

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on November 16, 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	Excused
Deputy Chair Jennifer Carey	Present
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 6:03 P.M. the Board convened in the main conference room and Deputy Carey 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 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
Deputy Carey	In Favor

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

At 6:45 P.M., Deputy Carey led in the Pledge of Allegiance and called the Public Hearing to order, for which a full stenographic record was taken.

Twenty-One (21) members of the public were present.

Motion was made by Member Jackson seconded by Member Hawkins and carried to approve the minutes from October 19, 2023.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	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.

Deputy Carey 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 – 513 sq. ft. Variances: Village Ordinance §210-6(A), §210-43A(2)(C)(2&3)- Required yards and presented Two (2) Affidavits of Mailing which were marked into evidence as Board Exhibits.

Nick Zapat and Juan Puntiel presented the application.

Deputy Carey 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 #2023-7 – 65 Porterfield Pl.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

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

Member Jackson advised the Board that he may have future business with BKH Architect PLLC.

Motion was made by Member Mineo, seconded by Member Hawkins and carried that Ben Jackson hear the application.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

Chris Gomoka, Esq., Brandon Hamchuck and Barry Nelson presented the application.

Deputy Carey opened the meeting to public comment, whereupon there were Two (2) members of the public who spoke on the application.

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 #2023-25 – 131-135 Guy Lombardo Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as Board Exhibits.

Rudolf Shatarah presented the application.

Deputy Carey 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 #2023-27 – 28 E. Seaman Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

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

The homeowner presented the application.

Deputy Carey 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 #2023-28 – 84 N. Bayview Ave.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

At 8:20 P.M. motion was made by Member Jackson, 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
Deputy Carey	In Favor

At 8:35 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 Mineo, seconded by Member Jackson and carried to approve 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.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

Motion was made by Member Hawkins, seconded by Member Jackson and carried to deny application #2023-26 – 38 N. Bayview Ave., Residence A - Section 54/Block 070/Lot 125– Anais Vargas – Proposed side addition totaling 204 sq.ft.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

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

The Clerk polled the Board as follows:

Member Jackson	In Favor
Member Hawkins	In Favor
Member Mineo	In Favor
Deputy Carey	In Favor

At 8:50 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
Deputy Carey	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals