

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

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

At 6:37 P.M. Deputy Chairperson Edgar Campbell called the meeting to order.

Motion was made by Ladonna Taylor, 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

Motion was made by Deborah Welch, seconded by Ladonna Taylor and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

Deputy Chairperson Edgar Campbell led in the Pledge of Allegiance.

SP-3649 – 245 Grand Avenue, Section 55/Block 241/Lot 30. Residence A. Edguin R Lainez. Maintain extended and widened driveway 2,276 sq. ft. Edguin R. Lainez, owner presented this application with the assistance of an interpreter Hansey Benoit which was provided by the Village of Freeport. He told the Board that he bought the property with the extended driveway and removed a small portion of grass on the side as he was unable to secure street parking.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	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.

No one was present for this application.

SP-3653 – 204 Lena Avenue, Section 54/Block 61/Lot 173. Residence AA. Lovelle Mason.

Install storage shed 20' x 8'. Lovelle Mason, the owner was present for this application. He indicated that he needed a shed to store his tools. According to Mr. Mason, the beige and brown shed will be assembled on the current slab in the backyard.

Motion was made by Carole Ryan, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	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. Miguel Ramirez, expediter, presented this application. All the work has been completed to match the rest of the home.

Motion was made by Deborah Welch, 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

Public Hearing

At 7:00 P.M. Deputy Chairperson Edgar Campbell 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 15 (fifteen) people in the audience.

SP-3639 – 60 Mount Avenue, Section 55/Block 231/Lot 204. Residence Apartment. Jose Aguayza. Maintain finished basement with bathroom and exterior basement stairs.

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 Annemarie 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3445 – 206 Smith Street, Section 62/Block114/Lots 18, 19, 20. Residence Apartment, Church of Jesus Christ of Latter Day Saints. Construct new 2-story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar. Reopen hearing 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 Annemarie diSalvo, seconded by Ladonna Taylor and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3636 – 67 S Main Street, Section 55/Block 205/Lot 19. Business B. 67 South Jara LLC.
Façade renovations.

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 Ladonna Taylor 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

At 7:58 P.M. motion was made by Carole Ryan, seconded by Annmarie diSalvo and unanimously carried to enter into Executive Session.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

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

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

DECISIONS

SP-3649 – 245 Grand Avenue, Section 55/Block 241/Lot 30. Residence A. Edguin R Lainez.
Maintain extended and widened driveway 2,276 sq. ft.

Motion was made by Ladonna Taylor, 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	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.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3653 – 204 Lena Avenue, Section 54/Block 61/Lot 173. Residence AA. Lovelle Mason.
Install storage shed 20' x 8'.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3639 – 60 Mount Avenue, Section 55/Block 231/Lot 204. Residence Apartment. Jose Aguayza. Maintain finished basement with bathroom and exterior basement stairs.

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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3445 – 206 Smith Street, Section 62/Block114/Lots 18, 19, 20. Residence Apartment, Church of Jesus Christ of Latter Day Saints. Construct new 2-story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar. Reopen hearing for changes.

Motion was made by Carole Ryan, 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
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

SP-3636 – 67 S Main Street, Section 55/Block 205/Lot 19. Business B. 67 South Jara LLC. Façade renovations.

Motion was made by Annemarie 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:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

Motion was made by Deborah Welch, seconded by Annmarie diSalvo and unanimously carried that the minutes from the July 11, 2023 meeting be approved.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor

At 8:25 P.M., it was moved by Carole Ryan, seconded by Deborah Welch and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Edgar Campbell	In Favor



Lisa M. DeBourg
Deputy Village Clerk