

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on March 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
Anthony J. Mineo	Present
Ben Jackson	Present
Drew Scopelitis	Excused
Diego Pinzon	Excused

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 Member Jackson, seconded by Member Hawkins and carried to adjourn this portion of the Legislative Session and return to the Board of Trustees conference room to enter in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Chair Rhoden	In Favor

At 6:10 P.M. Member Mineo entered the meeting.

At 6:15 P.M. Member Jackson excused himself from the meeting.

Motion was made by Member Jackson, seconded by Member Hawkins and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

At 6:40 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.

Nineteen (19) members of the public were present.

Motion was made by Member Mineo seconded by Member Hawkins and carried to approve the minutes from February 16, 2023.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Mineo	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 asked if there are any requests for adjournment, whereupon there were none.

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 **#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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Maria Miro, Roberto Delgado and Barry Nelson presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there were Three (3) members of the public who spoke on the application.

Motion was made by Deputy Chair Carey, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony, pending receipt of Nassau County Planning Commission’s Recommendation.

The Clerk polled the Board as follows:

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

Motion was made by Member Mineo, seconded by Member Hawkins and carried to reserve decision for **#2023-1 – 74 Broadway.**

The Clerk polled the Board as follows:

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

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

Jeffrey Reid presented the application.

Chair Rhoden opened the meeting to public comment, whereupon one member of the public spoke on the application.

Motion was made by Member Mineo, seconded by Member Hawkins and carried to adjourn the application at the Board’s request for further evidence and testimony regarding parking.

The Clerk polled the Board as follows:

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

At 8:27 P.M., motion was made by Member Mineo, seconded by Member Hawkins and carried to close the meeting.

The Clerk polled the Board as follows:

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



Robin Cantelli
Secretary to the Zoning Board of Appeals