

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday March 26, 2024 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

Michael Hershberg	Chairperson	Excused
Edgar Campbell	Deputy Chairperson	
Carole Ryan	Member	
Ladonna Taylor	Member	
Deborah Welch	Member	
Heather Dawson	Member	Absent
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Excused
Thelma Lambert-Watkins	Alternate Member	Absent

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

At 6:28 P.M. Deputy Chairperson Edgar Campbell called the meeting to order.

Motion was made by Deborah Welch, 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

At 6:42 P.M. motion was made by Ladonna Taylor, 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

Deputy Chairperson Edgar Campbell led in the Pledge of Allegiance.

There were 13 people in the audience.

**SP-3707 – 166 Lexington Avenue, Section 54/Block 78/Lots 230-232. Residence A. Michael Pecoraro.** Maintain pool ramp and deck. Michael Pecorarto, the owner, presented this application.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3708 – 11 Mayfair Court, Section 54/Block B/Lot 555. Residence AA. Olga Weiss.**  
Construct 1<sup>st</sup> and 2<sup>nd</sup> floor rear additions 1,505 sf and finished cellar 613 sf. Salvatore of Permits Are Us presented this application on behalf of the owner.

Motion was made by Deborah Welch, seconded by Ladonna Taylor 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3709 – 180 Wilson Place, Section 54/Block 491/Lot 1. Residence AA. Miguel Hernandez.**  
Maintain existing 290.25 sq. ft. gazebo. Mario Miro presented this application on behalf of the owner, Miguel Hernandez who was also present.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of photos of similar structures in the area.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3710 – 729 S Long Beach Avenue, Section 62/Block 185/Lot 321. Residence A. Jacqueline Reid.**  
Construct new 315 sq. ft. 2<sup>nd</sup> level rear addition and rear elevated deck. Jacqueline Reid, owner, was present for this application and Robert Bennett, architect, presented this application.

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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3711 – 428 Roosevelt Avenue, Section 62/Block 156/Lot 756. Residence A. Harry Ramdas.**

Construct rear deck after removal of south porch, reconstruct existing upper level rear deck in mid portion and rebuild rear deck at grade. Maintain existing 200.1 sf 2<sup>nd</sup> story addition and 37' x 6' stainless steel fence with brick piers. Robert Bennett, architect and Mr. Ramdas presented this application.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be adjourned pending submission of photos of similar fences in the neighborhood.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3712 – 280 Westside Avenue, Section 62/Block 032/Lot 3. Residence A. Alex Moussavi.**

Maintain 2 bathrooms, kitchen, sheetrock work and replace windows. Alex Moussavi presented this application.

Motion was made by Carole Ryan, seconded by Annmarie DiSalvo 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

## **Public Hearing**

At 7:30 P.M. Deputy Chairperson Campbell 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 14 (fourteen) people in the audience.

Chairperson Campbell requested that we pause for a moment of silent for peace on behalf of Police Officer Jonathan Diller that was killed in the line of duty.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the minutes from the February 27, 2024 meeting be approved.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	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.

No one was present for this application.

**SP-3704 – 20 Meister Blvd, Section 54/Block 333/Lot 30. Residence A. Nassau Suffolk Partnership.** Construct new 2-story single family residence 1,194.21 sq. ft.

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 reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3705 – 131-135 Guy Lombardo Avenue, Section 62/Block 75/Lots 31-33. Business AA. 135 Guy Lombardo LLC.** Construct new 4-story apartment building 47,609.09 sq. ft.

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 reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3706 – 55 Nassau Avenue, Section 62/Block 162/Lot 299. Residence A. Jose Fernandez.**  
Construct new 21' x 21' garage.

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 Deborah Welch, seconded by Ladonna Taylor 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3715 – 43 Woodcleft Avenue, Section 62/Block 177/Lot 23. Marine Commerce. Puerto Plata Real Estate Group.** Construct patio with planter beds.

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 Deborah Welch, seconded by Ladonna Taylor 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	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.

This application was called again but no one was present.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be adjourned due to nonappearance.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

At 8:11 P.M. motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

At 8:17 P.M. motion was made by Ladonna Taylor, seconded by Deborah Welch and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

## **DECISIONS**

**SP-3707 – 166 Lexington Avenue, Section 54/Block 78/Lots 230-232. Residence A. Michael Pecoraro.** Maintain pool ramp and deck.

Motion was made by Carole Ryan, 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3708 – 11 Mayfair Court, Section 54/Block B/Lot 555. Residence AA. Olga Weiss.**  
Construct 1<sup>st</sup> and 2<sup>nd</sup> floor rear additions 1,505 sf and finished cellar 613 sf.

Motion was made by Carole Ryan, 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3710 – 729 S Long Beach Avenue, Section 62/Block 185/Lot 321. Residence A. Jacqueline Reid.** Construct new 315 sq. ft. 2<sup>nd</sup> level rear addition and rear elevated deck.

Motion was made by Deborah Welch, 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3712 – 280 Westside Avenue, Section 62/Block 032/Lot 3. Residence A. Alex Moussavi.**  
Maintain 2 bathrooms, kitchen, sheetrock work and replace windows.

Motion was made by Ladonna Taylor, 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3704 – 20 Meister Blvd, Section 54/Block 333/Lot 30. Residence A. Nassau Suffolk Partnership.** Construct new 2-story single family residence 1,194.21 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3705 – 131-135 Guy Lombardo Avenue, Section 62/Block 75/Lots 31-33. Business AA. 135 Guy Lombardo LLC.** Construct new 4-story apartment building 47,609.09 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3706 – 55 Nassau Avenue, Section 62/Block 162/Lot 299. Residence A. Jose Fernandez.** Construct new 21' x 21' garage.

Motion was made by Deborah Welch, 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**SP-3715 – 43 Woodcleft Avenue, Section 62/Block 177/Lot 23. Marine Commerce. Puerto Plata Real Estate Group.** Construct patio with planter beds.

Motion was made by Ladonna Taylor, 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
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

At 8:38 P.M., it was moved by Deborah Welch, seconded by Ladonna Taylor and unanimously carried, that the public hearing be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor

**Preliminary meeting**

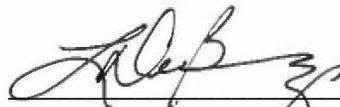
**SP-3613 – 168 Atlantic Avenue, Section 62/Block 113/Lot 218. Business B. 168 Atlantic Ave LLC.** Interior and exterior alterations to building. Dominick Minerva, Esq., along with Marc Kemp, Principal of Applicant/Owner Basser Kaufman of Freeport, LLC, Christopher Crans, Architect of WFC Architects, Jeff Beringer of Starbucks, and Douglas Weinstein, Real Estate Agent of Ripco were present for this application. They proposed converting the Boston Market Restaurant to a Starbucks Restaurant. The existing awnings will be removed and replaced with new black awnings. The exterior of the building will be repaired where needed and painted with Sherwin Williams paint: upper EFIS to be painted SW black fox color and the lower masonry wall to be painted in a SW gauntlet gray color. Three sides of the building to be clad in tongue and groove vertical wood siding in accoya railay 1c color of which the illuminated Starbucks lettering will be erected on the west and east sides with the illuminated Starbucks logo on the south side of the building. A black metal coping will be installed at the top of the building. The existing irrigation will remain and the current landscaping will be spruced up as shown in the landscape plans.

3-26-2024

At 8:57 P.M., it was moved by Deborah Welch, seconded by Annmarie diSalvo and unanimously carried that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annmarie DiSalvo	In Favor
Edgar Campbell	In Favor



Lisa M. DeBourg  
Deputy Village Clerk