

11-26-2024

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday November 26, 2024 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	Excused
Carole Ryan	Member	
Ladonna Taylor	Member	Absent
Deborah Welch	Member	
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.

Annemarie DiSalvo chaired the meeting in absence of Chairperson Michael Hershberg

At 6:15 P.M. Chairperson Michael Hershberg called the meeting to order.

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

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

Acting Chairperson Annemarie DiSalvo led in the Pledge of Allegiance.

There were 5 people in the audience.

**SP-3792 – 253 Garfield Street, Section 62/Block 091/Lot 426. Residence A. Jeannie Kelly.** Construct 438 sq. ft. second floor rear deck. Jeannie Kelly, owner and Russell Jordan, architect were present for this application. The deck railings will be white with black spindles to match the lower level deck.

Motion was made by Deborah Welch, 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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

**SP-3793 – 25 E First Street, Section 62/Block 069/Lot 169. Residence A. Richard Laudman.** Maintain extension of second driveway by 25' 2" x 7' 11". Richard Laudman was present for this application. He indicated that the property is sold and that he need to get the permit for the work on the second driveway. He agreed to paint the concrete driveway in black to match the rest of the painted driveway.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

**SP-3782 – 127 Bedell Street, Section 62/Block 049/Lot 84. Residence A. Jose Abreu.** Replace front door and windows. Luis Rodriguez was present on behalf of the owner. Luis proposed to add evergreen shrubs, 3 cyprus trees, a crape myrtle tree and a Siberian Elm. Also, black shutters will be added to the window on the front elevation.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

## **Public Hearing**

At 7:03 P.M. Acting Chairperson Annmarie DiSalvo 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 5 (five) people in the audience.

**SP-3783 – 292 N Main Street, Section 55/Block 370/Lot 250. Business B. Jose Reyes & Mario Hernandez.** Replacement of front door.

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 Deborah Welch 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
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

**SP-3786 – 73 Smith Street, Section 62/Block 76/Lot 27. Residence A. Andre Reviero.** Maintain garage 550 sq ft, deck 388 sq. ft, cellar entrance and framed overhangs on the east side of the property and proposed 105 sq. ft addition on west side and repair fire damage.

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

At 7:20 PM motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

At 7:20 P.M motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

At 7:28 P.M. motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to adjourn the application pending submission of revised plans.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the minutes from the November 12, 2024 meeting be approved.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

At 7:36 P.M motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

## DECISIONS

**SP-3792 – 253 Garfield Street, Section 62/Block 091/Lot 426. Residence A. Jeannie Kelly.**  
Construct 438 sq. ft. second floor rear 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
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

**SP-3793 – 25 E First Street, Section 62/Block 069/Lot 169. Residence A. Richard Laudman.**  
Maintain extension of second driveway by 25' 2" x 7' 11".

Motion was made by Joy Fernandez, 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
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

**SP-3782 – 127 Bedell Street, Section 62/Block 049/Lot 84. Residence A. Jose Abreu.** Replace front door and 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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

**SP-3783 – 292 N Main Street, Section 55/Block 370/Lot 250. Business B. Jose Reyes & Mario Hernandez.** Replacement of front door.

Motion was made by Deborah Welch, 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).

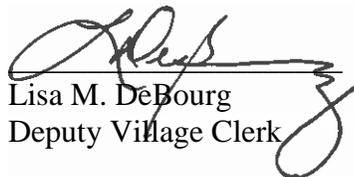
The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

At 7:57 P.M., it was moved by Carole Ryan, seconded by Deborah Welch and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Joy Fernandez	In Favor
Annmarie DiSalvo	In Favor

  
Lisa M. DeBourg  
Deputy Village Clerk