

A scheduled meeting of the Zoning Board of Appeals of the Incorporated Village of Freeport was held on March 24, 2022 in the Municipal Building, Main Conference Room, 46 North Ocean Avenue, Freeport, New York, at 6:00 P.M. with the following present:

Chair Rosa Rhoden	Present
Deputy Chair Jennifer Carey	Present
Charles Hawkins	Excused
Ben Jackson	Present
Anthony J. Mineo	Excused
Drew Scopelitis	Present

The meeting was also attended by:

Jennifer Ungar	Deputy Village Attorney
Robin Cantelli	Secretary to the Zoning Board of Appeals

At 6:15 P.M. the Board convened in the main conference room and Deputy Chair Carey led in the Pledge of Allegiance.

Motion was made by Member Jackson, seconded by Deputy Chair Carey and carried to adjourn this portion of the Legislative Session and return to the Board of Trustees conference room to enter in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey, seconded by Alternate Member Scopelitis and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 6:39 P.M., Chair Rhoden led in the Pledge of Allegiance and called the Public Hearing to order, for which a full stenographic record was taken.

Sixteen (16) members of the public were present.

Motion was made by Member Jackson seconded by Deputy Chair Carey and carried to approve the minutes from February 17, 2022.

March 24, 2022

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals presented Two (2) Affidavits of Publication and Two (2) Affidavits of Posting which were marked into evidence as Board Exhibits.

Motion was made by Member Jackson, seconded by Deputy Chair Carey to approve the applicant's request to adjourn application #2022-13, 110 Cornelius St.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Chair Rhoden announced that if any members of the public would like to speak on behalf of an application to submit a slip to the Secretary to the Zoning Board of Appeals and they would be called after the application presentation.

The Secretary to the Zoning Board of Appeals called application **#2022-5 – 128 Cary Pl., Marine Industrial - Section 54/Block 319/Lot 96-100,102-104, 226&227– Cary Commons, LLC** – Use variance – use marine industrial property as a residential use. Variances: Village Ordinance §210-6A, §210-117B Prohibited uses and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as a Board Exhibit.

Jessica Leis, Esq., presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to reserve decision for application **#2022-5 – 128 Cary Pl.**

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application **#2022-2 – 165 Church St., Residence A - Section 62/Block 54/Lot 33 – Palvinder Kaur** – Construct a new 3,097 sq. ft. 2-story single family dwelling with unfinished basement and a 426 sq.ft. detached garage. Variances: Village Ordinance §210-6A, §210-40 Lot width and presented One (1) Affidavit of Mailing and One (1) Nassau County Planning Commission Recommendation which were marked into evidence as a Board Exhibits.

Palvinder Kaur presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to reserve decision for application **#2022-2 – 165 Church St.**

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application **#2022-7 – 37 W. 4<sup>th</sup> St., Residence A - Section 62/Block 64/Lot 110,507-509 – YaYa Ceesay** – Construct a new 600 sq.ft. rear second story deck. Variances: Village Ordinance §210-6A, §210-41 Lot coverage, §210-43A(2) Rear yard setback and One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Cole Gartmayer presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to reserve decision for application #2022-7 – 37 W. 4<sup>th</sup> St.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2022-8 – 75 Cary Pl., Residence A - Section 54/Block 321/Lot 3 – Dianelis Sime – Construct a new 613 sq.ft. second story addition, a new 58 sq.ft. first floor rear addition and rebuild existing 126.6 sq.ft. rear room. Variances: Village Ordinance §210-6A, §210-43A(3) Required yards, side yards width, §210-39A Sky exposure and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

Dianelis Sime, Anthony Bonilla and Miguel Ramirez presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to reserve decision for application #2022-8 – 75 Cary Pl.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

The Secretary to the Zoning Board of Appeals called application #2022-6 – 158 N. Ocean Ave., Residence A - Section 55/Block 262/Lot 212 – La Donna Taylor – Fire repairs, construct a new 94 sq.ft. first floor rear addition, 42 sq.ft. vestibule & new 735 sq.ft. second floor addition. Variances: Village Ordinance §210-6A, §210-39A Sky exposure and presented One (1) Affidavit of Mailing which was marked into evidence as a Board Exhibit.

The homeowner presented the application.

Chair Rhoden opened the meeting to public comment, whereupon there was no response.

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to close the public hearing to further evidence and testimony.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to reserve decision for application **#2022-6 – 158 N. Ocean Ave.**

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 7:22 P.M. motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to adjourn this portion of the public hearing and reconvene in Executive Session to consult with counsel.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 8:59 P.M. Motion was made by Deputy Chair Carey seconded by Member Jackson and carried to adjourn Executive Session and reconvene in Legislative Session.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey, seconded by Member Jackson and carried to approve application application **#2021-29 – 115-117 S. Main St., Business B - Section 62/Block 198/Lot 317 &322 – Ederi Hananya** - Construct a new 1 story, 925 sq. ft. rear addition.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Deputy Chair Carey and carried to approve application **#2022-1 – 552 N. Brookside Ave., Residence AA - Section 36/Block K/Lot 148 – Daniel Sosa** – Maintain 20’x13’ shed, 21’x19’ Pavilion, 19’ x 44’ raised terrace, replace driveway, 4’ solid PVC fence in front yard, wood burning fireplace and a 34” CMU retaining wall.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to approve application **#2022-5 – 128 Cary Pl., Marine Industrial - Section 54/Block 319/Lot 96-100,102-104, 226&227– Cary Commons, LLC** – Use variance – use marine industrial property as a residential use.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Member Jackson, seconded by Alternate Member Scopelitis and carried to approve application **#2022-2 – 165 Church St., Residence A - Section 62/Block 54/Lot 33 – Palvinder Kaur** – Construct a new 3097 sq. ft. 2-story single family dwelling with unfinished basement and a 426 sq.ft. detached garage.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Alternate Member Scopelitis, seconded by Member Jackson and carried to approve application **#2022-6 – 158 N. Ocean Ave., Residence A - Section 55/Block 262/Lot 212 – La Donna Taylor** –Fire repairs, construct a new 94 sq.ft. first floor rear addition, 42 sq.ft. vestibule & new 735 sq.ft. second floor addition.

The Clerk polled the Board as follows:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey, seconded by Alternate Member Scopelitis and carried to approve application #2022-7 – 37 W. 4<sup>th</sup> St., Residence A - Section 62/Block 64/Lot 110,507-509 – YaYa Ceesay – Construct a new 600 sq.ft. rear second story deck.

The Clerk polled the Board as follows:	
Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Motion was made by Deputy Chair Carey, seconded by Member Jackson and carried to approve application #2022-8 – 75 Cary Pl., Residence A - Section 54/Block 321/Lot 3 – Dianelis Sime – Construct a new 613 sq.ft. second story addition, a new 58 sq.ft. first floor rear addition and rebuild existing 126.6 sq.ft. rear room.

The Clerk polled the Board as follows:	
Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

At 9:30 P.M., motion was made by Alternate Member Scopelitis, seconded by Deputy Chair Carey and carried to close the meeting.

The Clerk polled the Board as follows:	
Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Deputy Chair Carey	In Favor
Chair Rhoden	In Favor

Robin Cantelli  
Robin Cantelli  
Secretary to the Zoning Board of Appeals