 62/Block 178/Lot 134. Residence A. Ruff House Rescue. Enclose existing 277 sq. ft. screened porch.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3601 – 449 Nassau Avenue, Section 62/Block 183/Lot 206. Residence A. Michael Portoles. Abandon 1st floor, construct new 763 sq. ft. & 1st & 2nd floor side additions, new 1,920 sq. ft. 3rd story addition & 458.62 sq. ft. rear 2nd & 3rd floor decks.

Motion was made by Annmarie 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3602 – 77 Wallace Street, Section 55/Block 271/Lot 12. Residence AA. Francis G. Fee, Jr. Construct a 194 sq. ft. 1-story rear addition, 68 sq. ft. front vestibule, and a 68 sq. ft. open front porch and demolish existing porch.

Motion was made by Carole Ryan, seconded by Edgar Campbell 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3588 – 59 Lena Avenue, Section 55/Block 269/Lot 224. Residence A. Marti Homes.
Addition of outside cellar entrance.

Motion was made by Deborah Welch, seconded by Edgar Campbell 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3589 – 130 N Bergen Place, Section 55/Block 269/Lot 226. Residence A. Marti Homes.
Addition of outside cellar entrance.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3590 – 132 N Bergen Place, Section 55/Block 269/Lot 225. Residence A. Marti Homes.
Addition of outside cellar entrance.

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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3591 – 134 N Bergen Place, Section 55/Block 269/Lot 223. Residence A. Marti Homes.
Addition of outside cellar entrance.

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
Annmarie 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.

Motion was made by Annmarie 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3598 – 79 S Main Street, Section 55/Block 205/Lot 15. Business B. IPS Properties.
Replacement of existing storefront.

Motion was made by Edgar Campbell, 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3599 – 81-83 S Main Street, Section 55/Block 205/Lot 134. Business B. IPS Properties.
Replacement of existing storefront.

Motion was made by Edgar Campbell, 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).

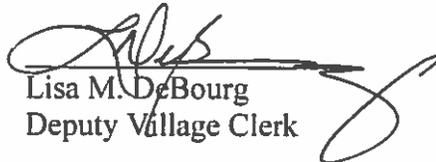
The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 10:45 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
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor


Lisa M. DeBourg
Deputy Village Clerk

