

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday February 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	
Edgar Campbell	Deputy Chairperson	Excused
Carole Ryan	Member	
Ladonna Taylor	Member	
Deborah Welch	Member	Excused
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	

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

At 6:19 P.M. Chairperson Michael Hershberg called the meeting to order for which a full stenographic record was taken.

Motion was made by Annemarie diSalvo, 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
Ladonna Taylor	Not Present
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

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

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 31 (thirty-one) people in the audience.

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.

Motion was made by Carole Ryan, seconded by Ladonna Taylor unanimously carried that the application be adjourned at the applicant’s request.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3615 – 28 Franklin Square, Section 62/Block 47/Lot 317. Residence A. Rohan Whyte. Construct 2nd floor addition and interior alterations. Rohan Whyte, owner and Teddy McClean were present for this application. New Newport Bay blue siding will be added. White trim, gutters and leaders will be white. Roofing shingles will be Timberline in a charcoal finish. Foundation will be clean and sandblasted. High hats will be installed beneath the porch ceiling.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3616 – 180 S. Bay Avenue, Section 62/Block 149/Lot 436. Residence A. Neville McWatt. Construct a 688 sq. ft. 1-story carport with rooftop deck and a 37 sq. ft. elevator. Russell Jordan was present for this application. He proposed installation of a garage door under the carport. An elevator will be erected in the rear of the home and will match the existing siding. New white vinyl railing by Timbertech. Roofing shingles on the carport will match the existing roof.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3617 – 260 Westside Avenue, Section 54/Block 327/Lot 26. Residence A. Loretta Onuorah. Maintain cellar enclosure and finished cellar. Loretta Onuorah and Lawrence Ezeani were present for this application. The materials on the cellar entrance match the rest of the home.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Public Hearing

At 7:21 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 31 (thirty one) people in the audience.

SP-3427 – 131 W. Merrick Road, Section 62/Block108/Lot 23. Business B. Bolla EM Realty, LLC. Remove existing canopy over existing dispensers, install a 49' x 42' canopy over four new dispensers. Convert existing 2,365 sq. ft. service station building to 2,040 sq. ft. convenience store with a 473 sq. ft. drive thru and associated site improvements.

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

At 7:55 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:10 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annmarie diSalvo	In Favor
Michael Hershberg	In Favor

Ladonna Taylor left the meeting at this point. Joy Fernandez sat in her place.

SP-3338 – VL EO 164 Moore Avenue, Section 55/Block 350/Lot 250. Residence AA. Stewart Bynoe. Construct 3,144 sq. ft. 2-story dwelling with attached garage, 43 sq. ft. portico and 195 sq. ft. patio.

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 Annmarie diSalvo and unanimously carried to adjourn the application for discussion between the applicant and the Sterns Park association.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

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:

Carole Ryan	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3615 – 28 Franklin Square, Section 62/Block 47/Lot 317. Residence A. Rohan Whyte.
Construct 2nd floor addition and interior alterations.

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

SP-3616 – 180 S. Bay Avenue, Section 62/Block 149/Lot 436. Residence A. Neville McWatt.
Construct a 688 sq. ft. 1-story carport with rooftop deck and a 37 sq. ft. elevator.

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

SP-3617 – 260 Westside Avenue, Section 54/Block 327/Lot 26. Residence A. Loretta Onuorah. Maintain cellar enclosure and finished cellar.

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

SP-3427 – 131 W. Merrick Road, Section 62/Block108/Lot 23. Business B. Bolla EM Realty, LLC. Remove existing canopy over existing dispensers, install a 49' x 42' canopy over four new dispensers. Convert existing 2,365 sq. ft. service station building to 2,040 sq. ft. convenience store with a 473 sq. ft. drive thru and associated site improvements.

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

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.

Motion was made by Joy Fernandez, seconded by Annmarie diSalvo and unanimously carried that the application be denied.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried that the minutes from the January 24, 2023 meeting be approved.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

At 9:00 P.M., it was moved by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Annmarie diSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor


Lisa M. DeBourg
Deputy Village Clerk