

3-11-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday March 11, 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	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	

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 Deborah Welch, seconded by Annemarie diSalvo 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	Not Present
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Ladonna Taylor entered the meeting at 6:41 PM

Motion was made by Heather Dawson, seconded by Ladonna Taylor 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	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 7 people in the audience.

**SP-3750 – 226 Atlantic Avenue, Section 62/Block 119/Lot 220. Residence AA. Azin Tarifard.**

Erect new sign on lawn. Azin Tarifard and her husband were present for this application. Azin indicated that this application before the Zoning Board of Appeals and was approved on 2/21/2025. She said that she has a temporary sign on her lawn but needed a bigger one for her dental business.

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	In Favor
Michael Hershberg	In Favor

**SP-3811 – 70 S Bayview Avenue, Section 54/Block 084/Lot 209. Residence A. Kennard Singh.**

Remove existing stairs and replace with double staircase. Kennard Singh and her daughter were present for this application. Mr. Singh stated that the previous stairs were in disrepair. As such, he started construction of a double staircase in place of the old single staircase for which he was issued a violation notice. The Board indicated that the proposed double staircase was disproportionate to the size of the house. Mr. Singh stated that he could not find any similar staircase in his neighborhood. Mr. Singh suggested construction of the staircase on one side only instead of the double stairs. The Board suggested a redesign of the staircase or proof of other homes in the direct neighborhood with the stairs he proposed.

Motion was made by Annemarie diSalvo, seconded by Ladonna Taylor and unanimously carried that the application be adjourned pending the applicant's submission of revised plans incorporating the changes discussed with the Board.

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	In Favor
Michael Hershberg	In Favor

**SP-3812 – 38 N Bayview Avenue, Section 54/Block 70/Lot 125 & 225. Residence A. Anais Vargas.** Replace existing driveway and expand 6' 6" x 26'. Max Ventura, contractor and Anais Vargas, owner were present for this application. Max stated that the current driveway was narrow and the homeowner needed more space to maneuver. Max provided photos of grassy area on the front lawn which covered more than half of the lawn.

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	In Favor
Michael Hershberg	In Favor

**SP-3813 – 116 W Seaman Avenue, Section 55/Block 386/Lot 179. Residence AA. Frank Rivera.** Maintain existing 7' 7" x 30' 4" enclosed front porch, door and windows.

Motion was made by Heather Dawson, seconded by Ladonna Taylor and unanimously carried that the application be adjourned since there was no representation for this application.

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	In Favor
Michael Hershberg	In Favor

**SP-3814 – 62 Beverly Parkway, Section 54/Block 457/Lot 210. Residence AA. Joy Fernandez.** Maintain widening of driveway 6' x 45.36' to the left.

Pursuant to Section 18 of the New York State General Municipal Law, all members of this Board has determined that although the applicant is a member of the Board, there's no conflict.

Motion was made by Ladonna Taylor, 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:

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

Joy Fernandez was present for this application. Ms. Fernandez stated that her driveway was extended 6' wide but that there is also ample grassy area on the front lawn.

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:

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

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	In Favor
Michael Hershberg	In Favor

Motion was made by Heather Dawson, 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	In Favor
Michael Hershberg	In Favor

## DECISIONS

**SP-3750 – 226 Atlantic Avenue, Section 62/Block 119/Lot 220. Residence AA. Azin Tarifard.**  
Erect new sign on lawn.

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:

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

**SP-3812 – 38 N Bayview Avenue, Section 54/Block 70/Lot 125 & 225. Residence A. Anais Vargas.** Replace existing driveway and expand 6' 6'' x 26'.

Motion was made by Annemarie diSalvo, 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	In Favor
Michael Hershberg	In Favor

**SP-3814 – 62 Beverly Parkway, Section 54/Block 457/Lot 210. Residence AA. Joy Fernandez.**  
Maintain widening of driveway 6' x 45.36' to the left.

Motion was made by Deborah Welch, 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:

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

Motion was made by Heather Dawson, seconded by Annmarie DiSalvo and unanimously carried that the minutes from the February 25, 2025 meeting be approved.

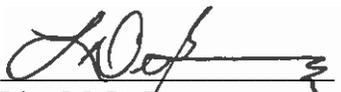
The Clerk polled the Board as follows:

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

At 8:08 P.M., it was moved by Heather Dawson, seconded by Annemarie diSalvo 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	In Favor
Michael Hershberg	In Favor

  
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Lisa M. DeBourg  
Deputy Village Clerk