

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on October 17, 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	Excused
Anthony Mineo	Member	
Ben Jackson	Member	
Charles Hawkins	Member	
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 6:10 P.M. the Board convened in the Main Conference Room and Member Jackson led in the pledge of Allegiance.

Three (3) individuals were present in the audience.

At 6:11 P.M. motion was made by Member Hawkins, seconded by Member Mineo 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:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused

At 6:35 P.M., motion was made by Member Mineo, seconded by Member Hawkins and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused

At 6:36 P.M. Member Jackson 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 (7) individuals were present.

Motion was made by Member Hawkins, seconded by Member Mineo and carried to approve the September 19, 2024 minutes.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused

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

There was one (1) request for adjournment.

Application #2024-17 – 101 Albany Avenue, Manufacturing – Section 62/ Block E/ Lot 111-115 – Salvatore Ferrara – Legalize 2nd Floor Offices. Variances: Village Ordinance §210-6A, §210-172A (9) Required parking spaces.

Motion was made by Member Mineo, seconded by Member Hawkins and carried to adjourn the public hearing at the applicant’s request.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused

Application #2024-9 – 147 Woodcleft Avenue, Marine Commerce – Section 62/ Block 177/ Lot 534 – Aaron Kadosh – Propose 1-story side addition (224 sq. ft.), 1-story addition (169 sq. ft.), 2nd story terrace (930 sq. ft.), roof over deck (424 sq. ft.), and wood shades/pergola (240 sq. ft.). Variances: Village Ordinance §210-6A, §210-40 Required yards, §210-172 (4) Required parking spaces.

One (1) Affidavit of Mailing was entered into the record as board exhibits. Robert Ramirez, the Expeditor, presented the application.

Motion was made by Member Mineo, seconded by Member Hawkins and carried to adjourn the public hearing at the Boards request, pending a new lease agreement stating the correct section, block and lot.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused

Application #2024-15 – 54 Morton Avenue, Residence A – Section 55/ Block 300/ Lot 205 – Desiree Boucher – Maintain privacy fence (26’ of 4’ high closed). *Variances: Village Ordinance §210-6A, §210-171D (1) Fences and Enclosures.*

One (1) Affidavit of Mailing was entered into the record as board exhibits. Desiree Boucher and Richard Gray, the homeowners presented the application.

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

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused

Application #2024-18 – 38 Morton Avenue, Residence A – Section 54/ Block 300/ Lot 198 – Herrol Jean-Philippe – Maintain 56’ of 4’ high closed PVC fence. *Variances: Village Ordinance §210-6A, §210-171D (1) Fences and Enclosures.*

One (1) Affidavit of Mailing was entered into the record as board exhibits. Herrol Jean-Philippe, the homeowner presented the application.

Motion was made by Member Mineo, seconded by Member Hawkins and carried to adjourn the public hearing at the Board’s request, pending the homeowner’s decision on the final finish of the fence.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused

At 7:50 P.M. motion was made by Member Hawkins, seconded by Member Mineo and carried to close the meeting.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	Excused


Remy M. Watts

Secretary to the Zoning Board of Appeals