



INCORPORATED VILLAGE OF FREEPORT  
MUNICIPAL BUILDING  
46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2300  
(516) 771-4127 Fax

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**ZONING BOARD OF APPEALS PUBLIC HEARING –April 27, 2017**

NOTICE IS HEREBY given that a **Public Hearing** will be held before the Zoning Board of Appeals on Thursday April 27, 2017 at 6:00 P.M., in the Incorporated Village of Freeport, Main Conference Room, 46 N. Ocean Avenue, Freeport, New York, on the appeals and applications of cases as they appear on the calendar; residential applications that do not extend their prior non-conforming status may be called first; public comment invited. It is anticipated that the Board will adjourn the legislative session and enter into Executive Session until 6:30P.M.

**INTERESTED PROPERTY OWNERS** and other persons should appear at the above time and place to have questions answered and to voice opinions.

All applications are non-conforming with zoning regulations herein specified for the districts in which they are located.

**Application #4-2017 – 90 Stirling Avenue - Section 54/Block 337/Lot 104. Residence A. – Jenny Saborio**

Construct new 8'x12' rear elevated deck, new 7'x25' front porch and one elevator

*Village Ordinance §210-6A, §210-43A(2) Required rear yard setback is a minimum of 20'. Plans show a rear yard setback of 8' §210-43A(1) Required front yard depth is a minimum of 20'. Plans submitted show a front yard setback of 15'. §210-43A(3) Required side yard setback is a minimum of 5'. Plan for the elevator shows a side yard setback of 2.3'.*

**Application #9-2017 – 10 Brunella Street - Section 54/Block 330/ Lot 86. Residence A. – Donna Wazniak**

Construct a new 172' deck

*Village Ordinance §210-6A, §210-43A(2). Required rear yard is minimum of 20'. Plans show 9' rear yard.*

**Application #10-2017 – 131 Wilson Place - Section 54/Block 493/Lot 51. Residence AA.– Dennis Marti**

Proposed new 3,504 sq ft (2) story one family dwelling with garage

*Village Ordinance §210-6A, §210-32. Street frontage and lot width must be at least 75'. Plans show street frontage of 70' and lot width of 67.30' at the rear.*

**Application #11-2017 – V/L S/O 382 Wallace Street – Sec 55/Block 398/Lot 346. Residence AA. – Peter Pekich**

New one 2 story dwelling with attached garage

*Village Ordinance §210-6A, §210-32. Lot Area must be at least 7,500 square feet, with street frontage and width of at least 75'. Plans show lot area of 6,250 square feet and street frontage and width of 50'. §210-35A(1). Front yard depth minimum 20 feet or the average depth of all residential front yards on the same side of the street within 200 feet in either direction whichever is greater. Plans show front yard depth of 17.5 feet on Moore Ave.*

**Application #12-2017 – 65 Porterfield Place - Section 54/Block 092/Lot 19. Residence A. – Juan Puntiel**

Maintain 232' x 6' MCU Concrete fence

*Village Ordinance §210-6A, §210-171B. Fence and enclosure materials may consist of wood, metal, plastic and glass. Plans show a 6' MCU concrete wall.*

**Application #13-2017 – 19 Roosevelt Avenue Section 62/Block 127/Lot 2. Residence A.– Russell Jordan**

New one family two (2) story dwelling with attached two (2) car garage

*Village Ordinance §210-6A, §210-32. Street frontage and lot width must be at least 75'. Plans show frontage of 70'.*

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**Application #14-2017 – 274 Arthur Street – Section 62/Block 090/Lot 214. Residence A– James and Mary Laverty**

Construction of a new 1,882 square foot home

*Village Ordinance §210-6A, §210-39. No dwelling shall exceed 35' in height nor penetrate the sky exposure plane. Proposed dwelling has a height of 36.5'. §210-40 Lot area must be at least 5,000 square feet, with at least 50' of street frontage and width. Lot area is 2,700 square feet with street frontage and width of 27'. §210-41 Lot coverage may not exceed 30% with an additional 10 % permitted for garage. Proposed lot coverage is 35%. §210-43-A. Required side yards are a minimum 5'. Plans show 4'. §210-172. Two off street parking spaces required. One space shown.*

**Application #15-2017 – 124 Woodcleft Avenue - Section 62/Block 174/Lot 266. Marine Commerce– 3D Corp, Eryca Kadosh**

Renovate and change use from marina to restaurant

*Village Ordinance §210-6A, §210-172A(4). 109 onsite parking spaces required. Plans show zero (0) onsite parking spaces. The total number of parking spaces required for said building is 109 therefore 109 more spaces would be required. §210-245. Required exterior refuse location not shown on plans.*

**BY ORDER OF THE ZONING BOARD OF APPEALS  
Pamela Walsh Boening, Village Clerk**