

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 22, 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	Absent
Carole Ryan	Member	
Ladonna Taylor	Member	Absent
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Absent
Thelma Lambert-Watkins	Alternate Member	Absent

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

At 6:18 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Carole Ryan, seconded by Heather Dawson 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 6:25 P.M. motion was made by Heather Dawson, seconded by Annemarie diSalvo 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.

SP-3655 – 250 Miller Avenue, Section 62/Block 162/Lot 216. Residence A. Amelio Gittens.
Construct a 397 sq. ft 1-story addition. Amelio Gittens was present for this application. He indicated that he and his wife have physical disabilities and so he proposed an addition for a bedroom on the first floor. According to Mr. Gittens, all new materials will match the existing on the home.

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

SP-3656 – 180 S Bay Avenue, Section 62/Block 149/Lot 436. Residence A. Neville McWatt.

Construct a 1-car garage 628 sq. ft., extend existing deck 79 sq. ft., and add a 37 sq. ft. elevator. Russell Jordan, the architect, was present for this application. He proposed construction of a garage instead of the carport that was previously approved. An elevator will be installed inside the garage. The new siding and roofing will match the existing.

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3657 – 75 Cary Place, Section 54/Block 321/Lot 3. Residence A. Dianelys Sime.

Construct a 613 sq. ft 2nd-story addition, a new 58 sq. ft. rear 1st story addition, rebuild existing 126.6 sq. ft. rear room, a new portico, a new 131 sq. ft. rear balcony and remove existing sunroom. Approved 5/10/2022. Changes to window size and location and roofing materials. Dianelys and her husband were present for this application requesting changes to window size and installation of standing seam roof. All the siding and finishes that were previously approved on 5/10/2022 will remain the same.

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3658 – 766 Guy Lombardo Avenue, Section 62/Block 102/Lot 804. Residence A. Rudy Gammo. Addition of balconies at 1st and 2nd floor rear of building with roof extension & new front stoop. Marcelo Kohan, the architect, presented this application. He proposed composite decking for the balconies, aluminum and acrylic railing system, composite steps and platform, and roofing to match the existing roofing.

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Public Hearing

At 7:30 P.M. Chairperson 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 five people 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. 2nd story deck on 3rd 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 Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending receipt of corrected architectural drawings.

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 to adjourn to the Trustees Conference Room.

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

Preliminary meeting

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 Ave. ZBA approved 4/20/2023.

Jack Martins attorney of Harris Beech, PLLC and Emilio Susa, architect, PC were present for this application. Mr. Martins gave a brief presentation about modernizing the building with modern materials. He indicated that there was a change in material to be used on the existing buildings due to cost and delay in obtaining the material that was initially proposed to the Board. Mr. Susa proposed a reduction of stucco to 24% which the Board was in favor of. The new stucco is Mountain Peak Wine with a limestone finish. The majority of the façade would be a woodgrain Trespa cement board panel. The base of the building all around would be cladded with a ¾ inch Trespa cement board panel called Neiche. Black expansion joints would be used between the 2 siding materials along with the black windows. The proposed bench in the courtyard would change to a wood color. Some of the bricks from the existing building would be incorporated between the benches. There will be masonry pavers on the rooftop. The Board suggested grey or brown pavers instead of just grey. The smaller accessory building will have the necessary amenities. There will be open space on the rooftops. A detailed lighting plan, new landscape plan and revised architectural drawing plans will be submitted later.

Motion was made by Heather Dawson, seconded by Carole Ryan 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 9:13 P.M. motion was made by Heather Dawson, seconded by Carole Ryan 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

DECISIONS

SP-3655 – 250 Miller Avenue, Section 62/Block 162/Lot 216. Residence A. Amelio Gittens.
Construct a 397 sq. ft 1-story addition.

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

SP-3656 – 180 S Bay Avenue, Section 62/Block 149/Lot 436. Residence A. Neville McWatt.
Construct a 1-car garage 628 sq. ft., extend existing deck 79 sq. ft., and add a 37 sq. ft. elevator.

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3657 – 75 Cary Place, Section 54/Block 321/Lot 3. Residence A. Dianelys Sime. Construct a 613 sq. ft 2nd-story addition, a new 58 sq. ft. rear 1st story addition, rebuild existing 126.6 sq. ft. rear room, a new portico, a new 131 sq. ft. rear balcony and remove existing sunroom. Approved 5/10/2022. Changes to window size and location and roofing materials.

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3658 – 766 Guy Lombardo Avenue, Section 62/Block 102/Lot 804. Residence A. Rudy Gammo. Addition of balconies at 1st and 2nd floor rear of building with roof extension & new front stoop.

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
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Heather Dawson 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

Motion was made by Heather Dawson, seconded by Carole Ryan 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

SP-3635 – 66 East Dean Street, Section 55/Block 252/Lot 125. Residence A. Christian Brizuela. Construct an additional 18’ x 20’ concrete driveway.

Motion was made by Heather Dawson, seconded by Carole Ryan and unanimously carried that the application be denied.

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

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’.

Motion was made by Annmarie diSalvo, seconded by Carole Ryan and unanimously carried that the application be denied.

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 Deborah Welch, seconded by Annemarie diSalvo and unanimously carried that the minutes from the August 8, 2023 meeting be approved.

The Clerk polled the Board as follows:

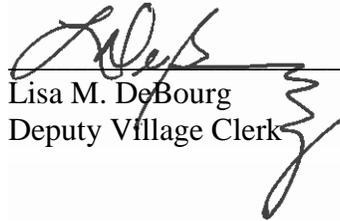
Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:38 P.M., it was moved by Heather Dawson, seconded by Carole Ryan and unanimously carried, that the meeting be closed.

08-22-2023

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