



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 – November 16, 2023

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, November 16, 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 – 513 sq. ft.. Variances: *Village Ordinance §210-6(A), §210-43A(2)(C)(2&3)- Required yards.*

Application #2023-25 – 131-135 Guy Lombardo Ave., Business AA- Section 62/Block 75/Lots 31,32,33 – 135 Guy Lombardo, LLC – New 4 story apartment building- 47,609.09 sq.ft. Variances: *Village Ordinance §210-6(A), §210-48- Lot area; apartments, §210-49(C)- Lot coverage; Open space, §210-65- Plots abutting more restricted districts, §210-172(A)(2)(a)- Required parking spaces; apartment houses.*

Application #2023-27 – 28 E. Seaman Ave., Service Business - Section 55/Block 256/Lot 227– Ramkisson Shivcharan – Maintain basement extension (1,026 sq. ft.) plus 2 rear stories (1st floor 1,637 sq. ft.)(2nd floor 1,603 sq. ft.), maintain rear deck (346 sq. ft.) and maintain front porch (193 sq. ft.) Variances: *Village Ordinance §210-6(A), §210-43(A)1- Required yards.*

Application #2023-28 – 84 N. Bayview Ave., Residence A - Section 54/Block 067/Lot 2- Gerardo Llerena – Maintain pergola (168.52 sq. ft.) and deck (320 sq. ft.) Variances: *Village Ordinance §210-6(A), §210-43(C)2 & (D)2 & 3- Required yards.*

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