



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 – January 19, 2023

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, January 19, 2023 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 #2022-41 – 67 S. Main St., Business B - Section 55/Block 205/Lot 19 – 67 South Jara LLC – Commercial alterations – 2 retail spaces on 1st fl., 2 bedroom apartment on the 2nd fl. and no change in basement. Variances: *Village Ordinance §210-6A, §210-80A- Permitted uses, §210-172A(2)(a) – Required parking spaces, §210-172A(12)- Required parking.*

Application #2022-44 – 23 Rose St., Residence AA - Section 62/Block 110/Lot 9 – Randy Abreu – Proposed East and West 2-Story addition with basement, new front wrap around porch, (2) exterior basement entrances, new rear covered porch with balcony above, new 22’x 22.5’ detached garage, 17’ x 20’ pool cabana and new HVAC. Variances: *Village Ordinance §210-6A, §210-21A- Permissible extensions of use, §210-33 – Lot coverage; floor area ratio.*

Application #2022-45 – 123 E. Milton St., Residence A - Section 55/Block 249/Lot 90 – Guillermo Romero – Construct a new second floor addition. Variances: *Village Ordinance §210-6A, §210-43A(1)- Required yards; front yard depth.*

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