



INCORPORATED VILLAGE OF FREEPORT
MUNICIPAL BUILDING
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ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING – October 21, 2021

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, October 21, 2021 at 6:00P.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 #2021-23 –34-42 E. Merrick Rd AKA 101 Henry St, Business B - Section 62/Block A/Lot 139 – Morning Star Daycare - Create new daycare. Variances: *Village Ordinance §210-6A, §210-80B3 Permitted uses, §210-172 Required parking spaces.*

Application #2021-14 – 6 Union St., Residence A - Section 55/Block 361/Lot 20 – Hector Velez – Construct a new 112.5 sq. ft. open front porch. Variances: *Village Ordinance §210-6A, §210-43(A)1 Required yard, front depth.*

Application #2021-21 – 74 Willow Ave., Residence A - Section 55/Block 209/Lot 142 – Roxanne Reid – Construct a new 189 sq. ft. second story addition. Variances: *Village Ordinance §210-6A, §210-39A Sky Exposure.*

Application #2021-22 – 34 Pearsall Ave., Residence A - Section 54/Block 68/Lot 15,211,212 – 34 Pearsall LLC – Construct a 34 unit, 26,720 sq.ft. three-story multiple dwelling. Variances: *Village Ordinance §210-6A, §210-54 Front yards of apartment buildings, §210-38A Use prohibited, §210-47 Building height, §210-49(B) Lot coverage, §210-48 Lot area, §210-51A Front yard depth.*

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