

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on November 17, 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 Rhoden	Present
Deputy Chair Jennifer Carey	Excused
Charles Hawkins	Present
Ben Jackson	Present
Anthony J. Mineo	Present
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 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
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	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
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	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.

Nine (9) members of the public were present.

Chair Rhoden designated Alternate Member Pinzon to substitute for another member in their absence.

Motion was made by Member Jackson seconded by Member Hawkins and carried to approve the minutes from October 20, 2022.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	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.

The Secretary announced a request for adjournment of 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. Motion to approve adjournment was made by Member Jackson, seconded by Member Hawkins.

The Chair 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 #2022-30 – 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 up to public comment, whereupon there was one member of the public who spoke on the application.

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.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

The Secretary announced 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 was withdrawn by the applicant.

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Member Pinzon, seconded by Member Jackson and carried to approve application #2022-31 - 149 Westend Ave., Residence A - Section 54/Block 320/Lots 121 - Jason Weber - Proposed garage conversion to living space.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

Motion was made by Member Hawkins, seconded by Member Jackson and carried to approve application **#2022-40 – 25 East Ave., Residential A - Section 62/Block 76/Lot 10 – Shiroon Hosein-Chitaman** – Maintain a 22' x 24' detached garage.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor

At 7:53 P.M., motion was made by Member Jackson, seconded by Member Hawkins 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
Alternate Member Scopelitis	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals