

7-22-2025

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday July 22, 2025 at 6:00 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	
Deborah Welch	Member	
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 6:10 P.M. Chairperson Michael Hershberg called the meeting to order.

Motion was made by Heather Dawson, seconded by Carole Ryan and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	Not Present
Deborah Welch	Not Present
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Deborah entered the meeting at this point.

At 6:50 P.M. motion was made by Carole Ryan, seconded by Heather Dawson and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	Absent
Carole Ryan	In Favor
Ladonna Taylor	Not Present
Deborah Welch	In Favor
Heather Dawson	In Favor
Annmarie DiSalvo	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were 7 people in the audience.

SP-3823 – 129 Glenada Court, Section 62/Block 76/Lot 39. Residence A. Salvador Linares. Construct 215 sq. ft. 1st floor addition, 215 sq. ft. 2nd floor addition and new cellar entrance. Glen Urena of F360 Architecture PLLC presented this application on behalf of the owner. The architectural drawings were revised to reflect a change from a flat to a gable roof. The Board was in favor of the revision.

Ladonna entered the meeting at this point.

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

SP-3838 – 115 N Bergen Place, Section 55/Block 269/Lot 328. Residence A. Eric Ramos. Maintain 220 sq. ft. front enclosed porch and interior alterations. Eric Ramos presented revised plans that matched the changes that were made to the home for the enclosed porch.

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

SP-3840 – 403 S Bayview Avenue, Section 62/Block 143/Lot 1216. Residence A. REO Acquisitions. Removal of 2 windows and addition of 2 new driveways 20’x 23’ and 26’ x 23’. Tung Nguyen, the owner, and his wife presented this application. They proposed concrete driveways. The Board suggested the addition of some flowers and or shrubbery for which the owners were in favor of.

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

SP-3843 – 376 Westside Avenue, Section 62/Block 66/Lot 311. Residence A. Renave Golding.

Repair stairs, enlarge existing deck by 24 sq. ft. and add new sliding door. Renave Golding presented this application. She proposed brown Trex decking, white PVC railing and white sliding door.

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

At 7:18 P.M. motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

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

At 7:25 P.M. motion was made by Annmarie DiSalvo, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

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.

The Clerk presented one affidavit of publication and one affidavit of posting to be entered into the record as Board exhibits #1 and #2 for the following applications by the stenographer.

There were 16 people in the audience.

SP-3839 – 229 Woodcleft Avenue, Section 62/Block 177/Lot 65. Marine Commerce. Rudy Liriano. Exterior renovation, replace stucco on building and new exterior lighting. Ben Jackson, contractor and Tirso Pelaez, designer were present for this application.

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

SP-3821 – 16 Archer Street, Section 62/Block 48/Lot 4. Residence A. Jose Guterrez. Construct 4,212 sq. ft. wood frame 2-story 1-family dwelling. Miguel Ramirez was present for this application.

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

Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

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

Motion was made by Ladonna Taylor, seconded by Heather Dawson and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

Decisions:

SP-3839 – 229 Woodcleft Avenue, Section 62/Block 177/Lot 65. Marine Commerce. Rudy Liriano. Exterior renovation, replace stucco on building and new exterior lighting.

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

SP-3821 – 16 Archer Street, Section 62/Block 48/Lot 4. Residence A. Jose Gutierrez.
Construct 4,212 sq. ft. wood frame 2-story 1-family dwelling.

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

Motion was made by Deborah Welch, seconded by Heather Dawson and unanimously carried that the minutes from the June 24, 2025 meeting be approved.

The Clerk polled the Board as follows:

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

At 8:43 P.M., it was moved by Heather Dawson, seconded by Deborah Welch and unanimously carried, that the public hearing be closed.

The Clerk polled the Board as follows:

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

Preliminary Meetings:

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. He proposed vinyl siding in midnight blue color, roofing in pewter gray, vinyl windows in white, white door, masonry platform steps with bluestone over concrete, black columns and brown shutters. Discussion was had about changing the color of the shutters and columns. The architect agreed to submit revised plans to the Village Clerk's office.

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. Architect George Monastario and owner David Reimer were present for this application. Discussions were had regarding the modern design and dark colors of the house. The Board indicated that the design and color differed from the rest of the homes in the neighborhood. The applicant agreed to make some changes and submit to the Village Clerk's office.

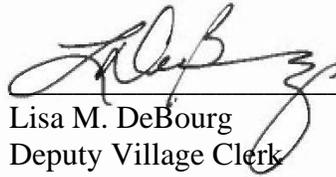
SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lots 339, 520, 540, 541, 542. Marine Commerce, NBD Holdings Inc. Construct a 5-story 145 room hotel, 100 occupant restaurant, and 175 occupant banquet room to utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use offsite parking. Request to open for changes. Jeffrey Evancic, and Collin Ray, the civil engineer from H2M Architects and Engineers presented this application. The engineer proposed a complete redesign from what was previously approved by the Board. The design was changed from a Hilton Garden to a Tapestry design. The engineer proposed a modern waterfront design with simple materials and color. They indicated that the changes were due to cost factor. They said that previously approved plans were no longer viable. The Board thought that the new design was institutional. The Board was not happy with the new design which was a drastic change from the approved design. The architect agreed to submit new drawing to the Village Clerk's office

At 10:25 P.M., it was moved by Deborah Welch, seconded by Ladonna Taylor and unanimously carried, that the meeting be closed.

7-22-2025

The Clerk polled the Board as follows:

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



Lisa M. DeBourg
Deputy Village Clerk