

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on December 14, 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	Excused
Charles Hawkins	Present
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 6:00 P.M. the Board convened in the main conference room and Member Jackson led in the Pledge of Allegiance.

Motion was made by Member Hawkins, 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 Hawkins	In Favor
Member Mineo	In Favor
Member Jackson	In Favor

Deputy Village Attorney Jennifer Ungar entered the meeting during Executive Session.

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

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Mineo	In Favor
Member Jackson	In Favor

At 6:31 P.M., Member Jackson led in the Pledge of Allegiance and called the Public Hearing to order, for which a full stenographic record was taken.

Eight (8) members of the public were present.

Motion was made by Member Mineo seconded by Member Hawkins and carried to approve the minutes from November 17, 2022.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Mineo	In Favor
Member Jackson	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.

Member Jackson 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 #2022-42 – 55 Bedell St., Residence A - Section 62/Block 46/Lot 13 – Masood Bhutta – Front addition and alterations to two-family dwelling. Variances: Village Ordinance §210-6A, §210-21A- Permissible extensions of use and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Robert Bennett of RABCO Engineering presented the application.

Member Jackson opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Hawkins, seconded by Member Mineo and carried to adjourn the public hearing to further evidence and testimony for #2022-42 – 55 Bedell St.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Mineo	In Favor
Member Jackson	In Favor

The Secretary to the Zoning Board of Appeals called application #2022-43 – 199 Westside Ave., Residence A - Section 62/Block 034/Lot 135 – Dimitri Giasemis – Restore use of a two-family dwelling. Variances: Village Ordinance §210-6A, §210-38A- Prohibited uses and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Dimitri Giasemis presented the application.

Member Jackson opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Hawkins, seconded by Member Mineo and carried to adjourn the public hearing to further evidence and testimony relating to #2022-43 – 199 Westside Ave.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Mineo	In Favor
Member Jackson	In Favor

At 6:51 P.M., motion was made by Member Mineo, seconded by Member Hawkins and carried to close the meeting

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Mineo	In Favor
Member Jackson	In Favor



Robin Cantelli
Secretary to the Zoning Board of Appeals