

10-14-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday October 14, 2025 at 6:30 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	Excused
Ladonna Taylor	Member	Absent
Deborah Welch	Member	Excused
Heather Dawson	Member	
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 6:32 P.M. Chairperson Michael Hershberg called the meeting to order and led in the Pledge of Allegiance.

There were 12 people in the audience.

SP-3853 – 22 Cary Place, Section 54/Block 320/Lot 110. Residence A. Christian & Iris Rodriguez. Widen existing driveway by 14' x 37'. Anthony Seminatore, architect presented this application. He indicated that the homeowner needed more space to park. There was discussion about adding a planting bed to the left of the driveway.

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

SP-3854 – 2 Washington Street, Section 54/Block 089/Lot 21. Residence A. Marquel Sanders. Construct cellar entrance, modify portico and replace windows. Marquel Sanders, homeowner and Brittany Conway were present for this application. They proposed white PVC railing to the cellar entrance, roof replacement, relocation of bilco door and black gutters and leaders.

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

SP-3855 – 804 Guy Lombardo Avenue, Section 62/Block 102/Lot 796. Residence A. Alfred & Gayle Lacascia. Maintain front stoop with stairs 93 SF, brick platform with stairs, 448 SF and asphalt driveway 1,762 SF. Gayle Lacascia, homeowner and DelaSandro, the contractor were present for this application. They proposed Cambridge pavers Sahara Chestnut with Mochas pavers for the trim. Steps will be pushed away for the sidewalk. A planter will be added to the side of the patio.

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

SP-3856 – 220 Atlantic Avenue, Section 62/Block 119/Lot 221. Residence AA. Joann & Douglas Thompson. Replace existing driveway and widen by 16' x 30' and 25' x 38'. John Cestere presented this application on behalf of the owners. He proposed concrete driveway replacement.

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

SP-3857 – 487 S Bayview Avenue, Section 62/Block 143/Lot 110. Residence A. Gurvinder Singh. Convert existing 2nd floor deck to habitable space 141.65 sq. ft. and new cellar entrance. Gurvinder Singh, owner, presented this application. He proposed antique white stucco on walls and trim with black windows.

Motion was made by Annmarie DiSalvo, 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	Excused
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	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, presented this application. Discussion was had regarding the scroll design and color of the proposed fence. The fence color would be antique bronze or black matte finish with scroll design 8" to 10" at the top of the fence.

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

SP-3811 – 70 S Bayview Avenue, Section 54/Block 084/Lot 209. Residence A. Kennard Singh.

Removal and replacement of existing exterior staircase. Reopen for changes. Kennard Singh, owner, presented this application. The owner is requesting to maintain a silver railing contrary to the black railings that the Board approved on 4/8/2025. He said that he was unable to get the black railings in time.

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

The Board took a brief recess to consult with Village Counsel from 7:32 P.M to 7:37 P.M.

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.

There were 12 people in the audience.

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.

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 and Steven Christenson, presented this application.

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

The applicant presented two exhibits to be entered into the record as Applicant's exhibits.

Motion was made by Annmarie DiSalvo, 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	Excused
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	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 was present for this application. Chris Gray, architect, presented this application.

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

The applicant presented one exhibit to be entered into the record as Applicant's exhibit.

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

The Board took a brief recess to consult with Village Counsel from 8:09 P.M to 8:15 P.M

SP-3844 – 132 W Sunrise Highway, Section 55/Block 168/Lot 4. Business B. Freeport Rx Inc.
Maintain 98" x 64" window advertisement. Nelya Mushiyeva, applicant, presented this application.

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

One resident spoke on this application.

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

SP-3852 – 249 W Merrick Road, Section 62/Block 125/Lot 31. Business AA. Arthur Mott.
Construct 394 sq. ft. 2nd floor addition and interior alterations.

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

The Board took a brief recess to consult with Village Counsel from 8:36 P.M to 9:00 P.M.

DECISIONS

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.

Motion was made by Heather Dawson, 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	Excused
Ladonna Taylor	Absent
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Joy Fernandez	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.

Motion was made by Annmarie DiSalvo, 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:

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SP-3852 – 249 W Merrick Road, Section 62/Block 125/Lot 31. Business AA. Arthur Mott.

Construct 394 sq. ft. 2nd floor addition and interior alterations.

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

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

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

SP-3853 – 22 Cary Place, Section 54/Block 320/Lot 110. Residence A. Christian & Iris Rodriguez. Widen existing driveway by 14' x 37'.

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

SP-3854 – 2 Washington Street, Section 54/Block 089/Lot 21. Residence A. Marquel Sanders. Construct cellar entrance, modify portico and replace windows.

Motion was made by Annmarie DiSalvo, 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:

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Carole Ryan	Excused
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SP-3855 – 804 Guy Lombardo Avenue, Section 62/Block 102/Lot 796. Residence A. Alfred & Gayle Lacascia. Maintain front stoop with stairs 93 SF, brick platform with stairs, 448 SF and asphalt driveway 1,762 SF.

Motion was made by Annmarie DiSalvo, 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:

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Michael Hershberg	In Favor

SP-3856 – 220 Atlantic Avenue, Section 62/Block 119/Lot 221. Residence AA. Joann & Douglas Thompson. Replace existing driveway and widen by 16' x 30' and 25' x 38'.

Motion was made by Heather Dawson, 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:

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Motion was made by Heather Dawson, 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).

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Joy Fernandez	In Favor
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SP-3848 – 411 Guy Lombardo Avenue, Section 62/Block 88/Lot 50. Residence A. Nusrat Shova. Construct a 40' W x 4' H open metal fence with 2 double gates and 1 walk-through gate.

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

Motion was made by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried that the minutes from the August 26, 2025 meeting be approved.

At 9:30 P.M., it was moved by Heather Dawson, seconded by Annmarie DiSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

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



Lisa M. DeBourg
Deputy Village Clerk