

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on October 20, 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	Present
Charles Hawkins	Present
Ben Jackson	Excused
Anthony J. Mineo	Excused
Drew Scopelitis	Present
Diego Pinzon	Present

The meeting was also attended by:

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

At 6:00 P.M. the Board convened in the main conference room and Chair Rhoden led in the Pledge of Allegiance.

Motion was made by Member Hawkins, seconded by Alternate Member Scopelitis 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
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Alternate Member Diego Pinzon entered the meeting during Executive Session.

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

The Clerk polled the Board as follows:

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

At 6:35 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-seven (27) members of the public were present.

Deputy Chair Carey designated Alternate Member Pinzon and Alternate Member Scopelitis to substitute for another two members in their absence.

Motion was made by Member Hawkins seconded by Alternate Member Scopelitis and carried to approve the minutes from September 22, 2022.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Alternate Member Pinzon	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	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.

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 **#2022-33 – 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 announced that the application has been withdrawn by the applicant.

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: Village Ordinance §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.

Chair Rhoden opened the meeting to public comment, whereupon Two (2) people spoke on the application.

Motion was made by Alternate Member Scopelitis, seconded by Alternate Member Pinzon and carried to adjourn the public hearing to further evidence and testimony relating to parking **#2022-30 – 179 N. Main St.**

The Clerk polled the Board as follows:

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

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 Parking required and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Maria J. Miro, Ed Peralta and Luis Ramirez presented the application.

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

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to adjourn the public hearing to further evidence and testimony relating to parking 2022-35 – 170 N. Main St.

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called application #2022-37 – 635 Nassau Ave., Residence A - Section 62/Block 186/Lot 127 – Joseph Micculi – Construct a new 407 sq. ft. deck. Variances: Village Ordinance §210-6A, §210-43 Required yards and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Joseph Micculi presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was none.

Motion was made by Alternate Member Scopelitis seconded by Member Hawkins and carried to close the public hearing to further evidence and testimony and reserve decision for #2022-37 – 635 Nassau Ave.

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called 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, 1<sup>st</sup> story to be used as retail & 2<sup>nd</sup> story, 3<sup>rd</sup> story and 4<sup>th</sup> 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 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 Wayne Muller, P.E. presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was none.

Motion was made by Alternate Member Pinzon seconded by Deputy Chair Carey and carried to close the public hearing to further evidence and testimony and reserve decision for **#2022-38 – 87-89 S. Main St.**

The Clerk polled the Board as follows:

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

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

Vishon Ganesh presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was none.

Motion was made by Alternate Member Scopelitis seconded by Deputy Chair Carey and carried to close the public hearing to further evidence and testimony and reserve decision for **#2022-39 – 68 Hampton Pl.**

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called application **#2022-40 – 25 East Ave., Residential A - Section 62/Block 76/Lot 10 – Shiroom 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 and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Dylan Greco and Shiroom Hosein-Chitaman presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was none.

Motion was made by Deputy Chair Carey seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony and reserve decision for **#2022-40 – 25 East Ave.**

The Clerk polled the Board as follows:

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

The Secretary to the Zoning Board of Appeals called **#2022-41 – 67 S. Main St., Business B - Section 55/Block 205/Lot 19 – 67 South Jara LLC** – Commercial alterations – 2 retail spaces on 1<sup>st</sup> fl., 2 bedroom apartment on the 2<sup>nd</sup> fl. and no change in basement. Variances: Village Ordinance §210-6A, §210-80A- Permitted uses, §210-172A2a – Required parking spaces, §210-172A12- Required parking and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Anhtony Curcio, Esq. and Beatrice Firpo presented the application.

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

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to adjourn the public requesting further information for **#2022-41 – 67 S. Main St.**

The Clerk polled the Board as follows:

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

At 8:51 P.M. motion was made by Member Hawkins, seconded by Deputy Chair Carey 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
Alternate Member Pinzon	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 9:45 P.M. Motion was made by Member Hawkins, seconded by Deputy Chair Carey and carried to adjourn Executive Session and reconvene in Legislative Session.

Motion was made by Deputy Chair Carey, seconded by Member Hawkins and carried to approve application **#2022-18 – 39-43A Woodcleft Ave., Marine Commerce - Section 62/Block 173/Lots 23 – Rudy Liriano** – Maintain 1,170 sq. ft. deck.

The Clerk polled the Board as follows:

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

Motion was made by Alternate Member Scopelitis, seconded by Member Hawkins and carried to approve 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.

The Clerk polled the Board as follows:

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

Motion was made by Member Hawkins, seconded by Alternate Member Scopelitis and carried to approve application **2022-37 – 635 Nassau Ave., Residence A - Section 62/Block 186/Lot 127 – Joseph Micculli** – Construct a new 407 sq. ft. deck.

The Clerk polled the Board as follows:

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

Motion was made by Alternate Member Pinzon, seconded by Alternate Member Scopelitis and carried to approve application **#2022-39 – 68 Hampton Pl., Marine Industrial - Section 54/Block 319/Lot 234 – Vishon Ganesh** – Maintain pergola in rear yard.


The Clerk polled the Board as follows:

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

At 10:02 P.M., motion was made by Alternate Member Scopelitis, seconded by Alternate Member Pinzon and carried to close the meeting.

The Clerk polled the Board as follows:

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

  
Robin Cantelli  
Secretary to the Zoning Board of Appeals