

9-10-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday September 10, 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	Excused
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.

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

The Clerk polled the Board as follows:

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

Joy enters the meeting at this point.

At 6:35 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:

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

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 6 people in the audience.

SP-3768 – 184 Delaware Avenue, Section 36/Block 521/Lot 9. Residence AA. Claudine Antoine. Maintain grade steps and retaining wall. Claudine Antoine was present for this application. According to Ms. Antoine, the work was completed in 2017 and she said that she was told that a permit was not required. Recently the Building Department notified her that a permit was required even though the work was already completed.

Motion was made by Carole Ryan, 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	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3770 – 303 Rutland Road, Section 55/Block 357/Lot 918. Residence A. Sonia Kingston. Construct cellar entrance. Rohan McCain, son in law of the owner Sonia Kingston and a friend were present for this application. They indicated that the railing for the stairs would be a grey color.

Motion was made by Carole Ryan, 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	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Preliminary meetings

SP-3771 – 61 Prince Avenue, Section 55/Block 399/Lots 39-41. Residence AA. SRJ Associate LLC. Construct 2-story 1-family residence with attached garage 2,751 sq. ft. Jeffrey Richey, owner and his daughter were present for this application. He proposed a vinyl Nantucket Grey horizontal siding with some shakes on the front elevation, white double hung windows, white trim, white front door with 2 sidelites, recessed lighting above front door, and Nantucket Grey roofing shingles. White garage door with six raised panels and glass on top, with LED lanterns. Concrete driveway with gray brick borders to accommodate two vehicles and landscape plan with irrigation

system. Air conditioner condensers will be shielded. There will be a black wrought finial on top of the roof.

SP-3772 – 63 Prince Avenue, Section 55/Block 399/Lots 42-44. Residence AA. SRJ Associate LLC. Construct 2-story 1-family residence with attached garage 2,751 sq. ft. Jeffrey Richey, owner and his daughter present for this application. Siding in saddle color was proposed along with a portion of shakes on the front elevation, roofing in cedar falls color, front door in white with sidelites, white double hung windows, etc. The designs of the two houses were very similar. The Board suggested that some details be incorporated to differentiate between the two houses. Revised plans will be submitted to the Village Clerk’s office.

SP-3769 – 322 Miller Avenue, Section 62/Block 163/Lot 170. Residence A. Luis Alberto. Construct 3-story 1-family residence with attached garage 2,876 sq. ft. Roberto Delgado, contractor and his architect Pe Dau Liu were present for this application. They proposed a 2 story over ground floor dwelling. Siding will be white dutchlap, roof shingles in charcoal color and black windows with white trim. The will eliminate one of the two proposed garages on the ground floor. Applicant will incorporate some board and batten on the front elevation. The sliding door on the second level will be converted to a window. Applicant agreed to make changes and submit revised plans to the Village Clerk’s office.

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

The Clerk polled the Board as follows:

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

At 8:30 P.M. motion was made by Heather Dawson, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

DECISIONS

SP-3768 – 184 Delaware Avenue, Section 36/Block 521/Lot 9. Residence AA. Claudine Antoine. Maintain grade steps and retaining wall.

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	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3770 – 303 Rutland Road, Section 55/Block 357/Lot 918. Residence A. Sonia Kingston. Construct cellar entrance.

Motion was made by Heather Dawson, 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	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Heather Dawson, seconded by Carole Ryan and unanimously carried that the minutes from the August 27, 2024 meeting be approved.

The Clerk polled the Board as follows:

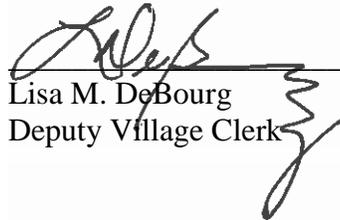
Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

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At 8:38 P.M., it was moved by Heather Dawson, seconded by Annmarie DiSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

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



Lisa M. DeBourg
Deputy Village Clerk