

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on June 20, 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	
Jennifer Carey	Deputy Chairperson	
Anthony J. Mineo	Member	Excused
Ben Jackson	Member	
Charles Hawkins	Member	Excused
Drew Scopelitis	Alternate Member	Absent

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Remy Watts	Secretary to the Zoning Board of Appeals
Scott Braun	Building Department Representative

At 6:05 P.M. the Board convened in the Main Conference Room and Chairperson Rhoden led in the pledge of Allegiance.

Four individuals were present in the audience.

At 6:06 P.M. motion was made by Member Jackson, seconded by Deputy Chairperson Carey and carried to adjourn this portion of the Legislative Session to enter in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

At 6:37 P.M., motion was made by Deputy Chairperson Carey, seconded by Member Jackson and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

At 6:38 P.M. Chairperson Rhoden convened in the Main Conference Room and led in the pledge of Allegiance. The Public Hearing was called to order for which a full stenographic record was taken.

Seven individuals were present.

Motion was made by Member Jackson, seconded by Deputy Chairperson Carey and carried to approve the May 16, 2024 minutes.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

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

There was no request for adjournment.

Motion was made by Deputy Chairperson Carey, seconded by Member Jackson and carried to approve the request for an extension for Zoning Applications #2023-10 and 2023-11, Bolla EM Realty, 131 W. Merrick Road, Freeport, New York.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

**Application #2024-7 – 16 Archer Street, Residence A – Section 62/ Block 048/ Lot 4 – Jose Gutierrez** – Proposed new 4,020 Sq. Ft 2-Story 2-Family residence to existing vacant lot. *Variances: Village Ordinance §210-6A, §210-37 Permitted uses, §210-31 Building height; Sky exposure plane.*

Two Affidavits of Mailing were entered into the record as board exhibits. Jose Gutierrez, the owner, along with Luis Rodriguez and Miguel Ramirez, presented the application.

Motion was made by Member Jackson, seconded by Deputy Chairperson Carey and carried to close the public hearing to further evidence and testimony and reserve decision.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

At 7:10 P.M. motion was made by Member Jackson, seconded by Deputy Chairperson Carey and carried to reconvene in Executive Session.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

At 7:28 P.M. motion was made my Member Jackson, seconded by Deputy Chairperson Carey and carried to close the meeting.

The Clerk polled the Board as follows:

Member Jackson

In Favor

Deputy Chairperson Carey

In Favor

Chairperson Rhoden

In Favor



Remy M. Watts

Secretary to the Zoning Board of Appeals