

11-14-2023

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

Robert McLaughlin, Counsel to the Board and Scott Braun, Building Department representative also attended the meeting.

At 7:00 P.M. Chairperson Michael Hershberg called the meeting to order.

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

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	Not present
Michael Hershberg	In Favor

At 7:10 P.M. motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 13 people in the audience.

**SP-3674 – 124 N Long Beach Avenue, Section 55/Block 271/Lot 19. Residence AA. Rajendra Sharma.** Install 308 sq. ft. canopy over the existing balcony. Rajendra Sharma, his wife and son were present for this application. They proposed a transparent plastic for the canopy with stainless steel color posts and railings. The Board was made aware that the proposed canopy was already

installed. The Board indicated that the proposal did not fit into the community.

Motion was made by Heather Dawson, seconded by Thelma Lambert-Watkins and unanimously carried that the application be adjourned pending submission of an alternate design for the awning.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3675 – 514 S Long Beach Avenue, Section 62/Block 153/Lot 231. Residence A. Raimani P Manansigh.** Construct a 1,290 sq. ft. 2-story addition wood frame stucco finish with attached garage and a 12' x 12' wood shed. Miguel Ramirez was present for this application. Siding windows and doors to match the existing. Mr. Ramirez was unable to decide on a matching stone.

This application was paused to give the applicant more time to present his application.

**SP-3677 – 51 Frankel Avenue, Section 54/Block 197/Lot 326. Residence A. Kevin Issurdatt.** Maintain extended driveway with pavers 1,158 sq. ft. Kevin Issurdatt was present for this application. He indicated that he paved most of his driveway in order to provide sufficient parking for his family. The Board discussed having more greenery to compensate for all the pavers.

Motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3678 – 277 Nassau Avenue, Section 62/Block 181/Lot 179. Residence A. Maria Garrote.** Replace existing 11'2" x 28' driveway with new extended concrete 18' x 28' driveway. Maria Garrote was present for this application. Ms. Garrote presented photos of her property showing a lot of greenery on her property.

Motion was made by Annmarie diSalvo, 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:

- Deborah Welch                      In Favor
- Heather Dawson                    In Favor
- Annmarie DiSalvo                 In Favor
- Thelma Lambert-Watkins        In Favor
- Michael Hershberg                In Favor

**SP-3679 – 662 Miller Avenue, Section 62/Block 183/Lot 368. Residence A. Mathew Ronaldo.**

Install 414.3 sq. ft. 1<sup>st</sup> floor rear deck, 91.8 sq. ft. 2<sup>nd</sup> floor rear deck and front 104 sq. ft. front balcony. Mathew Ronaldo and his girlfriend were present for this application. Mr. Ronaldo proposed white deck railings with black spindles and columns to be wrapped in white or painted white.

Motion was made by Deborah Welch, 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:

- Deborah Welch                      In Favor
- Heather Dawson                    In Favor
- Annmarie DiSalvo                 In Favor
- Thelma Lambert-Watkins        In Favor
- Michael Hershberg                In Favor

**SP-3675 – 514 S Long Beach Avenue, Section 62/Block 153/Lot 231. Residence A. Raimani P**

**Manansigh.** Construct a 1,290 sq. ft. 2-story addition wood frame stucco finish with attached garage and a 12’ x 12’ wood shed. Mr. Ramirez was able to resume his presented at this point. He proposed using a new stone to match the existing one or use Eldorado Rustic ledge stone in Clearwater color.

Motion was made by Deborah Welch, 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:

- Deborah Welch                      In Favor
- Heather Dawson                    In Favor
- Annmarie DiSalvo                 In Favor
- Thelma Lambert-Watkins        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 18 (eighteen) people in the audience.

**SP-3681 – 122 Westside Avenue, Section 62/Block 139/Lot 10. Residence A. Gilda Camacho.**  
Rebuild existing garage due to fire damage.

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 Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3673 – 23 Weberfield Avenue, Section 55/Block 211/Lots 122, 123. Residence A. Wayne Headley.** Construct new detached garage 22' x 30' (660 sq. ft.).

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 Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**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. 2<sup>nd</sup> story deck on 3<sup>rd</sup> story.

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 Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**SP-3654 – 120 Guy Lombardo Avenue, Section 62/Block 108/Lot 9. Business B. Verizon New York Inc.** Install a new public utility wireless communication facility on rooftop of building.

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 Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

**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

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 Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

## Preliminary meeting

**SP-3676 – 134 S Ocean Avenue, Section 62/Block 114/Lots 110. Residence Apartment. Look North Together.** Construct new 24-unit 3-story 19,996 sq. ft. multiple dwelling. R Shatarah, architect was present for this application. He proposed parking on the first floor. Rooftop space will be provided. Siding materials will be stucco and dryvit in graybarn and gray mist colors with traditional Azek trim boards in gray barn color. Black casement windows will be installed all around the building. Planters will be added to both sides of the entrance. Land will be irrigated. The trash receptacle will be shielded with green slated gate. Discussion was had about the dryvit materials not being durable. The Board suggested using varying materials and adding stone on the base of the building. The applicant will return to the Board with alternate design details.

At 10:22 P.M. motion was made by Deborah Welch, seconded by Annmarie DiSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

At 10:30 P.M. motion was made by Deborah Welch, seconded by Annmarie diSalvo and unanimously carried to enter into Legislative Session.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Thelma Lambert-Watkins	In Favor
Michael Hershberg	In Favor

Thelma Lambert-Watkins was excused from the meeting at this point

## DECISIONS

**SP-3675 – 514 S Long Beach Avenue, Section 62/Block 153/Lot 231. Residence A. Raimani P Manansigh.** Construct a 1,290 sq. ft. 2-story addition wood frame stucco finish with attached garage and a 12' x 12' wood shed.

Motion was made by Deborah Welch, 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:

- Deborah Welch                      In Favor
- Heather Dawson                    In Favor
- Annmarie DiSalvo                  In Favor
- Michael Hershberg                 In Favor

**SP-3678 – 277 Nassau Avenue, Section 62/Block 181/Lot 179. Residence A. Maria Garrote.**

Replace existing 11’2” x 28’ driveway with new extended concrete 18’ x 28’ driveway.

Motion was made by Heather Dawson, 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:

- Deborah Welch                      In Favor
- Heather Dawson                    In Favor
- Annmarie DiSalvo                  In Favor
- Michael Hershberg                 In Favor

**SP-3679 – 662 Miller Avenue, Section 62/Block 183/Lot 368. Residence A. Mathew Ronaldo.**

Install 414.3 sq. ft. 1<sup>st</sup> floor rear deck, 91.8 sq. ft. 2<sup>nd</sup> floor rear deck and front 104 sq. ft. front balcony.

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:

- Deborah Welch                      In Favor
- Heather Dawson                    In Favor
- Annmarie DiSalvo                  In Favor
- Michael Hershberg                 In Favor

**SP-3681 – 122 Westside Avenue, Section 62/Block 139/Lot 10. Residence A. Gilda Camacho.**

Rebuild existing garage due to fire damage.

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:

- Deborah Welch                      In Favor
- Heather Dawson                    In Favor
- Annmarie DiSalvo                  In Favor
- Michael Hershberg                 In Favor

**SP-3673 – 23 Weberfield Avenue, Section 55/Block 211/Lots 122, 123. Residence A. Wayne Headley.** Construct new detached garage 22’ x 30’ (660 sq. ft.).

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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**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. 2<sup>nd</sup> story deck on 3<sup>rd</sup> story.

Motion was made by Deborah Welch, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3654 – 120 Guy Lombardo Avenue, Section 62/Block 108/Lot 9. Business B. Verizon New York Inc.** Install a new public utility wireless communication facility on rooftop of building.

Motion was made by Annmarie DiSalvo, 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:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3652 – 25 Pearsall Avenue, Section 54/Block 69/Lot 216. Residence A. Fermin Nunez.** Maintain a 576 sq. ft. roof over patio, a 346 sq. ft. rear deck and 120 sq. ft. rear sauna addition.

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Motion was made by Annmarie DiSalvo, seconded by Deborah Welch and unanimously carried that the request for an extension to sign the affidavit of compliance be granted for an additional 30 days.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried that the minutes from the October 10, 2023 meeting be approved.

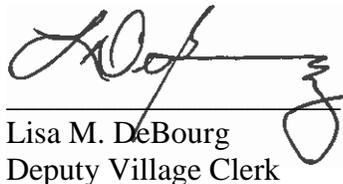
The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 10:53 P.M., it was moved by Deborah Welch, seconded by Annmarie diSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg  
Deputy Village Clerk