

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on September 22, 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	Present
Anthony J. Mineo	Present
Drew Scopelitis	Excused
Diego Pinzon	Excused

The meeting was also attended by:

Robert McLaughlin	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.

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
Member Mineo	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	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-four (24) members of the public were present.

Motion was made by Member Hawkins seconded by Member Mineo and carried to approve the minutes from August 18, 2022.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	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 **#2022-25 – 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. and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Christian Browne, Esq. presented the application.

Chair Rhoden 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 **#2022-25 – 118 Albany Ave.**

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

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

Dillion Greco, Jason Weber presented the application.

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

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 **#2022-31 – 149 Westend Ave.**

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

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

Celine Brown presented the application.

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

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 **#2022-32 – 149 N. Bayview Ave.**

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which was marked into evidence as Board Exhibits.

Anthony Arce and Rosa Galdamez presented the application.

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

Motion was made by Member Jackson seconded by Member Mineo and carried to adjourn the public hearing to further evidence and testimony regarding parking and Spanish translator presence for application **131 S. Main St. AKA 129-133 S. Main St.**

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application **#2022-34 – 224 Buffalo Ave., Industrial B - Section 62/Block 230/Lot 42 – Bruzzone Shipping Ind.** – Proposed 14,000 sq. ft. second story addition. Variances: Village Ordinance §210-6A, §210-172(A)10 Required parking spaces and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as Board Exhibits.

Robert Bennett P.E. and Fred Bruzzone presented the application.

Chair Rhoden 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 **#2022-34 – 224 Buffalo Ave.**

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application **The Secretary to the Zoning Board of Appeals called 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 and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as Board Exhibits.

Maria J. Miro and applicant presented the application.

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

Motion was made by Member Jackson seconded by Member Mineo and carried to adjourn the public hearing to further evidence and testimony regarding parking for application **#2022-35 – 170 N. Main St.**

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor

At 7:30 P.M., motion was made by Member Jackson, seconded by Member Mineo and carried to close the meeting.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Chair Rhoden	In Favor



Robin Cantelli
Robin Cantelli
Secretary to the Zoning Board of Appeals