

11-12-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday November 12, 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, also attended the meeting.

At 6:22 P.M. Chairperson Michael Hershberg called the meeting to order.

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

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 6:43 P.M. motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	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 22 people in the audience.

**SP-3781 – 44 Park Avenue, Section 54Block 077/Lot 448. Residence A. Roseanne Campanelli.**  
Extend driveway to 10' x 37'. Roseanne Campanelli indicated that she needs extra space for her family members to park their vehicle. She would like to extend her driveway in concrete.

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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3782 – 127 Bedell Street, Section 62/Block 049/Lot 84. Residence A. Jose Abreu.** Replace front door and windows. Luis Rodriguez appeared on behalf of the owner Jose Abreu. He indicated that the porch was enclosed and the door and windows were already installed. The Board voiced their dissatisfaction with the completed work. It was discussed that the front elevation could be redesigned and some shrubbery would be added to the front lawn.

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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3784 – 245 Mount Joy Avenue, Section 36/Block 325/Lot 14. Residence A. Alicia Portuondo.** Construct 1,404 sq. ft. 2<sup>nd</sup> floor addition. & replace 1<sup>st</sup> floor windows. Alicia Portuondo and her son were present for this application. They presented samples of the materials to be used on the addition. The Board indicated that the materials on the addition would fit into the characteristics of the neighborhood.

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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3785 – 115 N Ocean Avenue, Section 55Block 267/Lot 16. Residence A. Alfredo Rivera.** Install new concrete driveway 42' x 12' on left side of house. Max Ventura, contractor, was present for this application. The contractor indicated that this is a 2-family house and more parking space is needed. He agreed to add greenery along the length of the driveway every 5' to 6'.

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
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3789 – 18 E First Street, Section 62/Block 069/Lot 198. Residence A. Vincent F Calandrielo Jr.** Expand driveway by 7' x 28'. Max Ventura, contractor, was present for this application. He proposed to the expand driveway as the current driveway is too narrow and very difficult to access.

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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3787 – 327 Pennsylvania Avenue, Section 36/Block 521/Lot 41. Residence AA. Jessica Berrios.** Maintain 2 existing gazebos/pavillons & exterior stairs to 2<sup>nd</sup> floor over detached garage. Jessica Berrios was present for this application. Discussion was had regarding the fact that 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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3788 – 52 Queen Street, Section 55/Block 404/Lot 184A. Residence A. Ethelene Economou.** Construct 750 sq. ft. 2<sup>nd</sup> floor addition, 56 sq. ft. portico and 336 sq. ft. rear wood deck. Ashley L from Mark Anthony Architect and the owner were present for this application. Ashley proposed decking in wood or composite material with white PVC rails. The front door to be white with window on top. Wood textured Certainteed siding in Bucksin color with bricks remaining on front façade and roofing in brown. Fascias, soffits, trim and double hung windows in white.

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:

- Carole Ryan In Favor
- Heather Dawson In Favor
- Annmarie DiSalvo In Favor
- Michael Hershberg In Favor

**SP-3790 – 58 Pearsall Avenue, Section 54Block 068/Lot 20. Residence A. Marie Romain.** Legalize 371.2 sq. ft. rear 1<sup>st</sup> floor addition. Daniel Gomes of Thomas Reilly, P.E. was present for this application. The work was already completed for the addition. All the materials on the addition matched the existing.

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:

- Carole Ryan In Favor
- Heather Dawson In Favor
- Annmarie DiSalvo In Favor
- Michael Hershberg In Favor

**SP-3791 – 12 Cedar Street, Section 62Block 170/Lot 17. Residence A. Rafael Garcia.** Maintain driveway extension of 18’10” x 34’ 4”. Rafael Garcia and his family were present for this application. They indicated that driveway was in need of repair as it became a trip hazard for the family. Also, street parking was almost nonexistent as this property is near to a school and across from Randall Park.

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:

- Carole Ryan In Favor
- Heather Dawson In Favor
- Annmarie DiSalvo In Favor
- Michael Hershberg In Favor

**SP-3776 – 448 Ray Street, Section 54Block 312/Lot 36. Residence A. Marc Friedman.** Extend 2<sup>nd</sup> floor 350 sq. ft. with 22.75’ x 11.5’ side deck. Marc Friedman was present for this application. He presented revised plans whereby a new white bay window and decorative louvers were added along with soffit lighting under the portico. The bricks on the front elevation will be repointed.

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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:12 P.M. motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:24 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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

## **DECISIONS**

**SP-3781 – 44 Park Avenue, Section 54/Block 077/Lot 448. Residence A. Roseanne Campanelli.**  
Extend driveway to 10’ x 37’.

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
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3784 – 245 Mount Joy Avenue, Section 36/Block 325/Lot 14. Residence A. Alicia Portuondo.** Construct 1,404 sq. ft. 2<sup>nd</sup> floor addition. & replace 1<sup>st</sup> floor windows.

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:

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Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3785 – 115 N Ocean Avenue, Section 55/Block 267/Lot 16. Residence A. Alfredo Rivera.**

Install new concrete driveway 42’ x 12’ on left side of house.

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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3787 – 327 Pennsylvania Avenue, Section 36/Block 521/Lot 41. Residence AA. Jessica Berrios.** Maintain 2 existing gazebos/pavillons & exterior stairs to 2<sup>nd</sup> floor over detached garage.

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:

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Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3788 – 52 Queen Street, Section 55/Block 404/Lot 184A. Residence A. Ethelene Economou.** Construct 750 sq. ft. 2<sup>nd</sup> floor addition, 56 sq. ft. portico and 336 sq. ft. rear. wood deck.

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
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3789 – 18 E First Street, Section 62Block 069/Lot 198. Residence A. Vincent F Calandriolo Jr.** Expand driveway by 7’ x 28’.

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  
Heather Dawson In Favor  
Annmarie DiSalvo In Favor  
Michael Hershberg In Favor

**SP-3790 – 58 Pearsall Avenue, Section 54Block 068/Lot 20. Residence A. Marie Romain.** Legalize 371.2 sq. ft. rear 1<sup>st</sup> floor addition.

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:  
Carole Ryan In Favor  
Heather Dawson In Favor  
Annmarie DiSalvo In Favor  
Michael Hershberg In Favor

**SP-3791 – 12 Cedar Street, Section 62Block 170/Lot 17. Residence A. Rafael Garcia.** Maintain driveway extension of 18’10” x 34’ 4”.

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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  
Heather Dawson In Favor  
Annmarie DiSalvo In Favor  
Michael Hershberg In Favor

**SP-3776 – 448 Ray Street, Section 54Block 312/Lot 36. Residence A. Marc Friedman.** Extend 2<sup>nd</sup> floor 350 sq. ft. with 22.75’ x 11.5’ side deck.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3770 – 303 Rutland Road, Section 55Block 357/Lot 918. Residence A. Sonia Kingston.**  
Construct cellar entrance. Approved 9/10/2024.

Motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried that the request to extend the time to sign the affidavit of compliance has been approved for an additional 30 days.

The Clerk polled the Board as follows:

Carole Ryan	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 October 22, 2024 meeting be approved.

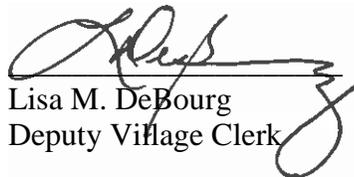
The Clerk polled the Board as follows:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:53 P.M., it was moved by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg  
Deputy Village Clerk