



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 – April 20, 2023

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, April 20, 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 #2023-4 – 17-33 Buffalo Ave. (AKA 3 Buffalo Ave.) & 80-84 Albany Ave., Residence Apartment with a partial Golden Age Floating Zone – S/B/L 55-190-63 & S/B/L 55-190-51, 52, 53, 54, 55 – BOSFA Management Corp. – Renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Ave. (AKA 3 Buffalo Ave.) to create total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Ave. Variances: *Village Ordinance §210-6(A), §210-148(A)- Prohibited uses, §210-47(A)- Building height, §210-48(B)- Lot area: apartments, §210-49(B)- Lot coverage; Apartments, §210-49(C)- Lot coverage; Open space, §210-50- Minimum floor area, §210-51-Required yards(A)-Front yard depth & (B)- Side yard width, §210-172(A)2a- Required parking spaces, §210-276(K)- General site criteria, §210-279- Height, §210-280- Building area, §210-281(A) and (B)- Front yards, §210-282(A)- Side yards, §210-283(A)- Rear yards, §210-287(A)- Separation of buildings, §210-288- Floor area, §210-290(A)- Parking and garage facilities, §210-291- Population density, §210-294(J)- Supplemental development standards.*

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