

2-11-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday February 11, 2025 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             | Excused |
| Deborah Welch          | Member             |         |
| 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 6:14 P.M. Chairperson Michael Hershberg called the meeting to order.

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:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

Motion was made by Carole Ryan, seconded by Annemarie 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    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 6 people in the audience.

**SP-3802 – 317 S Long Beach Avenue, Section 62/Block 124/Lot 1. Residence AA. Jose A Portillo.** Maintain new 20’10” x 15’6” rear yard gazebo. Jose Portillo was present for this application. He said that he constructed the gazebo and wasn’t aware that a permit was required. The roofing shingles on the gazebo matches the roofing shingles on the main dwelling.

Motion was made by Deborah Welch, seconded by Annemarie diSalvo 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    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

**SP-3804 – 621 S Bayview Avenue, Section 62/Block 038/Lot 616. Residence A. Pauline Cooper.** Construct 21’ x 12’ prefab sunroom on existing porch. Pauline Cooper, owner and her son were present for this application. She indicated that the sunroom would be place on top of the existing porch which was constructed with bluestone pavers. The Board told the owner that she must review the installation specifications with the Building Department prior to obtaining a permit.

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:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

**SP-3805 – 129 Delaware Avenue, Section 36/Block 329/Lot 482. Residence A. Richard Amato.** Construct 333 sf rear wood deck. Heather Sanderson appeared on behalf of the owner. She indicated that construction of the deck had already begun. She said that the owner wasn’t aware that a permit was required. Heather proposed Brazilian hardwood for the 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:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

**SP-3806 – 8 Connecticut Avenue, Section 54/Block 056/Lot 218. Residence A. Altargarcia Vargas.** Maintain window above door and replacement of 2 windows on the right and 1 window on the left. Stella Vlahos-kitas appeared on behalf of the owner. All work was already completed. Stella indicated that the replacement windows were a little longer than the previous windows.

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:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

**Preliminary Meeting:**

**SP-3803 – 215 N Brookside Avenue, Section 54/Block B/Lot 74. Residence AA. Leslie Wade.** Construct 57.6’ x 43.6’ 2<sup>nd</sup> story addition with bath. No one showed up for this application.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the minutes from the January 28, 2025 meeting be approved.

The Clerk polled the Board as follows:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

At 7:05 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:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

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

The Clerk polled the Board as follows:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

## DECISIONS

**SP-3802 – 317 S Long Beach Avenue, Section 62/Block 124/Lot 1. Residence AA. Jose A Portillo.** Maintain new 20’10” x 15’6” rear yard gazebo.

Motion was made by Heather Dawson, seconded by Annemarie 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    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

**SP-3804 – 621 S Bayview Avenue, Section 62/Block 038/Lot 616. Residence A. Pauline Cooper.** Construct 21’ x 12’ prefab sunroom on existing porch.

Motion was made by Annemarie 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    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

**SP-3805 – 129 Delaware Avenue, Section 36/Block 329/Lot 482. Residence A. Richard Amato.** Construct 333 sf rear wood deck.

Motion was made by Carole Ryan, seconded by Deborah Welch 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    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

**SP-3806 – 8 Connecticut Avenue, Section 54/Block 056/Lot 218. Residence A. Altargarcia Vargas.** Maintain window above door and replacement of 2 windows on the right and 1 window on the left.

Motion was made by Deborah Welch, seconded by Annemarie 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:

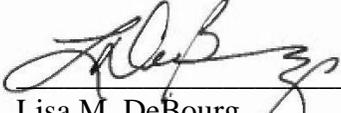
|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |

At 7:25 P.M., it was moved by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried, that the meeting be closed.

2-11-2025

The Clerk polled the Board as follows:

|                   |          |
|-------------------|----------|
| Edgar Campbell    | Excused  |
| Carole Ryan       | In Favor |
| Ladonna Taylor    | Excused  |
| Deborah Welch     | In Favor |
| Heather Dawson    | In Favor |
| Annemarie diSalvo | In Favor |
| Michael Hershberg | In Favor |



Lisa M. DeBourg  
Deputy Village Clerk