

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on January 18, 2024 in the Municipal Building, Main Conference Room, 46 North Ocean Avenue, Freeport, NY at 6:00 P.M. with the following present:

Rosa Rhoden	Chairperson	Excused
Jennifer Carey	Deputy Chairperson	
Charles Hawkins	Member	
Ben Jackson	Member	Excused
Anthony J. Mineo	Member	Excused
Drew Scopelitis	Alternate Member	

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Samantha Scalley	Secretary
Lisa DeBourg	Deputy Village Clerk
Scott Braun	Building Department Representative

6:47 P. M. Deputy Chairperson Carey led in the pledge of Allegiance and called the Public Hearing to order for which a full stenographic record as taken.

Nine (9) members of the public were present.

Motion was made by Member Hawkins, seconded by Alternate member Scopelitis and carried to approve the minutes from December 21, 2023.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chairperson Carey	In Favor

One (1) Affidavit of Publication and One (1) Affidavit of Posting, which were marked into evidence as Board Exhibits.

Deputy Chairperson Carey announced that anyone interested in speaking on an application should submit a slip to the Secretary to the Zoning Board of Appeals, and they would be called after the application presentation and called the following applications.

**#2023-32 – 66 Independence Avenue**, Residence A - Section 55/Block 364/Lot 142 – Nelson Vintimilla – Maintain reconstruction of 19' X 19' garage due to fire damage. Variances: *Village Ordinance §210-6 (A), §210-43 (C) 2 – Required yards* and presented Two (2) Affidavits of Mailing which were marked into evidence as Board Exhibits.

Motion was made by Member Hawkins, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision.

January 18, 2024

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chairperson Carey	In Favor

**#2023-29 – 300 Archer Street**, Business AA - Section 62/Block 129/Lot 15 – Walter Ellis – Maintain cabana with chimney 18’ X 20’ Sq. Ft. Variances: Village Ordinance §210-6(A), §210-35C (1 and 2)- required yards; and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chairperson Carey	In Favor

**#2023-30 – 428 Roosevelt Avenue**, Residence A - Section 62/Block 156/Lot 756 – Harry Ramdas – Construct rear deck after removal of south porch, reconstruct existing upper level rear deck in mid portion and rebuild rear deck at grade. Maintain existing 200.1 sq. ft. 2<sup>nd</sup> story addition. *Variances: Village Ordinance §210-6(A), §210-43A (2) & C (2). Required Yards, §210-41- Lot coverage; floor area and ratio* and presented One (1) Affidavit of Mailing which were marked into evidence as Board Exhibits.

Motion was made by Member Hawkins, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chairperson Carey	In Favor

At 7:21 P.M. Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to adjourn this portion of the public hearing and enter in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chairperson Carey	In Favor

At 7:46 P.M motion was made by Member Hawkins, seconded by Alternate Member Scopeletis and carried to close the meeting.

The Clerk polled the Board as follows:

Member Hawkins

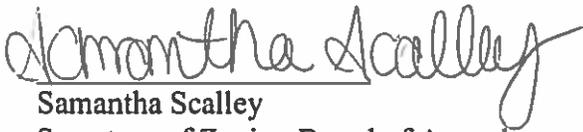
In Favor

Alternate Member Scopeletis

In Favor

Member Chairperson Carey

In Favor



Samantha Scalley

Secretary of Zoning Board of Appeals