

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Monday January 12, 2026 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	Absent
Carole Ryan	Member	
Ladonna Taylor	Member	Excused
Deborah Welch	Member	
Heather Dawson	Member	
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	Excused
Thelma Lambert-Watkins	Alternate Member	

Jennifer Ungar, Counsel to the Board and Scott Braun, Building Department representative also attended the meeting.

At 6:20 P.M. Chairperson Hershberg called the meeting to order and led in the Pledge of Allegiance.

There were 5 people in the audience.

**SP-3869 – 161 Sweezy Avenue, Section 54/Block 202/Lot 510. Residence A. Edward Sandoval.** Maintain finished basement with egress window. Marcelo Kohan, architect and Anthony Greene, applicant were present for this application. Marcelo indicated that he was not the original architect on this project. He proposed installation of a white egress window with trim. The Building Department representative indicated that a second means of egress would be required to legalize the basement. As a result, the applicant agreed to adjourn the application and return with revised plans showing a second means of egress.

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried that the application be adjourned pending submission architectural drawings showing another means of egress as was discussed at the Board meeting.

The Clerk polled the Board as follows:

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

**SP-3870 – 275 N Columbus Avenue, Section 55/Block 361/Lot 1094. Residence A. Juan Gonzalez.** Construct 22' 4" x 55' 8" second floor addition. Juan Gonzalez was present for this application. He proposed residing the entire home in a grey color and install charcoal color roofing

shingles. He agreed to add a gable in the portico and add two white sconces on both sides of the entry door.

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

**SP-3871 – 172 Delaware Avenue, Section 36/Block 521/Lot 18. Residence AA. Eufemia Garcia.** Maintain front retaining wall with concrete steps. Applicant and contractor, Juan Medina was present for this application. The Board expressed their concern with the retaining wall not fitting into the neighborhood. The applicant was unable to show similar retaining walls in the area. The Board suggested the addition of landscaping to mask the appearance of the undesirable walls. Some plants were suggested.

Motion was made by Annmarie DiSalvo, seconded by Heather Dawson and unanimously carried that the application be adjourned pending submission of a landscape plan and a color rendering as was discussed at the Board meeting.

The Clerk polled the Board as follows:

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

**SP-3872 – 174 Delaware Avenue, Section 36/Block 521/Lot 19. Residence AA. Muhammad Islam.** Maintain front retaining wall with pillars and 12.1' x 12.5' rear gazebo. Applicant and contractor, Juan Medina was present for this application. Since, the two locations were next to each other, they were discussed simultaneously. The Board expressed their concern with the retaining wall not fitting into the neighborhood. The applicant was unable to show similar retaining walls in the area. The Board suggested the addition of landscaping to mask the appearance of the undesirable walls. The shed in the rear will be demolished. The gazebo will be relocated to comply with the Village code.

Motion was made by Annmarie DiSalvo, seconded by Carole Ryan and unanimously carried that the application be adjourned pending submission of a landscape plan and a color rendering as was discussed at the Board meeting.

The Clerk polled the Board as follows:

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

**Preliminary discussions: 7:48PM**

**SP-3867 – 267 Roosevelt Avenue, Section 62/Block 152/Lot 337. Residence A – Balcon Group.**

Construct 2,904 sq. ft 3-story 1-family dwelling with attached garage. Maria Miro, applicant and Roberto Delgado, owner, were present for this application.

**SP-3868 – 265 Roosevelt Avenue, Section 62/Block 152/Lot 336. Residence A – Balcon Group.**

Construct 2,300 sq. ft 3-story 1-family dwelling with attached garage. Maria Miro, applicant and Roberto Delgado, owner were present for this application. Both 267 and 265 Roosevelt Avenue applications were discussed simultaneously. Discussions were had about the design, materials and color scheme. Board Counsel indicated that the square footage for these homes were not in compliance with the Village code. As such, the applicant would have to apply for a variance with the Zoning Board of Appeals. Mr. Delgado was adamant about not going before the Zoning Board as he stated that he was pressed for time and facing financial constraints. He said that he will be reducing the size of the dwellings. He promised to submit revised drawings with reduced square footage.

**SP-3873 – 86 S Main Street, Section 55/Block 481/Lot 60. Business B – IPS Trading Inc.**

Façade renovations. Maria Miro, applicant, was present for this application. The upper façade will remain russet red dutchlap. Black anodized material was proposed for the lower portion of the façade, aluminum windows & door with black trim, and natural gray stucco on the building.

The Board took a brief recess to confer with Counsel.

**DECISIONS**

**SP-3870 – 275 N Columbus Avenue, Section 55/Block 361/Lot 1094. Residence A. Juan Gonzalez.** Construct 22' 4" x 55' 8" second floor addition.

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

Motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried that the minutes from the December 23, 2025 meeting be approved.

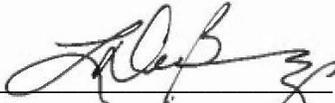
The Clerk polled the Board as follows:

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

At 8:55 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	Absent
Carole Ryan	In Favor
Ladonna Taylor	Excused
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor



Lisa M. DeBourg  
Deputy Village Clerk