



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 – March 21, 2024**

**NOTICE IS HEREBY** given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, March 21, 2024 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 #2024-1 – 261 S. Long Beach Avenue, Residence AA - Section 62/Block 122/Lot 13 – Jiereh Bowen** – Legalize existing 12’ X 24’ in-ground pool and 8’ X 8’ hot tub. Variances: *Village Ordinance §210-6A Conformity Required, §210-35C (2) (3). Required yards, §210-223D. Location; fencing; water supply.*

**Application #2024-2 – 159 Hanse Avenue, Industrial B - Section 62/Block 230/Lot 65 – Oscar Molatti**– Proposed roof raised (match existing height 19.42’), new 15 Loading docks, walkway 308 SF and rebuild 2 retaining walls. Variances: *Village Ordinance §210-6A, §210-172A (10). Required parking spaces, §210-153 vehicular access for loading and unloading.*

**Application #2024-3 – 51 Forest Avenue, Residence A- Section 55/ Block 348/ Lot 14 – Dennis Marti**- Code Compliance for apportionment to create a new buildable lot B 44.42’ X 193.94’ (8,614.81 sq. ft.) Variances: *Village Ordinance §210-6A, §210-40. Lot area; street frontage; lot width.*

**Application #2024-4 – 368 Wallace St, Residence AA- Section 55/ Block 396/ Lot 363 – Maria Gonzalez** – Legalize existing 80.5’ x 5’ high and 50’ x 6’ high closed fence Variances: *Village Ordinance §210-6A, §210-171. Fences and Enclosures.*

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