

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday April 25, 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	
Carole Ryan	Member	
Ladonna Taylor	Member	Excused
Deborah Welch	Member	Excused
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	

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

At 6:18 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Carole Ryan, seconded by Annemarie diSalvo and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 7:12 P.M. motion was made by Heather Dawson, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	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 approximately three people in the audience.

SP-3629 – 85 Centre Street, Section 54/Block 078/Lot 157. Residence A. Bryant Napoles. Widen driveway 11’ on the west side of the driveway and 10’ on the east side. Abel Guterrez, brother-in-law to Bryant appeared on his behalf. He proposes to extend the driveway as he indicated that there is insufficient street parking. He states that a portion of the extension would be

used as a walkway. The Board indicated that if granted, approximately 60 percent of the front lawn would be occupied by concrete. This would take away from the suburban look. Applicant indicated that they are willing to do some plantings on the east side.

Motion was made by Annemarie diSalvo, 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	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3630 – 115 Delaware Ave, Section 36/Block 329/Lot 478. Residence AA. Rafel Salim.
Construct 118 sq. ft. 1-story rear addition, 459 sq. ft. second floor addition and first floor interior alterations. Rafael and his wife presented this application. They proposed the addition in order to expand their kitchen and add a master bedroom. All new materials will match the existing materials on the home.

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

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Heather Dawson to enter into Executive Session to confer with council.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Public Hearing

At 7:40 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 by the stenographer for the following applications.

There were thirteen people in the audience.

SP-3628 – 862 S Long Beach Avenue, Section 62/Block 156/Lot 343. Residence A. Oscar Guevara. Non-compliance with original decision. Multiple changes done to windows, doors, siding, soffits, lighting, railings, roofing, fascia, columns, stairs and a 290 sq. ft. 2nd story deck on 3rd story.

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

Three residents spoke in opposition of this application.

Motion was made by Carole Ryan, seconded by Annemarie diSalvo and unanimously carried that the application be adjourned pending further discussion with the Building Department.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 8:35 P.M. motion was made by Carole Ryan, seconded by Edgar Campbell and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

At 9:15 P.M. motion was made by Annemarie diSalvo, seconded by Heather Dawson and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3630 – 115 Delaware Ave, Section 36/Block 329/Lot 478. Residence AA. Rafel Salim. Construct 118 sq. ft. 1-story rear addition, 459 sq. ft. second floor addition and first floor interior alterations.

Motion was made by Edgar Campbell, 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	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3623 – 23 Rose Street, Section 62/Block 110/Lot 9. Residence AA. Randy Abreu. Construct east and west 2-story addition with basement, new front wrap around porch, (2) exterior basement entrances, new rear covered porch with balcony above, new 22' x 22.5' detached garage, 17' x 20' pool cabana and new HVAC.

Motion was made by Carole Ryan, 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	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3624 – 55 Bedell Street, Section 62/Block 046/Lot 13. Residence A. Masood Bhutta.

Construct front addition and alterations to 2-family dwelling.

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	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3625 – 123 E. Milton Street, Section 55/Block 249/Lot 90. Residence A. Guillermo Romero. Construct a new second floor addition.

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	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Edgar Campbell and unanimously carried that the minutes from the March 28, 2023 meeting be approved.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

04-25-2023

At 9:30 P.M., it was moved by Annemarie diSalvo, seconded by Heather Dawson and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk