

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 27, 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	Absent
Carole Ryan	Member	
Ladonna Taylor	Member	
Deborah Welch	Member	Absent
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	Absent

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

At 6:38 P.M. Chairperson Michael Hershberg called the meeting to order. Joy Fernandez entered the meeting at this point.

Chairperson Michael Hershberg led in the Pledge of Allegiance. There were 5 people in the audience.

SP-3764 – 496 Southside Avenue, Section 54/Block 299/Lot 47. Residence A. Tarrie Gibson. Construct 7' x 3' front portico. Kevin Daily was present for this application. He proposed siding in an almond color to match the rest of the house. Columns, pvc railings, and spindles will be in white. A bronze pendant will be added to the portico.

Motion was made by Annmarie d'Salvo, 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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3765 – 102 Weberfield Avenue, Section 55/Block 207/Lot 14. Residence A. Marie Granthe. Construct 2nd story dormer addition and alterations. Marie Granthe and spouse were present for this application. The Board questioned whether the chimney will removed as per the plans. The owners said that they are keeping the chimney but was aware that it was omitted from the plans.

Motion was made by Carole Ryan, seconded by Annmarie d’Salvo and unanimously carried that the application be adjourned pending submission of revised plans.

The Clerk polled the Board as follows:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3766 – 5 Country Place, Section 62/Block 143/Lot 70. Residence A. Lesley Grannum.

Maintain replacement of bay window to sliding door. Hugh Schaefer presented this application on behalf of the owner. He indicated that the work has been completed.

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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3767 – 67 Ellison Avenue, Section 55/Block 348/Lot 61. Residence A. Zahed Hussain.

Construct 2nd story rear addition 257 sq. ft. and replace existing concrete driveway 10’ 11” x 46’ 7”. Expeditor Scheron presented this application. The existing driveway will be replaced with concrete. The expeditor proposed new siding in market square color Greystone, new charcoal color roofing, new white door with black sconces on both sides, vinyl shakes on second floor, and new white double hung windows on addition. Brick stoop will be repaired with addition of black railings.

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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

At 7:05 Ladonna Taylor enters the meeting and joined the Board in place of Joy Fernandez.

Public Hearing

At 7:05 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 13 (thirteen) people in the audience.

SP-3756 – 404 Atlantic Avenue, Section 54/Block 311/Lot 129. Business B. James Romeika.
Replace existing 2,106 sq. ft. driveway and add 180 sq. ft.

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 Ladonna Taylor and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

SP-3759 – 124 Smith Street, Section 62/Block 108/Lot 12. Apartment. Vanderbilt NYC Apt Inc. Remove and replace 12 balcony railings.

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 Ladonna Taylor and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

SP-3763 – 76 Colonial Avenue, Section 55/Block 363/Lot 613. Residence A. Gabriel Espinal & Arcancia Rodriguez. Construct 308 sq. ft. detached 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 Annmarie d’Salvo, 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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

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 open for changes.

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

Two individuals spoke against this application.

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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

At 7:56 P.M. motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

DECISIONS

SP-3764 – 496 Southside Avenue, Section 54/Block 299/Lot 47. Residence A. Tarrie Gibson.
Construct 7’ x 3’ front portico.

Motion was made by Ladonna Taylor, 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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

SP-3766 – 5 Country Place, Section 62/Block 143/Lot 70. Residence A. Lesley Grannum.

Maintain replacement of bay window to sliding door.

Motion was made by Ladonna Taylor, 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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
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SP-3767 – 67 Ellison Avenue, Section 55/Block 348/Lot 61. Residence A. Zahed Hussain.

Construct 2nd story rear addition 257 sq. ft. and replace existing concrete driveway 10' 11" x 46' 7".

Motion was made by Carole Ryan, 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:

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Heather Dawson	Excused
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Joy Fernandez	Present
Michael Hershberg	In Favor

SP-3756 – 404 Atlantic Avenue, Section 54/Block 311/Lot 129. Business B. James Romeika.

Replace existing 2,106 sq. ft. driveway and add 180 sq. ft.

Motion was made by Annmarie 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:

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Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

SP-3759 – 124 Smith Street, Section 62/Block 108/Lot 12. Apartment. Vanderbilt NYC Apt Inc. Remove and replace 12 balcony railings.

Motion was made by Ladonna Taylor, 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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

SP-3763 – 76 Colonial Avenue, Section 55/Block 363/Lot 613. Residence A. Gabriel Espinal & Arcancia Rodriguez. Construct 308 sq. ft. detached garage.

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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

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 open for changes.

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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	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.

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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

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 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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

Motion was made by Annmarie diSalvo, seconded by Ladonna Taylor and unanimously carried that the minutes from the August 13, 2024 meeting be approved.

The Clerk polled the Board as follows:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor

At 9:12 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:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	Absent
Heather Dawson	Excused
Annmarie diSalvo	In Favor
Joy Fernandez	Present
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk