

11-28-2023

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday November 28, 2023 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	
Carole Ryan	Member	Excused
Ladonna Taylor	Member	
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	Excused

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

At 6:14 P.M. Deborah called the meeting to order.

Motion was made by Deborah Welch, seconded by Edgar Campbell and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Ladonna Taylor	Not present
Deborah Welch	In Favor
Heather Dawson	Not present
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

Heather and Ladonna entered the meeting at this point.

Edgar Campbell was excused from the meeting.

At 6:55 P.M. motion was made by Ladonna Taylor, seconded by Heather Dawson and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

Ladonna Taylor led in the Pledge of Allegiance.

There were 14 people in the audience.

**SP-3674 – 124 N Long Beach Avenue, Section 55/Block 271/Lot 19. Residence AA. Rajendra Sharma.** Install 308 sq. ft. canopy over the existing balcony. Rajendra Sharma, his wife and son were present for this application. Mr. Sharma presented a photo of a balcony similar to his but the Board discovered that the location was in Roosevelt not Freeport. Also, the plan for the canopy over the balcony wasn't satisfactory to the Board.

Motion was made by Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3677 – 51 Frankel Avenue, Section 54/Block 197/Lot 326. Residence A. Kevin Issurdatt.** Maintain extended driveway with pavers 1,158 sq. ft. Kevin Issurdatt, owner was present for this application. He presented a landscape plan showing a planting bed with a combination of evergreens.

Motion was made by Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3680 – 65 Park Avenue, Section 54/Block 85/Lot 111. Residence A. 103-24 Holdings, Inc.** Maintain existing block cellar access and extension of existing concrete driveway 596 sq. ft. Auxiliadora Astimbay, the owner, was present for this application. Ms. Astimbay proposed to maintain the extended 6' driveway making the total width 18'.

Motion was made by Ladonna Taylor, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3682 – 115 Westend Avenue, Section 54/Block 316/Lot 3. Residence A. Michele Elliott.** Construct 2<sup>nd</sup> floor addition 584.65 sq. ft. Michele Elliott and her husband presented this application. They indicated that they needed 2 additional rooms as they were adopting two girls.

All the window trims on the house will be black.

Motion was made by Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3683 – 216 Garfield Street, Section 62/Block 091/Lot 225. Residence A. Patricia Batus.** Maintain 126.148 sq. ft. roof over deck, outdoor shower and hot tub. Patricia and Richard Batus were present for this application. Mr. Batus stated that he did all the carpentry work.

Motion was made by Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3684 – 554 Nassau Avenue, Section 62/Block 186/Lot 524. Residence A. Amer Habib.** Close and install new windows, maintain garage conversion and extended driveway 1,463 sq. ft. Thomas Borne, the architect was present for this application. He indicated that the current owners weren't aware that work was done on the house without a permit. It was discussed that the concrete behind the stone planter will be removed and replaced with green landscaping. Evergreen plants will be placed in the stone planter. The brick on the house will be replaced with Stonette Natural Ledge stone in Redwood.

Motion was made by Ladonna Taylor, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3685 – 17 May Court, Section 54/Block 317/Lot 181. Residence A. Mark Schnidman.** Replace broken steps. Mark Schnidman was present for this application. He stated that the stairs were in disrepair. He repaired the steps with pressure treated wood. Steps will remain in the natural color.

Motion was made by Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3686 – 75 Dehnhoff Avenue, Section 55/Block 251/Lot 264. Residence A. Marli Pena.**

Construct 2<sup>nd</sup> floor addition 224.78 sf, install new windows, portico, cellar entrance, add side walkway, repair front walkway, modify existing concrete patio and add new rear concrete patio. Marli Pena and her husband were present for this application. They proposed all new vinyl midnight blue siding to be installed on their home with white trim. Front portico will have recessed lighting. Front white square columns 6” to 8” wide. Railings and spindles in black wrought iron. Front steps risers to be dark grey stacked stone. Foundation will be painted grey.

Motion was made by Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

At 8:00 PM Motion was made by Heather Dawson, seconded by Ladonna Taylor and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

Motion was made by Ladonna Taylor, seconded by Annmarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**DECISIONS**

**SP-3677 – 51 Frankel Avenue, Section 54/Block 197/Lot 326. Residence A. Kevin Issurdatt.**  
Maintain extended driveway with pavers 1,158 sq. ft.

Motion was made by Deborah Welch, 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:  
Deborah Welch                      In Favor  
Heather Dawson                    In Favor  
Annmarie diSalvo                  In Favor  
Ladonna Taylor                    In Favor

**SP-3680 – 65 Park Avenue, Section 54/Block 85/Lot 111. Residence A. 103-24 Holdings, Inc.**  
Maintain existing block cellar access and extension of existing concrete driveway 596 sq. ft.

Motion was made by Heather Dawson, 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:  
Deborah Welch                      In Favor  
Heather Dawson                    In Favor  
Annmarie diSalvo                  In Favor  
Ladonna Taylor                    In Favor

**SP-3682 – 115 Westend Avenue, Section 54/Block 316/Lot 3. Residence A. Michele Elliott.**  
Construct 2<sup>nd</sup> floor addition 584.65 sq. ft.

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:  
Deborah Welch                      In Favor  
Heather Dawson                    In Favor  
Annmarie diSalvo                  In Favor  
Ladonna Taylor                    In Favor

**SP-3683 – 216 Garfield Street, Section 62/Block 091/Lot 225. Residence A. Patricia Batus.**  
Maintain 126.148 sq. ft. roof over deck, outdoor shower and hot tub.

Motion was made by Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3684 – 554 Nassau Avenue, Section 62/Block 186/Lot 524. Residence A. Amer Habib.**

Close and install new windows, maintain garage conversion and extended driveway 1,463 sq. ft.

Motion was made by Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3685 – 17 May Court, Section 54/Block 317/Lot 181. Residence A. Mark Schnidman.**

Replace broken steps.

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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

**SP-3686 – 75 Dehnhoff Avenue, Section 55/Block 251/Lot 264. Residence A. Marli Pena.**

Construct 2<sup>nd</sup> floor addition 224.78 sf, install new windows, portico, cellar entrance, add side walkway, repair front walkway, modify existing concrete patio and add new rear concrete patio.

Motion was made by Heather Dawson, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	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.

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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

Motion was made by Annmarie diSalvo, seconded by Ladonna Taylor and unanimously carried that the Minutes from the November 14, 2023 meeting be approved.

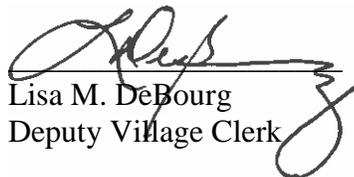
The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

At 8:53 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Ladonna Taylor	In Favor

  
Lisa M. DeBourg  
Deputy Village Clerk