

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on March 21, 2024 in the Municipal Building, Main Conference Room, 46 North Ocean Avenue, Freeport, NY at 6:00 P.M. with the following present:

Rosa Rhoden	Chairperson	
Jennifer Carey	Deputy Chairperson	
Charles Hawkins	Member	
Ben Jackson	Member	
Anthony J. Mineo	Member	Excused
Drew Scopelitis	Alternate Member	Absent

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Lisa DeBourg	Deputy Village Clerk
Remy Watts	Secretary
Scott Braun	Building Department representative

At 6:05 P.M. the Board convened in the Main Conference Room and Chairperson Rhoden led in the pledge of Allegiance.

Three individuals were present.

At 6:06 P.M. motion was made by Member Jackson, seconded by Member Hawkins and carried to adjourn this portion of the Legislative Session 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	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

At 6:35 P.M. motion was made by Member Hawkins, seconded by Member Jackson and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

At 6:37 P. M. Chairperson Rhoden led in the Pledge of Allegiance and called the Public Hearing to order for which a full stenographic record was taken.

Seventeen individuals were present.

Motion was made by Member Jackson, seconded by Member Hawkins and carried to approve the February 15, 2024 minutes.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

The Board presented One (1) Affidavit of Publication and one (1) Affidavit of Posting marked into evidence as Board Exhibits and the first application was called.

Application #2024-1 – 261 S. Long Beach Avenue, Residence AA - Section 62/Block 122/Lot 13 – Jiereh Bowen – Legalize existing 12' X 24' in-ground pool and 8' X 8' hot tub. Variances: *Village Ordinance §210-6A, §210-35C (2) (3). Required yards, §210-223D. Location; fencing; water supply.* One Affidavit of Mailing was marked into evidence as a Board Exhibit. Jiereh Bowen, the Owner, presented the application.

Motion was made by Member Jackson, seconded by Deputy Chairperson Carey and carried to close the public hearing to further evidence and testimony and reserve decision for application #2024-1 – 261 S. Long Beach Avenue.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

Application #2024-2 – 159 Hanse Avenue, Industrial B - Section 62/Block 230/Lot 65 – Oscar Molatti – Proposed roof raised (match existing height 19.42'), new 15 Loading docks, walkway 308 SF and rebuild 2 retaining walls. Variances: *Village Ordinance §210-6A, §210-172A (10) required parking spaces, §210-153 vehicular access for loading and unloading.* One Affidavit of Mailing was marked into evidence as a Board Exhibit. Mark A Munisteri, the architect, presented the application.

Motion was made by Member Hawkins, seconded by Member Jackson and carried to close the public hearing to further evidence and testimony and reserve decision for application #2024-2 – 159 Hanse Avenue.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

Application #2024-3 – 51 Forest Avenue, Residence A- Section 55/ Block 348/ Lot 14 – Dennis Marti - Code Compliance for apportionment to create a new buildable lot B 44.42' X 193.94' (8,614.81 sq. ft.) Variances: *Village Ordinance §210-6A, §210-40. Lot area; street frontage; lot width.* Michael Gregory of Permits R Us LLC, representing Dennis Marti, the Owner, presented 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 for application #2024-3 – 51 Forest Avenue.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

Application #2024-4 – 368 Wallace St, Residence AA- Section 55/ Block 396/ Lot 363 – Maria Gonzalez – Legalize existing 80.5' x 5' high and 50' x 6' high closed fence Variances: *Village Ordinance §210-6A, §210-171 Fences and Enclosures.* Maria Gonzalez, the Owner, presented the application.

Motion was made by Deputy Chairperson Carey, seconded by Member Hawkins and carried, to adjourn the public hearing at the Board's request, to obtain a translator for the applicant.

The Clerk polled the Board as follows:

Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor

At 7:35 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	Excused
Drew Scopelitis	Absent
Deputy Chairperson Carey	In Favor
Chairperson Rhoden	In Favor



Remy Watts

Secretary to the Zoning Board of Appeals