

2-27-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday February 27, 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	
Ladonna Taylor	Member	
Deborah Welch	Member	Excused
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	Excused

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 Heather Dawson, 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
Ladonna Taylor	Not present
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Ladonna Taylor entered the meeting at this point.

At 6:56 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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance and called the meeting to order.

There were 3 people in the audience.

SP-3703 – 213 Juanita Avenue, Section 54/Block 199/Lot 327. Residence A. Keenan Stokes.
Construct 73.5 sq. ft. garage addition and new roof.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be adjourned pending submission of an alternate design for the awning.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Preliminary meeting

SP-3705 – 131-135 Guy Lombardo Avenue, Section 62/Block 75/Lot 31-33. Business AA. 135 Guy Lombardo LLC. Construct new 4-story apartment building 47,609.09 sq. ft. Brandon Hamchuk, architect was present for this application. On December 21, 2023, this application was approved by the Zoning Board of Appeals for a parking variance. Mr. Hamchuk proposed demolition of the current building and construction of a new wooden steel building. The style is a Dutch Colonial English with mansard roof and GAF roofing shingles in oyster grey color. Hardie siding shingles in boothay blue panels on front elevation with Hardie Plank clapboard in a light mist color accent on the upper front elevation and on the other 3 sides of the building. Diamond shingles on front façade in a bracing blue color. Board and batten in white in upper center of front façade. White double hung windows with grills on top. Decorative brackets in a cedar color. Pressure treated wood trellis on front elevation in a cedar color. Azek trim and smooth panels in white. Columns will be wrapped in a cedar color Azek. Will preserve most of the trees. Lighting fixtures will be downward style in the lower sections. 67 parking spaces will be available beneath the building. Will use some Eldorado stacked stone on the base of the building in Montecito color. Dumpster will be shielded with arborvitaes. Planters will be added to the rooftop recreation area.

Public Hearing

At 7:45 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 13 (thirteen) people in the audience.

SP-3692 – 28 E Seaman Avenue, Section 55/Block 256/Lot 227. Service Business. Ramkisson Shivcharan. Maintain 1,026 sq. ft. basement extension, 1st floor addition 1,637 sq. ft., 2nd floor addition 1,603 sq. ft., rear deck 346 sq. ft. and front porch 193 sq. ft.

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

This application was tabled.

SP-3698 – 30 Commercial Avenue, Section 55/Block 491/Lot 332. Industrial. EAS Commercial St LLC. Rebuild collapsed portion of building and existing office space due to fire damage.

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 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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3702 – 9 Rosedale Avenue, Section 55/Block 232/Lot 6. Residence Apartment. Jean Panier. Replace existing 1,239 sq. ft. driveway and steps.

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 Ladonna Taylor and unanimously carried that the application be adjourned pending further review by the Board.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3692 – 28 E Seaman Avenue, Section 55/Block 256/Lot 227. Service Business. Ramkisson Shivcharan. Maintain 1,026 sq. ft. basement extension, 1st floor addition 1,637 sq. ft., 2nd floor addition 1,603 sq. ft., rear deck 346 sq. ft. and front porch 193 sq. ft.

This application was tabled earlier.

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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:44 P.M. motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie 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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3703 – 213 Juanita Avenue, Section 54/Block 199/Lot 327. Residence A. Keenan Stokes.
Construct 73.5 sq. ft. garage addition and new roof.

Motion was made by Heather Dawson, seconded by Annmarie 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3692 – 28 E Seaman Avenue, Section 55/Block 256/Lot 227. Service Business. Ramkisson Shivcharan. Maintain 1,026 sq. ft. basement extension, 1st floor addition 1,637 sq. ft., 2nd floor addition 1,603 sq. ft., rear deck 346 sq. ft. and front porch 193 sq. ft.

Motion was made by Annmarie DiSalvo, seconded by Ladonna Taylor 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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3698 – 30 Commercial Avenue, Section 55/Block 491/Lot 332. Industrial. EAS Commercial St LLC. Rebuild collapsed portion of building and existing office space due to fire damage.

Motion was made by Ladonna Taylor, 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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 9:24 P.M. motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried to enter into Executive Session to consult with Counsel.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

2-27-2024

Motion was made by Carole Ryan, seconded by Annmarie DiSalvo and unanimously carried that the minutes from the February 13, 2024 meeting be approved.

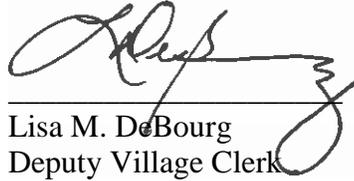
The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 9:27 P.M., it was moved by Carole Ryan, seconded by Heather Dawson and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk