



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 – August 17, 2023

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, August 17, 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 #2023-13 – 355 Atlantic Ave., Business A - Section 64/Block 144/Lot 565 – Esther White – Change of use to Day Care. Variances: *Village Ordinance §210-6(A), §210-172A(12)- Required parking spaces, §210-70 – Prohibited uses.*

Application #2023-14 – 266 Atlantic Ave., Residence AA - Section 62/Block 119/Lot 220 – Azin Tarifard – Maintain existing new garage (432.64) sq.ft. Variances: *Village Ordinance §210-6(A), §210-35C(2) & (3)- Required yards.*

Application #2023-15 – 284 Miller Ave., Residence A - Section 62/Block 163/Lot 192 – Lorena Idrovo – 2nd floor front and rear addition totaling (439.85) sq.ft. Variances: *Village Ordinance §210-6(A), §210-39(B)1- Building height; sky exposure plane, §210-43(A)3- Required yards.*

Application #2023-16 – 435 Woodcleft Ave., Marine Commerce - Section 62/Block 177/Lot 334, 520, 541, 542, 540 – NBD Holdings Inc. – Proposed Hotel and utilize lots 2 & 3 on block 233, section 62 for additional accessory use off-site parking. Lot 410 on block 183, section 62 for additional accessory use off-site parking. Variances: *Village Ordinance §210-6(A), §210-239- Building height, §210-3- Parking spaces, §210-172(6)- Required parking spaces.*

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