

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday June 10, 2025 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

Michael Hershberg	Chairperson	Excused
Edgar Campbell	Deputy Chairperson	
Carole Ryan	Member	Excused
Ladonna Taylor	Member	
Deborah Welch	Member	Excused
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Excused
Thelma Lambert-Watkins	Alternate Member	

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

At 6:43 P.M. Deputy Chairperson Edgar Campbell called the meeting to order.

Deputy Chairperson Campbell led in the Pledge of Allegiance. There were 11 people in the audience.

SP-3829 – 191 Rose Street, Section 62/Block 133/Lot 4. Residence AA. Orasthina Abreu.

Construct 384 sq. ft. 1st floor and 363 sq. ft. 2nd floor side additions, 400 sq. ft. rear covered deck, 32 sq. ft. rear balcony & 56 sq. ft. rear uncovered deck. Ashley Markeri of Mark Anthony Architects and owners Orasthina Abreu and spouse presented this application. Ashley discussed all the details of the construction as shown on the elevation drawings. Boulder Creek Fast Stak Artic Gray stone will be installed around the front door on the first floor

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

SP-3830 – 39 Lexington Avenue, Section 54/Block 82/Lot 5. Residence A. Alison Thompson.

Construct 12' x 16' hardtop screened house gazebo in rear yard. Alison and her daughter were present for this application. The Board advised that they would need to adhere to the proper setbacks when the gazebo is installed.

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

SP-3831 – 122 Gordon Place, Section 62/Block 92/Lot 6. Residence A. Elena Dhima. Construct a 755 sq. ft. 2nd floor extension. Jim Solomon, Elena Dhima’s husband, presented this application. He indicated that all materials on the extension will match the rest of the home as per the drawings.

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

SP-3832 – 74 Hillside Avenue, Section 55/Block 242/Lot 12. Residence A. Vyaas Sukul. Construct 10’ x 22’ 7” second driveway. Vyaas Sukul presented this application. Vyaas told the Board that his current driveway is unable to fit the size a regular vehicle. He presented photos of his vehicle parked in the driveway with the vehicle hanging over the sidewalk.

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

SP-3833 – 209 N Long Beach Avenue, Section 54/Block 055/Lot 4. Residence AA. Agnes Zeda. Construct 1,098 sq. ft. 2nd floor addition, install 170 sq. ft. rear deck and repair fire damage. John Nedaska of ServPro presented this application on behalf of the owners. He proposed installation of a new charcoal roof and new Certainteed siding in a cypress green color. Railing, columns and trim and windows will be white.

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

SP-3834 – 274 Pennsylvania Avenue, Section 55/Block 58/Lot 143. Residence AA. Maria & James Wilcox. Addition of new window and removal of side door to garage conversion. John Rollins of the architectural firm presented this application. He proposed new windows in black and the existing windows to remain white. The Board suggested that having all windows in the same color would be a better fit for the neighborhood. Mr. Rollins was allowed to take a quick break to discuss the matter with the owner.

SP-3835 – 116 Nassau Avenue, Section 62/Block 159/Lot 499. Residence A. Carletta Green. Erect 16’ x 12’ gazebo. Carletta Green presented this application. The Board expressed concern with the 3’ distance between the house and the gazebo. The owner said that the gazebo would only be used in the Summer time.

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

SP-3834 – 274 Pennsylvania Avenue, Section 55/Block 58/Lot 143. Residence AA. Maria & James Wilcox. Addition of new window and removal of side door to garage conversion.

John Rollins returned after speaking with the owners. He proposed new and existing windows to be all in white.

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

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. They discussed the new color rendering that was presented to the Board. The Board was pleased with the landscaping on the color rendering.

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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	Excused
Thelma Lambert-Watkins	In Favor

At 7:29 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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	Excused
Thelma Lambert-Watkins	In Favor

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

The Clerk polled the Board as follows:

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

DECISIONS

SP-3829 – 191 Rose Street, Section 62/Block 133/Lot 4. Residence AA. Orasthina Abreu.

Construct 384 sq. ft. 1st floor and 363 sq. ft. 2nd floor side additions, 400 sq. ft. rear covered deck, 32 sq. ft. rear balcony & 56 sq. ft. rear uncovered deck.

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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	Excused
Thelma Lambert-Watkins	In Favor

SP-3830 – 39 Lexington Avenue, Section 54/Block 82/Lot 5. Residence A. Alison Thompson.

Construct 12' x 16' hardtop screened house gazebo in rear yard.

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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	Excused
Thelma Lambert-Watkins	In Favor

SP-3831 – 122 Gordon Place, Section 62/Block 92/Lot 6. Residence A. Elena Dhima. Construct a 755 sq. ft. 2nd floor extension.

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

SP-3832 – 74 Hillside Avenue, Section 55/Block 242/Lot 12. Residence A. Vyaas Sukul. Construct 10’ x 22’ 7” second driveway.

Motion was made by Edgar Campbell, 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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	Excused
Thelma Lambert-Watkins	In Favor

SP-3833 – 209 N Long Beach Avenue, Section 54/Block 055/Lot 4. Residence AA. Agnes Zeda. Construct 1,098 sq. ft. 2nd floor addition, install 170 sq. ft. rear deck and repair fire damage.

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

SP-3834 – 274 Pennsylvania Avenue, Section 55/Block 58/Lot 143. Residence AA. Maria & James Wilcox. Addition of new window and removal of side door to garage conversion.

Motion was made by Edgar Campbell, 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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annemarie diSalvo	In Favor
Michael Hershberg	Excused
Thelma Lambert-Watkins	In Favor

SP-3835 – 116 Nassau Avenue, Section 62/Block 159/Lot 499. Residence A. Carletta Green.
Erect 16' x 12' gazebo.

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

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’.

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

Motion was made by Annemarie diSalvo, seconded by Ladonna Taylor and unanimously carried that the minutes from the May 27, 2025 meeting be approved.

At 7:56 P.M., it was moved by Annemarie diSalvo, seconded by Thelma Lambert-Watkins and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

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


Lisa M. DeBourg
Deputy Village Clerk