

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on February 16, 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	Present
Ben Jackson	Present
Anthony J. Mineo	Present
Drew Scopelitis, Alternate Member	Excused
Diego Pinzon, Alternate Member	Present
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 Member Jackson, seconded by Deputy Chair Carey 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:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo, seconded by Member Hawkins and carried to reconvene in Legislative Session in the main conference room.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 6:30 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.

Thirteen (13) members of the public were present.

Motion was made by Deputy Chair Carey seconded by Member Hawkins and carried to approve the minutes from January 19, 2023.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	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.

The Secretary to the Zoning Board of Appeals called application **#2021-6-A – 8-10 Brooklyn Ave., Service Business - Section 55/Block 264/Lot 5 – Nelson Zelaya** – Cosmetic change to existing bar and restaurant with interior alterations. Variances: Village Ordinance §210-6A, §210-172A(4)– Required parking spaces and presented One (1) Affidavit of Mailing and one Nassau County Planning Commission recommendation which were marked into evidence as Board Exhibits. Applicant requested a modification of determination.

Chris Gomoka, Esq. presented the application.

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

Motion was made by Member Jackson, seconded by Member Mineo and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2021-6-A – 8-10 Brooklyn Ave.**

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo seconded by Member Jackson and carried to approve application **#2022-42 – 55 Bedell St., Residence A - Section 62/Block 46/Lot 13 – Masood Bhutta** – Front addition and alterations to two-family dwelling.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Hawkins seconded by Member Jackson and carried to approve application **#2022-43 – 199 Westside Ave., Residence A - Section 62/Block 034/Lot 135 – Dimitri Giasemis** – Restore use of a two-family dwelling.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey seconded by Member Hawkins and carried to approve 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.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey seconded by Member Jackson and carried to approve 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.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 7:05 motion was made by Member Jackson, seconded by Member Mineo and carried to close the legislative session.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 7:06 P.M. motion was made by Member Jackson, seconded by Member Hawkins and carried to reconvene in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 7:24 P.M. Motion was made by Member Hawkins, seconded by Member Jackson and carried to adjourn Executive Session and reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo, seconded by Member Jackson and carried to approve application **#2021-6-A – 8-10 Brooklyn Ave., Service Business - Section 55/Block 264/Lot 5 – Nelson Zelaya** – Cosmetic change to existing bar and restaurant with interior alterations.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 7:27P.M., motion was made by Member Jackson, seconded by Member Hawkins and carried to close the meeting.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Robin Cantelli
Secretary to the Zoning Board of Appeals