

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday February 25, 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	Absent
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 6:20 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:

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

At 6:34 P.M. motion was made by Annmarie DiSalvo, 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	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 7 people in the audience.

SP-3803 – 215 N Brookside Avenue, Section 54/Block B/Lot 74. Residence AA. Leslie Wade.

Construct 57.6' x 43.6' 2nd story addition with bath. Leslie Wade and Jean Kennedy were present for this application. Ms. Kennedy proposed installation of all new roofing shingles in black. She also proposed removal of 7 windows on the front elevation to be replaced with 3 windows instead. This was not part of the application. There were questions about a window centered over the front gable. The Board requested revised plans incorporating the applicant's changes to the application.

Motion was made by Annmarie DiSalvo, seconded by Deborah Welch and unanimously carried that the application be adjourned.

The Clerk polled the Board as follows:

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

SP-3808 – 263 Branch Avenue, Section 62/Block 227/Lot 31. Residence A. Ross Caro.

Maintain 12' x 12' rear addition. Louis Trentada and the owner, Ross Caro were present for this application. Mr. Trentada indicated that the home had suffered some water damage and had to do repairs quickly.

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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3809 – 246 Grand Avenue, Section 55/Block 245/Lot 621. Residence A. Jose Minaya.

Maintain existing 360 sq. ft. wood frame roof over patio (non-climbable structure). Miguel Ramirez was present on behalf of the owner. The Board indicated that the structure didn't fit into the characteristics of the neighborhood. The Board was concerned with the safety of the structure. It was requested that the Building Department do a safety inspection. The Board suggested that the applicant show similar structures in the neighborhood or submit an alternate design for the structure.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending the applicant's submission of an alternate design.

The Clerk polled the Board as follows:

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

SP-3810 – 62 W Third Street, Section 62/Block 63/Lot 175. Residence A. Andrew Formont.

Construct 297 sq. ft. 2nd floor rear addition. Andrew Formont and architect Russell Jordan were present for this application. Mr. Jordan proposed that the materials on the addition will match the rest of the home.

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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 7:14 P.M motion was made by Annmarie DiSalvo, 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 7:25 P.M. motion was made by Deborah Welch, 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	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Public Hearing

Chairperson Hershberg 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 4 (four) people in the audience.

SP-3801 – 20 Mayfair Court, Section 54/Block B/Lot 453. Residence AA. Shana Ashwood.
Rebuild 197 sq. ft. detached garage.

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:

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

SP-3807 – 83 Washburn Avenue, Section 55/Block 247/Lot 229. Residence A. Leonor Bruny.
Construct 21' x 21' detached garage and new 20' x 26' asphalt driveway.

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 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3801 – 20 Mayfair Court, Section 54/Block B/Lot 453. Residence AA. Shana Ashwood.
Rebuild 197 sq. ft. 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:

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

SP-3807 – 83 Washburn Avenue, Section 55/Block 247/Lot 229. Residence A. Leonor Bruny.
Construct 21' x 21' detached garage and new 20' x 26' asphalt driveway.

Motion was made by Deborah Welch, 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:

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

SP-3808 – 263 Branch Avenue, Section 62/Block 227/Lot 31. Residence A. Ross Caro.
Maintain 12' x 12' rear addition.

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

SP-3810 – 62 W Third Street, Section 62/Block 63/Lot 175. Residence A. Andrew Formont.
Construct 297 sq. ft. 2nd floor rear addition.

Motion was made by Annmarie DiSalvo, 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:

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

Motion was made by Heather Dawson, seconded by Annmarie DiSalvo and unanimously carried that the minutes from the February 11, 2025 meeting be approved.

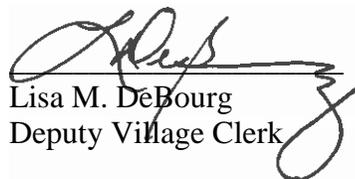
The Clerk polled the Board as follows:

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

At 8:08 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	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk