



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 – August 22, 2019

NOTICE IS HEREBY given that a **Public Hearing** will be held before the Zoning Board of Appeals on Thursday, August 22, 2019 at 6:00 P.M., in the 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 #2019-11 – 71 N. Main St., Service Business - Section 55/Block 264/Lot 49 – Powell Bros LLC – Proposed new 2-story building with (6) 1-bedroom apartment rental units. *Village Ordinance §210-6A, §210-90(A) Permitted uses. All uses permitted in Business A and Business B district (except residential). §210-94(C) Required yards. Minimum rear yard depth 25 ft. Application indicates 5 ft. §210-172-2(A) Parking required. 1.5 spaces required for each 1-bedroom unit. 9 spaces required. 7 spaces indicated.*

Application #2019-12 – 445 S. Main St., Marine Industrial - Section 62/Block 45/Lot 153 – Sanjay Patel– Proposed to maintain existing motel and parking spaces on the south (lesser) lot (A) and new 4 story hotel. *Village Ordinance §210-6A, §210-118 Building height. No building or structure shall exceed 40 ft in height or have more than 3 stories. Application indicates 47ft 2in and 4 stories. §210-119 Required yards. Rear yard depth not less than 5ft. Application indicates 0 ft. §210-172(A5) Required parking. Hotels, motels and boatels at least 1 parking space per rentable room plus 1 parking space for each 2 employees. 96 spaces required. Application indicates 34 spaces.*

Application #2019-13 – 445 S. Main St., Marine Industrial - Section 62/Block 45/Lot 153 – Sanjay Patel– Create a buildable lot (B) to construct a new catering hall with parking spaces. *Village Ordinance §210-6A, §210-119 Required yards. Side yard not less than 10 ft and rear yard not less than 5 ft. Application indicates 5 ft and 0ft, respectively. §210-121 Vehicular access for loading and unloading. Application does not provide for a loading zone. §210-172(A-3) Required parking. At least 1 parking space for each 3 seats provided. 111 spaces required. 67 spaces shown.*

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



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**ZONING BOARD OF APPEALS
RESERVED DECISION CALENDAR**

Application #2019-8 – 420 N. Long Beach Ave., Residence AA - Section 55/Block 497/Lot 319 and P/O 302 – Paul Solis – Code Compliance – Create new buildable lot – 125' x 50'. *Village Ordinance §210-6A, §210-32 Lot Area; street frontage. No building shall be erected on a lot whose area is less than 7,500 sq. ft. and street frontage of less than 75 ft. Application indicates lot area of 6,250 sq. ft. and street frontage of 50 ft.* **Reserved 7/11/19**

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