



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 – April 17, 2025**

**NOTICE IS HEREBY** given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, April 17, 2025 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 #2024-23 – 691 S. Bayview Avenue, Residence A – Section 62/ Block 187/ Lot 13 – David Riemer** – Construct new (3,743 SF) 3-story house with attached garage, 1 rear deck (180 SF), 1 rear balcony (52.5 SF), and maintain hot tub. *Variances: 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.*

**Application #2025-1 – 157 Gordon Place, Residence A – Section 62/ Block 092/ Lot 400 – Patricia O’keefe** – Code compliance for apportionment to create a new buildable lot A, 40’ x 100’ (4,000 sq. ft.). *Variances: Village Ordinance §210-6A, §210-40 Lot area; street frontage; lot width.*

**Application #2025-2 – 157 Gordon Place, Residence A – Section 62/ Block 092/ Lot 400 – Patricia O’keefe** – Code compliance for apportionment to create a new buildable lot B, 40’ x 100’ (4,000 sq. ft.). *Variances: Village Ordinance §210-6A, §210-40 Lot area; street frontage; lot width.*

**Application #2025-3 – 40 E. Seaman Avenue, Residence A – Section 55/ Block 255/ Lot 20 – Patricia Arias** – Maintain cellar entrance. *Variances: Village Ordinance §210-6A, §210-43A(3) Required Yards.*

**Application #2025-4 – 66 S. Bay Avenue, Residence A – Section 62/ Block 154/ Lot 520 – Alyssa Narine** – Maintain 266’ of 6’ high closed PVC fence and 180’ of 4’ high open. *Variances: Village Ordinance §210-6A, §210-171D(2) Fences and Enclosures.*

**Application #2025-5 – 3 Ray Street, Residence A – Section 62/ Block 52/ Lot 500 – Ansel Wallace** – Maintain 86’ of 6’ high closed PVC fence. *Variances: Village Ordinance §210-6A, §210-171D(2) Fences and Enclosures.*

**Application #2024-20 – 19 Suffolk Street, Marine Commerce – Section 62/ Block 176/ Lots 325, 326, 327, 328, 329 – BGC Properties INC** – Construct addition to existing building and change use to Residence Apartment for 24 unit 4-story apartment building (22,511.06 sq. ft.). *Variances: Village Ordinance §210-6A, §210-238B Prohibited Uses, §210-47A Building Height, §210-48 lot area; apartments, §210-49BCD Lot Coverage, §210-51ABC Required Yards, §210-52 Parking space for apartment building, §210-54 Front yards of apartment building.*

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