

09-27-2023

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Wednesday September 27, 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	
Deborah Welch	Member	
Heather Dawson	Member	Excused
Deborah Welch	Member	Excused
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	

Robert McLaughlin, Counsel to the Board attended the meeting.

At 6:08 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Deborah Welch, seconded by Ladonna Taylor and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	Not present
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Edgar Campbell walked in at this point.

At 7:10 P.M. motion was made by Ladonna Taylor, seconded by Deborah Welch and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 19 people in the audience

**SP-3659 – 4 Prato Court, Section 62/Block 143/Lot 45. Residence A. Jose A Rodriguez.**  
Maintain extended and widening of driveway 270 sq. ft. Jose A Rodriguez, owner and his sister Rosario Pineyro presented this application.

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	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3661 – 948 S Long Beach Avenue, Section 62/Block 156/Lot 535. Residence A. Steven Borriello.** Convert 160 sq. ft. 2<sup>nd</sup> floor rear deck into porch. Russell Jordan, architect presented this application He proposed all new materials to match the existing materials on the home.

Motion was made by Deborah Welch, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3662 – 452 Miller Avenue, Section 62/Block 181/Lot 178. Residence A. Sean Christian.** Replace existing 9’ wide driveway with new 20’ wide driveway in pavers (500 sq. ft.) Kim and Sean Christian, the owners, were present for this application. The entire driveway will be constructed with pavers.

Motion was made by Deborah Welch, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3663 – 14 E Woodbine Drive, Section 55/Block 171/Lot 108. Residence A. Leo McCray.** Widen driveway 40’ x 4’. Tonya McCray presented this application. She indicated that she needed more room to park her vehicles.

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	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3664 – 77 Roosevelt Avenue, Section 62/Block 129/Lot 3. Residence A. Jazmine Pagan.**

Enclose porch on the right side of the property. Jazmine Pagan, the owner was present for this application. She demonstrated the significant disrepair of the porch. The porch siding, roofing and window trim will match the rest of the house. The stone façade at the base of the new extension will match the existing.

Motion was made by Deborah Welch, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3665 – 23 Harding Place, Section 55/Block 236-1/Lot 83. Residence A. Carlos Sanchez.**

Construct 2<sup>nd</sup> floor rear addition and interior alterations. Randolph Santana, architect was present for this application. He proposed siding on the entire house to be beige grey dutchlap with charcoal asphalt roofing shingles. Front door will have a glass panel in the center; new windows will have 3” white trim; front steps in brick and bluestone with black railings; foundation will be painted grey; and new black light fixtures will be installed next to front and side doors.

Motion was made by Ladonna Taylor, 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3666 – 48 Hillside Avenue, Section 55/Block 242/Lot 6. Residence A. Reina Lazo.**

Maintain portico, extended driveway & expand front window. Reina Lazo, the owner presented this application. She indicated that the expanded driveway was shielded with a garden that she installed. The Board was in favor of the garden which covered the expansion of the driveway.

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	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3667 – 344 Archer Street, Section 62/Block 134/Lot 120. Residence AA. Edward Sylvia.**

Construct 17' 5" x 26' rear 2<sup>nd</sup> floor addition; add bathroom to 3<sup>rd</sup> floor; finish basement with bath; extend garage 8' x 18' and convert to pool house with bathroom & add a roof over the patio. Robert Conway, architect was present for this application. Mr. Conway proposed all new blue siding consisting of clapboard with shakes design; roofing in an asphalt stone grey color, deck base in lattice. Existing fence and post will remain. Garage doors will be restored. New stone face will be installed on the front steps.

Motion was made by Ladonna Taylor, 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	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

## **Public Hearing**

At 7:00 P.M. 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 19 (nineteen) people in the audience.

**SP-3660 – 27 Lenox Place, Section 62/Block 58/Lot 16. Residence A. Joseph Argueta.**

Maintain a 23' x 23' detached wood frame 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 Ladonna Taylor, 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	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3534 – 114 Church Street, Section 62/Block 75/Lots 16 & 17. Business B, Thomas Hopkins.** Exterior façade improvements. Approved 4/12/2022. Request for changes.

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	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

## **Preliminary meeting**

**SP-3654 – 120 Guy Lombardo Avenue, Section 62/Block 108/Lot 9. Business B. NYSMSA.** Install a new public utility wireless communication facility on rooftop of building. Jessica Zalin, Esq. of Amato Law Group, PLLC on behalf of New York SMSA was present for this application. She indicated that they are proposing to install a stealth public utility wireless communication facility which will replace the existing one. She said that the install will enhance the communications systems and be able to reach more people. Fifteen antennas and supporting equipment will have a stealth screening. Some antennas will be flush mounted to the façade.

Motion was made by Ladonna Taylor, 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 9:18 P.M. motion was made by Ladonna Taylor, seconded by Edgar Campbell and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Carole Ryan	In Favor
Michael Hershberg	In Favor

## DECISIONS

**SP-3661 – 948 S Long Beach Avenue, Section 62/Block 156/Lot 535. Residence A. Steven Borriello.** Convert 160 sq. ft. 2<sup>nd</sup> floor rear deck into porch.

Motion was made by Edgar Campbell, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3662 – 452 Miller Avenue, Section 62/Block 181/Lot 178. Residence A. Sean Christian.** Replace existing 9' wide driveway with new 20' wide driveway in pavers (500 sq. ft.)

Motion was made by Edgar Campbell, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3663 – 14 E Woodbine Drive, Section 55/Block 171/Lot 108. Residence A. Leo McCray.** Widen driveway 40' x 4'.

Motion was made by Deborah Welch, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3664 – 77 Roosevelt Avenue, Section 62/Block 129/Lot 3. Residence A. Jazmine Pagan.**  
Enclose porch on the right side of the property.

Motion was made by Ladonna Taylor, 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3665 – 23 Harding Place, Section 55/Block 236-1/Lot 83. Residence A. Carlos Sanchez.**  
Construct 2<sup>nd</sup> floor rear addition and interior alterations.

Motion was made by Carole Ryan, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3667 – 344 Archer Street, Section 62/Block 134/Lot 120. Residence AA. Edward Sylvia.**  
Construct 17' 5" x 26' rear 2<sup>nd</sup> floor addition; add bathroom to 3<sup>rd</sup> floor; finish basement with bath; extend garage 8' x 18' and convert to pool house with bathroom & add a roof over the patio.

Motion was made by Deborah Welch, 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:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried that the minutes from the August 22, 2023 meeting be approved.

Motion was made by Deborah Welch, 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).

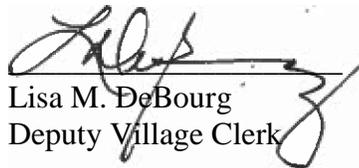
The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 9:45 P.M., it was moved by Ladonna Taylor, seconded by Edgar Campbell and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg  
Deputy Village Clerk