

4-22-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday April 22, 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	Absent
Deborah Welch	Member	Excused
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 6:30 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Carole Ryan, 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	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

At 6:34 P.M. motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 4 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 presented this application. The Board had received revised plans which coincided with the proposed work. Mr. Ellis told the Board that he would close the chimney and not use it anymore.

Motion was made by Carole Ryan, 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	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3803 – 215 N Brookside Avenue, Section 54/Block B/Lot 74. Residence AA. Leslie Wade. Construct 57.6’ x 43.6’ 2nd story addition with bath. Leslie Wade and Jean Kennedy were present for this application. At the previous meeting, the plans presented to the Board were not cohesive. The revised plans that the Board received were more aesthetically pleasing to the neighborhood.

Motion was made by Carole Ryan, 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	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Public Hearing

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 4 people in the audience.

SP-3821 – 16 Archer Street, Section 62/Block 48/Lot 4. Residence A. Jose Gutierrez.
Construct 4,212 sq. ft. wood frame 2-story 1-family dwelling.

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 Heather Dawson, seconded by Carole Ryan and unanimously carried that the application be adjourned pending further review by Building Department.

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

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.

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 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	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3820 – 21 Van Buren Street, Section 62/Block 104/Lot 114. Residence A. ATV Realty Group, LLC.
Construct new 2,760 sq. ft. 3-story 1-family dwelling with attached garage. Brian Fiore, architect, and Paul Nunez, owner presented for this application.

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 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	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried that the minutes from the April 8, 2025 meeting be approved.

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

At 7:16 P.M motion was made by Carole Ryan, 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	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

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

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

DECISIONS

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”.

Motion was made by Joy Fernandez, 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	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3744 – 300 Archer Street, Section 62/Block 129/Lot 15. Residence A. Walter Ellis.

Maintain 18’ x 20’ pavilion with chimney.

Motion was made by Heather Dawson, 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	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

SP-3803 – 215 N Brookside Avenue, Section 54/Block B/Lot 74. Residence AA. Leslie Wade.
Construct 57.6' x 43.6' 2nd story addition with bath.

Motion was made by Carole Ryan, 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	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor

PRELIMINARY MEETINGS:

SP-3822 – 360 Atlantic Avenue, Section 65/Block 36/Lot 153-155. Business A. Sachin Shah.

New façade on existing new building. Fred Towle, business owner was present for this application. He proposed a Popeyes restaurant at this location instead of the Arby's that was previously approved. The exterior of the building will comprise of EFIS in moonlight white and gray and brick in an alexandria buff color. The canopy and shutters will be in a teal color; light fixtures and signage will be in a tangerine color, metal caps in white and tangerine colors, metal door in white, bollard in a yellow safety color, aluminum prefinish cooler in gray, and metal storefront in black. The Board questioned whether some of the colors could be changed. Mr. Towle said he would find out. There was discussion about changing the signage color to blue instead of the orange and using a darker color above the window for the drive thru. Mr. Towle agreed to spruce up the landscaping with additional shrubbery.

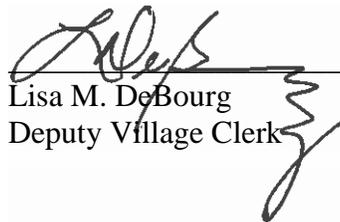
SP-0000 – 229 Woodcleft Avenue, Section 62/Block 177/Lot 65. Marine Commerce. Rudy Liriano. Exterior renovation and replace stucco on building and renew exterior lighting. Lance Diaz and Jeffery Diaz were present for this application. They proposed to have a very upscale Peruvian steakhouse. The Board was presented with color renderings of the exterior of the structure. The renderings depicted colors of natural tones. When questioned about the details of the materials and colors to be used, the applicants said that they would find out and let us know at a later date.

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

The Clerk polled the Board as follows:

Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Joy Fernandez	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk