



SEC. 62 BLK. 172 LOT. 509

511

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

2025-7  
Index No.

To The Board of Appeals of the Village of Freeport, New York

COMPLY WITH  
ORIGINAL NOTES

The application of STEPHANIE HIBBERT  
respectfully states and alleges: (347) 459-6866

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (~~has its principal office for the conducting of its business at~~)

526 S. Ocean Avenue, Freeport, NY  
11520

State whether  
applicant is owner,  
lessee, or has option  
or contract. If other  
than owner, state  
briefly terms of  
agreement.

2. That the premises affected by this application is located at Land Map of Nassau County  
526 S. Ocean Avenue, Freeport, NY 11520 Sec. 62 Blk. 172 Lot(s) 509-511

and that the interest which the applicant has in the property concerned is that of Owner of  
526 S. Ocean Avenue, Freeport, New York  
11520

3. That (~~the applicant~~) (~~the applicant's duly authorized~~) Stephanie Hibbert on or about the  
29<sup>th</sup> day of April, 2025, filed in the office of the Department of Buildings of the Village of  
Freeport, New York, an application for a Building Permit. Documents filed with said application were  
as follows:

Fence Permit Application to install 120' of 15 G' PVC  
Fence (white) at front of Property at Side Adjoining the  
Parking Lot.

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 7<sup>th</sup> day of May, 2025, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows:

(1) Village Ordinance § 210-6A. Conformity Required and  
(2) Village Ordinance § 210-171. Fences and Enclosures.

Describe by  
construction and  
number of stories. If  
none, so state.

5. That the nature of the improvements now upon said premises is as follows: Installation  
of 120' of 15 G' PVC Fence (white) at front of  
Property at Side Adjacent to the Parking Lot.

State nature of use of  
property. If a  
business, give brief  
description.

6. That said premises are now being used as follows: Primary Residence of  
the Owner/Applicant.

Describe fully and  
clearly the use  
desired.

7. That the applicant seeks authority to make use of said premises as follows: Install a  
6' PVC; seeking a Variance of 2' height to  
allow for privacy and deter trespassers and disruptive  
behavior.

Strike out whichever  
word is not  
applicable. Follow  
language in  
ordinance.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by  
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
State of New York § 210-6A; and  
§ 210-171

Refer where possible  
to paragraphs and  
section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the  
application involves a subdivision of property, describe the existing property: N/A

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If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

10. That the grounds for this application are as follows: Privacy, Safety, and to deter trespassers and disruptive behaviors.

11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: May 15, 2025

BY: Stephanie H. Albert  
ITS: Owner/Applicant

State of New York Westchester  
County of Nassau ss:

The applicant Stephanie Albert "S.H." named in the foregoing application, being duly sworn, depose and say that S.H. read the foregoing application subscribed by S.H. and know the contents thereof; and that the same is true to S.H.'s own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters S.H. believe S.H. to be true.

Sworn to before me this 15th day of May, 2025

Notary Public Melissa Perry

MELISSA PERRY  
NOTARY PUBLIC, State of New York  
No. 01PE621207  
Qualified in Westchester County  
Commission Expires April 28, 2026

**Notice of Conflict of Interest**

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

5/15, 2025  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I [Signature] being duly sworn, depose and say:  
That he/she (the owner of [Signature]) (is the [Signature] of [Signature] the property concerned is correct to the best of the knowledge of deponent [Signature].)

That the owner [Signature] consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature

Notary Public \_\_\_\_\_  
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VILLAGE OF FREEPORT, NY

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**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A MAURAS  
SUPERINTENDENT OF BUILDINGS

**LETTER OF DENIAL**

May 07, 2025

Stephanie Hibbert  
526 S Ocean Ave  
Freeport, NY 11520

RE: **526 S Ocean Ave, Freeport, NY**  
**Zoning District – Residence A Sec. 62 Blk. 172 Lot 509-511**  
**Building Permit Application #20254204**  
**Description: Install 120' of 6'H closed PVC.**

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A. Conformity Required.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-171. Fences and enclosures.**

**D. Fences** in Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, Condominium and Cooperative Districts which meet the following criteria and subject to the approval of the Site Plan Review Board, where applicable, and without the consideration of the Freeport Zoning Board of Appeals, may be approved:

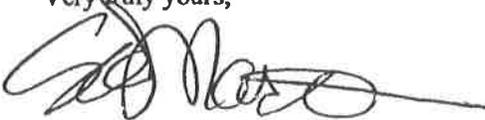
**(1)** In primary front yards, an open fence not to exceed four feet in height. Such fences may be constructed of wood, plastic or metal. According to the drawings submitted the fence is 6' high solid PVC. You will be seeking a variance of 2' height.

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-2202 to make an appointment to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Zoning Board of Appeals Application only, please call the VILLAGE CLERK'S OFFICE at 377-2202.

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
Daniela Hernandez, Plans Examiner  
cc: Village Clerk

**SITE PLAN APPROVAL NEEDED: NO**

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617.20  
Appendix B  
Short Environmental Assessment Form

Fresport Building Dept.  
Fresport, NY

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>		
Name of Action or Project:		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action: Installation of 120' of <u>15</u> <u>6</u> ' PVC Fence (White) at front of property at side adjoining the parking lot.		
Name of Applicant or Sponsor: <b>STEPHANIE HIBBERT</b>	Telephone: <b>(347) 454-6060</b>	E-Mail: <b>hibbertesquire@gmail.com</b>
Address: <b>526 S. Ocean Avenue</b>		
City/PO: <b>Fresport</b>	State: <b>NJ</b>	Zip Code: <b>11520</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres		
b. Total acreage to be physically disturbed? _____ acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres		
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <b>Parking lot adjoining the subject property.</b> <input type="checkbox"/> Parkland		

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO		YES <input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	<input checked="" type="checkbox"/>	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO		YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? (If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES) If No, describe method for providing potable water: _____	NO	<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? (If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES) If No, describe method for providing wastewater treatment: _____	NO	<input checked="" type="checkbox"/>	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	<input checked="" type="checkbox"/>	YES
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	<input checked="" type="checkbox"/>	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	<input checked="" type="checkbox"/>	YES
16. Is the project site located in the 100 year flood plain?	NO		YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	<input checked="" type="checkbox"/>	YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO Fresh part 400 Dept.	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Stephanie H. Hest Date: 04/18/2025  
 Signature: [Signature]

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

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Department of Buildings of the Incorporated Village of Freeport

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FENCE PERMIT APPLICATION

Freeport Building Dept.  
Freeport, NY

Application Number: 20254204 S/B/L 62/1721 Date of filing: 04/18/25

Permit Number: 509-511

Detailed Description of Project: Installation of 120' of

15' X 6" PVC Fence (white) at Front of Property at Side Adjoining the  
Property Owner: STEPHANIE HIBBERT  
Property Address: 526 S. Ocean Ave. Freeport, NY 11520 Zoning District:           
Owners Mailing Address: 526 S Ocean Avenue Freeport, NY 11520  
Owners Contact Number: (347) 459-6866  
Owners Email Address: hibbertesquire@gmail.com  
Contractor Information: N/A  
Contractor Address: N/A  
Contractor Phone Number: N/A  
Contractor Email Address: N/A

Documents Submitted from Contractor:

- Nassau County License YES  NO
- Workers Compensation Insurance YES  NO
- Liability Insurance YES  NO
- Disability Insurance YES  NO

Will Homeowner Install Their Own Fence YES  NO

If So, Was a Valid Copy a Valid Homeowners Insurance Policy Submitted? YES  NO

Was the Fence Already Installed? YES  NO

Total Cost of Project (Must include contract): 0

Total Length of Fencing: 120'

NOTARY REQUIRED:

Print Name of Applicant: Stephanie Hibbert

Signature of Applicant: [Signature]

Form to before me this 18 day of April 2025

Notary Public: [Signature] Superintendent of Buildings:         

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FREEPORT, NY



VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.  
(See reasons below)

Project:

Building Permit App. 20254204

Location: 526 S Ocean Ave, Freeport, NY 11520

Applicant: Stephanje Hibbert

Description: Install 120' of 6'H closed PVC.

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DEPARTMENT OF BUILDINGS

Lead Agency: Department of Buildings  
for the Board of Trustees  
Village of Freeport  
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:  
Superintendent of Buildings  
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) \_\_\_\_\_

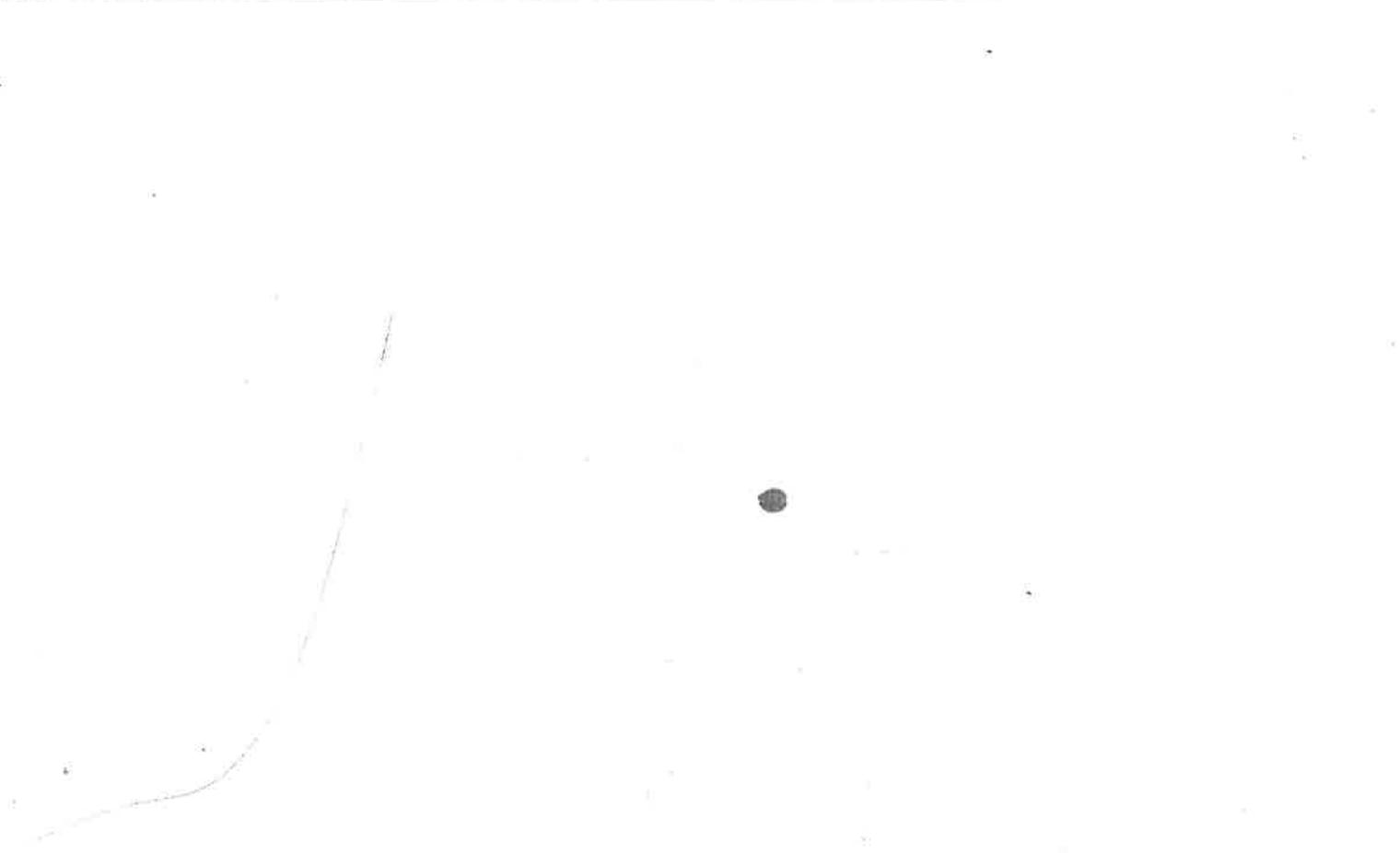
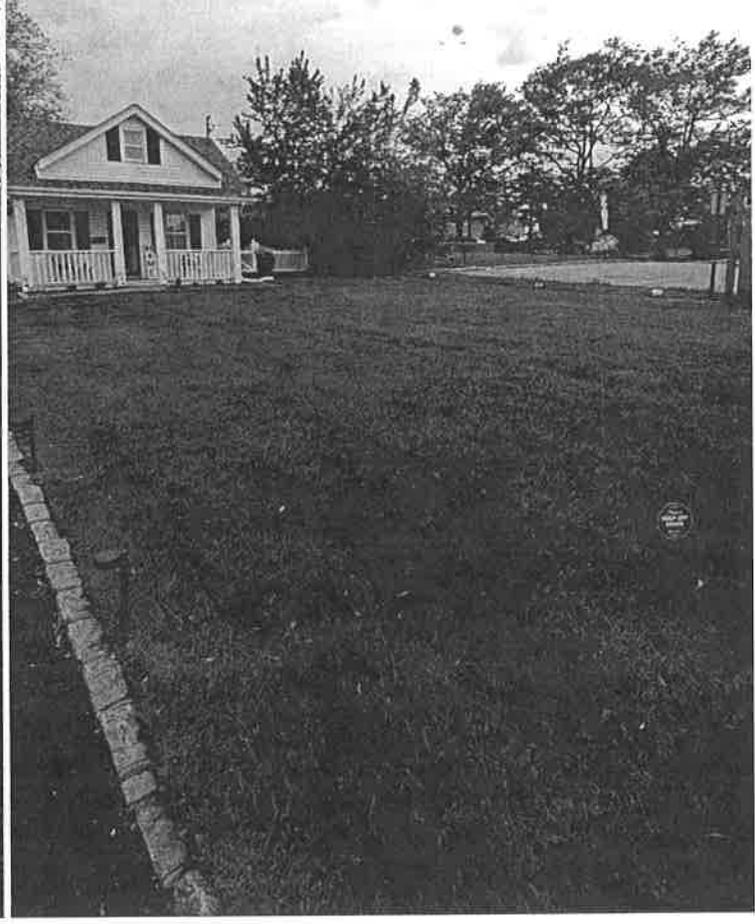
B) Possible environment effects identified:  
(only if positive determination)

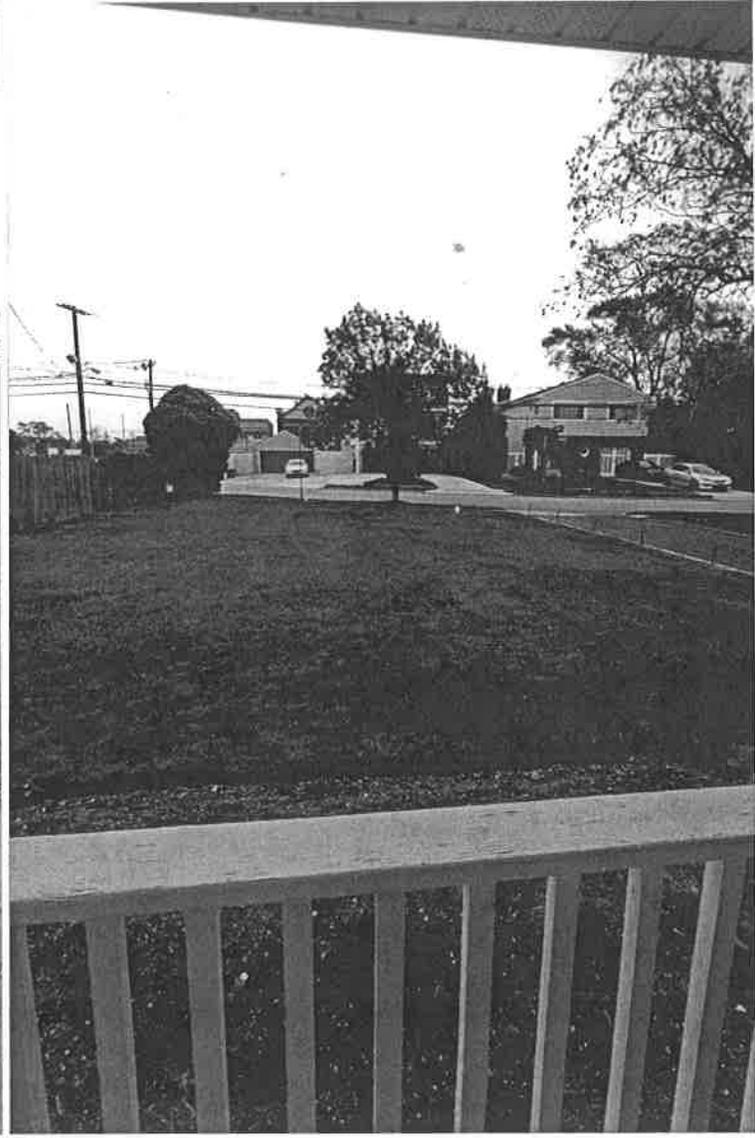
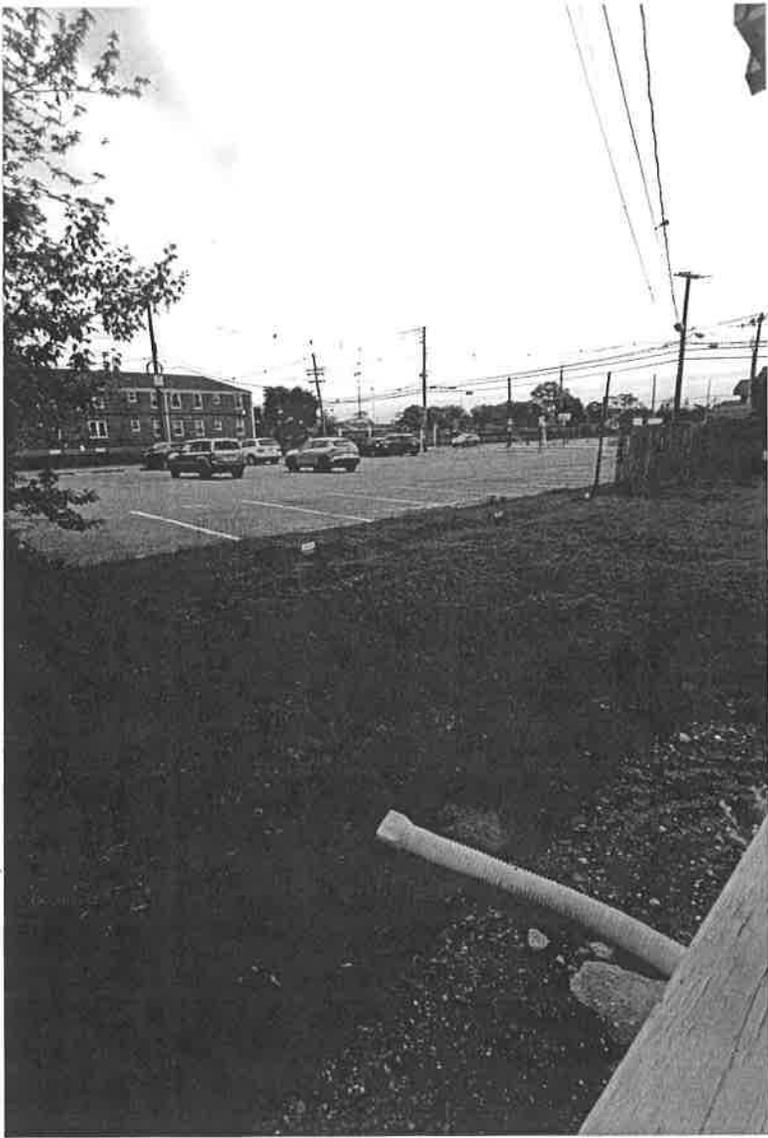
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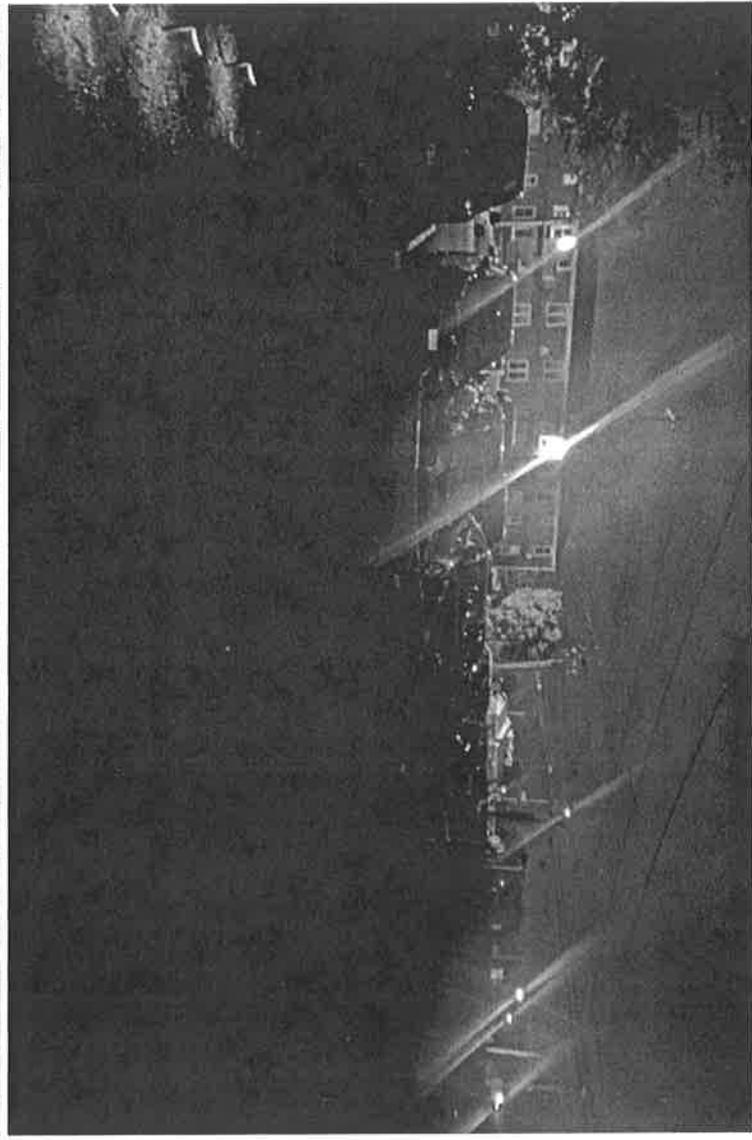
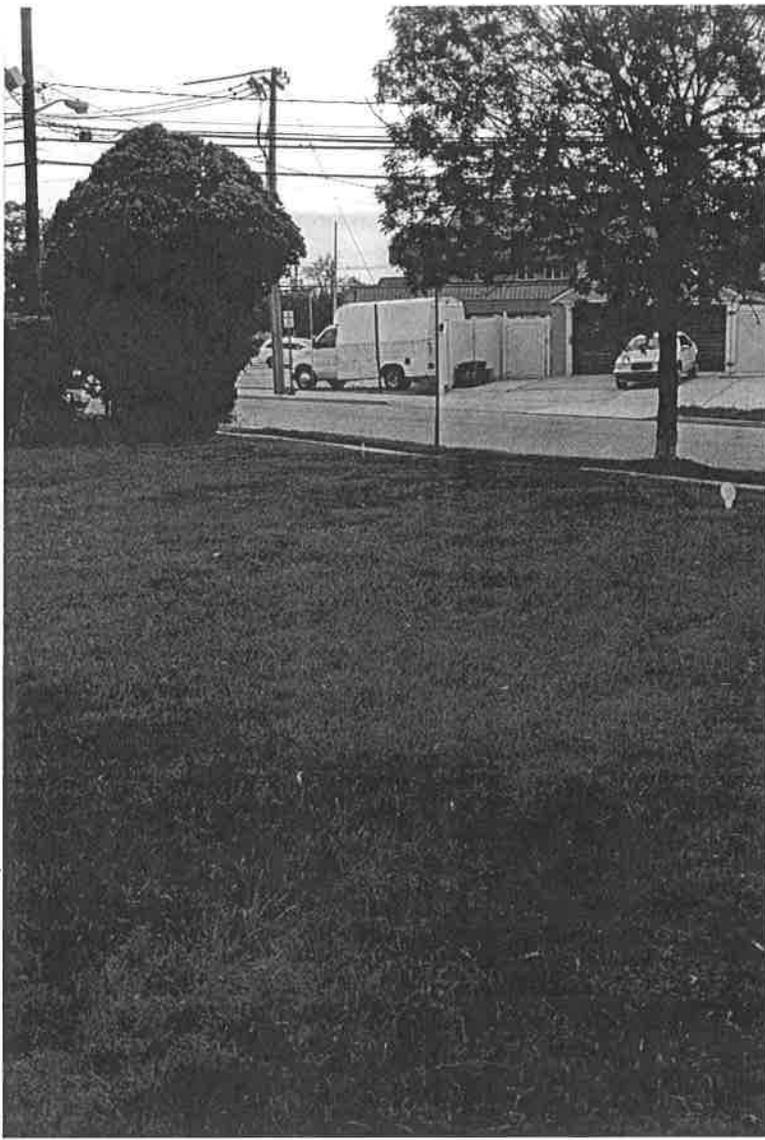
Dated: May 07, 2025

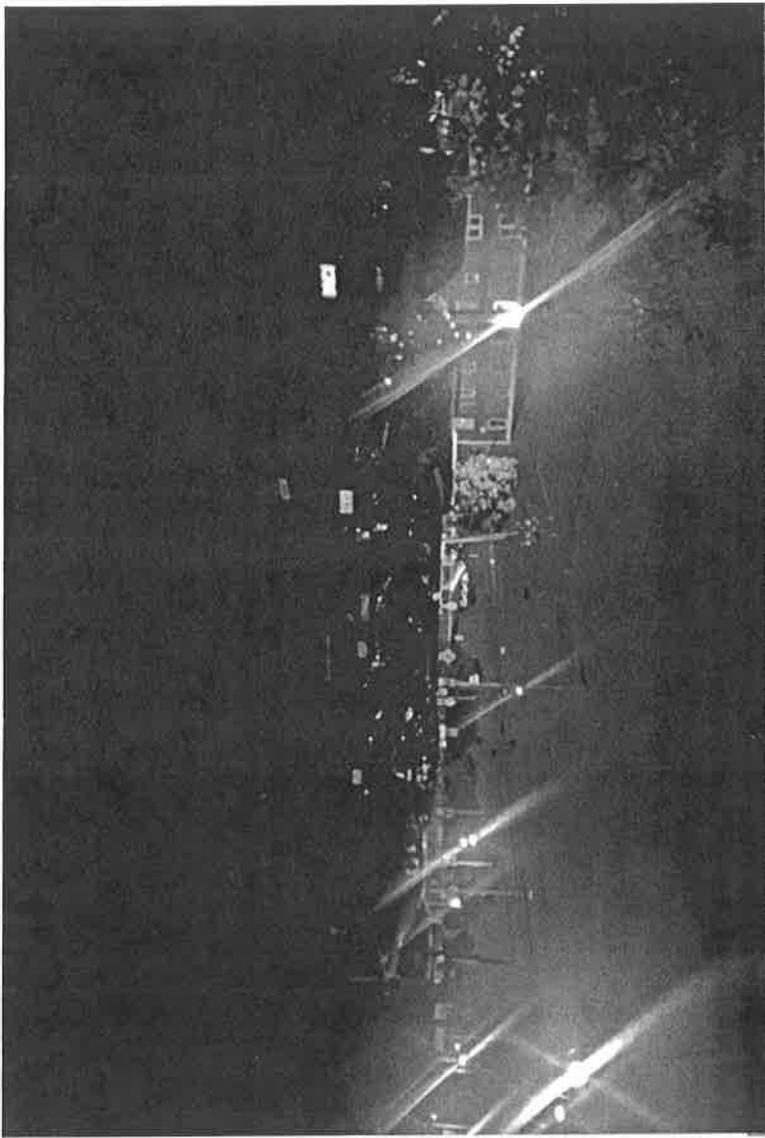
Sergio A. Mauras  
Sergio A. Mauras  
Superintendent of Buildings

**IMPORTANT:** This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.





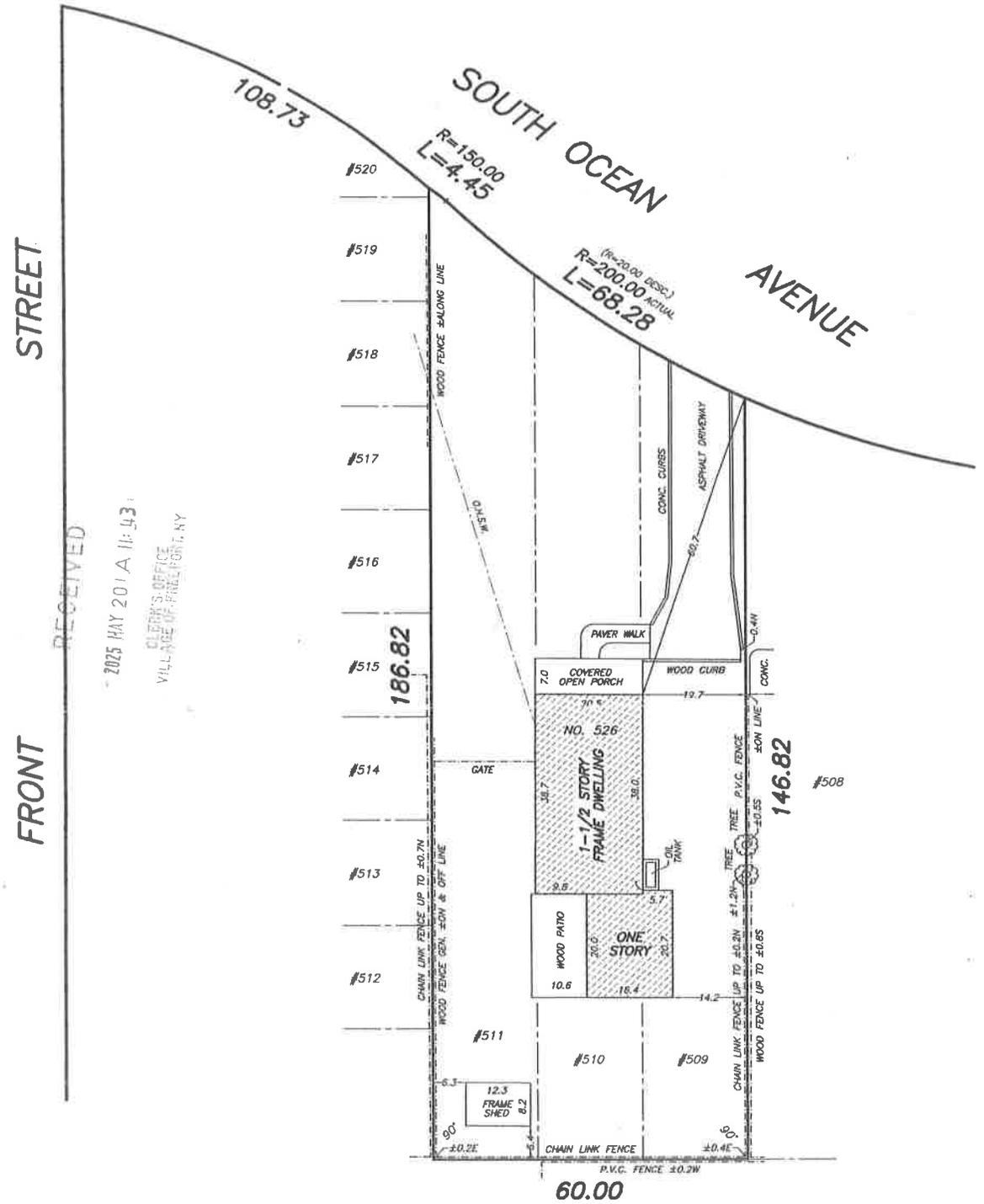




**FREEPORT**

NASSAU COUNTY, N.Y.

TAX SECT.: 62 TAX BLOCK: 172 TAX LOT(S): 509, 510 & 511



STREET

FRONT

SOUTH OCEAN AVENUE

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LOTS 509, 510 & 511 ON  
 "MAP OF WOODCLEFT BAY ESTATES, SEC. #1"  
 FILED ON JULY 16, 1925 AS MAP #567 CASE #3479  
 SCALE: 1"=20'

SURVEYED: APRIL 27, 2023

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.  
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.  
 CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS. FENCE OFFSETS TAKEN AT POSTS.  
 ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. RIGHT OF WAYS AND/OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY ARE NOT CERTIFIED.  
 OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

CERTIFIED TO: TITLE NO. 23-AN-59879  
 WESTCOR LAND TITLE INSURANCE COMPANY  
 ADVANTAGE TITLE GROUP AGENCY, LLC  
 LUCKY TIGER USACHN LLC

**Empire State Land Surveyor, P.C.**  
 Frank I. Galluzzo Professional Land Surveyor  
 Records of Albert A. Bianco - Robert B. Holzman  
 Stephen J. Reid - M. Berry Carman - G. W. Haviland  
 Vandewater & Lapp - Robert E. Carlin - William J. Daly  
 1005 Glen Cove Avenue, Glen Head, NY, 11545  
 empiresurveys@aol.com | (516)-240-6901



Village of Freeport - enQuesta v6 P  
CUSTOMER TRANSACTION RECEIPT

TODAY'S DATE: 5/20/25

CONTROL BATCH # 80408 DATE 05/20/2025  
BATCH # 32620 TIME 11:27  
RECEIPT # 590848 TELLER # 326  
CHECK # OFFICE # 1

STEPHANIE HIBBERT  
ZONING BOARD

Pat 250.00

Payment Received:  
CASH 260.00

Total Received 260.00  
Less Payments 250.00

Cash Back 10.00

THANK YOU FOR YOUR PAYMENT

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

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