

4-23-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday April 23, 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	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	Absent

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 Annmarie DiSalvo, 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 6:31 P.M. 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 5 people in the audience.

SP-3725 – 255 S Ocean Avenue, Section 62/Block 111/Lot 14. Residence A. Rusyland Noel.
Construct 524 sq. ft. 2-story rear addition and 190 sq. ft. expanded rear deck. Rusyland Noel and

his wife were present for this application. He proposed grey cedar shakes on the addition to match the entire home with 1st floor in Behr graphic charcoal color and 2nd floor Behr supernova color with white trim. Decking will be a grey Trex in a Biscayne color with PVC rails and spindles in white.

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

SP-3726 – 9 Meadowbrook Court, Section 54/Block B/Lot 65. Residence AA. Bethann McKenzie. Construct side addition. Robert Bennett, architect, was present along with owner Bethann McKenzie. Mr. Bennett proposed that the materials on the addition will match the rest of the house. Blue stone risers will be installed on front steps.

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

SP-3727 – 474 Archer Street, Section 54/Block 302/Lot 33. Residence A. Maria Monegro. Repair fire damage and change windows. Miguel Ramirez, expediter, was present for this application. He proposed new window with trim to match existing upper window trim and new vinyl siding in Newport Bay blue.

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

Public Hearing

At 7:00 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 Board exhibits #1 and #2 for the following applications by the stenographer.

There were 16 people in the audience.

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 when the application was called so it will be called at the end of the public hearing.

SP-3713 – 168 Atlantic Avenue, Section 62/Block 113/Lot 218. Business B. 168 Atlantic Ave LLC. Interior and exterior alterations to building.

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 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3724 – 177 Atlantic Avenue, Section 62/Block 82/Lot 40. Business B. Azin Tarifard. Exterior alteration to existing commercial building.

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 Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried that the application be adjourned pending submission of a landscape plan.

The Clerk polled the Board as follows:

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

SP-3716 – 6 St. Mary’s Place, Section 62/Block 230/Lot 56. Industrial B. Esmeralda & Son LLC. Maintain replacement of windows and front door.

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 Annmarie DiSalvo, 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3720 – 131 W Merrick Road, Section 62/Block 108/Lot 23. Business B. Freeport Realty LLC. Remove canopy over existing dispensers, install 49’ x 42’ canopy over 4 new dispensers and convert existing 2,365 sq. ft. service station building to convenience store with associated site improvements.

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

SP-3723 – 284 N Columbus Avenue, Section 55/Block 357/Lot 866. Residence A. Franklin De Los Santos. Construct new 3,135 sq. ft. 2-story 1-family residence.

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 submission of a redesign of the front elevation and sample of pavers to be installed.

The Clerk polled the Board as follows:

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

At 8:51 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 9:05 P.M. motion was made by Heather Dawson, seconded by Ladonna Taylor 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
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Heather Dawson and unanimously carried that the minutes from the April 9, 2024 meeting be approved.

The Clerk polled the Board as follows:

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

DECISIONS

SP-3725 – 255 S Ocean Avenue, Section 62/Block 111/Lot 14. Residence A. Rusyland Noel.
Construct 524 sq. ft. 2-story rear addition and 190 sq. ft. expanded rear deck.

Motion was made by Heather Dawson, 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3726 – 9 Meadowbrook Court, Section 54/Block B/Lot 65. Residence AA. Bethann McKenzie. Construct side addition.

Motion was made by Heather Dawson, 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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3727 – 474 Archer Street, Section 54/Block 302/Lot 33. Residence A. Maria Monegro.
Repair fire damage and change windows.

Motion was made by Deborah Welch, 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
Deborah Welch	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.

Motion was made by Annmarie 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:

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

SP-3713 – 168 Atlantic Avenue, Section 62/Block 113/Lot 218. Business B. 168 Atlantic Ave LLC. Interior and exterior alterations to building.

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

SP-3716 – 6 St. Mary’s Place, Section 62/Block 230/Lot 56. Industrial B. Esmeralda & Son LLC. Maintain replacement of windows and front door.

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
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3720 – 131 W Merrick Road, Section 62/Block 108/Lot 23. Business B. Freeport Realty LLC. Remove canopy over existing dispensers, install 49’ x 42’ canopy over 4 new dispensers and convert existing 2,365 sq. ft. service station building to convenience store with associated site improvements.

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:

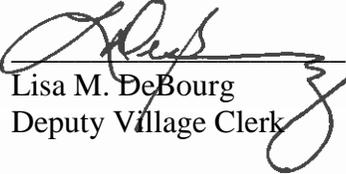
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 9:25 P.M., it was moved by Heather Dawson, seconded by Carole Ryan and unanimously carried, that the meeting be closed.

4-23-2024

The Clerk polled the Board as follows:

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



Lisa M. DeBourg
Deputy Village Clerk