

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on September 18, 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	
Jennifer Carey	Deputy Chairperson	
Charles Hawkins	Member	Excused
Ben Jackson	Member	Excused
Anthony Mineo	Member	
Luis Rodriguez	Alternate Member	Excused
Lisa M DeBourg	Deputy Village Clerk	
Gina Terzulli	Secretary of Zoning Board of Appeals	
Jennifer Ungar	Deputy Village Attorney	
Scott Braun	Building Department Representative	

At 6:11 P.M. the Board convened in the Main Conference Room and Chairperson Rhoden led in the Pledge of Allegiance.

Ten (10) members of the public were present.

At 6:11 P.M. motion was made by Deputy Chairperson Carey, seconded by Member Mineo and carried to enter into Executive Session to consult with counsel.

The Clerk polled the Board as follows:

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

At 6:42 P.M. motion was made by Deputy Chairperson Carey seconded by Member Mineo and carried to reconvene in Legislative Session in the Main conference room.

The Clerk polled the Board as follows:

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

At 6:46 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.

Twenty-four (24) members of the public were present.

Motion was made by Deputy Chairperson Carey seconded by Member Mineo and carried to approve the minutes from August 21, 2025.

The Clerk polled the Board as follows:

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

The Deputy Village Clerk presented one (1) Affidavit of Publication and one (1) Affidavit of Posting which were marked into evidence as Board Exhibits.

There were no requests for adjournment.

Application #2025-10 – 265 S Long Beach Avenue, Residence AA – Section 62/ Block 122/ Lot 17 – Emilia Guzman – Install 126’ of 6’ high closed PVC fence and 10’ x 6’ high double gate *Variances: Village Ordinance §210-6A, §210-171 Fences and Enclosures.*

One (1) Affidavit of Mailing was marked into evidence as a Board Exhibit for this application.

Emilia Guzman, property owner and her son Christian Ramos presented the application.

Motion was made by Deputy Chairperson Carey, seconded by Member Mineo and carried to close the public hearing to further evidence and testimony and reserve decision for application #2025-10 – 265 S. Long Beach Avenue.

The Clerk polled the Board as follows:

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

Application #2025-9 – 29 W Sunrise Highway, Business B – Section 55/ Block 21/ Lot 20 – Marcelo Kohan – Change of use to Medical Office. *Variances: Village Ordinance §210-6A, §210-172 Required Parking Spaces.*

One (1) Affidavit of Mailing was marked into evidence as a Board Exhibit for this application.

Marcelo Kohan, architect, Delargent Design Architecture presented the application.

A letter from the property owner adjacent to 29 W. Sunrise Highway was marked into evidence.

Chairperson Rhoden opened the application to public comment whereupon two (2) individuals spoke on the application.

Motion was made by Deputy Chairperson Carey, seconded by Member Mineo and carried to close the public hearing to further evidence and testimony and reserve decision for application #2025-9 – 29 W. Sunrise Highway.

The Clerk polled the Board as follows:

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

Application #2024-20 – 19 Suffolk Street, Marine Commerce – Section 62/ Block 176/ Lots 325, 326, 327, 328, 329 – BGC Properties INC – Construct 19,996.77 SF addition to existing building and change of use to Residence Apartment for 20-unit apartment building. *Variances: Village Ordinance §210-6A, §210-238B Prohibited Uses, §210-239 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 & §210-241 Plots abutting or directly across a street from single-family residence districts.*

Four (4) Affidavits of Mailing were marked into evidence as a Board Exhibits for this application.

Christian Brown, Esq., of McLaughlin & Stern LLP, presented this application along with Barry Nelson of Nelson Realty Group.

Chairperson Rhoden opened the application for public comment whereupon seven (7) individuals spoke on the application.

Motion was made by Member Mineo, seconded by Deputy Chairperson Carey and carried to adjourn this application pending the submission of a revised application for #2024-20 – 19 Suffolk Street from the applicant.

The Clerk polled the Board as follows:

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

At 9:30 P.M. motion was made by Member Mineo, seconded by Deputy Chairperson Carey and carried to enter into Executive Session.

The Clerk polled the Board as follows:

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

At 9:48 P.M., motion was made by Member Mineo, seconded by Deputy Chair Carey and carried to close the meeting.

The Clerk polled the Board as follows:

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


Lisa M DeBourg
Deputy Village Clerk