

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on October 19, 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	Present
Ben Jackson	Present
Anthony J. Mineo	Present
Drew Scopelitis	Excused

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals
Scott Braun	Excused

At 6:04 P.M. the Board convened in the main conference room and Member Jackson led in the Pledge of Allegiance.

Motion was made by Member Mineo, seconded by Member Hawkins 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
Member Hawkins	In Favor
Member Mineo	In Favor

At 6:06 P.M. Chair Rhoden entered during Executive Session.

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

At 6:32 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.

Fourteen (14) members of the public were present.

Motion was made by Member Jackson seconded by Member Hawkins and carried to approve the minutes from September 21, 2023.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Member Mineo and carried to adjourn application #2023-7 – 65 Porterfield Pl., Residence A – Section 54/ Block 92/ Lot 19 – Juan Puntiel – Maintain existing accessory awning (513 sq. ft.) due to homeowner’s request.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	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 #2023-23 – 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, §210-43(A)1- Required yards and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Doug Hirst 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 #2023-23 – 20 Meister Blvd.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2023-18 – 33 Dock Dr., Residence A - Section 54/Block 318/Lot 102 – Christopher Lombardo – Elevate one family framed

dwelling. Variances: Village Ordinance §210-6(A), §210-39(A)(B)1&2- Building Height; sky exposure plane and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Gennaro Cozzolini 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 Jackson, seconded by Member Mineo and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-18 – 33 Dock Dr.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2023-24 – 729 S. Long Beach Ave., Residence A - Section 62/Block 185/Lot 321 – Jacqueline Reid – Construct a new 315 sq.ft. second level rear addition and rear elevated deck. Variances: Village Ordinance §210-6(A), §210-43(A)2- Required yards, §210-41- Lot coverage; Floor area ratio and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Maria J. Miro 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 #2023-24 – 729 S. Long Beach Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2023-26 – 38 N. Bayview Ave., Residence A - Section 54/Block 070/Lot 125– Anais Vargas – Proposed side addition totaling 204 sq.ft. Variances: Village Ordinance §210-6(A), §210-21(A)- Permissible extensions of use One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Maria J. Miro 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 Mineo and carried to close the public hearing to further evidence and testimony and reserve decision for application #2023-26 – 38 N. Bayview Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

At 7:14 P.M. motion was made by Member Mineo, seconded by Member Hawkins 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
Member Mineo	In Favor
Chair Rhoden	In Favor

At 7:41 P.M. Motion was made by Member Mineo, seconded by Member Hawkins and carried to adjourn Executive Session and reconvene in Legislative Session.

Motion was made by Member Hawkins, seconded by Member Jackson and carried to approve application #2023-14 – 226 Atlantic Ave., Residence AA - Section 62/Block 119/Lot 220 – Azin Tarifard – Maintain existing new garage- 432.64 sq. ft.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo, seconded by Member Jackson and carried to approve application #2023-17 – 53 Hanse Ave., Industrial B - Section 62/Block 230/Lot 38 – Paul Burns – Maintain existing steel assembly frame structure.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Hawkins, seconded by Member Jackson and carried to approve application #2023-19 – 16 Niagara Ave., Industrial B - Section 62/Block D/Lot 366 – Amritpal Singh – Chain link fence 8’ high x 130’ long.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson seconded by Member Hawkins and carried to approve application #2023-20– 56 West 1st St., Residence A - Section 62/Block 61/Lot 182 – Christina Straub .

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo seconded by Member Jackson and carried to approve application #2023-21– 662 Miller Ave., Residence A - Section 62/Block 183/Lot 368 – Matthew Ranaldo.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Hawkins seconded by Member Jackson and carried to approve application #2023-22– 213 Juanita Ave., Residence A - Section 54/Block 199/Lot 327– Keenan Stokes.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo seconded by Member Hawkins and carried to approve application #2023-23– 20 Meister Blvd., Residence A - Section 54/Block 333/Lot 30– Nassau/Suffolk Partnership.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo seconded by Member Jackson and carried to approve application #2023-18 33 Dock Dr., Residence A - Section 54/Block 318/Lot 102– Christopher Lombardo.

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

At 8:15 P.M. motion was made by Member Jackson, seconded by Member Hawkins and carried to close the meeting.

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor


 Robin Cantelli
 Secretary to the Zoning Board of Appeals