



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 21, 2022

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, April 21, 2022 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 #2022-20 – 180 Wilson Pl., Residence AA - Section 54/Block 491/Lot 1 – Miguel & Ismaela Hernandez – Installation of a 36' x 16' in-ground pool. Variances: *Village Ordinance §210-6A, §210-223(A) Location, §210-223(D) Distance from lot lines.*

Application #2022-13 – 110 Cornelius St., Residence A - Section 62/Block 90/Lot 4 – Jay Holin – Expand front porch from 55 sq.ft. to 108 sq.ft. Variances: *Village Ordinance §210-6A, §210-41A(1) Required yards-front.*

Application #2022-14 – 70 Guy Lombardo Ave., Business B - Section 55/Block 331/Lot 09 – Alfred Basal – Convert existing second floor from commercial to 2 residential apartments. Variances: *Village Ordinance §210-6A, §210-81C Prohibited use, §210-172A Parking required.*

Application #2022-15 – 3 Mayfair Ct., Residence AA - Section 54/Block B/Lot 68 – Albert Patton – Construct a new 240 sq. ft. deck. Variances: *Village Ordinance §210-6A, §210-33 Lot coverage.*

Application #2022-16 – 718 Miller Ave., Residence A - Section 62/Block 183/Lot 296 & 297 – Deo Geer – Install a 270 sq. ft. in-ground swimming pool and spill over hot tub. Variances: *Village Ordinance §210-6A, §210-223(A) Location, §210-223(D) Distance from lot lines.*

Application #2022-17 – 377 Wallace St., Residence AA - Section 55/Block 401/Lot 265 – Kerwin Daring – Construct a new 29 sq. ft. first floor front addition, a new 761 sq. ft. second floor addition and a 16 sq. ft. roof over porch. Variances: *Village Ordinance §210-6A, §210-31A Sky exposure.*

Application #2022-19 – 25 Pearsall Ave., Residence A - Section 54/Block 69/Lot 216 – Fermin Nunez – Maintain a 576 sq.ft. roof over patio, a 346 sq. ft. rear deck & a 120 sq.ft. rear sauna addition. Variances: *Village Ordinance §210-6A, §210-41 Lot coverage.*

Application #2022-9 – 39 S. Long Beach Ave., Residence Apartment - Section 55/Block 324/Lot 3– Matt McGovern – Use variance to use property as a commercial use. Variances: *Village Ordinance §210-6A, §210-46A Prohibited use.*

Application #2022-10 – 16 Lexington Ave., Residence A - Section 54/Block 081/Lot 9 – Matt McGovern – Use variance to use property as commercial open air parking. Variances: *Village Ordinance §210-6A, §210-38A Prohibited use.*

Application #2022-11 – 20 Lexington Ave., Residence A - Section 54/Block 081/Lot 10 – Matt McGovern – Use variance to use property as commercial open air property. Variances: *Village Ordinance §210-6A, §210-38A Prohibited use.*

Application #2022-12 – 41 S. Long Beach Ave., Residence Apartment - Section 55/Block 324/Lot 4 – Matt McGovern – Use variance-use residential property as a commercial use. Variances: *Village Ordinance §210-6A, §210-46A Prohibited use.*

Application #2022-21 – 185-189 W. Sunrise Hwy., Business B - Section 55/Block 324/Lot 1,13,14 (3 & 4) included in application – Matt McGovern – Proposed 14,471 sq. ft. 1 story addition & 2,830 interior 2nd fl. addition in existing dealership. Variances: *Village Ordinance §210-6A, §210-49 Lot Coverage, §210-51B Yards required (side yard), §210-51C Yards required (rear yard), §210-88 Loading zone required, §210-87 Buffer zone required, §210-172A(12) Parking provided.*

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