

5-27-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday May 27, 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
Annemarie diSalvo	Member
Joy Fernandez	Alternate Member
Thelma Lambert-Watkins	Alternate Member

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

At 6:06 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Deborah Welch, seconded by Carole Ryan 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	Not present
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Heather, Ladonna and Joy entered the meeting during this time.

At 6:58 P.M. motion was made by Heather Dawson, seconded by Annmarie 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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 10 people in the audience.

SP-3825 – 33 Utz Street, Section 55/Block 376/Lot 123. Residence A. Satish & Sharon Budhan. Maintain 101’ L x 2’ H retaining wall with seven 3’ H piers and expanded driveway 27’ x 17’. Satish & Sharon Budhan presented this application. Satish indicated that the retaining wall was installed due to several instances of speeding and accidents on their street. He also said that their house is on a hill and after rain showers the soil tends to drain a lot. The Board didn’t believe that the existing retaining wall, piers and extended driveway were in keeping with the neighborhood. Discussion was had about utilizing plants and shrubbery as part of the design. The Board advised that shrubbery can’t be too tall as to hinder site lines.

Motion was made by Ladonna Taylor, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan and an alternate design for the retaining wall.

The Clerk polled the Board as follows:

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

SP-3800 – 14 Forest Avenue, Section 55/Block 345/Lot 8. Residence A. Newel Cox. Construct 10’ x 19’ rear first floor addition. Revised. Richard Gerdes, architect presented this application. This application was previously approved on January 28, 2025 for a 10’ x 17’ rear first floor addition. The architect indicated that the dimensions were supposed to be 10’ x 19’ so he amended the application to reflect the corrected measurements.

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:

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

SP-3823 – 129 Glenada Court, Section 62/Block 76/Lot 39. Residence A. Salvador Linares. Construct 215 sq. ft. 1st floor addition, 215 sq. ft. 2nd floor addition and new cellar entrance. Glen Urena from F360 Architecture PLLC presented this application. The Board expressed their concern that the proposed design of the home was not in keeping with the neighborhood.

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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3827 – 92 Moore Avenue, Section 55/Block 398/Lot 350. Residence AA. Genaro Lopez.

Construct 228 sq. ft. extension on second floor and 34 sq. ft. entry foyer. Miguel Ramirez presented this application as per the elevation drawings submitted to the Board. He agreed to fill mortar between the spacing lines in the stone.

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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3828 – 344 Archer Street, Section 62/Block 134/Lot 120. Residence AA. Edward Sylvia.

Maintain 18.3' L x 4' H stone wall with a 4' L x 4' H gate, 17'L x 4'H iron fence with gate, and install outdoor kitchen island. Edward Sylvia presented this application. He proposed stainless steel cabinetry for the outdoor kitchen with stone matching the stone on the walls and steps, countertops in slab stone and patio in bluestone.

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	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:00 P.M motion was made by Heather Dawson, seconded by Carole Ryan 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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:05 P.M. motion was made by Annmarie DiSalvo, 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	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	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 six people in the audience.

SP-3822 – 360 Atlantic Avenue, Section 65/Block 36/Lot 153-155. Business A. Sachin Shah.
New façade on existing new building. Fred Towle and Ralph Richele presented this application to the Board.

At 8:29 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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:41 P.M. 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	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

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	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3824 – 67 S Main Street, Section 55/Block 205/Lot 19. Business B. 67 South Jara LLC.
Maintain 55 sq. ft. front addition on first floor. Anthony Curcio, Esq. presented this application.

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:

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

At 8:50 P.M 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:

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

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

DECISIONS

SP-3822 – 360 Atlantic Avenue, Section 65/Block 36/Lot 153-155. Business A. Sachin Shah.
New façade on existing new building.

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:

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

SP-3824 – 67 S Main Street, Section 55/Block 205/Lot 19. Business B. 67 South Jara LLC.
Maintain 55 sq. ft. front addition on first floor. .

Motion was made by Ladonna Taylor, seconded by Annmarie 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	In Favor
Annmarie DiSalvo	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.

Motion was made by Carole Ryan, 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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3800 – 14 Forest Avenue, Section 55/Block 345/Lot 8. Residence A. Newel Cox. Construct 10' x 19' rear first floor addition. Revised.

Motion was made by Heather Dawson, 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	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Deborah Welch, seconded by Ladonna Taylor and unanimously carried that the minutes from the April 22, 2025 meeting be approved.

The Clerk polled the Board as follows:

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

SP-3827 – 92 Moore Avenue, Section 55/Block 398/Lot 350. Residence AA. Genaro Lopez.
Construct 228 sq. ft. extension on second floor and 34 sq. ft. entry foyer.

Motion was made by Annmarie 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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3828 – 344 Archer Street, Section 62/Block 134/Lot 120. Residence AA. Edward Sylvia.
Maintain 18.3' L x 4' H stone wall with a 4' L x 4' H gate, 17'L x 4'H iron fence with gate, and install outdoor kitchen island.

Motion was made by Annmarie 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:

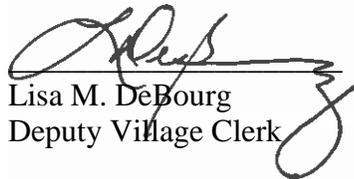
Edgar Campbell	Excused
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

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At 9:14 P.M., it was moved by Heather Dawson, 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	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk