



**INCORPORATED VILLAGE OF FREEPORT
VILLAGE CLERK**

**46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300 (516) 771-4127 Fax**

**ROBERT T KENNEDY
MAYOR**

**PAMELA WALSH BOENING
VILLAGE CLERK**

NOTICE OF PUBLIC HEARING

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall reopen and continue the April 18, 2022 public hearing, to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District, to be duly held on the 27th day of June 2022 at 7:15 P.M.

FURTHER RESOLVED, that the foregoing notice of public hearing shall be entered in the minutes of the Board of Trustees of the Incorporated Village of Freeport, and published in the Freeport Leader and a printed copy thereof posted conspicuously in at least three (3) public places in the Incorporated Village of Freeport, Nassau County, New York.

STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the Said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 27th day of June 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 20th day of June 2022.

Pamela Walsh Boening
Village Clerk

Dated: Freeport, New York
June 20, 2022

PUBLIC NOTICES

LEGAL NOTICE NOTICE OF PUBLIC HEARING RESOLVED,

that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall reopen and continue the April 18, 2022 public hearing, to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District, to be duly held on the 27th day of June 2022 at 7:15 P.M.

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STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 27th day of June 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 20th day of June 2022.

Pamela Walsh Boening
Village Clerk
Dated: Freeport, New York
June 20, 2022
132329

PUBLIC AND
LEGAL NOTICES...

LEGAL NOTICE
NOTICE OF EXAMING
BOARD OF PLUMBERS
MEETING CANCELCATION
PLEASE TAKE NOTICE
that the regularly
scheduled Meeting of the
Examining Board of
Plumbers scheduled for
the second Wednesday of
July and August have
been CANCELED;
meetings will resume the
second Wednesday of
September at 8:00 P.M.,
46 N. Ocean Avenue,
Freeport, New York, in
the Board of Trustees
Conference Room,
adjacent to the Mayor's
office.

Pamela Walsh Boening
Village Clerk
DATED: Freeport, New
York
June 23, 2022
132330

LEGAL NOTICE
SURROGATE'S COURT-
NASSAU COUNTY
PROBATE CITATION
THE PEOPLE OF THE
STATE OF NEW YORK
By the Grace of God Free
and Independent
File No. 2021-3986

To Frederick Carrion,
individually and as heir at
law of Alfred Carrion
and any and all unknown
persons whose names or
parts of whose names
and whose place or
places of residence are
unknown and cannot
after diligent inquiry be
ascertained, distributees,
heirs-at-law and next-of-
kin of the said Joan L.
Carrion deceased, and if
any of the said above
distributees named
specifically or as a class
be dead, their legal
representatives, their
husbands or wives, if any,
distributees and
successors in interest
whose names and/or
places of residence
and post office addresses
are unknown and cannot
after diligent inquiry be
ascertained.

Greetings
A PETITION having been
duly filed by JULIE
CARRION, residing at
1008 West Beech Street,
Long Beach, NY 11561

YOU ARE HEREBY CITED
TO SHOW CAUSE before
the Surrogate's Court,
Nassau County, at 262
Old Country Road,
Mineola, New York, on
JULY 6, 2022 at 9:30
o'clock in the fore noon
of that day, why a decree
should not be made in
the estate of Joan L.
Carrion lately domiciled

HON. MARGARET C.
REILLY
Hon. Margaret C. Reilly,
Surrogate
Dated, Attested and
Sealed,

4/28/22

Debra Keller Leimbach,
Chief Clerk
This Citation is served
upon you as required by
law. You are not obliged
to appear in person. If
you fail to appear, it will
be assumed that you
consent to the
proceedings unless you
file written verification
objections thereto. You
have a right to have An
attorney-at-law appear
for you.

Name of Attorney:
Kimberly Johnson, Esq.
Address 229 7th Street,
Suite 205, Garden City,
NY 11530

Phone No. (516) 500-9800
A true copy of the will
offered for probate must
be attached to this
citation

Notice: This citation is
served upon you in
accordance with the
court's order directing
alternative service of
process. No in-person
appearances shall be held
on the return date of the
citation. If you wish to
appear to
answer or object to this
proceeding, you may do
so in writing in
accordance with the
annexed notice to cited
parties.

Notice: 22NYCRR 207.7c:
Proof of Service should be
filled on or before the
second day proceeding
the return date.
131665

To place a notice here call
us at 516-569-4000 x232 or
send an email to:
legalnotices@liherald.com

LEGAL NOTICE
NOTICE OF SALE

SUPREME COURT
COUNTY OF NASSAU,
LOANDEPOT.COM, LLC
Plaintiff, vs. RONALD
HARDING A/K/A RONALD
R. HARDING, ET AL.,
Defendant(s).

Pursuant to a Judgment
of Foreclosure and Sale
duly entered on
December 11, 2019 I, the
undersigned Referee will
sell at public auction at
the Nassau County
Supreme Court, North
Side steps, 100 Supreme
Court Drive, Mineola, NY,
11501 on July 12, 2022 at
2:30 P.M., premises
known as 374 SOUTH
OCEAN AVENUE,

If the sale is set aside for
any reason, the Purchaser
at the sale shall be
entitled only to a return
of the deposit paid. The
Purchaser shall have no
further recourse against
the Mortgagor, the
Mortgagee, the
Mortgagee's attorney, or
the Referee.
MARK S. RICCIARDI, Esq.,
Referee
Roach & Lin, P.C., 6851
Jericho Turnpike, Suite
185, Syosset, New York
11791, Attorneys for
Plaintiff
131932

LEGAL NOTICE
NOTICE OF SALE

SUPREME COURT.
NASSAU COUNTY. L&L
ASSOCIATES HOLDING
CORP., Ptf. vs. JOSEPH
ROBINSON, et al, Defts.
Index #605419/2018.

Pursuant to judgment of
foreclosure and sale
dated Feb. 9, 2022, I will
sell at public auction on
the north front steps of
Nassau Supreme Court,
100 Supreme Court Drive,
Mineola, NY on July 5,
2022 at 2:30 p.m. prem.
k/a District 8, Section 55,
Block 345, Lot(s) 149-150.
Sold subject to terms and
conditions of filed
judgment and terms of
sale. Foreclosure auction
will be held "rain or
shine." If proper social
distancing cannot be
maintained or there are
other health or safety
concerns, then the court
appointed referee will
cancel the auction. MARK
RICCIARDI, Referee. LEVY
& LEVY, Attys. for Ptf.,
12 Tulip Dr., Great Neck,
NY. #99259
131828

LEGAL NOTICE
NOTICE OF SALE

SUPREME COURT.
NASSAU COUNTY. L&L
ASSOCIATES HOLDING
CORP., Ptf. vs. DEA C.
ADAMS, AS TRUSTEE, OR
HER SUCCESSORS IN
TRUST, UNDER THE
JAMES C. ADAMS
IRREVOCABLE TRUST
DATED MAY 19, 2010, et
al, Defts. Index
#612310/2021. Pursuant
to judgment of
foreclosure and sale
entered Feb. 14, 2022, I
will sell at public auction
on the North Side steps of
the Nassau Supreme
Court, 100 Supreme Court
Drive, Mineola, NY on
July 5, 2022 at 2:30 p.m.
prem. k/a District 9,
Section 55, Block 377,
Lots 1257-1258. Sold
subject to terms and

conditions of filed
judgment and sale
entered Feb. 14, 2022, I
will sell at public auction
on the North Side steps of
the Nassau Supreme
Court, 100 Supreme Court
Drive, Mineola, NY on
July 5, 2022 at 2:30 p.m.
prem. k/a District 9,
Section 55, Block 377,
Lots 1257-1258. Sold
subject to terms and

LEGAL NOTICE
NOTICE OF SALE
SUPREME COURT
COUNTY OF NASSAU
DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR ARGENT SECURITIES
INC., ASSET-BACKED
PASS-THROUGH
CERTIFICATES, SERIES
2006-W2
Plaintiff,
Against
RAMACHANDRAN NAIR
A/K/A RAMCHANDRAN
NAIR, et al.,
Defendant(s)

Pursuant to a Judgment
of Foreclosure and Sale,
duly entered 11/07/2019,
I, the undersigned
Referee, will sell at public
auction, on the North
Side steps of the Nassau
County Supreme Court
located at 100 Supreme
Court Drive, Mineola,
N.Y. 11501, on 7/7/2022
at 2:30 PM, premises
known as 190 Westside
Avenue Freeport, New
York 11520 and described
as follows

ALL that certain plot
piece or parcel of land,
with the buildings and
improvements thereon
erected, situate, lying and
being in the Incorporated
Village of Freeport, Town
of Hempstead, County of
Nassau and State of New
York. Section 0062 Block
0031-00 Lot 00014

The approximate amount
of the current Judgment
lien is \$592,113.08 plus
interest and costs. The
Premises will be sold
subject to provisions of
the aforesaid Judgment of
Foreclosure and Sale;
Index # 011884/14
Mark S. Ricciardi, Esq.,
Referee.

McCabe, Weisberg &
Conway, LLC, Suite 205,
10 Midland Ave, Port
Chester, NY 10573
Dated: 4/18-2022 File
Number: 17-301303 PCO
131822

To Place A Notice Call 516-569-4000 x232

LEGAL NOTICE
NOTICE OF SALE
SUPREME COURT
COUNTY OF NASSAU,
KAROLYE WHITE,
Plaintiff, vs. FREEPORT
GATE LLC, ET AL.,
Defendant(s).

Pursuant to a Judgment
of Foreclosure and Sale
dated on January 10,
2022, and duly entered
on January 18, 2022, I,
the undersigned Referee
will sell at public auction
at the front steps on the
north side of the Nassau
County Supreme Court,
100 Supreme Court Drive.

provisions of filed
Judgment Index #
610119/2019. This
foreclosure sale will be
held on the North Side
Steps of the Courthouse,
rain or shine. COVID-19
safety protocols will be
followed at the
foreclosure sale. If proper
social distancing cannot
be maintained or there
are other health or safety
concerns, the Court
Appointed Referee will
cancel the sale.
Bronster, LLP, 156 West
56th Street, Suite 902,
New York, New York
10019, Attorneys for
Plaintiff
131824

LEGAL NOTICE
NOTICE OF SALE

SUPREME COURT.
NASSAU COUNTY. L&L
ASSOCIATES HOLDING
CORP., Ptf. vs. R AND
K-3 REALTY 2016 LLC, et
al, Defts. Index
#604741/2021. Pursuant
to judgment of
foreclosure and sale
entered Feb. 14, 2022, I
will sell at public auction
on the North Side steps of
the Nassau Supreme
Court, 100 Supreme Court
Drive, Mineola, NY on
July 7, 2022 at 2:30 p.m.
prem. k/a District 9,
Section 62, Block 178, Lot
487. Sold subject to terms
and conditions of filed
judgment and terms of
sale. Foreclosure auction
will be held "rain or
shine." If proper social
distancing cannot be
maintained or there are
other health or safety
concerns, then the court
appointed referee will
cancel the sale. JOHN G.
KENNEDY, Referee. LEVY
& LEVY, Attys. for Ptf.,
12 Tulip Dr., Great Neck,
NY. #99270
131826

LEGAL NOTICE
NOTICE OF SALE
SUPREME COURT
COUNTY OF NASSAU
Wilmington Trust,
National Association, as
Successor Trustee to
Citibank, N.A., as Trustee
for Bear Stearns Asset
Backed Securities I Trust
2006-HE4, Asset-Backed
Certificates, Series
2006-HE4, Plaintiff
AGAINST
Gregg Hacker a/k/a Gregg
R. Hacker, et al.,
Defendant(s)
Pursuant to a Judgment
of Foreclosure and Sale
duly dated July 18, 2018
I, the undersigned
Referee will sell at public
auction at the North Side

LEGAL NOTICE
NOTICE OF SALE
SUPREME COURT
COUNTY OF NASSAU
Wilmington Trust,
National Association, as
Successor Trustee to
Citibank, N.A., as Trustee
for Bear Stearns Asset
Backed Securities I Trust
2006-HE4, Asset-Backed
Certificates, Series
2006-HE4, Plaintiff
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R. Hacker, et al.,
Defendant(s)
Pursuant to a Judgment
of Foreclosure and Sale
duly dated July 18, 2018
I, the undersigned
Referee will sell at public
auction at the North Side

Rezone 6/27/22 public hearing date
Section 55, Block H, Lot 372, from Residence AA district to Industrial B district,
Section 55, Block 190, Lot 63 from Business AA to Industrial B district, Sec 55,
Blk 190, Lots 51-55, from Manufacturing district to Industrial B district

AFFIDAVIT OF POSTING

State of New York)
County of Nassau)
Village of Freeport) ss:

Josephine Maradjar, being duly sworn, deposes and states
Name

that on the 20th day of June 2022, he/she posted copies of
the attached notice in the following public places in the INCORPORATED
VILLAGE OF FREEPORT:

MUNICIPAL BUILDING	46 North Ocean Avenue
MEMORIAL LIBRARY	144 West Merrick Road
FREEPORT HOSE CO. #1	22 Southside Avenue ✓
FREEPORT HOSE CO. #2	15 Broadway ✓
FREEPORT HOSE CO. #3	375 South Bayview Avenue ✓
FREEPORT RECREATION CENTER	130 East Merrick Road ✓

[Signature]
Deponent

Sworn to before me this 20 day
of June 2022

Lisa M Debourg
Notary Public, Nassau County, NY

LISA M DEBOURG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE6294362
Qualified in Nassau County
My Commission Expires December 16, 2025



**INCORPORATED VILLAGE OF FREEPORT
VILLAGE CLERK**

**46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300 (516) 771-4127 Fax**

**ROBERT T KENNEDY
MAYOR**

**PAMELA WALSH BOENING
VILLAGE CLERK**

NOTICE OF PUBLIC HEARING

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall reopen and continue the April 18, 2022 public hearing, to consider the rezoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District, to be duly held on the 27th day of June 2022 at 7:15 P.M.

FURTHER RESOLVED, that the foregoing notice of public hearing shall be entered in the minutes of the Board of Trustees of the Incorporated Village of Freeport, and published in the Freeport Leader and a printed copy thereof posted conspicuously in at least three (3) public places in the Incorporated Village of Freeport, Nassau County, New York.

STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the Said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 27th day of June 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 20th day of June 2022.

Pamela Walsh Boening
Village Clerk

Dated: Freeport, New York
June 20, 2022

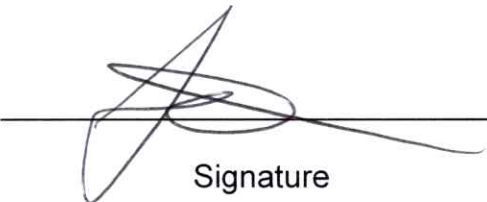
Rezone 6/27/22 public hearing date
Section 55, Block H, Lot 372, from Residence AA district to Industrial B district,
Section 55, Block 190, Lot 63 from Business AA to Industrial B district, Sec 55,
Blk 190, Lots 51-55, from Manufacturing district to Industrial B district

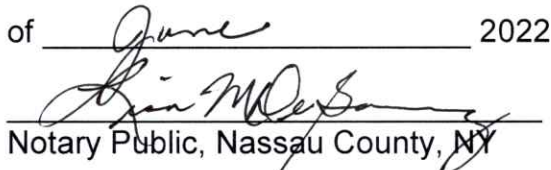
BOT

AFFIDAVIT OF MAILING

**State of New York)
County of Nassau)
Village of Freeport) ss:**

I, Josephine Maradino, being duly sworn, deposes and states
that on the 20th day of June 2022, the attached notice to
property owners regarding the Rezoning application of The Incorporated Village
of Freeport, relative to the property located at: Section 55, Block H, Lot 372;
Section 55, Block 190, Lot 63; & Sec 55, Blk 190, Lots 51-55, was duly delivered
to the United States Post Office branch at Merrick Road and Ocean Avenue,
Freeport, New York, and directed to the attached list of persons at the addresses
designated, as same appears on the Assessment Rolls of the Village of Freeport,
between which places there then was and now is a regular communication by
mail.

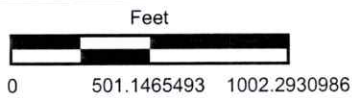
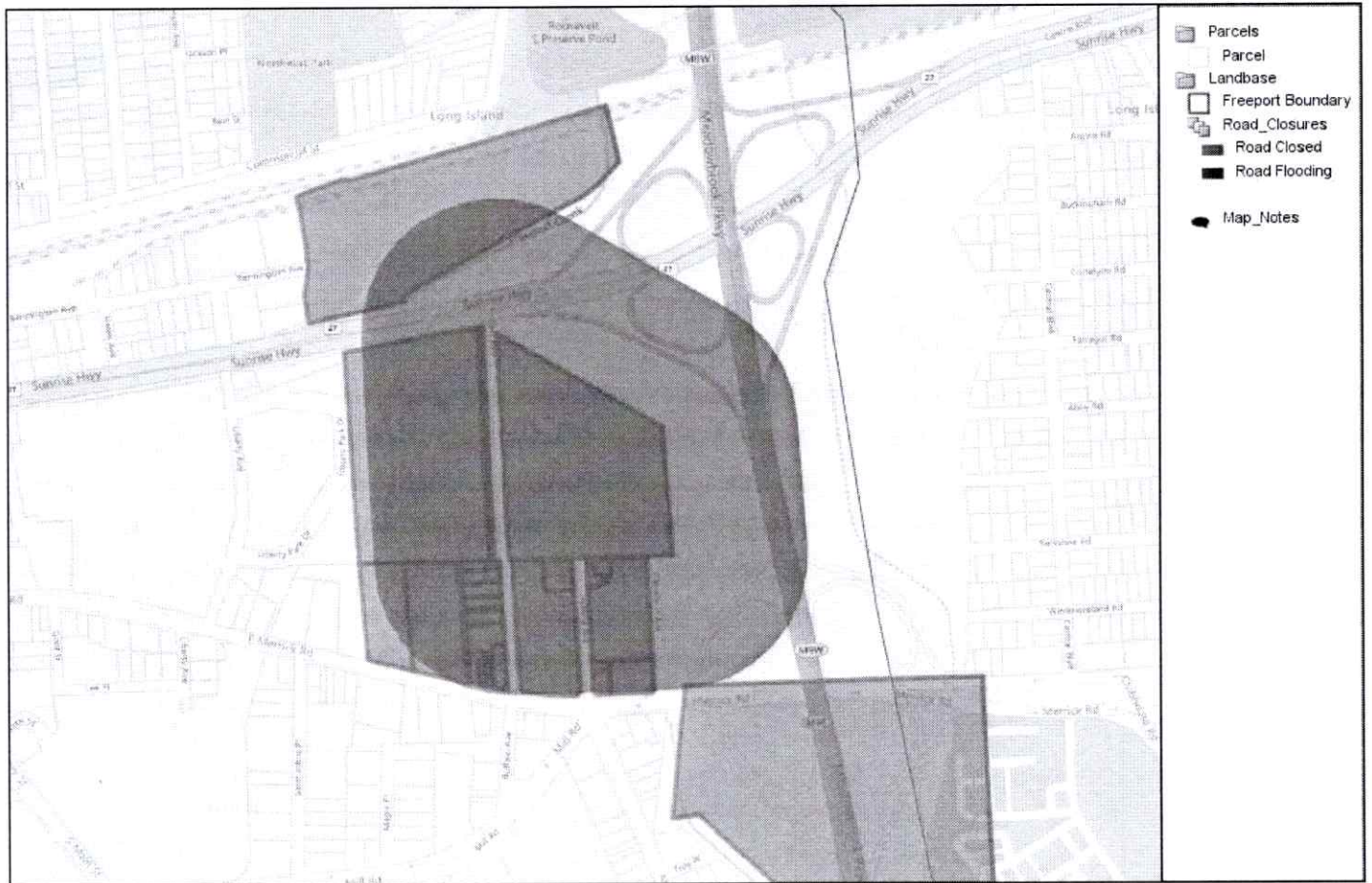

Signature

Sworn to before me this 20 day
of June 2022

Notary Public, Nassau County, NY

LISA M DEBOURG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE6294362
Qualified in Nassau County
My Commission Expires December 16, 2025

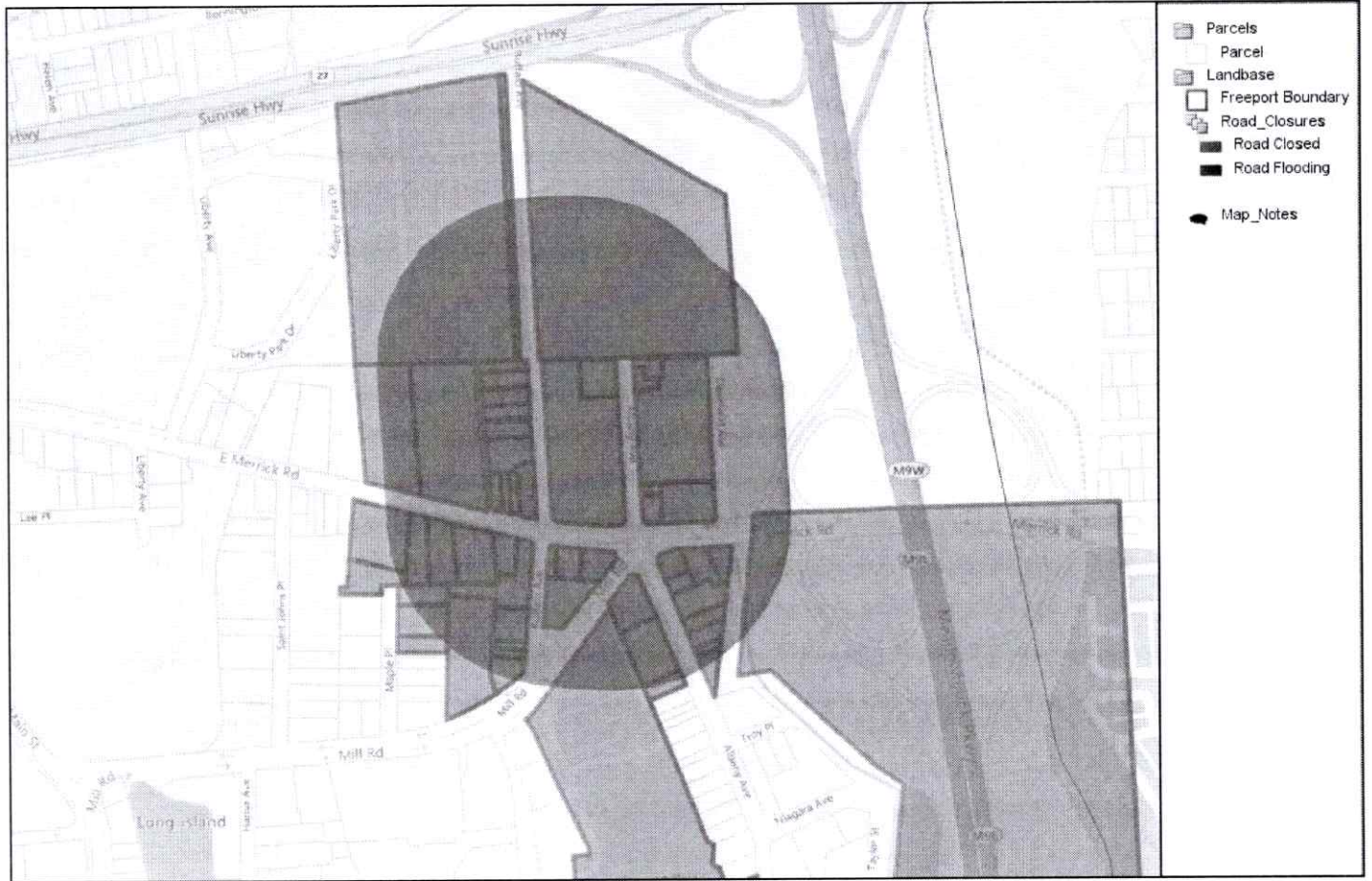
Contact Name	Property Address	Mailing Name	In Care of	Mailing Address	Mailing City	Mailing Zip
244 E MERRICK ABRZ LLC	O E MERRICK RD FREEPORT, N	244 E MERRICK ABRZ LLC		10 PARKSIDE DR	GREAT NECK NY	11021-1023
TT OF FREEPORT INC	100 CLEVELAND AVE FREEPORT	TT OF FREEPORT INC		100 CLEVELAND AVE	FREEPORT NY	11520-4053
	234 E MERRICK RD FREEPORT	FREEPORT MERRICK RD GASOL	C/O WOLF	100 JERICHO QUADRANGLE	JERICHO NY	11753-1049
107 MILL FREEPORT LLC	107 MILL RD FREEPORT, NY 1	107 MILL FREEPORT LLC		107 MILL RD	FREEPORT NY	11520-4630
	O MEADOWBROOK PARKWAY	STATE OF NEW YORK	C/O ORPS - STATE L	16 SHERIDAN AVE	ALBANY NY	12210-2797
	160 E MERRICK RD FREEPORT	160 EMR REALTY CORP	C/O JOHN P MILES,	160 E MERRICK RD	FREEPORT NY	11520-4020
FREEPORT COLLISION INC	182 E MERRICK RD FREEPORT	FREEPORT COLLISION INC	182 MERRICK ROAD	182 E MERRICK RD	FREEPORT NY	11520-4020
2A HOLDING INC	7 MAPLE PL FREEPORT, NY 1	11 2A HOLDING INC		184 E MERRICK RD	FREEPORT NY	11520-4020
FREEPORT AFFRD HOUSII	195 E MERRICK RD FREEPORT	FREEPORT AFFORDABLE HOUSING	MOXEY RIGBY LLC	195 E MERRICK RD 120	FREEPORT NY	11520-4064
BUFFALO AVE PROPERTY	26 BUFFALO AVE FREEPORT,	1 BUFFALO AVE PROPERTY MGMT		2094 SMITH ST	MERRICK NY	11566-3614
FREEPORT MERRICK PRO	211 E MERRICK RD FREEPORT	MERRICK PROP MGM		2094 SMITH ST	MERRICK NY	11566-3614
	O E MERRICK RD FREEPORT,	N ULLIAN MILTON		2094 SMITH ST	MERRICK NY	11566-3614
PRESTIGIACOMO KATIE A	194 E MERRICK RD FREEPORT	PRESTIGIACOMO KATIE ANN		210 E MERRICK RD	FREEPORT NY	11520-4029
FREEPORT UNION FREE S	O ALBANY AVE FREEPORT, NY	FREEPORT UNION FREE SCHOO	C/O FACILITIES OFF	235 N OCEAN AVE	FREEPORT NY	11520-2135
REAL NY REALTY LLC	61 ALBANY AVE FREEPORT, N	REAL NY REALTY LLC		240 EAST MERRICK ROAD	FREEPORT NY	11520-4029
RLTY INC PENN PROP	100 MILL RD FREEPORT, NY 1	RLTY INC PENN PROP	C/O BJ'S WHOLESAL	25 RESEARCH DR	WESTBOROUGH	01581-5230
SCRATCHLINE PROD INC	6 BUFFALO AVE FREEPORT, N	SCRATCHLINE PROD INC		26 BUFFALO AVE	FREEPORT NY	11520-4014
DOVER GOURMET	8 MAPLE PL FREEPORT, NY 1	DOVER GOURMET	C/O FREEPORT DOV	27 SAINT JOHNS PL	FREEPORT NY	11520-4606
	261 E MERRICK RD FREEPORT	261 EAST MERRICK RD CORP		3499 E BAY CT	MERRICK NY	11566-5522
KIR MEADOWBROOK 027	210 E SUNRISE HWY FREEPORT	KIR MEADOWBROOK 027 LLC	C/O KIMCO REALTY	500 N BROADWAY	JERICHO NY	11753-2128
TT OF FREEPORT INC	177 E MERRICK RD FREEPORT	TT OF FREEPORT INC	C/O AUTOMOTIVE I	505 S FLAGLER DR	WEST PALM BEA	33401-5946
SIXTY ALBANY HOLDING	60 ALBANY AVE FREEPORT, N	SIXTY ALBANY HOLDING LLC		60 ALBANY AVE	FREEPORT NY	11520-4702
CRACHO PROPERTIES INC	69 ALBANY AVE FREEPORT, N	CRACHO PROPERTIES INC		67 ALBANY AVE	FREEPORT NY	11520-4701
DICRACCHO REALTY INC	65 ALBANY AVE FREEPORT, N	DICRACCHO REALTY INC		67 ALBANY AVE	FREEPORT NY	11520-4701
COLUMBIA 72 ALBANY R	72 ALBANY AVE FREEPORT, N	COLUMBIA 72 ALBANY REALTY		72 ALBANY AVE	FREEPORT NY	11520-4702
	81 ALBANY AVE FREEPORT, N	GONIAS KONSTANTINOS		81 ALBANY AVE	FREEPORT NY	11520-4701
GONIAS REALTY INC	71 ALBANY AVE FREEPORT, N	GONIAS REALTY INC		91 ALBANY AVE	FREEPORT NY	11520-4701
	11 MAPLE PL FREEPORT, NY 1	CAMPOVERDE PROPERTIES LLC		99 DOXSEE DR	FREEPORT NY	11520-4603
MAPLE PLACE PROPERTIES	21 MAPLE PL FREEPORT, NY 1	MAPLE PLACE PROPERTIES LL		99 DOXSEE DR	FREEPORT NY	11520-4717
MERRICK ARMS INC	203 E MERRICK RD FREEPORT	MERRICK ARMS INC	C/O KEVIN KEANE	PO BOX 374	GARDEN CITY NY	11530-0374
FREEPORT 7-11 LLC	200 E MERRICK RD FREEPORT	FREEPORT 7-11 LLC	7-ELEVEN INC AV T	PO BOX 711	DALLAS TX	75221-0711
103 MILL ROAD CORP	103 MILL RD FREEPORT, NY 1	103 MILL ROAD CORP		PO BOX 7767	HICKSVILLE NY	11802-7767

55 H 372 Buffalo Ave map



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

55 190 63

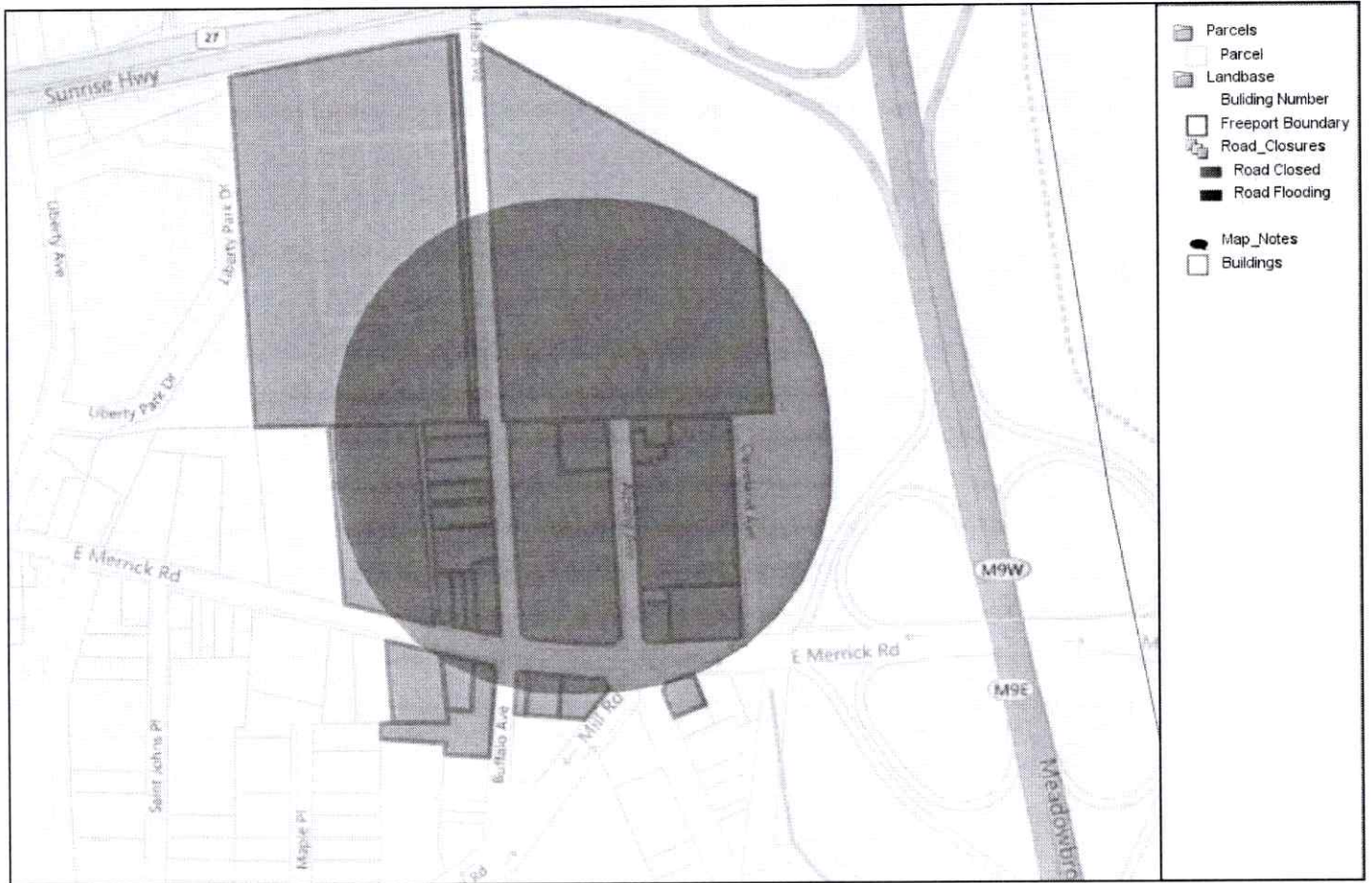


Feet
0 408.3654396 816.73087923



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55 190 51-55 map



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**INCORPORATED VILLAGE OF FREEPORT
VILLAGE CLERK**

**46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300 (516) 771-4127 Fax**

**ROBERT T KENNEDY
MAYOR**

**PAMELA WALSH BOENING
VILLAGE CLERK**

NOTICE OF PUBLIC HEARING

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall reopen and continue the April 18, 2022 public hearing, to consider the rezoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District, to be duly held on the 27th day of June 2022 at 7:15 P.M.

FURTHER RESOLVED, that the foregoing notice of public hearing shall be entered in the minutes of the Board of Trustees of the Incorporated Village of Freeport, and published in the Freeport Leader and a printed copy thereof posted conspicuously in at least three (3) public places in the Incorporated Village of Freeport, Nassau County, New York.

STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the Said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 27th day of June 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 20th day of June 2022.

Pamela Walsh Boening
Village Clerk

Dated: Freeport, New York
June 20, 2022

Bruce Blakeman
County Executive

Kenneth G. Arnold
Commissioner



Nassau County Department of Public Works Nassau County Planning Commission

1194 Prospect Avenue
Westbury, New York 11590-2923
www.nassaucountyny.gov

Marty Glennon
Chair

Jeffrey Greenfield
1st Vice-Chair
Leonard Shapiro
2nd Vice Chair
Neal Lewis
3rd Vice Chair
Ronald J. Ellerbe
Murray Forman
Khandan Kalaty
Reid Sakowich
Lisa Warren

May 27, 2022

Howard Colton
Village Attorney
Village of Freeport
46 North Ocean Avenue
Freeport, New York 11520

Re: Board of Trustees - Change of Zone for three Village-Owned Parcels to Industrial B

Dear Mr. Colton:

Please be advised that the above-referenced Village-initiated proposed change of zone for three Village-owned properties was before the Nassau County Planning Commission on 3/31/22. The Planning Commission issued a Local Determination (see attached NCPC Resolution 10474). However, First Vice Chair Greenfield made a motion to approve Local Determination subject to the following: 1. park alienation legislation from the State Legislature for the Village-owned park (Cleveland Ave. Fields) and 2. the dismissal of pending school district litigation between the Village of Freeport and the School District concerning the use of Cleveland Ave. Fields. The motion was seconded by Commissioner Blue and passed by the Planning Commission.

Sincerely,

A handwritten signature in cursive script that reads "Martin Katz".

Martin Katz
Nassau County DPW, Division of Planning

RESOLUTION NO. 10474-22

WHEREAS, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **March 31, 2022**, reviewed as provided by law, the following zoning matters:

<u>MUNICIPALITY</u>	<u>LOCAL CASE NO.</u>	<u>APPLICANT</u>	<u>SEC.</u>	<u>BLK.</u>	<u>LOT(S)</u>
Freeport (with letter)		Board of Trustees	55 55	H 190	372 63, 51 – 55

THEREFORE, BE IT RESOLVED, that the **NASSAU COUNTY PLANNING COMMISSION** recommends that the referring agency take action as it deems appropriate, the Commission having no modifications

Pursuant to Section 239-m of the General Municipal Law, the referring municipality shall file a report indicating its decision with the NASSAU COUNTY PLANNING COMMISSION within thirty (30) days of final action.

The resolution herein was, in accordance with all applicable laws, duly considered moved and adopted by the following vote:

Marty Glennon, Chair-	aye
Jeffrey Greenfield, 1 st Vice Chair –	aye
Leonard Shapiro, 2 nd Vice Chair-	aye
Neal Lewis, 3 rd Vice Chair -	aye
Jerome Blue -	aye
Ronald Ellerbe -	not participating/not voting
Rick Shaper -	excused
Lisa Warren -	aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 3/31/22**

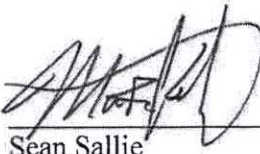
STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

I, Sean Sallie, Deputy Commissioner of the NASSAU COUNTY
DEPARTMENT OF PUBLIC WORKS, DIVISION OF PLANNING, do hereby certify
that I have compared the proceeding with the original resolution passed by the
PLANNING COMMISSION of Nassau County, New York on _____

on file in my office and recorded in the record of proceeding of the PLANNING
COMMISSION of the County of Nassau and do certify the same to be a correct transcript
therefrom and the whole said original.

I further certify that the Resolution herein above-mentioned was passed by the
concurring affirmative vote of the PLANNING COMMISSION of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand,
This 31 day of MARCH
In the year two thousand and twenty-two



Sean Sallie
Deputy Commissioner
Division of Planning, Department of Public Works



VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

x **Negative Declaration**

_____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

x **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

_____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.**
(See reasons below)

Project: rezoning of Section 55 Block H Lot 372 a/k/a 150 Cleveland Avenue from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 a/k/a 80-84 Albany Avenue from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63 a/k/a 3 Buffalo Avenue from Business AA to Industrial B district; and said properties are located within the Incorporated Village of Freeport and within that portion of the Incorporated Village of Freeport of which the Freeport Union Free School District a/k/a Freeport Public Schools is a part.

Applicant : Incorporated Village of Freeport

Description: A rezoning of Section 55 Block H Lot 372 from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63 from Business AA to Industrial B district.

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

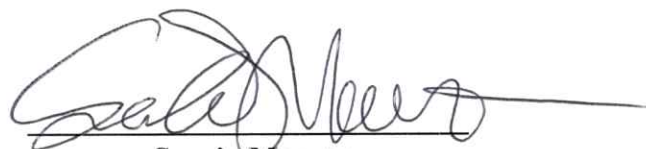
This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

DATED: June 24, 2022

Freeport, New York



Sergio Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

The Following Resolution was moved by Trustee _____,
seconded by Trustee _____, who moved its adoption:

WHEREAS, the Board of Trustees of the Incorporated Village of Freeport, as lead agency, has determined that the proposed action described below, will not have a significant effect on the environment and neither a draft environmental impact statement nor a final environmental impact statement will be prepared; and

WHEREAS, the proposed action is a rezoning of Section 55 Block H Lot 372 a/k/a 150 Cleveland Avenue from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 a/k/a 80-84 Albany Avenue from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63 a/k/a 3 Buffalo Avenue from Business AA to Industrial B district; and

WHEREAS, said properties are located within the Incorporated Village of Freeport and within that portion of the Incorporated Village of Freeport of which the Freeport Union Free School District a/k/a Freeport Public Schools is a part; and

WHEREAS, this Board determines that the proposed action is an unlisted action, as that term is defined in the New York State Environmental Quality Review Act, herein after referred to as SEQRA. After careful consideration, the Board has concluded that the proposed action will not have a significant effect on the environment for the following reasons:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality, traffic or noise level, will not affect solid waste production, and will not affect erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna nor interfere with the movement or any resident or migratory fish or wildlife species, nor impact on a significant habitat area, nor result in any other significant adverse effect to natural resources.
3. The proposed action will not encourage or attract a large number of people.
4. The proposed action is consistent with the community's current plans and goals for enforcement of Village laws.
5. The proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the Village.
6. The proposed action will not bring about a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.

8. The proposed action will not produce a substantial change in the use or intensity of land, including cultural or recreational resources, or its capacity to support existing uses.
9. The proposed action will not create a material demand for other actions that would result in any of the above consequences.
10. The proposed action will not change two or more elements in the environment, which when considered together could result in a substantial adverse impact on the environment.
11. When considered cumulatively with other actions, the proposed action will not have a significant effect on the environment or meet one of the above criteria.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, after reviewing the above criteria has determined that the proposed action is not environmentally significant.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	VOTING
Trustee Martinez	VOTING
Trustee Squeri	VOTING
Trustee Sanchez	VOTING
Mayor Kennedy	VOTING

The Following Resolution was moved by Trustee _____,
seconded by Trustee _____, who moved its adoption:

WHEREAS, the Board of Trustees of the Incorporated Village of Freeport, as lead agency, has determined that the proposed action described below, will not have a significant effect on the environment and neither a draft environmental impact statement nor a final environmental impact statement will be prepared; and

WHEREAS, the proposed action is a rezoning of Section 55 Block H Lot 372 a/k/a 150 Cleveland Avenue from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 a/k/a 80-84 Albany Avenue from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63 a/k/a 3 Buffalo Avenue from Business AA to Industrial B district; and

WHEREAS, said properties are located within the Incorporated Village of Freeport and within that portion of the Incorporated Village of Freeport of which the Freeport Union Free School District a/k/a Freeport Public Schools is a part; and

WHEREAS, this Board determines that the proposed action is an unlisted action, as that term is defined in the New York State Environmental Quality Review Act, herein after referred to as SEQRA. After careful consideration, the Board has concluded that the proposed action will not have a significant effect on the environment for the following reasons:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality, traffic or noise level, will not affect solid waste production, and will not affect erosion, flooding, leaching or drainage problems.
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4. The proposed action is consistent with the community's current plans and goals for enforcement of Village laws.
5. The proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the Village.
6. The proposed action will not bring about a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.

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11. When considered cumulatively with other actions, the proposed action will not have a significant effect on the environment or meet one of the above criteria.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, after reviewing the above criteria has determined that the proposed action is not environmentally significant.

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