

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on August 17, 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	Present
Charles Hawkins	Present
Ben Jackson	Present
Anthony J. Mineo	Excused
Drew Scopelitis	Excused
The meeting was also attended by:	
Robert McLaughlin	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals
Scott Braun	Building Dept. Representative

At 6:00 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 Hawkins	In Favor
Chair Rhoden	In Favor

At 6:05 P.M. Deputy Chair Carey entered the meeting during Executive Session.

Motion was made by Member Hawkins, seconded by Deputy Chair Carey 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 Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 6:34 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.

Thirteen (15) members of the public were present.

Motion was made by Member Jackson seconded by Deputy Chair Carey and carried to approve the minutes from July 20, 2023.

AUGUST 17, 2023

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	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 #2023-13 – 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 presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission which were marked into evidence as Board Exhibits.

John Novello and Esther White 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 2023-13 – 355 Atlantic Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Hawkins, seconded by Member Jackson and carried to adjourn application #2023-14 – 226 Atlantic Ave. to the September Calendar for administrative purposes.

The Secretary to the Zoning Board of Appeals called 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 yard and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Nick Cacoperdo and Alexis Gomez presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was one member of the public who spoke on the application.

Motion was made by Member Hawkins, seconded by Member Jackson and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-15 – 284 Miller Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2023-16 – 435 Woodcleft Ave., Marine Commerce - Section 62/Block 177/Lot 339, 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 and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Recommendation which were marked into evidence as Board Exhibits.

Kathleen Deegan Dickson, Esq., Wayne Mueller, P.E. and Willy Zambrano, P.E. presented the application.

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

Motion was made by Member Jackson, seconded by Deputy Chair Carey and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-16 – 435 Woodcleft Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey, seconded by Member Hawkins and carried to approve application #2023-12 – 129-131 S. Main St., Manufacturing - Section 62/Block 198/Lot 318 – Rosa Galdamez – New opening to existing wall to join both stores- additional 1,420 sq. ft.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 8:02 P.M. motion was made by Deputy Chair Carey, seconded by Member Jackson 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 Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 8:25 P.M., motion was made by Deputy Chair Carey, seconded by Member Hawkins and carried to close the meeting.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals