

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday March 28, 2023 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	
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	

Robert McLaughlin, Counsel to the Board also attended the meeting.

At 6:18 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 Annmarie diSalvo 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
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 7:04 P.M. motion was made by Deborah Welch, 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
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 33 (thirty three) people in the audience.

SP-3624 – 55 Bedell Street, Section 62/Block 046/Lot 13. Residence A. Masood Bhutta.
Construct front addition and alterations to 2-family dwelling. April Madigan, expediter, presented this application stating that all new materials on the addition will match the rest of the home. She proposed 1 small window on the far left of the front elevation on the addition. The Board indicated that the window placement wasn't in conformity with the neighborhood.

Applicant indicated that she would be willing to put 2 more windows to balance the look on the front elevation. Application was tabled while expediter communicate with the property owner.

SP-3625 – 123 E. Milton Street, Section 55/Block 249/Lot 90. Residence A. Guillermo Romero. Construct a new second floor addition. Jack Sedorowitz, architect, presented this application. All the materials on the proposed addition will match the rest of the 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie 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 two affidavits of publication and two affidavits of posting to be entered into the record as exhibits #1 and #2 for the following applications by the stenographer.

There were approximately 33 (thirty three) people in the audience.

SP-3623 – 23 Rose Street, Section 62/Block 110/Lot 9. Residence AA. Randy Abreu. Construct east and west 2-story addition with basement, new front wrap around porch, (2) exterior basement entrances, new rear covered porch with balcony above, new 22’ x 22.5’ detached garage, 17’ x 20’ pool cabana and new HVAC.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 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:

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

SP-3626 – 66 E Merrick Road, Section 62/Block A/Lot 136. Manufacturing. Joseph Calvagno. Proposed exterior renovations.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

SP-3627 – 70 E Merrick Road, Section 62/Block A/Lot 135. Manufacturing. Joseph Calvagno. Proposed exterior renovations.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

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

SP-3624 – 55 Bedell Street, Section 62/Block 046/Lot 13. Residence A. Masood Bhutta. Construct front addition and alterations to 2-family dwelling. After discussion with the property owner, April Madigan indicated that the owner agreed to install 2 more windows of the same style and size on the front elevation for a more balanced look.

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:

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

At 8:35 pm the Board takes a brief recess. Ladonna Taylor leaves the meeting at this point.

SP-3338 – VL EO 164 Moore Avenue, Section 55/Block 350/Lot 250. Residence AA. Stewart Bynoe. Construct 3,144 sq. ft. 2-story dwelling with attached garage, 43 sq. ft. portico and 195 sq. ft. patio. Stewart Bynoe, property owner and Samuel Ortiz, contractor presented this application.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

Six residents spoke in opposition of this application.

At 9:49 PM motion was made by Carole Ryan, seconded by Deborah Welch to enter into Executive Session to confer with council.

The Clerk polled the Board as follows:

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

At 10:00 P.M. motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

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
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

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
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the minutes from the March 14, 2023 meeting be approved.

The Clerk polled the Board as follows:

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

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:

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

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

The Clerk polled the Board as follows:

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

DECISIONS

SP-3338 – VL EO 164 Moore Avenue, Section 55/Block 350/Lot 250. Residence AA. Stewart Bynoe. Construct 3,144 sq. ft. 2-story dwelling with attached garage, 43 sq. ft. portico and 195 sq. ft. 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
Deborah Welch	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3626 – 66 E Merrick Road, Section 62/Block A/Lot 136. Manufacturing. Joseph Calvagno. Proposed exterior renovations.

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:

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

SP-3627 – 70 E Merrick Road, Section 62/Block A/Lot 135. Manufacturing. Joseph Calvagno. Proposed exterior renovations.

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:

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

At 10:56 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:

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



Lisa M. DeBourg
Deputy Village Clerk