



INCORPORATED VILLAGE OF FREEPORT
MUNICIPAL BUILDING
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300
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ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING, September 17, 2020

NOTICE IS HEREBY given that a teleconference **Public Hearing** with the Zoning Board of Appeals is scheduled for Thursday September 17, 2020 at 6:00 P.M., 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 teleconference into Executive Session until 6:30P.M.

To Join Zoom Meeting:

<https://us02web.zoom.us/j/86367583883?pwd=akNialFHT0RzQUV4MktPeS9icStxdz09>

Meeting ID: 863 6758 3883, Passcode: 031001, Dial by your location 929 205 6099 US (NY)

All applications are non-conforming with zoning regulations herein specified for the districts in which they are located.

Application #2019-22 – 18 Gill Ave., Residence A - Section 55/Block 213/Lot 48 – Anastasio Rodriguez – Second floor addition, first floor cantilever, 144 sq. ft. wood shed & maintain existing front access portico. *Variances: Village Ordinances §210-6A, §210-43A(1) Front yard depth, §210-43A(3) – side yard width, §210-39B Sky Exposure Plane, §210-41 Lot Coverage, §210-21 Permissible Extension of use.*

Application #2020-12 – 226 Sportsmans Ave., Residence A - Section 62/Block 088/Lot 36 – Manuela Leon – Proposed new 2061 sq. ft. three story modular home. *Variances: Village Ordinances §210-6A, §210-43A(2) Rear yard setback.*

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



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RESERVED DECISION CALENDAR

Application #2019-17 – 153 Woodcleft Ave., Marine Commerce - Section 62/Block 177/Lot 60 – RHK Restaurant LLC – Provide parking as required for public assembly. *Village Ordinance §210-6A, §210-172(A) Required parking. Restaurants, discotheques, cabarets and bars at least one parking space for each three authorized occupants. 20 spaces required. 0 spaces shown.* **Reserved 10/24/2019**

Application #2019-12 – 445 S. Main St., Marine Industrial - Section 62/Block 45/Lot 153 – Sanjay Patel – Proposed to maintain existing Motel and parking spaces on the south (lesser) lot (A) and a new 4 story hotel. *Village Ordinance §210-6A, §210-118 Building height not to exceed 40' in height or have more than three stories. Application indicates 47ft 2in and four stories. §210-119 Required yards. Rear yard not less than 5ft. Application indicates 0ft. §210-121 Plans submitted do not indicate loading and unloading zone. §210-172A(5) – 97 spaces required. Plans indicate 39 stacked parking spaces.*

Application #2019-13 – 445 S. Main St., Marine Industrial - Section 62/Block 45/Lot 153 – Sanjay Patel – Create a buildable lot (B) to construct a new catering hall with parking spaces (North Lot). *Village Ordinance §210-6A, §210-119 Required yards. One side yard setback of 10ft required. Plans show 5ft. §210-121 Vehicular access for loading and unloading. Plans do not include loading zone as required.. §210-118 Building Height. Building height not to exceed 40' in height or have more than three stories. Application indicates 43ft 2in creating 3ft. 2in overage. §210-172A(4) Required Parking. 97 spaces required. 92 spaces provided.* **Reserved 7/16/2020**

Application #2020-8 – 332 N. Main St., Service Business - Section 55/Block 364/Lot 722 – Greater New York Corporation of Seventh-Day Adventists – Proposed interior & exterior alteration to existing church. *Village Ordinance §210-6A, §210-172A(3) Required parking. Places of public assembly, including churches, temples and religious auditoriums. At least one parking space for each 3 seats provided. 201 spaces required. 6 spaces provided.* **Reserved 8/20/2020**

Application #2020-10 – 99 Colonial Ave., Residence A - Section 55/Block 362/Lot 552 – 9 Colonial Ave.- Ley LLC. – Restore use to two family dwelling. *Village Ordinance §210-6A, §210-23A Discontinuance of nonconforming uses. Whenever a non-conforming use has been discontinued, abandoned, or not used for a continuous period of one year or more, such use shall not thereafter be reestablished.* **Reserved 8/20/2020**

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Pamela Walsh Boening, Village Clerk