

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on July 17, 2025 in the Municipal Building, Main Conference Room, 46 North Ocean Avenue, Freeport, New York, at 6:00 P.M. with the following present:

Rosa Rhoden	Chairperson	Excused
Jennifer Carey	Deputy Chairperson	
Charles Hawkins	Member	Excused
Ben Jackson	Member	
Anthony Mineo	Member	
Luis Rodriguez	Alternate Member	Excused

Lisa M DeBourg	Deputy Village Clerk
Robert McLaughlin	Deputy Village Attorney
Scott Braun	Building Department Representative

At 6:10 P.M. the Board convened in the Main Conference Room and Deputy Chairperson Carey led in the Pledge of Allegiance.

Three members of the public were present.

Motion was made by Ben Jackson, seconded by Anthony J. Mineo and carried to enter into Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Jennifer Carey	In Favor
Anthony Mineo	In Favor
Ben Jackson	In Favor
Charles Hawkins	Excused
Luis Rodriguez	Excused
Rosa Rhoden	Excused

At 6:30 P.M. motion was made by Ben Jackson, seconded by Anthony J. Mineo and carried to reconvene in Legislative Session in the main conference room.

The Clerk polled the Board as follows:

Jennifer Carey	In Favor
Anthony Mineo	In Favor
Ben Jackson	In Favor
Charles Hawkins	Excused
Luis Rodriguez	Excused
Rosa Rhoden	Excused

At 6:33 P.M., Chairperson Rhoden led in the Pledge of Allegiance and called the Public Hearing to order, for which a full stenographic record was taken.

Three members of the public were present.

Motion was made by Ben Jackson seconded by Anthony Mineo and carried to approve the minutes from June 19, 2025.

The Clerk polled the Board as follows:

Jennifer Carey	In Favor
Anthony Mineo	In Favor
Ben Jackson	In Favor
Charles Hawkins	Excused
Luis Rodriguez	Excused
Rosa Rhoden	Excused

The Deputy Village Clerk presented one Affidavit of Publication and one Affidavit of Posting which were marked into evidence as Board Exhibits.

**Application #2024-20 – 19 Suffolk Street, Marine Commerce – Section 62/ Block 176/ Lots 325, 326, 327, 328, 329 – BGC Properties INC** – Construct addition to existing building and change use to Residence Apartment for 20 unit 4-story apartment building (19,996.77 sq. ft.). *Variances: Village Ordinance §210-6A, §210-238B Prohibited Uses, §210-47A Building Height, §210-48 lot area; apartments, §210-49BCD Lot Coverage, §210-51ABC Required Yards, §210-52 Parking space for apartment building, §210-54 Front yards of apartment building.*

This application was administratively adjourned for further review by the Building Department. One of the Board members is unable to vote, since he has an interest in this application.

**Application #2025-8 – 163 Putnam Ave, Residence AA – Section 55/ Block M Lot 209 – Edward Wojcik** – Proposed 8’ X 12.5’ Storage Shed. *Variances: Village Ordinance §210-6A, Conformity Required §210-35 Required Yards.*

One Affidavit of Mailing and one Nassau County Planning Commission recommendation were marked into evidence as Board Exhibits for this application.

Edward Wojcik, the owner, presented this application. Mr. Wojcik presented 3 photos which were marked into evidence as Applicant’s exhibit.

Motion was made by Ben Jackson, seconded by Anthony Mineo and carried to close the public hearing to further evidence and testimony and reserve decision for this application.

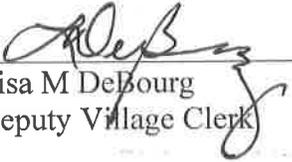
The Clerk polled the Board as follows:

Jennifer Carey	In Favor
Anthony Mineo	In Favor
Ben Jackson	In Favor
Charles Hawkins	Excused
Luis Rodriguez	Excused
Rosa Rhoden	Excused

At 6:53 P.M., motion was made by Anthony Mineo, seconded by Ben Jackson and carried to close the meeting.

The Clerk polled the Board as follows:

Jennifer Carey	In Favor
Anthony Mineo	In Favor
Ben Jackson	In Favor
Charles Hawkins	Excused
- Luis Rodriguez	Excused
Rosa Rhoden	Excused

  
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Lisa M DeBourg  
Deputy Village Clerk