

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held January 16, 2025 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	Excused
Anthony Mineo	Member	
Ben Jackson	Member	Excused
Charles Hawkins	Member	
Drew Scopelitis	Alternate Member	Absent

The meeting was also attended by:

Robert McLaughlin	Deputy Village Attorney
Pamela Walsh Boening	Village Clerk

At 6:02 P.M., the Board convened in the Main Conference Room and Chairperson Rhoden led in the pledge of Allegiance.

Three (3) individuals were present in the audience.

At 6:03 P.M., motion was made by Member Hawkins, seconded by Member Mineo 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:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Chairperson Rhoden	In Favor

At 6:31 P.M., motion was made by Member Mineo, seconded by Member Hawkins and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Chairperson Rhoden	In Favor

At 6:33 P.M., Chairperson Rhoden convened in the Main Conference Room and led in the pledge of Allegiance.

The Public Hearing was called to order for which a full stenographic record was taken.

Three (3) individuals were present.

Motion was made by Member Hawkins, seconded by Member Mineo and carried to approve the December 12, 2024 minutes.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Chairperson Rhoden	In Favor

One (1) Affidavit of Publication and one (1) Affidavit of Posting, were marked into evidence as Board Exhibits.

There were one request for adjournment.

Motion was made by Member Hawkins, seconded by Member Mineo and carried to adjourn Application #2024-23 – 691 S. Bayview Avenue, Residence A – Section 62/ Block 187/ Lot 13 – David Riemer – Construct new (4,829.71 SF) 3-story house with attached garage, 2 front balconies (42.6 SF each), 2 rear decks (188.94 SF & 189.09 SF) and maintain hot tub. *Variiances: Village Ordinance §210-6A, §210-39A Building height; sky exposure plane, §210-40 Lot area; street frontage; lot width, §210-41 Lot coverage; floor area ratio, §210-43A (1&2), C (2) required yards.*

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Chairperson Rhoden	In Favor

**Application #2024-25 – 411 S. Ocean Avenue, Residence A – Section 62/ Block 170/ Lot 10 – Kimberly Smith** – Maintain 648 SF garage. *Variiances: Village Ordinance §210-6A, §210-41 Lot coverage; floor area ratio* was called whereupon the owner, Kimberly Smith, was present.

One (1) Affidavit of Mailing was entered into the record as board exhibit.

Kimberly Smith, presented the application.

Motion was made by Member Hawkins, seconded by Member Mineo and carried to reserve decision and to close to further evidence and testimony.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Chairperson Rhoden	In Favor

At 6:46 P.M., motion was made by Member Mineo, 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:

Deputy Carey	Excused
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Chairperson Rhoden	In Favor

At 6:52 P.M., motion was made by Member Hawkins, seconded by Member Mineo and carried to close the meeting.

The Clerk polled the Board:

Deputy Carey	Excused
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Chairperson Rhoden	In Favor

  
Pamela Walsh Boening  
Village Clerk