

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on April 20, 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	Excused
Charles Hawkins	Present
Ben Jackson	Present
Anthony J. Mineo	Excused
Diego Pinzon, Alternate Member	Excused
Drew Scopelitis, Alternate Member	Present
Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals

At 6:11 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 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 6:26 P.M. Alternate Member Scopelitis entered the meeting during Executive Session.

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

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

At 6:42 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 Scopelitis to substitute for another member in their absence.

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

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	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 #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 and presented One (1) Affidavit of Mailing, One (1) Nassau County Planning Commission recommendation, One (1) Letter of Request for Waiver and One (1) Approval Letter of Waiver which were marked into evidence as Board Exhibits.

Jack Martins, Esq., Emilio Susa – Architect and Aaron Machtay -Traffic Expert 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 Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-4 – 17-33 Buffalo Ave. (AKA 3 Buffalo Ave.) & 80-84 Albany Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

At 7:50 P.M. motion was made by Member Hawkins, seconded by Member Jackson 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:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

At 8:13 P.M. motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to adjourn Executive Session and reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to approve 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.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

At 8:38P.M., motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the meeting.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals