

05-14-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday May 14, 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	
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Absent
Thelma Lambert-Watkins	Alternate Member	Excused

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

At 6:20 P.M. Chairperson Michael Hershberg called the meeting to order.

There were approximately 12 individuals in the audience.

Motion was made by Deborah Welch, seconded by Annemarie diSalvo and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Ladonna Taylor	Not present
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Ladonna Taylor entered the meeting at this point.

At 7:15 P.M. motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	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 sq. ft. 2nd story addition and 37' x 6' stainless steel fence with brick piers. Robert Bennett, engineer, was present for this

application. He proposed painting the stainless steel fence in a dark brown color and replacing the pier light with a 16” bronze outdoor post-mount light fixture. Mr. Bennet agreed to install adequate drainage system to be approved by the Building Department.

Motion was made by Deborah Welch, 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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3734 – 4 Mount Avenue, Section 55/Block 232/Lot 1. Residence A. Rizza Borres Malagar.

Construct 38’ x 10’ paved parking space at rear of property. Rizza Borres Malagar and her baby were present for this application. She proposed red pavers for the parking area in the rear of her property.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3729 – 166 Lexington Avenue, Section 54/Block 78/Lots 230-232. Residence A. Michael Pecoraro.

Construct 193.72 sq. ft. thermally isolated prefab sunroom on new deck. Michael Pecoraro and his wife were present for this application. The Board was in favor of the sunroom.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3730 – 66 Sagamore Street, Section 55/Block 376/Lot 1242. Residence A. Rosina Codrington.

Construct 138 sq. ft. 2nd floor rear dormer. Rosina Codrington, owner and architect Bryan Lynch were present for this application. They proposed to match all materials on the

addition to the rest of the house.

Motion was made by Deborah Welch, 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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3731 – 157 N. Bayview Avenue, Section 54/Block 462/Lot 29. Residence AA. Sydney Hughes. Maintain 816.76 sq. ft. paved driveway and walkways with columns/posts. Sydney Hughes, the owner, was present for this application. The applicant presented photos of the completed work.

Motion was made by Deborah Welch, 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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3735 – 325 W. Seaman Avenue, Section 54/Block 486/Lot 11. Residence AA. Denise Espada. Maintain additional windows to garage. Melissa Graham, expediter, was present for this application. It was discovered that this application was actually for a garage conversion and addition of windows which was missing from the description.

Motion was made by Heather Dawson, seconded by Ladonna Taylor and unanimously carried that the application be adjourned pending further review by the Building Department.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Annemarie diSalvo and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:10 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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3736 – 250 Mount Joy Avenue, Section 36/Block 324/Lot 33. Residence AA. Michael Mitchel. Maintain nine 22” x 22” x 48” high masonry piers with 4” high light fixture. Michael Mitchell and his wife Gloria were present for this application.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3737 – 330 Pennsylvania Avenue, Section 55/Block 037/Lot 87. Residence AA. Bryant Postell. Maintain wood frame pool, cabana bathroom, exterior stairs to cellar and extend deck. Bryant Postell presented this application to the Board.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Ladonna left the meeting at this point

Preliminary meeting

SP-3728 – 53 Hanse Avenue, Section 62/Block 230/Lot 38. Industrial B. Paul Burns. Maintain existing steel assembly frame structure. Robert Bennett, architect, presented the open steel frame structure that is already built. It is painted yellow.

Motion was made by Deborah Welch, seconded by Annemarie diSalvo and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3729 – 166 Lexington Avenue, Section 54/Block 78/Lots 230-232. Residence A. Michael Pecoraro. Construct 193.72 sq. ft. thermally isolated prefab sunroom on new 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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3730 – 66 Sagamore Street, Section 55/Block 376/Lot 1242. Residence A. Rosina Codrington. Construct 138 sq. ft. 2nd floor rear dormer.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3731 – 157 N Bayview Avenue, Section 54/Block 462/Lot 29. Residence AA. Sydney Hughes. Maintain 816.76 sq. ft. paved driveway and walkways with columns/posts.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
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Michael Hershberg	In Favor

SP-3734 – 4 Mount Avenue, Section 55/Block 232/Lot 1. Residence A. Rizza Borres Malagar. Construct 38’ x 10’ paved parking space at rear of property.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3736 – 250 Mount Joy Avenue, Section 36/Block 324/Lot 33. Residence AA. Michael Mitchel. Maintain nine 22” x 22” x 48” high masonry piers with 4” high light fixture.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
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Michael Hershberg	In Favor

SP-3737 – 330 Pennsylvania Avenue, Section 55/Block 037/Lot 87. Residence AA. Bryant Postell. Maintain wood frame pool, cabana bathroom, exterior stairs to cellar and extend deck.

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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Deborah Welch, seconded by Heather Dawson and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Annemarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	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 sq. ft. 2nd story addition and 37' x 6' stainless steel fence with brick piers.

Motion was made by Deborah Welch, 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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Annemarie diSalvo and unanimously carried that the Minutes from the April 23, 2024 meeting be approved.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:39 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:

Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk