

12-23-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday December 23, 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	Absent
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	Excused
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 6:45 P.M. Deputy Chairperson Edgar Campbell called the meeting to order.

Deputy Chairperson Edgar Campbell led in the Pledge of Allegiance.

There were 6 people in the audience.

SP-3863 – 186 Prince Avenue, Section 55/Block M/Lot 387. Residence AA. Wayne Francis.

Replacement of single front door with a double door. Kirk Dunbar, the applicant, and owner Wayne Francis were present for this application. Kirk proposed a black/ bronze double door.

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

SP-3864 – 182 N Columbus Avenue, Section 55/Block 244/Lot 2. Residence A. Mira Sanabria.

Maintain 27.33' x 18.33' rear open porch. Anthony Seminatore, architect was present for this application. The materials and colors on the porch will match the rest of the house.

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

SP-3866 – 65 Mount Joy Avenue, Section 55/Block 398/Lot 365. Residence A. Joseph Owadeyah. Construct 436.62 SF 1st and 2nd floor additions. Maria Miro, applicant was present for this application. She proposed stone veneer, black shutters, white windows and trim, weathered wood roofing shingles and sand dune color lap siding as per the submitted plans.

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

Preliminary Meeting

SP-3865 – 147A Woodcleft Avenue, Section 62/Block 177/Lot 534. Marine Commerce, ABMK Investment Group Corp. Construct 1-story north side addition 224 sq. ft, 1-story south side addition 169 sq. ft., roof over rear and side deck 424 sq. ft. and new pergola 240 sq. ft. Ron Walsh, applicant along with the owner Aaron Kadosh were present for this application. Mr. Walsh proposed Hardie cement board in cedarmill deep ocean color for the siding, white fascia aluminum above the siding, single panel white metal doors, white PVC windows, and pressure treated lumber for the decks.

Public Hearing

Deputy Chairperson Campbell 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 exhibits #1 and #2 for the following applications by the stenographer.

There were 3 people in the audience.

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 and Katherine Serrano, architect, were 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.

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

The Board took a brief recess.

DECISIONS

SP-3863 – 186 Prince Avenue, Section 55/Block M/Lot 387. Residence AA. Wayne Francis.

Replacement of single front door with a double door.

Motion was made by Edgar Campbell, 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	Absent
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	Excused
Michael Hershberg	Excused

SP-3864 – 182 N Columbus Avenue, Section 55/Block 244/Lot 2. Residence A. Mira Sanabria.

Maintain 27.33' x 18.33' rear open porch.

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

SP-3866 – 65 Mount Joy Avenue, Section 55/Block 398/Lot 365. Residence A. Joseph Owadegah. Construct 436.62 SF 1st and 2nd floor additions.

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

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.

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

SP-3811 – 70 S Bayview Avenue, Section 54/Block 084/Lot 209. Residence A. Kennard Singh.
Removal and replacement of existing exterior staircase. Approved 4/8/2025. Reopen for changes

Motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried that the application be denied.

The Clerk polled the Board as follows:

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

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

Motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried that the application be denied.

The Clerk polled the Board as follows:

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

Motion was made by Heather Dawson, seconded by Carole Ryan and unanimously carried that the minutes from the November 25, 2025 meeting be approved.

The Clerk polled the Board as follows:

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

At 7:58 P.M., it was moved by Deborah Welch, seconded by Carole Ryan and unanimously carried, that the meeting be closed.

12-23-2025

The Clerk polled the Board as follows:

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



Lisa M. DeBourg
Deputy Village Clerk