



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 – March 16, 2023

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, March 16, 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 #2023-1 – 74 Broadway, Business B - Section 55/Block 234/Lot 48 – El Balcon Properties Corp. – New 4 story, 2,334 sq. ft. apartment building with three (3) two-bedroom units and six (6) one-bedroom units with parking under building (at grade). Variances: *Village Ordinance §210-6(A), §210-80(A)- Permitted uses, §210-47(A)– Building height, §210-48- Lot area: apartments, §210-49(C) & (D)– Lot coverage; open space, §210-51(A) & (B)– Required yards, §210-54– Front yards of apartment buildings.*

Application #2023-2 – 307 Guy Lombardo Ave., Business B - Section 62/Block 080/Lot 6 – Jude Derivois – Use building for church assembly. Variances: *Village Ordinance §210-6(A), §210-172(3)- Required parking spaces.*

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