

01-24-2023

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday January 24, 2023 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	Absent
Carole Ryan	Member	Excused
Ladonna Taylor	Member	
Deborah Welch	Member	Excused
Heather Dawson	Member	
Annmarie diSalvo	Member	
Joy Fernandez	Alternate Member	

Robert McLaughlin, Counsel to the Board and Lisa DeBourg, also attended the meeting.

At 6:19 P.M. Chairperson Michael Hershberg called the meeting to order.

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

The Clerk polled the Board as follows:

Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Ladonna entered the meeting at this point.

At 7:03 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:

Ladonna Taylor	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 approximately 12 people in the audience.

**SP-3607 – 84 Lincoln Place, Section 55/Block 161/Lot 5. Residence A. Leroy Meyers.** Construct 40' x 9' circular driveway in addition to existing driveway. Leroy Meyers was present for this application. He proposed addition of a circular driveway in addition to existing driveway with removal of a portion of the walkway. Work on the driveway had already started.

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:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3612 – 65 Lillian Avenue, Section 55/Block 370/Lot 149. Residence A. Luis Solano.**  
Construct 140 sq. ft. front porch, 980 sq. ft. 2<sup>nd</sup> floor addition and 392 sq. ft. rear deck. Sam Beznos and his client Luis Solano were present for this application. The materials on the addition would match the rest of the home. White board and batten will be added to the front eaves along with 2 round PVC vents. A pendant will be installed over the front door. Grey composite decking will wrap the foundation.

Motion was made by Heather Dawson, seconded by Ladonna Taylor and unanimously carried that the application be temporarily suspend the application.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3614 – 62 Park Avenue, Section 54/Block 86/Lot 8. Residence A. Francisco Hermida.**  
Widen existing driveway with concrete and paver borders & install new concrete walkways. Max Ventura, the contractor presented this application. He indicated that the homeowner called him to assist with the proposed work that was mostly completed already. There was discussion about the amount of concrete installed. The Board suggested installing some greenery to soften the look of the concrete.

Motion was made by Heather Dawson, seconded by Annmarie diSalvo and unanimously carried that the application be adjourned pending submission of a landscape plan.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3612 – 65 Lillian Avenue, Section 55/Block 370/Lot 149. Residence A. Luis Solano.**  
Construct 140 sq. ft. front porch, 980 sq. ft. 2<sup>nd</sup> floor addition and 392 sq. ft. rear deck. Mr. Beznos indicated that his client would be willing to add some evergreen plants to both sides of the stairs and boxwood evergreens will line the walkway with purple flowers.

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:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

## **Public Hearing**

At 7:47 P.M. Chairperson Michael 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 12 (twelve) people in the audience.

**SP-3611 – 233 Church Street, Section 62/Block 55/Lot 36. Residence A. Christopher Thuman.** Construct new 22' x 22' 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 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:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3613 – 25 East Avenue, Section 62/Block 76/Lot 10. Residence A. Shairoon Hoscin-Chitaman.** Maintain a 22' x 24' 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 Heather Dawson, 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:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:11 P.M. motion was made by Heather Dawson, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:41 P.M. motion was made by Ladonna Taylor, seconded by Annmarie diSalvo and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

## **DECISIONS**

**SP-3612 – 65 Lillian Avenue, Section 55/Block 370/Lot 149. Residence A. Luis Solano.**  
Construct 140 sq. ft. front porch, 980 sq. ft. 2<sup>nd</sup> floor addition and 392 sq. ft. rear deck.

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:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3611 – 233 Church Street, Section 62/Block 55/Lot 36. Residence A. Christopher Thuman.**  
Construct new 22' x 22' garage.

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:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**SP-3613 – 25 East Avenue, Section 62/Block 76/Lot 10. Residence A. Shairoon Hosein-Chitaman.** Maintain a 22' x 24' detached garage.

Motion was made by Ladonna Taylor, 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:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

**128 Cary Place, Section 54, Block 319, Lots 96-100, 102-104 & 226-227. Marine Industrial District with Residential use.** Application for 3-lot subdivision to erect two (2) 1-family homes and maintain existing 1-family dwelling. Approved 10/25/2022

Motion was made by Heather Dawson, seconded by Ladonna Taylor and unanimously carried that the request for more time to file the final subdivision map be approved for an additional 90 days.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Heather Dawson and unanimously carried that the minutes from the December 27, 2022 meeting be approved.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

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At 8:55 P.M., it was moved by Heather Dawson, seconded by Ladonna Taylor and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Ladonna Taylor	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

  
Lisa M. DeBourg  
Deputy Village Clerk