



**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 PUBLIC HEARING – April 4, 2019

NOTICE IS HEREBY given that a **Public Hearing** will be held before the Zoning Board of Appeals on Thursday, April 4, 2019 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 #2018-36 – 54 Bedell St., Business B - Section 62/Block 054/Lot 302 – Leonardo Collado – Add a 29'.6" x 13' extension to 1st floor deli. *Village Ordinance §210-6A, §210-88 Every nonresidential building erected on a lot whose area exceeds 5,000 sq. ft. must provide vehicular access for loading and unloading. No such access shown on plans. §210-86A Every building shall have a minimum front yard depth of 5ft. Plans show 4.2 ft. §210-172(12) At least one parking space for each 400 sq. ft. of the floor area of building plus two cars for each individual store, shop or business in building. 10 spaces required. No spaces marked out on plans. §210-21(A) A nonconforming building shall not be extended. Application indicates expansion of the nonconforming use.*

Application #2018-31 – 40 N. Main St., Service Business - Section 55/Block 236-1/Lot 216 – Jacqueline Delmont c/o Delmont Realty Freeport LLC – Proposed first floor alterations with second and third floor additions. *Village Ordinance §210-6A, §210-92A Building Height. All buildings shall be limited to a height of 35 ft. Application indicates 56.91 ft. §210-172(12) Required Parking Spaces. All nonresidential buildings at least one parking space for every 400 sq. ft. of floor area plus parking space for two cars for each individual store, shop or business in the building. Application indicates 2 parking spaces. 102.34 are required.*

Application #2018-39 – 185 Hudson Ave., Marine Industrial - Section 62/Block 093/Lot 165 – Dennis Gunn – Seeking a variance for use of lot for bulkheading and house elevation business. *Village Ordinance §210-6A, §210-117B Any use not specifically permitted shall be prohibited. A use variance is required for the property.*

Application #2018-37 – 6 Buffalo Ave., Manufacturing - Section 55/Block 191/Lot 16 – 87 E Sunrise LLC/Scratchline Production Inc. – Maintain 5 storage containers and 11 parking stalls. *Village Ordinance §210-6A, §210-127J Open-air parking lots for more than 5 motor vehicles are not permitted, unless a permit therefore shall be granted by the Board of Appeals. Plans submitted to maintain 11 parking stalls and 5 storage containers. §155-93A Permit does not allow for the permanent storage of containers in any zoning district. §155-93D Storage container may not be more than 120 sq. ft. and no more than 8 ft. in height. Permit shows four 320*

Visit our website at www.freeportny.gov

sq. ft. and one 365 sq. ft. containers. §155-93E Storage container shall be set back from any side yard a minimum of 3 ft. Permit submitted shows 0 ft from side yards. §155-93G Length of time a storage container shall be permitted to remain shall be 90 days with one 30 day extension. Permit submitted does not state the time frame.

BY ORDER OF THE ZONING BOARD OF APPEALS

Pamela Walsh Boening, Village Clerk

Issue Date March 21, 2018