

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday October 28, 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	
Deborah Welch	Member	Excused
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Absent
Thelma Lambert-Watkins	Alternate Member	Excused

Robert McLaughlin, Counsel to the Board attended the meeting.

At 6:51 P.M. Chairperson Michael Hershberg called the meeting to order and led in the Pledge of Allegiance.

There were seven individuals in the audience.

SP-3858 – 79 Smith Street, Section 62/Block 76/Lot 25. Residence A. Ana S. Rodriguez.
Construct 1st floor addition 93.39 SF, 2nd fl. rear addition 368.35 SF, side addition 82.35 SF, new cellar entrance and fire repair. Giovanni Zapato, architect, presented this application. Discussions were had regarding the design of the front portico fitting into the neighborhood. The architect said that he would redesign the portico

The Board allowed the architect to take time to revise the design of the portico.

SP-3859 - 8 Lafayette Place, Section 55/Block 366/Lot 70. Residence A. Judith Andino.
Construct a 23.8' x 11.3' 2nd fl. addition. Judith Andino and her husband presented this application. They proposed dutchlap siding in a flagstone color, black carriage style sconces and front gable to be white vinyl board and batten.

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

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. She indicated that the proposed addition on her home is to accommodate her child daycare center. She proposed white siding, trim, and molding. Architectural roofing will be in a silver mist color, windows in black, and black aluminum railings. Circular driveway will be asphalt with pavers. Fencing will be white PVC. Discussion was had about the placement of garbage on the property and landscaping. The owner promised to bring revising drawings, color rendering and a landscape plan.

SP-3858 – 79 Smith Street, Section 62/Block 76/Lot 25. Residence A. Ana S. Rodriguez.

Construct 1st floor addition 93.39 SF, 2nd fl. rear addition 368.35 SF, side addition 82.35 SF, new cellar entrance and fire repair. Giovanni Zapato, architect, returned to the meeting and presented revised drawings showing the front portico with an open gable design.

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

DECISIONS

SP-3859 - 8 Lafayette Place, Section 55/Block 366/Lot 70. Residence A. Judith Andino.

Construct a 23.8' x 11.3' 2nd fl. addition.

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	In Favor
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

SP-3858 – 79 Smith Street, Section 62/Block 76/Lot 25. Residence A. Ana S. Rodriguez.

Construct 1st floor addition 93.39 SF, 2nd fl. rear addition 368.35 SF, side addition 82.35 SF, new cellar entrance and fire repair.

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

Motion was made by Annmarie DiSalvo, seconded by Ladonna Taylor and unanimously carried that the minutes from the October 14, 2025 meeting be approved.

The Clerk polled the Board as follows:

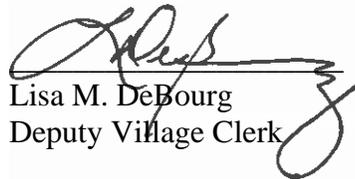
Edgar Campbell	Excused
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	Excused
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

10-28-2025

At 8:25 P.M., it was moved by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

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



Lisa M. DeBourg
Deputy Village Clerk