

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on June 16, 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	Excused
Drew Scopelitis	Present
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 and Alternate Drew Scopelitis to substitute for two members in their absence.

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

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

The Clerk polled the Board as follows:

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

At 6:30 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 (25) members of the public were present.

Motion was made by Member Hawkins seconded by Alternate Member Pinzon and carried to approve the minutes from May 19, 2022.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	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.

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 **#2022-19 – 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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Miguel Ramirez and Fermin Nunez-property owner presented the application.

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

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for **#2022-19 – 25 Pearsall Ave.**

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Christopher Gomoka, Esq. presented the application.

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

Motion was made by Alternate Member Scopelitis, seconded by Alternate Member Pinzon and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-24 – 438 Nassau Ave.**

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Michael Zapson, Esq. presented the application.

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

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-26 – 130 Dehnhoff Ave.**

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Kathleen Deegan Dickson, Esq. presented the application.

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

Motion was made by Alternate Member Scopelitis, seconded by Alternate Member Pinzon and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-27 – 435 Woodcleft Ave**

The Clerk polled the Board as follows:

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

At 7:30 P.M. motion was made by Member Hawkins, seconded by Alternate Member Scopelitis 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 Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 8:00 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 Hawkins	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Member Hawkins, seconded by Alternate Member Pinzon and carried to approve 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..

The Clerk polled the Board as follows:

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

Motion was made by Alternate Member Pinzon, seconded by Alternate Member Scopelitis and carried to approve 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.

The Clerk polled the Board as follows:

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

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to approve 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.

The Clerk polled the Board as follows:

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

Motion was made by Member Hawkins, seconded by Alternate Member Pinzon and carried to approve 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.

The Clerk polled the Board as follows:

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

At 8:30P.M., motion was made by Member Hawkins, seconded by Alternate Member Pinzon and carried to close the meeting.

The Clerk polled the Board as follows:

Member Hawkins

In Favor

Alternate Member Scopelitis


In Favor

Alternate Member Pinzon

In Favor

Chair Rhoden

In Favor


Robin Cantelli
Secretary to the Zoning Board of Appeals