

4-8-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday April 8, 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	
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 and Scott Braun, Building Department representative also attended the meeting.

At 6:19 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Carole Ryan, 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	In Favor
Ladonna Taylor	Not present
Deborah Welch	In Favor
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Ladonna entered the meeting at this point

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

The Clerk polled the Board as follows:

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

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 14 people in the audience.

SP-3744 – 300 Archer Street, Section 62/Block 129/Lot 15. Residence A. Walter Ellis. Maintain 18’ x 20’ pavilion with chimney. Walter Ellis was present for this application. He presented revised plans which the Board had not seen before. He indicated that the chimney will be closed as it will no longer be used.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be adjourned pending submission of revised plans.

The Clerk polled the Board as follows:

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

SP-3811 – 70 S Bayview Avenue, Section 54/Block 084/Lot 209. Residence A. Kennard Singh. Removal and replacement of existing exterior staircase. Mr. Singh had amended his application from a double staircase to a single staircase facing southward. The Board figured that the proposed single staircase would fit better in the character of the neighborhood.

Motion was made by Carole Ryan, 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:

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

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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. Frank Rivera presented this application to the Board. The Board didn’t have an issue with the application.

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

SP-3815 – 37 W Third Street, Section 62/Block 63/Lot 108. Residence A. Ernest Lombardo.

Construct 10’ x 20’ shed. It was discovered that this application may require a variance. As such, it will be referred to the Building Department for further review.

Motion was made by Carole Ryan, seconded by Annemarie diSalvo and unanimously carried that the application be adjourned pending further review by the Building Department.

The Clerk polled the Board as follows:

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

SP-3816 – 66 S Bay Avenue, Section 62/Block 145/Lot 520. Residence A. Alyssa Narine.

Maintain 195 sq. ft. secondary front yard deck and 25’ x 5’ high brick wall. Alyssa Narine and her husband Anter, were present for this application. Alyssa indicated that her application was approved by the Zoning Board of Appeals on 1/16/2020. She said that the work was done several years ago and she didn’t realize that a permit was required.

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

SP-3817 – 2 Elm Place, Section 62/Block 126/Lot 2. Residence AA. Ulises Campos.

Expand existing driveway by 9’ x 23’ and add 8’ x 125’ to existing rear driveway and 60’ x 6’ cement in backyard with a total of 1,567 SF. Christian Castillo, the contractor along with the owner was

present for this application. After discussion, Mr. Castillo decided to change the proposed driveway expansion to a reduction of 6' x 23' with a 3' x 23' planting bed along the right fence.

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

SP-3818 – 116 Wilson Place, Section 54/Block 460/Lot 119. Residence AA. Roberta Klimas.
Garage conversion with new windows.

Motion was made by Carole Ryan, 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:

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

At 7:55 PM motion was made by Ladonna Taylor, 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	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

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

The Clerk polled the Board as follows:

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

Preliminary review:

SP-3819 – 190 E Sunrise Highway, Section 55/Block H/Lot 55. Manufacturing. Qi Ling Li.
Erect 1 ground sign containing 3 panels – first panel 48’’ x 96’’ x 2’’, second panel 24’’ x 96’’ x 2’’ and third panel 24’’ x 96’’ x 2’’. Qi Ling Li was present for this application. She proposed two options for the signage: a blue background with white lettering and a white background with blue lettering with an orange logo on each.

At 8:24 P.M motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

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

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

The Clerk polled the Board as follows:

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

DECISIONS

SP-3811 – 70 S Bayview Avenue, Section 54/Block 084/Lot 209. Residence A. Kennard Singh.
Removal and replacement of existing exterior staircase.

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

Amendment:

Motion was made by Annemarie diSalvo, seconded by Ladonna Taylor and unanimously carried that the application be approved as per plans submitted, on April 3, 2025 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	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	Excused
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 Ladonna Taylor, 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:

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

SP-3816 – 66 S Bay Avenue, Section 62/Block 145/Lot 520. Residence A. Anter Narine.
Maintain 195 sq. ft. secondary front yard deck and 25’ x 5’ high brick wall.

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:

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Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3817 – 2 Elm Place, Section 62/Block 126/Lot 2. Residence AA. Ulises Campos. Expand existing driveway by 9’ x 23’ and add 8’ x 125’ to existing rear driveway and 60’ x 6’ cement in backyard with a total of 1,567 SF.

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:

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

SP-3818 – 116 Wilson Place, Section 54/Block 460/Lot 119. Residence AA. Roberta Klimas.
Garage conversion with new windows.

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:

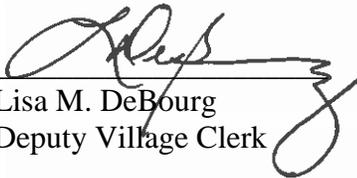
Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Annemarie diSalvo, seconded by Ladonna Taylor and unanimously carried that the minutes from the March 11, 2025 meeting be approved.

At 8:54 P.M., it was moved by Ladonna Taylor, seconded by Carole Ryan and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

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


Lisa M. DeBourg
Deputy Village Clerk