

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on February 17, 2022 in the Municipal Building, Main Conference Room, 46 North Ocean Avenue, Freeport, New York, at 6:00 P.M. with the following present:

Chair Rosa Rhoden	Excused
Deputy Chair Jennifer Carey	Present
Charles Hawkins	Present
Ben Jackson	Present
Anthony J. Mineo	Present
Drew Scopelitis	Excused

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Jonathan Smith	Building Department Representative
Robin Cantelli	Secretary to the Zoning Board of Appeals

At 6:00 P.M. the Board convened in the main conference room and Deputy Chair Carey led in the Pledge of Allegiance.

Motion was made by Member Jackson, seconded by Member Mineo and carried to adjourn this portion of the Legislative Session and return to the Board of Trustees conference room to enter in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Jackson, seconded by Member Hawkins and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

At 6:37 P.M., Deputy Chair Carey led in the Pledge of Allegiance and called the Public Hearing to order, for which a full stenographic record was taken.

Twenty-One (21) members of the public were present.

Motion was made by Member Mineo seconded by Member Jackson and carried to approve the minutes from December 9, 2021.

February 17, 2022

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals presented Two (2) Affidavits of Publication and Two (2) Affidavits of Posting which were marked into evidence as Board Exhibits.

Deputy Chair Carey asked if there are any requests for adjournment whereupon there were none.

The Deputy Chair announced that if any members of the public would like to speak on behalf of an application to submit a slip to the Secretary to the Zoning Board of Appeals and they would be called after the application presentation.

The Secretary to the Zoning Board of Appeals called application **#2021-20 – 131-135 Guy Lombardo Ave., Business AA - Section 62/Block 75/Lot 31,32,33 – 135 Guy Lombardo LLC.** – Construct a new 5 story, 50,487 sq.ft. multiple dwelling. Variances: Village Ordinance §210-6A, §210-60 Building height, §210-48 Lot area, apartment density, §210-49C Open space, §210-49D Recreation space, §210-172A(2)(A) Parking required, §210-65 Plots abutting more restrictive districts and presented Two (2) Affidavits of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as a Board Exhibits.

Christopher Gemoka, Esq., Branden Hamcheck, Robert Quin , Sean Mulryan and Barry Nelson presented the application.

Deputy Chair Carey opened the meeting up to public comment, whereupon there was 1 member of the public who spoke on the application.

Motion was made by Member Jackson, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Hawkins, seconded by Member Jackson and carried to reserve decision for application **#2021-20 – 131-135 Guy Lombardo Ave.**

The Clerk polled the Board as follows:

Member Mineo	In Favor
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Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called application **#2021-29 – 115-117 S. Main St., Business B - Section 62/Block 198/Lot 317 &322 – Ederi Hananya** - Construct a new 1 story, 925 sq. ft. rear addition. Variances: Village Ordinance §210-6A, §210-172A(12) Parking required, §210-88 Loading space required and presented Two (2) Affidavits of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as a Board Exhibits.

Robert Bennett and Ederi Hananya presented the application.

Deputy Chair Carey opened the meeting up to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Member Mineo and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Jackson, seconded by Member Hawkins and carried to reserve decision for application **#2021-29 – 115-117 S. Main St.**

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called application **#2022-1 – 552 N. Brookside Ave., Residence AA - Section 36/Block K/Lot 148 – Daniel Sosa** – Maintain 20’x13’ shed, 21’x19’ Pavilion, 19’ x 44’ raised terrace, replace driveway, 4’ solid PVC fence in front yard, wood burning fireplace and a 34” CMU retaining wall. Variances: Village Ordinance §210-6A, §210-171(d)1 Fence heights, §210-35(A)2 Rear yard depth, §210-35(A)3 Side yard setback, §210-35(C)2 Accessory structure rear yard setback, §210-171B Enclosure materials and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as a Board Exhibits.

John Teufel presented the application.

Deputy Chair Carey opened the meeting up to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Mineo, seconded by Member Jackson and carried to reserve decision for application #2022-1 – 552 N. Brookside Ave.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called application #2022-3 – 280 Branch Ave., Residence A - Section 62/Block 187/Lot 646-650 – Evan Srafty – Construct a new 2067 sq. ft. 3-story house with 410 sq. ft. deck. Variances: Village Ordinance §210-6A, §210-43A(2) Rear yard depth. and presented One (1) Affidavit of Mailing was marked into evidence as a Board Exhibit.

Russel Jordan presented the application.

Deputy Chair Carey opened the meeting up to public comment, whereupon there was no response.

Motion was made by Member Hawkins, seconded by Member Jackson and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Jackson seconded by Member Mineo and carried to reserve decision for application #2022-3 – 280 Branch Ave.

The Clerk polled the Board as follows:

Member Mineo	In Favor
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Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called **#2022-4 – 552 S. Bayview Ave., Residence A - Section 54/Block 325/Lot 34,35 – Richard Rugolo** – Construct a new 75 sq. ft. open front porch. Variances: Village Ordinance §210-6A, §210-43(A)(1) Front yard setback and presented One (1) Affidavit of Mailing was marked into evidence as a Board Exhibit.

John Stumpf presented the application.

Deputy Chair Carey opened the meeting up to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Mineo seconded by Member Jackson and carried to reserve decision for application **#2022-4 – 552 S. Bayview Ave.**

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

At 8:30 P.M. motion was made by Member Jackson, seconded by Member Hawkins and carried to adjourn this portion of the public hearing and reconvene into Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

At 9:00 P.M. Motion was made by Member Jackson, seconded by Member Hawkins and carried to adjourn Executive Session and reconvene into Legislative Session.

Motion was made by Member Hawkins, seconded by Member Mineo and carried

to approve application **#2021-27 – 891 S. Long Beach Ave., Residence A - Section 62/Block 186/Lot 428,429 – Yvonne Murphy** – Construct a new 1,944 sq. ft. single family dwelling.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	Abstain
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Mineo, seconded by Member Jackson and carried to approve application **#2021-25 – 212 S. Ocean Ave., Residence AA - Section 62/Block 116/Lot 1 – Deeper Life Fellowship** – Construct a new one-story sanctuary with breezeway.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Jackson, seconded by Member Mineo and carried to approve application **#2021-24 – 119-123 S. Main St. AKA 121 S. Main St., Business B - Section 62/Block 198/Lot 323 - Ulises Campos** - Construct a new 1,544 sq. ft. second floor commercial addition.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Deputy Chair Carey, seconded by Member Hawkins and carried to approve application **#2022-3 – 280 Branch Ave., Residence A - Section 62/Block 187/Lot 646-650 – Evan Sarafy** – Construct a new 2067 sq. ft. 3-story house with 410 sq. ft. deck.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

Motion was made by Deputy Chair Carey, seconded by Member Hawkins and carried to approve application **#2022-4 – 552 S. Bayview Ave., Residence A - Section 54/Block 325/Lot**

34.35 – Richard Rugolo – Construct a new 75 sq. ft. open front porch.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor

At 9:45 P.M., motion was made by Member Jackson, seconded by Member Hawkins and carried to close the meeting.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Member Hawkins	In Favor
Deputy Chair Carey	In Favor



Robin Cantelli

Secretary to the Zoning Board of Appeals