



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 – March 19, 2026

NOTICE IS HEREBY given that a **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday, March 19, 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 #2026-1 – 70 North Bayview Avenue, Residence A-Section 54/Block 070/Lot 32 – Ernst Dreux Maintain 12.16' x 14.16' Pergola *Variances: Village Ordinance §210-6A. Conformity Required §210-43A(2) Required yards*

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

Application #2026-2 – 250 Woodcleft Avenue, Marine Commerce Section 62/Block 175/Lot 346 – Jenny Chen Change of use from an ice cream store to a restaurant *Variances: Village Ordinance §210-6A. Conformity Required §210-3, §210-172A (4) Required Parking Spaces*

Application #2025-1 – 157 Gordon Place, Residence A – Section 62/ Block 092/ Lot 400 – JTL Real Property Corp. C/O Patricia O'Keefe – Code compliance for apportionment to create a new buildable lot A, 40' x 100' (4,000 sq. ft.) with existing 1,856 SF 2 story, 1 family dwelling *Variances: Village Ordinance §210-6A, §210-40 Lot area; street frontage; lot width, §210-41 Lot coverage; floor area ratio, §210-43C(2) Required yards*

Application #2025-2 – 157 Gordon Place, Residence A – Section 62/ Block 092/ Lot 400 – JTL Real Property Corp. C/O Patricia O'Keefe – Code compliance for apportionment to create a new buildable lot B, 40' x 100' (4,000 sq. ft.) with proposed 1,832 SF 3 story, 1 family dwelling *Variances: Village Ordinance §210-6A, §210-40 Lot area; street frontage; lot width, §210-41 Lot coverage; floor area ratio*

Application #2026-3 – 250 Garfield Street, Residence A – Section 62/ Block 091/ Lot 423 – Frederick V. Maurer – Proposed 520.8 SF rear deck replacement with new steps *Variances: Village Ordinance §210-6A, §210-43C(2) Required yards*

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