

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday November 25, 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	
Ladonna Taylor	Member	Excused
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 6:00 P.M. Deputy Chairperson Edgar Campbell called the meeting to order.

Thereafter, the Board took a brief recess.

The Board resumed in regular session at 6:30 P.M. and the Deputy Chairperson led in the Pledge of Allegiance.

There were 6 people in the audience.

SP-3861 – 452 S Main Street, Section 62/Block 059/Lot 116. Residence A. Cynthia I King. Reconstruct existing porch and stairs with new planters. Christopher Runge, architect and Cynthia King, the owner, were present for this application. They proposed black granite cobblestone for the driveway. Pennsylvania Bluestone would be constructed between driveway and walkway, and on planter and porch posts in white.

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

SP-3862 – 304 Prince Avenue, Section 36/Block K-2/Lot 45. Residence AA. Guerlane & Patrice Bernadel. Construct 1st floor addition 76 SF and 2nd floor addition 1,387.5 SF with interior alterations. Bryan Ladino from ASB Engineering and Guerlane Bernadel, owner, were present for this application. They proposed dutchlap siding in midnight blue color, roofing in a light gray color, double hung windows in white with black trim, rear deck with composite decking and PVC railings, front steps in bluestone, and 8’ columns on front patio.

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

Preliminary Meeting:

SP-3860 – 206 Church Street, Section 62/Block 76/Lot 42. Residence A. Janna Rodriguez Construct 1-story front addition 118 SF, 2½ story rear addition 5,536 SF, new 45 SF front steps & platform with roof, new 20’ x 25’ garage, 20’ x 10’ shed, 2 new cellar entrances and replace existing driveway with 3,143 SF circular driveway and pave 2,393 SF area on the side of the house. Janna Rodriguez, owner, was present for this application. Janna made some revisions on façade. Primary color of siding to be oxford blue by Mainstreet in a certainteed material with snow white color for the board and batten in the peaks. Trim in white, roofing to be pewter color, gutters in white, board and batten will be added to the peaks, and front door in blue. Vinyl windows will be in white. Stairs will be white. A landscaping plan was submitted and discussed. There were discussions about the lighting, white PVC fencing, air conditioner enclosure and garage enclosure. The Board was pleased with the aesthetics that Janna presented to them.

At 7:00 P.M. the Board took a brief recess and resumed in regular session to put decisions on the record.

DECISIONS

SP-3861 – 452 S Main Street, Section 62/Block 059/Lot 116. Residence A. Cynthia I King. Reconstruct existing porch and stairs with new planters.

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

SP-3862 – 304 Prince Avenue, Section 36/Block K-2/Lot 45. Residence AA. Guerlane & Patrice Bernadel. Construct 1st floor addition 76 SF and 2nd floor addition 1,387.5 SF with interior alterations.

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:

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

Motion was made by Annmarie DiSalvo, seconded by Edgar Campbell and unanimously carried that the minutes from the October 28, 2025 meeting be approved.

The Clerk polled the Board as follows:

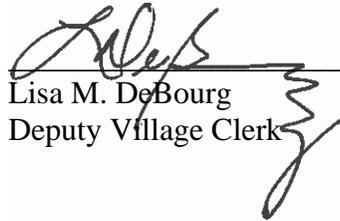
Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	Excused

At 7:23 P.M., it was moved by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried, that the meeting be closed.

11-25-2025

The Clerk polled the Board as follows:

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



Lisa M. DeBourg
Deputy Village Clerk