

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday July 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	Excused
Edgar Campbell	Deputy Chairperson	Excused
Carole Ryan	Member	
Ladonna Taylor	Member	
Deborah Welch	Member	Excused
Heather Dawson	Member	Excused
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 6:15 P.M. Ladonna Taylor 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
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

Motion was made by Thelma Lambert-Watkins, 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
Ladonna Taylor	In Favor

Ladonna Taylor chaired the meeting and led in the Pledge of Allegiance.

There were 8 people in the audience.

**SP-3750 – 226 Atlantic Avenue, Section 62/Block 119/Lot 220. Residence AA. Azin Tarifard.**  
Erect new sign on lawn. Azin Tarifard, owner, was present for this application. Azin proposed a 7’ 1” high x 5’ wide sign to be erected on the lawn for her dental business. The proposed sign was not code compliant.

Motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried that the application be adjourned pending further review by the Building Department.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3745 – 118 Centre Street, Section 54/Block 076/Lot 22. Residence A. Norma Rivera.** Maintain front stoop 10' 7" x 7'. Norma Rivera was present for this application. The front stoop will match the rest of the house. Norma proposed to install white PVC rails on the front stoop.

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
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3754 – 3 Summers Place, Section 55/Block 068/Lot 8. Residence A. Theresa & Curtis Addison.** Construct 989 sq. ft. 1-story rear addition and new 300 sq. ft. deck. Theresa Addison, owner, appeared for this application. According to Ms. Addison, clapboard siding in Buckskin color will be added to the 2 sides and rear of the house. New windows will be added to match the existing ones. Biscayne color roofing will be on the addition to match the existing and the deck will be Peruvian Teak trex composite.

Motion was made by Carole Ryan, 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
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3755 – 82 N. Bayview Avenue, Section 54/Block 067/Lot 1. Residence A. Steve & Alecia Mahabier.** Construct 129 sq. ft. 1<sup>st</sup> floor addition, 578 sq. ft. 2<sup>nd</sup> floor addition and 51 sq. ft. portico. No one was present for this application.

**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, was present for this application. Discussion was had regarding the chimney being too close to the fence. Building Department rep

said that they are waiting for the Fire Marshall to conduct an inspection.

Motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried that the application be adjourned pending an inspection by Fire marshall.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

## **Public Hearing**

At 7:32 P.M. Ladonna called the public hearing to order and led in the pledge of allegiance for which a full stenographic record was taken. Thereafter, we paused for a moment of silence for peace for Chris Carini, Hempstead Councilman and police officer who passed away.

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 12 (twelve) people in the audience.

Joy Fernandez joined the meeting at this point in place of Thelma Lambert-Watkins.

Motion was made by Annmarie DiSalvo, seconded by Carole Ryan and unanimously carried that the minutes from the June 25, 2024 meeting be approved.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Ladonna Taylor	In Favor

**SP-3751 – 46 S. Main Street, Section 62/Block 59/Lot 94. Business B. Dennis Cortez.** Maintain sign on 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 adjourned pending further review by the Building Department.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Ladonna Taylor	In Favor

**SP-3747 – 51 Forest Avenue, Parcel A, 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.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

One neighbor expressed his concern with noise and dust during construction.

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
Ladonna Taylor	In Favor

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

**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.

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
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3749 – 226 Atlantic Avenue, Section 62/Block 119/Lot 220. Residence AA. Azin Tarifard.** Maintain existing new 432.64 sq. ft. garage and 1,197 sq. ft. driveway extension.

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 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
Ladonna Taylor	In Favor

**SP-3752 – 189 W. Merrick Road, Section 62/Block 114/Lot 130. Business B. Bank of America.**  
Install ADA upgrades to night deposit box for Bank of America.

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
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3753 – 101 S. Main Street, Section 55/Block 205/Lot 11. Business B. Breathe Free Group Inc.** Erect sign on 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 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
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

At 8:51 motion was made by Carole Ryan, 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
Ladonna Taylor	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
Ladonna Taylor	In Favor

**SP-3755 – 82 N. Bayview Avenue, Section 54/Block 067/Lot 1. Residence A. Steve & Alecia Mahabier.** Construct 129 sq. ft. 1<sup>st</sup> floor addition, 578 sq. ft. 2<sup>nd</sup> floor addition and 51 sq. ft. portico. No one was present for this application.

Motion was made by Carole Ryan, seconded by Annmarie DiSalvo and unanimously carried that the application adjourned since no one was present for this application.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

## DECISIONS

**SP-3745 – 118 Centre Street, Section 54/Block 076/Lot 22. Residence A. Norma Rivera.** Maintain front stoop 10' 7" x 7'.

Motion was made by Thelma Lambert-Watkins, 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
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3754 – 3 Summers Place, Section 55Block 068/Lot 8. Residence A. Theresa & Curtis Addison.** Construct 989 sq. ft. 1-story rear addition and new 300 sq. ft. deck.

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
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3749 – 226 Atlantic Avenue, Section 62/Block 119/Lot 220. Residence AA. Azin Tarifard.**

Maintain existing new 432.64 sq. ft. garage and 1,197 sq. ft. driveway extension.

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
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

**SP-3752 – 189 W. Merrick Road, Section 62/Block 114/Lot 130. Business B. Bank of America.**

Install ADA upgrades to night deposit box for Bank of America.

Motion was made by Thelma Lambert-Watkins, 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:

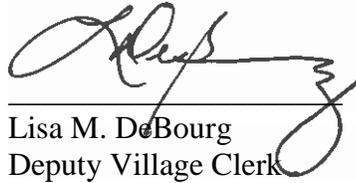
Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor

7-23-2024

At 9:32 P.M., it was moved by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Ladonna Taylor	In Favor



Lisa M. DeBourg  
Deputy Village Clerk