

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday June 13, 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	Excused
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Watkins-Lambert	Alternate Member	

Robert McLaughlin, Counsel to the Board and Scott Braun Building Department representative also attended the meeting.

At 6:12 P.M. Chairperson Michael Hershberg called the meeting to order.

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

At 7:01 P.M. motion was made by Deborah Welch, seconded by Heather Dawson and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 15 (fifteen) people in the audience.

**SP-3635 – 66 East Dean Street, Section 55/Block 252/Lot 125. Residence A. Christian Brizuela.** Construct an additional 18' x 20' concrete driveway. Christian Brizuela was present for this application. Mr. Brizuela stated that the proposed work was already completed. He said that he constructed the driveway because there is not sufficient parking and his sons that live with him

were having to park far away and was in fear of being stalked. The Board indicated that had the applicant that they were not in favor of the amount of concrete compared to green space.

Motion was made by Heather Dawson, 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:

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

**SP-3637 – 105 Connecticut Avenue, Section 55/Block 385/Lot 62. Residence A. Maureen McLaren.** Construct a cellar entrance. Maureen and Milton McLaren were present for this application. They proposed to construct concrete steps with black wrought iron railings to the basement entrance. According to Mr. McLaren, this would give them better access to the backyard.

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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3640 – 143 Lillian Avenue, Section 55/Block 372/Lot 114. Residence A. Rockefeller Ulysee.** Construct an 18' x 19' rear extension for a new bathroom and bedroom. Rockefeller Ulysee, owner and David Higueta, the contractor were present for this application. They proposed that all materials on the extension would match the materials on the existing 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3642 – 64 Parsons Avenue, Section 55/Block 222/Lot 583. Residence A. Carline J Eustache.** Construct second driveway 18' x 24' in gravel. Carline J Eustache and her husband Donald were present for this application. She indicated that she needed more space to

accommodate his children’s vehicles. They proposed natural pebbles for the 2<sup>nd</sup> driveway.

Thelma enter the meeting at this point.

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:

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

**SP-3643 – 77 Babylon Turnpike, Section 55/Block 238/Lot 160. Residence A. Mauro Aguilar.**

Maintain & repair existing extended driveway 10’ x 35’ & propose widening of existing driveway 20’ x 23’. Mauro Aguilar, owner and contractor Carlos Riviera presented this application. Mr. Aguilar explained that the extended driveway existed when he purchased the property. He is proposing another extension as he lives on a busy street where he has experienced damages to his vehicles because of not enough space. The Board suggested 4 to 5 feet of greenery on the eastern portion of the property and 3 feet on the northern portion.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan to the Village Clerk’s office.

The Clerk polled the Board as follows:

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

**SP-3646 – 20 Hope Place, Section 55/Block 367/Lot 742. Residence A. Kenneth Skates.**

Construct a 12’ x 20’ gazebo. Kenneth Skates and his wife were present for this application. The gazebo would be located on the center of the patio. The gazebo would consist of brown wood like aluminum and steel.

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

## **Preliminary Meeting**

### **SP-3644 – 109 Atlantic Avenue, Section 62/Block 84/Lot 37. Residence A. Dennis Marti.**

Construct a 3-story 1-family dwelling with attached garage. Dennis Marti presented this application. He proposed Tamko architectural roofing in an oxford grey, siding in a compass 4” dutch lap light grey, white front door, 8-panel garage door with glass, white windows 6 over 1 panels, 6 x 6 white columns, 8” capped aluminum fascia board, Boulder stone Breek stone products, and black gooseneck wall sconce. The board suggested improving the landscaping plan. Mr. Marti was in favor of increasing the landscaping. He promised to provide revised landscaping plans to the Board.

### **SP-3645 – 60 W Milton Street, Section 55/Block 169/Lot 316. Residence A. Dennis Marti.**

Construct 2,300 sq. ft. 2-story, 1-family dwelling with attached garage. Dennis Marti presented this application. He proposed light grey Compass 4” dutchlap siding, Oxford grey Tamko architectural roofing, white Azek 6 x 6 columns, white 6 over 1 windows, 3½” white lineal window trims, 8” capped aluminum fascia board, white 8 panel garage door with glass, white front door, Boulder stone Breek stone products, and black gooseneck wall sconce. The steps treads will be in bluestone. The applicant also agreed to provide revised landscape plans.

### **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. ZBA approved 4/26/2023. Maria Miro, expediter and owner, Roberto Delgado presented this application. They proposed blue roofing shingles that is supposed to look like charcoal grey color, taupe stucco siding, 4” window trim, and change in roofline. They also plan to incorporate a green rooftop and some stone to the front elevation.

### **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 Avenue aka 3 Buffalo Avenue 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, the architect presented this application. He presented an off white and a wood grain textured panel with a matte finish for the siding. Tinted glass storefront type windows in black will be installed. The courtyard would be designed with more landscaping and benches. A sign with a water feature will be erected on the Merrick Road side of the property and a rooftop terrace will be constructed on top of the buildings. The Board was concerned that the proposed white cladding on the building would require a lot of maintenance. The applicant agreed to submit a detailed landscape plan and sample designs of the proposed cladding on other buildings.

At 8:49 P.M. motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

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

At 8:55 P.M. motion was made by Heather Dawson, 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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

## **DECISIONS**

**SP-3637 – 105 Connecticut Avenue, Section 55/Block 385/Lot 62. Residence A. Maureen McLaren.** Construct a cellar entrance.

Motion was made by Heather Dawson, 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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3640 – 143 Lillian Avenue, Section 55/Block 372/Lot 114. Residence A. Rockefeller Ulysse.** Construct an 18' x 19' rear extension for a new bathroom and bedroom.

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:

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

**SP-3642 – 64 Parsons Avenue, Section 55/Block 222/Lot 583. Residence A. Carline J Eustache.** Construct second driveway 18’ x 24’ in gravel.

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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3646 – 20 Hope Place, Section 55/Block 367/Lot 742. Residence A. Kenneth Skates.** Construct a 12’ x 20’ gazebo.

Motion was made by Joy Fernandez, 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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Deborah Welch, seconded by Annmarie diSalvo and unanimously carried that the minutes from the May 23, 2023 meeting be approved.

The Clerk polled the Board as follows:

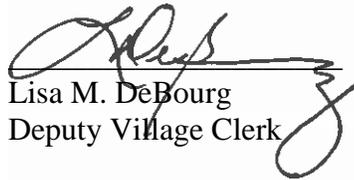
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

06-13-2023

At 9:13 P.M., it was moved by Heather Dawson, seconded by Carole Ryan and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

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



Lisa M. DeBourg  
Deputy Village Clerk