

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday November 30, 2021 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
Robert Delmond	Member	
Carole Ryan	Member	
Ladonna Taylor	Member	
Annelga Weaver	Member	Excused
Deborah Welch	Member	
Heather Dawson	Alternate Member	Excused
Annemarie diSalvo	Alternate Member	

Robert McLaughlin, Counsel to the Board, Jonathan Smith, Building Department representative and Lisa DeBourg, Deputy Village Clerk also attended the meeting.

At 6:11 P.M. Chairperson Michael Hershberg called the meeting to order for which a full stenographic record was taken.

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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 6:40 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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 4 people in the audience.

SP-3510 – 138 East Avenue, Section 62/Block 81/Lot 10. Residence A. Daysi Ortega.
Construct new 149 sq. ft. open front porch. Randolph Santana, architect of Bozzetto AE LLC presented this application. He proposed cultured stone on the front elevation, new gray

architectural roofing shingles, white PVC rails, 8” white round fiberglass columns, and 4” red brick pavers for the steps.

Motion was made by Robert Delmond, 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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3513 – 718 S Long Beach Avenue, Section 62/Block 156/Lot 270. Residence A. Nicole Rios. Maintain 2-story 12’ x 13’ rear deck. Ricardo Rios, the owner was present for this application. He indicated that the work had started. He proposed pressure treated wood for the deck flooring, posts and balusters for the upper decks and PVC deck flooring and railing for the lower deck in white.

Motion was made by Robert Delmond, 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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

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

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Public Hearing

At 7:05 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-3511 – 240 E. Merrick Road aka 61 Albany Avenue, Section 62/Block E/Lot 810. Manufacturing, Richard ULL. Install overhead doors on west elevation.

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 Robert Delmond, 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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3452 – 98 N. Columbus Avenue, Section 55/Block 226/Lot 400. Residence Apartment, NRAC Corp. Construct new 2½ story 2,368 sq. ft. single family dwelling with finished basement. Adjourned 9/28/2021

SP-3453 – 96 N. Columbus Avenue, Section 55/Block 226/Lot 401. Residence Apartment, NRAC Corp. Construct new 2½ story 2,368 sq. ft. single family dwelling with finished basement. Adjourned 9/28/2021

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

11-30-2021

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be adjourned due to late submissions of revised architectural plans.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3490 – 206 Evans Avenue, Section 55/Block 101/Lot 251. Residence AA. El Balcon Properties Corp. Construct a new 2,581.2 sq. ft. 2-story single-family dwelling. Adjourned 10/26/2021

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 Robert Delmond, 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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3491 – 208 Evans Avenue, Section 55/Block 101/Lot 250. Residence AA. El Balcon Properties Corp. Construct a new 2,362.5 sq. ft. 2-story single-family dwelling. Adjourned 10/26/2021

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 Robert Delmond, 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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

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

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3510 – 138 East Avenue, Section 62/Block 81/Lot 10. Residence A. Daysi Ortega.
Construct new 149 sq. ft. open front porch.

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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3513 – 718 S Long Beach Avenue, Section 62/Block 156/Lot 270. Residence A. Nicole Rios. Maintain 2-story 12' x 13' rear deck.

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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3511 – 240 E. Merrick Road aka 61 Albany Avenue, Section 62/Block E/Lot 810. Manufacturing, Richard ULL. Install overhead doors on west elevation.

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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3490 – 206 Evans Avenue, Section 55/Block 101/Lot 251. Residence AA. El Balcon Properties Corp. Construct a new 2,581.2 sq. ft. 2-story single-family dwelling.

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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

SP-3491 – 208 Evans Avenue, Section 55/Block 101/Lot 250. Residence AA. El Balcon Properties Corp. Construct a new 2,362.5 sq. ft. 2-story single-family dwelling.

Motion was made by Robert Delmond, 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:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Ladonna Taylor and unanimously carried, that the minutes of November 9, 2021 be approved as submitted.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 8:08 P.M., it was moved by Ladonna Taylor, seconded by Robert Delmond and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor


Lisa M. DeBourg
Deputy Village Clerk

