

6-25-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday June 25, 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	Absent

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

At 6:25 P.M. Chairperson Michael Hershberg called the meeting to order.

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

At 6:40 P.M. motion was made by Heather Dawson, seconded by Annmarie DiSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Ladonna Taylor	Not present
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 individuals in the audience.

Ladonna appeared at this point.

SP-3744 – 300 Archer Street, Section 62/Block 129/Lot 15. Residence A. Walter Ellis. Maintain 18' x 20' pavilion with chimney. Walter Ellis, owner appeared for this application. He

indicated that his application was approved by the Zoning Board of Appeals on February 16, 2024 for less than required setbacks. The chimney is less than the required 5 feet from the fence. Discussion was had regarding the less than required setbacks not being in compliance with the fire code.

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

SP-3746 – 11 Overton Street, Section 62/Block 098/Lot 453. Residence A. Juan Vallejo.
Extend driveway 25' x 15' in rear yard. Juan Vallejo, owner, appeared for this application. He requested the driveway extension to allow sufficient space to park his vehicle.

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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3709 – 180 Wilson Place, Section 54/Block 491/Lot 1. Residence AA. Miguel Hernandez.
Maintain existing 13.5' x 21.5' (290.25 sq. ft.) pavilion. Maria Miro, expediter and Miguel Hernandez, owner, were present for this application. They proposed removal of some trees and replacing with 3 lilac trees and 4 quanza cherry trees along Wilson Place and Oakfield Avenue in order masked the pavilion that was taller than the dwelling.

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
Annmarie 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. Approved 5/14/2024

Motion was made by Heather Dawson, seconded by Ladonna Taylor and unanimously carried that the request for additional time to sign the affidavit of compliance be granted for 30 days.

The Clerk polled the Board as follows:

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

Preliminary meetings

SP-3747 – 51 Forest Avenue, Parcel A, Section 55/Block 348/Lot 15. Residence A. Dennis Marti. Construct new 2-story 1-family 2,603.10 sq. ft. dwelling with attached garage.

SP-3748 – 51 Forest Avenue, Parcel B, Section 55/Block 348/Lot 14. Residence A. Dennis Marti. Construct new 2-story 1-family 2,603.10 sq. ft. dwelling with attached garage.

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

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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3746 – 11 Overton Street, Section 62/Block 098/Lot 453. Residence A. Juan Vallejo.
Extend driveway 25’ x 15’ in rear yard.

Motion was made by Heather Dawson, 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:

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

SP-3709 – 180 Wilson Place, Section 54/Block 491/Lot 1. Residence AA. Miguel Hernandez.
Maintain existing 13.5’ x 21.5’ (290.25 sq. ft.) pavilion.

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

Motion was made by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried that the minutes from the June 11, 2024 meeting be approved.

The Clerk polled the Board as follows:

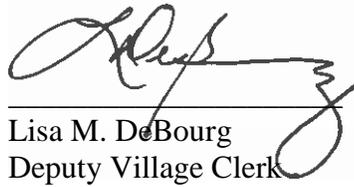
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

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At 7:42 P.M., it was moved by Heather Dawson, seconded by Deborah Welch 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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk