

5-28-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday May 28, 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	Absent
Deborah Welch	Member	Absent
Heather Dawson	Member	Absent
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	

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

At 6:36 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Annmarie DiSalvo, seconded by Thelma Lambert-Watkins and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

Motion was made by Annmarie DiSalvo, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 5 people in the audience.

SP-3735 – 325 W Seaman Avenue, Section 54/Block 486/Lot 11. Residence AA. Denise Espada. Maintain garage conversion, removal of garage door and addition of new windows. Melissa Graham of Perfect Permits presented this application. She indicated that all work was completed and that the new additions match the existing on the home.

Motion was made by Carole Ryan, seconded by Annmarie d'Salvo 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
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

SP-3738 – 36 Cedar Street, Section 62/Block 170/Lot 13. Residence A. Alin Michel. Install 700 sq. ft. concrete travertine pavers to driveway and walkway. Alin Michel proposed installation of travertine pavers to the existing driveway and extension. The Board requested to see a sample of the paver and suggested addition of some greenery between the garage and the front steps.

Tabled for later.

SP-3739 – 214 Westside Avenue, Section 62/Block 32/Lot 4. Residence A. Davidson Derisma. Maintain 20' x 12' x 10'H gazebo. Davidson Derisma was present for this application. Discussion was had regarding the space between the gazebo and the fence. Mr. Derisma said that he was told that a variance was not required.

Motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins 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
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

At 7:00 P.M motion was made by Carole Ryan, 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
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

At 7:05 P.M. motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

SP-3738 – 36 Cedar Street, Section 62/Block 170/Lot 13. Residence A. Alin Michel. Install 700 sq. ft. concrete travertine pavers to driveway and walkway. Mr. Michel presented a sample of the Nicolock travertine paver to be used on the driveway. The Board wanted to know what the concrete wall below the siding would be covered with.

Tabled again for more information

Joy Fernandez replaced Thelma Lambert-Watkins. Thelma left the meeting at this point.

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 exhibits #1 and #2 for the following applications by the stenographer.

There were 17 (seventeen) people in the audience.

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 Annmarie d’Salvo 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3724 – 177 Atlantic Avenue, Section 62/Block 82/Lot 40. Business B. Merkourios Angeliades. 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 Carole Ryan, seconded by Annmarie d’Salvo 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3728 – 53 Hanse Avenue, Section 62/Block 230/Lot 38. Industrial B. Paul Burns. Maintain existing steel assembly frame structure.

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 Annmarie d’Salvo 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3732 – 205 Wallace Street, Section 55/Block 384/Lot 27. Residence AA. Mahesh Tikaram. Construct new 484 sq. ft. detached garage and 1,208 sq. ft. addition & alterations to dwelling.

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 Annmarie d’Salvo 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3733 – 230 S. Brookside Avenue, Section 54/Block 524/Lot 51. Residence A. Juan Nunez. Construct elevated 2,491.9 sq. ft. 2-story dwelling with attached 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 Carole Ryan, seconded by Annmarie d’Salvo 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3738 – 36 Cedar Street, Section 62/Block 170/Lot 13. Residence A. Alin Michel. Install 700 sq. ft. concrete travertine pavers to driveway and walkway. Mr. Mitchell returned with a sample of a ledgerstone in golden harvest color to be installed on the concrete walls below siding. Mr. Mitchell agreed to secure a planting area from the garage to the step.

Motion was made by Carole Ryan, seconded by Annmarie d’Salvo 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Annmarie DiSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3735 – 325 W Seaman Avenue, Section 54/Block 486/Lot 11. Residence AA. Denise Espada. Maintain garage conversion, removal of garage door and addition of new windows.

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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3738 – 36 Cedar Street, Section 62/Block 170/Lot 13. Residence A. Alin Michel. Install 700 sq. ft. concrete travertine pavers to driveway and walkway.

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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3739 – 214 Westside Avenue, Section 62/Block 32/Lot 4. Residence A. Davidson Derisma. Maintain 20' x 12' x 10'H gazebo.

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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3676 – 134 S Ocean Avenue, Section 62/Block 114/Lots 110. Residence Apartment. Look North Together. Construct new 24 unit 3-story 19,996 sq. ft. multiple dwelling.

Motion was made by Carole Ryan, seconded by Annmarie DiSalvo and unanimously carried that the request for an extension to sign the Affidavit of Compliance be granted for an additional 30 days.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	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.

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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

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

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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3728 – 53 Hanse Avenue, Section 62/Block 230/Lot 38. Industrial B. Paul Burns. Maintain existing steel assembly frame structure.

Motion was made by Joy Fernandez, 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3732 – 205 Wallace Street, Section 55/Block 384/Lot 27. Residence AA. Mahesh Tikaram. Construct new 484 sq. ft. detached garage and 1,208 sq. ft. addition & alterations to dwelling.

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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3733 – 230 S. Brookside Avenue, Section 54/Block 524/Lot 51. Residence A. Juan Nunez.

Construct elevated 2,491.9 sq. ft. 2-story dwelling with attached garage.

Motion was made by Joy Fernandez, 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, 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
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Annmarie DiSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Annmarie DiSalvo, seconded by Carole Ryan and unanimously carried that the minutes from the May 14, 2024 meeting be approved.

The Clerk polled the Board as follows:

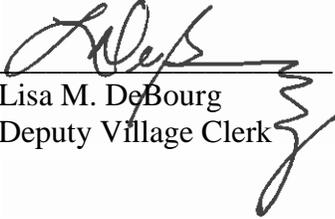
Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

5-28-2024

At 9:53 P.M., it was moved by Annmarie DiSalvo, seconded by Carole Ryan and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk