



INCORPORATED VILLAGE OF FREEPORT  
MUNICIPAL BUILDING  
46 NORTH OCEAN AVENUE  
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ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**ZONING BOARD OF APPEALS PUBLIC HEARING – January 16, 2025**

**NOTICE IS HEREBY** given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, January 16, 2025 at 6:00 P.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 6:30 P.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 #2024-23 – 691 S. Bayview Avenue, Residence A – Section 62/ Block 187/ Lot 13 – David Riemer** – Construct new (4,829.71 SF) 3-story house with attached garage, 2 front balconies (42.6 SF each), 2 rear decks (188.94 SF & 189.09 SF) and maintain hot tub. *Variances: Village Ordinance §210-6A, §210-39A Building height; sky exposure plane, §210-40 Lot area; street frontage; lot width, §210-41 Lot coverage; floor area ratio, §210-43A (1&2), C (2) required yards.*

**Application #2024-25 – 411 S. Ocean Avenue, Residence A – Section 62/ Block 170/ Lot 10 – Kimberly Smith** – Maintain 648 SF garage. *Variances: Village Ordinance §210-6A, §210-41 Lot coverage; floor area ratio.*

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