



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 – June 15, 2023**

**NOTICE IS HEREBY** given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, June 15, 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 #2023-2 – 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.*

**Application #2023-8– 327 Arthur St., Residence A - Section 62/Block 090/Lot 117 – Blanca Marquez** – Install 213’ of 6’ high PVC fence with 2 walk gates. Variances: *Village Ordinance §210-6(A), §210-171D(3)- Fences and enclosures.*

**Application #2023-9 – 27 Lenox Pl., Residence A - Section 62/Block 058/Lot 16 – Joseph Argueta** – Maintain a 23’ x 23’ detached wood frame garage. Variances: *Village Ordinance §210-6(A), §210-39(A)- Sky exposure plane.*

**Application #2023-10 – 131 W. Merrick Rd., Business B - Section 62/Block 108/Lot 23 – Freeport Realty LLC** – Installation of four (4) ground signs. Variances: *Village Ordinance §210-6(A), §210-212-Ground signs.*

**Application #2023-11– 131 W. Merrick Rd., Business B - Section 62/Block 108/Lot 23 – Freeport Realty LLC** – Remove existing canopy over existing dispensers, install 49’ x 42’ canopy over four (4) new dispensers, convert existing service station building (2,365 sq.ft.) to (2,040 sq.ft.) convenience store with drive thru and associated site improvements. Variances: *Village Ordinance §210-6(A), §210-325-Parking, §210-86(A)- Front yards.*

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