



INCORPORATED VILLAGE OF FREEPORT
MUNICIPAL BUILDING
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ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING – June 16, 2022

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, June 16, 2022 at 6:00P.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 #2022-19 – 25 Pearsall Ave., Residence A - Section 54/Block 69/Lot 216 – Fermin Nunez – Maintain a 576 sq. ft. roof over patio, a 346 sq. ft. rear deck & a 120 sq. ft. rear sauna addition. Variances: *Village Ordinance §210-6A, §210-41 Lot coverage.*

Application #2022-24 – 438 Nassau Ave., Residence A - Section 62/Block 186/Lot 1 – 438 Nassau LLC – Construct a new 3 story 2515 sq. ft. single family dwelling with a 246 sq. ft. porch and a 82.5 sq. ft. deck. Variances: *Village Ordinance §210-6A, §210-43A(1) - Front yard depth, §210-43A(2) - Rear yard depth, §210-43A(3) - Side yard width, §210-39A - Sky exposure plane.*

Application #2022-26 – 130 Dehnhoff Ave., Residence A - Section 55/Block 245/Lot 35 – Mary Bryant – Maintain a 625 sq. ft. detached garage. Variances: *Village Ordinance §210-6A, §210-41 Lot Coverage, §210-43(C) (3) Required yards, rear yard depth.*

Application #2022-27 – 435 Woodcleft Ave., Marine Commerce - Section 62/Block 177/Lots 334, 520, 540, 541, 542 – NBD Holdings Inc. – Proposed new 100-room hotel with amendment for a total height of 52' 5.5" above the floodplain. *Village Ordinance §210-6A, §210-239 Building height; Sky exposure plane.*

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