



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 – September 22, 2022**

**NOTICE IS HEREBY** given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, September 22, 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 #2022-25 – 118 Albany Ave., Industrial - Section 62/Block D/Lots 147-150 – Rachel Lazarus c/o Columbia Equipment** – Construct a new elevated 4 story, 26,172 sq. ft. commercial building. Variances: *Village Ordinance §210-6A, §210-172(A)9 Required parking spaces, §210-139 Building height.*

**Application #2022-31 – 149 Westend Ave., Residence A - Section 54/Block 320/Lots 121 – Jason Weber** – Proposed garage conversion to living space. Variances: *Village Ordinance §210-6A, §210-172(A)1 required parking spaces.*

**Application #2022-32 – 149 N. Bayview Ave., Residence AA - Section 54/Block 462/Lots 32 – Nelson Perez Garabito** – Construct a new 312 sq. ft. rear addition, a 144 sq. ft. gazebo and maintain a 322.56 sq. ft. shed. Variances: *Village Ordinance §210-6A, §210-35A(2) Setbacks required: Rear yard setback, §210-35C(1) Setbacks required: Accessory structures, §210-35C(2) Required yards, accessory structures.*

**Application #2022-33 – 131 S. Main St. AKA 129-133 S. Main St., Manufacturing - Section 62/Block 198/Lot 318 – Rosa Galdamez.** – Interior alterations for Bar/Restaurant. Variances: *Village Ordinance §210-6A, §210-172A(4) – Required parking spaces.*

**Application #2022-34 – 224 Buffalo Ave., Industrial B - Section 62/Block 230/Lot 42 – Bruzone Shipping Ind.** – Proposed 14,000 sq. ft. second story addition. Variances: *Village Ordinance §210-6A, §210-172(A)10 Required parking spaces.*

**Application #2022-35 – 170 N. Main St., Service Business - Section 55/Block 258/Lots 149-150 – Luis G. Ramirez** – Increase internal seating capacity to 16 seats. Variances: *Village Ordinance §210-6A, §210-172(A)4 Required parking spaces.*

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