

01-09-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday January 9, 2024 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	
Ladonna Taylor	Member	Excused
Deborah Welch	Member	Excused
Heather Dawson	Member	Absent
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Excused
Thelma Lambert-Watkins	Alternate Member	Excused

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

At 6:41 P.M. Chairperson Michael Hershberg called the meeting to order.

There were approximately 8 individuals in the audience.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Annemarie diSalvo, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3687 – 137 Graffing Place, Section 55/Block 252/Lot 130. Residence A. Freddy Antonio Jovel. Remove and replace old driveway 216 sf and expand driveway (55' x 11') 616 sf.

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3688 – 577 Nassau Avenue, Section 62/Block 183/Lot 392. Residence A. Christopher Puglia. Maintain 45 sf portico over existing concrete.

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

SP-3689 – 325 S Ocean Avenue, Section 62/Block 113/Lot 215. Residence AA. Claribel Rodriguez. Extend driveway to 462.2 sf.

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

SP-3690 – 263 Lena Avenue, Section 55/Block 64/Lot 83. Residence AA. Alvin Virgo. Erect 1,247 sf 2nd floor addition, 24' x 24' detached garage extension and a 12' x 6' 2nd floor deck.

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

SP-3691 – 70 California Avenue, Section 55/Block 56/Lot 2. Residence AA. Gerard Wortham. Replace existing windows with bow windows.

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

Motion was made by Annmarie diSalvo, seconded by Edgar Campbell and unanimously carried that the Minutes from the November 28, 2023 meeting be approved.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Preliminary Meeting

SP-3676 – 134 S Ocean Avenue, Section 62/Block 114/Lots 110. Residence Apartment. Look North Together. Construct new 24 unit 3-story 19,996 sq. ft. multiple dwelling. Rudolph Shatarah, the architect was present for this application. He proposed removal of the dryvit stucco and replacing with hardiplank materials. Khaki brown, light mist and timber bark colors were proposed for the hardiplank panels as depicted on the color rendering. Portico with a standing seam roof in bronze color, square fiberglass 12” x 12” columns, outdoor led light fixtures in bronze, black casements Anderson Woodright style windows were proposed. The Board suggested adding more bushes and a red maple tree on the front elevation.

Motion was made by Carole Ryan, seconded by Edgar Campbell and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3687 – 137 Graffing Place, Section 55/Block 252/Lot 130. Residence A. Freddy Antonio Jovel. Remove and replace old driveway 216 sf and expand driveway (55' x 11') 616 sf.

Motion was made by Edgar Campbell, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3688 – 577 Nassau Avenue, Section 62/Block 183/Lot 392. Residence A. Christopher Puglia. Maintain 45 sf portico over existing concrete.

Motion was made by Annemarie 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3689 – 325 S Ocean Avenue, Section 62/Block 113/Lot 215. Residence AA. Claribel Rodriguez. Extend driveway to 462.2 sf.

Motion was made by Edgar Campbell, 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).

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SP-3690 – 263 Lena Avenue, Section 55/Block 64/Lot 83. Residence AA. Alvin Virgo. Erect 1,247 sf 2nd floor addition, 24' x 24' detached garage extension and a 12' x 6' 2nd floor deck.

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SP-3691 – 70 California Avenue, Section 55/Block 56/Lot 2. Residence AA. Gerard Wortham. Replace existing windows with bow windows.

Motion was made by Annemarie 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:15 P.M., it was moved by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor


Lisa M. DeBourg
Deputy Village Clerk