

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on April 26, 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	Excused
Ben Jackson	Present
Anthony J. Mineo	Present
Diego Pinzon	Present

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals

At 6:15 P.M. the Board convened in the main conference room and Chair Rhoden led in the Pledge of Allegiance.

Motion was made by Ben Jackson, seconded by Alternate Member Pinzon 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
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Alternate Member Pinzon, seconded by Member Jackson and carried to reconvene in Legislative Session in the Main Conference Room.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 6:35 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.

Seven (7) members of the public were present.

Chair Rhoden designated Alternate Member Pinzon to substitute for another member in their absence.

Motion was made by Member Jackson seconded by Alternate Member Pinzon and carried to approve the minutes from April 20, 2023.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Pinzon	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 #2023-3 – 231 S. Brookside Ave., Residence A - Section 54/Block 208/Lot 64 – Felice McCoy – Maintain 20' x 24' single story two car garage. Variances: Village Ordinance §210-6(A), §210-43(C)(2)- Rear yards depth, §210-43(C)(3) – Sides yards width and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Lawrence Ezeani of Obume Associates, Inc. and Felice McCoy, homeowner presented the application.

At 6:52 P.M. Member Mineo joined Legislative Session.

Chair Rhoden opened the meeting to public comment, whereupon there was One (1) member of the public who spoke.

Motion was made by Member Jackson, seconded by Alternate Member Pinzon and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-3 – 231 S. Brookside Ave.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 7:00 P.M. motion was made by Member Jackson, seconded by Alternate Member Pinzon 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 Mineo	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 7:25 P.M. Motion was made by Member Mineo, seconded by Member Jackson and carried to adjourn Executive Session and reconvene in Legislative Session

Motion was made by Member Mineo, seconded by Member Jackson and carried to approve 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).

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Alternate Member Pinzon, seconded by Member Jackson and carried to approve application **#2023-3 – 231 S. Brookside Ave., Residence A - Section 54/Block 208/Lot 64 – Felice McCoy** – Maintain 20' x 24' single story two car garage.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals