



INCORPORATED VILLAGE OF FREEPORT
MUNICIPAL BUILDING
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ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING – November 20, 2025

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, November 20, 2025 at 6:30 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.

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 #2025-12 – 48 Harris Avenue, Residence A-Section 55/ Block 254/ Lot 115 – John Esposito Proposed 442 SF first floor addition and 418 SF second floor addition. *Variances: Village Ordinance §210-6A. Conformity Required, §210-21 Permissible Extensions of Use.*

Application #2025-13 – 120 Sportsmans Avenue, Residence A-Section 62/ Block 088/ Lot 1 – Ocean Builders Corp. Erection of 2,434 SF 3-story, 1 family dwelling. *Variances: Village Ordinance §210-6A. Conformity Required, §210-40 Lot Area: street frontage; lot width, §210-41 Lot coverage; floor area ratio, §210-43A Required yards*

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