



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 – September 18, 2025

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, September 18, 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 #2025-10 – 265 S Long Beach Avenue, Residence AA – Section 62/ Block 122/ Lot 17 – Emilia Guzman – Install 126’ of 6’ high closed PVC fence and 10’ x 6’ high double gate *Variances: Village Ordinance §210-6A, §210-171 Fences and Enclosures.*

Application #2025-9 – 29 W Sunrise Highway, Business B – Section 55/ Block 21/ Lot 20 – Marcelo Kohan – Change of use to Medical Office. *Variances: Village Ordinance §210-6A, §210-172 Required Parking Spaces.*

Application #2024-20 – 19 Suffolk Street, Marine Commerce – Section 62/ Block 176/ Lots 325, 326, 327, 328, 329 – BGC Properties INC – Construct 19,996.77 SF addition to existing building and change of use to Residence Apartment for 20-unit apartment building. *Variances: Village Ordinance §210-6A, §210-238B Prohibited Uses, §210-239 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 & §210-241 Plots abutting or directly across a street from single-family residence districts.*

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