



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 – September 21, 2023

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, September 21, 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 #2023-7 – 65 Porterfield Pl., Residence A - Section 54/Block 92/Lot 19 – Juan Puntiel
– Maintain existing accessory awning. Variances: *Village Ordinance §210-6(A), §210-43A(2)- Required rear yard.*

Application #2023-14 – 226 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 #2023-17 – 53 Hanse Ave., Industrial B - Section 62/Block 230/Lot 38 – Paul Burns
– Maintain existing steel assembly frame structure. Variances: *Village Ordinance §210-6(A), §210-148(A)- Prohibited uses,, §210-172(A)10- Required parking spaces.*

Application #2023-19 – 16 Niagara Ave., Industrial B - Section 62/Block D/Lot 366 – Amritpal Singh
– Chainlink fence 8’ high x 130’ long. Variances: *Village Ordinance §210-6(A), §210-171(E)2- Fences and enclosures.*

Application #2023-20 – 56 West 1st St., Residence A - Section 62/Block 61/Lot 182 – Christina Straub
– Install a 20’x12’ semi in-ground pool and maintain a 422 sq. ft. deck. Variances: *Village Ordinance §210-6(A), §210-43(C)2- Required yards.*

Application #2023-21 – 662 Miller Ave., Residence A - Section 62/Block 183/Lot 368 – Matthew Ranaldo
– Install rear deck 1st floor 414.3 sq. ft., rear deck 2nd floor 91.8 sq. ft., and front balcony at 1st floor 104 sq. ft. Variances: *Village Ordinance §210-6(A), §210-43(C)2- Required yards.*

Application #2023-22 – 213 Juanita Ave., Residence A - Section 54/Block 199/Lot 327– Keenan Stokes – 73.5 sq. ft. garage addition and new roof. Variances: *Village Ordinance §210-6(A), §210-43(C)2- Required yards.*

Application #2023-23 – 20 Meister Blvd., Residence A - Section 54/Block 333/Lot 30– Nassau/Suffolk Partnership – New FEMA compliant single family residence 1,194.21 sq. ft. two (2) stories. Variances: *Village Ordinance §210-6(A), §210-39(A)(B)1&2- Building height; sky exposure plane, §210-40- Lot area, §210-40- Street frontage.*

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