

1-14-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday January 14, 2025 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	
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	Excused
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	Excused

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

At 6:15 P.M. Chairperson Michael Hershberg called the meeting to order.

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

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

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

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 9 people in the audience.

**SP-3794 – 187 E Seaman Avenue, Section 55/Block 374/Lot 1162. Residence A. Zella Jones.**  
Construct 230 sq. ft. second floor rear dormer. Monte Leeper, architect and owner Zella Jones were present for this application. All materials on the dormer will match the rest of the house.

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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3795 – 158 Bedell Street, Section 62/Block 058/Lot 415. Residence A. Luis M Cordero.**  
Construct 20' x 15' roof over existing rear patio. Luis M Cordero was present for this application. He proposed that the roof over the patio will match the rest of existing roof.

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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3796 – 311 N Brookside Avenue, Section 36/Block 536/Lot 121. Residence A. Shawn Adams.** Maintain 772.64 sq. ft. 2<sup>nd</sup> floor addition and replace brick veneer on front elevation. Edward Lanham, the expeditor was present for this application. He indicated that the proposed work was done in 2020 and the homeowners thought that they had a permit when in fact they didn't.

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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3797 – 435 Pennsylvania Avenue, Section 36/Block 323/Lot 9. Residence AA. Sam Calhoun.** Construct 16' x 28' gazebo. Sam Calhoun and his wife were present for this application. The proposed gazebo will be in white to match the main house.

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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3799 – 52 Hillside Avenue, Section 55/Block 242/Lot 7. Residence A. Edwin Marmol Nunez.** Maintain 2,180 SF concrete paver driveway, 566 SF concrete patio and cellar entrance. Gustavo Munoz was present for this application. He gave a brief description of the work that was done without a permit. The Board indicated that the concrete driveway did not fit into the rest of neighborhood.

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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

At 7:09 P.M motion was made by Deborah Welch, seconded by Heather Dawson and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

## DECISIONS

**SP-3794 – 187 E Seaman Avenue, Section 55/Block 374/Lot 1162. Residence A. Zella Jones.**  
Construct 230 sq. ft. second floor rear dormer.

Motion was made by Heather Dawson, 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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3795 – 158 Bedell Street, Section 62/Block 058/Lot 415. Residence A. Luis M Cordero.**  
Construct 20' x 15' roof over existing rear patio.

Motion was made by Deborah Welch, 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:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3796 – 311 N Brookside Avenue, Section 36/Block 536/Lot 121. Residence A. Shawn Adams.** Maintain 772.64 sq. ft. 2<sup>nd</sup> floor addition and replace brick veneer on front elevation.

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	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3797 – 435 Pennsylvania Avenue, Section 36/Block 323/Lot 9. Residence AA. Sam Calhoun.** Construct 16’ x 28’ gazebo.

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:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

**SP-3799 – 52 Hillside Avenue, Section 55/Block 242/Lot 7. Residence A. Edwin Marmol Nunez.** Maintain 2,180 SF concrete paver driveway, 566 SF concrete patio and cellar entrance.

Motion was made by Deborah Welch, seconded by Heather Dawson and unanimously carried that the application be denied.

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

Motion was made by Heather Dawson, seconded by Deborah Welch and unanimously carried that the minutes from the November 26, 2024 meeting be approved.

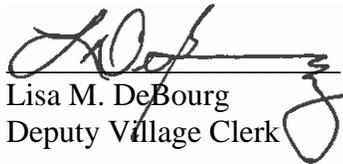
The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

At 7:53 P.M., it was moved by Heather Dawson, seconded by Deborah Welch and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	Excused
Michael Hershberg	In Favor

  
Lisa M. DeBourg  
Deputy Village Clerk