

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

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

At 6:15 P.M. Chairperson Michael Hershberg called the meeting to order and led in the pledge of allegiance.

There were approximately 14 individuals in the audience.

At 7:25 P.M. 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:

Carole Ryan	In Favor
Ladonna Taylor	Not present
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Ladonna Taylor entered the meeting at this point

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

SP-3709 – 180 Wilson Place, Section 54/Block 491/Lot 1. Residence AA. Miguel Hernandez. Maintain existing 290.25 sq. ft. gazebo. Maria Miro, expeditor, presented this application along with Miguel Hernandez, the owner. The Board didn't think that the gazebo fit into the

neighborhood as it taller than the height of the house. Both Maria and Miguel presented photos of other gazebos in the area; however, most of the gazebos weren't as visible as theirs.

Motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried that the application be adjourned pending submission of a plan to mitigate the prominence of the large gazebo.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	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 2nd story addition and 37' x 6' stainless steel fence with brick piers. Robert Bennett, engineer and Jenny Ramdas, owner presented this application. Even though Mr. Bennett presented photos of other fences in the area, the Board still didn't believe that the steel fence fits the neighborhood. Moreover, most of the other fences didn't have a permit.

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

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3714 – 338 Westside Avenue, Section 62/Block 066/Lot 251. Residence A. Bharat Ganesh.

Maintain 1,125 sq. ft. of asphalt backyard and 1,725 sq. ft. expanded driveway. Bharat Ganesh, the owner, presented this application. Mr. Ganesh said that he removed the grass and replaced with asphalt due to a flooding issue and for less maintenance. The entire backyard was paved with asphalt. The Board was not in favor of the amount of asphalt as it is not aesthetically pleasing to the neighborhood and the amount of asphalt would present a drainage issue for the neighboring properties. Also, the SEQR form which was part of the application contained an error which needs to be updated. As such, Mr. Ganesh was advised to meet with the Building Department.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be adjourned pending submission of a landscape plan showing more greenery and proper drainage to mitigate the flooding issue.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3717 – 328 Archer Street, Section 62/Block 134/Lot 213. Residence AA. Or Raucher.
Construct 701 sq. ft. partial 2nd floor addition, 1st floor interior alterations and attached garage. Ashley Roe from Mark Anthony Associates, presented this application on behalf of Or Raucher.

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

SP-3718 – 10 Norton Street, Section 62/Block 96/Lot 204. Residence A. Francisco Leger.
Repair fire damage and change windows. Francisco Leger presented this application. Siding and double hung window will match the rest of the house.

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

SP-3719 – 138 Woodside Avenue, Section 55/Block 362/Lot 465. Residence A. David Santos.
Construct 745 sq. ft. 2nd floor addition and new 56.02 sq. ft. portico. Vincent Lemma presented this application. The materials on the addition will match the rest of the house.

Motion was made by Annemarie diSalvo, 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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3721 – 147 Sweezy Avenue, Section 54/Block 202/Lot 137. Residence A. Jacqueline Varela. Construct 378 sq. ft. 1st floor & 194 sq. ft. 2nd floor additions and interior alterations. Lisawdro Roa, the architect along with owner Jacqueline Varela presented this application. They proposed dutchlap 8” white siding with white windows and trim.

Motion was made by Ladonna Taylor, 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
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3722 – 1 Ann Court, Section 62/Block 204/Lot 12. Residence A. Franchesca Desriviere. Construct a 267 sq. ft. 2nd story addition. Patricia Desriviere, sister of Franchesca was present for this application. The architect Gennuse presented this application. Windows, roofing and siding to match the existing on the home.

Motion was made by Heather Dawson, 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
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:04 P.M motion was made by Carole Ryan, seconded by Ladonna Taylor 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
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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

DECISIONS

SP-3717 – 328 Archer Street, Section 62/Block 134/Lot 213. Residence AA. Or Raucher.
Construct 701 sq. ft. partial 2nd floor addition, 1st floor interior alterations and attached garage.

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

SP-3718 – 10 Norton Street, Section 62/Block 96/Lot 204. Residence A. Francisco Leger.
Repair fire damage and change windows.

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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3719 – 138 Woodside Avenue, Section 55/Block 362/Lot 465. Residence A. David Santos.
Construct 745 sq. ft. 2nd floor addition and new 56.02 sq. ft. portico.

Motion was made by Ladonna Taylor, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3721 – 147 Sweezy Avenue, Section 54/Block 202/Lot 137. Residence A. Jacqueline Varela. Construct 378 sq. ft. 1st floor & 194 sq. ft. 2nd floor additions and interior alterations.

Motion was made by Annemarie 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
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3722 – 1 Ann Court, Section 62/Block 204/Lot 12. Residence A. Franchesca Desriviere. Construct a 267 sq. ft. 2nd story addition.

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

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the Minutes from the March 26, 2024 meeting be approved.

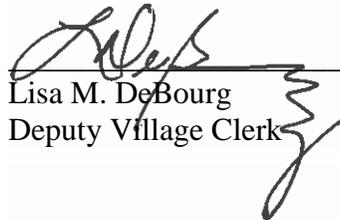
The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:30 P.M., it was moved by Ladonna Taylor, 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
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk