

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

There were approximately 13 individuals in the audience.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3696 – 812 Guy Lombardo Avenue, Section 62/Block 102/Lot 791. Residence A. Santos Villalovos.** Replace steps and add window and portico. Santos Villalovos and his son presented this application.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried that the application be adjourned.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3697 – 109 Nassau Avenue, Section 62/Block 163/Lot 368. Residence A. Danny Noel.**

Construct rear 1<sup>st</sup> and 2<sup>nd</sup> story additions 51.3 sq. ft. each and rear deck 393.51 sq. ft. Marty Robinson, expediter presented this application.

Motion was made by Thelma Lambert-Watkins, 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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3699 – 144 Lexington Avenue, Section 54/Block 78/Lot 257. Residence A. Edwin Rijo.**

Construct roof over existing rear deck. Zuleha Rodriguez, owner and Alberto Dela Rosa, the architect were present for this application.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3700 – 78 Roosevelt Avenue, Section 62/Block 134/Lot 21. Residence AA. Natalee**

**Ramdahin.** Maintain expansion of driveway 1,692 sq. ft. Kenny Ramdahin, father of the owner, presented this application.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3701 – 84 N Bayview Avenue, Section 54/Block 067/Lot 2. Residence A. Llerena Gerardo.**  
Maintain pergola 168.52 sq. ft. and deck 320 sq. ft.

Motion was made by Heather Dawson, seconded by Annmarie diSalvo and unanimously carried that the application be reserved and closed to further evidence and testimony. Llerena Gerardo presented this application.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3696 – 812 Guy Lombardo Avenue, Section 62/Block 102/Lot 791. Residence A. Santos Villalovos.** Replace steps and add window and portico. Santos Villalovos and his son were present for this application. Santos Villalovos and his son presented this application.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried to reopen this application.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

After further discussions,

Motion was made by Heather Dawson, 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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

## DECISIONS

**SP-3696 – 812 Guy Lombardo Avenue, Section 62/Block 102/Lot 791. Residence A. Santos Villalovos.** Replace steps and add window and portico.

Motion was made by Annemarie diSalvo, 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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3697 – 109 Nassau Avenue, Section 62/Block 163/Lot 368. Residence A. Danny Noel.** Construct rear 1<sup>st</sup> and 2<sup>nd</sup> story additions 51.3 sq. ft. each and rear deck 393.51 sq. ft.

Motion was made by Thelma Lambert-Watkins, 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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3699 – 144 Lexington Avenue, Section 54/Block 78/Lot 257. Residence A. Edwin Rijo.** Construct roof over existing rear deck.

Motion was made by Heather Dawson, 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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3700 – 78 Roosevelt Avenue, Section 62/Block 134/Lot 21. Residence AA. Natalee Ramdahin.** Maintain expansion of driveway 1,692 sq. ft.

Motion was made by Annemarie diSalvo, 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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3701 – 84 N Bayview Avenue, Section 54/Block 067/Lot 2. Residence A. Llerena Gerardo.** Maintain pergola 168.52 sq. ft. and deck 320 sq. ft.

Motion was made by Thelma Lambert-Watkins, 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:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried that the Minutes from the January 23, 2024 meeting be approved.

The Clerk polled the Board as follows:

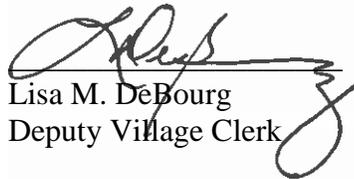
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

02-13-2024

At 8:08 P.M., it was moved by Heather Dawson, seconded by Annmarie diSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg  
Deputy Village Clerk