



**VILLAGE OF FREEPORT  
VILLAGE CLERK**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2300 FAX (516) 771-4127

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**ZONING BOARD OF APPEALS  
RESERVED DECISION CALENDAR**

**Application #2019-17 – 153 Woodcleft Ave., Marine Commerce - Section 62/Block 177/Lot 60 – RHK Restaurant LLC** – Provide parking as required for public assembly. *Village Ordinance §210-6A, §210-172(A)4 Required parking. Restaurants, discotheques, cabarets and bars at least one parking space for each three authorized occupants. 20 spaces required. 0 spaces shown.* **Reserved 10/24/2019**

**Application #2019-23 – 105 S. Main St., Business B - Section 55/Block 205/Lot 11 – Pena Food Center Corp.** – Change of use with less than required parking. *Village Ordinance §210-6A, §210-172A(4) Required parking spaces. Restaurants, discotheques, cabarets and bars; at least one parking space for each three authorized occupants. 14 spaces required. 0 spaces provided.* **Reserved 1/16/2020**

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



INCORPORATED VILLAGE OF FREEPORT  
MUNICIPAL BUILDING  
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**ZONING BOARD OF APPEALS PUBLIC HEARING – February 20, 2020**

**NOTICE IS HEREBY** given that a **Public Hearing** will be held before the Zoning Board of Appeals on Thursday, February 20, 2020 at 6:00 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. It is anticipated that the Board will adjourn the legislative session and enter into Executive Session until 6:30P.M.

**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 #2019-25 – 73-75 and 77 Guy Lombardo Ave., Business B - Section 55/Block 288/Lots 2 & 29 – Juan Ledon** – Proposed 5,681 sq. ft. of interior alterations with change of use at 77 Guy Lombardo Ave. from dry cleaners to a physical therapy office as an expansion of the existing medical office at 73-75 Guy Lombardo Ave. with less than required parking. *Village Ordinance §210-6A, §210-172(12) Required parking spaces. 17 spaces required. 0 spaces provided.*

**Application #2019-24 – 28 Guy Lombardo Ave., Business B - Section 55/Block 219/Lot 28 – 28 Guy Lombardo Ave, LLC.** – Construct 5-story 27 room hotel with partial basement. *Village Ordinance §210-6A, §210-80A Permitted Uses. All uses permitted in Residence AA, Residence A, Business AA and Business A districts except residential. The application proposes a hotel use which is considered to be an R1 transient (residential) use.*

**Application #2019-26 – 74 Broadway, Business B - Section 55/Block 234/Lots 48 & 50 – El Balcon Properties Corp.** – 2 new attached 1-family 2-story dwellings. 2,100.8 sq. ft. each. *Village Ordinance §210-6A, §210-80A Permitted uses. All uses permitted in Residence AA, Residence A, Business AA, and Business A districts except residential.*

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