

10-10-2023

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday October 10, 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 | Excused |
| Carole Ryan | Member | |
| Ladonna Taylor | Member | Absent |
| Deborah Welch | Member | Excused |
| Heather Dawson | Member | |
| Annemarie diSalvo | Member | |
| Joy Fernandez | Alternate Member | Absent |
| Thelma Lambert-Watkins | Alternate Member | |

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

At 6:10 P.M. Carole Ryan, in the absence of the chair, called the meeting to order.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

At 6:25 P.M. motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

Carole Ryan led in the Pledge of Allegiance. There were nine individuals in the audience.

SP-3569 – 370 Maryland Avenue, Section 36/Block K-1/Lot 44. Residence AA. Deveen Davis.
Construct a portico and exterior basement stairs. Approved 7/12/2022. Request for changes. Deven Davis, the owner, presented this application to the Board. He proposed removal of the basements stairs from the application. He indicated that the new access to the basement was not necessary since alternate access to the basement already exists.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3668 – 79 Ray Street, Section 62/Block 091/Lot 5. Residence AA. Jerard Drewes. Maintain a 18' x 16' gazebo. Jerard Drewes was present for this application. He indicated that the gazebo was constructed of mahogany on the inside and shingles to match the house. Everything else on the gazebo is white.

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

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3670 – 50 Harrison Avenue, Section 55/Block 217/Lot 752. Residence A. Jose Pena. Extend driveway from 15' wide to 20' wide with pavers (260 sq. ft.) and extend patio 41' x 25'. Jose Pena was present for this application. He indicated that he needed more space for his family members to park their vehicle. The pavers will be Montauk blue in color. Mr. Pena agreed to add 10-12 evergreen hedges around the new patio.

Motion was made by Annemarie diSalvo, 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3671 – 636 S Long Beach Avenue, Section 62/Block 155/Lot 198. Residence A. Leopold Waight. Extend concrete driveway 39' x 15' (659.1 sq. ft.) and erect retaining wall on south side 39' x 2' maximum. Leopold Waight, the owner presented this application. He too, expressed his need for more parking space.

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

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3672 – 284 Miller Avenue, Section 62/Block 163/Lot 192. Residence A. Lorena Idrovo.

Construct 1st floor addition 25.30 sq. ft., 2nd floor and rear addition 439.85 sq. ft. Enclose front porch. Architect Nick Capoperdo and his wife presented this application on behalf of the owner. Mr. Capoperdo proposed Harbor blue vinyl siding, charcoal black shingle roof, white trim, fascia, PVC rails, soffit lighting on 2nd floor, and bronze pendant light fixture at entry door.

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

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

At 6:25 P.M. motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

Public Hearing

At 7:18 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 approximately 15 people in the audience.

SP-3632 – 17-33 Buffalo Ave aka 3 Buffalo Ave & 80-84 Albany Ave, Section 55/Block 190/Lots 51-55 & 63. Residence Apartment District with a portion designated as Golden Age Floating Zone. BOSFA Management Corp. Renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Ave aka 3 Buffalo Ave to create a total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Ave. ZBA approved 4/20/2023.

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 Annemarie diSalvo and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3669 – 43 Woodcleft Avenue, Section 62/Block 177/Lot 23. Marine Commerce. Rudy Liriano Install new removable vinyl shade panels 76' x 9'6" with mansard awning 72' x 1'6" projection.

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 Annemarie diSalvo and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

At 8:21 P.M. motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

At 8:29 P.M. motion was made by Heather Dawson, seconded by Annmarie diSalvo and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

DECISIONS

SP-3632 – 17-33 Buffalo Ave aka 3 Buffalo Ave & 80-84 Albany Ave, Section 55/Block 190/Lots 51-55 & 63. Residence Apartment District with a portion designated as Golden Age Floating Zone. BOSFA Management Corp. Renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Ave aka 3 Buffalo Ave to create a total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Ave. ZBA approved 4/20/2023.

Motion was made by Annemarie diSalvo, seconded by Thelma Lambert-Watkins 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3669 – 43 Woodcleft Avenue, Section 62/Block 177/Lot 23. Marine Commerce. Rudy Liriano Install new removable vinyl shade panels 76' x 9'6" with mansard awning 72' x 1'6" projection.

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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3660 – 27 Lenox Place, Section 62/Block 58/Lot 16. Residence A. Joseph Argueta. Maintain a 23' x 23' detached wood frame garage.

Motion was made by Annemarie 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | 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.

Motion was made by Thelma Lambert-Watkins, 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

Motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried that the minutes from the September 27, 2023 meeting be approved.

Motion was made by Carole Ryan, seconded by Thelma Lambert-Watkins and unanimously carried to take a brief recess.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

Preliminary meeting

SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lots 339, 520, 540, 541, 542. Marine Commerce, NBD Holdings Inc. Construct a 5-story 145 room hotel, 100 occupant restaurant, and 175 occupant banquet room to utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use offsite parking. Approved by ZBA 9/21/2023. Willy Zambrano and his team were present for this application. Mr. Zambrano, the architect, proposed a 5th floor which comprised of parking on the first floor and 145 rooms on the other floors. The additional floor will be constructed with the same architecture and materials as the rest of the building. The south end of the building will be clad in a charcoal color with varying patterns. Mr. Zambrano presented color renderings to the Board, showing what the finished project will look like.

10-10-2023

At 9:08 P.M. motion was made by Heather Dawson, seconded by Annemarie diSalvo and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

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|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

Motion was made by Heather Dawson, seconded by Annmarie diSalvo and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

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.

Motion was made by Thelma Lambert-Watkins, 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3666 – 48 Hillside Avenue, Section 55/Block 242/Lot 6. Residence A. Reina Lazo. Maintain portico, extended driveway & expand front window.

Motion was made by Thelma Lambert-Watkins, 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3569 – 370 Maryland Avenue, Section 36/Block K-1/Lot 44. Residence AA. Deveen Davis.
Construct a portico and exterior basement stairs. Approved 7/12/2022. Request for changes

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3668 – 79 Ray Street, Section 62/Block 091/Lot 5. Residence AA. Jerard Drewes. Maintain a 18' x 16' gazebo.

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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3670 – 50 Harrison Avenue, Section 55/Block 217/Lot 752. Residence A. Jose Pena. Extend driveway from 15' wide to 20' wide with pavers (260 sq. ft.) and extend patio 41' x 25'.

Motion was made by Annemarie 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:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3671 – 636 S Long Beach Avenue, Section 62/Block 155/Lot 198. Residence A. Leopold Waight. Extend concrete driveway 39' x 15' (659.1 sq. ft.) and erect retaining wall on south side 39' x 2' maximum.

Motion was made by Annemarie 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).

10-10-2023

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

SP-3672 – 284 Miller Avenue, Section 62/Block 163/Lot 192. Residence A. Lorena Idrovo.

Construct 1st floor addition 25.30 sq. ft. 2nd floor and rear addition 439.85 sq. ft. Enclose front porch.

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).

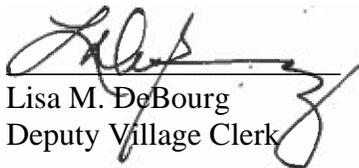
The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |

At 9:43 P.M., it was moved by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

| | |
|------------------------|----------|
| Heather Dawson | In Favor |
| Annemarie diSalvo | In Favor |
| Thelma Lambert-Watkins | In Favor |
| Carole Ryan | In Favor |


Lisa M. DeBourg
Deputy Village Clerk