

08-13-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 13, 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	
Carole Ryan	Member	Excused
Ladonna Taylor	Member	Excused
Deborah Welch	Member	
Heather Dawson	Member	
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 6:08 P.M. Chairperson Michael Hershberg called the meeting to order.

There were approximately 8 individuals in the audience.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Edgar Campbell enters the meeting  
Joy Fernandez enters the meeting

At 6:46 P.M. motion was made by Annemarie diSalvo, seconded by Heather Dawson and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	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. Steve Mahabier was present for this application. He proposed dutchlap siding with white

columns, trim and new windows to match the rest of the home. Also proposed were black fiberglass front door with black lantern in portico, roof to match the existing and addition of an eyebrow window in the front right gable.

Motion was made by Annemarie 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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3758 – 863 S. Long Beach Avenue, Section 62/Block 186/Lot 179. Residence A. Patricia Boyd.** Maintain extended driveway 506.80 sq. ft. Patricia Boyd presented this application. She said that she recently purchased her home and was unaware that her extended driveway wasn't permitted. It was also brought to her attention that a new front window and relocation of the front stairs would have to be added to her permit application.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3760 – 193 Madison Avenue, Section 54/Block 204/Lot 649. Residence A. Genny Aquino.** Construct 4'3" x 7'8" front portico. Genny Aquino, owner and Luis Rodriguez were present for this application. They indicated that the work was already completed and that the materials match the rest of the home. They plan to add an 18" lantern to match the sconces on the home.

Motion was made by Annemarie 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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3761 – 298 Rose Street, Section 54/Block 206/Lot 100. Residence A. Jonathan Acevedo.**

Repair and replace driveway 1,089.28 sq. ft. Jonathan Acevedo was present for this application. He proposed to replace the driveway in blacktop with pavers on the sides. He agreed to add a pie-shaped planting bed on the northwest corner of the property approximately 9’ wide in front and 6’ wide on the side.

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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3762 – 562 Nassau Avenue, Section 62Block 186/Lot 525. Residence A. Sonja Brown.**

Construct 336 sq. ft. 2<sup>nd</sup> floor deck and repair existing 336 sq. ft. 1<sup>st</sup> floor deck. Sonja Brown, owner appeared for this application. She proposed pressure treated wood for the decks.

Motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**Preliminary meetings**

**SP-3757 – 56-58 W Merrick Road 55/Block 288/Lot 34. Business B. James Diep.**

Erect sign on building. Hu Kate, applicant, was present for this application. She told the Board that she had already designed and purchased the 396” W x 40” H x 8” D aluminum sign. The sign has a dark gold background, white lettering and the logo is white, black, red and blue. Hu Kate proposed erecting the sign above the storefront across two decorative columns. According to the Board, the proposed signage would cover up some of the architectural details on the building which would detract from the appearance of the building. The Board indicated that the proposed sign seem to exceed the size requirements and as such may require ZBA approval. As such, the applicant was directed to discuss the signage with the Building Department.

**SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lots 339, 520, 540, 541, 542. Marine Commerce, NBD Holdings Inc.** Construct a 5-story 145 room hotel, 100 occupant restaurant, and 175 occupant banquet room to utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use offsite parking. Request to reopen for changes. Willy Zambrano, architect and Rohit Sakaria were present for this application. They proposed to reconfigure the banquet hall to accommodate additional persons from 175 to 225 capacity. In an effort to reduce costs they are simplifying the elements of the hotel. The hotel will change from garden style to boutique style. They will be incorporating “brise soleil” shading screens in an anodized aluminum in a yellow color. They will extract the top portion of the mansard and create a parapet type of structure across the top of the building. The dentil molding will be removed. They also created different smaller shed roofs within portions of the building. Removable bollards will be installed in the front of the building for which a key will be available in case emergency. This will be coordinated with the Fire Department. Discussion was had about adjusting the angle of the shed roofs to allow access for fire trucks in case of a fire.

At 8:50 P.M. motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Annemarie diSalvo, seconded by Deborah Welch and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

## **DECISIONS**

**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.

Motion was made by Heather Dawson, 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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3760 – 193 Madison Avenue, Section 54/Block 204/Lot 649. Residence A. Genny Aquino.**

Construct 4’3” x 7’8” front portico.

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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3761 – 298 Rose Street, Section 54/Block 206/Lot 100. Residence A. Jonathan Acevedo.**

Repair and replace driveway 1,089.28 sq. ft.

Motion was made by Edgar Campbell, seconded by Heather Dawson 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:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3762 – 562 Nassau Avenue, Section 62/Block 186/Lot 525. Residence A. Sonja Brown.**

Construct 336 sq. ft. 2<sup>nd</sup> floor deck and repair existing 336 sq. ft. 1<sup>st</sup> floor deck.

Motion was made by Annemarie 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).

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The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Annemarie diSalvo, seconded by Heather Dawson and unanimously carried that the Minutes from the July 23, 2024 meeting be approved.

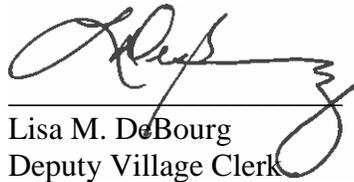
The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:12 P.M., it was moved by Annemarie diSalvo, seconded by Heather Dawson and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg  
Deputy Village Clerk