

A meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday January 27, 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	
Carole Ryan	Member	Excused
Ladonna Taylor	Member	
Deborah Welch	Member	
Heather Dawson	Member	Excused
Annemarie diSalvo	Member	
Joy Fernandez	Alternate Member	
Thelma Lambert-Watkins	Alternate Member	Excused

Robert McLaughlin, Counsel to the Board and Lisa DeBourg were present.

At 7:05 P.M. Chairperson Hershberg called the meeting to order and led in the Pledge of Allegiance.

There were 3 people in the audience.

**SP-3874 – 381 Miller Avenue, Section 62/Block 172/Lot 111. Residence A. Virgil Charles.** Maintain extended concrete driveway a 25' 6" x 17' 19". Virgil Charles, owner, was present for this application. He told the Board that he purchased the home in 2009 with the driveway already widened. He is requesting permission to keep it as is.

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

**SP-3875 – 40 W Third Street, Section 62/Block 63/Lot 356. Residence A. Elizabeth Wehrman McDermott.** Construct 190 SF front porch & 351 SF 2<sup>nd</sup> floor dormer extension. Howard Curtis, architect, presented this application. He indicated that the homeowner wishes to add a third bedroom to the house and reside the entire home. Discussion was had regarding the materials to be used on the extension and the standing seaming roof being installed in iron ore or grey or inkwell.

Joy entered the meeting at this point.

Edgar entered the meeting thereafter.

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	In Favor
Carole Ryan	Excused
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Heather Dawson	Excused
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, one affidavit of posting, and one affidavit of mailing to be entered into the record as exhibits #1, #2, and #3 for the following applications by the stenographer.

There were 10 people in the audience.

**SP-3441 – 248 Buffalo Avenue, Section 62/Block 230/Lot 43. Industrial B, Avie Pfeiffer.**  
Construct new 239 sq. ft. 1-story addition and elevate the existing roof line of the building. Approved 2/23/2021 Reopen hearing for changes.

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

**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.

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

**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.

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

**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.

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

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

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

The Board took a brief recess.

## DECISIONS

**SP-3874 – 381 Miller Avenue, Section 62/Block 172/Lot 111. Residence A. Virgil Charles.**  
Maintain extended concrete driveway a 25' 6" x 17' 19".

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

**SP-3875 – 40 W Third Street, Section 62/Block 63/Lot 356. Residence A. Elizabeth Wehrman McDermott.** Construct 190 SF front porch & 351 SF 2<sup>nd</sup> floor dormer extension.

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).

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**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.

Motion was made by Edgar Campbell, 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:

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

**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.

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

**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.

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

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

Façade renovations.

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

Motion was made by Deborah Welch, seconded by Annmarie DiSalvo and unanimously carried that the minutes from the January 12, 2026 meeting be approved.

1-27-2026

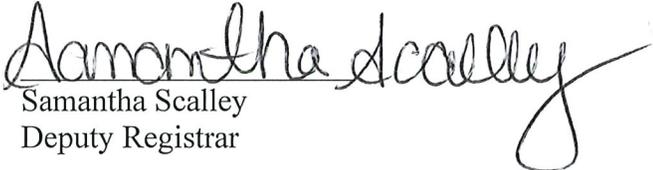
The Clerk polled the Board as follows:

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

At 9:10 P.M., it was moved by Deborah Welch, seconded by Annmarie DiSalvo and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

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

  
Samantha Scalley  
Deputy Registrar

