



INCORPORATED VILLAGE OF FREEPORT  
MUNICIPAL BUILDING  
46 NORTH OCEAN AVENUE  
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ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**ZONING BOARD OF APPEALS PUBLIC HEARING – January 15, 2026**

**NOTICE IS HEREBY** given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, January 15, 2026 at 6:30 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.

**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 #2025-17 – 186 North Columbus Avenue, Residence A – Section 55/Block 244/Lot 1 – Elsa Lucero Castelan** Maintain 12' x 15' Shed *Variances: Village Ordinance §210-6A Conformity Required, §210-43C(2) Required yards*

**Application #2025-13 – 120 Sportsmans Avenue, Residence A-Section 62/Block 088/Lot 1 – Ocean Builders Corp.** Erection of 2,434 SF 3-story, 1-family dwelling. *Variances: Village Ordinance §210-6A. Conformity Required, §210-40 Lot Area; street frontage; lot width, §210-41 Lot coverage; floor area ratio, §210-43A Required yards*

**Application #2025-16 – 186 Atlantic Avenue, Residence AA, Business B – Section 62/Block 113/Lot 216 – Eric Weinstein** Proposed 1,631 SF 1-story addition *Variances: Village Ordinance §210-6A. Conformity Required, §210-3 Parking Space, §210-86A Required yards, §210-87 Plots abutting more restricted districts, §210-172A(12) Required Parking Spaces, §210-180C Plots abutting residential districts*

**Application #2025-15 – 435 Woodcleft Avenue, Marine Commerce Section 62/Block 177/Lots 339, 526, 541, 542, 548 – NBD Holding Inc.** Construct a new 6-story, 138-room hotel with a total occupant load of 839 persons in the public assembly areas and to utilize section 62 block 233 lots 2 & 3 for additional accessory use of offsite parking. *Variances: Village Ordinance §210-6A. Conformity Required, §210-239 Building Height, §210-239 Number of Stories, §210-3 Parking space, §210-172(6) Required parking spaces*

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