

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

INCORPORATED VILLAGE OF FREEPORT  
ZONING BOARD

MUNICIPAL BUILDING  
46 North Ocean Avenue  
Freeport, NY 11520

August 21, 2025  
6:30 p.m.

M E M B E R S:

- |                   |                  |
|-------------------|------------------|
| JENNIFER L. CAREY | DEPUTY CHAIR     |
| BEN JACKSON       | MEMBER           |
| ANTHONY MINEO     | MEMBER           |
| CHARLES HAWKINS   | MEMBER           |
| LUIS RODRIGUEZ    | ALTERNATE MEMBER |

\* \* \*

- |                      |                         |
|----------------------|-------------------------|
| PAMELA WALSH BOENING | VILLAGE CLERK           |
| GINA TERZULLI        | SECRETARY               |
| JENNIFER UNGAR       | DEPUTY VILLAGE ATTORNEY |

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

August 21, 2025

2

-----EXHIBITS-----

<u>BOARD'S FOR I.D.</u>		<u>PAGE</u>
1	Affidavit of Publication	5
2	Affidavit of Posting	5

APPLICATION 2025-9

<u>BOARD'S FOR I.D.</u>		<u>PAGE</u>
1	Affidavit of Mailing	6

\* \* \* \* \*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

August 21, 2025

3

-----I N D E X-----

APPLICATION#	ADDRESS	PAGE
2025-9	29 West Sunrise Highway	5-35

1  
2 DEPUTY CHAIR CAREY: Good evening,  
3 everyone. Welcome to our meeting of the  
4 Freeport Zoning Board for August 21, 2025.  
5 Please join me in the Pledge of Allegiance.

6 (Pledge of Allegiance recited.)

7 DEPUTY CHAIR CAREY: Thank you. I'd  
8 like to enter a motion to approve the minutes  
9 of the last meeting, please.

10 MEMBER JACKSON: So moved.

11 MEMBER HAWKINS: Second.

12 THE CLERK: All in favor.

13 MEMBER HAWKINS: Aye.

14 MEMBER MINEO: Aye.

15 ALTERNATE MEMBER RODRIGUEZ: Aye.

16 MEMBER JACKSON: Aye.

17 DEPUTY CHAIR CAREY: Aye.

18 THE CLERK: Any opposed?

19 DEPUTY CHAIR CAREY: Is there any  
20 Affidavits of Publication and Posting to be  
21 entered into the record as exhibits this  
22 evening?

23 THE CLERK: I have one Affidavit of  
24 Publication and one Affidavit of Posting.

25 (WHEREUPON, the above-referred to

1 documents were marked as Board's Exhibits, in  
2 evidence, as of this date.)

3  
4 DEPUTY CHAIR CAREY: Are there any  
5 requests for adjournment this evening.

6 THE CLERK: We have one request for  
7 adjournment for Application 2024-20, 19  
8 Suffolk Street.

9 DEPUTY CHAIR CAREY: I'd like to make  
10 a motion for someone to adjourn 19 Suffolk  
11 Street, Marine Commerce.

12 MEMBER HAWKINS: So moved.

13 ALTERNATE MEMBER RODRIGUEZ: Second  
14 that.

15 MEMBER JACKSON: Abstained from the  
16 vote.

17 THE CLERK: All in favor.

18 MEMBER HAWKINS: Aye.

19 MEMBER MINEO: Aye.

20 ALTERNATE MEMBER RODRIGUEZ: Aye.

21 DEPUTY CHAIR CAREY: Aye.

22 THE CLERK: Any opposed?

23 MEMBER JACKSON: I'm abstaining.

24 DEPUTY CHAIR CAREY: At this point we  
25 have one item on the calendar. Before we

1  
2 hear that application, I'd like to ask if  
3 anyone would like to speak for or against an  
4 application this evening that they please  
5 fill out one of the forms in the rear, the  
6 white forms, and bring it with your name on  
7 it and give it to the clerk, please.

8 Call our first and only application  
9 this evening.

10 THE CLERK: First application is  
11 Number 2025-9, 29 West Sunrise Highway,  
12 Business B, Section 55, Block 21, Lot 20,  
13 Marcelo Kohan. Change of use to Medical  
14 Office. Variances: Village Ordinance  
15 Section 210-6A, Section 210-172 Required  
16 parking spaces.

17 DEPUTY CHAIR CAREY: Before we begin,  
18 I just want to make sure if anyone is here to  
19 speak for or against the application that has  
20 been adjourned, 19 Suffolk Street, that has  
21 adjourned this evening. I just want to make  
22 that clear.

23 THE CLERK: We have an Affidavit of  
24 Mailing.

25 (WHEREUPON, the above-referred to

document was marked as Board's Exhibit 1, in evidence, as of this date.)

M A R C E L O K O H A N,

having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

COURT REPORTER: Please state your name and address for the record.

THE WITNESS: My name is Marcelo Kohan, architect. My address is located at 2963 Holiday Park Drive in Merrick, New York. I'm representing my client, Dr. Singh, for the property located at 29 West Sunrise Highway. This is regarding the parking variance required for medical space. We know that the property is located in the commercial district Business Zone. There was originally a music store, and now we're converting it to a medical place.

Per code, we are supposed to provide six parking spaces. As you know, there is only street parking available for this commercial strip. The existing open area in the rear of the property there is an easement

1  
2 which is being used for parking maybe for the  
3 building in the back, which is 22 Pine  
4 Street. My client occupies one space to the  
5 portion adjacent, maybe he can park his car  
6 in there.

7 For his practice in Freeport, my  
8 client will use the same strategy he uses in  
9 his current office in Laurelton, Queens and  
10 provide shuttle service for the vast majority  
11 of patients who are unable to drive by  
12 themselves. His shuttle runs back and forget  
13 as needed. He will use the same kind of  
14 shuttling. If there is no street parking  
15 available for the building for when the  
16 shuttle is needed, the shuttle can drop off  
17 and pick up patients in the rear entrance,  
18 which is accessible from the easement in the  
19 rear of the property. I have pictures I can  
20 show you, in case you have any questions. I  
21 can show you.

22 It's been the case of the  
23 establishment in the commercial zone, no  
24 parking has been provided for this spot on  
25 Sunrise Highway. This change of use

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

proposed, along with the shuttle service provided, we believe it will not be a detriment to existing parking conditions on the block.

My client Dr. Singh, he runs a pain management, that's his specialty. His office has one acupuncturist and one physical therapist, and, of course, the wellbeing. Thank you very much.

If you'd like, I can show you some pictures. I can show you what we're talking about. Obviously, this is our building and this is the back, this easement. There's a back entrance to our building.

DEPUTY CHAIR CAREY: Would you mind putting it on the bench, maybe it will be easier, then you can point to it.

MR. KOHAN: I'm sorry. Technical difficulty. I couldn't bring an easel.

So, in any case, what I wanted to show you is, this is the building, the front of the building, street parking. We have the rear. This the rear entrance, there's an easement. The shuttle bus will be able to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

access to the back and drop off and pick up patients through there. Right now the easement is for parking mainly for the building 22 Pine Street, as I described before.

MEMBER HAWKINS: Did you say your client is able to lease one spot in the back?

MR. KOHAN: I don't know. I think he told me that he's allowed to use one spot for himself if he needs to. I don't know if he's using it. I don't know. I don't know the intricate items. I know he told me he's allowed to use one space for himself.

MEMBER HAWKINS: One spot.

MR. KOHAN: Only one spot for himself.

DEPUTY CHAIR CAREY: Let me ask you a question. On the left-hand bottom photograph, that's a parking lot to the rear?

MR. KOHAN: That's the easement.

DEPUTY CHAIR CAREY: Parking for whom?

MR. KOHAN: From this yellow building, 22 Pine Street.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

DEPUTY CHAIR CAREY: What do they do in that building?

MR. KOHAN: They have offices. There is a sign. On the parking somewhere that it's only to be used for the offices of that particular building.

DEPUTY CHAIR CAREY: Where would the shuttle bus be coming from and to? They pick up the patients from home to the doctor's office?

MR. KOHAN: Right. Most of his patients are near Valley Stream. My accent is acting up today. So, most of his patients are in the area of Lawrence and Valley Stream, and he does provide shuttle service. He picks them up and brings them to. He collects at certain times and brings them to his office.

MEMBER JACKSON: The shuttle runs the entire time he's opened?

MR. KOHAN: I'm sorry?

MEMBER JACKSON: The entire time he is open, the shuttle runs?

MR. KOHAN: Yes.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

DEPUTY CHAIR CAREY: Is he closing his Laurelton office or expanding?

MR. KOHAN: No, he doesn't want to pick up practice, he just wants to relocate.

DEPUTY CHAIR CAREY: Have you talked to any of the people or has your client talked to any of the surrounding neighbors to see if there's any spots he could possibly use for any other people that might drive? Parking, obviously, is an issue.

MR. KOHAN: I'm not aware of that. However, I do know that -- like I said before, this is a commercial strip and it's been like that since its conception. Basically, the parking area on the street is first come, first serve. If not, go around and find a spot.

DEPUTY CHAIR CAREY: There is parking in the front of the building on the street?

MR. KOHAN: Yeah, there's four -- six or seven spots, actually.

MEMBER HAWKINS: Does he have a written agreement from the landlord or whoever is agreeing to use that one

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

particular spot?

MR. KOHAN: I'm not aware of that. I don't think that one spot will make a difference anyway. He, himself, he can drive around and find a spot, if he doesn't find. He doesn't have any need to park in the back. I'm not aware of any agreement that he has with anybody regarding the use of that spot in the back.

MEMBER JACKSON: He did have an agreement, it would be one less spot. That was the concern.

MR. KOHAN: You're right. He told me -- what he told me was that he was sure, he was certain he had an agreement that he is able to use that spot for his car. I don't know what kind of agreement he made.

DEPUTY CHAIR CAREY: It will be himself, an acupuncturist, physical therapist, and also a receptionist/administrator. Four people working in the office at one time, generally?

MR. KOHAN: Yes.

DEPUTY CHAIR CAREY: Those people all

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

drive?

MR. KOHAN: I think. I'm sure that they drive. But again, per code, we're supposed to provide six parking spaces for the whole building.

MS. UNGAR: If I may interject for a moment. The code section, as published in the notice is correct. However, it appears to be, the actual denial letter, may have a mathematical error. The code requires one parking space each 400 square feet of floor area for the building, which is six just for the 2,075 square foot building, plus parking spaces for two cars for the business, which is kind of the employee allocation, if you will. So, the actual number of parking spaces that is required for this size building is eight parking spaces. The publication is still valid because it published the correct code section. I wanted the Board to be aware that it's actually an eight parking space variance that is required.

MR. KOHAN: When we first filed the

1  
2 application, it was reviewed by the Building  
3 Department, and that was what it was  
4 determined that we needed to have. So, it  
5 was the Building Department itself that said  
6 that we need to provide six parking spaces.

7 DEPUTY CHAIR CAREY: As the  
8 architect, did you find out the age of  
9 building when it was built. Probably 1910?  
10 Do you know the age?

11 MR. KOHAN: I think it's in the  
12 1930's.

13 MEMBER JACKSON: Is your client  
14 renting the second floor also?

15 MR. KOHAN: Yes. The building, like  
16 I said, there is an apartment on the second  
17 floor. When he bought the building, the  
18 tenant came with it. The tenant is still in  
19 there.

20 MEMBER JACKSON: There's a tenant on  
21 the second floor?

22 MR. KOHAN: Yes, there is. Actually,  
23 there's a separate entrance here. There's a  
24 door here that provides access to the second  
25 floor.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MEMBER JACKSON: You have 14 seats in the waiting room. Do they expect to have 14 patients there at all times?

MR. KOHAN: No, not all the time. That will be the most.

MEMBER JACKSON: But sometimes he would?

MR. KOHAN: Sometimes some patients may come occupied by somebody.

MEMBER JACKSON: Fourteen people?

MR. KOHAN: I mean, there is room for 14 people. I think he can. He's not going to have more than 11 people, 11 people at one time.

MEMBER MINEO: How many spaces are currently allocated for the physical therapy? Meaning, how many tables or area for physical therapy?

MR. KOHAN: There's only -- I have the plans. There is one. If you look at the first floor plan, towards the back is physical therapy, only one large area. Then we have procedure room, and then we have acupuncture, and we have two examination

1  
2 room. There's some equipment and they go  
3 from one space to the other to use  
4 examination room. Only three doctors: Him,  
5 and then acupuncturist, and the physical  
6 therapist. That's all we have. No more  
7 room.

8 MS. UNGAR: The site plan shows that  
9 the front portion of the building is  
10 two-story.

11 MR. KOHAN: Yes.

12 MS. UNGAR: What is going on with the  
13 second floor?

14 DEPUTY CHAIR CAREY: It's a rental  
15 apartment.

16 MR. KOHAN: This is the two-story  
17 portion of the building. This is the  
18 two-story portion of the building. There's  
19 an apartment above. But the apartment  
20 doesn't go the entire length of the building,  
21 it's occupied half.

22 MS. UNGAR: Understood. That part is  
23 remaining status quo?

24 MR. KOHAN: Yes.

25 MEMBER JACKSON: Did he buy the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

building.

MR. KOHAN: He bought the building.

DEPUTY CHAIR CAREY: Do you know how many seats the shuttle bus has on it, how big of a van is it?

MR. KOHAN: All I know is it's the same size that they use at the airport, those shuttle buses. Same size as that. But I don't know exactly how many seats it has. All I know is that the shuttle bus, he told me, goes back and forth as needed. He tries to accommodate the patients in a way that he can get them -- most of them, one treatment constantly. If needed, he does it. That's the way he practices his office in Queens.

MEMBER HAWKINS: What are his hours of operation?

MR. KOHAN: Hours of operation usually goes from, like, 10:00 a.m. to 5:00 p.m.

Like I was saying before, in this area it has always been a commercial strip. So there, the parking conditions did not change in all this time. Before he bought

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the building it was used as a music store and now we change the use of it. We don't believe we are increasing the noncompliance for the parking requirement.

MEMBER MINEO: Do you know upstairs, how many vehicles?

MR. KOHAN: I have seen one. I only saw the one. I don't know. I cannot tell you.

DEPUTY CHAIR CAREY: Is there anything you would like to add? I don't have any other questions?

MEMBER JACKSON: Jen, I have a question. With the apartment upstairs, would there be additional parking for the entire building?

MS. UNGAR: It is part of the parking. I suspect the Building Department did not include that in the calculations, since there is no change from what is presently there. They are looking purely as to the change of this space.

MR. KOHAN: Right, no change on the outside. All the work they are doing is

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

interior.

DEPUTY CHAIR CAREY: If you're finished with your testimony, maybe there might be some people.

MR. KOHAN: Sure. I was waiting for you to direct me.

DEPUTY CHAIR CAREY: Why don't we see if that's the case, then you can come back if anymore questions come up during the course of discussion.

Is there anyone here to speak for or against this application, at this time?

THE CLERK: Ratan Halder. Please come up to the podium.

R A T A N H A L D E R,  
having been first duly sworn by a Notary Public of the State of New York, was examined and testified as follows:

COURT REPORTER: Please state your name and address for the record.

MR. HALDER: Ratan Halder. 38 Light House Point Road, Huntington, New York 11743.

Good evening, members. My name is Ratan Halder, as I mentioned. Me and my

1  
2 wife, Michelle, own the building at 22 Pine  
3 Street which was talked about. So, we do  
4 have a small parking lot. And I personally  
5 don't have an opinion about this variance  
6 application, other than the fact that a  
7 medical office building is a good thing for  
8 the people, for the business industry. We  
9 have been in Freeport for the last 40 years  
10 and we have, all these years, seen Freeport  
11 coming along well, and we encourage that.

12 The problem with the parking that is  
13 being talked about, that one spot in the back  
14 of the building, it is a problem for us, as  
15 it is the access to the parking lot is  
16 permitted use we have and it is barely  
17 adequate for ours.

18 MEMBER JACKSON: Is the parking lot  
19 in the back of your property?

20 MR. HALDER: Yes.

21 DEPUTY CHAIR CAREY: There will not  
22 be one space available? Your office space,  
23 22 Pine, will that parking space that the  
24 gentleman presented about where he said he  
25 can use, it does not exist?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. HALDER: No, it's not available. There is no way to get to that space in the back. It's an enclosed space. It used to be a fence, which is no longer there, but I don't know how you get to that space. It's barely eight foot wide. It's not quite wide enough for a parking spot. I don't know. I have no idea how to get there to the parking lot coming from Pine Street.

MEMBER JACKSON: I have a question. He also mentioned a shuttle bus to drop patients off at that property. Is that something you would allow or not allow?

MR. HALDER: Well, it depends how big the bus is. We do have trouble with ingress/egress. Again, I'm generally in support of the usage. If it helps the Village, it helps everybody else. But I would have to see what the bus schedule is are how it would be done.

MEMBER JACKSON: Of course.

DEPUTY CHAIR CAREY: What kind of businesses are operating there? Do you have many employees that come and stay all day or

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

do they come at certain times?

MR. HALDER: I don't occupy. I'm the owner.

DEPUTY CHAIR CAREY: I thought you were owner occupied.

MEMBER HAWKINS: You never had a discussion with his client regarding that one spot?

MR. HALDER: No. Nobody approached me.

DEPUTY CHAIR CAREY: But it could have been one your tenants that had a discussion with him.

MR. HALDER: I don't know that the tenants have the authority to discuss that with anybody else. The question can be answered.

DEPUTY CHAIR CAREY: Anything else you'd like to add?

MR. HALDER: No. Again, I'd just like to finish by saying I personally have no objection to the usage, it is good for the Village. But the parking, many buildings don't have any parking. Fortunately, the

1  
2 Village provides the use of parking lots in  
3 addition to street parking. Some are meter,  
4 some are not. There is meter parking across  
5 from Pine Street, but not, I think, across  
6 the street from the firehouse. There is  
7 larger parking space, parking lot rather.  
8 And there's a third one on the other side of  
9 Main Street. So, people do business, they  
10 are making it, making it through and thriving  
11 in some case where the parking is available.  
12 There is this Pine Street with one row  
13 parking available all day long. The other  
14 side, southerly side, during the school  
15 hours, it's not available parking. I believe  
16 it's 9:00 to 4:00, but that's okay. That's  
17 safety for school people.

18 My point is that parking that's on  
19 the southerly side of Pine Street which is no  
20 parking, a lot of spaces there can be used  
21 past 4:00 clock in the afternoon. The timing  
22 could be properly scheduled for that as well.

23 DEPUTY CHAIR CAREY: Thank you. Does  
24 anyone have any questions?

25 MEMBER JACKSON: No. Thank you.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. HALDER: Thank you.

THE CLERK: Next is Menalos Samaroy.

M E N A L O S            S A M A R O Y,  
having been first duly sworn by a Notary  
Public of the State of New York, was  
examined and testified as follows:

COURT REPORTER: Please state your  
name and address for the record.

MR. SAMAROY: Menalos Samaroy  
representing 15, 17 and 19 Sunrise Highway.  
I'm in between that property and his  
property.

DEPUTY CHAIR CAREY: 15, 17 and what?

MR. SAMAROY: Nineteen. So, I have  
three storefronts there in the front.  
There's three spaces right there, and then  
one in front of his building, four spots on  
Sunrise. It's public parking, so it's like  
whoever gets there first for their use. My  
concern is my businesses have clients that  
come and stay for maybe 20 minutes. It's an  
insurance company. And we do have medical  
already there on the corner, and one of the  
doctors parks, has a large sedan, 7 Series,

1  
2 and parks it there the whole day in the  
3 front. And then, you know, getting on the  
4 backside with the school, it's tight back  
5 there, a lot of traffic, especially during  
6 school. That parking spot around the back,  
7 it's actually an easement, it's not a parking  
8 spot. He wouldn't be able to park there.  
9 There's a door that opens up. You would be  
10 blocking egress. You could park there for  
11 maybe ten minutes, unload something, but not  
12 for the doctor to park there the whole day.

13 Basically, we would love to have  
14 another medical property, but if it's  
15 affecting the parking from my tenants and the  
16 doctor is parking their large vehicles there  
17 in the front from 9:00 to 5:00, it's really  
18 bad for my tenants, right?

19 MEMBER HAWKINS: You're a tenant.  
20 Where do your customers normally park?

21 MR. SAMAROY: They usually come on  
22 foot or park right in the front. Now we  
23 have, like, an empty auto repair shop that  
24 people are using like the overspill. People  
25 are parking there. I don't know if they're

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

going to start towing, what's going to happen with that.

MS. UNGAR: Are there any time restrictions on parking for that section of Sunrise Highway?

MR. SAMAROY: There's one metered spot. I don't think there is any time restriction, but on the back there are time restrictions.

MS. UNGAR: You mentioned there is a concern about having the doctor shows up and parks there for eight hours straight. Perhaps it's something, if this were approved, something to consider about the Village enacting a vehicle and traffic restriction perhaps.

MR. SAMAROY: Maybe two hours. Then somebody would have to police that, spray the tires, right?

MS. UNGAR: Our parking meter attendants are pretty diligent in their work.

DEPUTY CHAIR CAREY: That gives us more insight into the neighborhood. We appreciate you coming out.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. SAMAROY: Thank you.

DEPUTY CHAIR CAREY: Is there anything else you want to add?

MR. SAMAROY: Even if they helped out on the backside, you know, parking on the backside and changed the hours with that, so we can park in the back. I believe during the school hours it's restricted. I'm not sure what the rules are.

MS. UNGAR: It's heavily restricted on school days, because if it wasn't, just the traffic around the school, suspect teachers getting there at 7:00 would take up every single available space.

MR. SAMAROY: Correct. I remember I was doing some work in the backyard and was watching through the back, I was like there wasn't really a space for me to park. On the backside, sometimes they have a police barricade there and the street is shut down. If they are saying they are going to be pulling a big shuttle bus into the back, that might be difficult when it's congested back there during the school hours.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. UNGAR: I think that's something that should be investigated with the police. You are right, there is a section where they put up the barricades.

MR. SAMAROY: If they did approve it, it will be nice to help us out. We're losing the front, try to help us out. I know the school. I don't know if it's possible, you know.

MS. UNGAR: I think with the school there, anything that was tried to offset would immediately be taken up plus more. I'm not sure that any relaxation on Pine Street would alleviate the parking situation for 15, 17 and 19.

MR. SAMAROY: And the municipal lot that is right there, that's limited to two hours, I believe.

MS. UNGAR: I don't know the specifics with that. It's also small.

MR. SAMAROY: There's a bigger one further down.

MEMBER HAWKINS: By the firehouse, correct?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. SAMAROY: Yeah. How long can you park there, do you know?

MEMBER HAWKINS: I'm not sure.

MR. SAMAROY: Probably two hours. That's good enough for my tenants. I don't have a problem with it. I'm thinking about where the doctor is going to park.

DEPUTY CHAIR CAREY: You bring up good questions about what size the shuttle bus is, where are they going to go? Are they going to come to the front rather than the back. We'll address in a minute, once we're done. We appreciate it. Does anyone else have questions for our speaker?

(No response was heard.)

DEPUTY CHAIR CAREY: Thank you. So much.

Do we want to go to the next person to speak or do you want to address as the questions come up?

THE CLERK: There are no further speakers.

DEPUTY CHAIR CAREY: Do you want to address? You could try to address it.

1  
2 MR. KOHAN: I can get for you the  
3 exact specifications, the size I mentioned.  
4 Also I just wanted to point out that this  
5 office is right across the street from the  
6 train station. I'm sure that people needed  
7 to, they could also come by train, Uber,  
8 taxi. Not only people, the basics that my  
9 client has, not all people have cars, many of  
10 them don't. So, they would have to come by  
11 public transportation as well.

12 The parking issues that we have are  
13 not only for my client, it's for everybody.  
14 I would say the storefront, that strip, we  
15 all face the same problem, located in a  
16 Business zone. We are willing to do whatever  
17 we can do to make the place better.

18 DEPUTY CHAIR CAREY: I don't know  
19 where we should -- we shouldn't really close,  
20 I think. In my opinion, we need more  
21 information before we approve your  
22 application. We don't want to close the  
23 hearing at this time. We'll keep it open and  
24 you can come back to us with the size of the  
25 shuttle bus, how many people are on the

1  
2 shuttle bus, where it's going to be dropping  
3 patients off in the front, and a parking spot  
4 for either the tenant or the owner of the  
5 building. Your client had a different  
6 conversation with someone else. Maybe we  
7 could --

8 MS. UNGAR: We need a couple of  
9 things. If there really is some apparent  
10 parking space, we need to mention it's a  
11 legal size space. Also, as you mentioned,  
12 you have to travel through their property to  
13 access it, which is not certainly, without  
14 knowing the specifics, may not be their  
15 absolute right to do so. I don't know what  
16 kind of easement or agreements they have to  
17 access the back of the building. That's  
18 something we need more information about.

19 I also would like to get information  
20 from the police, in terms of when they  
21 barricade the street during school hours. I  
22 don't know what that looks like. I'm sure  
23 it's not an absolute, because people do have  
24 to get to and from there, but I don't know if  
25 moving a barricade every time a shuttle bus

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

needs to come down if that's going to be a practical approach to access the back of the building.

Finally, I do want to confirm with the Building Department the number of parking spaces. I believe there was an error in that calculation in the denial letter.

So, those are my concerns. So, I think it would make the most sense -- and also still, additionally, we are waiting anyway from the Nassau County Planning Commission. It's not possible to render a decision tonight anyway. Given it's not possible, I think it's best to adjourn this until next month so all those questions can be investigated and hopefully resolved and have a bit more information next month so we will be able to conclude the hearing at that time and go from there.

DEPUTY CHAIR CAREY: Does that sound logical?

MR. KOHAN: Yes.

DEPUTY CHAIR CAREY: You get your client to gather the information and bring it

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

to us.

MR. KOHAN: No problem. I don't know do we need to file anything again for this next meeting?

MS. UNGAR: No nothing to be filed. If there is a change in the parking calculations, you will get an updated letter. But that's not something that you need to do anything with. You just may need to be aware that it may be eight spaces instead of six, but there's nothing in addition your client has to do besides someone should show up next month and be able to answer anymore questions or issues that should arise.

MR. KOHAN: Okay. Thank you very much.

DEPUTY CHAIR CAREY: At this time, I'd like to make a motion to adjourn this application to next month.

MEMBER JACKSON: So moved.

MEMBER HAWKINS: Second.

THE CLERK: All in favor.

MEMBER HAWKINS: Aye.

MEMBER MINEO: Aye.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ALTERNATE MEMBER RODRIGUEZ: Aye.

MEMBER JACKSON: Aye.

DEPUTY CHAIR CAREY: Aye.

THE CLERK: Any opposed.

(No response was heard.)

DEPUTY CHAIR CAREY: Are there anymore applications tonight? I don't believe there are.

THE CLERK: No, there are not.

DEPUTY CHAIR CAREY: At this time I'd like to entertain a motion --

MS. UNGAR: Actually, Madam Chair, we have a decision to be read into the record right now, if we're able to do that.

DEPUTY CHAIR CAREY: Yes.

MEMBER MINEO: Madam Chair, regarding Application 2025-8 for the premises located at 163 Putnam Avenue, Freeport, the applicant comes before this Board seeking a variance from Village Ordinances 210-6A, 210-35 seeing approval for a proposed eight foot by 12.5 foot storage shed.

I, Anthony Mineo, move that this Board make the following findings of fact:

1  
2 A public hearing was held on July 17,  
3 2025 wherein applicant, Edward Wojcik, spoke  
4 on behalf of his application. He explained  
5 that he is trying to put up a pre-fab storage  
6 shed in his backyard. He explained that his  
7 backyard is small, 80 feet side by only 29  
8 feet deep. The rear of his property borders  
9 the Freeport Water Department property. He  
10 is trying to place a shed against his back  
11 fence and the eastern fence on his property.  
12 His proposed setbacks are eight inches on the  
13 side and rear. He is planning to install the  
14 shed partially over an existing crushed stone  
15 area that he had previously used as a patio.  
16 That area is approximately eight feet wide,  
17 which is the width of the shed proposed.  
18 There is about 11 feet from the fence to a  
19 berry patch in his yard. He indicated that  
20 he could adjust it a little bit. There are  
21 three feet between the crushed stones and the  
22 berry bushes, and that path hooks around the  
23 back of the berry bushes to a gate that is  
24 used to access the security perimeter with  
25 the Water Department. He maintains the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

perimeter and trims the trees to help keep mosquitos at bay.

The Board discussed potentially moving the shed somewhat off of both fence lines to give more room on the neighbor's side, as well as to the Water Department property. The proposed distance of eight inches from the neighbor's property is too close. Therefore, the Board will approve a three foot side yard setback and the requested eight inch rear setback.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community, if such variance were to be granted. The Board has determined:

a. That an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance.

b. That the benefit sought by the

1  
2 applicant cannot be achieved by some method,  
3 feasible for the applicant to pursue, other  
4 than an area variance. With the layout of  
5 the yard, relaxing the side and rear setback  
6 is reasonable.

7 c. That the requested area variance  
8 is insubstantial.

9 d. That the proposed variance will  
10 not have an adverse effect or impact on the  
11 physical or environmental conditions in the  
12 neighborhood or district, and

13 e. That the alleged difficulty was  
14 self-created, but this is not dispositive.

15 2. The Board, as lead agency, has  
16 determined that this action is a Type II  
17 action under SEQRA and no further review is  
18 required.

19 I further move that this application  
20 be granted, subject to the following  
21 conditions:

22 1. Applicant/Owner must comply with  
23 all the Rules and Regulations of the Village  
24 of Freeport.

25 2. Applicant must obtain the required

1  
2 permits from the Building Department.

3 3. This application for variances is  
4 being granted on the basis of the specific  
5 use proposed. If anything in this  
6 application is to change, the applicant must  
7 return to the Board for further review.

8 4. The Board is approving the eight  
9 inch rear yard setback as requested and  
10 modified three foot side yard setback.

11 MEMBER JACKSON: I second.

12 THE CLERK: All in favor.

13 MEMBER HAWKINS: Aye.

14 MEMBER MINEO: Aye.

15 ALTERNATE MEMBER RODRIGUEZ: Aye.

16 MEMBER JACKSON: Aye.

17 DEPUTY CHAIR CAREY: Aye.

18 THE CLERK: Any opposed?

19 (No response was heard.)

20 DEPUTY CHAIR CAREY: At this time I'd  
21 like to make a motion to close the meeting.

22 MEMBER JACKSON: I move to close the  
23 meeting.

24 ALTERNATE MEMBER RODRIGUEZ: Second.

25 THE CLERK: All in favor.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

August 21, 2025

40

MEMBER HAWKINS: Aye.

MEMBER MINEO: Aye.

ALTERNATE MEMBER RODRIGUEZ: Aye.

MEMBER JACKSON: Aye.

DEPUTY CHAIR CAREY: Aye.

THE CLERK: Any opposed.

(Time Ended: 7:11 p.m.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

August 21, 2025

41

C E R T I F I C A T E

I, BETHANNE MENNONNA, a Notary Public within and for the State of New York do hereby certify that the foregoing is a true and accurate transcript of the proceedings, as taken stenographically by myself to the best of my ability, at the time and place aforementioned.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of September, 2025.

*BethAnne Mennonna*

\_\_\_\_\_  
BETHANNE MENNONNA