

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on August 18, 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	Excused
Deputy Chair Jennifer Carey	Present
Charles Hawkins	Present
Ben Jackson	Present
Anthony J. Mineo	Excused
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 6:05 P.M. the Board convened in the main conference room and Deputy Chair Carey led in the Pledge of Allegiance.

Motion was made by Member Jackson, seconded by Member Hawkins 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
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor

At 6:35 P.M., Deputy Chair Carey led in the Pledge of Allegiance and called the Public Hearing to order, for which a full stenographic record was taken.

Twenty-one (21) members of the public were present.

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

AUGUST 18, 2022

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	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.

Deputy Chair Carey 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 **#2022-18 – 39-43A Woodcleft Ave., Marine Commerce - Section 62/Block 173/Lots 23 – Rudy Liriano** – Maintain 1,170 sq. ft. deck. Variances: Village Ordinance §210-6A, §210-172(A)4 Parking required and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Maurie Fedida, Esq., Jafet Tavarez, Sean Mulryan and Rudy Liriano presented the application.

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

Motion was made by Member Jackson, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-18 – 39-43A Woodcleft Ave.**

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called 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, 28,032 sq. ft. commercial building. Variances: Village Ordinance §210-6A, §210-172(A)9 Parking required, §210-139 Building height and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Christian Browne, Esq., Robert Bennett and Barry Borgen presented the application.

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

Motion was made by Alternate Member Pinzon, seconded by Member Jackson and carried to adjourn the public hearing to receipt of amended building department denial letter for application #2022-25 – 118 Albany Ave.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called application #2022-29 – 134 S. Ocean Ave., Residence Apartment - Section 62/Block 114/Lot 110 – Look North Together, Inc. – Construct a new 24 unit, 3-story 19,966 sq. ft. multiple dwelling with underground parking and rooftop terrace. Variances: §210-6A, §210-48 – Lot area, §210-47A- Building height, §210-51A – Required yards, §210-172A(2)(A)- Parking required, §210-49C- Lot coverage, open space and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Christian Browne, Esq. and Keyan Cody presented the application.

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

Motion was made by Member Jackson, seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for application #2022-29 – 134 S. Ocean Ave.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called 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: §210-6A, §210-172A(12) – Required parking spaces and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Bill Greenwood presented the application.

Deputy Chair Carey 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 Jackson and carried to adjourn the public hearing to further evidence and testimony regarding parking for application 179 N. Main St.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor

At 8:27 P.M. motion was made by Member Jackson, seconded by Member Hawkins 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
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor

Member Jackson exited the meeting during Executive Session.

At 8:45P.M., motion was made by Member Hawkins, seconded by Member Pinzon and carried to close the meeting.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Deputy Chair Carey	In Favor



Robin Cantelli

Secretary to the Zoning Board of Appeals

AUGUST 18, 2022