

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday May 23, 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	
Carole Ryan	Member	Excused
Ladonna Taylor	Member	Excused
Deborah Welch	Member	
Heather Dawson	Member	Absent
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Excused
Thelma Lambert Watkins	Alternate Member	

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

At 6:08 P.M. Chairperson Michael Hershberg called the meeting to order.

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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 6:25 P.M. motion was made by Edgar Campbell, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

## **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 publication and one affidavit of posting to be entered into the record as exhibits #1 and #2 for the following applications by the stenographer.

There were seven individuals in the audience.

**SP-3628 – 862 S Long Beach Avenue, Section 62/Block 156/Lot 343. Residence A. Oscar Guevara.** Non-compliance with original decision. Multiple changes done to windows, doors, siding, soffits, lighting, railings, roofing, fascia, columns, stairs and a 290 sq. ft. 2<sup>nd</sup> story deck on 3<sup>rd</sup> story.

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 Edgar Campbell and unanimously carried that the application be adjourned pending submission of revised plans to the Building Department.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3631 – 66 Independence Avenue, Section 55/Block 364/Lot 142. Residence A. Nelson M Vintimilla.** Reconstruction of a 19' x 19' garage due to fire damage.

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

At 7:15 P.M. motion was made by Deborah Welch, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 7:26 P.M. motion was made by Deborah Welch, seconded by Annmarie diSalvo and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

## DECISIONS

**SP-3631 – 66 Independence Avenue, Section 55/Block 364/Lot 142. Residence A. Nelson M Vintimilla.** Reconstruction of a 19’ x 19’ garage due to fire damage.

Motion was made by Deborah Welch, seconded by Annemarie 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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3629 – 85 Centre Street, Section 54/Block 078/Lot 157. Residence A. Bryant Napoles.** Widen driveway 11’ on the west side of the driveway and 10’ on the east side.

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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Annemarie diSalvo, seconded by Edgar Campbell and unanimously carried that the minutes from the April 25, 2023 meeting be approved.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 7:33 P.M., it was moved by Deborah Welch, seconded by Edgar Campbell and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

### **Preliminary Meetings:**

#### **SP-3633 – 224 Buffalo Avenue, Section 62/Block 230/Lot 42. Industrial B. Fred Bruzzone.**

Construct 14,000 sq. ft. 2<sup>nd</sup> story addition. Robert Bennett of Rabco Engineering presented this application along with owner, Fred Bruzzone. A parking variance was approved by the Zoning Board of Appeals. The landscaping was improved. Siding is Behr white #52 stucco finish. Front entry doors in black, windows in a smoky gray color with black trim, parapet trim in a brown aluminum coping, brown aluminum awning above the garage, and black metal commercial garage doors. The finishes on the addition will match the finishes on the existing building.

#### **SP-3634 – 74 Broadway, Section 55/Block 234/Lot 48. Business B. El Balcon Properties Corp..**

Construct a new 4-story 2,334 sq. ft. apartment building with three 2-bedroom units and six 1-bedroom units with parking under building at grade. Roberto Delgado, El Balcon Properties Corp. owner and Maria Miro presented this application. This application was approved by the Zoning Board of Appeals for a parking variance on 4/26/2023. They proposed Mastic Ovation double 4 ½ dutchlap white siding, mansard roof in a harbor blue by Owens Corning, United 5900 series Brickmould black double hung windows, black trim, white stucco columns, and door in a smoky finish to match the windows. A 4-foot wrought iron fence with 4 foot bushes in front was also proposed. The Board indicated that the proposed building didn't fit into the neighborhood. There was discussion on changing the colors on the building and adding some details. The applicant was open to making changes and agreed to return to the Board with some revisions more in line with the neighborhood.

#### **SP-3632 – 17-33 Buffalo Ave aka 3 Buffalo Ave & 80-84 Albany Ave, Freeport, NY, Section 55/Block 190/Lots 51-55 & 63. Residence Apartment District with a portion designated as Golden Age Floating Zone. BOSFA Management Corp.**

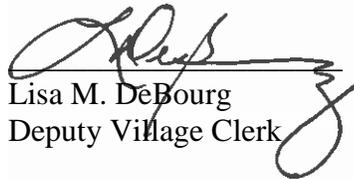
Renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Ave aka 3 Buffalo Ave to create a total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Ave. ZBA approved 4/20/2023. Emelio Susa, Architect presented this application. The warehouse on the northeast corner of the property will be removed and replaced with a lift parking system with an artificial green wall. The other buildings will be renovated and clad with Trespa Meteon Metallics metal panel façade in a copper red satin finish, and a titanium bronze Satin finish. EFCO series 401 aluminum storefront in a black frame smooth finish will also be used on the buildings. Discussion was had about using alternate materials to clad the buildings. The landscape plan will consist of 7 different species of trees. Some of the existing trees will remain. The Board suggested a water feature on the property. Applicant will submit a revised landscape plan featuring the different species of trees and shrubbery.

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At 8:55 P.M., it was moved by Deborah Welch, seconded by Edgar Campbell and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg  
Deputy Village Clerk