

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on May 19, 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	Present
Deputy Chair Jennifer Carey	Excused
Charles Hawkins	Present
Ben Jackson	Excused
Anthony J. Mineo	Present
Drew Scopelitis	Excused
Diego Pinzon	Present

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals

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

Chair Rhoden designated Alternate Diego Pinzon to substitute for another member in their absence.

Motion was made by Member Hawkins, seconded by Member Pinzon 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 Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

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

Twenty (20) members of the public were present.

Motion was made by Member Mineo seconded by Member Hawkins and carried to approve the minutes from April 21, 2022.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals presented One (1) Affidavit of Publication and One (1) Affidavit of Posting which were marked into evidence as Board Exhibits.

Chair Rhoden 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 **#2022-14 – 70 Guy Lombardo Ave., Business B - Section 55/Block 331/Lot 09 – Alfred Basal** – Convert existing second floor from commercial to 2 residential apartments. Variances: Village Ordinance §210-6A, §210-81C Prohibited use, §210-172A Parking required and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Alfred Basal presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

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

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo, seconded by Member Pinzon and carried to reserve decision for application **#2022-14 – 70 Guy Lombardo Ave.**

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application **#2022-22 – 14-16 Brooklyn Ave., Service Business - Section 55/Block 264/Lot 19 – Oak Street Health** – Renovate building to be used as a senior medical facility. Variances: Village Ordinance §210-6A, §210-172A(12) Parking required and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as Board Exhibits.

Howard Avrutine, Esq., Brandon Holler-representative of Oak St. Health and Sean Mulryan-Traffic Expert presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

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Motion was made by Member Mineo, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for application #2022-22 – 14-16 Brooklyn Ave.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2022-23 – 932 S. Long Beach Ave., Residence A - Section 62/Block 156/Lot 542 – June Owen – 148 sq. ft. expansion to wood deck. Variances: Village Ordinance §210-6A, §210-41- Lot coverage, §210-43A(3)- Required yards and presented One (1) Affidavit of Mailing which was marked into evidence as Board Exhibits.

Joseph Pignataro- Architect presented the application.

Chair Rhoden opened the meeting to public comment, whereupon one member of the public spoke on the application.

Motion was made by Member Hawkins, seconded by Member Pinzon and carried to close the public hearing to further evidence and testimony and reserve decision for application #2022-23 – 932 S. Long Beach Ave.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 7:26 P.M. motion was made by Member Hawkins, seconded by Alternate Member Pinzon and carried to adjourn this portion of the public hearing and reconvene in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 8:07 P.M. Motion was made by Member Hawkins seconded by Alternate Member Pinzon and carried to adjourn Executive Session and reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Member Hawkins, seconded by Member Mineo and carried to approve application #2022-23 – 932 S. Long Beach Ave., Residence A - Section 62/Block 156/Lot 542 – June Owen – 148 sq. ft. expansion to wood deck.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Member Mineo, seconded by Member Hawkins and carried to approve applications #2022-9 – 39 S. Long Beach Ave., Residence Apartment - Section 55/Block 324/Lot 3– Matt McGovern – Use variance to use property as a commercial use.
Application #2022-10 – 16 Lexington Ave., Residence A - Section 54/Block 081/Lot 9 – Matt McGovern – Use variance to use property as commercial open air parking.
Application #2022-11 – 20 Lexington Ave., Residence A - Section 54/Block 081/Lot 10 – Matt McGovern – Use variance to use property as commercial open air property.
Application #2022-12 – 41 S. Long Beach Ave., Residence Apartment - Section 55/Block 324/Lot 4 – Matt McGovern – Use variance-use residential property as a commercial use.
Application #2022-21 – 185-189 W. Sunrise Hwy., Business B - Section 55/Block 324/Lot 1,13,14 (3 & 4) included in application – Matt McGovern – Proposed 14,471 sq. ft. 1 story addition & 2,830 interior 2nd fl. addition in existing dealership as per receipt of the Nassau County Planning Commission’s resolution.


The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 8:25P.M., motion was made by Member Mineo, seconded by Alternte Member Pinzon and carried to close the meeting.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor


 Robin Cantelli
 Secretary to the Zoning Board of Appeals