



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 – October 20, 2022

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, October 20, 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 #2022-33 – 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 #2022-30 – 179 N. Main St., Service District - Section 55/Block 262/Lot 9 – Greenwood and Sons Inc. – Divide structure to create four separate stores. Variances: *Village Ordinance §210-6A, §210-172A(12) – 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 Parking required.*

Application #2022-37 – 635 Nassau Ave., Residence A - Section 62/Block 186/Lot 127 – Joseph Micculli – Construct a new 407 sq. ft. deck. Variances: *Village Ordinance §210-6A, §210-43 Required yards.*

Application #2022-38 – 87-89 S. Main St., Business B - Section 55/Block 205/Lot 127 – Meridian Lights Inc. – Construct a new 4-story mixed use building, 1st story to be used as retail & 2nd story, 3rd story and 4th story used as residential apartments. Variances: *Village Ordinance §210-6A, §210-80A- All uses permitted in Residence AA, Residence A, Business AA and Business A Districts (except residential), §210-172A2a – Required parking, §210-172A12- Required parking, §210-49C- Open space, §210-49D- Recreation space.*

Application #2022-39 – 68 Hampton Pl., Marine Industrial - Section 54/Block 319/Lot 234 – Vishon Ganesh – Maintain pergola in rear yard. Variances: *Village Ordinance §210-6A, §210-43A(2) Required yards.*

Application #2022-40 – 25 East Ave., Residential A - Section 62/Block 76/Lot 10 – Shiroon Hosein-Chitaman – Maintain a 22' x 24' detached garage. Variances: *Village Ordinance §210-6A, §210-39 Building height, §210-41 Lot coverage; floor area ratio.*

Application #2022-41 – 67 S. Main St., Business B - Section 55/Block 205/Lot 19 – 67 South Jara LLC – Commercial alterations – 2 retail spaces on 1st fl., 2 bedroom apartment on the 2nd fl. and no change in basement. Variances: *Village Ordinance §210-6A, §210-80A- Permitted uses, §210-172A2a – Required parking spaces, §210-172A12- Required parking.*

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