

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on January 19, 2023 in the Municipal Building, Main Conference Room, 46 North Ocean Avenue, Freeport, New York, at 6:00 P.M. with the following present:

Chair Rosa Rhoden	Present
Deputy Chair Jennifer Carey	Present
Charles Hawkins	Excused
Ben Jackson	Excused
Anthony J. Mineo	Excused
Drew Scopelitis	Excused
Diego Pinzon	Present

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals

At 6:00 P.M. the Board convened in the main conference room and Chair Rhoden led in the Pledge of Allegiance.

Motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon and carried to adjourn this portion of the Legislative Session and to enter in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon and carried to reconvene in Legislative Session in the Board of Trustees conference room.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 6:43 P.M., Chair Rhoden led in the Pledge of Allegiance and called the Public Hearing to order, for which a full stenographic record was taken.

Twenty (20) members of the public were present.

Chair Rhoden designated Alternate Member Pinzon to substitute for another member in their absence.

Motion was made by Deputy Chair Carey seconded by Alternate Member Pinzon and carried to approve the minutes from December 14, 2022.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals presented One (1) Affidavit of Publication and One (1) Affidavit of Posting which were marked into evidence as Board Exhibits.

Chair Rhoden announced that if any members of the public would like to speak on behalf of an application to submit a slip to the Secretary to the Zoning Board of Appeals and they would be called after the application presentation.

Motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon to extend the deadline for the Affidavit of Compliance by Two (2) months for application #2022-18, 39-43a Woodcleft Ave.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called 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 1<sup>st</sup> fl., 2 bedroom apartment on the 2<sup>nd</sup> 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 and presented Two (2) Affidavits of Mailing and one Nassau County Planning Commission recommendation which were marked into evidence as Board Exhibits.

Anthony Curcio, Esq., Sean Mulryan and Barry Nelson presented the application. Also present were Deyanira Haverly, Brian O’Conner and Beatrice Firpo.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-41 – 67 S. Main St.**

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Jose Garcia, Architect presented the application. Randy and Michelle Abreu were present.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-44 – 23 Rose St.**

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Jack Sedorowitz, Architect presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Deputy Chair Carey, seconded by Alternate Member Pizon and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-45 – 123 E. Milton St.**

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 7:00 P.M. motion was made by Alternate Member Pinzon, seconded by Deputy Chair Carey and carried to adjourn this portion of the public hearing and reconvene in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 7:35 P.M. Motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon and carried to adjourn Executive Session and reconvene in Legislative Session

Motion was made by Alternate Member Pinzon, seconded by Deputy Chair Cary and carried to approve application **#2022-45 – 123 E. Milton St., Residence A - Section 55/Block 249/Lot 90 – Guillermo Romero** – Construct a new second floor addition.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon and carried to approve application **#2022-30 – 179 N. Main St., Service District - Section 55/Block 262/Lot 9 – Greenwood and Sons Inc.** – Divide structure to create four separate stores.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 8:50 P.M., motion was made by Deputy Chair Carey, seconded by Alternate Member Pinzon and carried to close the meeting.

The Clerk polled the Board as follows:

Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor



Robin Cantelli  
Secretary to the Zoning Board of Appeals