

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on May 18, 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	Present
Diego Pinzon	Absent
Drew Scopelitis	Absent

The meeting was also attended by:

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

At 6:08 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 Mineo	In Favor
Member Hawkins	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Member Mineo and carried to reconvene in Legislative Session in the Board of Trustees conference room.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Mineo	In Favor
Member Hawkins	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.

Fifteen (15) members of the public were present.

Motion was made by Member Jackson seconded by Member Mineo and carried to approve the minutes from April 26, 2023.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Mineo	In Favor
Member Hawkins	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 #2023-2 – 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 and one Nassau County Planning Commission recommendation which were marked into evidence as Board Exhibits.

Jude Derivois, Enoca Jean-Julien and Jeffrey Reid 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 adjourn the application #2023-2 – 307 Guy Lombardo Ave. for further parking data.

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called application #2023-5 – 60 Westside Ave., Residence A - Section 62/Block 138/Lot 5 – Marcos Taverez – Maintain covered porch conversion to a 3 seasons room & a 112.20 sq.ft. rear wood deck. Variances: Village Ordinance §210-6(A), §210-43A(1)- Required yards-front yard depth, §210-43A(3)- Required yards-side yard depth and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Mark Anthony Munisteri 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 #2023-5 – 60 Westside Ave.

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called application #2023-6 – 23 Harding Pl., Residence A - Section 55/Block 236-1/Lot 83 – Carlos Sanchez – Proposed second floor rear addition and interior alterations. Variances: Village Ordinance §210-6(A), §210-21(A)- Permissible extensions of use and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Randolph Santana presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Mineo, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-6 – 23 Harding Pl.

The Clerk polled the Board as follows:

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

At 7:29 P.M. motion was made by Member Jackson, seconded by Member Hawkins 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 Mineo	In Favor
Member Hawkins	In Favor
Chair Rhoden	In Favor

At 8:02 P.M. Motion was made by Member Jackson, seconded by Member Mineo 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 #2023-5 – 60 Westside Ave., Residence A - Section 62/Block 138/Lot 5 – Marcos Tavarez – Maintain covered porch conversion to a 3 seasons room & a 112.20 sq.ft. rear wood deck

The Clerk polled the Board as follows:

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

At 8:06 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 Jackson

In Favor

Member Mineo

In Favor

Member Hawkins

In Favor

Chair Rhoden

In Favor



Robin Cantelli

Secretary to the Zoning Board of Appeals