

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday August 26, 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	
Carole Ryan	Member	Excused
Ladonna Taylor	Member	
Deborah Welch	Member	Excused
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
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 6:40 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Annmarie DiSalvo, 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	Not Present
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annmarie DiSalvo	In Favor
Joy Fernandez	In Favor
Michael Hershberg	In Favor

Edgar entered the meeting at this point.

At 6:44 P.M. motion was made by Annmarie 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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 8 people in the audience.

**SP-3850 – 34 Maxson Avenue, Section 54/Block 054/Lot 271. Residence AA. Sharon Smith.**

Construct 12’ x 12’ shed. Sharon Smith, owner, was present for this application. The siding would be in a beige color to match the house with roofing in a brown color. The shed will be anchored to the ground in the rear of the property.

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

**SP-3851 – 793 S Long Beach Avenue, Section 62/Block 186/Lot 490. Residence A. Hyacinth Barnwell.**

Remove and replace existing damaged deck on flat roof. Hyacinth Barnwell, owner presented this application. She proposed adding white PVC railings to the front of the deck.

Motion was made by Annmarie 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
Annmarie 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. 2<sup>nd</sup> floor addition, 83 sq. ft. rear balcony and removal of windows on north side of structure. Alex Sorto, owner, presented this application. He proposed hunter green and white siding with black roofing shingles and black windows with white trim. Balcony railings will be black post with stainless steel cables. Garage doors in hunter green color.

Motion was made by Annmarie 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
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 Board exhibits #1 and #2 for the following applications by the stenographer.

There were 10 people in the audience.

**SP-3842 – 92 Evans Avenue, Section 55/Block 396/Lot 50. Residence A. Peter Pekich.** Construct 2,648 sq. ft. 2-story 1-family dwelling. Chris Gray, architect 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.

This application was recessed to allow the applicant to obtain further details.

**SP-3844 – 132 W Sunrise Highway, Section 55/Block 168/Lot 4. Business B. Freeport Rx Inc.** Maintain 98” x 64” window advertisement.

The Clerk presented one affidavit of mailing to be entered into the record as exhibit #3 for this application by the stenographer.

No one was present for this application.

**SP-3849 – 179 N Main Street, Section 55/Block 262/Lot 9. Service Business. Greenwood & Sons Inc.** Maintain façade renovations. Bill Greenwood, the owner, 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.

Two individuals spoke against this application.

At 7:51 P.M motion was made by Annmarie DiSalvo, seconded by Edgar Campbell 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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:04 P.M. motion was made by Edgar Campbell, seconded by Annmarie DiSalvo 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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Edgar Campbell, seconded by Annmarie 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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

**SP-3842 – 92 Evans Avenue, Section 55/Block 396/Lot 50. Residence A. Peter Pekich.**  
Construct 2,648 sq. ft. 2-story 1-family dwelling. Chris Gray, architect, returned with more information for the Board.

Motion was made by Annmarie DiSalvo, seconded by Ladonna Taylor and unanimously carried that the application be adjourned pending your submission of a materials list along with samples of the siding and shutters.

The Clerk polled the Board as follows:

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

**SP-3844 – 132 W Sunrise Highway, Section 55/Block 168/Lot 4. Business B. Freeport Rx Inc.**  
Maintain 98” x 64” window advertisement.

This application was called for the second time. No one showed up.

Motion was made by Edgar Campbell, seconded by Ladonna Taylor and unanimously carried that the application be adjourned since no one showed up to present this application.

The Clerk polled the Board as follows:

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

Motion was made by Edgar Campbell, seconded by Annmarie DiSalvo and unanimously carried that the minutes from the August 12, 2025 meeting be approved.

The Clerk polled the Board as follows:

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

Motion was made by Annmarie DiSalvo, seconded by Edgar Campbell 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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Motion was made by Edgar Campbell, seconded by Annmarie DiSalvo 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
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

## **DECISIONS**

**SP-3850 – 34 Maxson Avenue, Section 54/Block 054/Lot 271. Residence AA. Sharon Smith.**  
Construct 12' x 12' shed.

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

**SP-3851 – 793 S Long Beach Avenue, Section 62/Block 186/Lot 490. Residence A. Hyacinth Barnwell.** Remove and replace existing damaged deck on flat roof.

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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annmarie 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. 2<sup>nd</sup> floor addition, 83 sq. ft. rear balcony and removal of windows on north side of structure.

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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annmarie 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. Approved 4/8/2025.

Motion was made by Edgar Campbell, seconded by Ladonna Taylor and unanimously carried to approve the request to sign the affidavit of compliance for an additional 30 days

The Clerk polled the Board as follows:

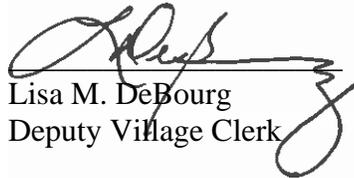
Edgar Campbell	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	Excused
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

At 8:38 P.M., it was moved by Ladonna Taylor, seconded by Edgar Campbell and unanimously carried, that the meeting be closed.

8-26-2025

The Clerk polled the Board as follows:

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



Lisa M. DeBourg  
Deputy Village Clerk