

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on July 21, 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	Excused
Ben Jackson	Present
Anthony J. Mineo	Present
Drew Scopelitis	Excused
Diego Pinzon	Excused

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals

At 6:12 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 Mineo 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 Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

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

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

At 6:30 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.

Fifteen (15) members of the public were present.

Motion was made by Member Jackson seconded by Member Mineo and carried to approve the minutes from June 16, 2022.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	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 **#2022-25 – 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 and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as Board Exhibits.

Christian Browne, Esq. and Robert Bennett, P.E. presented the application.

Deputy Chair Carey opened the meeting to public comment, whereupon there was one member of the public who spoke.

Motion was made by Member Jackson, seconded by Member Mineo carried to adjourn the application at the Boards request for further evidence and testimony regarding parking for application **#2022-25 – 118 Albany Ave.**

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

The Secretary to the Zoning Board of Appeals called application **#2022-28 – 449 Nassau Ave., Residence A - Section 62/Block 183/Lot 206 – Michael Portoles** – Abandon first floor, construct new 763 sq. ft. 1st & 2nd floor side additions, new 1,920 sq. ft. 3rd story addition & 458.62 sq. ft. rear 2nd & 3rd floor decks. Variances: §210-39A-Sky exposure plane and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

An expeditor presented the application.

Deputy Chair Carey opened the meeting to public comment, whereupon there was one member of the public who spoke.

Motion was made by Member Jackson, seconded by Member Mineo and carried to close the public hearing to further evidence and testimony and reserve decision for application **#2022-28 – 449 Nassau Ave.**

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

At 7:30 P.M. motion was made by Member Jackson, seconded by Member Mineo 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 Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

At 7:48 P.M. Motion was made by Member Mineo seconded by Member Jackson and carried to adjourn Executive Session and reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Mineo, seconded by Member Jackson and carried to approve 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.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Jackson, seconded by Member Mineo and carried to approve application **#2022-26 – 130 Dehnhoff Ave., Residence A - Section 55/Block 245/Lot 35 – Mary Bryant** – Maintain a 625 sq. ft. detached garage.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

Motion was made by Member Mineo, seconded by Member Jackson and carried to approve application **#2022-28 – 449 Nassau Ave., Residence A - Section 62/Block 183/Lot 206 – Michael Portoles** – Abandon first floor, construct new 763 sq. ft. 1st & 2nd floor side additions, new 1,920 sq. ft. 3rd story addition & 458.62 sq. ft. rear 2nd & 3rd floor decks.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor

At 8:00P.M., motion was made by Member Mineo, seconded by Member Jackson and carried to close the meeting.

The Clerk polled the Board as follows:

Member Mineo	In Favor
Member Jackson	In Favor
Deputy Chair Carey	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals