

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 8, 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	Absent
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Excused
Thelma Lambert-Watkins	Alternate Member	

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

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

Motion was made by Carole Ryan, seconded by Annemarie 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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 6:45 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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

## **Public Hearing**

At 6:50 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 application by the stenographer.

There were 11 (eleven) people in the audience.

**SP-3632 – 17-33 Buffalo Ave aka 3 Buffalo Ave & 80-84 Albany Ave, 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 Avenue.

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

Jack Martins, Esq. of Harris Beach LLC presented this application along with architect Emelio Susa. Specification sheets for proposed bench as part of the landscape plan were entered into the record as Applicant’s exhibit A and B.

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned and the applicant was requested to provide the Village Clerk’s office with copies of alternate cladding designs and colors.

The Clerk polled the Board as follows:

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

At 8:15 P.M. motion was made by Carole Ryan, seconded by Heather Dawson 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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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

Motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried that the minutes from the July 25, 2023 meeting be approved.

The Clerk polled the Board as follows:

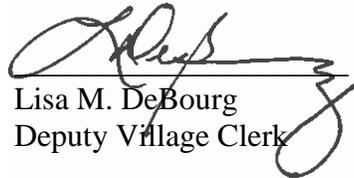
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:28 P.M., it was moved by Heather Dawson, seconded by Deborah Welch and unanimously carried, that the meeting be closed.

08-08-2023

The Clerk polled the Board as follows:

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



Lisa M. DeBourg  
Deputy Village Clerk