

8-12-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 12, 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	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Absent
Thelma Lambert-Watkins	Alternate Member	Excused

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

At 6:05 P.M. Deputy Chairperson Edgar Campbell called the meeting to order.

Deputy Chairperson Campbell led in the Pledge of Allegiance. There were 9 people in the audience.

Motion was made by Heather Dawson, 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3845 – 157 Sportsmans Avenue, Section 62/Block 089/Lot 4. Residence A. Ralph Lunati,

House elevation, proposed 6’ x 3.5’ front platform, 4’ x 7’ rear platform, 136 sq. ft. 2nd floor addition, 83 sq. ft. rear balcony and removal of windows on north side of structure. Alex Orto, one of the owners, was present for this application. The applicant proposed black roofing shingles, Certainteed hunter green siding, black windows, metal black railings in the front, black wood railings in the rear, and all fascia and window trim in white. Discussions were had regarding the addition of a window which were not on the architectural plans. The Board asked for samples for the project. The applicant didn’t have samples on him. The Board gave him an opportunity to leave and return with samples and reconvene after the other applications were heard.

SP-3846 – 6 Laurette Lane, Section 62/Block 205/Lot 005. Residence A. Elizabeth Tanchico.

Construct a 10’ x 20’ steel pergola. Elizabeth Tanchico, the owner presented this application. She proposed erecting a pergola with louvered roof onto a paved area in the center of the backyard.

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

SP-3847 – 52 Hillside Avenue, Section 55/Block 242/Lot 7. Residence A. Edwin Marmol

Nunez. Maintain 1,834 sq. ft concrete paver driveway, 566 sq. ft. concrete patio and cellar entrance. Anthony Curcio, Esq. presented this application. He indicated that the cellar entrance was a means of egress from the basement which was being used as storage. The Board indicated that driveway had too much concrete and would like to see some more greenery. Mr. Curcio was amendable to adding some landscaping to the area.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan.

The Clerk polled the Board as follows:

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

SP-3848 – 411 Guy Lombardo Avenue, Section 62/Block 88/Lot 50. Residence A. Nusral Shova. Construct a 40’W x 4’H open metal fence with 2 double gates and 1 walk-through gate. Marcelo Kohan, architect was present for this application. He proposed black metal fencing and gates with scrolls. The Board believe the proposed fencing and gate to be very ornate in style and not fitting in with the rest of the neighborhood. Mr. Kohan said that his client wants a very elaborate fence. It was discussed that an alternate design would be provided to the Board.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission of a landscape plan.

The Clerk polled the Board as follows:

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

Preliminary meeting:

SP-3841 – 691 S Bayview Avenue, Section 62/Block 187/Lot 13. Residence A. David Riemer. Construct new 3,743 sq. ft. 3-story house with attached garage, 1 rear deck 180 sq. ft., and 1 rear balcony 52.5 sq. ft. David Reimer , owner was present for this application along with his architect. The architect proposed some changes to the façade. The black wall was changed to an off white stone wall, the front door and the garage doors has been made lighter with wood and frosted glass, and 3 new rectangular oil rubbed sconces 12” x 5” has been added. The Board felt as though more could be done for the house to fit into the neighborhood. The applicant and owner agreed to submit additional changes.

SP-3845 – 157 Sportsmans Avenue, Section 62/Block 089/Lot 4. Residence A. Ralph Lunati, House elevation, proposed 6’ x 3.5’ front platform, 4’ x 7’ rear platform,136 sq. ft. 2nd floor addition, 83 sq. ft. rear balcony and removal of windows on north side of structure. Alex Sorto returned with material samples.

Motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried that the application be adjourned submission of revised plans showing the changes as discussed at the meeting.

The Clerk polled the Board as follows:

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

At 8:24 PM 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Deborah Welch, 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

DECISIONS

SP-3791 – 12 Cedar Street, Section 62/Block 170/Lot 17. Residence A. Rafael Garcia. Maintain driveway extension of 18’10” x 34’ 4”. The applicant is requesting additional time to sign the affidavit of compliance from November 12, 2024.

Motion was made by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried to approve the request for an additional 15 days.

The Clerk polled the Board as follows:

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

SP-3846 – 6 Laurette Lane, Section 62/Block 205/Lot 005. Residence A. Elizabeth Tanchico. Construct a 10’ x 20’ steel pergola.

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	In Favor
Heather Dawson	In Favor
Annemarie 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.

Motion was made by Annmarie DiSalvo, 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3838 – 115 N Bergen Place, Section 55/Block 269/Lot 328. Residence A. Eric Ramos.
Maintain 220 sq. ft. front enclosed porch and interior alterations.

Motion was made by Annmarie DiSalvo, 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	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3840 – 403 S Bayview Avenue, Section 62/Block 143/Lot 1216. Residence A. REO Acquisitions. Removal of 2 windows and addition of 2 new driveways 20’x 23’ and 26’ x 23’.

Motion was made by Carole Ryan, 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor

SP-3843 – 376 Westside Avenue, Section 62/Block 66/Lot 311. Residence A. Renave Golding. Repair stairs, enlarge existing deck by 24 sq. ft. and add new sliding door.

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

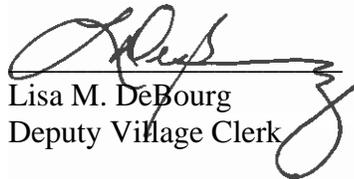
Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried that the minutes from the July 22, 2025 meeting be approved.

8-12-2025

At 8:55 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg
Deputy Village Clerk