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INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD

MUNICIPAL BUILDING
46 North Ocean Avenue
Freeport, NY 11520

July 17, 2025
6:30 p.m.

M E M B E R S:

JENNIFER L. CAREY	DEPUTY CHAIR
BEN JACKSON	MEMBER
ANTHONY J. MINEO	MEMBER

* * *

LISA DEBOURG	DEPUTY VILLAGE CLERK
ROBERT McLAUGHLIN	DEPUTY VILLAGE ATTORNEY
SCOTT BRAUN	BUILDING DEPARTMENT

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July 17, 2025

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-----EXHIBITS-----

BOARD'S FOR I.D. PAGE

1 Affidavit of Publication 5

2 Affidavit of Posting 5

* * *

APPLICATION 2025-8

BOARD'S FOR I.D. PAGE

1 Affidavit of Mailing 6

APPLICANT'S

A Three photographs 7

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July 17, 2025

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

APPLICATION#	ADDRESS	PAGE
2025-8	163 Putnam Avenue	7-17

* * *

July 17, 2025

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2 DEPUTY CHAIR CAREY: Welcome everyone
3 to the July 17, 2025 meeting of the Zoning
4 Board of Appeals. Please rise again for the
5 Pledge of Allegiance.

6 (Pledge of Allegiance Recited.)

7 DEPUTY CHAIR CAREY: So at this time
8 I would like a motion to approve the minutes
9 from the last meeting.

10 MEMBER JACKSON: So moved.

11 MEMBER MINEO: Second.

12 THE CLERK: All in favor.

13 MEMBER MINEO: Aye.

14 MEMBER JACKSON: Aye.

15 DEPUTY CHAIR CAREY: Aye.

16 THE CLERK: Any opposed?

17 (No response was heard.)

18 DEPUTY CHAIR CAREY: At this time are
19 there any Affidavit of Publication and
20 Posting to be entered into the record as
21 exhibits?

22 THE CLERK: We have one Affidavit of
23 Publication and one Affidavit of Posting to
24 be placed in the record as Board exhibits.

25 (WHEREUPON, the above-referred to

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

DEPUTY CHAIR CAREY: Are there any requests tonight for adjournment?

MR. McLAUGHLIN: There's no request for adjournment, but there is one case, the second case, Application 2024-20, which would be administratively adjourned due to a lack of quorum.

DEPUTY CHAIR CAREY: Thank you for that.

Before we begin on the first application tonight, if anyone would like to speak for or against an application, there's a little piece of paper in the back. Fill your name out and bring it to the clerk so we can have you speak for or against the application. Thank you.

At this time would call the first application for this evening?

THE CLERK: Application Number 2025-8, 163 Putnam Avenue, Residence AA, Section 55, Block M, Lot 209. Edward Wojcik. Proposed eight foot by 12.5 foot storage

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2 shed. Variances: Village Ordinance 210-6A,
3 conformity required, 210-35 required yards.

4 I have an Affidavit of Mailing to be
5 placed on the record as a Board exhibit for
6 this application.

7 (WHEREUPON, the above-referred to
8 document was marked as a Board's Exhibit, in
9 evidence, as of this date.)

10 E D W A R D W O J C I K,
11 having been first duly sworn by a Notary
12 Public of the State of New York, was
13 examined and testified as follows:

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

16 MR. WOJCIK: Edward Wojcik. Address
17 is 163 Putnam Avenue, Freeport. I've been
18 there for 30 years a resident, and I'm trying
19 to improve my land. That's why I'm here, to
20 test the permit. I want to erect a shed in
21 the corner of my yard. I brought pictures
22 here. They might help, they night not. I
23 don't know.

24 DEPUTY CHAIR CAREY: We liked to
25 enter them as an exhibit. Give it to the

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Court Reporter.

(WHEREUPON, the above-referred to document was marked as Applicant's Exhibit A, for identification, as of this date.)

DEPUTY CHAIR CAREY: Go ahead, sir.

MR. WOJCIK: I'm trying to erect a shed in my backyard, a pre-fab shed that was purchased. There's very little room in my yard. My yard is 80 feet wide by 29 feet deep. My property borders -- the south fence of my property borders on the water pumping station, the well station, so there's really nobody behind me. I have two neighbors. I'm trying to put this shed against the back fence and against the eastern fence because I have no real room. If I use a five foot --

MEMBER JACKSON: Setback.

MR. WOJCIK: Yeah, that, the setback. If I use the five foot setback, essentially the north and south of the shed would be in the middle of my yard. It would be like an eight foot section in the front and a five foot section behind it. The yard being small, my wife and I -- if you look at the

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2 pictures, you'll see that these pictures kind
3 of describe it. The first picture was taken
4 on the west side of my property along the
5 back line of my house. You can see the house
6 on the corner there. The second picture is
7 the middle of the yard. The third picture
8 shows the eastern side of my property.

9 This is really the only space that's
10 available in my yard to put any kind of a
11 shed or storage facility up. Again, I'm
12 getting old and I can't move the furniture
13 into the garage anymore. It's becoming a
14 problem, because the wood furniture is
15 getting ruined by the snow, sleet and rain
16 and everything in the winter like that. So,
17 I'm asking for a variance, because it kind of
18 makes sense for me to kind of stick it in the
19 corner a little bit.

20 If you look at this picture, that
21 platform, that crushed stone thing I was
22 using as a little patio is about eight feet
23 wide. It's about the size of the shed, maybe
24 I can adjust it a little bit. You can see
25 there is only 11 feet of space there. So,

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2 that's my berry patch on the right-hand side
3 of the picture. My neighbors wisteria needed
4 to be trimmed.

5 I also have trees from the water --
6 the well stations overgrowing on my property
7 a little bit. It kind of cuts off all the
8 sunlight, makes it difficult to grow things,
9 so we kind of gave up on growing up stuff
10 there, and put a patio in, like a sitting
11 place. Hopefully you will allow us to put in
12 a shed.

13 MEMBER JACKSON: I see what you're
14 saying about the rear yard. I don't quite
15 understand about the side yard. You have 80
16 feet in width.

17 MR. WOJCIK: I'm sorry, what was the,
18 question?

19 MEMBER JACKSON: I don't understand
20 why it needs to be up against the fence on
21 the side yard, why you're requesting that.

22 MR. WOJCIK: Well, because there's a
23 three foot path next to the eight foot
24 crushed stone. It's not a foundation, it's
25 just a place. But there's berry bushes right

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2 next to that. I have raspberry, blueberry
3 that feed the birds, stuff like that. There
4 is also a gate that my wife and I use to get
5 access to the your water -- the security
6 perimeter. We keep that perimeter clean.
7 There are people that come in and do it once
8 or twice a year thing. We try to trim the
9 trees and stuff like that because the
10 mosquitos are horrible. We maintain that
11 area a little bit and we need access. There
12 is a gate. It doesn't show you, but it's on
13 the right-hand side of the picture. There is
14 not a lot of space there.

15 DEPUTY CHAIR CAREY: In the third
16 picture, is the gravel a bed you put down for
17 the shed or is the gravel what you have been
18 using to sit on?

19 MR. WOJCIK: I was using it initially
20 to the sit and to put furniture on, to relax,
21 whatever. We also use it to kind of store
22 stuff. In the wintertime we move everything
23 out of the way so we keep the ground clear.

24 DEPUTY CHAIR CAREY: Is that siding
25 on top? What is that blue thing or object in

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the corner above the gravel that's got white pieces of siding on it?

MR. WOJCIK: Yeah. That's the shed.

DEPUTY CHAIR CAREY: That's the shed you bought?

MR. WOJCIK: Yes.

DEPUTY CHAIR CAREY: If you have eight inches to the fence, and granted you don't have anyone behind you, but you have a neighbor to your east and to you west, you said. The reason why we have the five foot setback is for safety reasons, for people to get access, fire safety, in the event of a fire if anyone is in the area. So, the reason why we have it is for that reason. Eight inches is really tight. You have 80 feet. You're saying you can't do it because your blueberry bushes are in the way. I see there's a little bit of -- I don't know how many feet that is, I can't judge. You could move it away from the fence on one side, and it would be a little more safe. Since no one is in the rear of you, it would be a little less of an issue.

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MR. WOJCIK: You're right. I could do that, if that was what needs to happen. I need a storage facility. That's the most important part of my request here. If we need to move this or extend it and get it over. There's a three foot path. That path is three foot.

DEPUTY CHAIR CAREY: That path is a grass path?

MR. WOJCIK: It's grass. It's three foot and it hooks around the back and gives access to the gate that goes behind our property that we try to keep clear.

DEPUTY CHAIR CAREY: That would give you room for a path to go towards the fence, if you moved it a little bit. I know you have a garage right there and there is not much room to maneuver that. On the side yard, it seems you have more space and safe for your neighbors.

MR. WOJCIK: Okay, that's acceptable. It wasn't the optimal solution for me, but that's acceptable.

MEMBER JACKSON: Is that your fence

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in the back?

MR. WOJCIK: Yes.

MEMBER JACKSON: Couldn't you move the gate over, if you had to?

MR. WOJCIK: You should see how much concrete they poured when they set those poles.

DEPUTY CHAIR CAREY: Behind your fence -- you built your fence a little away from the water area.

MR. WOJCIK: No. I had my property surveyed, and they staked the corners, and we built the fence on the corners where they're supposed to be. Actually, my neighbor had issues with her fence. I don't know if you remember that case, but they used my fence line to put up the chain link fence they put behind her house.

DEPUTY CHAIR CAREY: I was wondering if there was any room to maneuver.

MR. WOJCIK: I was not going to put a brand new fence up on our property. That was not happening.

DEPUTY CHAIR CAREY: Understood.

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MR. WOJCIK: I'm not looking for problems or anything. I just want to try to get things situated properly. That's why I'm here today.

MR. McLAUGHLIN: How big is the shed you bought?

MR. WOJCIK: It's 12.5 deep by eight foot wide.

MR. McLAUGHLIN: Scott, what's the maximum a shed can be?

MR. BRAUN: The maximum can be? It's less than the size of the garage. Then you have to look at percentage and take off the backyard. That's one of those club sheds, it's plastic.

MR. WOJCIK: It's resin. I bought it at Home Depot. It's a resin shed. It came from Arizona.

MR. BRAUN: It's six foot inside. Eight foot by 12 foot with six foot interior.

MR. WOJCIK: I believe there's more than six foot. When you walk in, there's a pitched roof on top of it.

DEPUTY CHAIR CAREY: 96 square feet.

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MR. WOJCIK: It's about 100 square feet on the outside. That's 2,400 square feet almost. 23 and change for the backyard.

DEPUTY CHAIR CAREY: Anthony, do you have any questions?

MEMBER MINEO: No.

DEPUTY CHAIR CAREY: Do you have anything else you'd like to add at this time?

MR. WOJCIK: No. I'm getting old. It's difficult to do things the way I used to be able to do. I have health issues that also are contributing, but I don't know if I need to present that to you. I'm not as strong a guy as I used to be. I can't do what I used to do. The shed, to me, is like a solution for one of my problems. Right now it's going to organize my life a little better and be able to put away the stuff, the furniture, and charcoal grill, that kind of stuff, for the wintertime to keep the yard nice and pristine.

DEPUTY CHAIR CAREY: Thank you. If there's nothing else you'd like to add, we can ask for a motion to close to further

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evidence and testimony.

MR. McLAUGHLIN: Before you do that, see if there are any the comments from the public.

DEPUTY CHAIR CAREY: Does anyone want to speak for or against this application who is present tonight?

THE CLERK: I don't have any slips.

DEPUTY CHAIR CAREY: Now I'd like that motion to close to further evidence and testimony.

MEMBER MINEO: So moved.

MEMBER JACKSON: Second.

THE CLERK: All in favor.

MEMBER MINEO: Aye.

MEMBER JACKSON: Aye.

DEPUTY CHAIR CAREY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAREY: Thank you, sir.

MR. WOJCIK: I didn't hear what happened. Where I do I find out the decision?

MR. McLAUGHLIN: They have 62 days to

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make a decision.

MR. WOJCIK: I should expect a letter or something?

DEPUTY CHAIR CAREY: Yes.

MR. WOJCIK: I thank everybody.

DEPUTY CHAIR CAREY: I would like to make a motion to reserve decision. We're going to reserve decision. You will hear from us very shortly.

MEMBER JACKSON: So moved.

MEMBER MINEO: Second.

THE CLERK: All in favor.

MEMBER MINEO: Aye.

MEMBER JACKSON: Aye.

DEPUTY CHAIR CAREY: Aye.

THE CLERK: Any opposed?

(No response was heard.)

DEPUTY CHAIR CAREY: If you'd like to call the next application.

MR. McLAUGHLIN: That's adjourned.

DEPUTY CHAIR CAREY: That's the one we adjourned?

MR. McLAUGHLIN: Yes.

DEPUTY CHAIR CAREY: Can I get a

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motion to close.

MEMBER JACKSON: Make a motion to
adjourn.

MEMBER MINEO: Second.

THE CLERK: All in favor.

MEMBER MINEO: Aye.

MEMBER JACKSON: Aye.

DEPUTY CHAIR CAREY: Aye.

THE CLERK: Any opposed?

(Time Ended: 6:48 p.m.)

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July 17, 2025

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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 29th day of July, 2025.

BethAnne Mennonna

BETHANNE MENNONNA