

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday March 14, 2023 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	
Carole Ryan	Member	
Ladonna Taylor	Member	Excused
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Absent

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

At 6:40 P.M. Deputy Chairperson Campbell called the meeting to order for which a full stenographic record was taken.

Motion was made by Heather Dawson, 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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

At 6:48 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 24 (twenty-four) people in the audience.

SP-3618 – 13 Polk Street, Section 62/Block 099/Lot 560. Residence A. Joel Abreu. Construct 485 sq. ft. first floor 1-story addition to existing 2-story 1-family dwelling with raised foundation. Miguel Ramirez was present for this application. Siding, roofing, trim fascia to match the rest of the house. Recessed lighting will be installed on the addition.

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:

In Favor	Carole Ryan
In Favor	Deborah Welch
In Favor	Heather Dawson
In Favor	Annamarie diSalvo
In Favor	Edgar Campbell

SP-3619 – 97 Evans Avenue, Section 55/Block 391/Lot 184. Residence A. Valreen Hinds-Beharrie. Construct a 26.2' x 6.5' second floor rear addition. Bernard Rodgers, architect presented this application. He proposed vinyl siding in a beige dutchlap, white trim and architectural roofing. All materials to on the addition will match the rest of the home.

Motion was made by Deborah Welch, 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:

In Favor	Carole Ryan
In Favor	Deborah Welch
In Favor	Heather Dawson
In Favor	Annamarie diSalvo
In Favor	Edgar Campbell

SP-3620 – 209 Porterfield Place, Section 54/Block 95/Lot 3. Residence A. Victor Siguenca Humala Construct a 24.1' x 9.5' 1-story addition. Mr. Saline, a representative from Bello Architects was present for this application. All materials on the addition will match the materials on the rest of the home.

Motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

In Favor	Carole Ryan
In Favor	Deborah Welch
In Favor	Heather Dawson
In Favor	Annamarie diSalvo
In Favor	Edgar Campbell

SP-3621 – 890 S Long Beach Avenue, Section 62/Block 156/Lot 765. Residence A. Bruce Lyons Construct 194 sq. ft. open front porch, 182 sq. ft. rear deck & 154 sq. ft. deck over flat roof. Patrick Hughes, architect, presented this application. He proposed brown composite decking, white Aztec columns, black wrought iron spindles, post railings in white PVC, siding and roofing to match the rest of the home, and addition of recessed lighting.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3622 – 166 Church Street, Section 62/Block 76/Lot 32. Residence A. Fernanda Enamorado Maintain front portico and stoop. Maria Miro presented this application. She indicated that the work was already completed. All materials on the portico matches 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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	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, contractor presented this application. He proposed new landscaping.

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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

At 7:15 P.M. motion was made by Deborah Welch, seconded by Heather Dawson and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

At 7:21 P.M. motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

- Carole Ryan In Favor
- Deborah Welch In Favor
- Heather Dawson In Favor
- Ammarie diSalvo In Favor
- Edgar Campbell In Favor

DECISIONS

SP-3618 – 13 Polk Street, Section 62/Block 099/Lot 560, Residence A. Joel Abreu, Construct 485 sq. ft. first floor 1-story addition to existing 2-story 1-family dwelling with raised foundation.

Motion was made by Heather Dawson, 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:

- Carole Ryan In Favor
- Deborah Welch In Favor
- Heather Dawson In Favor
- Ammarie diSalvo In Favor
- Edgar Campbell In Favor

SP-3619 – 97 Evans Avenue, Section 55/Block 391/Lot 184, Residence A. Valreen Hinds-Beattie, Construct a 26.2' x 6.5' second floor rear addition.

Motion was made by Heather Dawson, 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:

- Carole Ryan In Favor
- Deborah Welch In Favor
- Heather Dawson In Favor
- Ammarie diSalvo In Favor
- Edgar Campbell In Favor

SP-3620 – 209 Porterfield Place, Section 54/Block 95/Lot 3, Residence A. Victor Sigüencia-Humala Construct a 24.1' x 9.5' 1-story addition.

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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3621 – 890 S Long Beach Avenue, Section 62/Block 156/Lot 765. Residence A. Bruce Lyons Construct 194 sq. ft. open front porch, 182 sq. ft. rear deck & 154 sq. ft. deck over flat roof.

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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3622 – 166 Church Street, Section 62/Block 76/Lot 32. Residence A. Fernanda Enamorado Maintain front portico and stoop.

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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	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.

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:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

Motion was made by Edgar Campbell and seconded by Annmarie diSalvo that it is the recommendation of the Planning Board that the application of Village of Freeport to rezone the premises known as 17-33 Buffalo Avenue (AKA 3 Buffalo Ave), Freeport, New York 11520 S/B/L 55-190-63 aka Moxey Rigby Housing Complex and 80-84 Albany Avenue Freeport, NY 11520 S/B/L 55-190-51 through 55 from Industrial B District to Residence Apartment District with a Golden Age Floating Zone Classification, be approved as follows:

WHEREAS, the Petitioner, BOSFA Development LLC, filed a petition with the Board of Trustees of the Incorporated Village of Freeport for a rezoning of the above premises from Industrial B to Residence Apartment District with a Golden Age Floating Zone Classification; and **WHEREAS**, the Petitioner has presented an application to the Planning Board of the Village of Freeport for a recommendation for the zone change; and

WHEREAS, the Planning Board agrees that said Residence Apartment District with a Golden Age Floating Zone Classification would be in conformity to the surrounding neighborhood; and **WHEREAS**, the Planning Board, by its recommendation to the Mayor and Board of Trustees dated March 14, 2023 does infer that if any rezoning was to be made of the subject property that Residence Apartment District with a Golden Age Floating Zone Classification would be appropriate; and

WHEREAS, the Planning Board recognizes that properties surrounding the subject premises are zoned for use as Residence Apartment.

NOW THEREFORE, it is the recommendation of the Planning Board of the Incorporated Village of Freeport that the properties known as 17-33 Buffalo Avenue (AKA 3 Buffalo Ave), Freeport, New York 11520 S/B/L 55-190-63 and 80-84 Albany Avenue, Freeport, New York 11520 S/B/L 55-190-51 through 55 be developed as Residence Apartment District with a Golden Age Floating Zone classification.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

03-14-2023

Motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried that the minutes from the February 28, 2023 meeting be approved.

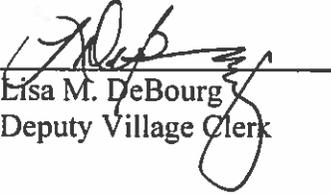
The Clerk polled the Board as follows:

Carole Ryan	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor

At 7:45 P.M., it was moved by Heather Dawson, 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
Heather Dawson	In Favor
Annmarie diSalvo	In Favor
Edgar Campbell	In Favor


Lisa M. DeBourg
Deputy Village Clerk

