

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on September 21, 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	Excused
Ben Jackson	Present
Anthony J. Mineo	Excused
Drew Scopelitis	Present
The meeting was also attended by:	
Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals
Scott Braun	Building Department Representative

At 6:05 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 Alternate Scopelitis and carried to adjourn this portion of the Legislative Session and to enter into Executive Session to consult with counsel.

The Clerk polled the Board as follows:	
Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:	
Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

At 6:50 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.

Twenty-Two (22) members of the public were present.

Chair Rhoden designated Alternate Drew Scopelitis to substitute for another member in their absence.

Motion was made by Member Jackson seconded by Alternate Member Scopelitis and carried to approve the minutes from August 17, 2023.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	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 #2023-7 – 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 and presented Two (2) Affidavits of Mailing which were marked into evidence as Board Exhibits.

Luis Rodriguez presented the application.

Chair Rhoden opened the meeting to public comment, whereupon Two (2) members of the public spoke on the application.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to adjourn the public hearing for further review by the Building Department for application #2023-7 – 65 Porterfield Pl.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called 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 and presented Two (2) Affidavits of Mailing which were marked into evidence as Board Exhibits.

Shima Torabi and Azin Tariford presented the application.

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

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-14 – 226 Atlantic Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

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

Robert Bennett and Paul Bearn presented the application.

Chair Rhoden opened the meeting to public comment, whereupon Two (2) members of the public spoke on the application.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-17 – 53 Hanse Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2023-19 – 16 Niagara Ave., Industrial B - Section 62/Block D/Lot 366 – Amritpal Singh – Chain link fence 8’ high x 130’ long. Variances: Village Ordinance §210-6(A), §210-171(E)2- Fences and enclosures and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Amritpal Singh presented the application.

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

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-19 – 16 Niagara Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

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

Barbara Bundas and Christina Straub presented the application.

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

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-20 – 56 W. 1st St.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

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

Matthew Ranaldo and Isabella Fuduli presented the application.

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

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-21– 662 Miller Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

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

Russell Jordan presented the application.

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

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-22– 213 Juanita Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

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

The Deputy Village Attorney informed the applicant that the application will be adjourned after the presentation due to further review by the Building Dept. to the October calendar.

Nicholas Pfluger and Doug Hurst presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was One (1) member of the public who spoke on the application.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to adjourn the public hearing due to further review by the Building Dept. for application #2023-23– 20 Meister Blvd.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

Motion was made by Alternate Member Scopelitis, seconded by Member Jackson and carried to approve application #2023-13 – 355 Atlantic Ave., Business A - Section 64/Block 144/Lot 565 – Esther White – Change of use to Day Care.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson seconded by Alternate Member Scopelitis and carried to approve 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.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor

At 9:15 P.M. motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the meeting.

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chair Rhoden	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals