



INCORPORATED VILLAGE OF FREEPORT  
MUNICIPAL BUILDING  
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ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**ZONING BOARD OF APPEALS PUBLIC HEARING – November 21, 2024**

**NOTICE IS HEREBY** given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, November 21, 2024 at 6:00 P.M. in the Incorporated Village of Freeport, Main Conference Room, 46 N. Ocean Avenue, Freeport, New York on the appeals and applications of cases as they appear on the calendar; residential applications that do not extend their prior non-conforming status may be called first; public comment invited. It is anticipated that the Board will adjourn the legislative session and enter into Executive Session until 6:30 P.M.

**INTERESTED PROPERTY OWNERS** and other persons should appear at the above time and place to have questions answered and to voice opinions.

All applications are non-conforming with zoning regulations herein specified for the districts in which they are located.

**Application #2024-9 – 147 Woodcleft Avenue, Marine Commerce – Section 62/ Block 177/ Lot 534 – Aaron Kadosh** – Propose 1-story side addition (224 sq. ft.), 1-story addition (169 sq. ft.), 2<sup>nd</sup> story terrace (930 sq. ft.), roof over deck (424 sq. ft.), and wood shades/pergola (240 sq. ft.). *Variances: Village Ordinance §210-6A, §210-40 Required yards, §210-172 (4) Required parking spaces.*

**Application #2024-17 – 101 Albany Avenue, Manufacturing – Section 62/ Block E/ Lot 111-115 – Salvatore Ferrara** – Legalize 2<sup>nd</sup> Floor Offices. *Variances: Village Ordinance §210-6A, §210-172A (9) Required parking spaces.*

**Application #2024-18 – 38 Morton Avenue, Residence A – Section 54/ Block 300/ Lot 198 – Herrol Jean-Philippe** – Maintain 56' of 4' high closed PVC fence. *Variances: Village Ordinance §210-6A, §210-171D (1) Fences and Enclosures.*

**Application #2024-19 – 435 Pennsylvania Avenue, Residence AA – Section 36/ Block 323/ Lot 9 – Sam Calhoun** – Proposed Gazebo (16' x 28'). *Variances: Village Ordinance §210-6A, §210-35C (3) Required yards.*

**Application #2024-21 – 98 Martha Street, Residence A – Section 62/ Block 095/ Lot 148 – John Cummins** – Propose 62' of 6' high closed PVC fence. *Variances: Village Ordinance §210-6A, §210-171D (2) Fences and Enclosures.*

**Application #2024-22 – 41-49 N. Bergen Place, Residence Apartment – Section 55/ Block 270/ Lots 4, 5 – Domenico Ancona** – Construct 4-story, 32 unit apartment building (23,638.30 sq. ft.). *Variances: Village Ordinance §210-6A, §210-49D Lot Coverage.*

**BY ORDER OF THE ZONING BOARD OF APPEALS**  
Pamela Walsh Boening, Village Clerk