



**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 25, 2019

NOTICE IS HEREBY given that a **Public Hearing** will be held before the Zoning Board of Appeals on Thursday, April 25, 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 #2019-5 – 239 Woodcleft Ave., Marine Commerce - Section 62/Block 117/Lot 74 – Jeremy and Jason Holin – Construct deck over empty lot 20' x 40' (800 sq. ft). *Village Ordinance §210-6A, §210-172(4) Parking Required. Restaurants, discotheques, cabarets and bars; at least one parking space for each three authorized occupants. Application indicates 0 spaces. 6 spaces required.*

Application #2019-7 – 546 Southside Ave., Residence A - Section 54/Block 299/Lot 291 – Vincent Giordano – Construct a new 576 sq. ft. detached garage. *Village Ordinance §210-6A, §210-41 No more than an additional 10% of the total area of the lot may be used for the erection of an accessory building and/or detached garage with the aggregate maximum lot coverage of said accessory building and/or detached garage to be limited to a maximum of 500 sq. ft. The proposed garage totals 576 sq. ft.*

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 #2019-2 – 6 St. Marys Pl., Industrial B - Section 62/Block 230/Lot 56 – Major Coinage Holdings – Proposed 2nd floor above 1st floor, approximately 6' in front of house, extend rear of house 25' x 12', with 2nd floor dormer, and extend 1st floor 20' x 20' detached frame garage in rear of property. *Village Ordinance §210-6A, §210-19 Structural alteration. A non-conforming building may not be reconstructed or structurally altered during its life to an extent exceeding in aggregate cost 50% of the fair value of the building unless said building is changed to a conforming use. Application indicates proposed structural alteration by adding a 2nd floor extending the 1st floor and extending the rear of the house. §210-21 (A) Permissible extensions of use. A non-conforming use and, ..., a nonconforming building shall not be extended. Application indicates a 2nd floor, front and rear additions. §210-23 A discontinuance of non-conforming uses. Whenever a nonconforming use has been discontinued, abandoned, or not used for a continuous period of one year or more, such use shall not thereafter be reestablished. The residential use has been abandoned for a period exceeding 1 year.*

Visit our website at www.freeportny.gov

BY ORDER OF THE ZONING BOARD OF APPEALS
Pamela Walsh Boening, Village Clerk
Issue Date April 11, 2019



**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 #23-2018 – 134 S. Ocean Ave., Residential Apartment - Section 62/Block 114/Lot 110 – Eddie Yacoub – Construct one story 5,506 sq. ft. building into a laundromat. *Village Ordinance §210-6A, §210-46A Prohibited Uses. Proposed use is not permitted in Residential Apartment District. §210-51B Side yard width. Minimum side yard of 20 ft. Application indicates 0 ft. §210-51C Rear yard depth. Minimum 20 ft. Application indicates 0 ft.* **Reserved 1/24/19**

Application #27-2018 – 154 Woodcleft Ave., Marine Commerce - Section 62/Block 177/Lot 272 – Albert Grover – Variance for parking. *Village Ordinance §210-6A, §210-172A(6) Parking required for a marina. Every marina must provide one parking space for each slip. Application indicates 22 parking spaces. 40 are required.* **Reserved 2/28/19**

Application #2019-4 – 176 Gordon Pl., Residence A - Section 62/Block 092/Lot 328 – Jacob Post Inc. – Proposed third level deck expansion, 737 sq. ft. addition, 605 sq. ft. second floor deck, maintain 82.4 sq. ft. shed. *Village Ordinance §210-6A, §210-39A Building height. No dwelling shall exceed 35 feet. Application indicates 37.25 ft. §210-39B (1) & (2) Sky Exposure Plane. Plans submitted penetrate the front and side sky exposure plane. §210-43A(2) Required Yards. Minimum 20 ft. Application indicates 4.68 ft.* **Reserved 3/28/19**

Application #2018-34 – 104 Wallace St., Residence AA - Section 55/Block 269/Lot 2 – Jose Castro – Code Compliance – Create a new buildable lot (65x150) totaling 9,750 sq. ft. *Village Ordinance §210-6A, §210-32 Street frontage. No building shall be erected on a lot which has a street frontage less than 75 ft. Application indicates 65 ft.* **Reserved 3/28/19**

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.* **Reserved 4/4/19**

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