



**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 – October 24, 2019**

**NOTICE IS HEREBY** given that a **Public Hearing** will be held before the Zoning Board of Appeals on Thursday, October 24, 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 #2019-11 – 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 #2019-16 – 120 Gordon Pl., Residence A - Section 62/Block 92/Lot 3 – Young Lee** – Proposed 379 sq. ft. deck. *Village Ordinance §210-6A, §210-41 Lot coverage; floor area ratio. The principal building on any lot shall not cover more than 30% of the lot area. Application indicates 37.5%.*

**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.*

**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 #2019-15 – 87 Rogers Pl., Residence A - Section 55/Block 367/Lots 756 & 757 – Michael Benji** – Proposed new 2-story 2,096 sq. ft. single family house. *Village Ordinance §210-6A, §210-39(B)1 Sky exposure plane. Application indicates interference with the side sky exposure plane. §210-40 Lot Area. Street frontage. No building shall be erected on a lot whose area is less than 5,000 sq. ft. and street frontage less than 50 ft. Application indicate 4,192.3 sq. ft. and 40 ft., respectively. §210-43A(1) Required yards. Front yard depth minimum 20 ft. Application indicates 18.21 ft.*

**Reserved 9/26/2019**

**Application #2019-14 – 87-89 S. Main St., Business B - Section 55/Block 205/Lot 127 – Meridian Lights Inc.** – New 3-story mixed use building. 1<sup>st</sup> story retail 2<sup>nd</sup> and 3<sup>rd</sup> story residential apartments. *Village Ordinance §210-6A, §210-80A All uses permitted in Residence AA, Residence A, Business AA and Business A except residential. §210-127(A)2 Required parking. Required parking for residential use is 15 parking spaces. §210-172(A)12 Required parking. Required parking for retail use is 14 spaces. 3 total parking spaces provided. §210-49C Open space. 3,320 sq. ft. of open space required. 201.5 sq. ft. provided. §210-49D Recreation space. 533 sq. ft. required. 0 sq. ft. provided.*

**Reserved 9/26/2019**

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