

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on January 15, 2026 in the Municipal Building, Main Conference Room, 46 North Ocean Avenue, Freeport, New York, at 6:30 P.M. with the following present:

Rosa Rhoden	Chairperson	
Jennifer Carey	Deputy Chairperson	Excused
Charles Hawkins	Member	
Ben Jackson	Member	
Anthony Mineo	Member	Excused
Luis Rodriguez	Alternate Member	
Gina Terzulli	Secretary of Zoning Board of Appeals	
Robert McLaughlin	Deputy Village Attorney	
Scott Braun	Building Department Representative	

At 6:36 P.M. the Board convened in the Main Conference Room and Deputy Chairperson Rhoden led in the Pledge of Allegiance.

Seventeen (17) members of the public were present.

Motion was made by Member Jackson, seconded by Member Hawkins and carried to approve the minutes from December 18, 2025.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Alternate Rodriguez	In Favor
Chairperson Rhoden	In Favor

The Secretary of Zoning Board of Appeals presented one (1) Affidavit of Publication which was marked into evidence as Board Exhibit 1 and one (1) Affidavit of Posting which was marked into evidence as Board Exhibit 2.

There was one (1) request for an adjournment.

Motion was made by Member Jackson, seconded by Alternate Member Rodriguez and carried to adjourn **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* pending the submission of a parking analysis as requested by Nassau County Planning Commission resolution 10642-26 dated February 5, 2026.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Alternate Rodriguez	In Favor
Chairperson Rhoden	In Favor

One (1) Affidavit of Mailing was marked into evidence as Board Exhibit 1 for 186 North Columbus Avenue. The Clerk called the following applications:

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*; whereas there was no verbal response and the attorney announced there would be a second call.

Two (2) Affidavits of Mailing were marked into evidence as Board Exhibits 1 and 2 for 120 Sportsmans Avenue.

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*

Mark Sagliocca, President, Ocean Builders Corp. presented the application.

One (1) packet was presented to the Board by Mark Sagliocca and marked into evidence as Applicant's Exhibits A, B, and C for this application.

Motion was made by Member Jackson, seconded by Member Hawkins and carried to adjourn the application at the applicant's request pending the applicant's submission of a radius map and property setbacks on Sportsmans Avenue.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Alternate Rodriguez	In Favor
Chairperson Rhoden	In Favor

The Clerk second called **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*

Antonio Seminatore presented the application.

Motion was made by Member Jackson, seconded by Alternate Member Rodriguez and carried to close the public hearing to further evidence and testimony for application #2025-17 – 186 North Columbus Avenue.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Alternate Rodriguez	In Favor
Chairperson Rhoden	In Favor

Motion was made by Member Jackson, seconded by Member Hawkins to reserve decision for application #2025-17 – 186 North Columbus Avenue.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Alternate Rodriguez	In Favor
Chairperson Rhoden	In Favor

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*

One (1) Affidavit of Mailing was marked into evidence as Board Exhibit 1 and One (1) Nassau County Planning Commission recommendation was marked into evidence as Board Exhibit 2 for 435 Woodcleft Avenue.

Kathleen Deegan Dickson, Esq., Forchelli Deegan Terrana LLP, Michael Harper, architect, Baskerville and Keyan Cody, project engineer, R & M Engineering presented the application.

Keyan Cody of R & M Engineering presented a parking report and marked it into evidence as Applicant's Exhibit A.

Motion was made by Member Jackson, seconded by Alternate Member Rodriguez and carried to adjourn the application 2025-15 435 Woodcleft Avenue at the Board's request pending a financial feasibility report, parking lot and building height clarification.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Alternate Rodriguez	In Favor
Chairperson Rhoden	In Favor

At 8:32 P.M., motion was made by Member Jackson, seconded by Member Hawkins and carried to close the meeting.

The Clerk polled the Board as follows:

Deputy Chairperson Carey	Excused
Member Hawkins	In Favor
Member Jackson	In Favor
Member Mineo	Excused
Alternate Rodriguez	In Favor
Chairperson Rhoden	In Favor



Gina Terzulli
Secretary of Zoning Board of Appeals