



**VILLAGE OF FREEPORT
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ZONING BOARD OF APPEALS PUBLIC HEARING – May 24, 2018

NOTICE IS HEREBY given that a **Public Hearing** will be held before the Zoning Board of Appeals on Thursday, May 24, 2018 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 6:30P.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 #6-2018 – 395 Woodcleft Ave., Marine Commerce – Section 62/Block 177/Lot 520 – Michael Danon Construct a catering facility on the 2nd floor, extend the existing 1st floor bar, enclose the rear patio area on the 1st floor for interior seating and rooftop seating. *Village Ordinance §210-6A, §210-239 Building Height. No building or structure shall exceed 40 ft in height. Application indicates a 3rd floor storage room making the proposed structure approximately 51 ft tall. §210-242 Vehicular access for loading and unloading. Application does not show said loading area as required. §210-172(4) Required parking. Restaurants, discotheques, cabarets and bars; at least one (1) parking space for every 3 authorized occupants. Application indicates total occupancy increase of 828 persons. This occupancy would require 276 parking spaces. This application needs a variance for an additional 240 parking spaces.*

Application #7-2018 – 180 Woodcleft Ave., Marine Commerce - Section 62/Block 175/Lot 337 – Brew SA Brewing – To construct a 260 sq ft outside bar and install a walk in refrigerator. *Village Ordinance §210-6A, §210-172A(4) Required Parking. Restaurants, discotheques, cabarets and bars: at least one parking space for each three (3) authorized occupants. 73 parking spaces required. Application indicates 12 parking spaces provided.*

Application #19-2016 – V/L E/O 164 Moore Ave., Residence AA - Section 55/Block 350/Lot 250 – Stewart Byone – Construct new 1494 sq ft (2) story dwelling with new 253 sq ft attached garage, 43 sq ft portico and 195 sq ft patio. *Village Ordinance §210-6A, §210-33 Floor Area Ratio. Floor area shall not exceed 40% of the lot. Application indicates 44%.*

BY ORDER OF THE ZONING BOARD OF APPEALS
Pamela Walsh Boening, Village Clerk
Issue Date May 10, 2018

Visit our website at www.freeportny.gov