

Application Date: 6/1/22

Fees Paid: _____

SP# 3559

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 186 Nassau Ave ZONING DISTRICT Res A
SECTION 62 BLOCK 160 LOT 436-438 LOT SIZE: 60' x 100'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Brian Bear</u>	Name: <u>William & Phyllis</u>
<u>The Elevated Studio</u>	<u>Tetresult</u>
Address: <u>369 Main St, #1121</u>	Address: <u>186 Nassau Ave</u>
<u>Beacon, NY 12508</u>	<u>Freeport NY 10520</u>
Telephone #: <u>646-759-7513</u>	Telephone #: <u>646-824-7091</u>

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: _____

Description of Proposed Work: Addition of sun room at northwest corner of single-family residence

I request a preliminary meeting: _____ YES NO

I request a waiver of the public hearing and hereby certify the following:

- A. The subject property is zoned Residence A or Residence AA.
- B. The proposed construction is not a new building or dwelling.
- C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

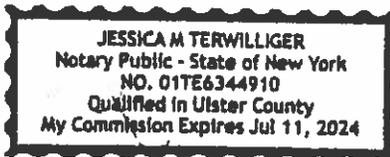
YES _____ NO

Brian Bear
APPLICANT'S SIGNATURE

2022 May 23
DATE

Sworn to before me this 23
day of May, 2022.

Jessica M Terwilliger
Notary Public



Property Owner's Consent:

I, Phyllis Tetresult am (are) the owner(s) of the subject property and consent to the filing of this application.

Phyllis Tetresult
PROPERTY OWNER'S SIGNATURE

5/11/22
DATE

Sworn to before me this 11
day of May, 2022.

Andrew M Soto
Notary Public

ANDREW M SOTO
NOTARY PUBLIC, State of New York
No. 01SO6392884
Qualified in Nassau County
Commission Expires, June 3, 2023
State of NY County of Nassau



INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 12, 2022
SITE PLAN LETTER

William & Phyllis Tetreault
186 Nassau Avenue
Freeport, NY 11520

RE: 186 Nassau Avenue, Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 160 Lot 436-438
Building Permit Application #20212492
Description- Construct a new 170 sq. ft. rear sunroom, new 40 sq. ft. rear deck with chairlift

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-3632 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-2300.

Very truly yours,
Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd
Encl.
c: Village Clerk
The Elevated Studios
GID Construction

ZBA Approval Needed:
Yes: No

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Tetreault Residence			
Name of Action or Project: Sunroom addition			
Project Location (describe, and attach a location map): 186 Nassau Avenue; Freeport, NY 11520			
Brief Description of Proposed Action: Addition of rear sunroom and vertical wheelchair lift			
Name of Applicant or Sponsor: The Elevated Studio; Brian Baer, President		Telephone: 646.604.6262	
Address: 369 Main Street; #1121		E-Mail: brianbaer@theelevatedstudio.org	
City/PO: Beacon		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Freeport Building Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.14 acres			
b. Total acreage to be physically disturbed? _____ 0.007 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.14 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

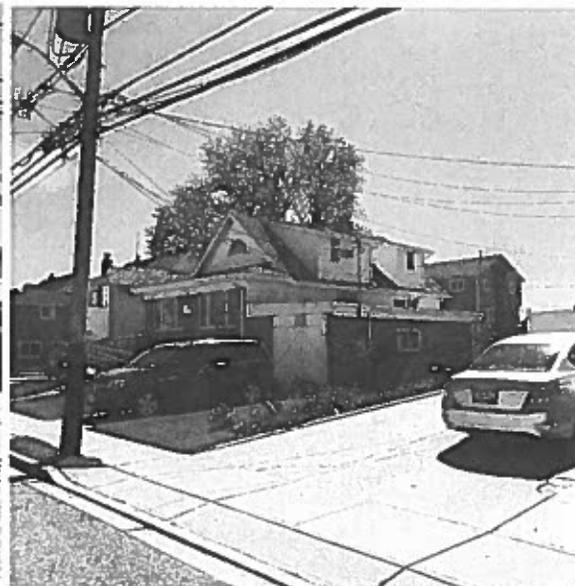
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

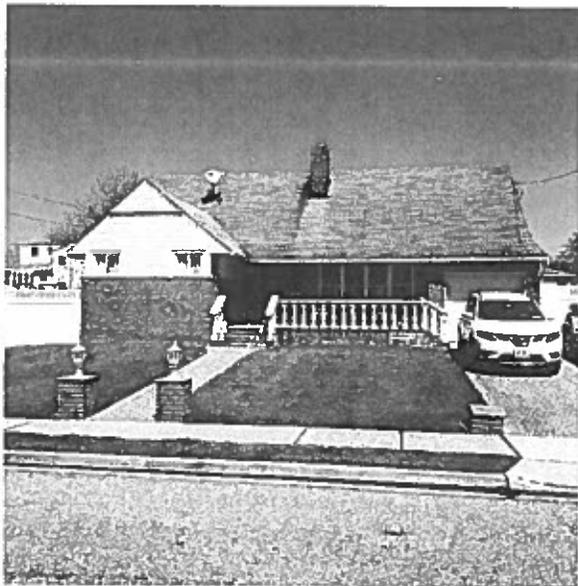
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brian Baer</u> Date: <u>2022 Feb 15</u>		
Signature: <u></u> Title: <u>Executive Director</u>		

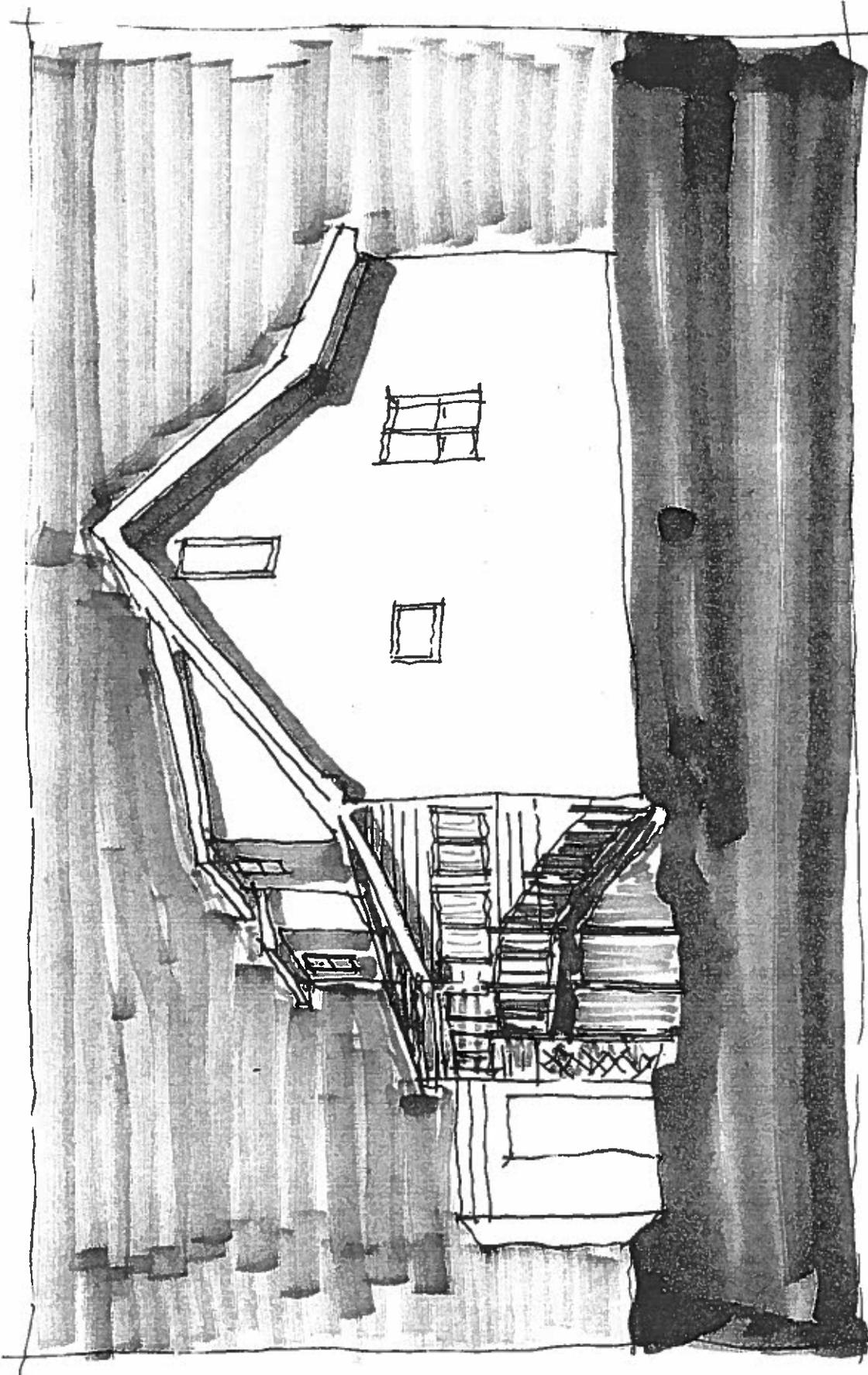
PRINT FORM

186 Nassau Avenue; Freeport, NY
Context photos

Subject property







TETREAUPT RESIDENCE
2022 MAY
THE ELEVATED STUDIO

**TETREAULT
RESIDENCE**
186 NASSAU AVENUE
FREEPORT, NY

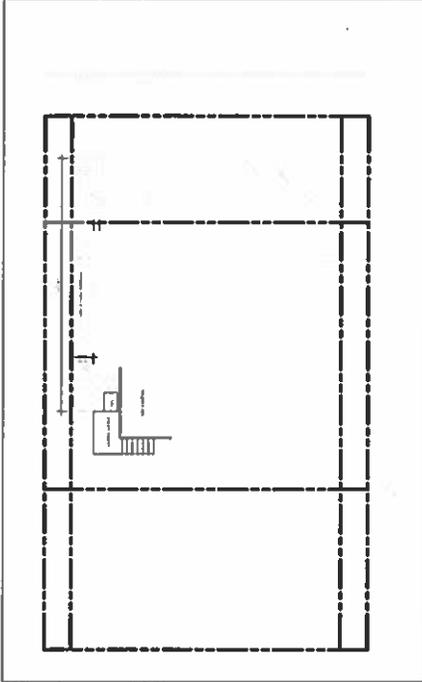
ARCHITECT
the
elevated
studio

2022.01.03: DOB REVISIONS
PROJECT NAME
**TETREAULT
RESIDENCE**
186 NASSAU AVENUE
FREEPORT, NY
DRAWING NAME
SITE INFORMATION

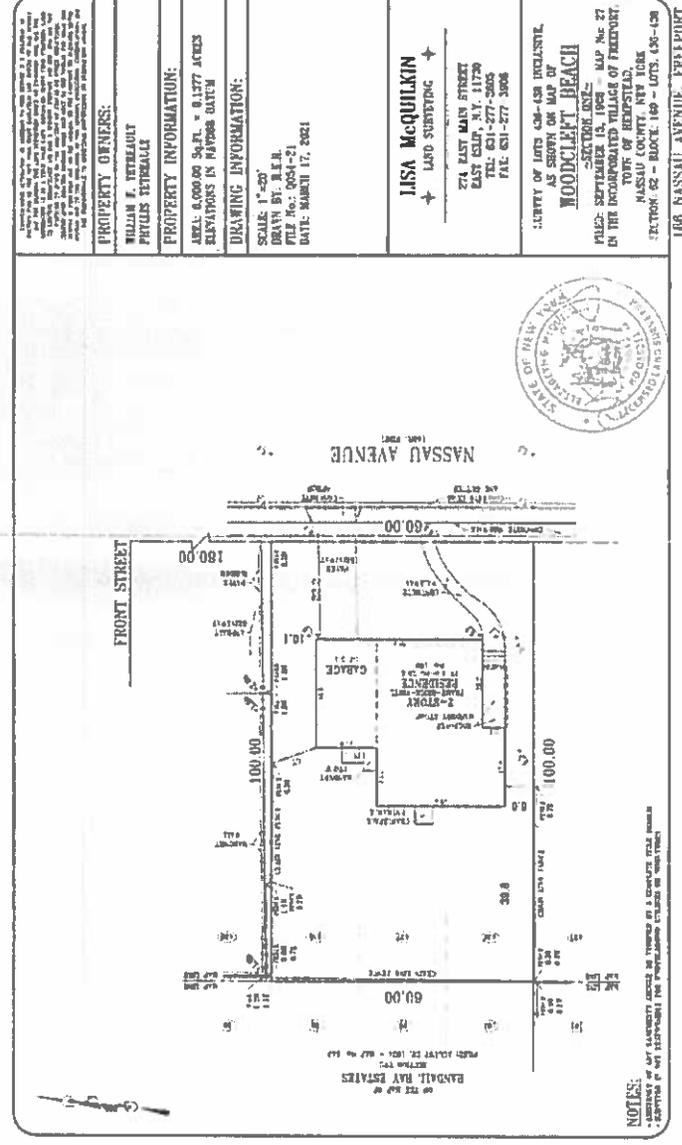
SEAL & SIGNATURE
DATE: 2021.10.04
PROJECT NO.: 201521
DRAWN BY: BB
CHECKED BY: BB
G-102.00
CADD FILE NO.

2 PROPOSED PLOT PLAN
SCALE: 1/16" = 1'-0"

Item	Required / Allowed	Existing	Proposed	Remarks
Address	186 Nassau Avenue, Freeport, NY 11530 (Building GSZ: 1000 Flood Zone IMA)			
Section Book/Lot	42 / 150 / 43B-43B			
Jurisdiction Zone	Residential A			
Lot Area	Required / Allowed	Existing	Proposed	Remarks
Lot Coverage SF	1800	1480	1653	* Including stairs and platform at house
Lot Coverage %	30%	24.67%	27.74%	
Flux Area Ratio	0.08	0.08	0.13	
Height*	35'-0"		28'-0" from grade	
Yard	Front	22'-25"	22'-25"	
Yard	Rear	30'-0"	38'-0"	
Setback(s)	5'-0" min with min top at 25% of width	0'-02' / 0'-02'	0'-02' / 0'-02'	
Site Plans	* From grade to top of uppermost roof ridge			



ZONING TABLE
SCALE: IMA



NOTES:
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES ARE SHOWN AS DOTTED LINES.
- EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.

PROPERTY OWNERS:
WILLIAM F. TETREAULT
PHYLLIS TETREAULT

PROPERTY INFORMATION:
AREA: 0.00049 SQ. FT. = 0.1377 ACRES
ELEVATIONS IN HATCHES DATUM

DRAWING INFORMATION:
SCALE: 1" = 20'
DRAWN BY: J.E.H.
FILE NO.: 0034-21
DATE: MARCH 17, 2021

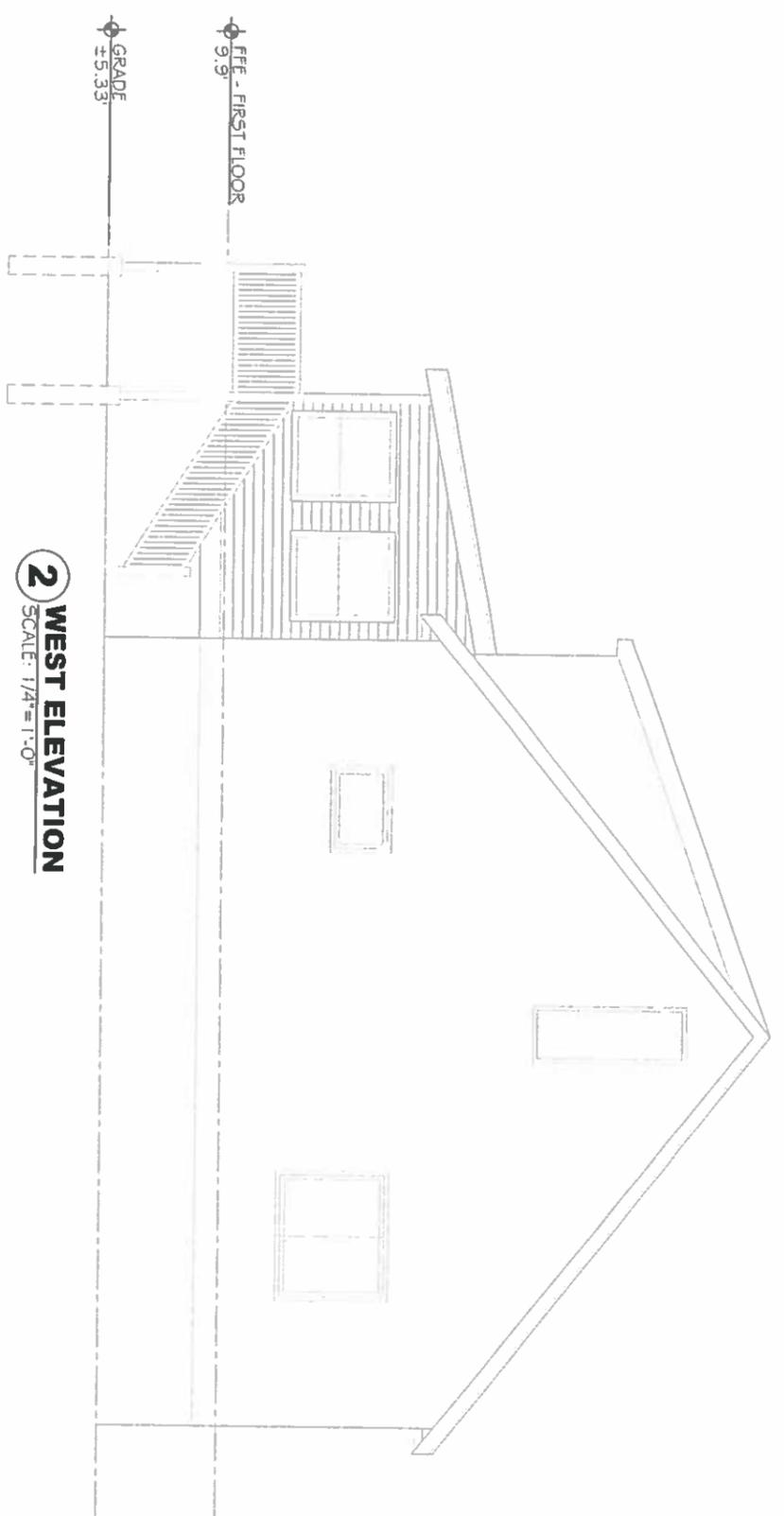
JISA McQUILKIN
LAND SURVEYING
274 EAST MAIN STREET
EAST GLENS, N.Y. 11739
TEL: 631-277-3005
FAX: 631-277-3008

CITY OF LOTS 43B-43B INCLUSIVE,
AS SHOWN ON MAP OF
WOODCLEFT BEACH
MADE SEPTEMBER 12, 1928
IN THE INSTRUMENT RECORDED
IN THE OFFICE OF THE CLERK
OF THE COUNTY OF SUFFOLK,
NEW YORK
SECTION 82 - BLOCK 149 - LOTS 43B-43C

186 NASSAU AVENUE, FREEPORT

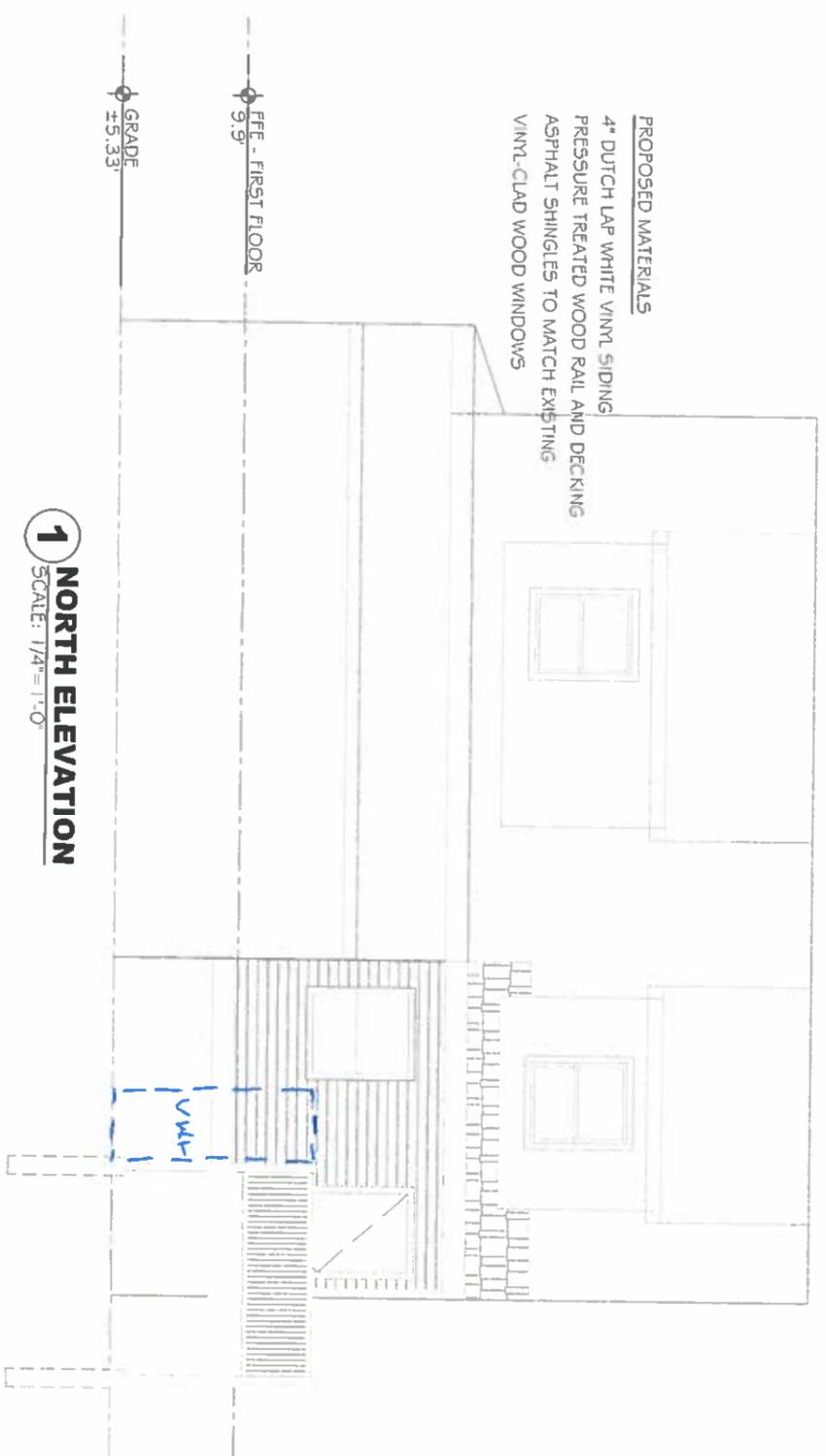
TETREAULT
RESIDENCE
186 NASSAU AVENUE
FREEPORT, NY

ARCHITECT
the
elevated
studio



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MATERIALS
4" DUTCH LAP WHITE VINYL SIDING
PRESSURE TREATED WOOD RAIL AND DECKING
ASPHALT SHINGLES TO MATCH EXISTING
VINYL-CLAD WOOD WINDOWS



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS
PROJECT NAME

TETREAULT
RESIDENCE

186 NASSAU AVENUE
FREEPORT, NY

DRAWING NAME
EXTERIOR
ELEVATIONS

Handwritten signature and initials
HKS
Architect
0200933

SEAL & SIGNATURE

DATE	2021 10 04
PROJECT No	4015-21
DRAWN BY	
CHECKED BY	BB
CADD FILE No	A-301.00

Application Date: _____
Fees Paid: _____

SP# 3562

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 5 Brunella St. Freeport, NY ZONING DISTRICT Residence A
SECTION 54 BLOCK 329 LOT 1 LOT SIZE: 2600 SQ. FT.

<input type="checkbox"/> TENANT	APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:	<u>Dragos Marian Filuuta</u>		Name: <u>Dragos Marian Filuuta</u>
Address:	<u>5 Brunella St. Freeport, NY 11520</u>		Address: <u>5 Brunella St. Freeport, NY 11520</u>
Telephone #:	<u>347-205-7821</u>		Telephone #: <u>347-705-7821</u>

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

Description of Proposed Work:

Construct a 240 sq. ft. second story deck

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:

- A. The subject property is zoned Residence A or Residence AA.
- B. The proposed construction is not a new building or dwelling.
- C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

YES NO

APPLICANT'S SIGNATURE

Sworn to before me this 15th day of June, 2022

Edmarie Crespo-Rivera
Notary Public

EDMARIE CRESPO-RIVERA

NOTARY PUBLIC-STATE OF NEW YORK

No. 01CR6311791

My Commission Expires September 22, 2022

06/15/2022

DATE

Property Owner's Consent:

Dragos Marian Filuuta
am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE

Sworn to before me this 15th day of June, 2022

Edmarie Crespo-Rivera
Notary Public

EDMARIE CRESPO-RIVERA

NOTARY PUBLIC-STATE OF NEW YORK

No. 01CR6311791

My Commission Expires September 22, 2022

DATE

6/15/22

RECEIVED
2022 JUN 16 P 12:22
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Incorporated Village of

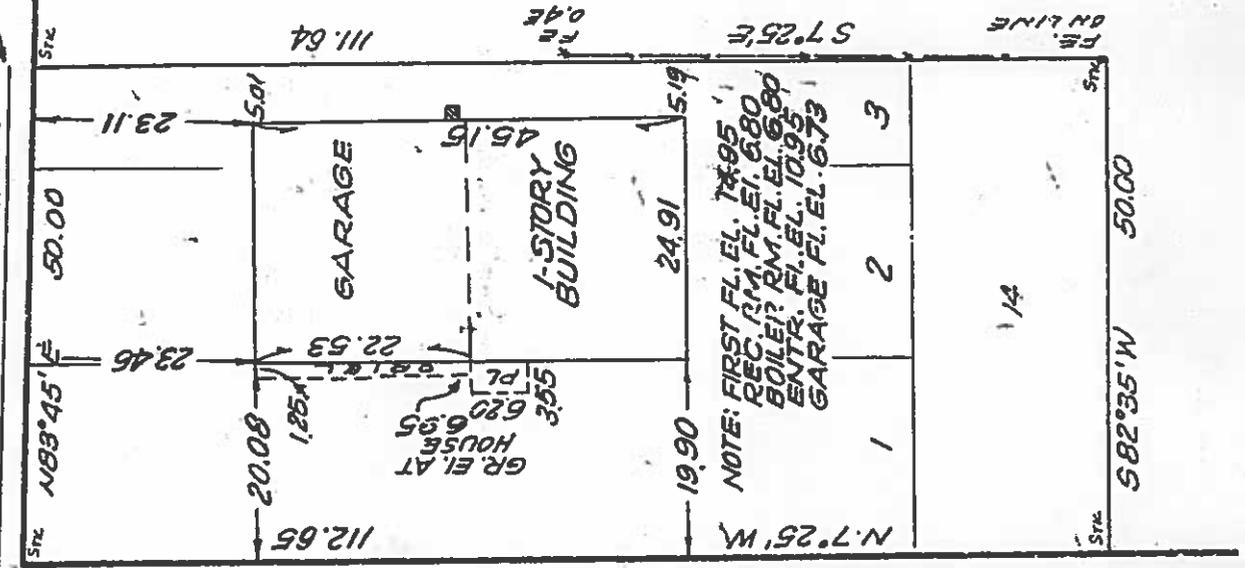
FOR VILLAGE USE ONLY

W.S.	H.V.D.	3-5-59	BLK.
K.S.	H.V.D.	5-6-59	FILE NO.
G.M.R.	M.R.	6-22-60	JOB NO.
			F 413
			30750

ACT. EI. 3.72 +
 (CONCRETE)
FLORENCE AVENUE
 +
 ACT. EI. 4.13

ACT. EI. 4.88
 CONG. CURB
 ACT. EI. 5.06

ACT. EI. 4.94
 4' CONG. SIDEWALK
 ACT. EI. 5.16



ACT. EI. 4.85
 CONG. CURB
 ACT. EI. 5.08

ACT. EI. 5.21
 4' CONG. SIDEWALK
 ACT. EI. 4.99

ACT. EI. 4.55 +
 (CONCRETE)
BRUNELLA STREET

NOTE: FIRST FL. EL. 78.95
 REC. RM. FL. EL. 6.80
 BOILER RM. FL. EL. 6.80
 ENTR. FL. EL. 10.95
 GARAGE FL. EL. 6.73

RE-DATED: JUNE 22, 1960
 RE-DATED: MAY 6, 1959

LOTS 1, 2
PART OF LOTS 3 & 14
BLOCK - 7

NOTE:
 AREA - 5600 SQ. FT.
 WALK & CURB LAID
 TO CONFORMING GRADE.



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

June 7, 2022
SITE PLAN LETTER

Dragos Filiuta
5 Brunella Street
Freeport, NY 11520

RE: 5 Brunella Street, Freeport, NY
Zoning District - Residence A Sec. 54 Blk. 329 Lot 1
Building Permit Application #20222749
Description: Construct a 240 sq. ft. second story deck

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-3632 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk

ZBA Approval Needed:

Yes: No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

— The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. 20222749

Applicant: Dragos Filiuta

Location: 5 Brunella Street, Freeport, NY

Description: Construct a 240 sq. ft. second story deck

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

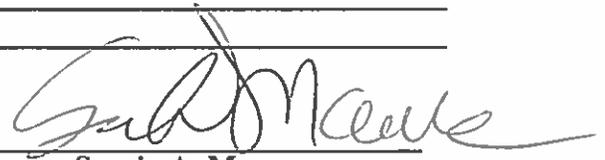
REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

Dated: June 7, 2022



Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

01/20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Building deck			
Project Location (describe, and attach a location map): Back yard (right side of the house)			
Brief Description of Proposed Action: 24ft x 10-ft deck building attached to house			
Name of Applicant or Sponsor: Dragos Filiuta		Telephone: 347 205 7821	
Address: 5 Brunella St		E-Mail: dfiliuta@gmail.com	
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<input type="text"/> acres	
b. Total acreage to be physically disturbed?		<input type="text"/> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<input type="text"/> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>		
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Diagos Fililita Date: 3/27/2022
 Signature: [Signature]

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

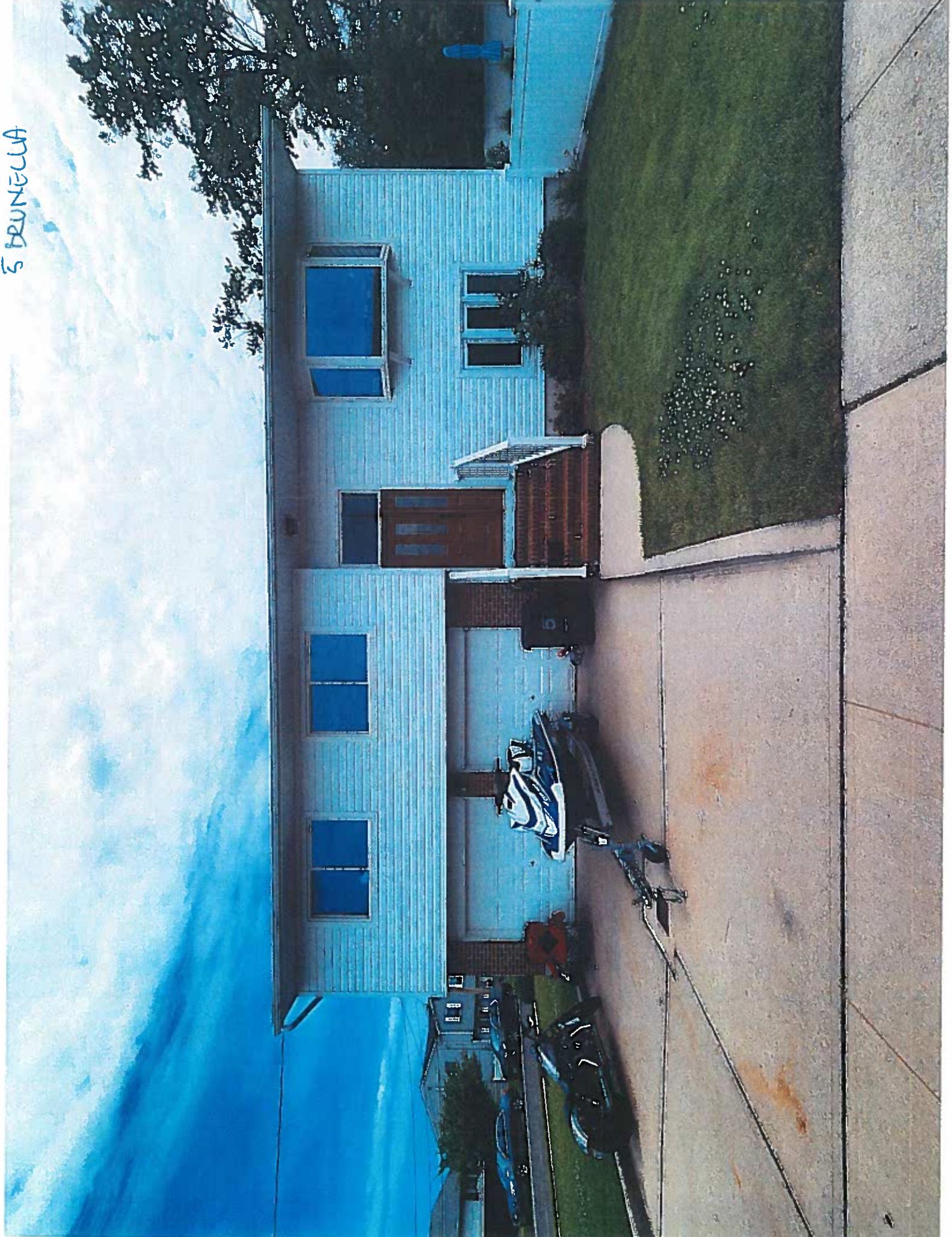
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

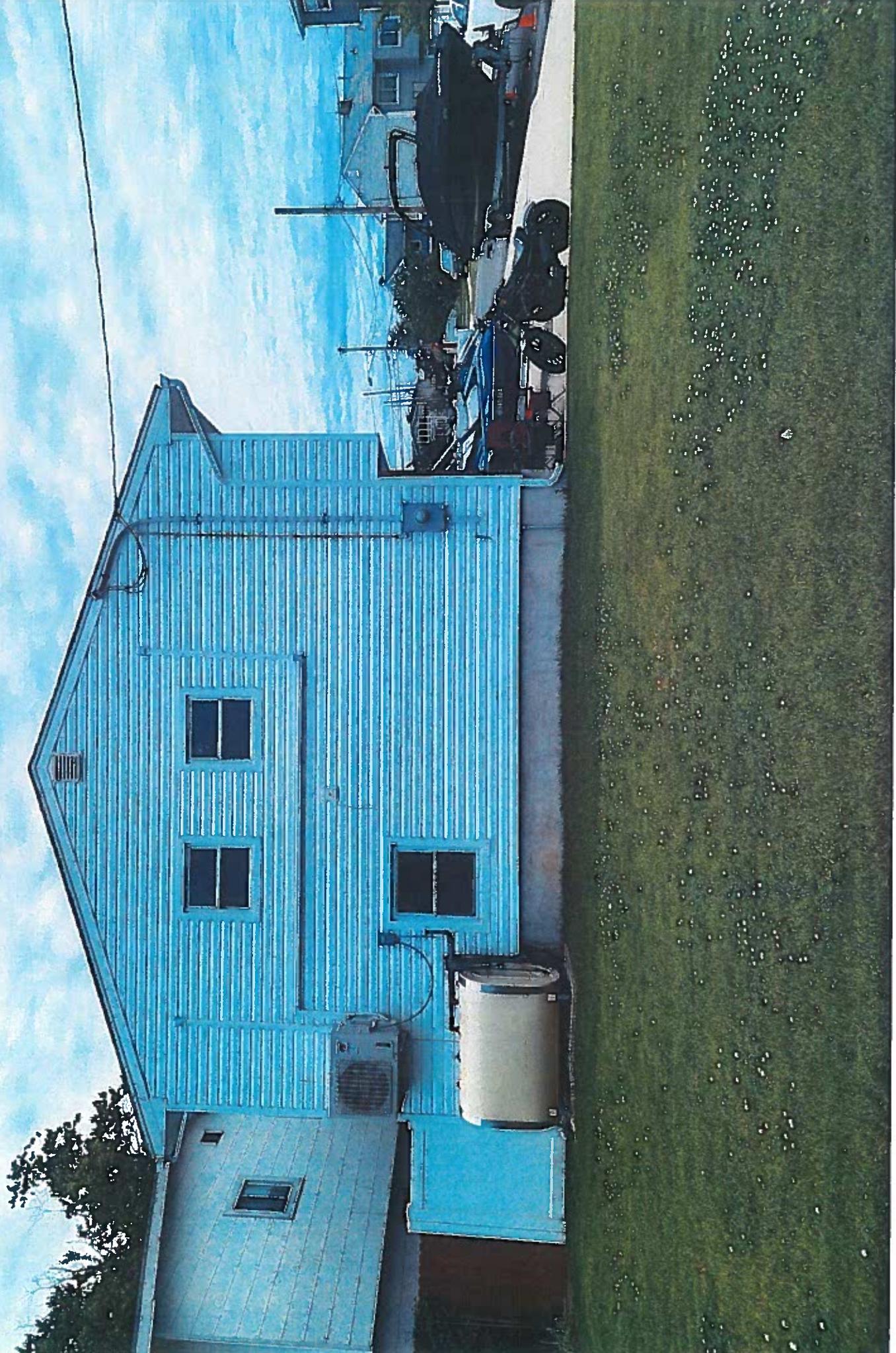
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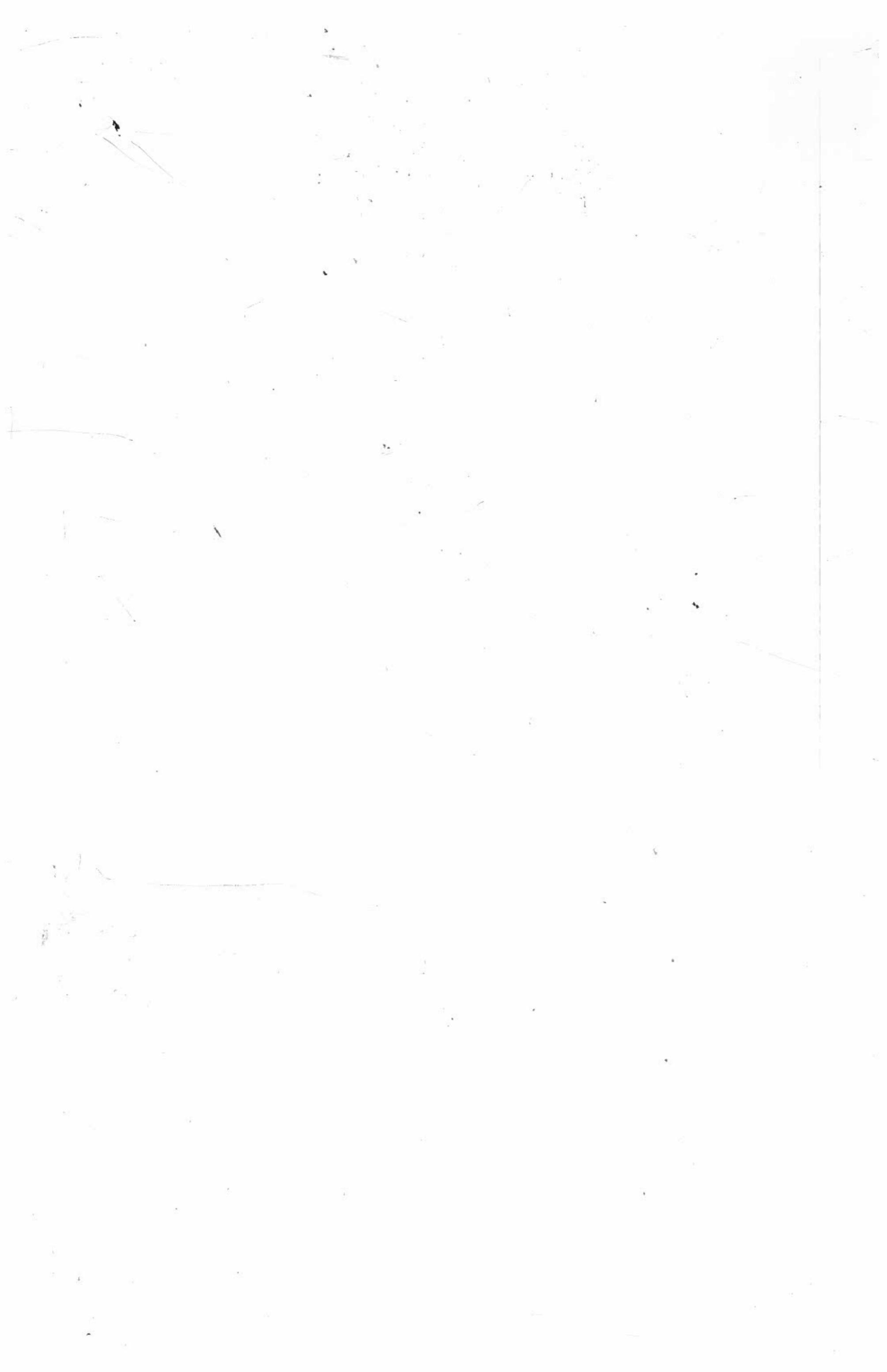












Application Date: _____
Fees Paid: _____

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 80 Southside Ave. ZONING DISTRICT R-A
SECTION 62 BLOCK 57 LOT 60.61 LOT SIZE: 8,848 SF

<input type="checkbox"/> TENANT	<input type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
	Name: <u>ROO KMIN SINGH</u>		
	Address: <u>80 Southside Avenue</u>		
	Freeport, NY <u>11520</u>		
	Telephone #: <u>(934) 212-1499</u>		

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: _____ Proposed Land Use: _____
ONE-FAMILY RESIDENCE ONE-FAMILY RESIDENCE

Description of Proposed Work: _____
NEW DETACHED ONE-CAR GARAGE

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied. YES NO

Rookmin Singh
APPLICANT'S SIGNATURE
Sworn to before me this 25th day of MAY, 2022
DATE 5/25/2022

Notary Public
JAMES WILLOW
NOTARY PUBLIC, State of New York
No. 4801985
Qualified in Suffolk County
Commission Expires October 31, 2024
James Willow

Property Owner's Consent: _____ am (are) the owner(s) of the subject property and consent to the filing of this application.

Rookmin Singh
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 25th day of MAY, 2022
JAMES WILLOW
NOTARY PUBLIC, State of New York
No. 4801985
Qualified in Suffolk County
Commission Expires October 31, 2024
James Willow

RECEIVED
JUN 16 P 12:21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SUBMISSION CHECKLIST

YES NO N/A

1. The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).

2. The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.

3. A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch:

- a. Title of drawing, including name and address of applicant. YES NO N/A
- b. North point, scale, and date. YES NO N/A
- c. Boundaries of the project. YES NO N/A
- d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted. YES NO N/A
- e. Floodplain boundaries as determined by the Federal Emergency Management Agency. YES NO N/A
- f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures. YES NO N/A
- g. Location of outdoor storage and description of materials to be stored. YES NO N/A
- h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private. YES NO N/A
- i. Location and description of all proposed waterfront public access/recreation provisions. YES NO N/A
- j. Description of sewage disposal and water supply systems and locations of such facilities. YES NO N/A
- k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule. YES NO N/A
- l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives. YES NO N/A
- m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks. YES NO N/A

Rev. 12/10 PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST Rev. 12/10

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____	Date of Decision: _____
Village Clerk's Signature: _____	Approved _____	Denied _____
Planning Board Signature: _____	Date: _____	Date: _____

FOR VILLAGE USE ONLY

Notary Public *****

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 13, 2022
SITE PLAN LETTER

Rookmin Singh
80 Southside Avenue
Freeport, NY 11520

RE: 80 Southside Avenue, Freeport, NY
Zoning District - Residence A Sec. 62 Blk. 57 Lot. 60, 61
Building Permit Application #20222652
Description: Construct a new 200 sq. ft. detached garage

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-3632 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd
Encl.

c: Village Clerk
Pei-Dau Liu, R.A.

ZBA Approval Needed:
Yes: No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

— The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. # 20222652

Location: 80 Southside Avenue, Freeport, New York

Applicant: Rookmin Singh

Description: Construct a new 200 sq. ft. detached garage

Lead Agency: Department of Buildings

Agency Contact Person:

for the Board of Trustees

Superintendent of Buildings

Village of Freeport

(516) 377-2242

46 North Ocean Avenue, Freeport, NY

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

DATED: May 13, 2022

Sergio A. Mauras

Sergio A. Mauras

Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Applicant or Sponsor:		Telephone:		
LNU ARCHITECT		(516) 580-1787		
Address:		E-Mail:		
384 Nassau Blv		lnuarchitect@aol.com		
City/PO:	Oceanside	State:	NY	Zip Code:
				11572
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?				
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.				
			NO	YES
			V	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:				
FREERPT BUILDING PERMIT				
3. a. Total acreage of the site of the proposed action? <u>0.7</u> acres				
b. Total acreage to be physically disturbed? <u>0.005</u> acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.2</u> acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

	1VU	1E2	1VA
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES
b. Is the proposed action located in an archeological sensitive area? <input type="checkbox"/> NO <input type="checkbox"/> YES		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <input type="checkbox"/> NO <input type="checkbox"/> YES		✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? <input type="checkbox"/> NO <input type="checkbox"/> YES		✓	
16. Is the project site located in the 100 year flood plain? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		✓	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
 If Yes, explain purpose and size: _____

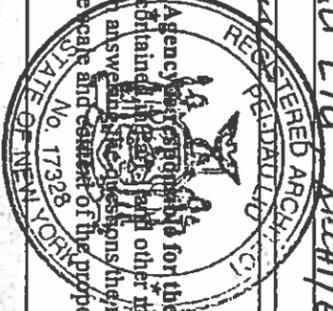
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
 If Yes, describe: _____

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
 If Yes, describe: _____

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

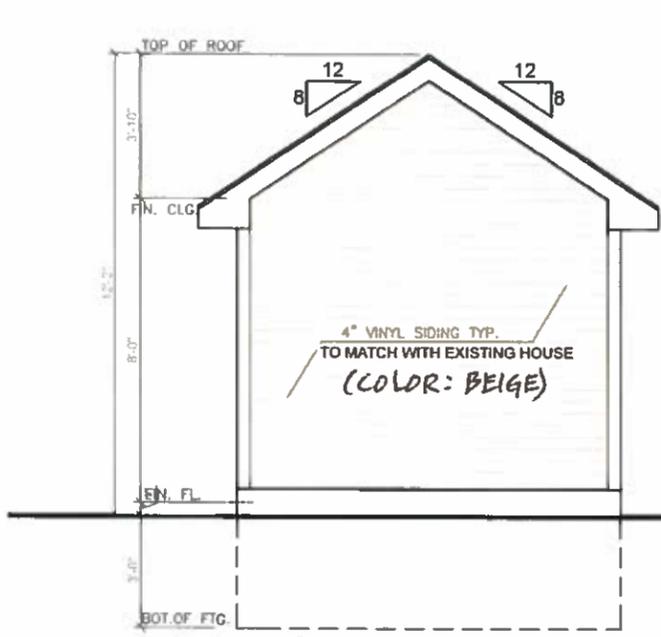
Applicant/sponsor name: PEI-PAN LIU ARCHITECT Date: 2/24/2022

Signature: [Signature]

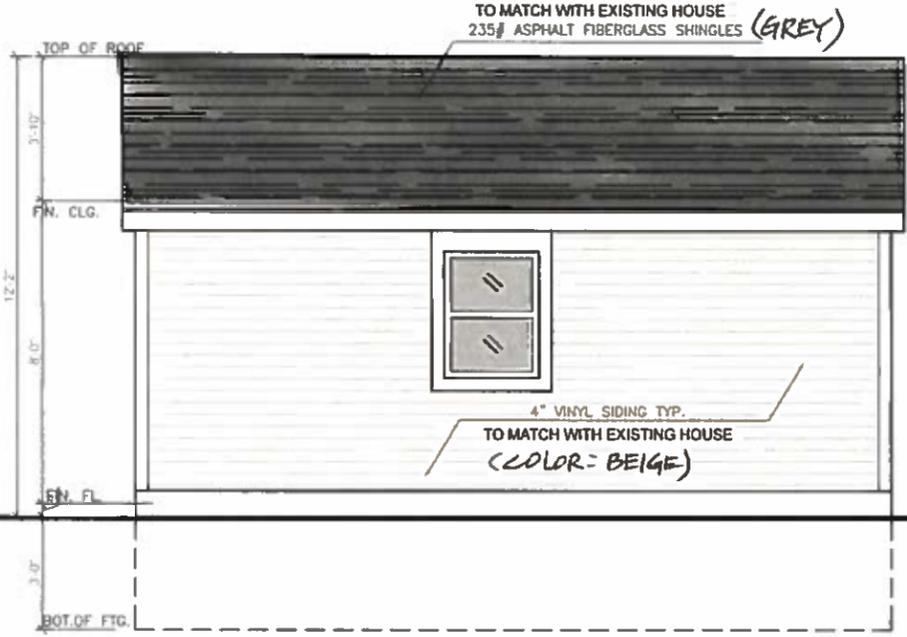


Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information obtained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions, the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and extent of the proposed action?"

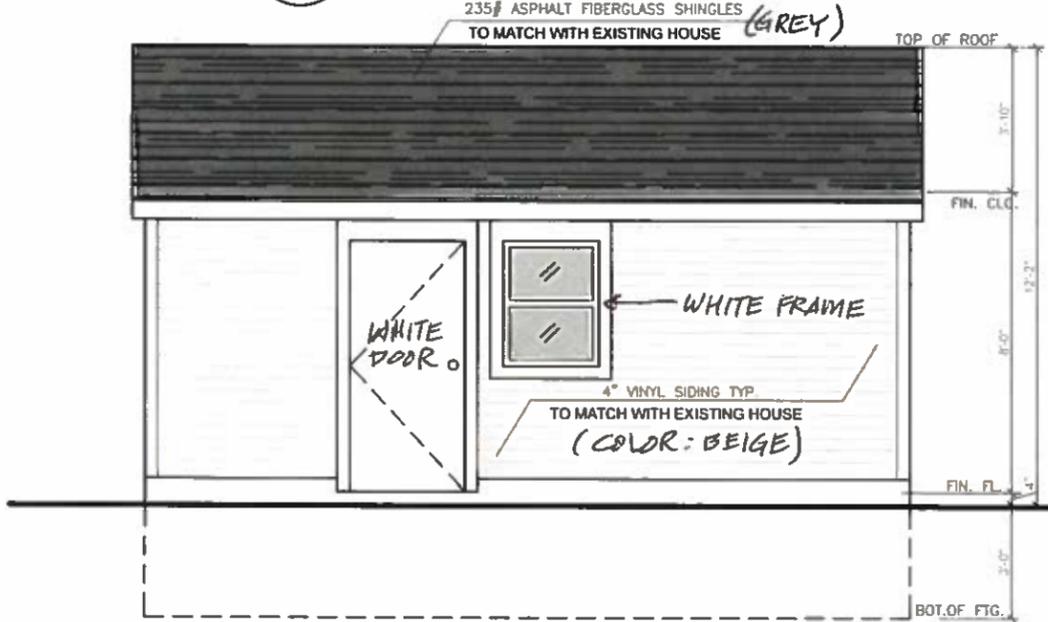
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	ND	
2. Will the proposed action result in a change in the use or intensity of use of land?	ND	
3. Will the proposed action impair the character or quality of the existing community?	ND	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	ND	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	ND	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	ND	
7. Will the proposed action impact existing: <ul style="list-style-type: none"> a. public / private water supplies? b. public / private wastewater treatment utilities? 	ND	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	ND	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?	ND	



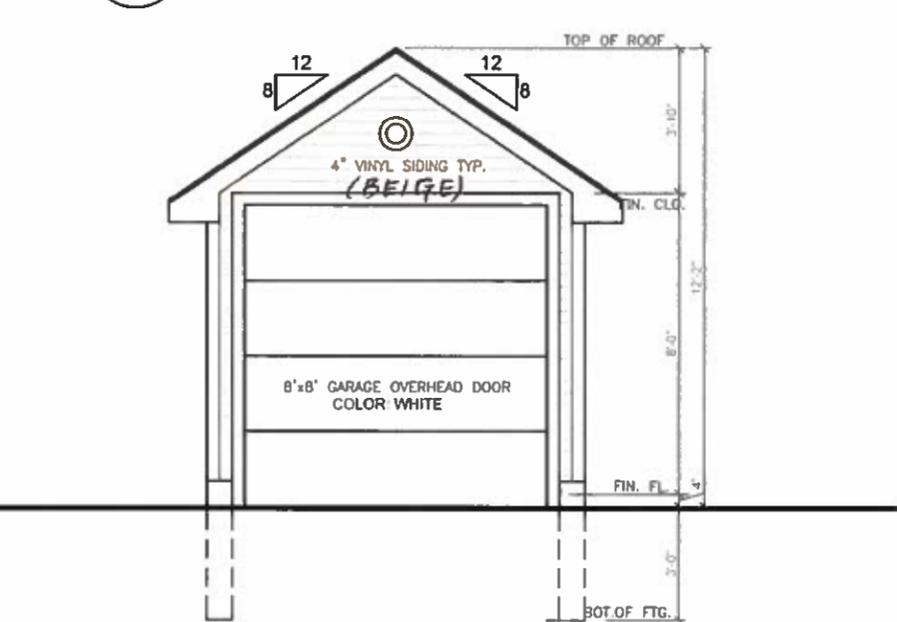
4 WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



3 EAST ELEVATIONS
SCALE: 1/4" = 1'-0"



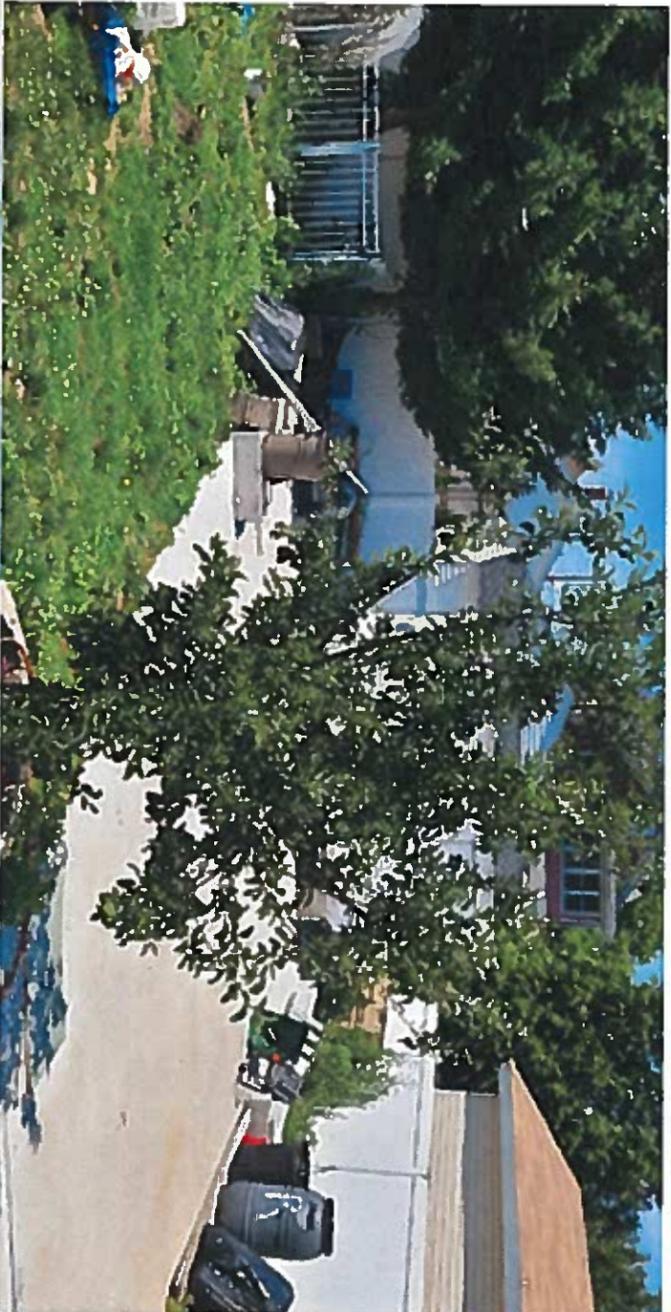
2 WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"



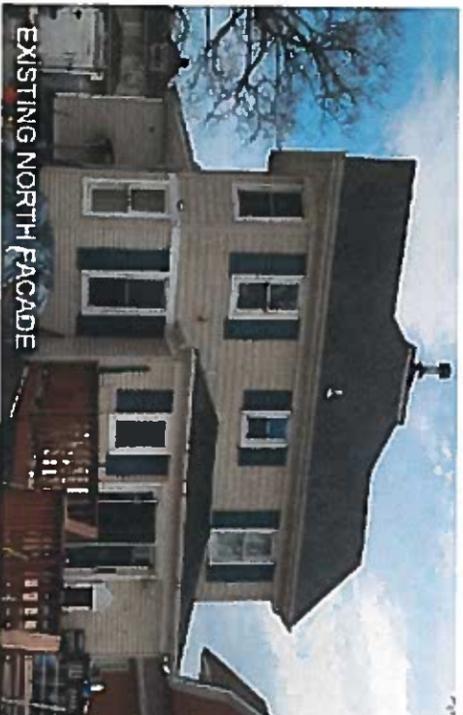
EXISTING SOUTH (FRONT) FACADE



EXISTING REAR YARD



EXISTING WEST FACADE



EXISTING NORTH FACADE

EXISTING CONDITIONS
80 SOUTHSIDE AVENUE, FREEPORT, NY



HOUSES ON WEST SIDE OF 80 SOUTHSIDE AVENUE

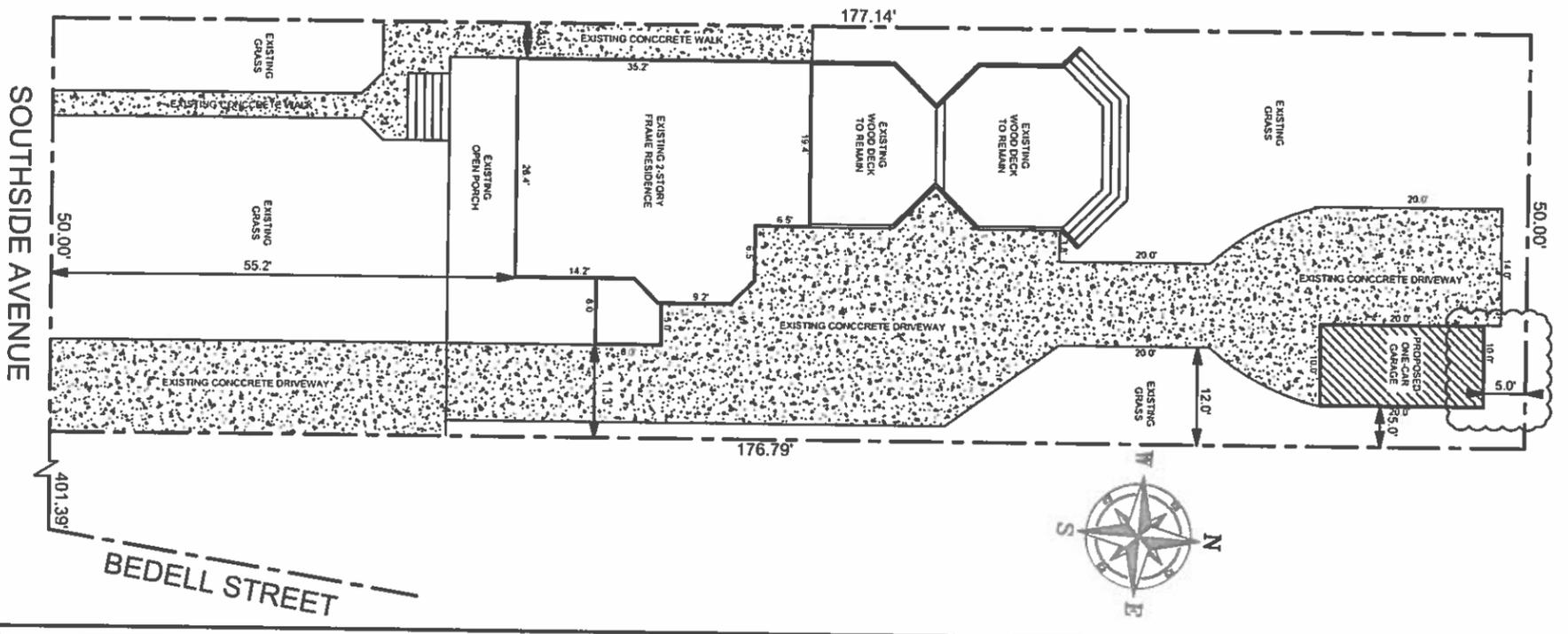


HOUSES ON EAST SIDE OF 80 SOUTHSIDE AVENUE



HOUSES ACROSS THE STREET FROM 80 SOUTHSIDE AVENUE

ADJACENT HOUSES AROUND 80 SOUTH AVENUE, FREEPORT, NY



1 SITE PLAN

JOB NUMBER
22018

PATH
PATHNAME

FILENAME
FILENAME

DATE
DATE

REVISIONS
PDL REVISED 04.26.2022

SHEET NUMBER
A-1.00

PROJECT:
PROPOSED DETACHED ON-CAR GARAGE
TO EXISTING 2-STORY FRAME RESIDENCE
80 SOUTHSIDE AVENUE, FREEPORT, NY

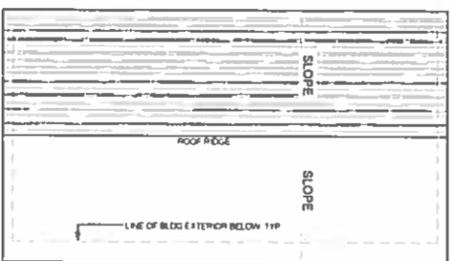
SHEET TITLE
SITE PLAN, DEMOLITION & FOUNDATION PLAN

NO	DATE	COMMENT

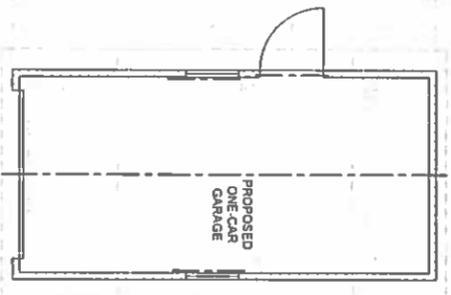
PEI-DAU LIU, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787 Email: liuarchitect@aol.com

GENERAL NOTES

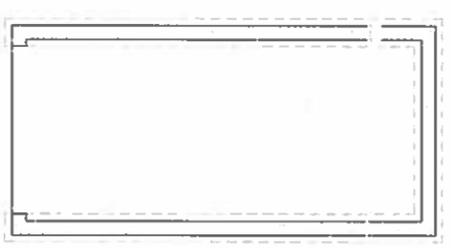
1. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE VILLAGE OF FREEPORT, THE NEW YORK STATE CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
2. DIMENSION FIGURES TO BE TAKEN IN PREFERENCE TO SCALING DRAWINGS DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. CONTRACTOR TO BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS AND MEASUREMENTS.
4. LIVE LOADS: FIRST FLOOR = 40 PSF SECOND FLOOR = 40 PSF LIVING AREAS, 30 PSF SLEEPING AREAS ROOF = 45 PSF
5. ALL FRAMING LUMBER TO BE GRADE MARKED, TO BE SURFACE DRY AND SHALL BE HEM-FR #1 OR BETTER WITH: MODULUS OF ELASTICITY (E) = 1,500,000 PSI F_b = 1,200 PSI SINGLE USE, AND F_v = 1,400 PSI REPETITIVE USE. POSTS TO BE DOUGLAS FIR #2 OR BETTER.
6. ALL STUDS 16" OC UNLESS OTHERWISE NOTED.
7. GENERAL CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PILING STACKS, DUCTS, CONDUIT AND ELECTRICAL DEVICES AND SHALL BLOCK OUT FOR AND OR PLACE SAME EACH TRADE WILL BE HELD RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK.
8. ALL PLUMBING TO COMPLY WITH CODE.
9. ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND COMPLY WITH CODE.
10. FLASH ALL WALL AND ROOF OPENINGS.
11. MINIMUM INSULATION
12. WALL R 19, FLOOR R 19, CEILINGS / ROOF R30 - FIBERGLASS WITH ALUMINUM FOIL VAPOR BARRIER PERIMETER FOUNDATION FOUNDATION INSULATION TO BE CONTINUOUS 2" POLYSTYRENE FOAM BOARD SET AGAINST PERMANENT MEMBRANE SET IN MASTIC.
13. REMOVE ALL DEBRIS FROM PROJECT SITE. PREMISES TO BE KEPT BROOM CLEAN AT END OF EACH WORK DAY.
14. CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK.
15. ARCHITECT / ENGINEER DOES NOT HAVE FIELD SUPERVISION.
16. PROVIDE SAFETY GLAZING IN AND ADJACENT TO ALL DOORS, (U) GLAZING = .49 OR BETTER).
17. PROVIDE SMOKE DETECTORS ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL STAIRS. INTERCONNECT PER CODE.
18. HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F WHEN EXTERIOR TEMPERATURE IS MINUS (-) 10 DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR.
19. CONTRACTOR TO COORDINATE WORK SCHEDULING WITH OWNER.
20. CONTRACTOR TO COORDINATE AND SUBMIT SAMPLES OF ALL FINISHES TO OWNER.
21. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, CEILING FIXTURES AND OUTLETS WITH OWNERS.



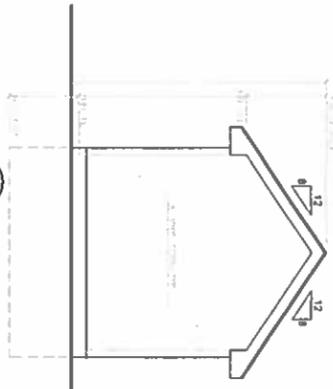
4 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



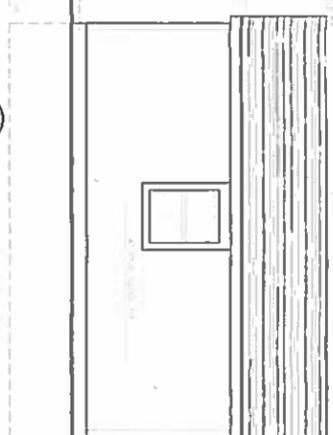
3 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



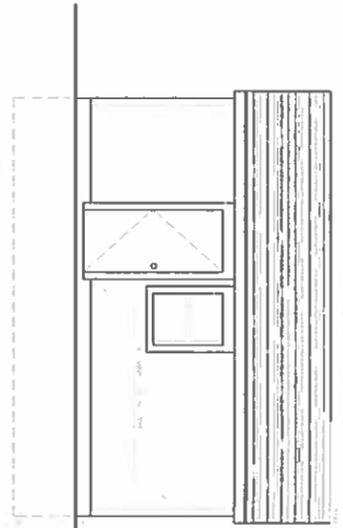
2 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



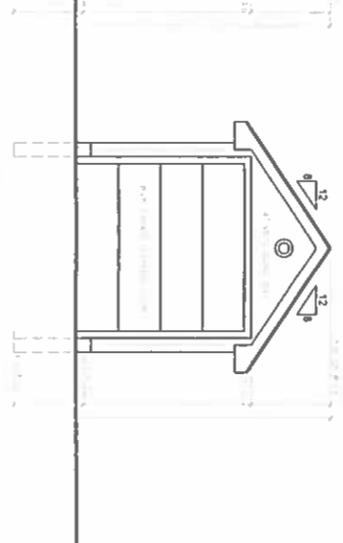
9 WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



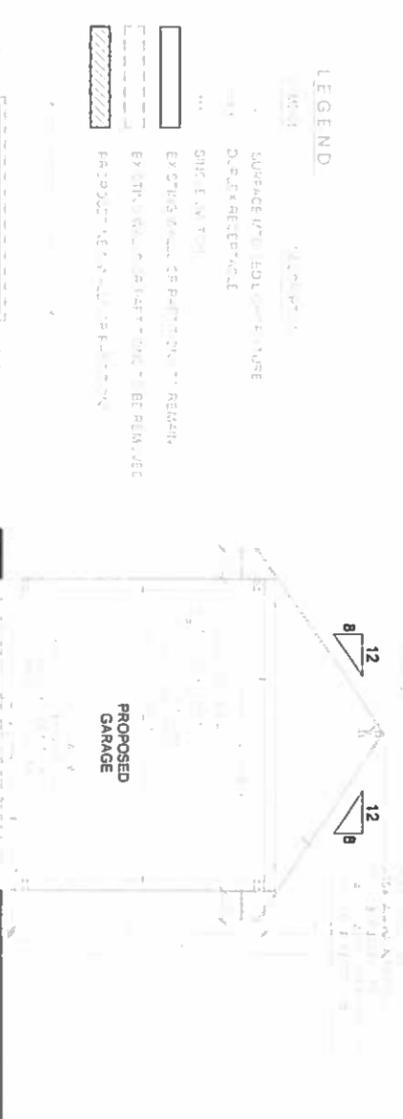
8 EAST ELEVATIONS
SCALE: 1/4" = 1'-0"



7 WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



8 EAST ELEVATIONS
SCALE: 1/4" = 1'-0"



5 CROSS SECTION
SCALE: 3/8" = 1'-0"

ZONING ANALYSIS

80 BROADWAY AVENUE, FREEPORT, NY

ZONING: R-20

LOT SIZE: 50,177 sq. ft.

LOT AREA: 8,848 SF

PERMITTED	PROPOSED
BUILDING HEIGHT: 2 1/2 STORIES	2 STORIES
LOT AREA: 5,000 SQ. FT. MIN	50,177 SQ. FT. (OK)
LOT COVERAGE: 30% MAX. (12,054 SF)	878 SF (EXIST.) + 223.3 SF (PROPOSED) = 1,101.3 SF (8.4% COV.)
FLOOR AREA RATIO: 50% MAX. (4,424 SF) MAX	21.5% (1,888 SF) (OK)
FRONT YARD: 20 FT. MIN	52 FT. (OK)
REAR YARD: 20 FT. MIN	71.8 FT. (OK)

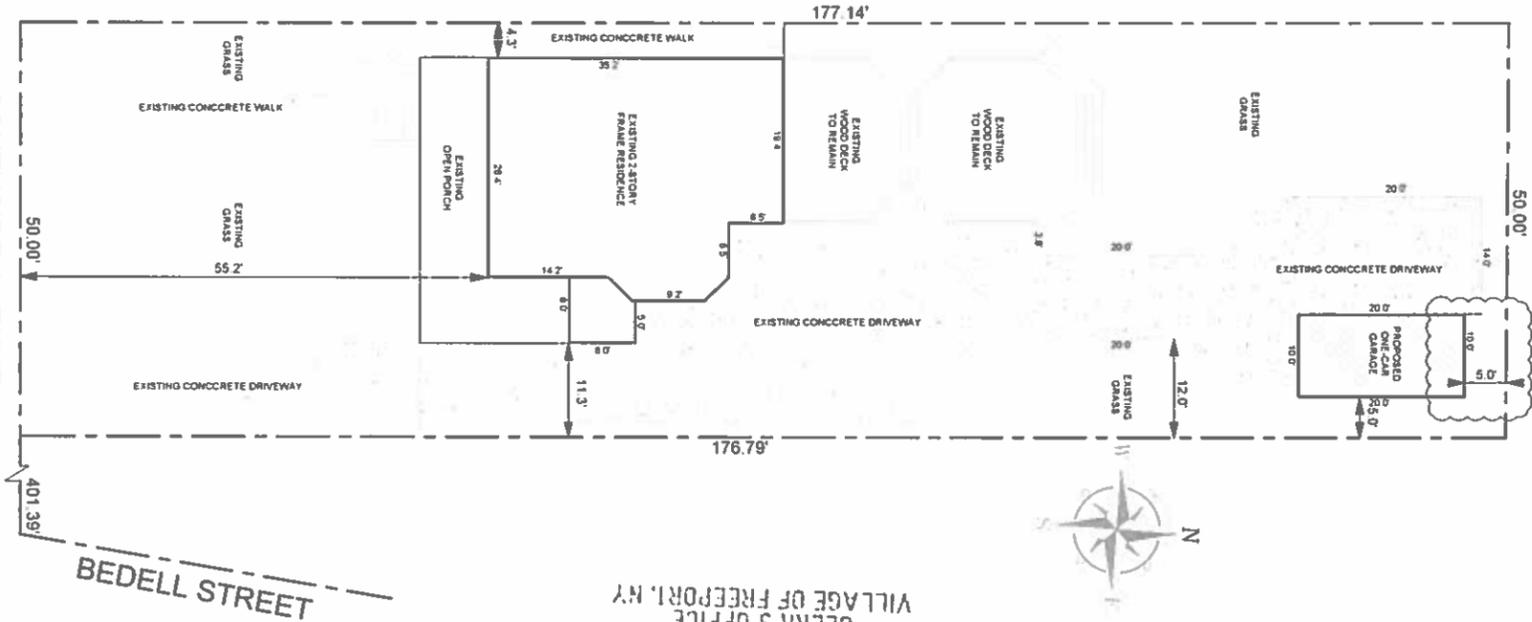
FLOOR AREA CALCULATION:

FIRST FLOOR: 878 SF

SECOND FLOOR: 223.3 SF

TOTAL FLOOR AREA: 1,101.3 SF

1 SITE PLAN
SCALE: 1" = 10'-0"



PROJECT: PROPOSED DETACHED ON-CAR GARAGE TO EXISTING 2-STORY FRAME RESIDENCE 80 SOUTHSIDE AVENUE, FREEPORT, NY	DATE: 2022 JUN 16
SHEET TITLE: SITE PLAN, DEMOLITION & FOUNDATION PLAN	NO. DATE COMMENT
JOB NUMBER: 22018	1 12:21
DATE: 04-28-2022	
DESIGN BY: PEI-DAU LIU	
FILE NAME: A-1.00	
DATE: 04-28-2022	
FILE NAME: A-1.00	
DATE: 04-28-2022	
FILE NAME: A-1.00	
DATE: 04-28-2022	

PROJECT: PROPOSED DETACHED ON-CAR GARAGE TO EXISTING 2-STORY FRAME RESIDENCE 80 SOUTHSIDE AVENUE, FREEPORT, NY	DATE: 2022 JUN 16
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DESIGN BY: PEI-DAU LIU	
FILE NAME: A-1.00	
DATE: 04-28-2022	
FILE NAME: A-1.00	
DATE: 04-28-2022	

PEI-DAU LIU, ARCHITECT
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572
 Tel. : (516) 580-1787 Email: liuarchitect@aol.com

Application Date: _____
Fees Paid: _____

SP# 3564

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION.

PROPERTY ADDRESS: 45 Colonial Ave ZONING DISTRICT Res-A
SECTION 55 BLOCK 067 LOT 567 LOT SIZE: 5500

<input type="checkbox"/> TENANT	APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
	Name: <u>Mark Anthony Munster</u>		Name: <u>Suana Ramirez</u>
	Address: <u>1573 Bellmore Ave</u>		Address: <u>45 Colonial Ave</u>
	<u>Bellmore NY 11710</u>		<u>Freeport NY 11520</u>
	Telephone #: <u>516 409 1900</u>		Telephone #: _____

Architect Name: Mark Anthony Munster Address: 1573 Bellmore Ave
(optional) Phone #: 516 409 1900 Bellmore NY 11710

Present Land Use: Residence Proposed Land Use: NO CHANGE

Description of Proposed Work: Rear Addition

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:

- A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

YES NO

APPLICANT'S SIGNATURE

Sworn to before me this _____ day of _____, 2022

Notary Public

Property Owner's Consent:

filing of this application.

PROPERTY OWNER'S SIGNATURE

Sworn to before me this _____ day of _____, 2022

Notary Public

RECEIVED
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2022 JUN 16 12:19

DATE
6-3-22

DATE

SHININGSTAR RUIZ
Notary Public - State of New York
No. 01RU6302390
Qualified in Nassau County
My Commission Expires 07/31/20 25

I, _____ am (are) the owner(s) of the subject property and consent to the

6-3-22

DATE

SHININGSTAR RUIZ
Notary Public - State of New York
No. 01RU6302390
Qualified in Nassau County
My Commission Expires 07/31/20 25

FOR VILLAGE USE ONLY



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

June 16, 2022
AMENDED SITE PLAN LETTER

Juana Ramirez
45 Colonial Avenue
Freeport, NY 11520

RE: 45 Colonial Avenue, Freeport NY
Zoning District- Residence A Sec. 55 Blk. 067 Lot 567
Building Permit Application #20211983
Description: Construct a new one-story 618 sq. ft. rear addition

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-3632 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-2300.

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd

c: Village Clerk
Mark Anthony Munisteri, R.A.

ZBA Approval Needed:

Yes: _____ No: X

VILLAGE OF FREEPORT

**Department of Buildings
Recommendation**

Notice

X **Negative Declaration**

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

_____ The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. #20211983

Location: 45 Colonial Avenue, Freeport, New York

Applicant : Juana Ramirez

Description: Construct new one-story 618 sq. ft. rear addition

**Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY**

**Agency Contact Person:
Superintendent of Buildings
(516) 377-2242**

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

DATED: June 16, 2022


**Sergio A. Mauras
Superintendent of Buildings**

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Ramirez							
Project Location (describe, and attach a location map): 45 Colonial Ave Freeport							
Brief Description of Proposed Action: Rear addition							
Name of Applicant or Sponsor: Mark Anthony Munisteri		Telephone: 1516 409 1700					
Address: 1563 Bellmore Ave		E-Mail: info@markitex					
City/PO: Bellmore		State: NY	Zip Code: 11710				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5500 acres S/L Pt 5500 acres 5500 acres S/L Pt					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>130076 Ranco Wiping Cloth</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

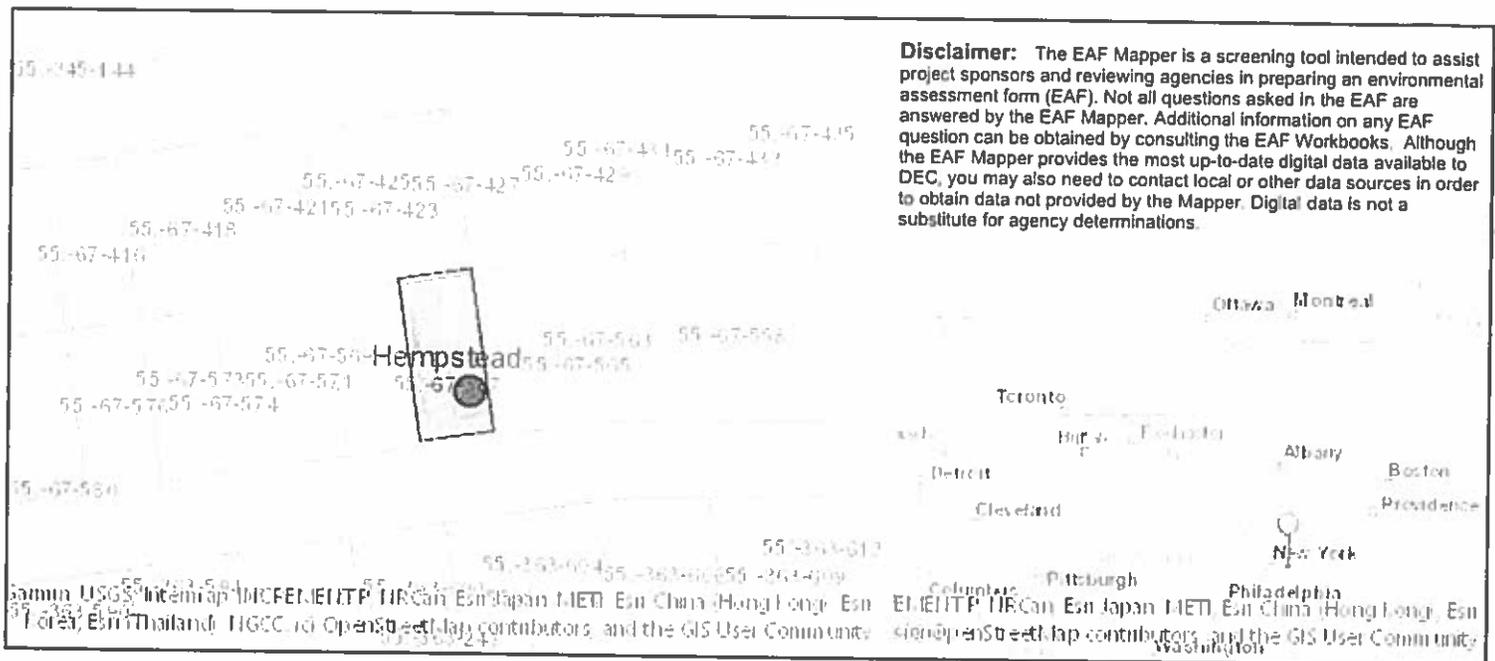
Applicant/sponsor/name: Mark Anthony Mungel

Date: 6-3-22

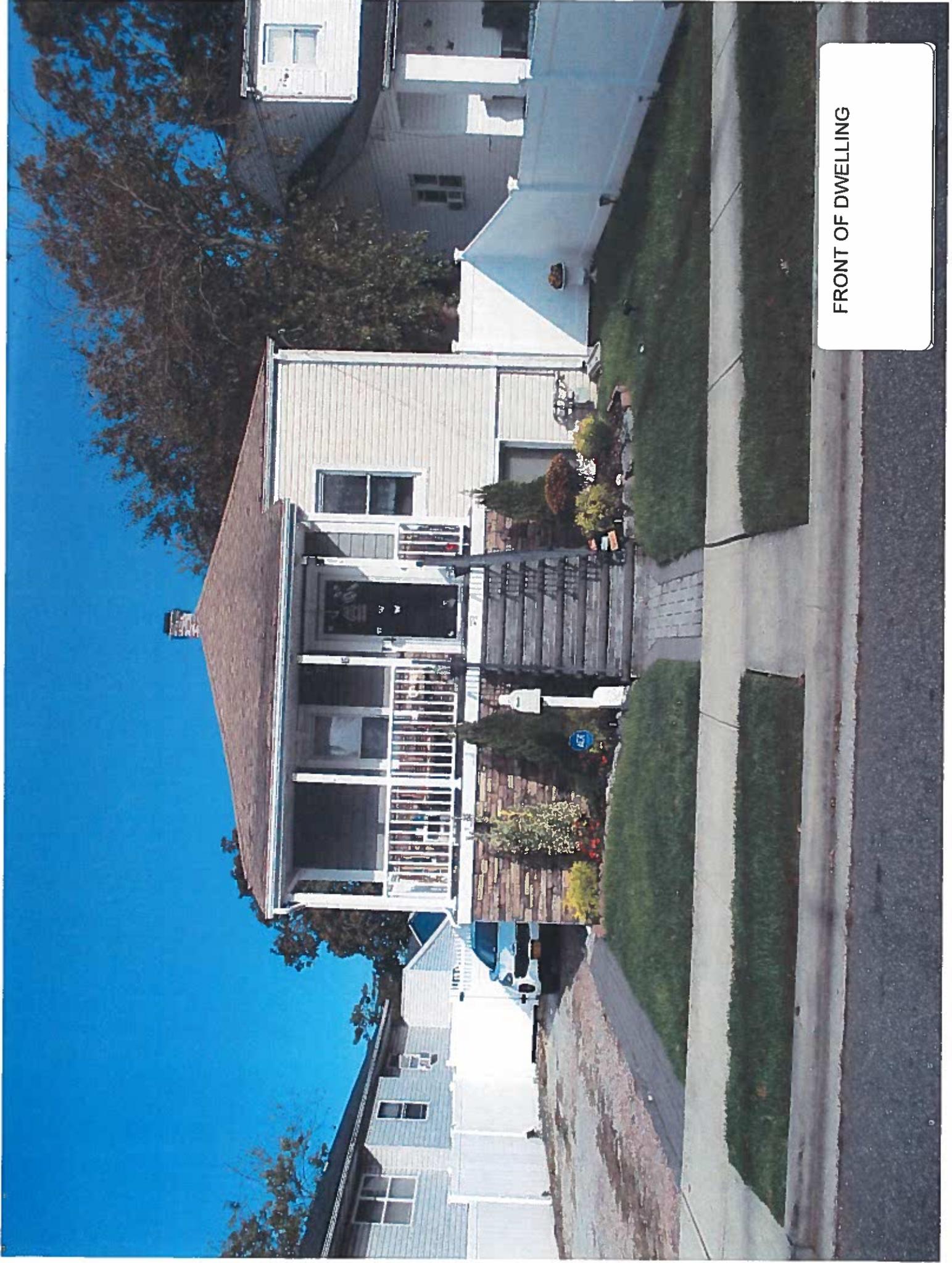
Signature: _____

Title: R.A.

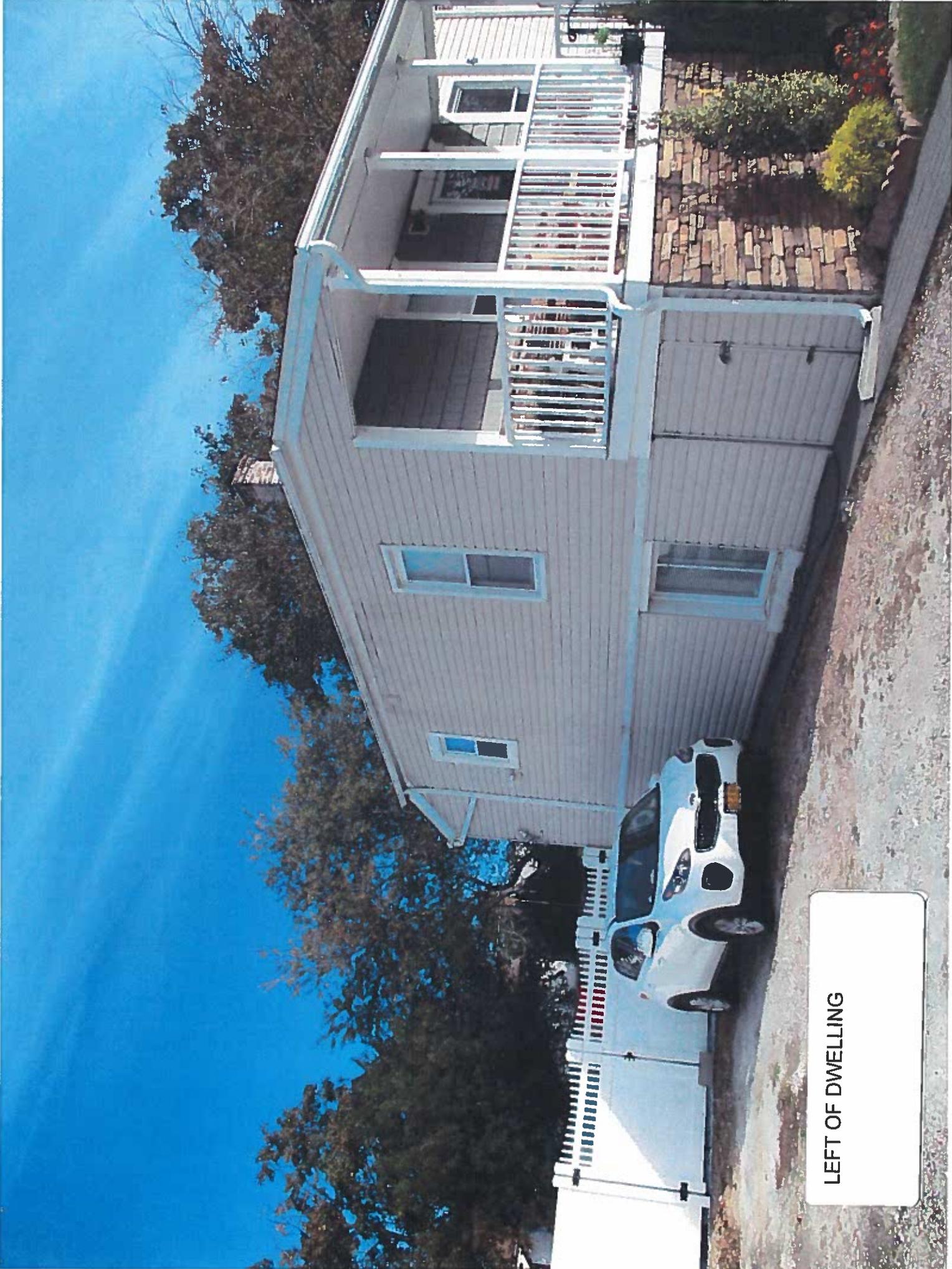
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	



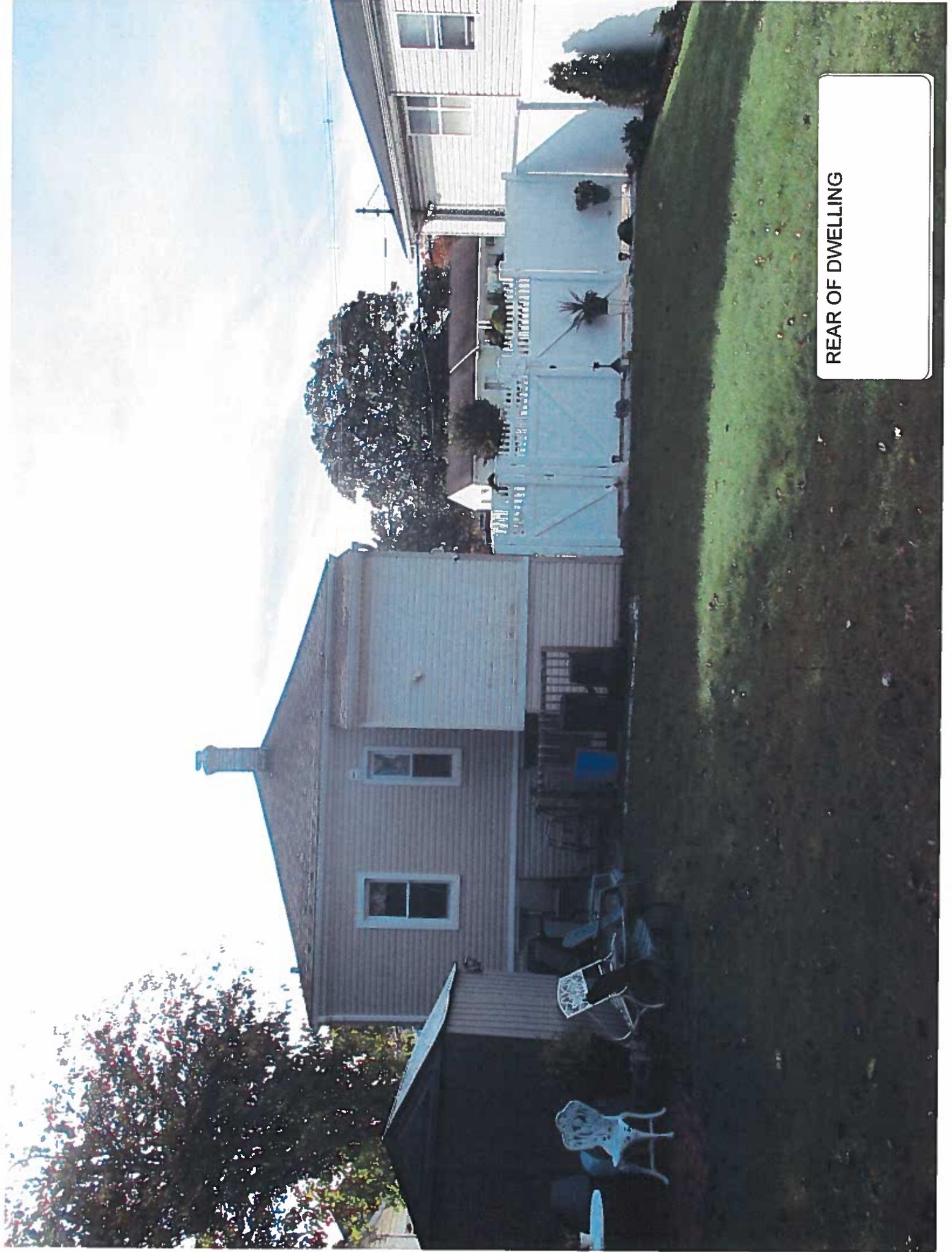
- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] No
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes



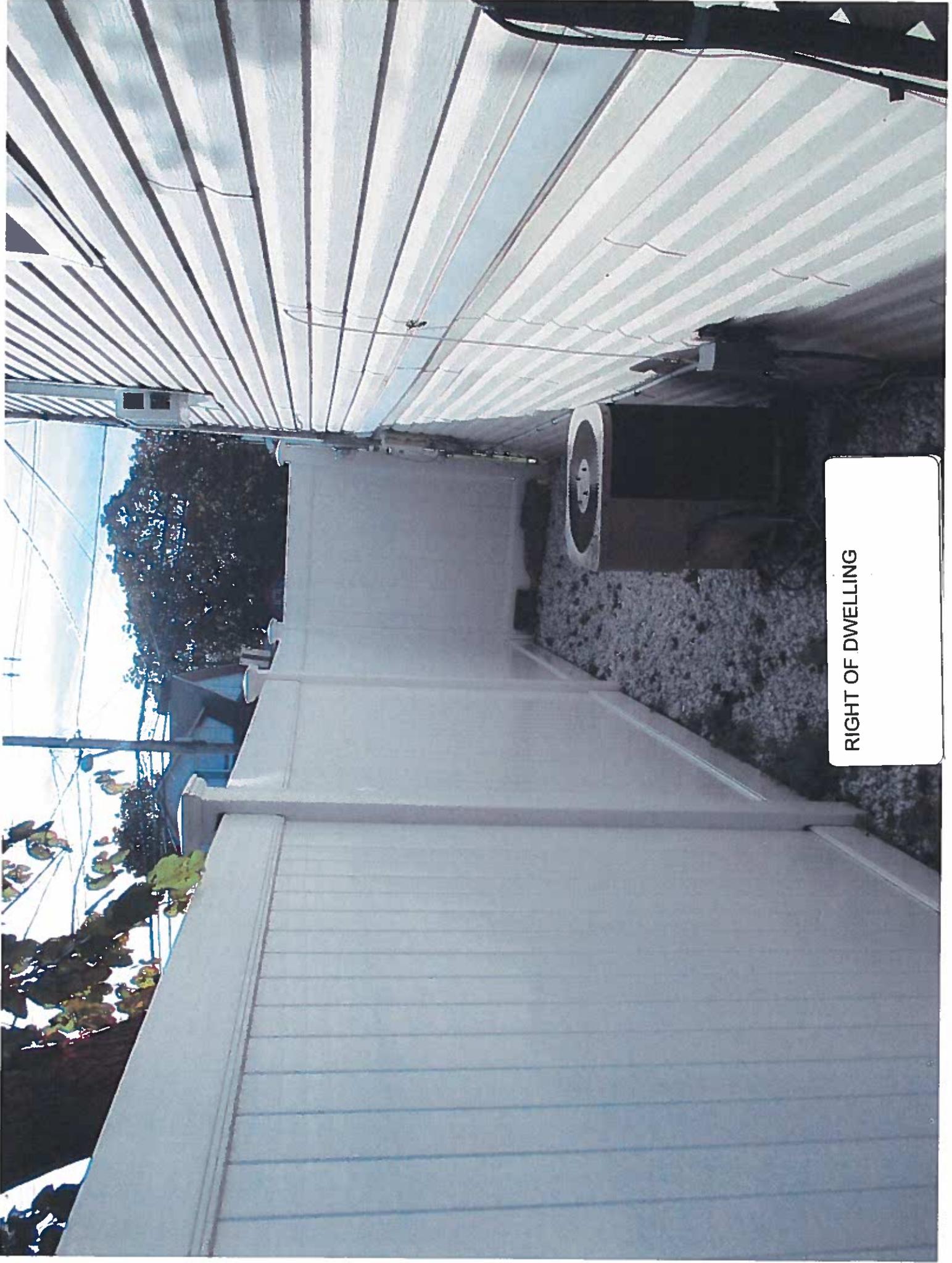
FRONT OF DWELLING



LEFT OF DWELLING

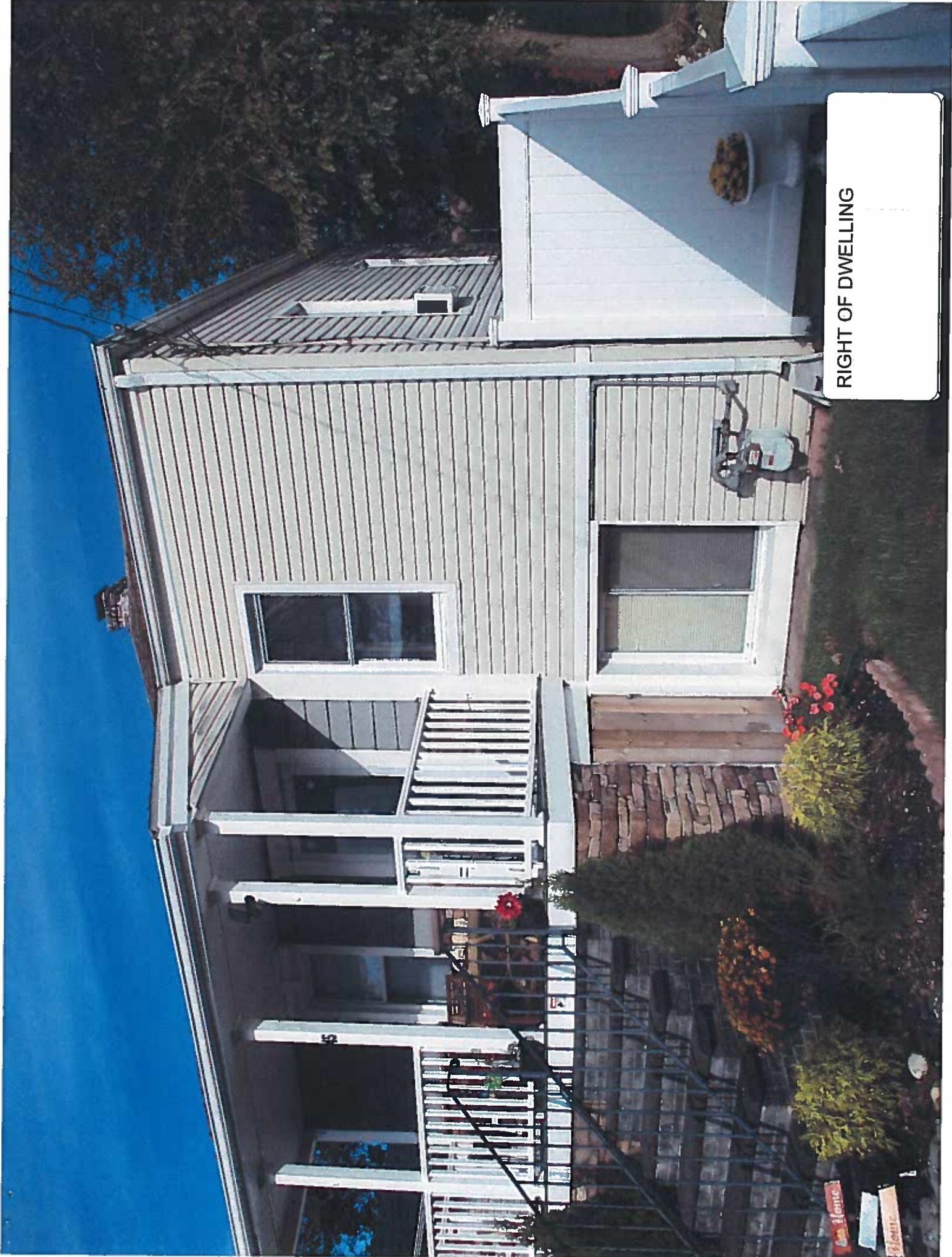


REAR OF DWELLING

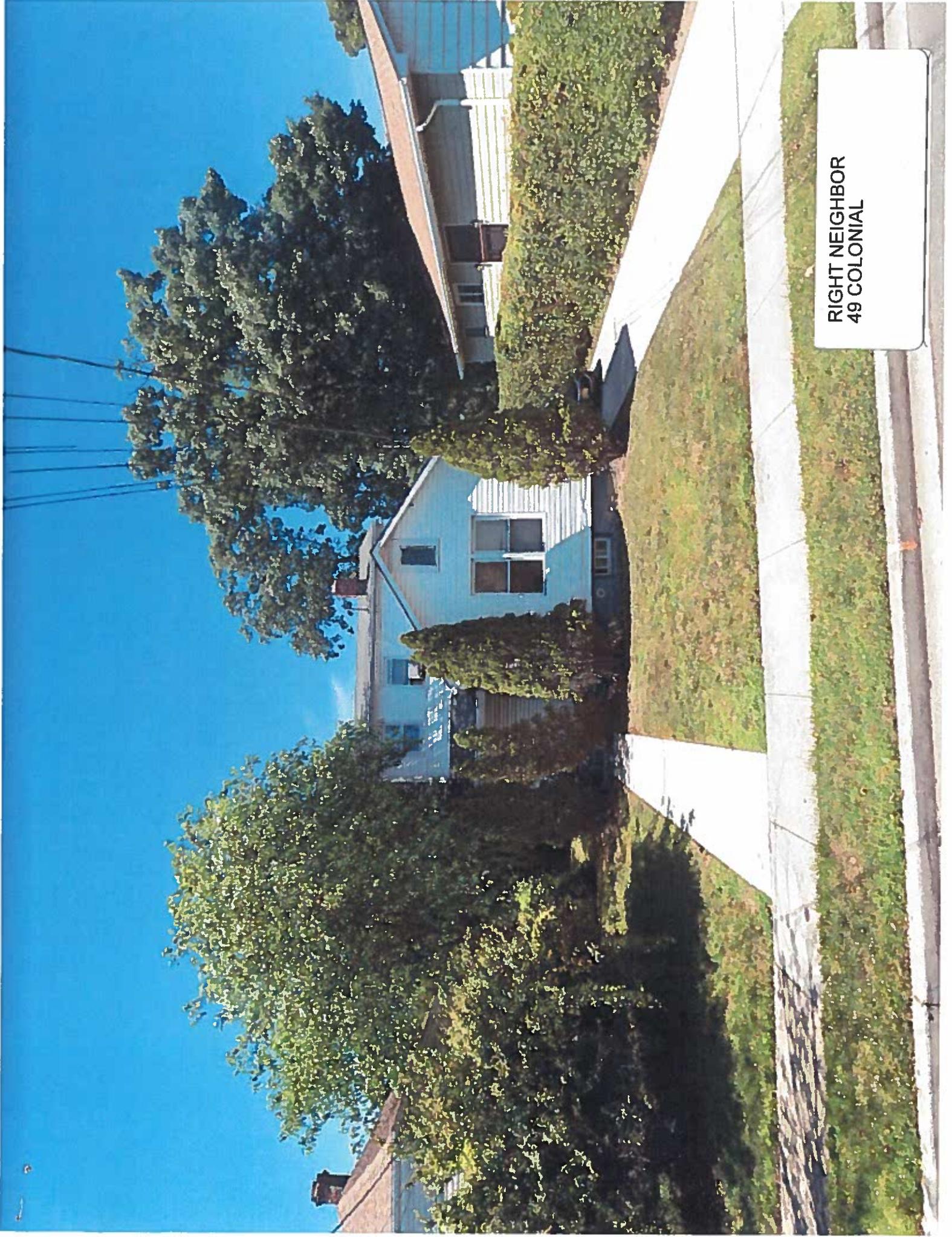


RIGHT OF DWELLING

RIGHT OF DWELLING

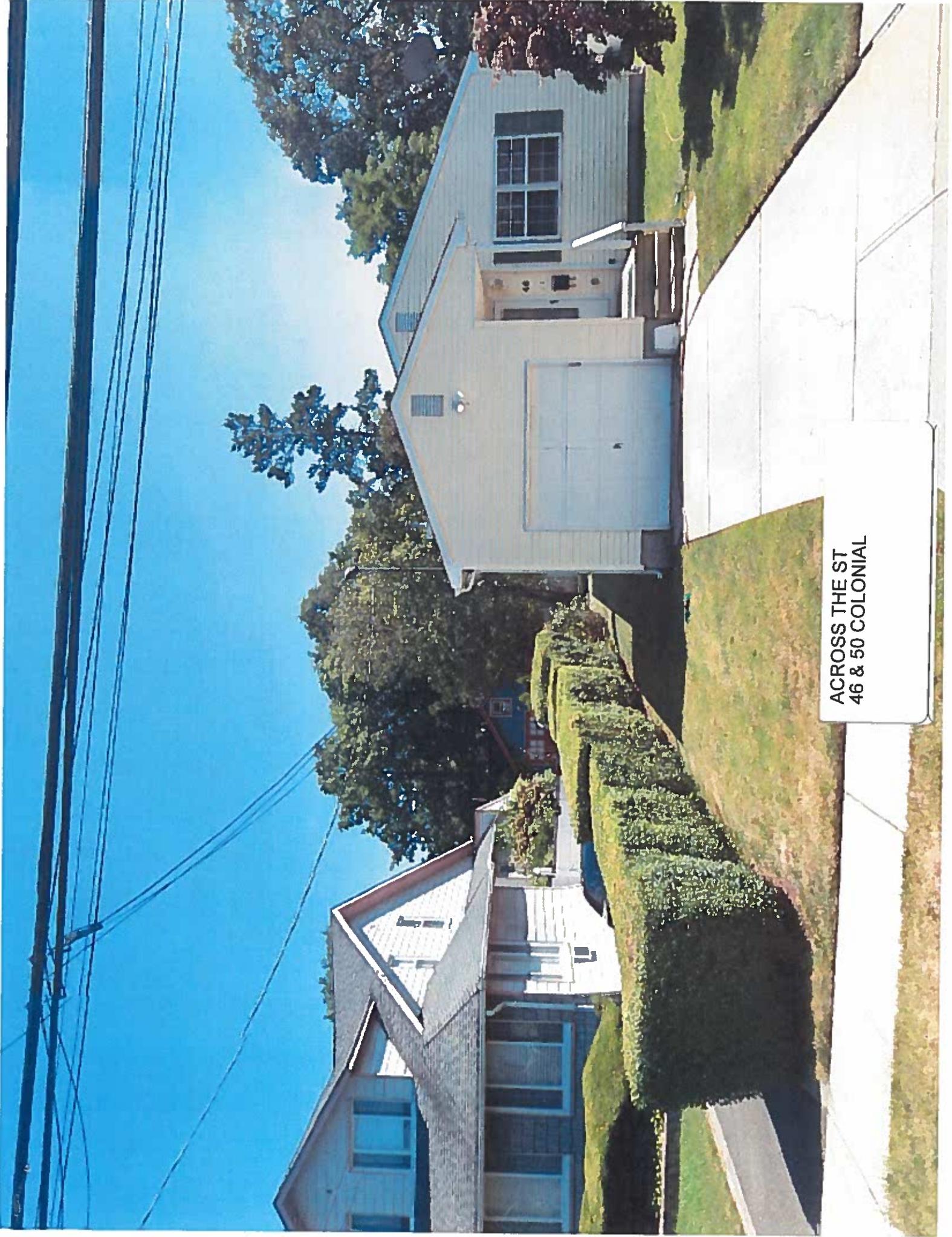


RIGHT NEIGHBOR
49 COLONIAL



LEFT NEIGHBOR
41 COLONIAL





ACROSS THE ST
46 & 50 COLONIAL



We protect what matters most



ENGLISH

WHERE TO BUY

FIND A CONTRACTOR

Roof Shingles

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Commercial Roofing

Homeowners

Professionals

About GAF

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Timberline HDZ® Shingles

The look people love, now with LayerLock™ Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹

Color/Finish: **Barkwood**



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★★★★★ 4.8 (15817) [WRITE A REVIEW](#)

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JELD-WEN

36 in. x 80 in. 6-Panel Primed White Fiberglass Prehung Front Door with Brickmould

Questions & Answers (3)



\$338.00



\$29.00 /mo* sugg†

- Made of low maintenance
- Prehung fiberglass door fr
- Energy efficient core with
- [View More Details](#)

Levittown (relo #1201) Stor

✓ 2 in stock Aisle 12, B

Door Handing: **Left-Hand/In**

Left-Hand/Inswing

R

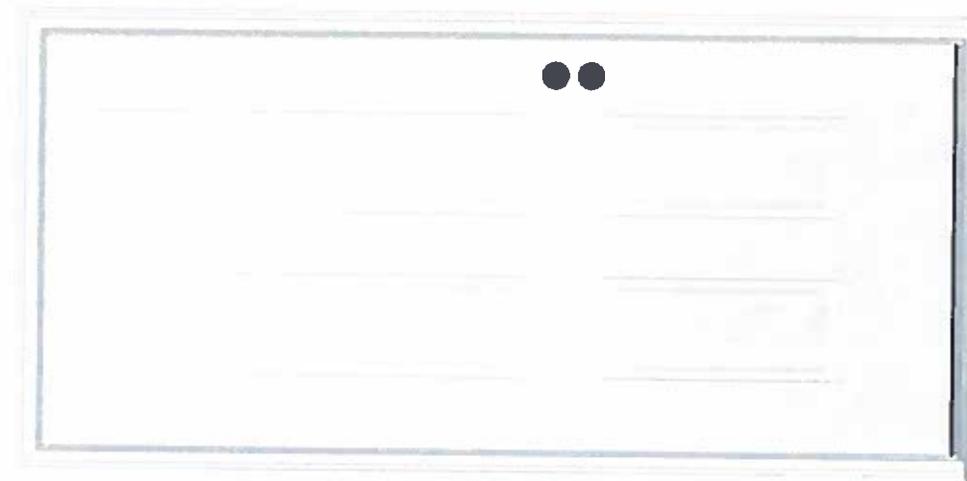
How to Get It

Store Pickup
Pickup Today
FREE

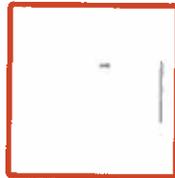
2 in stock at **Levittown (relo**

[Check Nearby Stores](#)

- 1 +



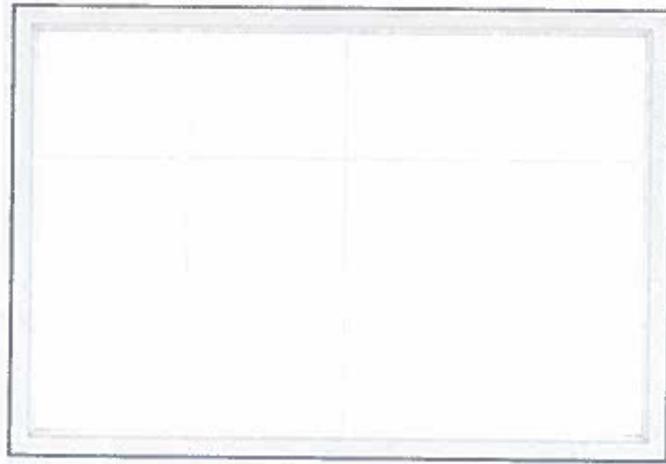
Hover Image to Zoom



JELD-WEN

400 SERIES CASEMENT WINDOW

LEARN DESIGN IT TECH SPECS



INTERIOR

EXTERIOR

Let's get started

Start by choosing your size

Clear my choices x

Sizing Interior Hardware Grilles Exterior Film Glass Summary

View Size Charts > Custom Sizes >

Width*

24 1/8"

31 1/2"

17"

20 1/2"

28 3/8"

35 13/16"

Height*

35 13/16"

40 13/16"

48"

52 13/16"

59 7/8"

64 13/16"

71 7/8"

*Showing height options for selected width

*Products designed in this tool are for visualization purposes only and are not intended to be a complete, accurate representation of the actual product ordered. For exact color and product options, please view samples available at your local Andersen window & door supplier

Next →

EXTERIOR COLUMNS



INTERIOR COLUMNS



SQUARE COLUMNS

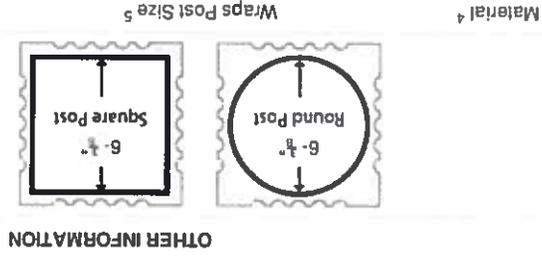


COMMERCIAL COLUMNS

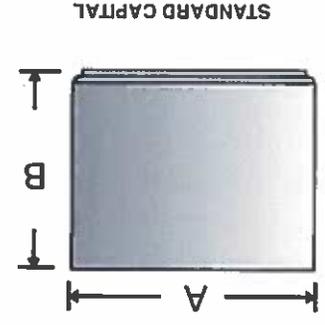
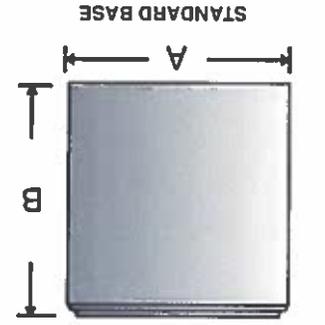


SHAFT SPECIFICATIONS

Plan Type E ¹	Unsplit / Whole	Column Height	Trimming from bottom of shaft ²	Load Bearing Capacity ³
A	96"	96"	86- ³ / ₄ "	0 lbs.
C	Outside Inside	7- ¹ / ₂ "	86- ³ / ₄ "	
D	Outside Inside	6- ³ / ₄ "	86- ³ / ₄ "	
H	Outside Inside	7- ¹ / ₂ "	86- ³ / ₄ "	
I	Outside Inside	6- ³ / ₄ "	86- ³ / ₄ "	



Material ⁴	Shaft Capital Base	Round (Fits up to)	Square (Fits up to)	Shaft	Capital	Base	Total
PVC	Shaft Capital Base	6- ³ / ₄ "	6- ³ / ₄ "	41.00 lbs	3.95 lbs	5.04 lbs	49.99 lbs
PVC	Capital Base	6- ³ / ₄ "	6- ³ / ₄ "				
PVC	Base	6- ³ / ₄ "	6- ³ / ₄ "				



1. Glue both edges consistently straight miter.
2. Slide first joint; then second joint together.
3. Nail, screw or clamp to hold assembly until glue is fully cured.
4. Wrap around structural post, glue and attach final side.
5. Glue and attach capital and base.

Designed to wrap around a structural support using our EZ-Lock joint design.

8"W x 8"H Endura-Craft Square Non-Tapered Shaft, Smooth, with Standard Capital and Standard Base

Part Number: CC0808ENPCSCS

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 Created on: May 26, 2022





RAMIREZ RESIDENCE 45 COLONIAL AVENUE FREEPORT, NY 11520

ARCHITECTURAL PLOT PLAN

SCALE: 1/8" = 1'-0"

SECTION 88	BLOCK 67	LOT 807	ZONE: R8A
AREAS (S.F.)	EXISTING	TO BE REMOVED	MAINTAINED
TOTAL LOT:	5,500 S.F.		
FIRST FLOOR:	630 S.F.		018 S.F.
PORCH:	98 S.F.		98 S.F.
			1,238 S.F.

BUILDING FOOTPRINT	F.A.R.
1,238 S.F.	1,238 S.F.
98 S.F.	
TOTAL:	TOTAL:
1,238 S.F.	1,238 S.F.

ZONING VILLAGE OF FREEPORT

ZONING DISTRICT: RESIDENTIAL A	MAP DISTRICT:		
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 S.F. MIN.	5,500 S.F.	NO CHANGE
LOT COVERAGE (BUILDING)	30% MAX	13.05%	24.29%
HEIGHT (3 STORIES)	35' MAX	EXISTING	21.57'
FRONT YARD SETBACK	20' OR AVERAGE ON BLOCK	19.40'	N/A
SIDE YARD	5' MIN.	5.90'	5.40'
COMBINED SIDE YARDS	12.5' MIN.	25.02'	25.03'
REAR YARD	20' MIN OR LOT DEPTH	62.04'	38.05'
FLOOR AREA	3,088 S.F. MAX	630 S.F.	1,238 S.F.

ANY NON-PERMITTED ITEMS ARE THE CLIENT'S RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS

EXISTING ZONING ITEM PERMIT #

TO BE DETERMINED BY D.O.B.

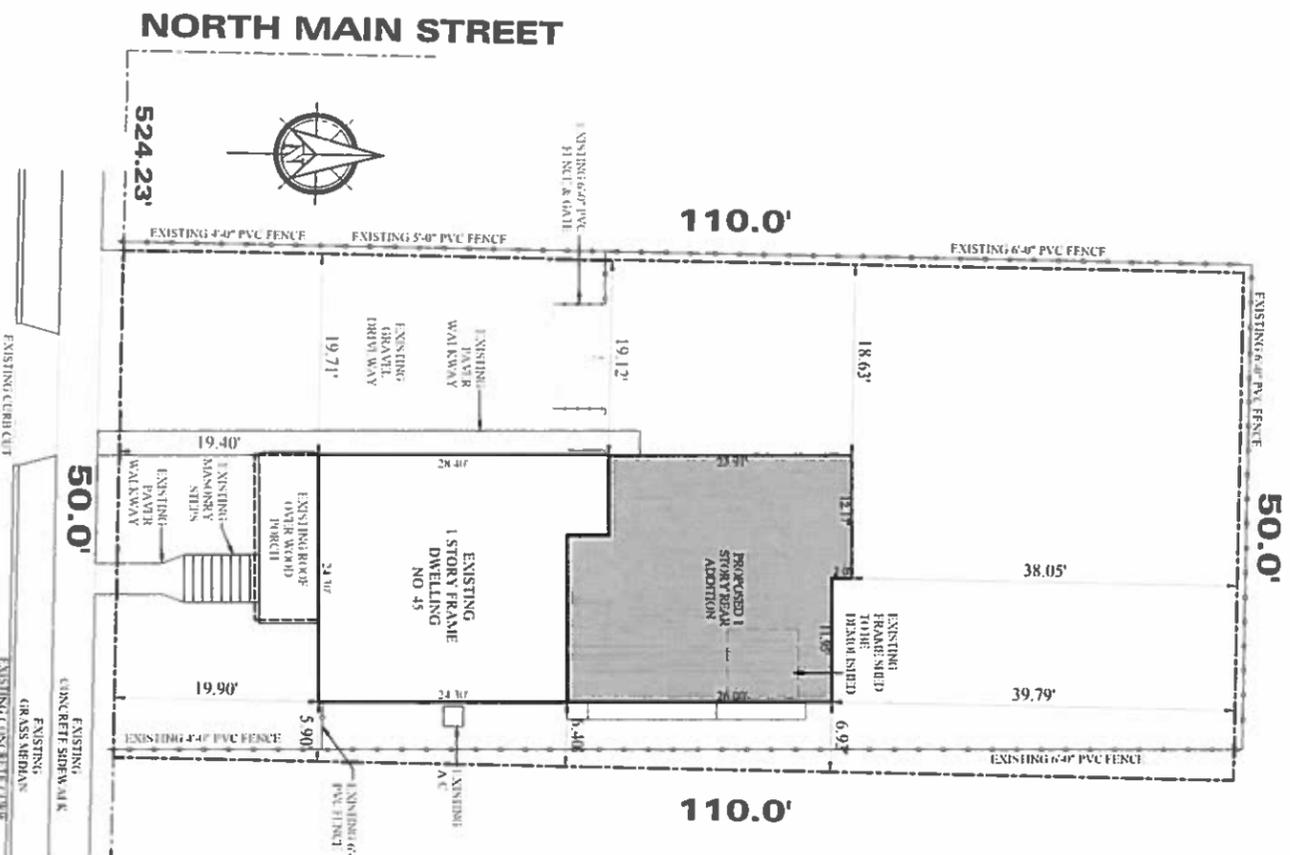
THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE (2020) (NYS212 (R4021.2)) AND CHAPTER II RESIDENTIAL CODE OF NEW YORK STATE (2020)

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WINDSTORM	WINTER BALANCE UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	130	B	3-4'	15	5-11-09	496	52.8°F

Parameter	Value
Design Wind Speed (mph)	130
Design Wind Direction	3-4'
Design Snow Load (psf)	20
Design Seismic Category	B
Design Flood Hazard	5-11-09
Design Air Freezing Index (F)	496
Design Mean Annual Temp (F)	52.8



SCOPE OF WORK

APPLICATION FOR:
-PROPOSED REAR 1 STORY ADDITION

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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ISSUED FOR
<input type="checkbox"/> PRELIMINARY DRAWING
<input type="checkbox"/> FOR OWNER'S REVIEW
<input type="checkbox"/> FOR BIDDING PURPOSES
<input type="checkbox"/> FOR BUILDING DEPT.
<input type="checkbox"/> FOR CONSTRUCTION
<input type="checkbox"/> AS BUILT DRAWINGS

REVISIONS	NOTED: 6/27/2022
NO. DATE DESCRIPTION	
1 3/16/22 D.O.B. RESUBMISSION	
2 6/2/22 D.O.B. RESUBMISSION	

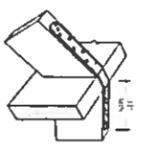
PROJECT NO. 202-256
DATE 1/20/22
SCALE AS NOTED
DRAWN BY M.A.M. D.A.

RECEIVED
JUN 11 12:19 PM
MARK ANTHONY ARCHITECTS
1501 COLONIAL AVE
FREEPORT, NY 11520

PROJECT: RAMIREZ RESIDENCE
45 COLONIAL AVENUE
FREEPORT, NY 11520

DRAWING: ZONING & PLOT PLAN

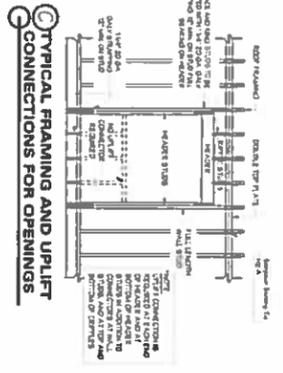
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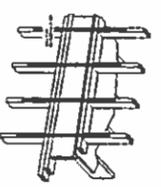
A RIDGE STRAP
SIMPSON STRONG-TIE
LUS50 (2) (GRADE) @ 16" O.C.



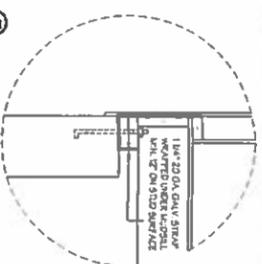
B RAFTER TO DOUBLE TOP PLATE
SIMPSON STRONG-TIE
INSTALL @ 16" O.C.



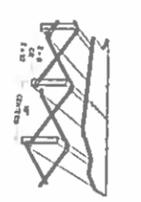
C TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS



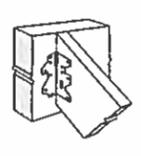
D FLOOR TO FLOOR CONNECTIONS
SIMPSON STRONG-TIE
GRADE - INSTALL @ 16" O.C.



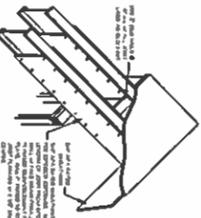
E MUDSILL STRAP
SIMPSON STRONG-TIE
GRADE - INSTALL AS SHOWN



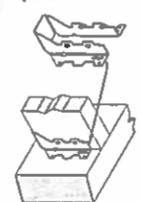
F JOIST TO JOIST
SIMPSON STRONG-TIE
GRADE - INSTALL AS SHOWN



G NAILER TO LUMBER RAFTER CONNECTION
SIMPSON STRONG-TIE
AS PER FRAMING ANCHOR



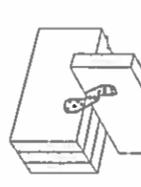
H WOOD I-BEAM CANTILEVER DETAIL
SIMPSON STRONG-TIE
INSTALL @ 16" O.C.



I FACE MOUNT HANGER
SIMPSON STRONG-TIE
LUS26, LUS26A, LUS26Z, LUS29-C, LUS29, LUS29Z-2



J FACE MOUNT HANGER
SIMPSON STRONG-TIE
LUS29Z-2



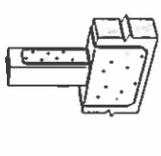
K JOIST TO GIRDER STRAP
SIMPSON STRONG-TIE
H25A & H25AZ



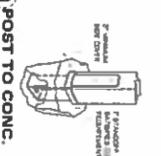
L ADJUSTABLE HANGER
SIMPSON STRONG-TIE
L5612D @ 16" O.C.



M PORCH RAFTER TO GIRDER STRAP
SIMPSON STRONG-TIE
H25A & H25AZ @ 16" O.C.



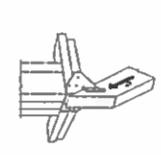
N POST TO GIRDER
SIMPSON STRONG-TIE
C223



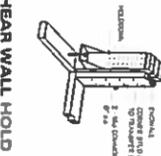
O POST TO CONC. FOOTING
SIMPSON STRONG-TIE
TYPICAL INSTALLATION



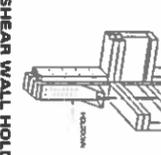
P HIP CORNER PLATE
SIMPSON STRONG-TIE
HC22



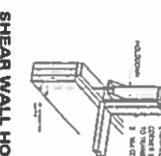
Q HIP CORNER PLATE
SIMPSON STRONG-TIE
HC22 - 2X MEMBER SIZE
HC22 - 4X MEMBER SIZE



R SHEAR WALL HOLD DOWN - 4 STUDS
SIMPSON STRONG-TIE
H25A & H25AZ

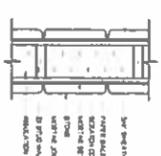


S SHEAR WALL HOLD DOWN - 4 STUDS
SIMPSON STRONG-TIE
H25A & H25AZ

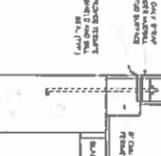


T SHEAR WALL HOLD DOWN @ GIRDER
SIMPSON STRONG-TIE
H25A & H25AZ @ 16" O.C.

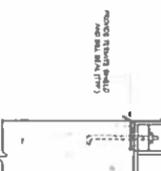
SHEAR WALL HOLD DOWN
3/4" x 2 1/2" x 10" GALV. STEEL
HOLD-DOWNS WITH A CAPACITY APPROXIMATELY EQUAL TO THE SHEAR CAPACITY OF THE STUDS OR GIRDER BEING HELD DOWN. USE WITH 2X OR 4X STUDS OR GIRDER MEMBERS. SEE WFCM 2019 FOR MORE INFORMATION.



STONE INSTALLATION OVER STUD FRAMING



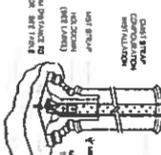
TERMITE SHIELD



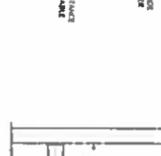
TERMITE SHIELD



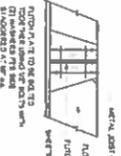
FOUNDATION WATERPROOFING DETAIL



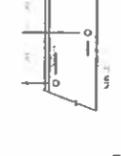
COLUMN STRAPPING DETAIL



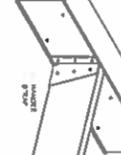
SKYLIGHT FRAMING DETAIL



FITCH BEAM/FLUSH HEADER DETAIL



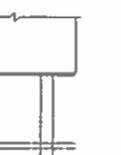
RAILING TO DECK JOIST DETAIL



WOOD FRAMED INTO STEEL BEAM



DECK LEDGER DETAIL



FLYING GABLE DETAIL



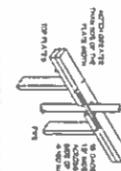
COLUMN DETAIL @ LOLLY



STUD NOTCHING AND BORING DETAILS



STUD NOTCHING AND BORING DETAILS



STUD NOTCHING AND BORING DETAILS



STAIRWAY STRINGER DETAIL



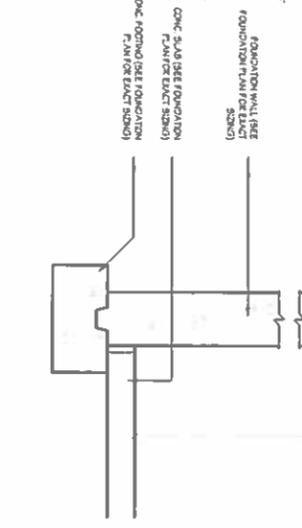
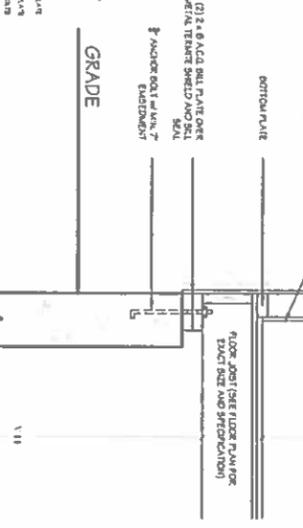
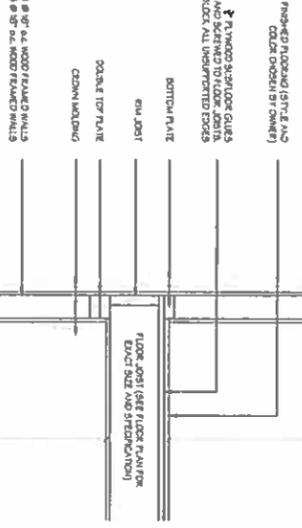
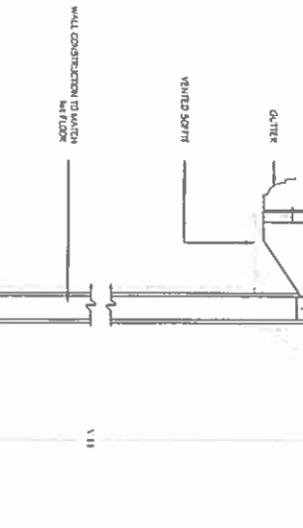
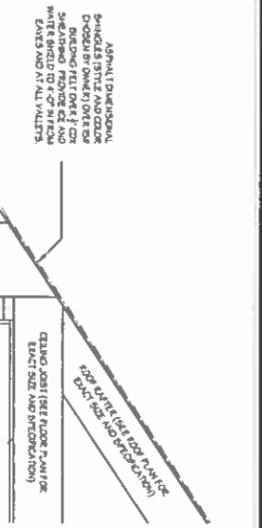
DECK RAILING DETAIL



CORNER FLASHING OVERLAP



TYPICAL WALL SECTION



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ISSUED FOR

- PRELIMINARY DRAWING
- FOR OWNER'S REVIEW
- FOR BIDDING PURPOSES
- FOR BIDDING GERT
- FOR CONSTRUCTION
- AS SHOWN ON DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION
1	3.16.22	D.O.B. RESUBMISSION
2	6.2.22	D.O.B. RESUBMISSION

PROJECT NO: 2022-26
DATE: 12.02.22
SCALE: AS NOTED
DRAWN BY: WALK D.A.



MARK ANTHONY ARCHITECTS P.C.
150 BELLEVILLE AVE
SHELTON, CT 06484

PROJECT: 45 COLONIAL AVENUE
FREEPORT, NY 11520

PROJECT: RAMIREZ RESIDENCE

DRAWING NO: A5.00

GENERAL NOTES

THE ARCHITECT OF RECORD HAS BEEN RETAINED ONLY FOR THE PURPOSE OF FILING THE PLANS TO OBTAIN A PERMIT AND HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS. THESE DRAWINGS ARE FOR BUILDING DEPT. USE ONLY.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.

THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE, AND/OR UNDERPIN ALL NEIGHBORING STRUCTURES AS REQUIRED FOR SAFE OPERATION.

ALL SITE DEVELOPMENT INCLUDING RETAINING WALLS, SIDEWALKS, PLANTINGS, ETC. BY OTHERS.

ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA.

- BUILDING CODE OF NEW YORK STATE (2022)
- RESIDENTIAL CODE OF NEW YORK STATE (2022)
- EXISTING BUILDING CODE OF NEW YORK STATE (2022)
- FIRE CODE OF NEW YORK STATE (2022)
- ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (2022)
- WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS (2016)

ALL LUMBER TO BE AMERICAN STANDARD SPECIES. ALL STRUCTURAL - DOUGLASS FIR LARCH LUMBER #2.

A MINIMUM OF ONE 5/8" ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" - 12" OF EACH END PLATE, AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONC. FOUNDATIONS AND SLABS ON GRADE OR 7" IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY. ALSO 3" SQUARE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS WITH THE ANCHOR BOLTS SPACING NOT TO EXCEED THE REQUIREMENTS SPECIFIED IN TABLE 3.2C.

(MFCM 2016, SECTION 3.2.17 AND TABLE 3.2B AND 3.2C)

LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE, SUBJECT TO INSPECTION.

DOUBLE STUDS AT ALL OPENINGS IN THE EXTERIOR AND BEARING WALLS, DOUBLE ALL JOISTS, HEADERS AND TRIMMERS AROUND ALL OPENINGS AND UNDER ALL PARTITIONS, USE TEO HANGERS OR CONNECTORS WHERE REQUIRED (OR APPROVED EQUAL).

ALL HEADERS TO BE MIN. (2) 2 X 10 UNLESS OTHERWISE NOTED.

ALL GLAZING SHALL BE INSULATED, HIGH-PERFORMANCE GLAZES (U0<33), UNLESS OTHERWISE NOTED. PROVIDE MIN. 1" X 2 1/2" (ACTUAL SIZE) FILTERED CROSS BRIDGING MAX. 8'-0" O.C. FOR FLOOR JOINTS OR EQUIVALENT METAL BRIDGING.

ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS, @ 16" O.C. WITH GYPSUM BOARD BOTH SIDES, DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL.

GYPSUM BOARD TO BE 1/2" TAPERED EDGE SHEET ROCK, TAPED AND SPACKLED (3 COATS), OR EQUAL, UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE FLASHING AT ALL ROOF, WALL, OR OTHER INTERSECTIONS, OVER HEADS OF ALL OPENINGS AND UNDER SILLS OF ALL WINDOWS AND DOORS. CAULK ALL JOINTS EXPOSED TO WEATHER.

ROOF COVERING SHALL BE CLASSIFIED AS TYPE A OR B.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.

SINGLE STATION SMOKE & CARBON MONOXIDE DETECTING DEVICE TO BE INSTALLED ADJACENT TO SLEEPING AREAS ON EACH FLOOR LEVEL, AND SHALL BE LOCATED ON OR NEAR CEILING.

ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODE OF NEW YORK STATE, PLUMBING CODE OF NEW YORK STATE (2022)

CURBS, CURB CUTS, AND PAVING MUST CONFORM WITH ALL REGULATIONS AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

LEGEND

- PARTITION TO REMAIN
- PARTITION TO BE REMOVED
- NEW PARTITION
- CONCRETE
- INSULATION
- DIM. LUMBER
- GRAVEL
- UNDISTURBED EARTH
- MECHANICAL VENTILATION (VENTED TO OUTSIDE AIR)
- EXISTING SWING DOOR
- NEW SWING DOOR
- SMOKE DETECTOR
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

TABLE R403.1(1) MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (RHS)

SOLID CONCRETE OR MASONRY, OR FULLY CROUTED MASONRY	LOAD-BEARING VALUE OF SOIL (PSF)		
	1,500	2,000	3,000
1 STORY		X	X
			X

TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD-BEARING PRESURE (TOUNDS PER SQUARE FOOT)
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH)	1,500

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONC. (PSI)		
	WEATHERING POTENTIAL (SEE TABLE 3.21)	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	X	X	2,500 ^a
BASEMENT CEILING SLABS AND INTERIOR SLABS	X	X	2,500 ^a
REINFORCED CONCRETE FOUNDATION WALLS, EXTERIOR WALLS AND VERTICAL CORES, WORK EXPOSED TO THE WEATHER	X	X	3,000 ^d
PORCHES, CANTILEVER SLABS AND STEPS EXPOSED TO THE WEATHER, AND OUTSIDE FLOOR SLABS	X	X	3,500 ^d

FOR SLAB ON GROUND: (a) 2,500 PSI (b) 2,500 PSI (c) 2,500 PSI (d) 2,500 PSI

(e) SEE TABLE 3.21 FOR WEATHERING POTENTIAL

(f) ONE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED CONCRETE IN ACCORDANCE WITH SECTION 3.2

(g) CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PREPARED BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.

(h) SEE SECTION R402.2 FOR MINIMUM COMPRESSIVE STRENGTH

TABLE 3.2B (MFCM 2018) BOTTOM PLATE TO FOUNDATION CONNECTIONS

FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	FOR EXPOSURES B, B' & C AND FROM WIND-EXPOSURE B	
		MAXIMUM ANCHOR BOLT SPACING (in.) ^{1,2,3,4}	MIN. ANCHOR BOLTS
1 - 3 STORIES	1/2" ANCHOR BOLTS	31	
1 - 3 STORIES	B/B' ANCHOR BOLTS	48	

¹ PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2

² HARBOR ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS; THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 2D) FOR OTHER ANCHOR BOLT LIMITATIONS. SEE SECTION 3.2

³ TABULATED ANCHOR BOLT SPACING FOR LATERAL AND SHEAR LOADS ASSUMES WALLS ARE SHEATHED IN ACCORDANCE WITH SECTION 3.4.4.2 FOR OTHER WALL SHEATHING TYPES THE TABULATED ANCHOR BOLT SPACING SHALL BE MULTIPLIED BY THE APPROPRIATE SHEATHING TYPE ADJUSTMENT FACTOR IN TABLE 3.1D, BUT IN NO CASE SHALL ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER.

⁴ FOR THESE SECOND GUESTHOLD GREATER THAN 10 MPH, WITH A TABULATED LATERAL VALUE FROM TABLE 3.5 GREATER THAN 502 PSF, LATERAL CONNECTIONS SHALL BE DERIVED USING THE LOADS FROM TABLE 3.5

TABLE 3.2C (MFCM 2018) SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS

FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	700-YR. 3 SECOND GUST WIND SPEED (MPH)		MAXIMUM ANCHOR BOLT SPACING (in.) ^{1,2}											
		90	95	100	105	110	115	120	130	140	150	170	185		
2 x 4	1 - 3 STORIES	8' END ZONES	72	72	72	72	72	71	57	43	38	30	27	24	22
		INTERIOR ZONES	72	72	72	72	72	72	72	68	50	41	38	31	28
2 x 6	1 - 3 STORIES	8' END ZONES	72	72	72	72	72	72	68	51	42	38	32	29	26
		INTERIOR ZONES	72	72	72	72	72	72	72	72	60	48	42	37	34

¹ PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2

² HARBOR ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS; THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2D) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS. SEE SECTION 3.2.17 AND 3.2.2.3

TABLE R703.3(1) WEATHER RESISTANT SIDING ATTACHED AND MIN. THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD SHEATHING INTO STUD		GYPSUM SHEATHING INTO STUD		DIRECT NUMBER OR SPACING OF FASTENERS
				0.120 NAIL	0.120 NAIL	0.120 NAIL	0.120 NAIL	
VINYL SIDING ¹	0.035	LAP	NO	0.120 NAIL <td>0.120 NAIL <td>0.120 NAIL <td>0.120 NAIL <td>NOT ALLOWED</td> </td></td></td>	0.120 NAIL <td>0.120 NAIL <td>0.120 NAIL <td>NOT ALLOWED</td> </td></td>	0.120 NAIL <td>0.120 NAIL <td>NOT ALLOWED</td> </td>	0.120 NAIL <td>NOT ALLOWED</td>	NOT ALLOWED
				STAPLE-1 ²	STAPLE-2 ²	STAPLE-2 ²	STAPLE-2 ²	SAME AS STUD SPACING

¹ VINYL SIDING SHALL COMPLY WITH ASTM D3679

TABLE R702.3.5 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING MEMBERS	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
1/2	CEILING	EITHER DIRECTION	16	7	12
	WALL	EITHER DIRECTION	16	8	16

CODE R702.3.1 RECVS-GYPSUM BOARD ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C479, C614, C1002, C1047, C1177, C1178, C1378, C1396, C1688 OR C1766 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO ASTM C857.

TABLE R301.5 ALSO NOTED SECTION R301.5 MINIMUM UNIFORMITY DISTRIBUTED LIVE LOADS (N FOUND PER SQUARE FOOT)

USE	LIVE LOAD	DEAD LOAD: R301.4
UNINHABITABLE ATTICS WITHOUT STORAGE	10	
INHABITABLE ATTICS WITH (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	20	THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR THE DEAD LOAD OF EXTERIOR BALCONIES AND DECKS
EXTERIOR BALCONIES AND DECKS	30	CONSIDERATION FOR THE DEAD LOAD OF FRIED SERVICE EQUIPMENT
FIRE ESCAPES	40	
GUARD RAILS AND HANDRAILS	40	
GUARD RAILS IN-FILL	40	
COMPONENTS PASSENGER VEHICLE GARAGES	50	
ROOMS OTHER THAN SLEEPING ROOMS	40	
SLEEPING ROOMS	30	
STAIRS	40	

FOR 30 TOUNDS PER SQUARE FOOT - 0.0479 kN/m², 150/QUANT INCH - 6.45 mm, 1 TOUND = 0.454 kN

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (1) (2)

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
KATERS HAVING STIFFES GREATER THAN 20% WITH FINISHED CEILING NOT ATTACHED TO KATERS	L/80
INTERIOR WALLS AND PARTITIONS	H/80
FLOORS	L/360
CEILING WITH BRITTLE FINISHES INCLUDING PLASTER AND STUCCO	L/240
CEILING WITH FLEXIBLE FINISHES INCLUDING GYPSUM BOARD	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS WITH PLASTER OR STUCCO FINISHES	H/60
EXTERIOR WALLS - WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	L/200
UNITES SUPPORTING MASONRY VENEER WALLS ¹	L/600

¹ SPAN LENGTH, H = SPAN HEIGHT

² FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE REDUCED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS DERIVED FROM TABLE R301.2(3)

³ FOR CLADDING MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER FOR ALUMINUM STRUCTURAL MEMBERS OR PAVES USED IN DOORS OR WALLS OR SUBSTRUM SHALL NOT EXCEED 10% OF THE SPACING OF STUDS. THE TOTAL DEFLECTION OF SUBSTRUM MEMBER, WHICH EVER IS MORE STRINGENT, FOR SANDWICH PANELS USED IN ROOF OR WALLS OF SHEDDING ADDITIONS OR FAN/O DIVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/20 DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF L/600

⁴ ALLOWABLE DEFLECTION OF L/600

⁵ REFER TO SECTION R301.2

SECTION R301.2.2.2 WEIGHTS OF MATERIALS

USE	DEAD LOAD
EXTERIOR LIGHT FRAME WOOD WALLS	15 psf
EXTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	14 psf
INTERIOR LIGHT FRAME WOOD WALLS	10 psf
INTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	8 psf
8" THICK MASONRY WALLS	80 psf
8" THICK CONCRETE WALLS	85 psf
SHIP WALLS	10 psf

EXCEPTIONS:

1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 20 PSF SHALL BE PERMITTED PROVIDED THE WALL DEADLOAD AMOUNTS IN SECTION R602.0.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.0.3(4)

2) LIGHT FRAME WALLS WITH STUCCO OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703

3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10

TABLE R301.3.1.3 EQUIVALENT BASIC WIND SPEEDS

V ₅₀	100	110	120	130	140	150	160	170	180	190	200
V ₁₀₀	61	68	75	82	90	98	106	114	122	130	138

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

At Design, Specifications and the design expressed herein are the sole property of Mark Anthony Architects. They are to be used only in respect to this project and are not to be copied or reproduced without the written consent of Mark Anthony Architects P.C. It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if it item bearing the seal of an architect is altered, the altering architect seal will be from the seal and signature and the date of seal by the architect and a specific description of the alteration.

ISSUED FOR PRELIMINARY DRAWING FOR OWNER REVIEW FOR BUILDING DEPT FOR CONSTRUCTION AS BUILT DRAWINGS

REVISIONS: PLOTTED 02/22/22
 NO. DATE DESCRIPTION
 1 3.16.22 D.B.B. RESUBMISSION
 2 6.22.22 D.B.B. RESUBMISSION

PROJECT NO. 2021-266
 DATE 1.20.22
 SCALE AS NOTED
 DRAWN BY M.M.M. D.A.

MARK ANTHONY ARCHITECTURE • DESIGN

1510 9TH AVE
 SUITE 200
 NEW BRITAIN, CT 06110

SEN. ANTHONY

100 COLONIAL AVENUE
 RAMIREZ RESIDENCE
 FREEPORT, NY 11520

11.00

Application Date: _____
Fees Paid: _____

SP# 3565

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 50 Willow Ave ZONING DISTRICT A residence
SECTION SS BLOCK 211 LOT 124 LOT SIZE: 6,750

<input type="checkbox"/> TENANT	<input type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER
Name:			Name: <u>JUDITH FARRELL</u>
Address:			Address: <u>50 WILLOW AVE, FREEPORT, NY 11520</u>
Telephone #:			Telephone #: <u>516-698-3169</u>

Agent
Attorney Name: Morano Expediente Diana
(optional) Phone #: _____
Address: 2938 Hempstead Turnpike-212
Levittown NY 11556

Present Land Use: Residential
Proposed Land Use: Single
Family
Residential

Description of Proposed Work: Proposed 23'0" x 16' x 16' rear sunroom 379 sq ft

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

Judi' Anne YES NO
APPLICANT'S SIGNATURE
Sworn to before me this 3rd day of March, 2022 DATE 3/3/22

Rosemarie E Kilcarlan
Notary Public
No. 01K16360137
Qualified in Suffolk County
My Commission Expires 6/12/25

Property Owner's Consent:
I, JUDITH FARRELL am (are) the owner(s) of the subject property and consent to the filing of this application.

Judi' Anne
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 3rd day of March, 2022 DATE 3/3/22

Lisa DeBourg

From: Diana LaSpisa <moranoexpediting@yahoo.com>
Sent: Thursday, June 16, 2022 11:31 AM
To: Lisa DeBourg
Subject: Farrell/Crowley Residence

50 Willow Avenue

Hello Lisa,

As per your request, following is a list of all color and materials for the proposed sunroom:

Roofing- grey shingles to match existing house
Siding: Vinyl siding to match existing house fan
Trim: White aluminum

Please let me know if you need anything further.

Sincerely,

Diana LaSpisa

Morano Expediting Services
2938 Hempstead Turnpike
Suite 212
Levittown, NY 11756

Phone: 631-698-5602
Cell: 516-637-5897

Please be advised the office will be closed from July 22nd- July 31st. In order for any applications to be filed while the office is closed, all requested documentation must be received by July 21st at 10am.

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INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

June 16, 2022

Updated **SITE PLAN LETTER**

Judith Farrell
50 Willow Avenue
Freeport, NY 11520

RE: 50 Willow Avenue, Freeport, NY
Zoning District – Residence A Sec. 55 Blk. 211 Lot 124
Building Permit Application #20212490
Description- Construct a new 379 sq. ft. rear sunroom

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Alexis Spyrou, P.E.

ZBA Approval Needed:

Yes: _____ No: X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

— The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. 20212490

Location: 50 Willow Avenue, Freeport, NY

Applicant: Judith Farrell

Description: Construct a new 379 sq. ft. rear sunroom

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Updated Dated: June 16, 2022

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

20212490

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Judith Farrell</i>			
Project Location (describe, and attach a location map): <i>Farrell/Crawley Residence</i>			
Brief Description of Proposed Action: <i>50 Willow Ln. Freeport</i> <i>proposed sunroom</i>			
Name of Applicant or Sponsor: <i>JUDITH FARRELL</i>		Telephone: <i>516-298-3169</i>	
		E-Mail: <i>judithfarrell@optonline.net</i>	
Address: <i>50 WILLOW AVE</i>			
City/PO: <i>FREEPORT, NY 11520</i>		State: <i>NY</i>	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>67504</i> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
			<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?			<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?			<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			<input checked="" type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
			<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>JUDITH FARREN</u> Date: <u>9/13/21</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Subject Parcel



23 Weberfield Ave.



42 Willow Ave.



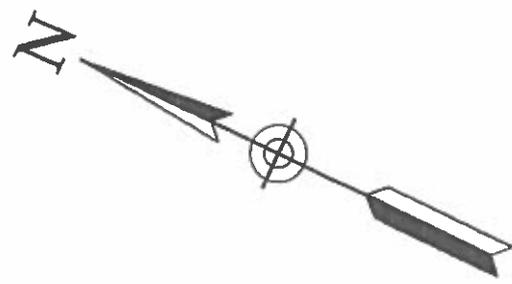
39 Willow Ave



LEGEND

-  FENCE
-  SHRUBS/HEDGES
-  OVER HEAD SERVICE WIRES
-  ON-LINE
-  O.H.S.W.
-  O.L.

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WILLOW AVE. 50.00

CONC. WALK

CURB



WEBERFIELDS AVE. 135.00

135.00

135.00

FRAME FIREWOOD STORAGE

CANOPY OV. DECK

150.00

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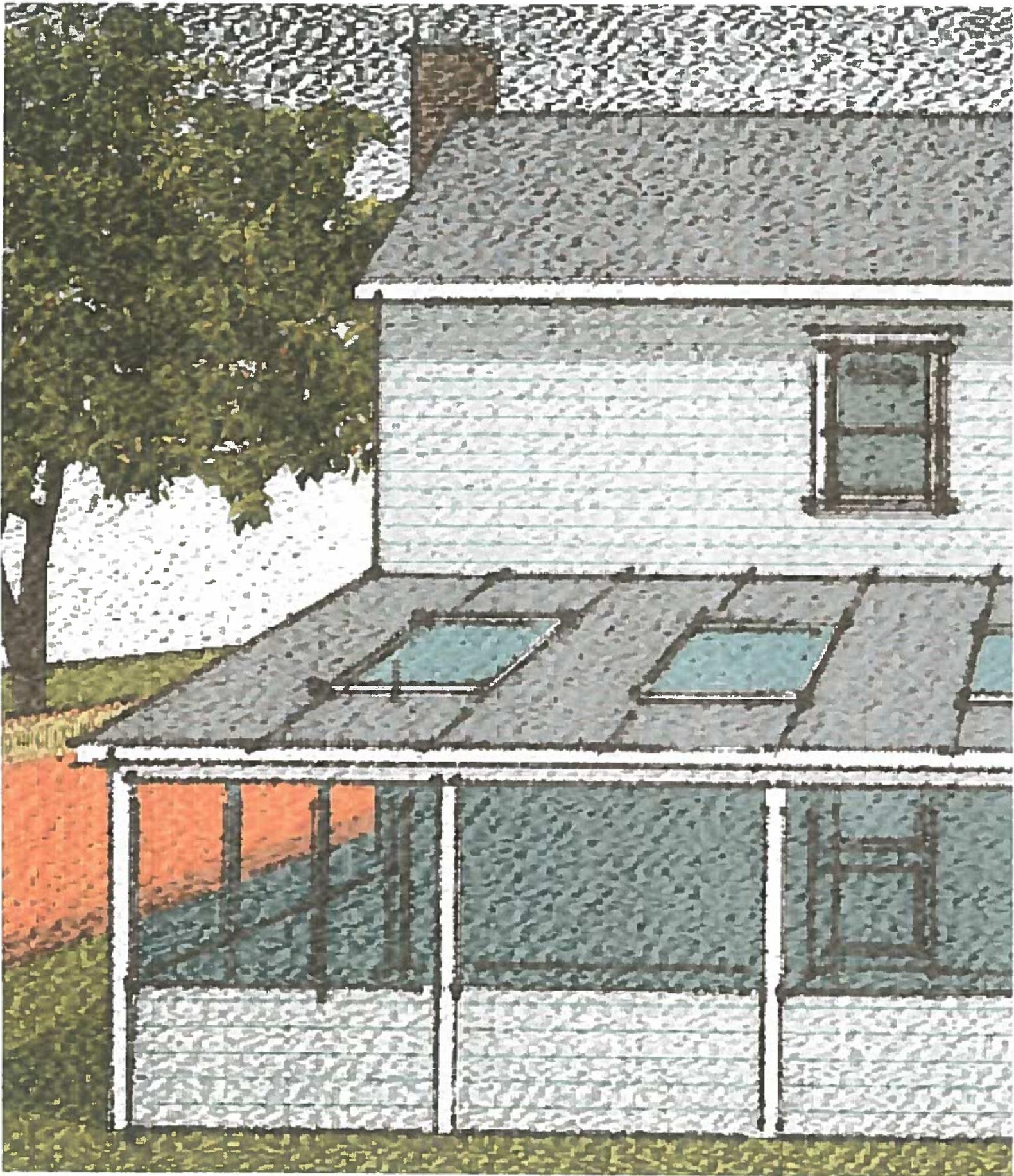
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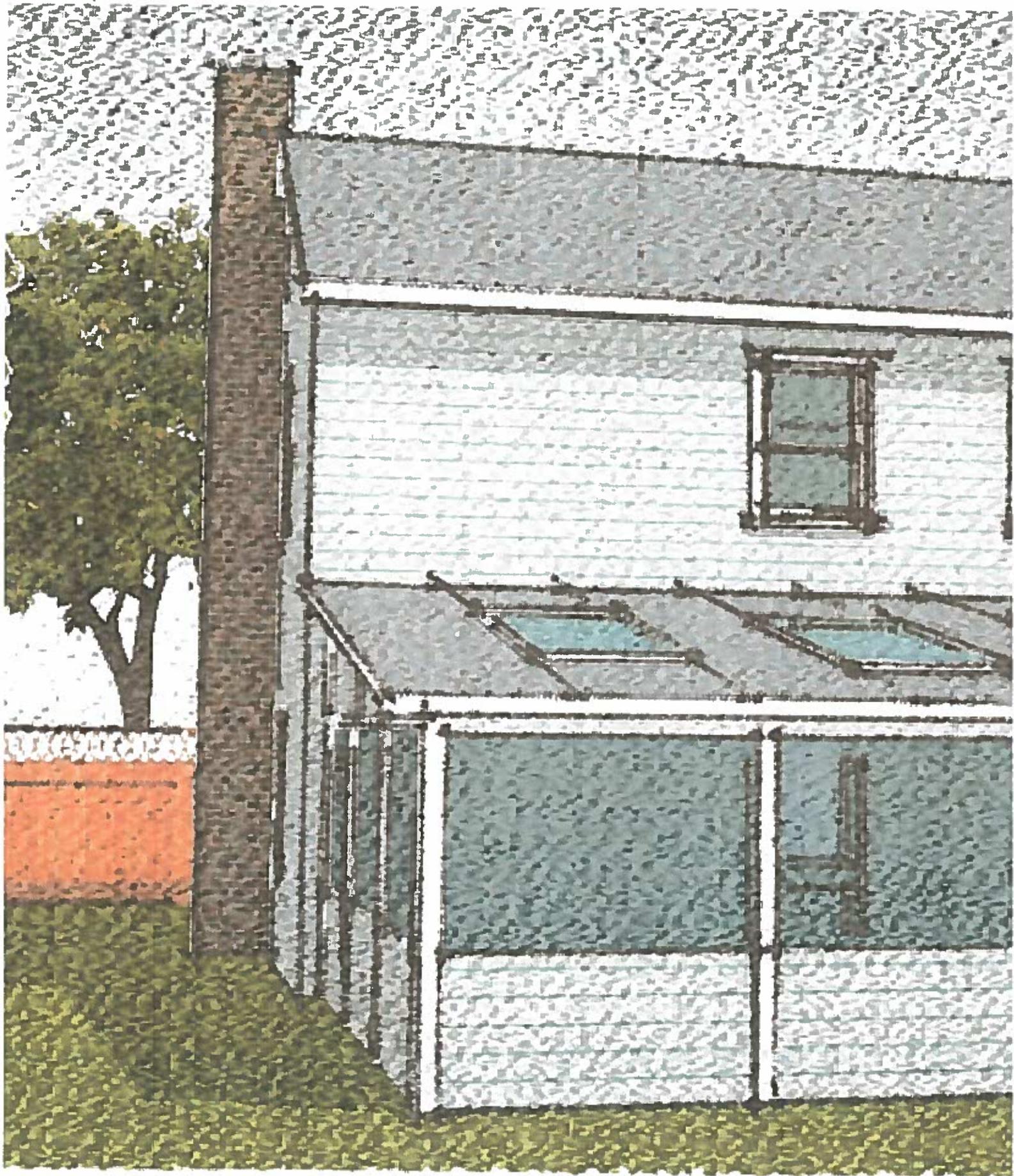
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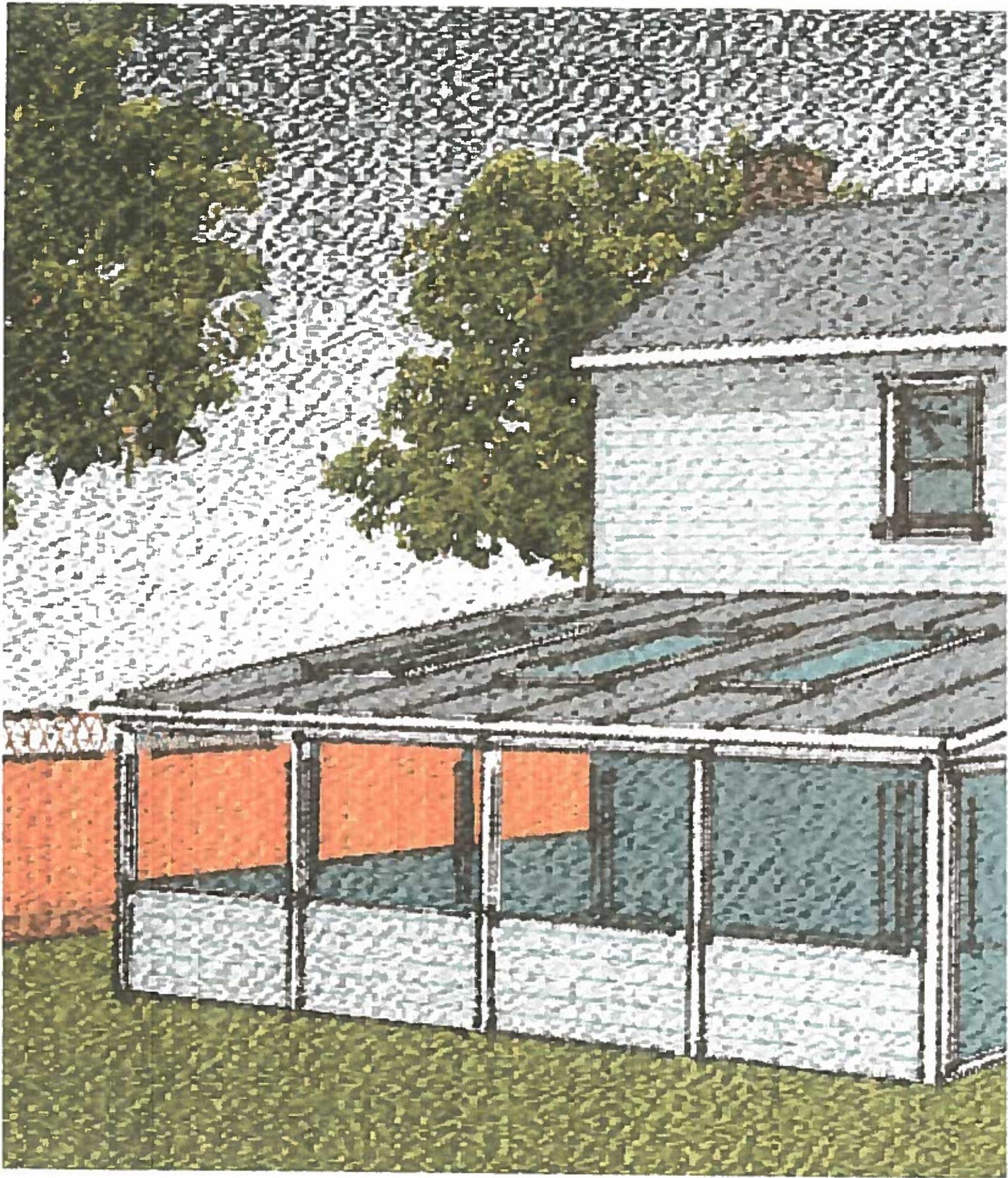
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CROWLE

50 WILLOW AVE

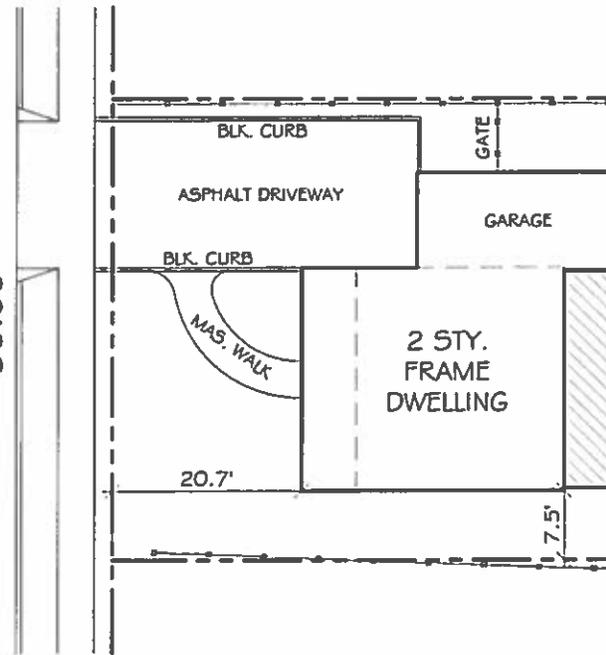
P

DRAWING INDEX

- S1 - PLOT PLAN
- S2 - GEN. NOTES
- S3 - FOUNDATION PLAN
- S4 - ROOF FRAMING PLAN
- S5 - STRUCTURAL DETAILS
- S6 - STRUCTURAL DETAILS
- A1 - EXIST. BASEMENT PLAN
- A2 - EXIST. 1ST FLOOR PLAN
- A3 - EXIST. 2ND FLOOR PLAN
- A4 - EXIST. DOORWIN. SCHED.
- A5 - PARTIAL FLOOR PLAN
- R1 - SUNROOM PLAN & ELEV.
- R2 - SUNROOM DETAILS
- R3 - SUNROOM DETAILS
- R4 - SUNROOM DETAILS
- R5 - SUNROOM DETAILS
- Z1 - F.A.R. DIAGRAMS & CALC'S.

WILLOW AVE.

50.00'



FASTENER SCHEDULE FOR 230 SUN & SHADE TO EXISTING STRUCTURES & FOUNDATIONS

COMPONENT	FASTENER (MIN.)	NO./SPACING FASTENERS
COLUMN/SILL	3/8" Ø BOLT w/ 1/4" WASHER	2 (MIN.) @ EACH COLUMN AND 16" O.C. (MAX.)
2x8 RIDGE BOARD TO EXISTING	3/8" Ø w/ WASHER	(2) ROWS @ 16" O.C.
WALL COLUMN	3/8" Ø w/ WASHER	2 IN TOP 6" (3" APART) 30" O.C. (MAX.) VERTICALLY
ALUM. RIDGE @ LEDGER	3/8" Ø BOLT w/ WASHER	(2) ROWS @ 16" O.C.

NOTE:

1. ALL FASTENERS CONNECTING ALUM. TO ALUM. SHALL BE STAINLESS STEEL.
2. ALL FASTENERS CONNECTING ALUMINUM COMPONENTS TO STRUCTURAL FRAMING OR FOUNDATION SHALL BE HOT DIPPED GALVANIZED.
3. ALL FASTENERS SHALL HAVE A MINIMUM OF 3" EMBEDMENT UNON.



NOTE:

1. THIS PLOT PLAN ADDITIONAL IN PROVIDED BY .
2. LOT COVERAGE

LOT AREA: =
 EXIST. HOUSE: =
 EXIST. WORKS: =
 PROPOSED: =
 TOTAL: =

LOT COVERAGE

GENERAL NOT

A. FOUNDATIONS

1. MAXIMUM PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE FOR NEW FOOTINGS = 3000 PSF.
2. FOOTING EXCAVATIONS AND FORMS SHALL BE REVIEWED BY LOCAL BUILDING OFFICIAL PRIOR TO PLACING CONCRETE.
3. FOOTING ELEVATIONS SHALL NOT BE RAISED OR LOWERED WITHOUT APPROVAL OF THE ENGINEER.

B. CONCRETE

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI.
2. ALL CONCRETE WORK SHALL CONFORM TO ACI 318.
3. PLACE 1/2" EXPANSION JOINT MATERIAL BETWEEN EDGES OF SLABS AND VERTICAL SURFACES UNLESS OTHERWISE NOTED.

C. REINFORCING STEEL

1. BARS SHALL BE ROLLED FROM NEW BILLET-STEEL CONFORMING TO ASTM A615, GRADE 60.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 OR ASTM A497.
3. DETAIL AND FABRICATE REINFORCING STEEL IN ACCORDANCE WITH "ACI DETAILING MANUAL", PUBLICATION SP-66.
4. REINFORCING STEEL SHALL BE REVIEWED BY THE LOCAL BUILDING OFFICIAL PRIOR TO PLACING CONCRETE.
5. PROVIDE BARS AT CORNERS AND INTERSECTIONS OF THE SAME NUMBER AND SIZE AS LONGITUDINAL BARS IN FOOTINGS WALLS.

D. STRUCTURAL LUMBER

1. STRUCTURAL LUMBER SHALL BE GREEN DOUGLAS FIR LARCH NO. 2, OR BETTER, UNLESS OTHERWISE NOTED ON THE PLANS WITH THE FOLLOWING MINIMUM PROPERTIES:

- a. $F_b = 850$ PSI
- b. F_c (PERPENDICULAR) = 625 PSI
- c. $F_v = 95$ PSI
- d. $E = 1,600,000$ PSI

2. ALL PRESSURE TREATED LUMBER SHALL BE No. 2 SOUTHERN YELLOW PINE, OR BETTER, WITH ACO (ALKALINE COPPER QUATERNARY) TREATMENT.
3. PROVIDE WASHERS BETWEEN ALL THE BOLT HEADS AND WOOD AND BETWEEN ALL NUTS AND WOOD.
4. LAG BOLTS AND SCREWS SHALL BE PROVIDED WITH LEAD HOLES HAVING A DIAMETER NOT GREATER THAN 70 PERCENT OF THE THREAD DIAMETER OF THE BOLT OR SCREW. ALL LAG BOLTS AND SCREWS SHALL BE INSERTED IN LEAD HOLES BY TURNING AND UNDER NO CIRCUMSTANCES BY DRIVING WITH A HAMMER.
5. THROUGH BOLTS SHALL BE PROVIDED WITH BOLT HOLES WHICH ARE 1/32 TO 1/16 INCH LARGER THAN THE BOLTS.
6. STEEL FOR ALL ACCESSORIES SHALL CONFORM TO ASTM A36.
7. PLYWOOD SHALL BE C-C EXTERIOR, DFFA GRADE MARKED OR EQUIVALENT, OF THE THICKNESS SHOWN ON THE DRAWINGS.
8. PROVIDE OTHER MANUFACTURED ACCESSORIES AS REQUIRED AND AS SPECIFIED.
9. ALL FABRICATED STEEL ASSEMBLIES EXPOSED TO WEATHER AND ALL STEEL FASTENERS, INCLUDING BUT NOT LIMITED TO NAILS, ANCHOR BOLTS, CONNECTION BOLTS, NUTS, WASHERS, LAG BOLTS OR SCREWS SHALL BE GALVANIZED IN ACCORDANCE WITH THE ASTM STANDARD FOR THAT ACCESSORY, ASTM A213, A153 OR OTHER.
10. FABRICATED ITEMS INDICATED ON THE PLANS ARE DESIGNATED AS PRODUCTS PRODUCED BY THE SIMPSON STRONG TIE COMPANY. PROVIDE ITEMS NOTED OR EQUIVALENT PRODUCTS.
11. ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
 - a. $F_b = 2,600$ PSI
 - b. $F_v = 285$ PSI
 - c. F_c (PERPENDICULAR) = 750 PSI
 - d. $E = 1,900,000$ PSI

E. STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL CONFORMS TO ASTM A36 OR ASTM A572 GRADE 50.

F. ALUMINUM

1. ALL STRUCTURAL ALUMINUM CONFORMS TO THE MINIMUM REQUIREMENTS OF 6005-T5 FOR ALLOY AND TEMPER EXCEPT AS NOTED BELOW:
 CORNER COLUMN.....6063-T5
 H-COLUMN.....6063-T5
 UTILITY H' COLUMN.....6063-T6
2. ALL STRUCTURAL ALUMINUM WORK CONFORMS TO "PART I-A - SPECIFICATIONS FOR ALUMINUM STRUCTURES - ALLOWABLE STRESS DESIGN" OR "PART I-B - SPECIFICATIONS FOR ALUMINUM STRUCTURES - BUILDING LOAD AND RESISTANCE FACTOR DESIGN" OF THE ALUMINUM ASSOCIATION, INC. SEVENTH EDITION, EFFECTIVE JANUARY 2000.
3. IN ALL INSTANCES WHERE ALUMINUM COMES INTO CONTACT WITH STEEL, PROVIDE DIELECTRIC SEPARATION.
4. ALL EXPOSED ALUMINUM RECEIVES ONE COAT OF PAINT. COLOR TO IS COORDINATED WITH MODEL AVAILABILITY.
5. ALL FASTENERS CONNECTING ALUMINUM COMPONENTS ARE STAINLESS STEEL TYPE 300 18-8 UNLESS OTHERWISE NOTED ON PLANS.

G. STAIRS

SEE INTERNATIONAL RESIDENTIAL CODE SECTIONS R311.7.1 THRU R311.7.8.5 FOR STAIR REQUIREMENTS.

H. GLASS

1. GLASS UNITS CONSISTS OF TWO PANES OF 1/8" WITH A 5/8" STAINLESS STEEL SPACER BETWEEN.
2. GLASS CONFORMS TO ASTM E1300.
3. ALL MC-16 (CODE 78) CLEAR ARGON ROOF GLASS MINIMUM PROPERTIES:
 VISIBILITY TRANSMITTANCE = 16%
 SOLAR TRANSMITTANCE = 10%
 ULTRAVIOLET TRANSMITTANCE = 7%
 VISIBLE OUTSIDE REFLECTIVITY = 11%
 VISIBLE INSIDE REFLECTIVITY = 25%
 SHADING COEFFICIENT = .18
 SOLAR HEAT GAIN COEFFICIENT = .15
 RELATIVE HEAT GAIN = 39
 ASHRAE WINTER U VALUE = .25
 ASHRAE WINTER R VALUE = 4.0
4. ALL MC-56 (CODE 74) CLEAR ARGON WALL GLASS: MINIMUM PROPERTIES:
 VISIBILITY TRANSMITTANCE = 56
 SOLAR TRANSMITTANCE = 29
 ULTRAVIOLET TRANSMITTANCE = 13
 VISIBLE OUTSIDE REFLECTIVITY = 10
 VISIBLE INSIDE REFLECTIVITY = 17
 SHADING COEFFICIENT = 38
 SOLAR HEAT GAIN COEFFICIENT = .33
 RELATIVE HEAT GAIN = 79
 ASHRAE WINTER U VALUE = .25
 ASHRAE WINTER R VALUE = 4.0

I. SEALANT

1. ALL SEALANT CONFORMS TO TT-S-001543-A, TT-ASTM C-920 TYPE S, GRADE NS, CLASS 25.

J. GASKETS

1. ALL GASKETS ARE CO-EXTRUDED AND ARE NON-M

K. ROOM SPECIFICS

1. ROOM DEAD LOADS
 ROOF: 7 PSF
 WALLS: 5 PSF
 FLOOR: 10 PSF

- REFERENCE STANDARDS:
 ASTM E 119
 ASTM E 1300
 ASCE 7-16

- a) ROOF GLASS CODE 78, R-VALUE = 4.0
 WALL GLASS CODE 74, R-VALUE = 4.0
- b) WALL PANELS TO BE 3" INSULATED, R = 13.4

L. DEFLECTION CRITERIA

1. ALL MEMBERS MEET OR EXCEEDS THE FOLLOWING DEFLECTION LIMITS:

	LL	DL
a. STRUCTURAL ALUMINUM:	-----	L
b. GLASS:	L/175	-
c. FLOORS:	L/360	I

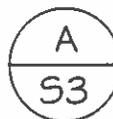
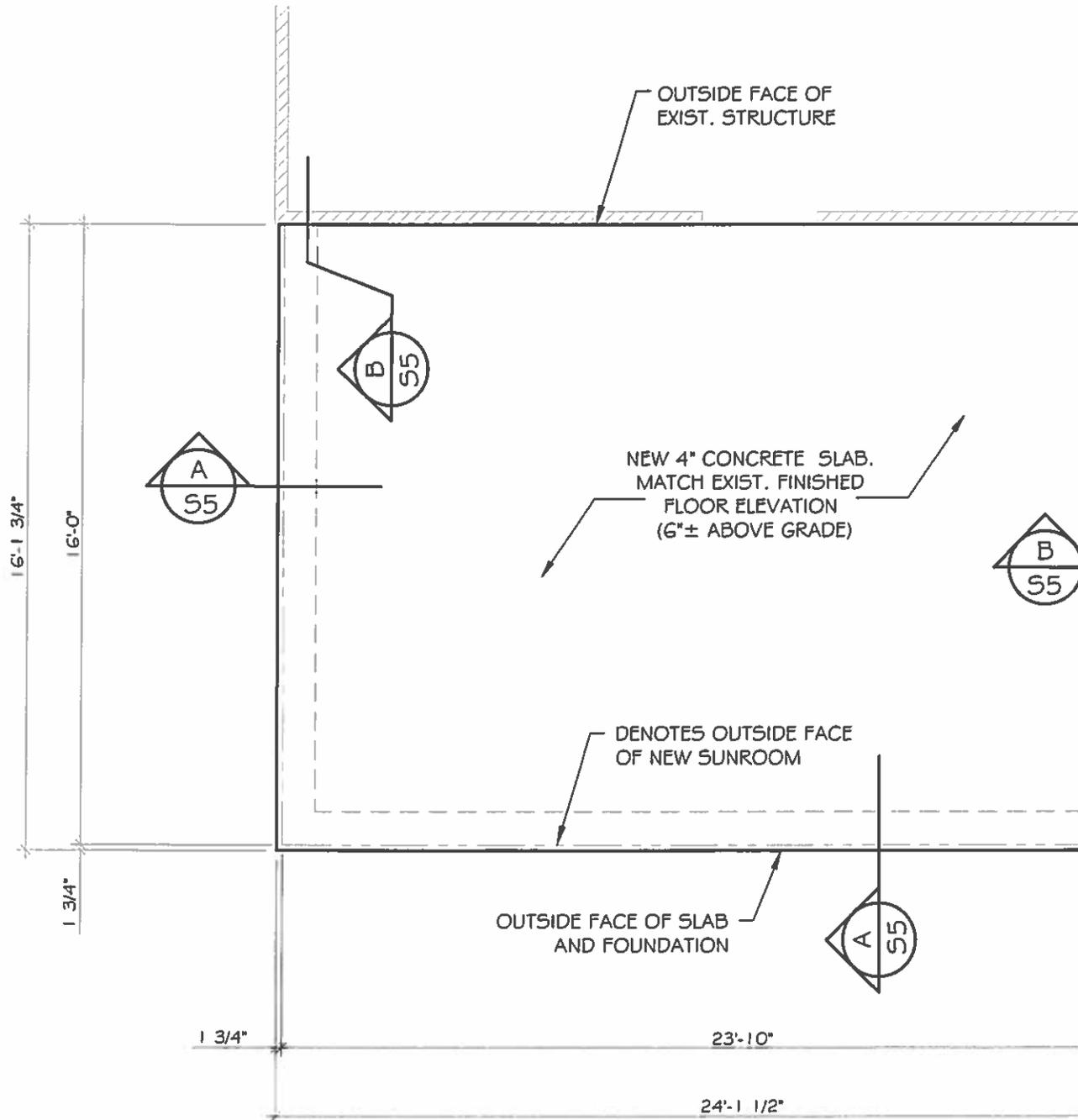
M. ENERGY INFORMATION

1. PER SECTION R301.2.1.1.1 - CATEGORY III SUNG COMPLIANCE WITH 2018 IECC NOT REQUIRED

R-VALUE 3" SOLID ROOF PANEL: 13.4
 R-VALUE 4.25" SOLID ROOF PANEL: 18.61
 R-VALUE 7/8" ROOF GLASS PANEL: 4.0
 R-VALUE 3" SOLID WALL PANEL: 13.4
 R-VALUE 7/8" WALL GLASS PANEL: 4.0

CLIMATIC & GEOGRAPHIC DESIGN

GROUND SNOW LOAD (PSF)	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		
	SPEED (MPH)	TEMPERATURE EFFECTS	SPECIAL WIND REGION		WEATHERING	FROST LINE DEPTH	TERMITES
20	121	NO	NO	B	SEVERE	36"	MOD. TO HEAVY

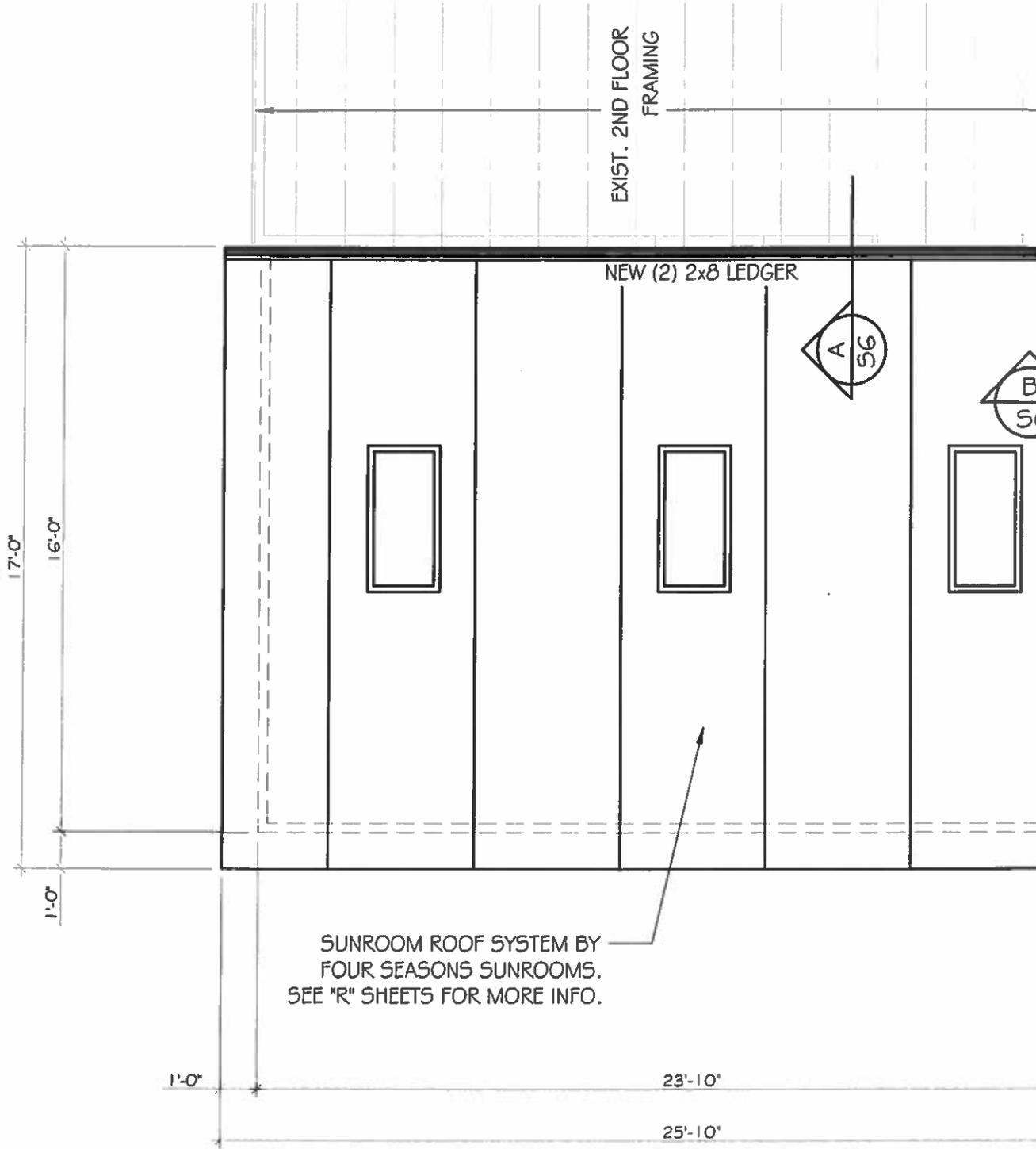


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE:
1. TOP OF EXIST. FLOOR
ELEVATION = 0'-0" (REFERENCE)



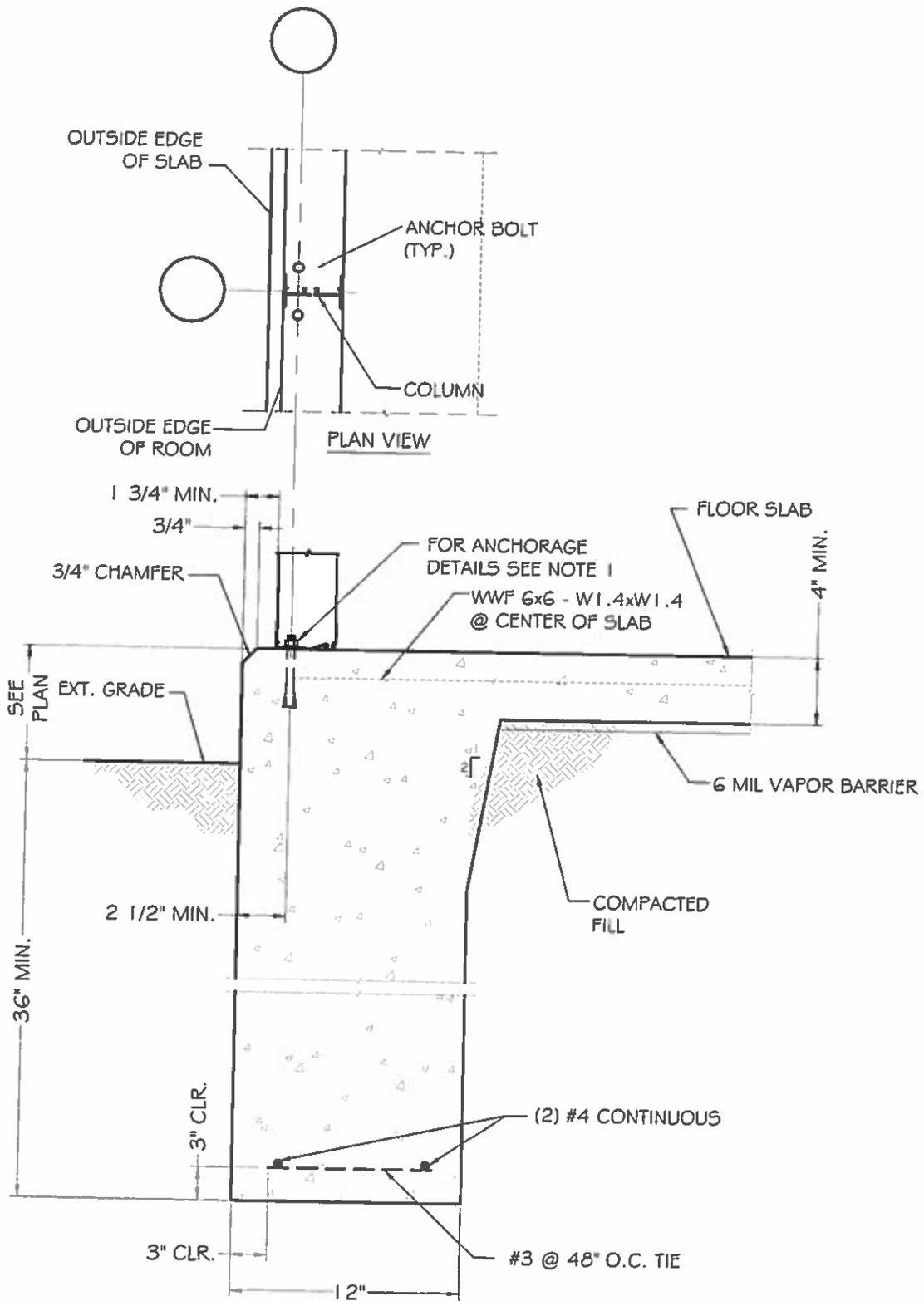


A
S4

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"





NEW FINISHED FLOOR

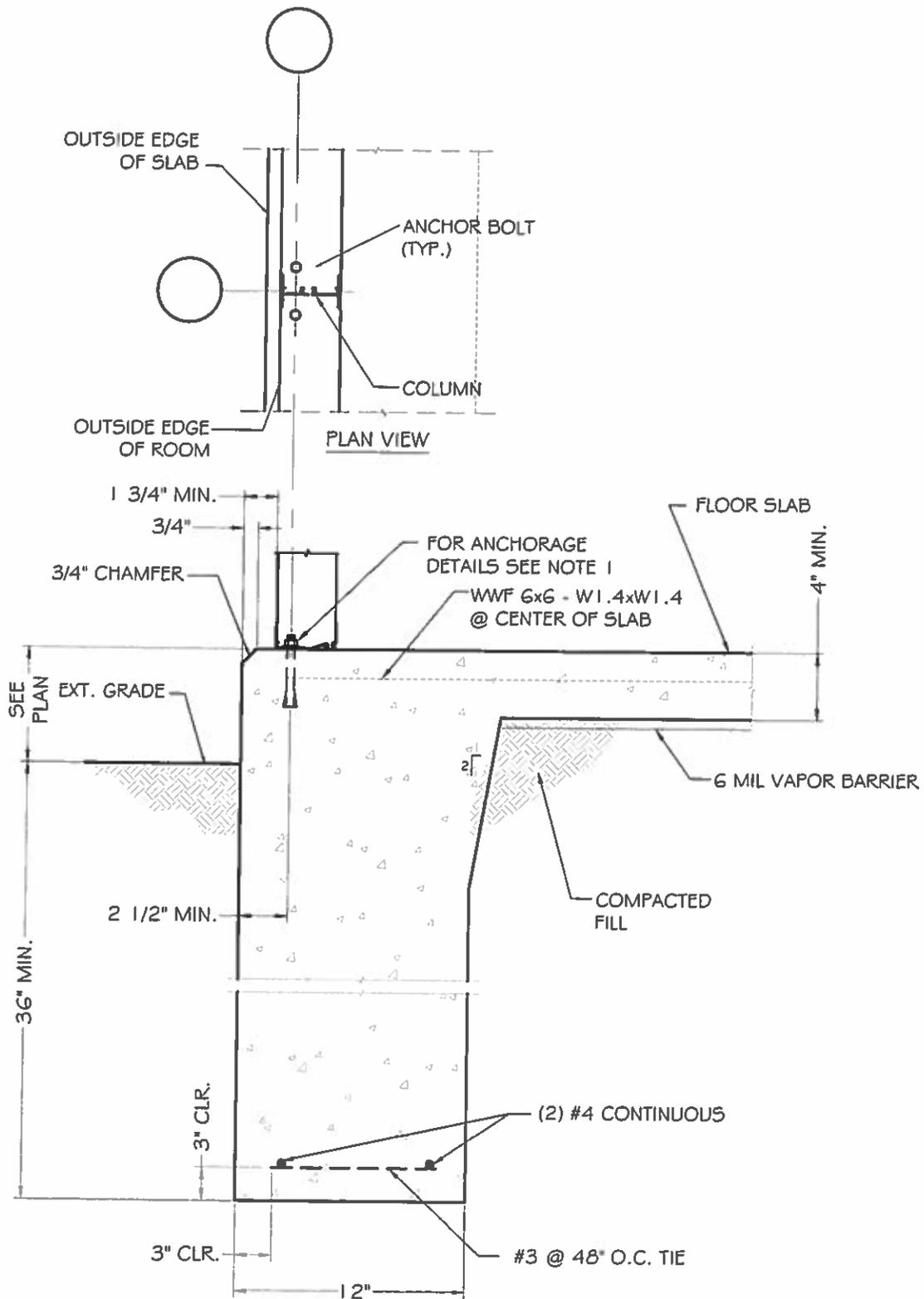
A
S5 TYP FOUNDATION DETAIL
 NOT TO SCALE

B
S5

NOTE

1. PROVIDE MINIMUM $\frac{3}{8}$ " \varnothing HILTI KWIK BOLT III (OR APPROVED EQUAL) @ 16" O.C. AND (2) AT EACH COLUMN w/ $3\frac{1}{4}$ " EMBEDMENT

BOTTOM OF I
 TO MATCH BOT
 I



A
S5

TYP FOUNDATION DETAIL

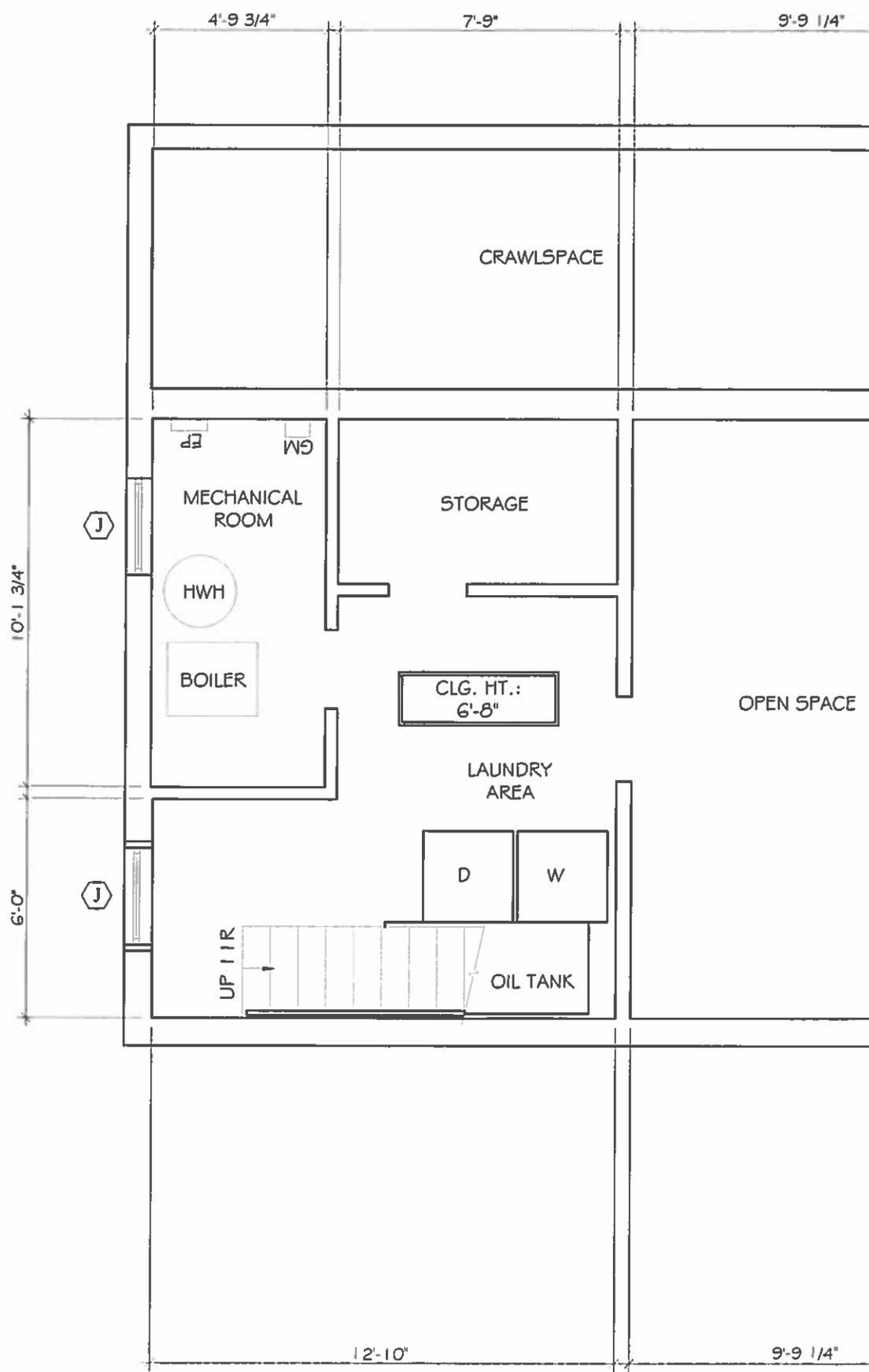
NOT TO SCALE

NOTE

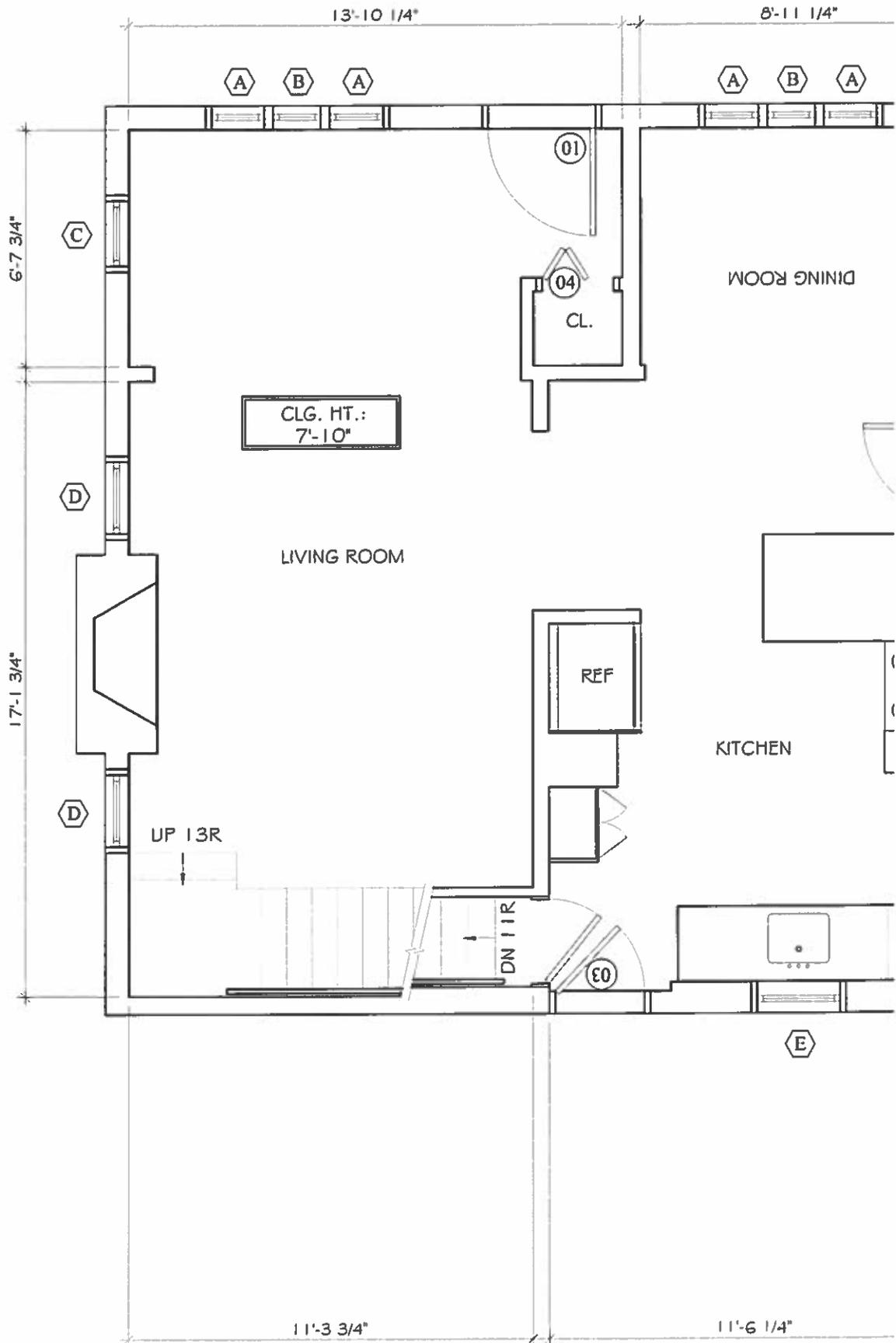
1. PROVIDE MINIMUM $\frac{3}{8}$ " \varnothing HILTI KWIK BOLT III (OR APPROVED EQUAL) @ 16" O.C. AND (2) AT EACH COLUMN w/ $3\frac{1}{4}$ " EMBEDMENT

B
S5

BOTTOM OF
TO MATCH BO



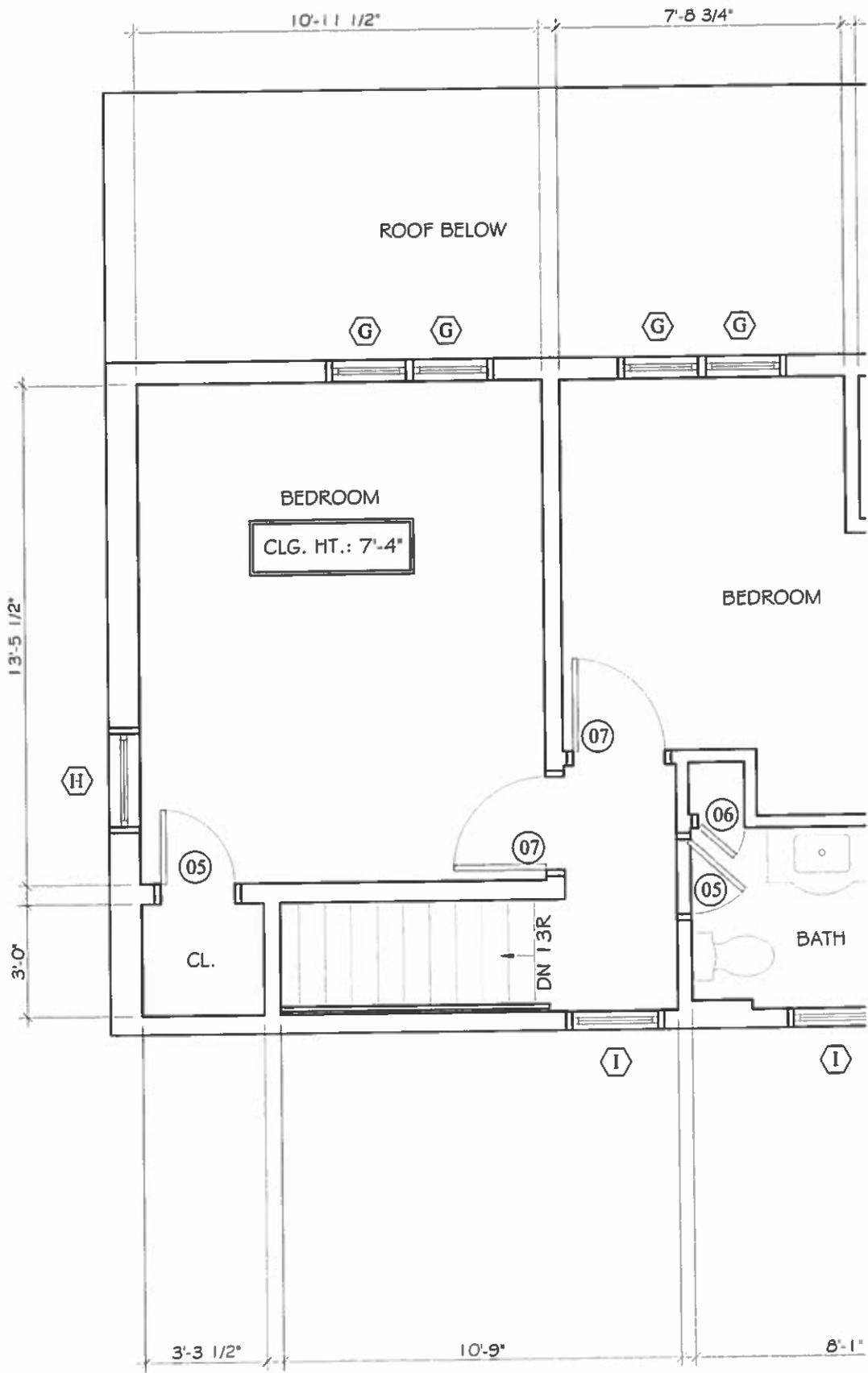
A
A1
EXIST. BASEMENT PLAN
 SCALE: 1/4" = 1'-0"



A
A2

EXIST. 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



A
A3

EXIST. 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE:

TAG	DESCRIPTION	V
Ⓐ	18"W x 48"H CASEMENT WINDOW	
Ⓑ	16"W x 48"H PICTURE WINDOW	
Ⓒ	22"W x 22"H PICTURE WINDOW	
Ⓓ	24"W x 48"H DOUBLE HUNG WINDOW	
Ⓔ	28"W x 32"H DOUBLE HUNG WINDOW	
Ⓕ	26"W x 44"H DOUBLE HUNG WINDOW	
Ⓖ	24"W x 44"H DOUBLE HUNG WINDOW	
Ⓗ	30"W x 44"H DOUBLE HUNG WINDOW	
Ⓘ	28"W x 36"H DOUBLE HUNG WINDOW	
Ⓝ	32"W x 14"H DOUBLE HUNG WINDOW	

WINDOW NOTES:

1 - ALL WINDOW ROUGH OPENINGS TO BE VERIFIED

DOOR SCHEDULE:

DOOR TAG	DESCRIPTION
①	36"W x 80"H WOOD ENTRANCE DOOR
②	32"W x 80"H WOOD EXTERIOR DOOR
③	30"W x 80"H WOOD EXTERIOR DOOR
④	24"W x 80"H BI-FOLD DOOR
⑤	24"W x 80"H WOOD INTERIOR DOOR
⑥	15"W x 80"H WOOD INTERIOR DOOR
⑦	30"W x 80"H WOOD INTERIOR DOOR

DOOR NOTES:

ALL DOOR ROUGH OPENINGS TO BE VERIFIED IN THE

OPEN FLOOR PLAN

KITCHEN

EXIST. PLUMBING:
HOT & COLD
WATER SUPPLY

EXIST.
2636 DH

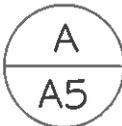
FUTURE 1/2" BATH, BY
CUSTOMER. TO BE FILED
UNDER SEPARATE APPLICATION

PROPOSED
SUNROOM
23'-10" x 16'-0"

16'-0"

3"

23'-10"

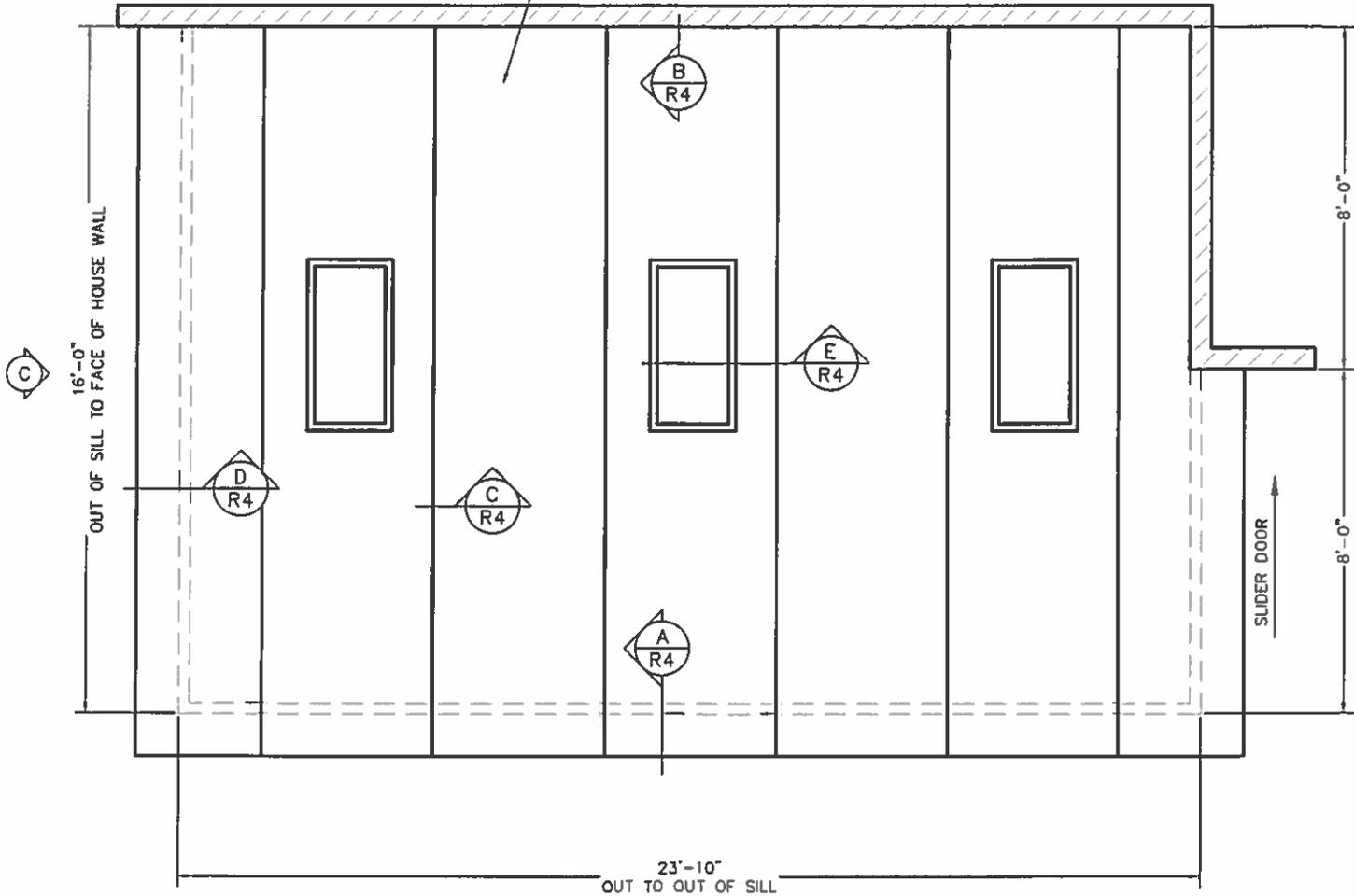


PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



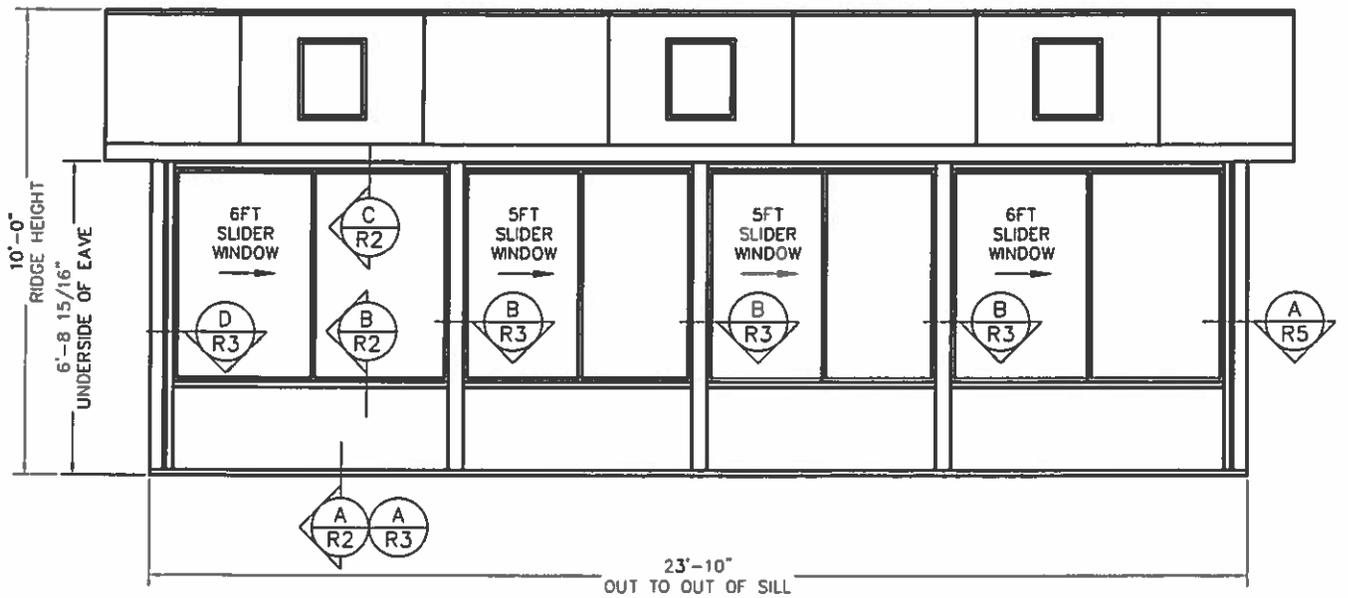
7" THICK 1.5 LB FOAM DENSITY
ALUM ROOF PANELS W/ 'H' BEAMS



23'-10"
OUT TO OUT OF SILL

(A) PLAN VIEW **(B)**

SCALE: 1/4"=1'-0"



10'-0" RIDGE HEIGHT
6'-8 15/16" UNDERSIDE OF EAVE

23'-10"
OUT TO OUT OF SILL

(B) FRONT ELEVATION

SCALE: 1/4"=1'-0"

C
R2

EAVE
SCALE: 6"=1'-0"

B
R2

WINDOW SILL
SCALE: 6"=1'-0"

A
R2

SILL
SCALE: 6"=1'-0"

EXTR'D ALUMINUM
EAVE TOP (A*7ETB)
EAVE BOTTOM (A*7EB)

EXTR'D ALUMINUM
EAVE TOP (A*7ETB)
EAVE BOTTOM (A*7EB)

5/16"

58" WINDOW

80 15/16" UNDERSIDE OF EAVE

#8 x 1/2" TEK SCREW
@ 16" O.C. (7*150)
(TYP. ALL ELEVATIONS)

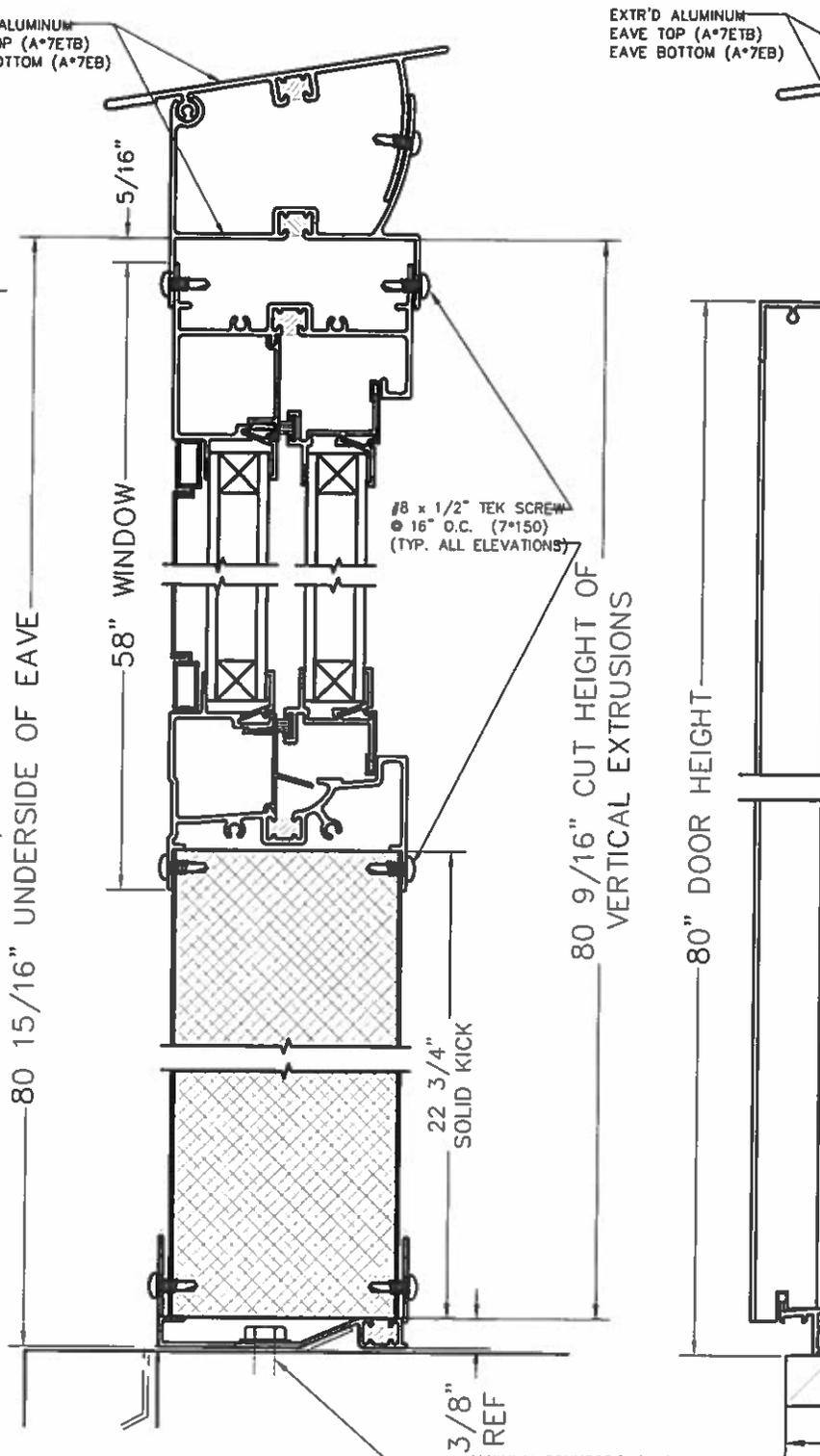
80 9/16" CUT HEIGHT OF
VERTICAL EXTRUSIONS

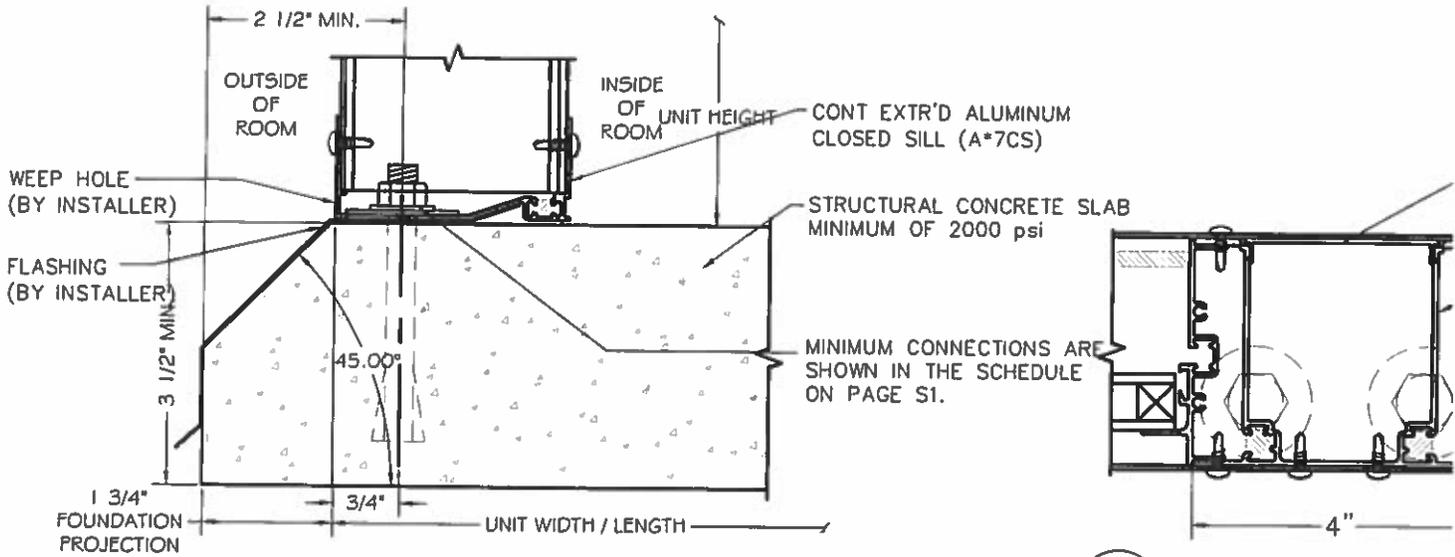
80" DOOR HEIGHT

22 3/4"
SOLID KICK

3/8"
REF

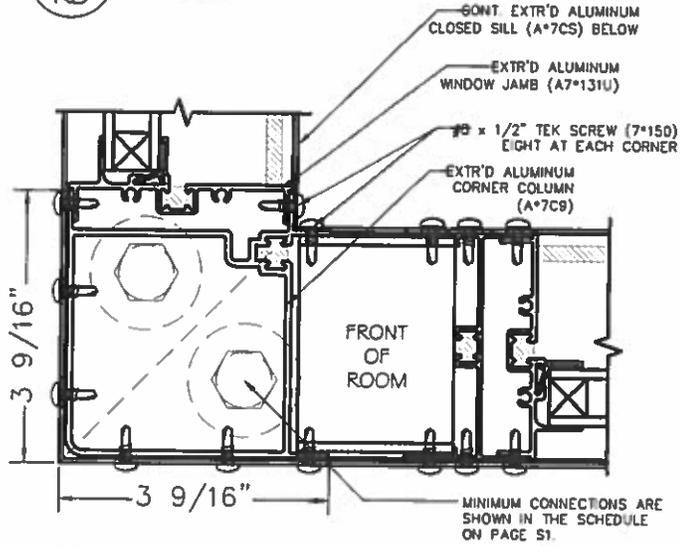
MINIMUM CONNECTIONS ARE SHOWN
IN THE SCHEDULE ON PAGE S1.



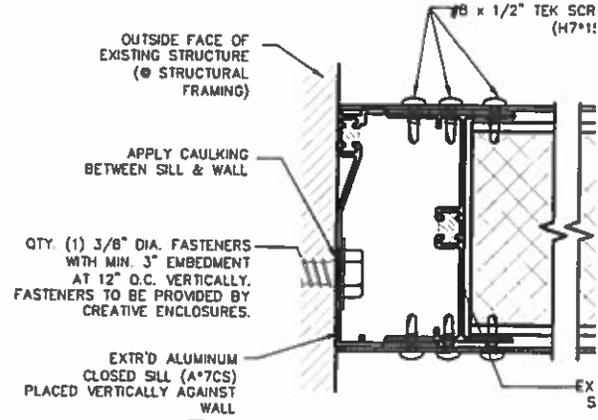


A SILL TO CONCRETE SLAB CONNECTION DETAIL
 R3 NOT TO SCALE

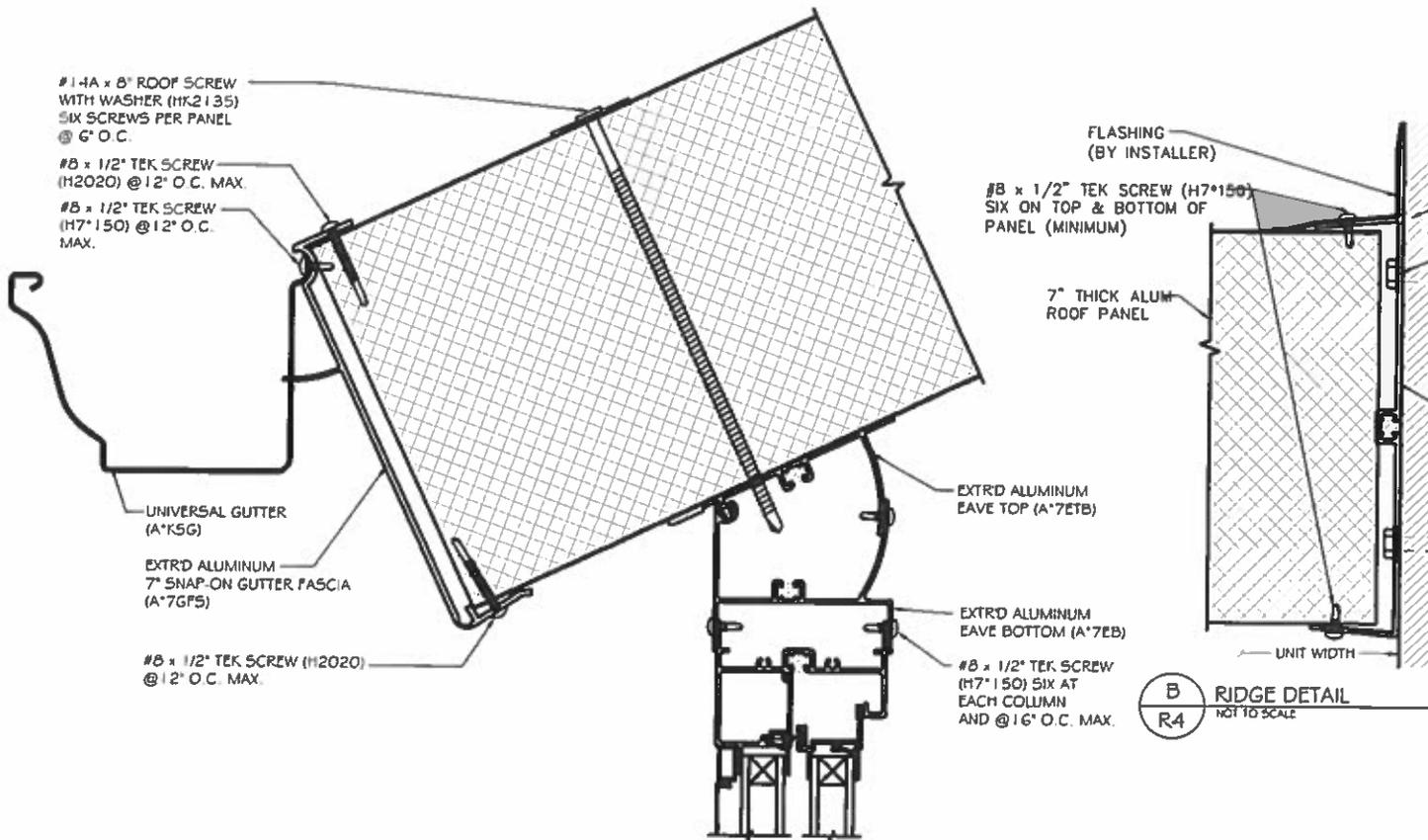
B UTILITY H-CHANNEL C
 R3 SCALE: 6"=1'-0"



D CORNER POST CONNECTION AT SILL
 R3 NOT TO SCALE

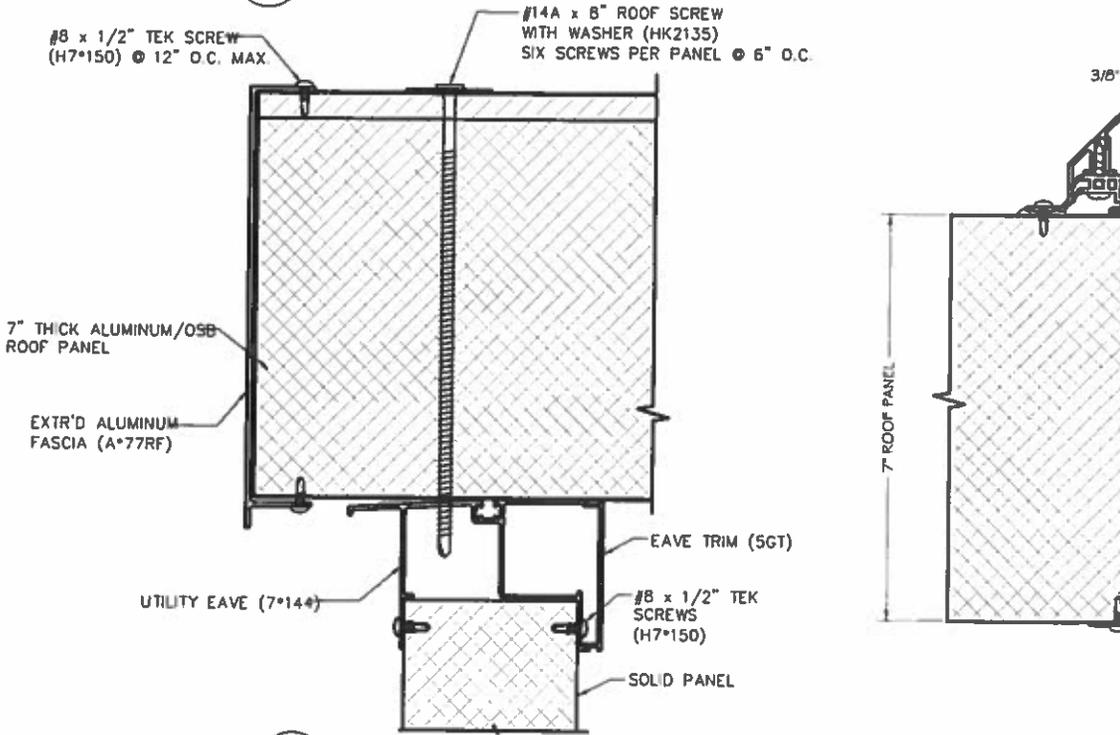


E GABLE ATTACHMENT AT H
 R3 SCALE: 6"=1'-0"

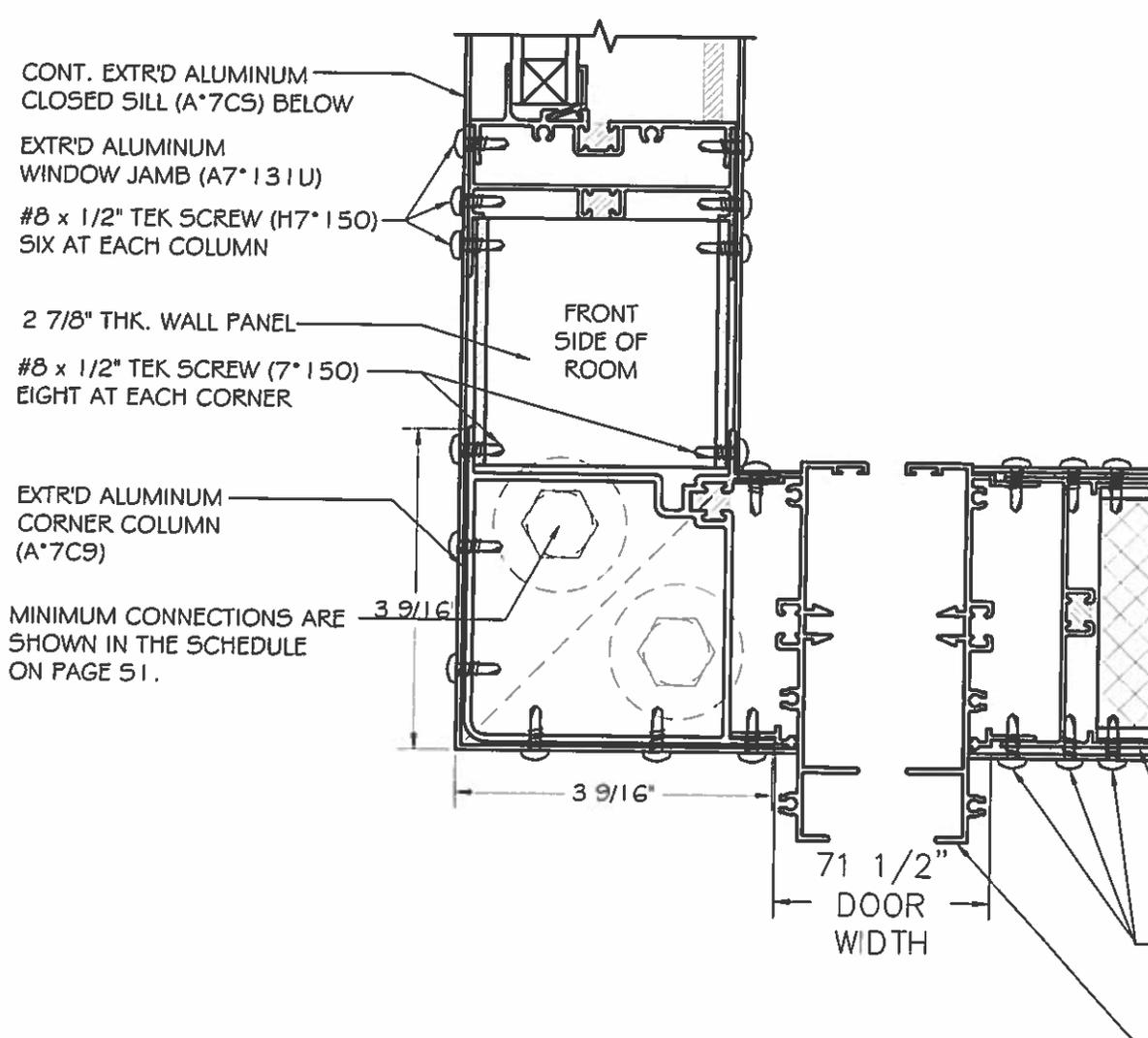


A FRONT EAVE & ROOF CONNECTION
R4 NOT TO SCALE

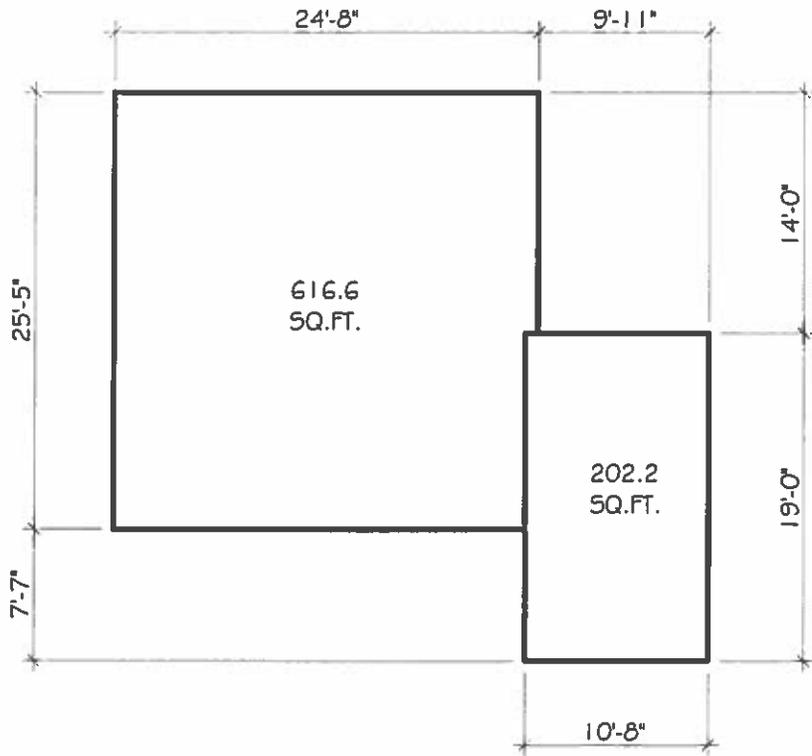
B RIDGE DETAIL
R4 NOT TO SCALE



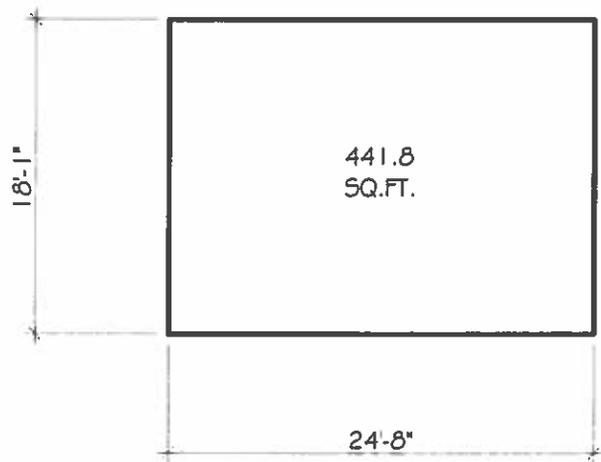
D ROOF PANEL TO ROOF BEAM
R4 NOT TO SCALE



A
R5 GABLE ATTACHMENT AT HOUS
NOT TO SCALE



A
Z1 BASEMENT DIAGRAM
 SCALE: 3/32" = 1'-0"



C
Z1 SECOND FLOOR DIAGRAM
 SCALE: 3/32" = 1'-0"

F.A.R. CALCULATI
EXIST. LOT SIZE:
EXIST. BASEMENT
1ST FLOOR AREA
2ND FLOOR AREA
TOTAL EXIST. FLO
PROPOSED SUNR
PROPOSED TOTAL
FLOOR AREA RATI

Application Date: 6/21/22
Fees Paid: \$225.00

SP# 3566

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 40 weberfield Ave ZONING DISTRICT Residence A
SECTION 55 BLOCK 208 LOT 21 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Same as owner</u>		Name: <u>Elbert E. Starks</u>	
Address: _____		Address: <u>40 weberfield Ave</u>	
Telephone #: _____		Telephone #: <u>516-960-8565</u>	

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Repair fire damage, construct a 546 sq. ft. second floor addition and interior alterations

I request a preliminary meeting: _____ YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

Elbert Starks YES _____ NO
APPLICANT'S SIGNATURE DATE 06/09/2022

Sworn to before me this 9 day of June, 2022
DONNA L SULLIVAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024

Property Owner's Consent: I, Elbert Starks am (are) the owner(s) of the subject property and consent to the filing of this application.

Elbert Starks _____ DATE 06/09/2022
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 9 day of June, 2022
DONNA L SULLIVAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: _____ YES _____ NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	Approved _____ Denied _____ Date: _____
Planning Board Signature: _____	Date: _____

RECEIVED
2022 JUN 21 A 9:20
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

June 9, 2022
SITE PLAN LETTER

Elbert Starks
40 Weberfield Avenue
Freeport, NY 11520

RE: 40 Weberfield Avenue, Freeport, NY
Zoning District - Residence A Sec. 55 Blk. 208 Lot 21
Building Permit Application #20222698
Description: Repair fire damage, construct a 546 sq. ft. second floor addition and interior alterations

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Reza Khamcy P.E.

ZBA Approval Needed:
Yes: No

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

— The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. 20222698

Applicant : Elbert Starks

Location: 40 Weberfield Avenue, Freeport, NY

Description: Repair fire damage, construct a 546 sq. ft. second floor addition and interior alterations

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

Dated: June 9, 2022


Sergio A. Mauras
Superintendent of Buildings

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IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>ELBERT STARKS</i>			
Project Location (describe, and attach a location map): <i>40 Weberfield Ave Freeport NY. 11520</i>			
Brief Description of Proposed Action: <i>Restore Fire damaged Residence along with adding a Second Floor and interior alteration.</i>			
Name of Applicant or Sponsor: <i>ELBERT STARKS</i>		Telephone: <i>516-960-8565</i>	
		E-Mail:	
Address: <i>40 Weberfield Ave</i>			
City/PO: <i>Freeport</i>		State: <i>NY.</i>	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>48</i>	acres
b. Total acreage to be physically disturbed?			acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		✓	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	✓		

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ELBERT STARKS</u>		Date: <u>3/20/2022</u>
Signature: <u><i>Elbert Starks</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	✓ ✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



40 Weberfield Ave West Side
Hyderabad +refgms

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Handwritten signature or initials in blue ink.



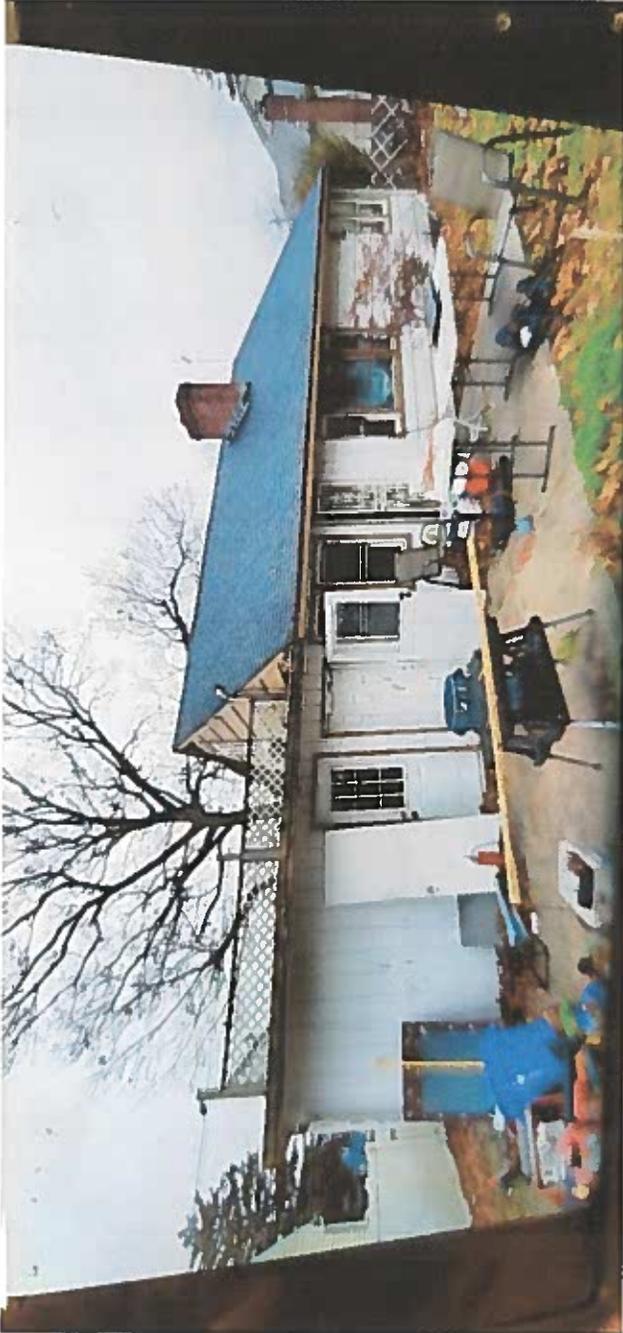
40 Weberfield Ave South Side

subject property

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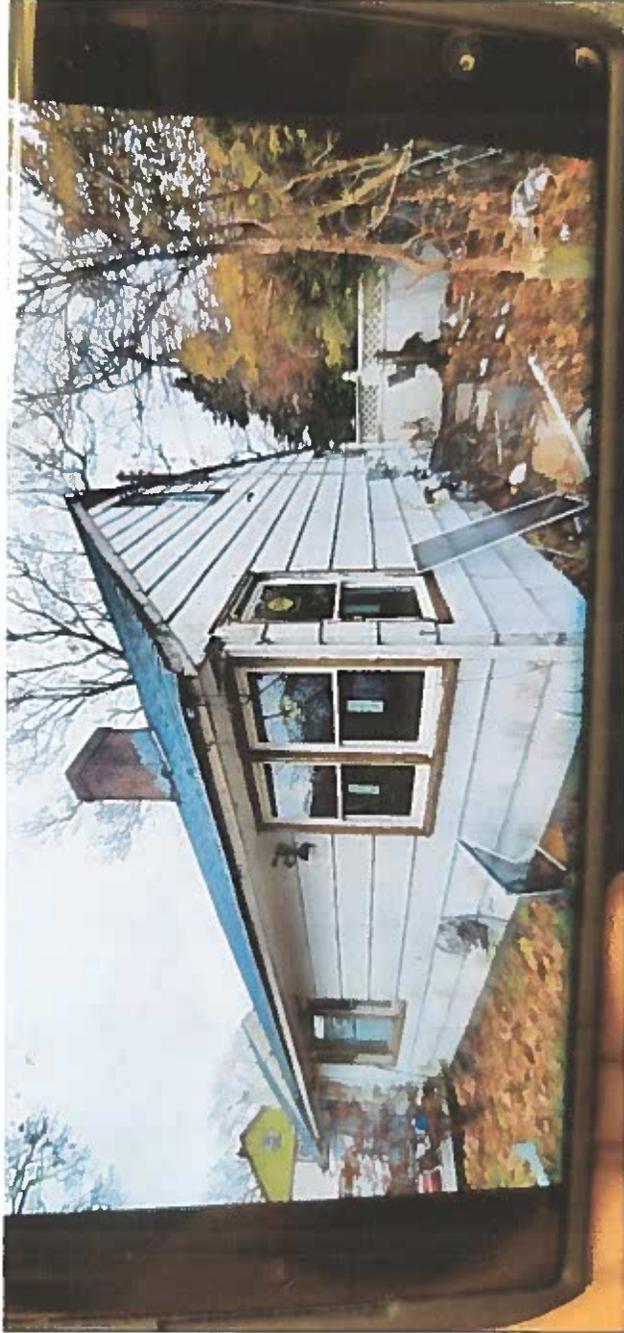
Weberfield Ave East Side

Subject Property

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STATE OF NEW YORK
OFFICE OF FREEPORT, NY



40 Weberfield Ave North Side

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Spandorf Roofing
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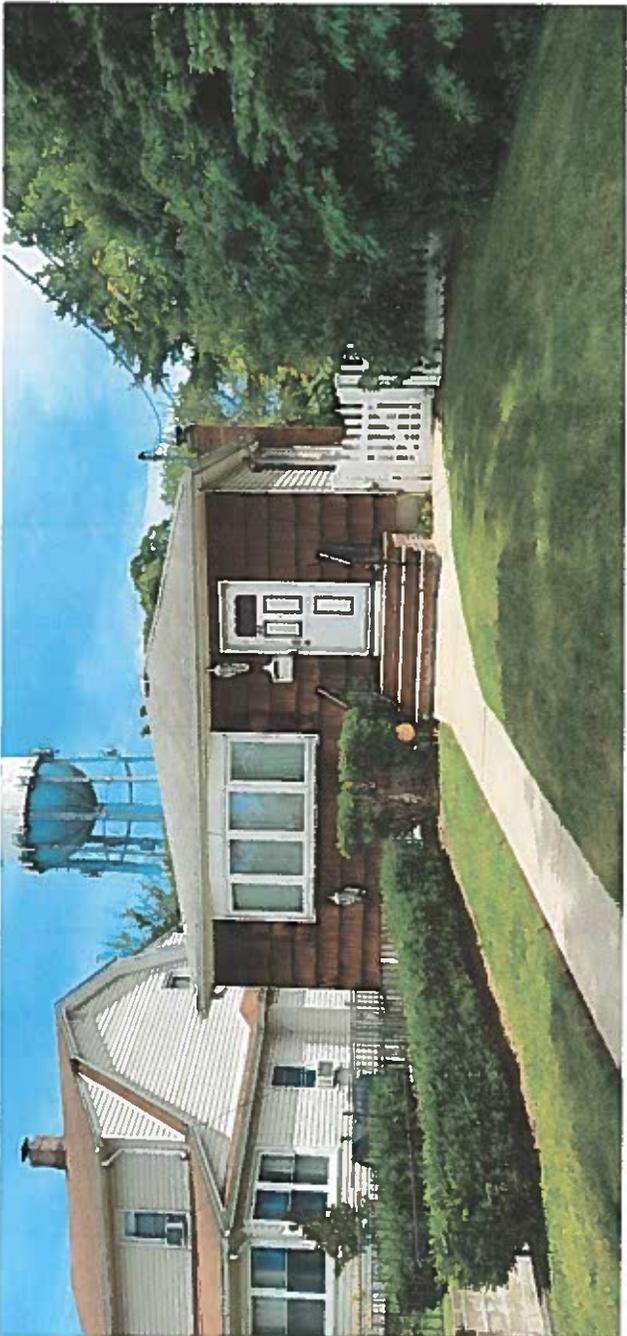
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Weberfield Ave





44 Weberfeld Ave

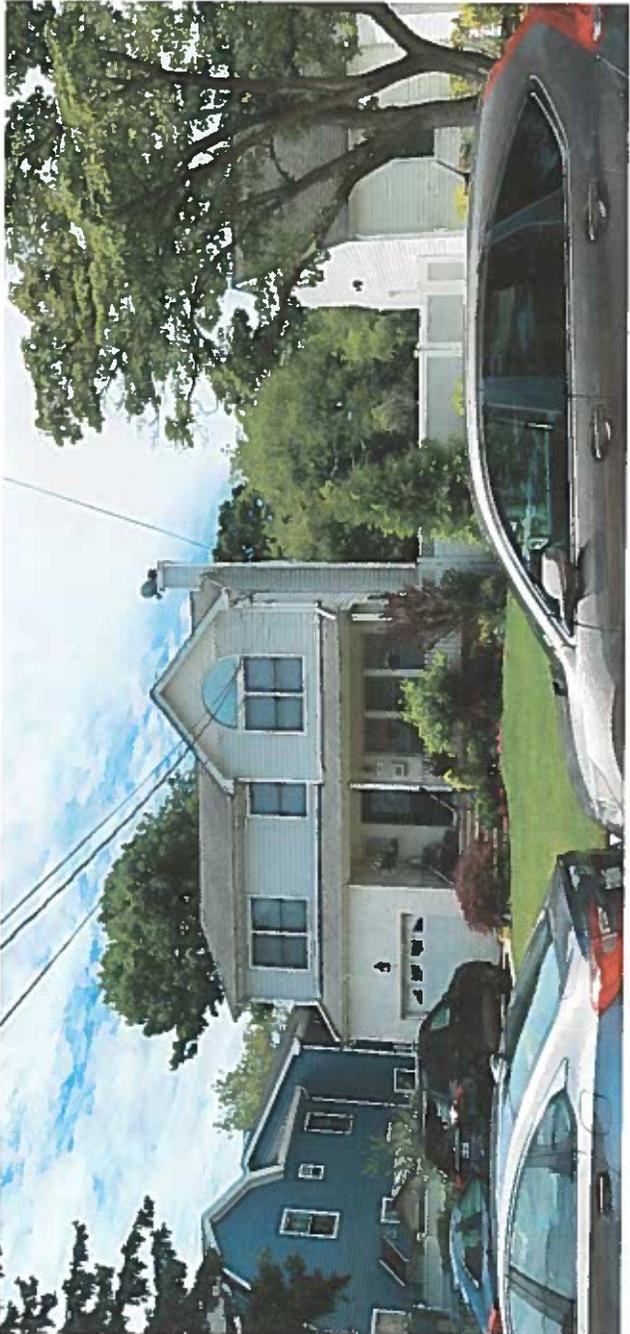
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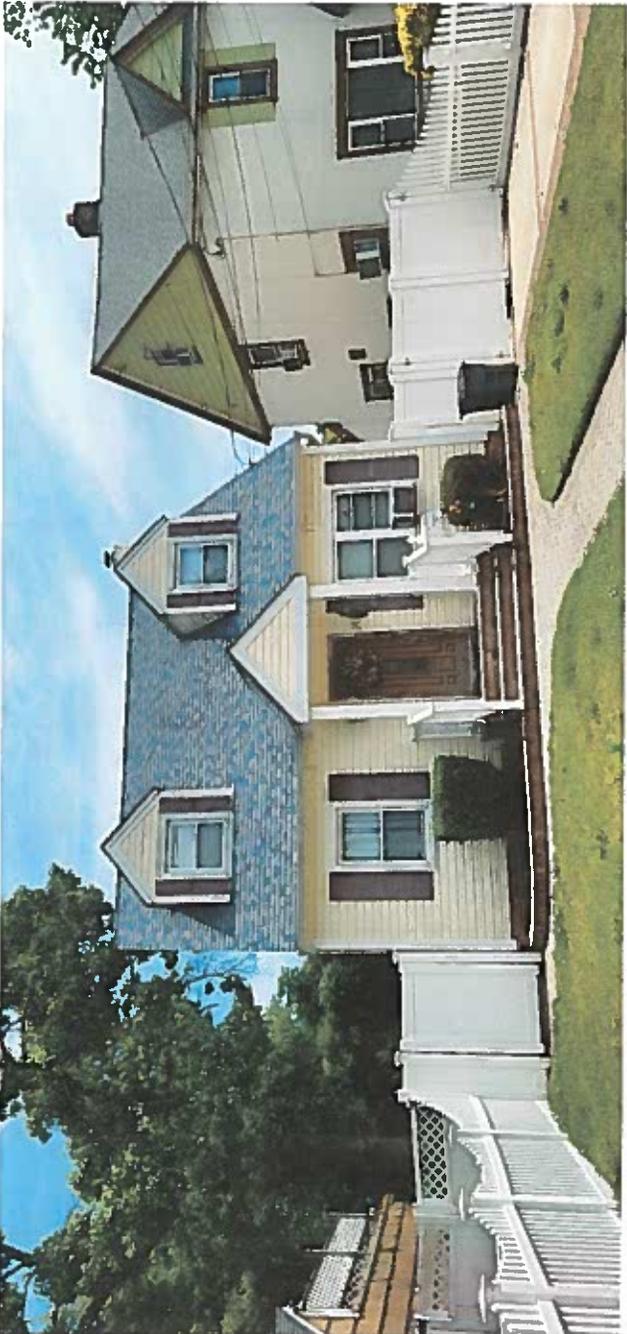
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Weberfield Ave
DUFFERPORT, NY





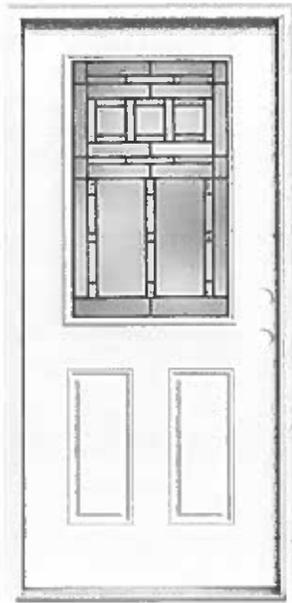
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Siding For Your Home - Virtual House Color Visualizer

<https://www.jameshardie.com>

Your Home Can Reveal Your Sense Of Style - Outside & Inside Try Our Free Style Finder Download The Inspiration Guide Today To Explore Endless Designs, Colors, & Textures

Types: Lap Siding, Shingle Siding, Vertical Siding, Trim Boards

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Vertical Siding

Board and Batten Vertical Vinyl



SMOKE DETECTOR NOTES

- (1) SMOKE DETECTORS SHALL BE INSTALLED AND COMPLY WITH NFPA 72 AND THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RS14).
- (2) DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND TO COMPLY WITH RS 17-11.
- (3) UNITS TO BE HARD WIRED WITH INSTALLATION TO COMPLY WITH RS 17-12.
- (4) UNITS TO BE APPROVED BY BOARD OF STANDARDS AND APPEALS, ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING LABORATORY SUCH AS: (A) UNDERWRITERS LABS, NORTHBROOK, ILLINOIS, MEA LAB #1-99-L; (B) CANADIAN STANDARD ASSOC., ONTARIO, CANADA, MEA LAB #B81-80L.
- (5) POWER SUPPLY TO BE DIRECT FROM BUILDING WIRING WITHOUT SWITCHES INDICUT SO THAT UNITS IN CONTINUOUS OPERATION.
- (6) UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS THEY SHALL BE LOCATED ON OR NEAR THE CEILING AND WITH IN 15'-0" OF ANY ROOMS USED FOR SLEEPING PURPOSES; FOR DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS INLAY ONE MEAN OF EGRESS, UNITS SHALL BE PROVIDED ON ALL LEVELS.
- (7) CEILING MOUNT - CLOSEST EDGE OF UNIT SHALL BE MIN. OF 4" FROM ANY WALL. (B) WALL MOUNT - CLOSEST EDGE OF UNIT SHALL BE A MIN. OF 4" AND A MAX. OF 12" FROM CEILING.

STRUCTURAL NOTES

- (1) ALL STRUCTURAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND WITH ALL RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.
- (2) SOIL BEARING VALUE IS ASSUMED TO BE TWO (2) TONS PER S.F. SUBJECT TO FIELD VERIFICATION. SOIL SHALL BE EXAMINED AND APPROVED FOR BEARING CAPACITY BEFORE FOOTINGS AND LAID. BEARING RESULT TO BE SUBMITTED TO BUILDING DEPARTMENT FOR THEIR REVIEW.
- (3) CONCRETE WORK SHALL CONFORM TO ACI 318 LATEST EDITION AND THE 2020 RESIDENTIAL CODE OF NEW YORK STATE IN CASE OF CONFLICT, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE SHALL GOVERN.
- (4) NO FOOTINGS SHALL BE POURED ON FROZEN SOIL, OR WHEN TEMPERATURE IS 40 DEGREES AND IS DROPPING.
- (5) ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH #2 (OR APPROVED EQUAL), STRUCTURAL GRADE WITH MINIMUM F-1 200 PSI, AND SHALL BE GRADE MARKED AT THE MILL PRIOR TO DELIVERY AT THE SITE.
- (6) NO JOINTS OR RAFTERS SHALL BE CUR OR NOTCHED, BETWEEN SUPPORTS WITHOUT CONSULTING THE ARCHITECT.
- (7) GROUT FOR STEEL COLUMN BASES TO BE NON-SHRINK WITH F C = 3000 P.S.I.
- (8) ALL EXPOSED CONCRETE TO BE AIR ENTRAINED
- (9) FABRICATION AND ERECTION OF ALL NEW STRUCTURAL STEEL WORK SHALL CONFORMED TO THE AISC SPECIFICATIONS FOR THE DESIGN.
- (10) ALL NEW STEEL SHALL CONFORM TO ASTM-36
- (11) ALL CONNECTIONS SHALL BE WELDED USING E70XX ELECTRODE BY CERTIFIED WELDER, OR BOLTED USING COMMON BOLTS, 3/4" DIAMETER, ASTM A-307 (OR AS APPROVED BY ENGINEER).
- (12) FOOTING TO BEAR ON UNDISTURBED SOIL OR CONTROLLED STRUCTURALLY COMPACTED GRANULAR FILL HAVING A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
- (13) THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW OUTSIDE GRADE OR AS INDICATED ON DRAWINGS & SOIL REPORT.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION- EXTERIOR WALL, SEE WALL DETAILS FOR MORE INFO.
- NEW CONSTRUCTION- INTERIOR WALL, SEE WALL DETAILS FOR MORE INFO.
- SW NEW CONSTRUCTION- SHEAR WALL, SEE SHEAR WALL DETAILS FOR MORE INFO.
- 1 HR FIRE RATED CONSTRUCTION SEE WALL DETAILS FOR MORE INFO
- EXTG CONSTRUCTION & ITEMS TO BE REMOVED
- SMOKE DETECTOR
- CARBON MONOXIDE ALARM
- BEAM - HEADER
- WALL TYPES, SEE WALL DETAILS FOR MORE INFO.

GENERAL NOTES

- 1. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING DETAILED, TRADE BY TRADE, SCHEDULE OF THE COMPLETE PROJECT INDICATING A COMPLETION DATE.
- 2. THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD VERIFYING QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
- 3. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. WORK SHALL ALSO CONFORM TO THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
- 4. DIMENSION FIGURES SHALL ALWAYS BE TAKEN IN PREFERENCE TO SCALING OF DRAWINGS, ALL DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED BEFORE ORDERING MATERIALS.
- 5. ARCHITECT IS NOT RESPONSIBLE FOR SUPERVISION, INSPECTION OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT.
- 6. ALL ELECTRICAL WORK SHALL BE UNDERWRITERS APPROVED AND COMPLY WITH ALL STATE AND LOCAL CODES.
- 7. ALL SOFFIT ARE TO BE CONTINUOUS VENTED.
- 8. RAINLESS LEADERS AND GUTTERS AT ALL NEW ROOF SLOPES. PROVIDE CONCRETE SPLASH BLOCK AT TERMINATION OF ALL LEADERS.
- 9. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- 10. CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR WALL OPENINGS AND ROOF INTERSECTIONS. STEP FLASHING WILL BE PROVIDED AT ALL CHIMNEYS IN CONTACT WITH THE ROOF. ALL VENTED PIPES OR OTHER PROTRUSIONS SHALL BE PROPERLY FLASHED WITH BASE AND CAP FLASHING.
- 11. CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPING, DUCTS, CONDUIT AND ELECTRICAL OUTLETS.
- 12. CAULK AND SEAM ALL JOINTS PROVIDING A POSITIVE BARRIER AGAINST THE PASSAGE OF AIR AND MOISTURE.
- 13. ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY OWNER, BUILDING MANAGEMENT AND GOVERNMENT AGENCIES HAVING JURISDICTION AS WELL AS STATUTORY REQUIREMENTS FOR DISABILITY BY JOB CONDITIONS AND/OR OWNER'S REQUIREMENTS. INSURANCE SHALL PROTECT OWNER, ARCHITECT, AND ANY OTHERS FROM LIABILITY DUE TO CONTRACTOR'S NEGLIGENCE. CERTIFICATES OF INSURANCE SHALL BE SENT TO OWNER AND DEPARTMENT OF BUILDING PERMIT PRIOR TO COMMENCEMENT OF ANY WORK.
- 14. ALL CONTRACTORS SHALL CHECK CONDITIONS AND TEST ALL ELEMENTS UNDER THEIR JURISDICTION WITHIN WORK AREA. ANY ITEMS FOUND INCONSISTENT, FAULTY OR DAMAGED DUE TO DEMOLITION OR ACCIDENT SHALL BE REPAIRED PATCHED OR REPLACED AT DISCRETION OF ARCHITECT AND AT CONTRACTORS EXPENSE.
- 15. CONTRACTOR IS TO PROVIDE PROPER PROTECTION OF EXISTING AREA AND NEW WORK AND WHERE INADEQUATE PROTECTION IS PROVIDED, THE CONTRACTOR IS TO RETURNISH SURFACES AT HIS OWNER EXPENSE.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OR DEBRIS PRODUCED AS A RESULT OF ALL WORK BY THEIR SUBCONTRACTORS OR THEIR OWN INSTALLATIONS SHALL LEAVE AREAS BROOM CLEAN AFTER COMPLETION OF WORK.
- 17. ALL UNSATISFACTORY WORK SHALL BE REMOVED AND RE-EXECUTED AT NO COST TO THE OWNER OR ARCHITECT.
- 18. ALL CHANGES WHICH RESULT IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER. EXTRA COST PROPOSALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL.
- 19. GENERAL CONTRACTOR AND ASK SUBCONTRACTORS TO FULLY GUARANTEE THEIR WORK AND ALL MATERIALS FOR MIN. 1 YEAR STARTING FROM THE COMPLETION OF THE JOB AND ACCEPTANCE OF THE COMPLETED PROJECT.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODE STANDARDS AND GOOD PRACTICE.
- 21. GENERAL CONTRACTOR TO PROVIDE ANY TEMPORARY SHORING, UNDERPINNING, AND/OR TEMPORARY STRUCTURAL WORK REQUIRED FOR THE ADEQUATE EXECUTION OF THE JOB.
- 22. ALL PARTITIONS AND JOINTS ARE TO BE TAPED, SPACKLED AND POLISHED SMOOTH AND READY TO RECEIVE PAINT OR WALL COVERINGS. ALL CORNERS TO RECEIVE METAL CORNER BEADS.
- 23. ALL WALLS TO BE PAINTED SHALL BE TAPED SPACKLERS AND PAINTED WITH TWO COAT OF PRIMER AND TWO COATS OF FINISH PAINT.
- 24. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUBCONTRACTORS EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANT OF THE WORK.
- 25. NO CHANGES SHOULD BE MADE THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE ARCHITECT, THE ENGINEER OR INTERNATIONAL PERFORMANCE.

DESIGN CRITERIA

R301.1.1.1 WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM).
 DESIGN CODE:
 2020 RESIDENTIAL CODE OF NEW YORK STATE
 PLANS TO CONFORM TO APPENDIX "J" OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, SECTION AJ102, AJ401, AJ501, AJ601 & AJ801

RESIDENTIAL DESIGN CRITERIA

GROUND SNOW LOAD	25 PSF
WIND SPEED	130-140 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST LIKE DEPTH	36 INCHES
DECAY	SEVERE
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	10 DEGREES
ICE SHIELD REQUIRED	YES



- DRAFTING SERVICES
- CONSTRUCTION MANAGEMENT
- PERMITS
- BLUE PRINTS
- EXPEDITING

250 FULTON AVE, SUITE 600
 HEMPSTEAD, NY 11550
 TEL: 516-485-4835
 FAX: 516-485-4855
 CELL: 516-824-4854

APPLICANT



DRAFTING BY
UNIQUE DESIGNS
 250 FULTON AVE, SUITE 600, HEMPSTEAD, NY 11550
 TEL: 516-485-4835

PROJECT DESCRIPTION
PROPOSED SECOND STORY ADDITION AND FIRE RESTORATION W/INTERIOR ALTERATION
 40 WEBBFIELD AVE,
 FREEPORT, NY 1520

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

REV#	DESCRIPTION	DATE
01	REVISED AS PER PLAN EXAMINER COMMENTS	6-14-2021

DRAWING TITLE
PLOT PLAN, NOTES, LEGEND & SCHEDULE

CHECK BY
 PHL

DATE
 03-10-2022

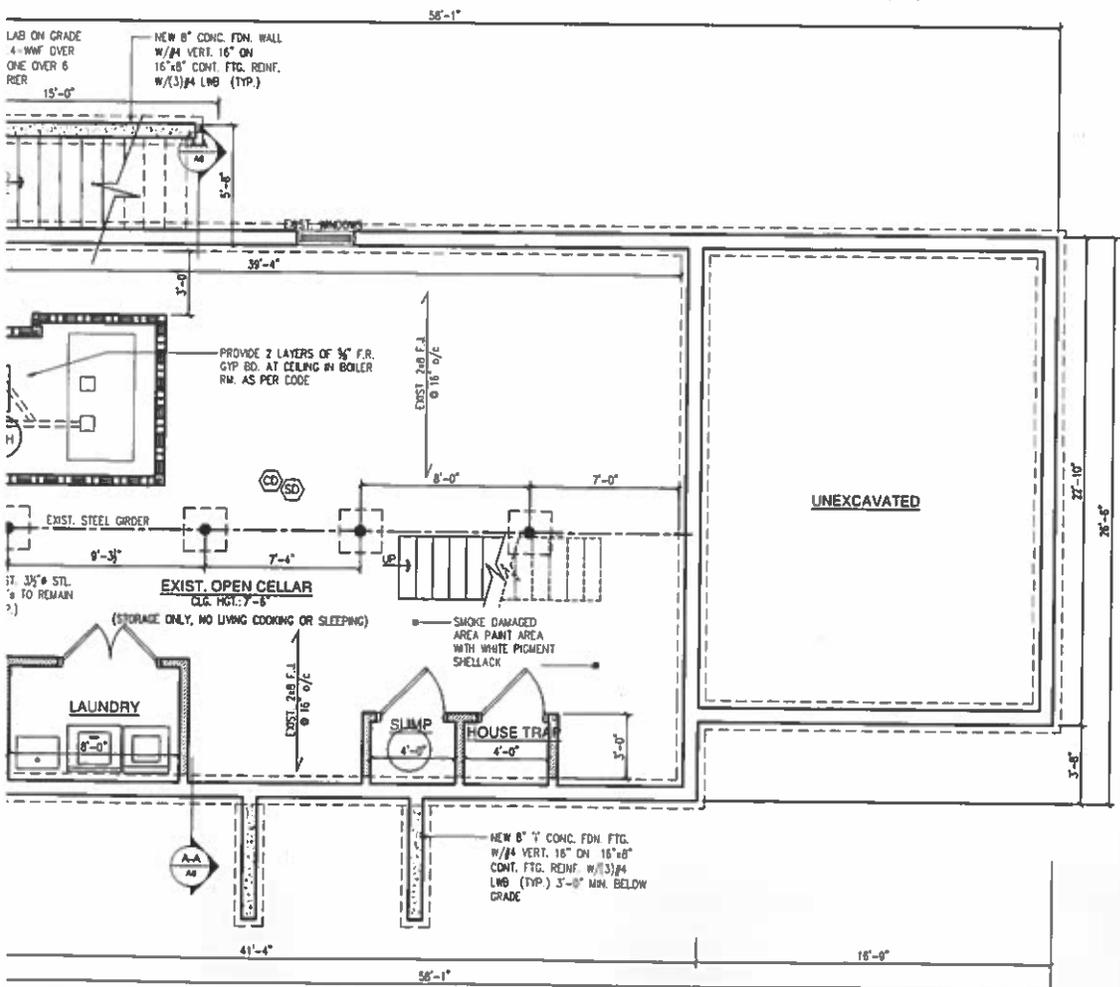
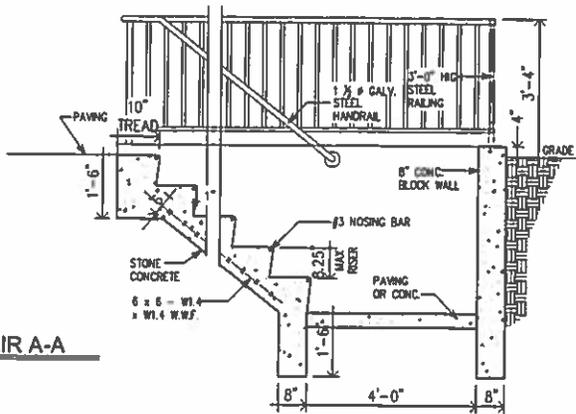
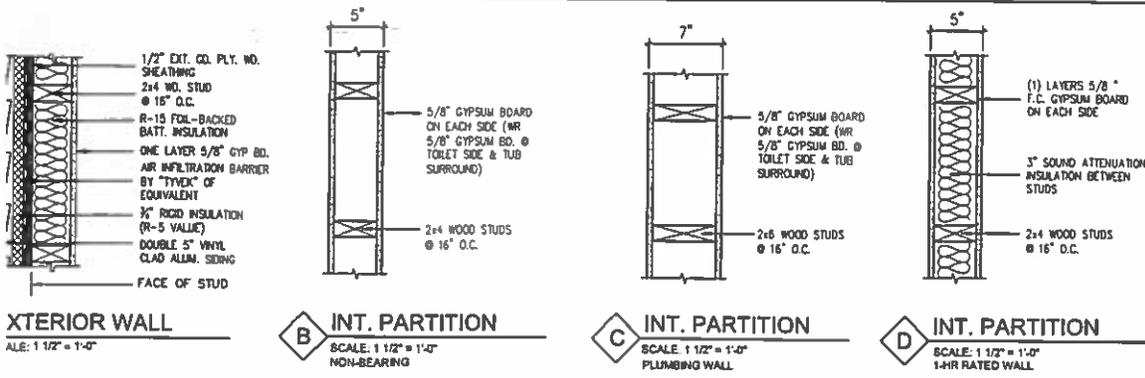
SCALE
 AS NOTED

DRAWING #
A1

PROJECT #
 2022-012

RECEIVED

- TYPES



- DRAFTING SERVICES
- CONSTRUCTION MANAGEMENT
- PERMITS
- BLUE PRINTS
- EXPEDITING

250 FULTON AVE, SUITE 600
HEMPSTEAD, NY 11550
TEL: 516-485-4835
FAX: 516-485-4855
CELL: 516-924-4854

APPLICANT



DRAFTING BY
UNIQUE DESIGNS
250 FULTON AVE, SUITE 600 HEMPSTEAD, NY 11550
TEL: 516-485-4835 / 516-924-4854

PROJECT INFORMATION
PROPOSED SECOND STORY ADDITION AND FIRE RESTORATION W/INTERIOR ALTERATION
40 WEBERFIELD AVE,
FREEPORT, NY 11520

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

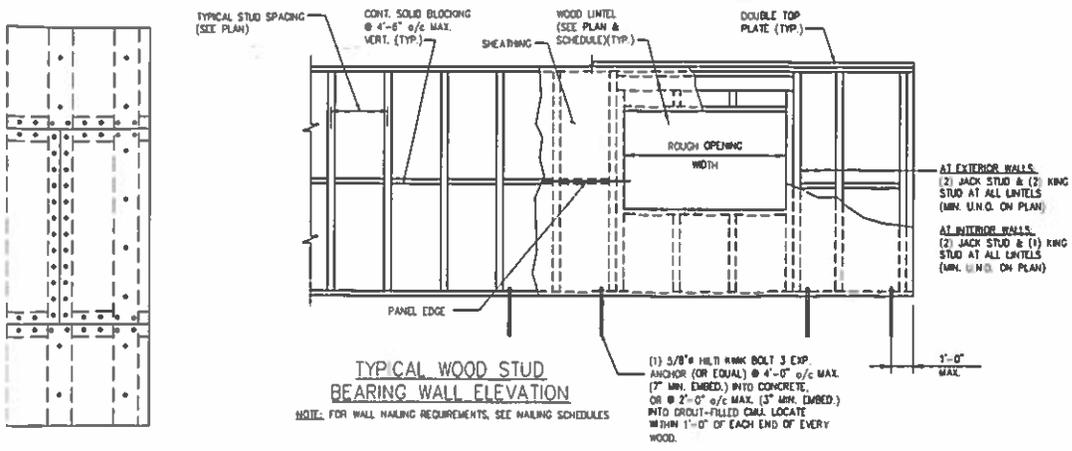
REV#	DESCRIPTION	DATE
01	REVISED AS PER PLAN EXAMINER COMMENTS	6-14-2021

DRAWING TITLE
CELLAR FLOOR PLAN, WALL DETAILS & NOTES

CHECK BY
PHL
DATE
03-10-2022
SCALE
AS NOTED

DRAWING #
A2

PROJECT #
2022-012



- DRAFTING SERVICES
- CONSTRUCTION MANAGEMENT
- PERMITS
- BLUE PRINTS
- EXPEDITING

250 FULTON AVE, SUITE 600
 HEMPSTEAD, NY 11550
 TEL: 516-485-4835
 FAX: 516-485-4855
 CELL: 516-924-4854

APPLICANT



DRAFTING BY
UNIQUE DESIGNS
 250 FULTON AVE, SUITE 600 HEMPSTEAD, NY 11550
 TEL: 516-485-4835 CELL: 516-924-4854

PROJECT INFORMATION
PROPOSED SECOND STORY ADDITION AND FIRE RESTORATION W/INTERIOR ALTERATION
 40 WEBERFIELD AVE, FREEPORT, NY 11520

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND BE RESPONSIBLE FOR THE FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN FAVOR OF THE CONTRACTOR FOR ANY ERRORS OR NEGLIGENCE ON HIS PART.

REV#	DESCRIPTION	DATE
01	REVISIONS PER PLAN EXAMINER COMMENTS	5-16-2022

DRAWING TITLE
FIRST FLOOR PLAN, DETAILS & NOTES

CHECK BY **PHL**

DATE **03-10-2022**

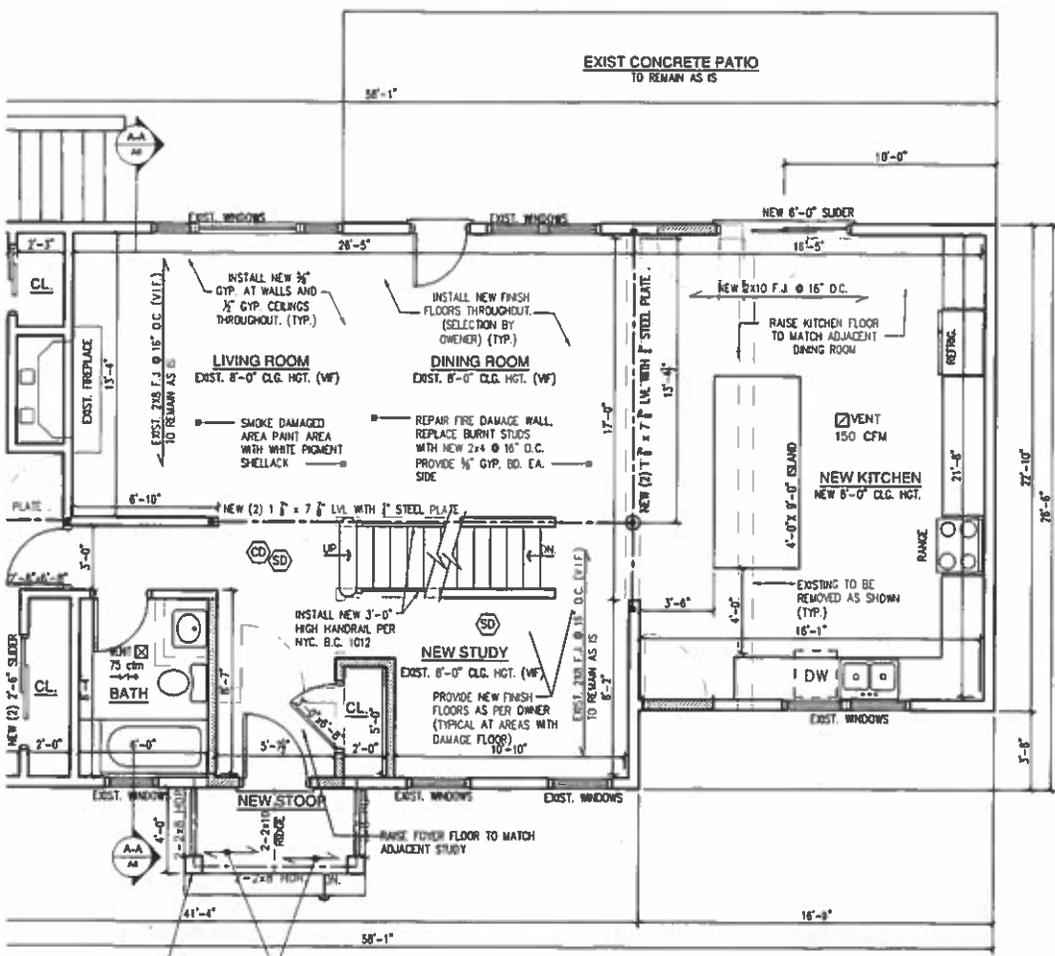
SCALE **AS NOTED**

DRAWING #

A3

PROJECT # **2022-012**

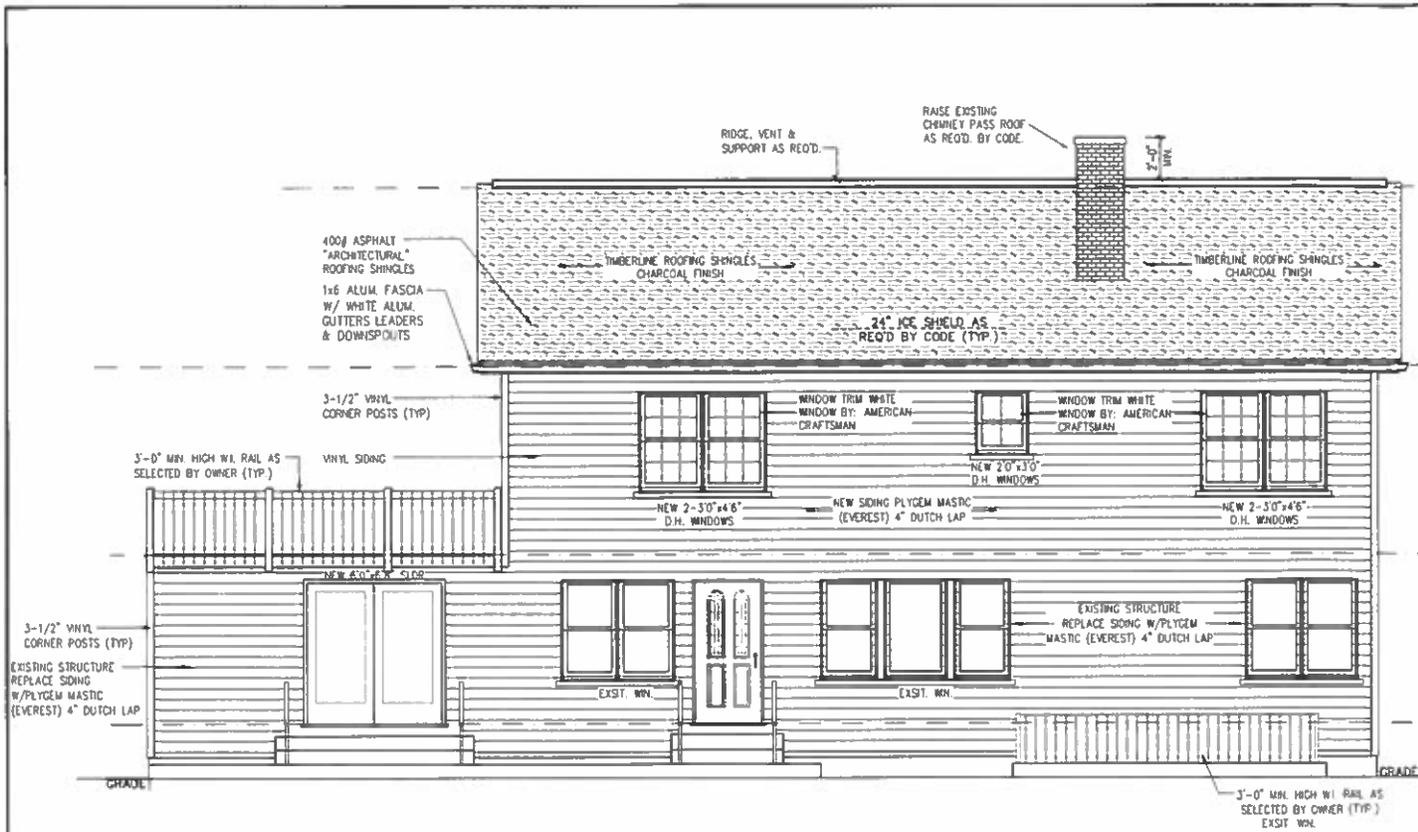
TION



PROPOSED FIRST FLOOR PLAN

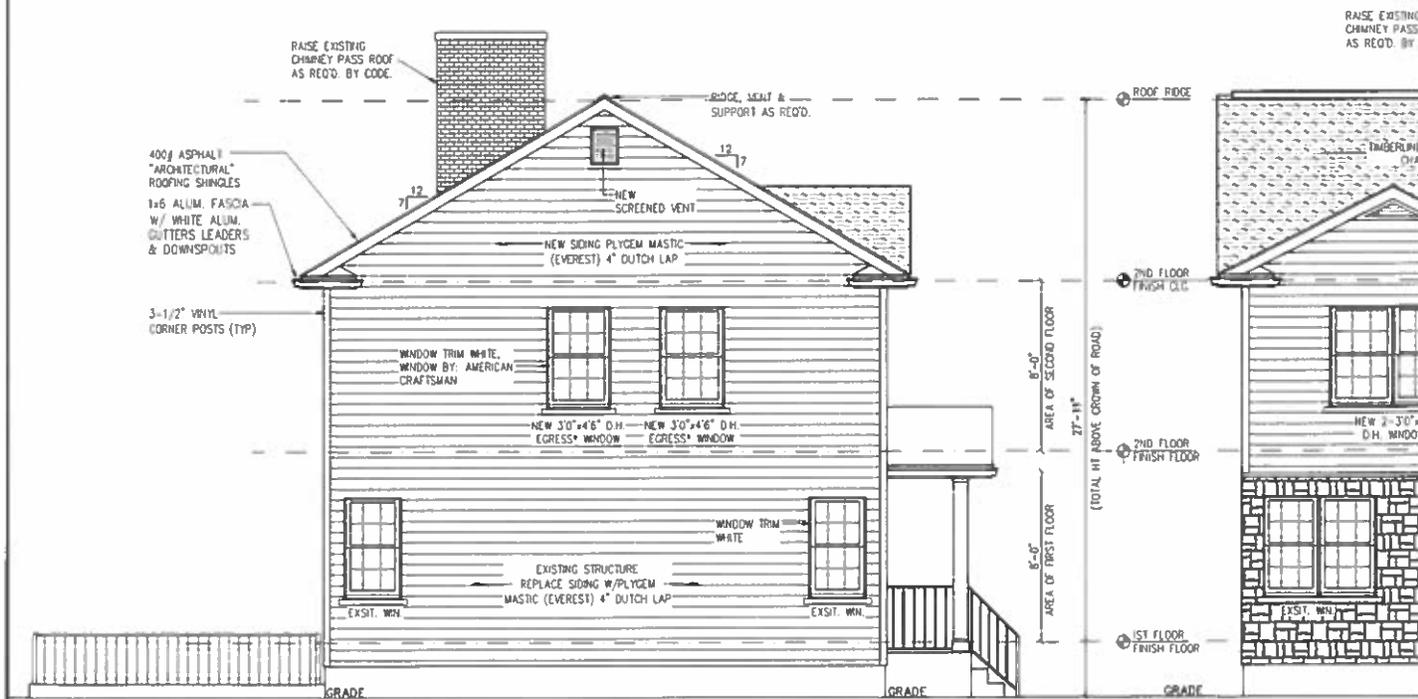
SCALE: 1/4" = 1'-0" AREA = 1,479 SQ.FT.

RECEIVED



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of the floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl-space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Canceled sprinklers	When required to be sealed, concerned fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
Uninhabitable attics without storage ^a	10
Uninhabitable attics with limited storage ^{a,b}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^c	40
Fire escapes	40
Guards and handrails ^d	200 ^e
Guard in-fill components ^f	50 ^g
Passenger vehicle garages ^h	50 ^g
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^g

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

- Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- A single concentrated load applied in any direction at any point along the top.

- See Section R507.1 for decks attached to exterior walls.
- Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.

The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

- The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
 - The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
 - Required insulation depth is less than the joist or truss bottom chord member depth.
- The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

- Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

NY TABLE N1102.1.2 (R402.1.2) INSULATION AND PENETRATION REQUIREMENTS					
CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{c,d}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4	0.32	0.55	0.40	49	20 or 13+5 ^e
5	0.30	0.55	NR	49	20 or 13+5 ^e
6 OPTION 1	0.30	0.55	NR	49	20+5 ^f or 13+10 ^f
6 OPTION 2	0.28	0.55	NR	60	23 CAVITY

a. R-values are minimums. U-factors and SHGC are maximums. When insulate the label or design thickness of the insulation, the installed R-value of the i specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column appl Skylights may be excluded from glazed fenestration SHGC requirements in clir for such skylights does not exceed 0.30.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the of the basement wall. "15/19" shall be permitted to be met with R-13 cavity plus R-5 continuous insulation on the interior or exterior of the home. "10/1 interior or exterior of the home or R-13 cavity insulation at the interior of 1

d. R-5 shall be added to the required slab edge R-values for heated slabs. I footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as definec

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. The first value is cavity insulation, the second value is continuous insulato plus R-5 continuous insulation.

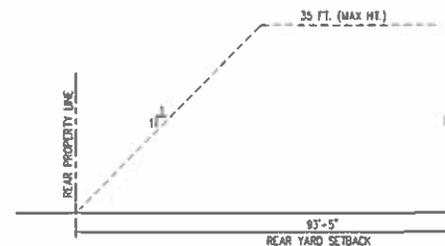
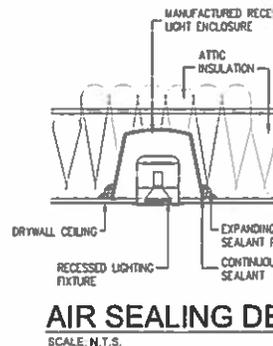
i. The second R-value applies when more than half the insulation is on the in

NY TABLE N1102.1.4 (R402.1.4) EQUIVALENT U-FACTORS						
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-VALUE	FRAME WALL U-VALUE	MASS WALL U-VALUE	FLOOR U-VA
4	0.32	0.55	0.026	0.060	0.098	0.04
5	0.30	0.55	0.026	0.060	0.082	0.02
6	0.30	0.55	0.026	0.045	0.060	0.02

a. Non fenestration U-factors shall be obtained from measurement, calculatio

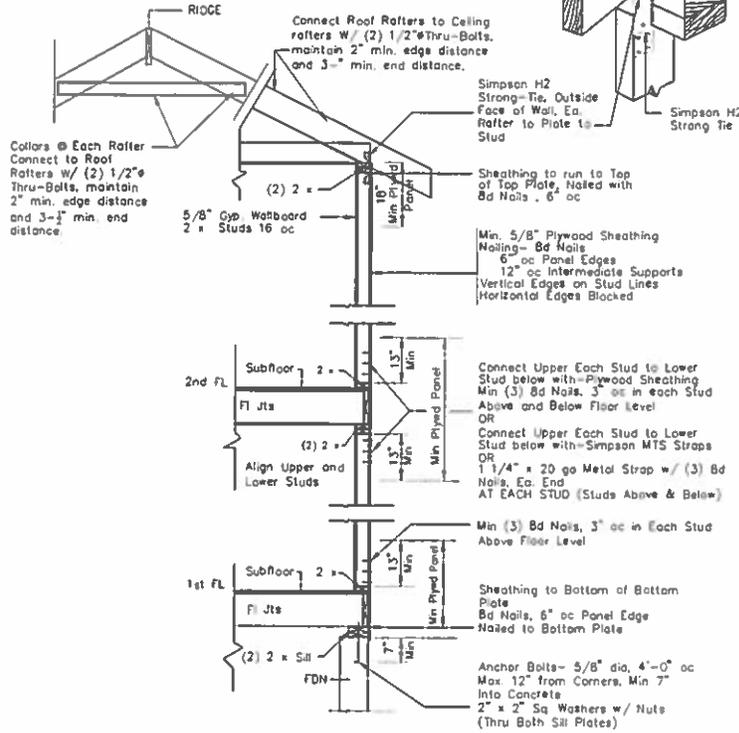
b. When more than half the insulation is on the interior, the mass wall U-fac: 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.08 Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by FI

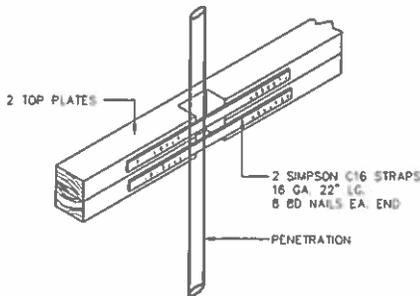


STANDARD FRAMING DETAILS

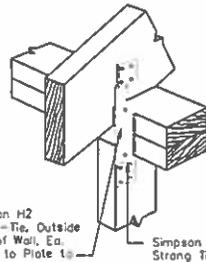
All Plywood to be A.P.A. Rated Panels
 Nailing - All Plywood, 8d Nails
 6" oc @ Panel Edges, 12" oc @ Intermediate Supports
 Roof Sheathing Within 4" of any Roof Edge - All Nailing 6" oc
 Gable End Wall Sheathing (at attic) - All Nailing 6" oc



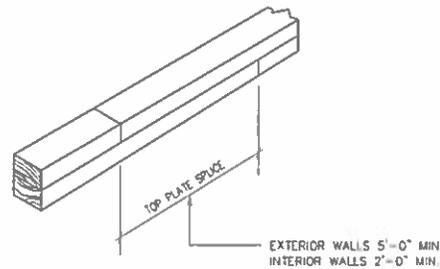
TYPICAL EXTERIOR WALL CONNECTIONS
 NO SCALE



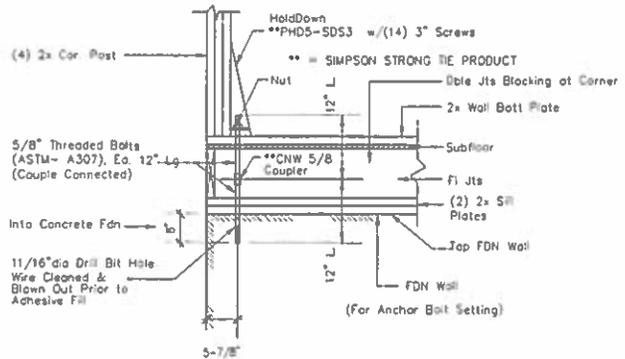
TYPICAL TOP PLATE NOTCH
 INTERIOR & EXTERIOR WALLS



2nd FL To 1st FL Corner Post Tie Down
 Located @ Corner Holddown Locations



TYPICAL WALL SPLICE



ELEVATION

TYPICAL CORNER HOLDDOWN - SIMPSON PHD5-SDS3

GENERAL STRUCTURAL NOTES:

1. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING. PROVIDE DOUBLE HEADER JOISTS AT ALL OPENINGS. FLOOR JOISTS SHALL BE DOUBLED AT END RUNS, BATHUBS AND AS SHOWN ON THE DRAWINGS. INVESTIGATE EXISTING FRAMING. IF EXISTING FRAMING DOES NOT COMPLY, RETROFIT PER ABOVE.

2. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10 FEET IS TO HAVE STUD BRIDGING OR IS TO BE OTHERWISE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8 FEET

3. ALL HORIZONTAL FRAMING BEARING ON BEAMS, GIRDERS OR PLATES OF BEARING PARTITIONS SHALL BE LAPPED MINIMUM OF 4"

4. ALL JOISTS SHALL HAVE METAL CROSS BRIDGING 6" - 0" ON CENTER MAXIMUM OR SOLID BRIDGING.

5. ALL STUD BEARING WALLS ARE TO HAVE STUD BRIDGING AT MID HEIGHT

6. ALL FOUNDATION SILL PLATES SHALL REST ON 16 OZ. COPPER TERMITE SHIELD AND SILL PLATE INSULATION. PLATES SHALL BE TREATED FOR MOIST CONDITIONS.

7. ALL STUD MEMBERS SHALL BE DOUGLAS-FIR KILN DRIED SELECT. STRUCTURAL fb=1900 PSI, MODULUS OF ELASTICITY OF 1,760,000.

8. ALL SHEATHING AND SUB FLOORING SHALL BE SPECIES GROUP ONE, EXTERIOR GRADE, THICKNESS AS INDICATED ON DRAWINGS.

9. INSTALL DIAGONAL BRACING AT CORNERS OF EXTERIOR STUD WALLS OR PLYWOOD SHEATHING NAILED TO COMPLY WITH BUILDING CODE REQUIREMENTS

10. FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW ROOFING, WALLS AND PENETRATIONS, TO FORM A WATERTIGHT ASSEMBLY, ALL FLASHING TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 6" ABOVE INTERSECTING SURFACES.

11. ALL WIDE FLANGE STEEL MEMBERS SHALL BE ASTM A572 GRADE 50 STEEL (TYP)

12. ALL OTHER STEEL SHALL BE TYPE A36.

13. ALL INTERIOR AREAS SUBJECT TO MOISTURE AND HIGH HUMIDITY SHALL BE FINISHED WITH CEMENTITIOUS WALL BOARD.

14. RAFTER HEEL CUTS SHALL NOT EXCEED 4". WHERE JOISTS ARE NOTCHED TO HEADERS SO AS TO REDUCE THE DEPTH OF BEAM, ONLY BRIDLE IRONS OR METAL CONNECTORS ARE TO BE USED.

15. ALL WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD UNLESS OTHERWISE NOTED.

16. GYPSUM BOARD ON CEILINGS TO BE U.S. GYPSUM 1 LAYER OF 5/8" WITH ALL JOINTS TAPED AND SPACKLED 3 COAT JOB W/ SKIM COAT

17. GYPSUM BOARD ON WALLS TO BE U.S. GYPSUM 1 LAYER OF 5/8" WITH ALL JOINTS TAPED AND SPACKLED 3 COAT JOB W/ SKIM COAT

18. ROOF FRAMING: SUPPORT RIDGES AND HIPS WITH 4 x 4 POST AT EACH END TYPICAL UNLESS OTHERWISE NOTED.

19. ALL CEILING JOISTS BELOW RIDGE OR HIP POSTS SHALL BE DOUBLED.

20. INCIDENTAL OR SMALLER ROOFS SHALL BE OVER FRAMED ON THE MAIN ROOF WHERE REQUIRED TYPICAL

21. ALL FLUSH FRAMING SHALL BE SIMPSON CONNECTED, SIZED AND NAILED IN ORDER TO SUPPORT THE REACTIVE LOAD OF THE MEMBER SUPPORTED.

22. BLOCKING SHALL BE PROVIDED IN THE FRAMING TO SUPPORT LEADERS, CUTTERS, FASCIA ENDS, GYPSUM WALLBOARD EDGES AND CORNERS, TOILET ACCESSORIES, CABINETS, CASINGS, ETC.

23. INSTALL FIRE STOPPING AT ALL REQUIRED LOCATIONS TO COMPLY WITH GOVERNING BUILDING CODES.

24. PROVIDE FIRE RATED ASSEMBLIES AS CALLED FOR ON DRAWINGS.

25. ALL ROOF EAVES, RAFTERS SPACES ABOVE INSULATION AND UNHEATED ATTIC SPACES SHALL BE VENTED AS INDICATED.

26. ALL ROOF SHEATHING SHALL BE 3/4" CDX PLYWOOD UNLESS OTHERWISE NOTED

Cor
 Simpson PHC
 (2) 2 x Bott
 Provide Solid
 (not shown)
 (2) 2 x 6 S

Simp

Anch
 Aft
 Corner P

PROVIDE IC
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 SURFACES
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 BUILDING

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NEW VMI
 W/ 15/1
 3/4" PLY
 (R-5 WA
 GRADE P
 2"x4" ST
 5/8" GR
 R-15 BA
 STUDS



TYI
 SCALE

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 177 189 West Sunrise Highway Freeport NY 11520 ZONING DISTRICT BUS B/APARTMENT
SECTION 55 **BLOCK** 324 **LOT** 1,13,14,3 **LOT SIZE:** 52,110.8 SF/1.20 ACRES

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: Michael Rant		Name: McGovern Automotive Group	
Address: 39 West Main Street Oyster Bay NY 11771		Address: 777 Washington Street Newton MA 02460	
Telephone #: 516-922-3031		Telephone #: 617-454-2905	

Attorney Name: Daniel J Baker Address: 90 Merrick Avenue, 9th Floor
 (optional) Phone #: 516-296-2158 East Meadow NY 11554

Present Land Use: Commercial/Residential Proposed Land Use: Commercial

Description of Proposed Work: Proposed building & parking lot expansion to existing Porsche Dealership showroom and service center. The site will receive new drainage facilities and landscaping.

I request a preliminary meeting: YES NO

- I request a waiver of the public hearing and hereby certify the following:
- A. The subject property is zoned Residence A or Residence AA.
 - B. The proposed construction is not a new building or dwelling.
 - C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

APPLICANT'S SIGNATURE: [Signature] YES NO
 DATE: 5.23.22

Sworn to before me this 23 day of May 2022
 Notary Public: [Signature]
 LAURA ENCARNACION
 Notary Public, State of New York
 Registration #01EN6369930
 Qualified in Nassau County
 Commission Expires Jan. 22, 2024

Property Owner's Consent: I, DGM DELMONTE 51 am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE: [Signature] DATE: 5/25/22
 Sworn to before me this 25 day of May 2022
 Notary Public: [Signature]
 IARA DELUCA
 Notary Public, State of New York
 No. 01DE6286291
 Qualified in Kings County
 My Commission Expires 7/25/25



INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL: BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 4, 2022
SITE PLAN LETTER

Matt McGovern
185 W. Sunrise Highway
Freeport, NY 11520

RE: ~~177~~ 189 W. Sunrise Highway, Freeport, NY
Zoning District – Business B, Residence Apartment Sec. 55 Blk. 324 Lot. 1,13,14,3,4
Building Permit Application #20212352
Description - Construct a new 14,471 sq. ft. 1 story addition and a
2,830 sq. ft. 2nd floor interior addition to existing dealership

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-3632 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. Only after this initial appointment should the additional copies be made.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERKS OFFICE at 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/ed
Encl.

c: Village Clerk
Seven Six Architecture, PLLC.

ZBA Approval Needed:
Yes: No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. 20212352

Applicant : Matt McGovern

Location : 77489 W. Sunrise Highway, Freeport, NY

Description: Construct a new 14,471 sq. ft. 1 story addition and a 2,830 sq. ft. 2nd floor interior addition to existing dealership

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY
Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: May 4, 2022


Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: SOUTH SHORE PARSCHE			
PARSCHE SOUTH SHORE PARSCHE			
Project Location (describe, and attach a location map): 185 SUKASE HWY FREETOWN, NY 11520			
Brief Description of Proposed Action: PROPOSED ONE STORY ADDITION AND SECOND FLOOR ADDITION WITHIN EXISTING TWO STORY SPACE			
Name of Applicant or Sponsor: PEP BOK INDUSTRIES, INC.		Telephone: (516) 833-6942	
Address: P.O. Box 1037		E-Mail:	
City/PO: PUNNEN		State: NY	Zip Code: 11803
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
		NO	YES
		<input checked="" type="checkbox"/>	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			
		NO	YES
		<input checked="" type="checkbox"/>	
3. a. Total acreage of the site of the proposed action? <u>1.2</u> acres			
b. Total acreage to be physically disturbed? <u>0.4</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Forest <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>HIGH EFFICIENCY HVAC SYSTEMS, LED LIGHTING</u>		NO	YES
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		NO	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
16. Is the project site located in the 100-year flood plain?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>DRY WAYS PROVIDED</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		NO	YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	<input checked="" type="checkbox"/>	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	<input checked="" type="checkbox"/>	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	<input checked="" type="checkbox"/>	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: DRUMCK BROTHERS Date: 3/21/21
 Signature: [Signature]

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



VILLAGE OF FREEPORT
MUNICIPAL BUILDING

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300
(516) 771-4127 Fax

ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

April 25, 2022

Mr. Matt McGovern
185 W. Sunrise Highway
Freeport, NY 11520

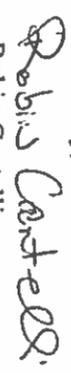
- Application #2022-9 - 39 S. Long Beach Ave. Residence Apartment - Section 55/Block 324/Lot 3 - Matt McGovern - Use variance to use property as a commercial use.
- Application #2022-10 - 16 Lexington Ave. Residence A - Section 54/Block 081/Lot 9 - Matt McGovern - Use variance to use property as commercial open air parking.
- Application #2022-11 - 20 Lexington Ave. Residence A - Section 54/Block 081/Lot 10 - Matt McGovern - Use variance to use property as commercial open air parking.
- Application #2022-12 - 41 S. Long Beach Ave. Residence Apartment - Section 55/Block 324/Lot 4 - Matt McGovern - Use variance-use residential property as a commercial use.
- Application #2022-21 - 185-189 W. Sunrise Hwy. Business B - Section 55/Block 324/Lot L13,14 (3 & 4) included in application - Matt McGovern - Proposed 14,471 sq. ft. 1 story addition & 2,830 interior 2nd fl. addition in existing dealership.

Dear Mr. McGovern:

The above application was before the Zoning Board of Appeals at its meeting held on April 21, 2022 at which time the application was conditionally approved subject to receipt of the Nassau County Planning Commission Resolution. Please see the attached decision from the Zoning Board of Appeals.

If you have any questions or need further information, please call my office at 516-377-2202.

Sincerely,


Robin Cantelli

Secretary to the Zoning Board of Appeals

Cc: Red Rock Industrial
Seven Six Architecture, PLLC
Certilman Balin

**INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION**

DATE: April 21, 2022

CONDITIONAL APPROVAL

Building Department Permit Application #'s 20212558, 20212556, 20212557, 20222620, 20212352

Madam Chair, regarding Application #2022-9 for the premises located at 39 South Long Beach Avenue, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-46A seeking approval for a use variance to use property as a commercial use.

Regarding Application #2022-10 for the premises located at 16 Lexington Avenue, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-38A seeking approval for a use variance to use property as commercial open air parking.

Regarding Application #2022-11 for the premises located at 20 Lexington Avenue, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-38A seeking approval for a use variance to use property as commercial open air parking.

Regarding Application #2022-12 for the premises located at 41 South Long Beach Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-46A seeking approval for a use variance to use property as a commercial use.

Regarding Application #2022-21 for the premises located at 185-189 W. Sunrise Highway, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-49, 210-51B, 210-51C, 210-88, 210-87, 210-172A(12) seeking approval for a proposed 14,471 square foot 1 story addition and 2,830 interior 2nd floor addition in existing dealership.

I, Anthony Mineo, move that this Board make the following findings of fact:

A hearing was held on April 21, 2022 wherein applicant was represented by Daniel Baker from Certilman Balin. Five separate applications were combined into a single hearing, as they concern the Porche dealership as a whole. He explained that they are seeking an addition to the main dealership. There are 5 applications covering the west and east sides of South Long Beach Avenue, along Sunrise Highway. The west parcel has the Porche museum. The east parcel has the main dealership and service center. Porsche has acquired 4 residential homes, 2 on Lexington Avenue and 2 on South Long Beach Avenue. Use variances are sought to use the four residential parcels for non-residential use. The fifth application covers all of the area variances needed.

They are working on a new service area. There is no planned increase in customers to the service area, rather, the dealership is seeking to make the service center work better. They are planning to have 19 extra spaces on the east side and 56 spaces extra on the west side. This will take dealership generated cars off of the side streets.

The properties for which the use variances are sought allow for additional parking and expansion of the dealership. He explained that a couple of the residential homes were in rough shape.

A lot coverage variance is needed for the expansion. 40% coverage is allowed in the residence apartment zone, but 62% is proposed. However, if this lot were zoned as Business B like the existing dealership, 100% lot coverage is permitted. There is no loading zone provided, however, all loading will be done inside the building. A 10 foot buffer zone is required between the dealership and residence apartment zone, however, it was explained that this space was needed to make the flow of the service center work. Additionally, there is 60 feet in between the property line and the apartment building to the south to provide buffer space. 10 feet rear and

side yard setbacks are required in the resident apartment district, however, so side or rear setbacks are required in the Business B zone. With the new addition, 173 parking spaces are required and 176 are provided. Applicant is seeking to use the lot across the street to meet the parking requirements.

Michael Rant the engineer explained the site plan. The east site expands the service area and there will be added parking in front of the service area. The west site demolishes the houses and expands the parking. Landscaping along the west, to be further specified by site plan provides a buffer from the residential house to the west.

Residents raised concerns about safety, including test driving of vehicles on Lexington. They also complained of loading and unloading cars on South Long Beach and Lexington. There was also concern expressed about leaving open the existing curbs on Lexington. Residents raised concerns about a lack of parking on Lexington. Residents raised concerns about litter from employees on the streets. Residents raised concerns about landscaping and lighting, which are better suited for site plan hearings. The Board hears these concerns and has attempted to mitigate these concerns while providing the required variances for the applicant.

Regarding the use variances for the properties located at 39 South Long Beach Avenue, 16 Lexington Avenue, 20 Lexington Avenue, and 41 South Long Beach Avenue, the Board finds:

1. Applicant has demonstrated that applicable zoning regulations and restrictions have caused unnecessary hardship. Applicant has demonstrated to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence. Applicant explained that some of the existing homes were in rough shape and in need of substantial rehabilitation. As a car dealership, applicant cannot realize a reasonable return as a landlord of rental homes.
 - b. that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - c. that the requested use variance, if granted, will not alter the essential character of the neighborhood. Porsche already has property extending south to Lexington. Additionally, there is a parking lot on the corner of McKinley and Lexington. There are parking lots on Lexington already, and the proposed application seeks to restore some of the parking to the residential streets that has been lost in recent years.
 - d. that the alleged hardship has not been self-created.

Regarding the area variances for Lot coverage, side yard setback, rear yard setback, loading zone, buffer zone and parking, the Board finds:

On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

- e. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. Multiple conditions were suggested and agreed to by the applicant to mitigate some of the neighbor concerns about the impact of this expansion.
- f. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. Applicant currently is in need of more parking. This application gives them more parking to be utilized. In order to have the proper flow in the services center, the lot coverage, side and rear yard setback variances are needed. If this lot was zone Business B, these variances would not even be needed.
- g. that the requested area variance is insubstantial. When looked at the totality of the project, these variances, as conditioned, are insubstantial.

- h. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- i. that the alleged difficulty was not self-created.

The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required. I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. Given the lack of a loading zone, all loading that would normally occur in a loading zone is to occur inside the service center, as testified to by applicant.
4. As discussed and agreed to by applicant in the hearing, the curb cuts on Lexington from the driveways from the existing houses are to be closed off to prevent any traffic from the parking lot exiting directly onto Lexington Avenue.
5. As discussed and agreed to by applicant, all vehicle drop-offs are to be done across Sunrise Highway under the train tracks or by entering the western lot off of sunrise and unloading inside the western lot. No vehicle loading or unloading is to be done on Lexington Avenue or South Long Beach Avenue.
6. As discussed and agreed to by the applicant, any tow trucks bringing vehicles to the service center are to utilize South Long Beach Avenue only, not Lexington Avenue, and preferably the newly created parking lot on the eastern parcel.
7. As discussed and agreed to by the applicant, no test drives of vehicles are to be done on Lexington Avenue. This is already the policy of Porsche, however this is a condition for approval and must be enforced by Porsche.
8. As discussed and agreed to by the applicant, employee cars are to park on site in the parking lots. Parking must be available for employees to park in the lots. Applicant emphasized that the purpose of the parking expansion is to pull dealership related cars off the street. Therefore, employees should not be parking on the residential streets anymore.
9. As discussed and agreed to by the applicant, to address concerns about cars driving through the western lot from sunrise to south Long Beach, an interior gate/fence is to be installed to prevent a free flow of traffic through this parking lot.
10. The Board takes notice that the Nassau County Planning Commission has not yet issued a recommendation for this project. However, the Board reserves the right to re-open this hearing solely for the purpose to adopt the findings of the Nassau County Planning Commission and modify this resolution to comply with said determination if necessary. Thus, this approval is conditioned on the receipt of the Nassau County Planning Commission recommendation.

Second by: Charles Hawkins

The Clerk polled the Board:

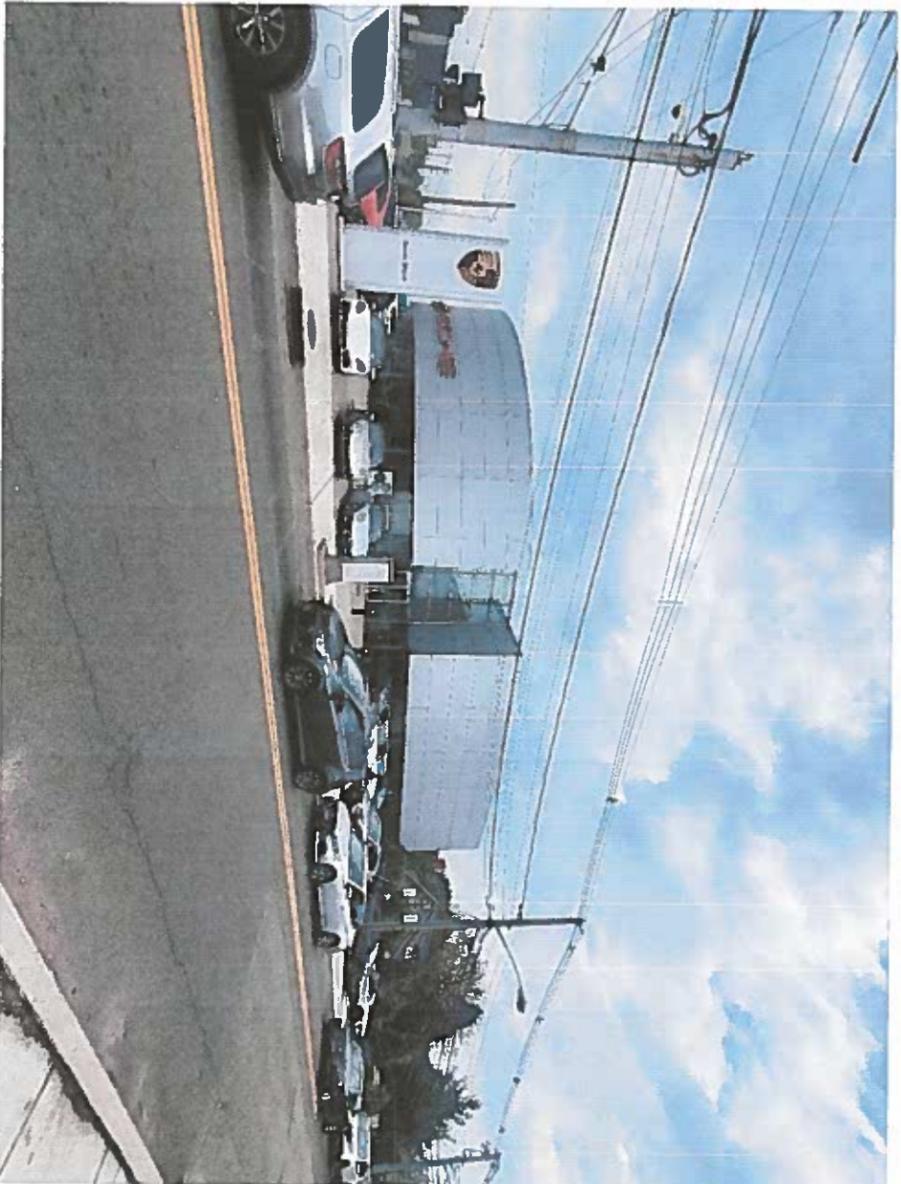
Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Alternate Scopelitti	Excused
Alternate Pinzon	Excused
Chairperson Rhoden	In Favor



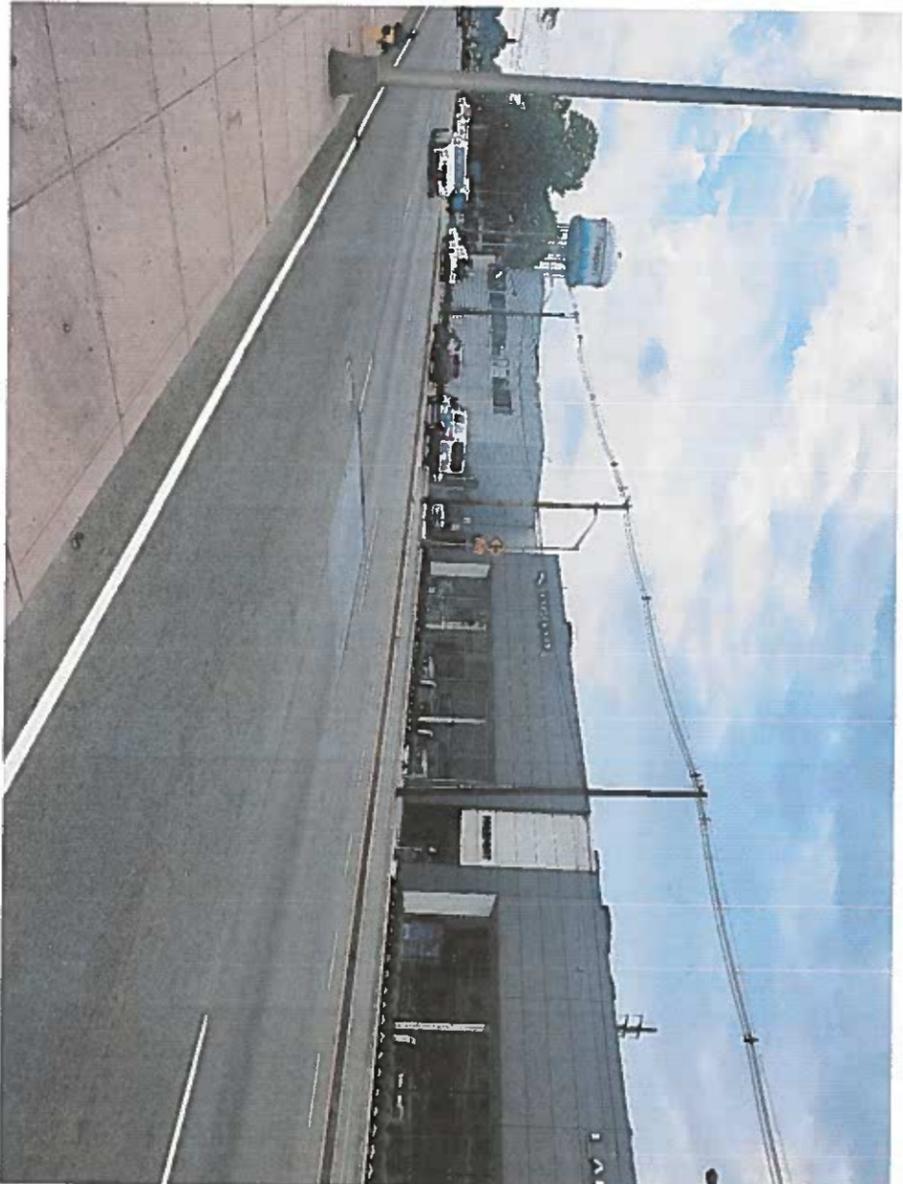
Front Along Sunrise



Front Along Long Beach



Across Street



Adjacent East



Application Date: _____
Fees Paid: _____

SP# 3568

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 199 West Sunrise Highway Freeport NY 11520 ZONING DISTRICT BUS B/RES A
SECTION 54 BLOCK 81 LOT 5,8,103,106 LOT SIZE: 44,229.9 SF/1.01 ACRES

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input checked="" type="checkbox"/> PROPERTY OWNER
Name: Michael Rant		Name: McGovern Automotive Group	
Address: 39 West Main Street Oyster Bay NY 11771		Address: 777 Washington Street Newton MA 02460	
Telephone #: 516-922-3031		Telephone #: 617-454-2905	

Attorney Name: Daniel J Baker Address: 90 Merrick Avenue, 9th Floor
(optional) Phone #: 516-296-7158 East Meadow NY 11554

Present Land Use: Commercial/Residential Proposed Land Use: Commercial

Description of Proposed Work: Proposed parking lot expansion with new curbing, drainage and landscaping.

I request a preliminary meeting: YES X NO

I request a waiver of the public hearing and hereby certify the following:

- A. The subject property is zoned Residence A or Residence AA.
- B. The proposed construction is not a new building or dwelling.
- C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

APPLICANT'S SIGNATURE [Signature] YES NO
Sworn to before me this 23 day of MAY 2022 DATE 5.23.22

Notary Public Laura Encarnacion
LAURA ENCARNACION
Notary Public, State of New York
Registration #01EN6369930
Qualified in Nassau County
Commission Expires Jan. 22, 2024

Property Owner's Consent: I, Dom Del Monaco Sr am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE [Signature] TARA DELUCA
Sworn to before me this 25 day of MAY 2022 No. 01DE6286291
Notary Public Tara Deluca Qualified in Kings County
Commission Expires 7/29/25

Notary Public Tara Deluca
Qualified in Kings County
Commission Expires 7/29/25

END VILLAGE CLERK'S OFFICE



INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 4, 2022
SITE PLAN LETTER

Matt McGovern
185 W. Sunrise Highway
Freeport, NY 11520

RE: 199 W. Sunrise Highway, Freeport, NY
Zoning District – Business B, Residence Apartment Sec. 54 Blk. 81 Lot. 5,8,103,106,9,10
Building Permit Application #20212351
Description – Expand existing parking lot and construct new 2000 sq. ft. shed.

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Seven Six Architecture, PLLC.

ZBA Approval Needed:
Yes: No

INC. VILLAGE OF FREEPORT NY
DEPARTMENT OF BUILDINGS
2021 JUN 22 10:07 AM

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: SOUTH SHORE PARCOTE		
Project Location (describe, and attach a location map): 199 SUNRISE HIGHWAY FREEPORT, N.Y. 11520		
Brief Description of Proposed Action: PROPOSED PARKING LOT EXPANSION AND STREETS SHED		
Name of Applicant or Sponsor: BOB BOK INDUSTRIES, INC.	Telephone: (516) 833-6942	
Address: P.O. Box 1037	E-Mail:	
City/PO: PLAQUEMINE	State: NY Zip Code: 11803	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO	YES
	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
	X	
3.a. Total acreage of the site of the proposed action?	1.01 acres	
b. Total acreage to be physically disturbed?	0.31 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Residential (suburban)		
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____		
<input type="checkbox"/> Parkland		

	NO	YES	N/A
5.1 Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		<input checked="" type="checkbox"/>	YES
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a Federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		<input checked="" type="checkbox"/>	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	YES
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>DRY WELLS PROVIDED</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		<input checked="" type="checkbox"/>	YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	<input checked="" type="checkbox"/>	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	<input checked="" type="checkbox"/>	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	<input checked="" type="checkbox"/>	NO	YES

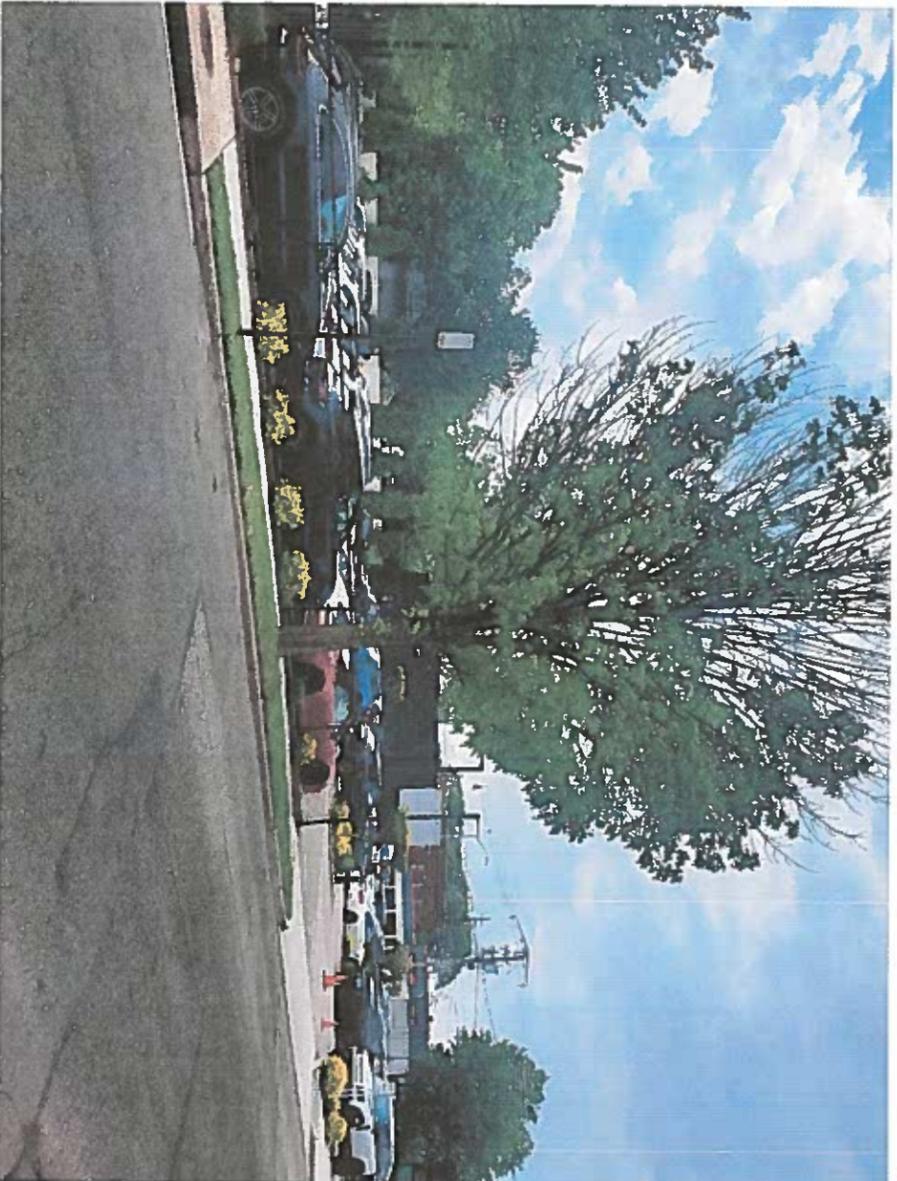
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: BERNICK BELVEDERO Date: 3/21/21
 Signature: *Adel Harvey*

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	

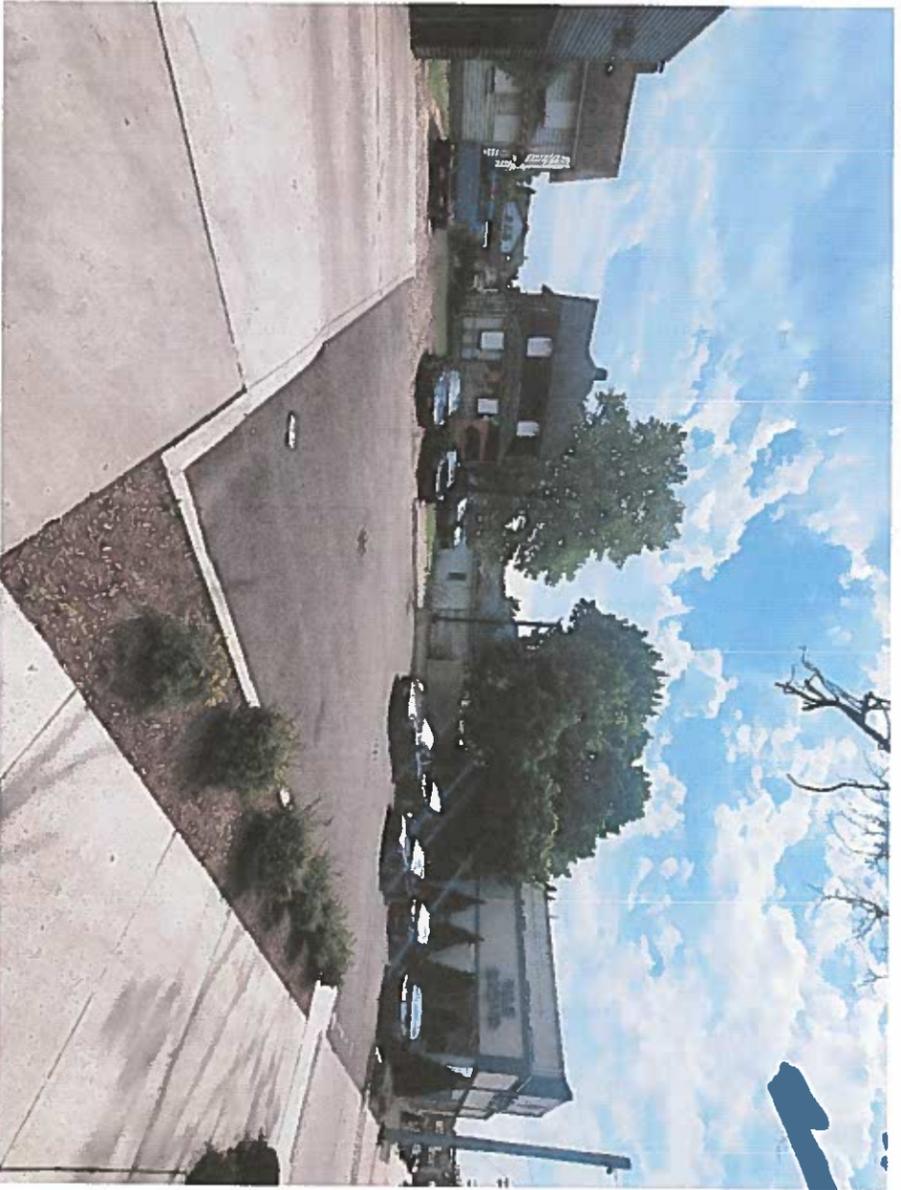
Front Along Long Beach



Front Along Sunrise



Front/West Area



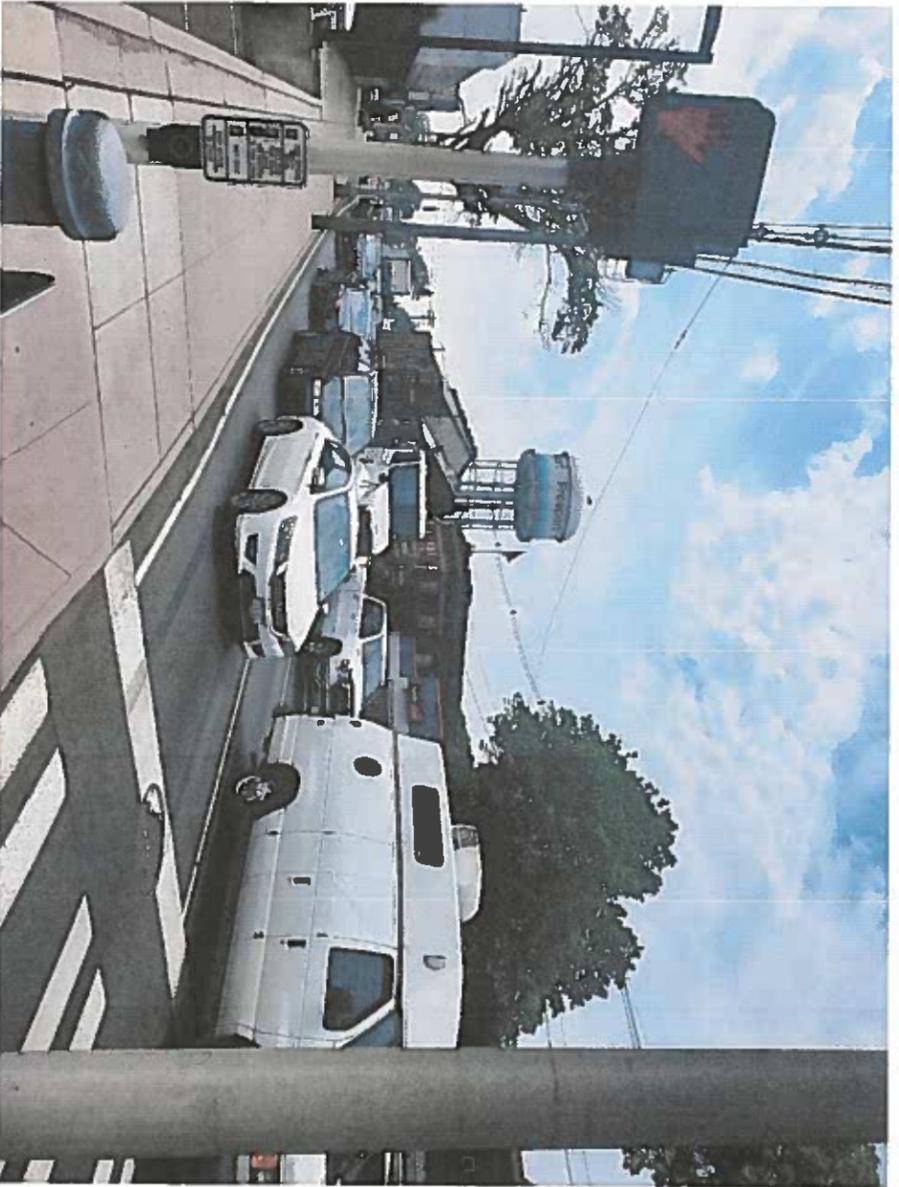
Front Along Lexington

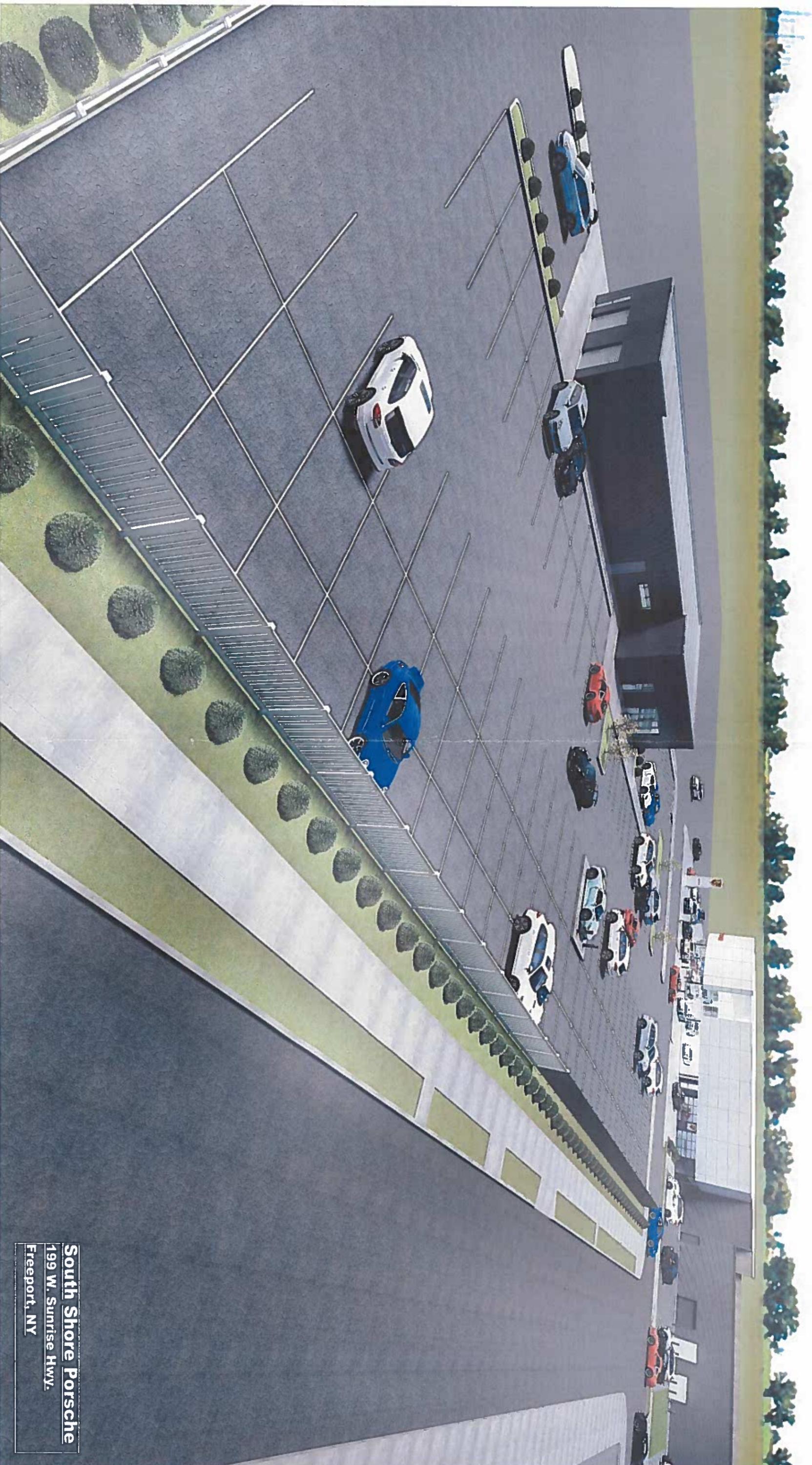


Across Street Lexington



Across Street Sunrise





South Shore Porsche
199 W. Sunrise Hwy.
Freeport, NY

Application Date: 4/27/22
Fees Paid: _____

SP# 3569

**INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD**

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: <u>370 MARYLAND AVE.</u>	ZONING DISTRICT <u>Residential AA</u>
SECTION <u>36</u> BLOCK <u>K-1</u> LOT <u>44</u>	LOT SIZE: <u>AA-11,400SF</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Zenon Kritikos</u>	Name: <u>DEVEEN DAVIS</u>
Address: <u>255 Arcadia Ave Uniondale NY 11553</u>	Address: <u>370 MARYLAND AVE FREEPORT, NY</u>
Telephone #: <u>917-709-6710</u>	Telephone #: <u>609-442-5537</u>

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: 1 FAM RES Proposed Land Use: 1 FAM RES

Description of Proposed Work: Proposed open Porch, Proposed
cellar entrance

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.

B. The proposed construction is not a new building or dwelling.

C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

YES NO

[Signature]
APPLICANT'S SIGNATURE

MARINA V. MORENO DATE

Sworn to before me this 25
day of March, 2022

NOTARY PUBLIC-STATE OF NEW YORK

No 02MO6246605

Qualified in Nassau County

My Commission Expires August 15, 2023

Notary Public

Property Owner's Consent:
I, DEVEEN DAVIS am (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature]
PROPERTY OWNER'S SIGNATURE

3-25-22
DATE

Sworn to before me this 25
day of March, 2022

MARINA V. MORENO
NOTARY PUBLIC-STATE OF NEW YORK

No 02MO6246605

Qualified in Nassau County

My Commission Expires August 15, 2023

Notary Public

RECEIVED
2022 JUN 27 P 4:00
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

June 27, 2022
AMENDED SITE PLAN LETTER

Deveen Davis
370 Maryland Avenue
Freeport, NY 11520

RE: 370 Maryland Avenue, Freeport, NY
Zoning District – Residence AA Sec. 36 Blk. K-1 Lot 44
Building Permit Application #20222671
Description- Construct a portico and exterior basement stairs

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jeff Gallo, Building Inspector
/al
Encl.

c: Village Clerk
Father & Sons Contracting Corp.
Steven J. Treubert, P.E.

ZBA Approval Needed: Yes ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

— The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. 20222671

Location: 370 Maryland Avenue, Freeport, NY

Applicant: Deveen Davis

Description: Construct a portico and exterior basement stairs

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

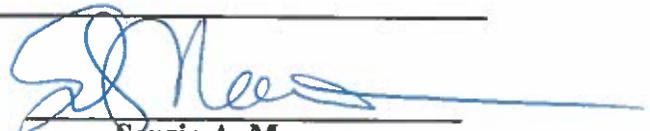
REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

Dated: June 27, 2022



Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

MAR 10 2022

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Portico + Exterior Basement Stairs			
Project Location (describe, and attach a location map): 370 Maryland Ave			
Brief Description of Proposed Action: Proposed Portico + Basement Stairs			
Name of Applicant or Sponsor: Zenon Kritikos		Telephone: 917-709-6710	
		E-Mail:	
Address: 255 Arcadia Ave			
City/PO: Uniondale, NY		State: NY	Zip Code: 11553
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES ✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES ✓
3.a. Total acreage of the site of the proposed action?		<u>.26</u> acres	
b. Total acreage to be physically disturbed?		<u>.0011</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.26</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
			✓
b. Consistent with the adopted comprehensive plan?			✓
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	✓		✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
	✓		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
	✓		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	✓		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	✓		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			✓
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	✓		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____			<input type="checkbox"/> NO <input type="checkbox"/> YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>DEWEEN DAVIS</u>	Date: <u>11 MAR 2022</u>	
Signature: _____		

MAR 10 2022

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	✓ ✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

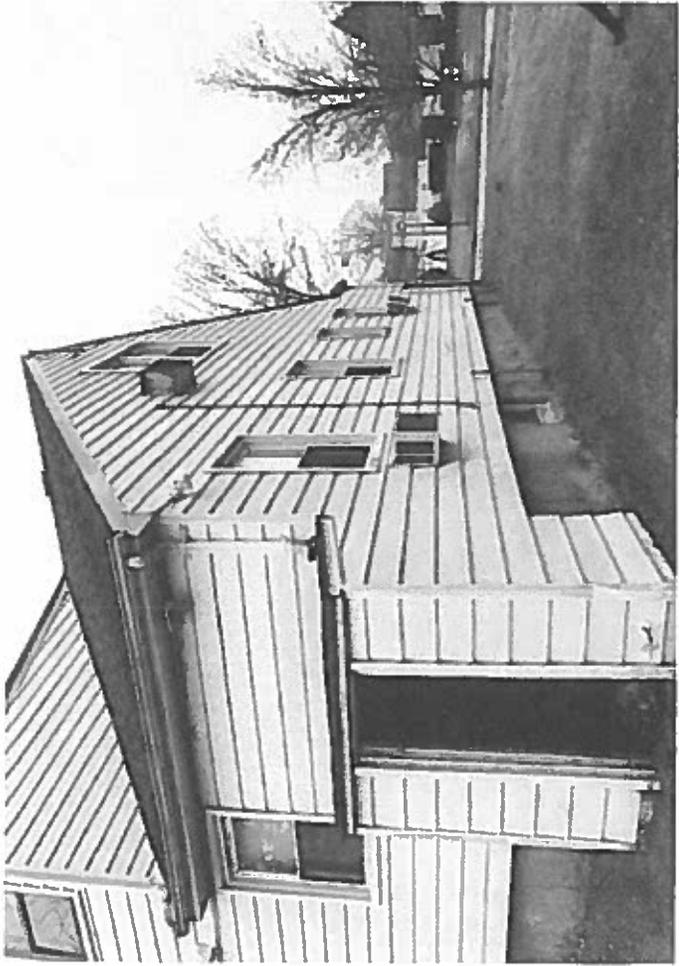
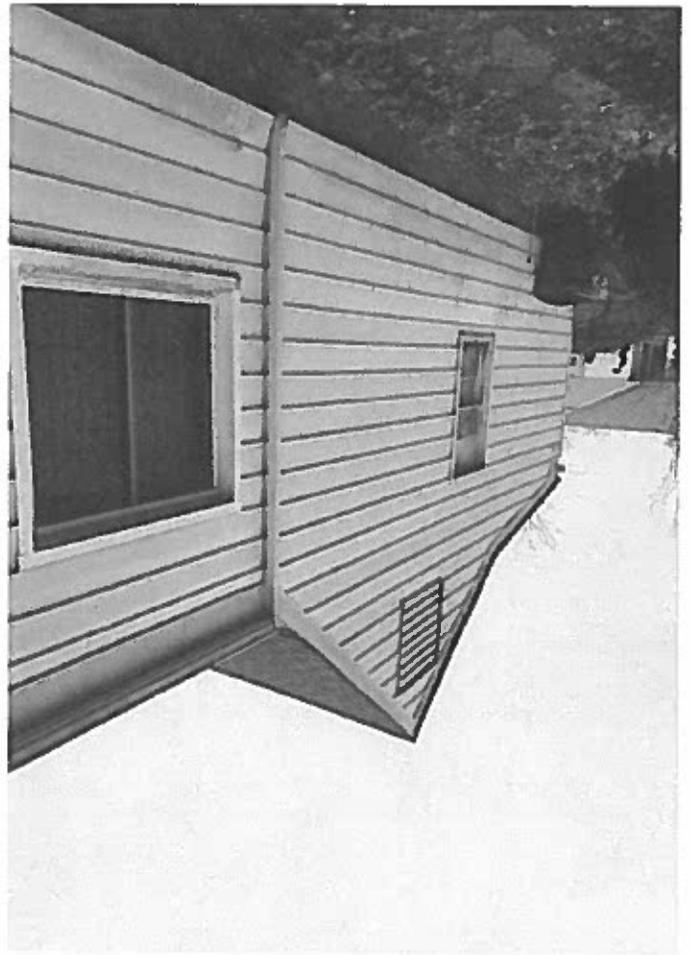
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

MAR 10 2022

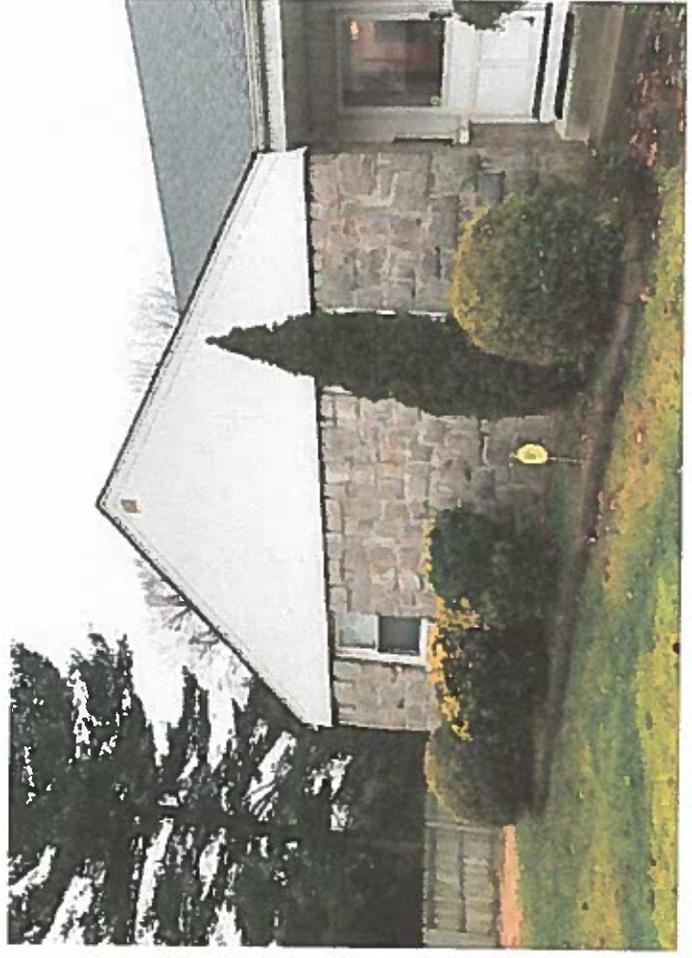
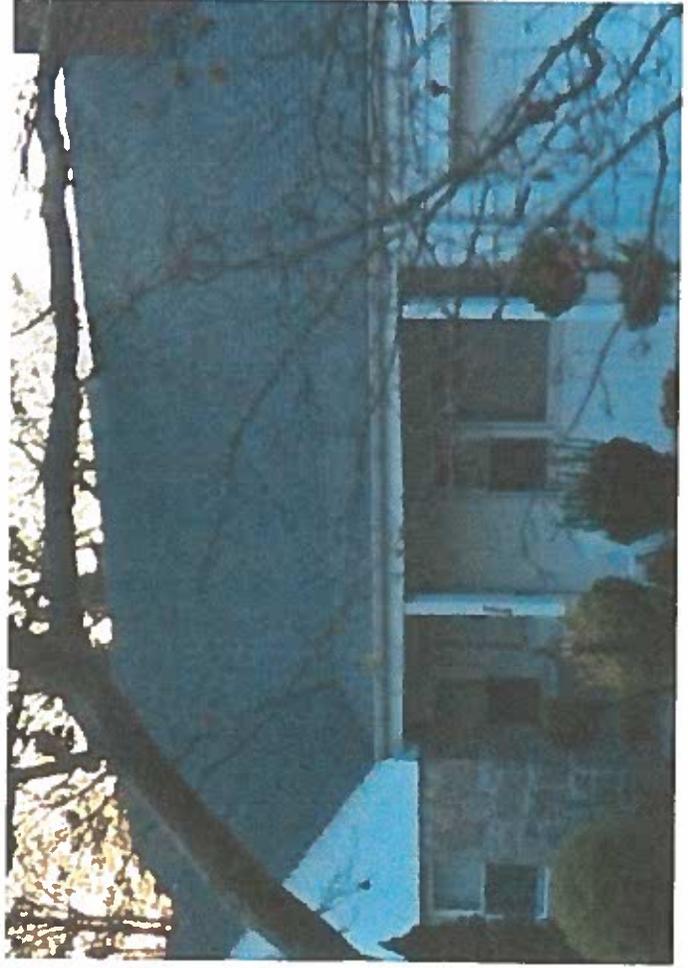
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

200014
3/20/14
SUNNY HILLS AVENUE, 512 MARLBOROUGH AVENUE
LAWSONI WARDEN



200014
3/20/14

20100910001 - DAVIS, 510 MARLBOROUGH AVENUE



3/20/22

PARUS NEXT TO :

DAVIS, 370 MARYLAND AVENUE



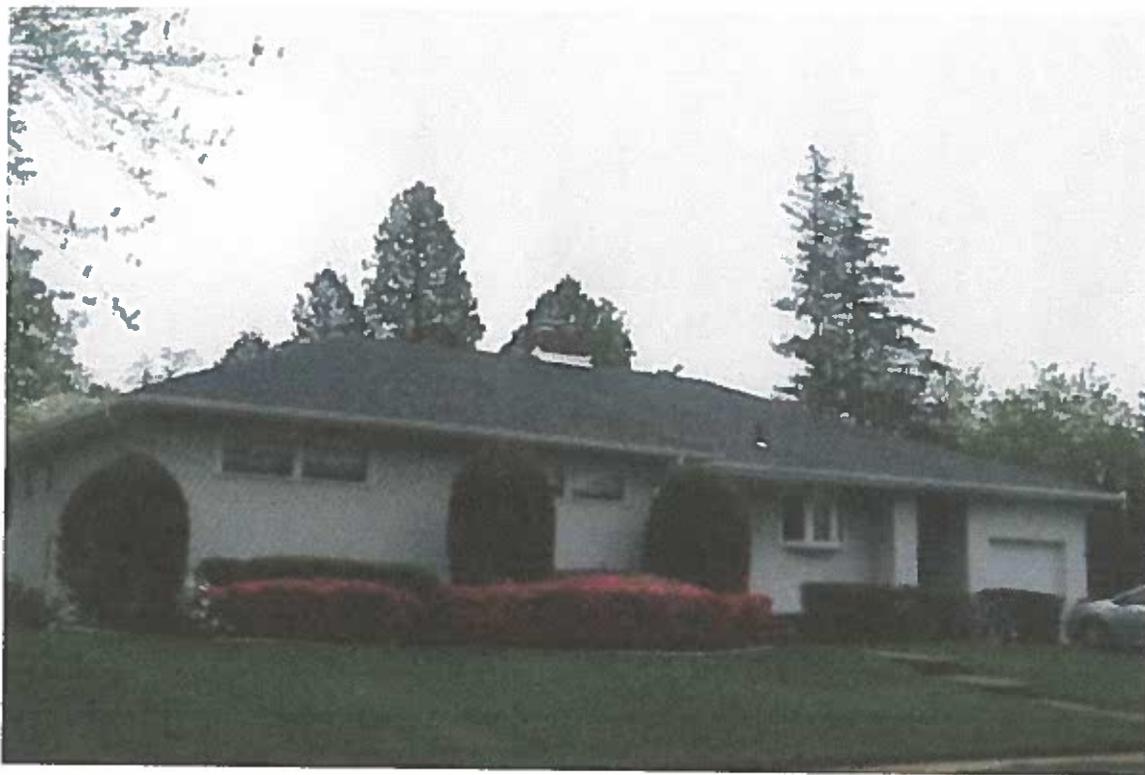
432 MARYLAND AVENUE



362 MARYLAND AVENUE

3/2022

PARKS DIRECTLY ACROSS STREET FROM:
DAVIS, 2570 MARYLAND AVE



361 MARYLAND AVENUE,



353 MARYLAND AVENUE

3/20/22



California Gold Ledger Panels

California Gold ledger panel Outdoor. #msisurfaces

HOMEIMPARKETING // INSTAGRAM // 21 MAY 2020



ULTRA™

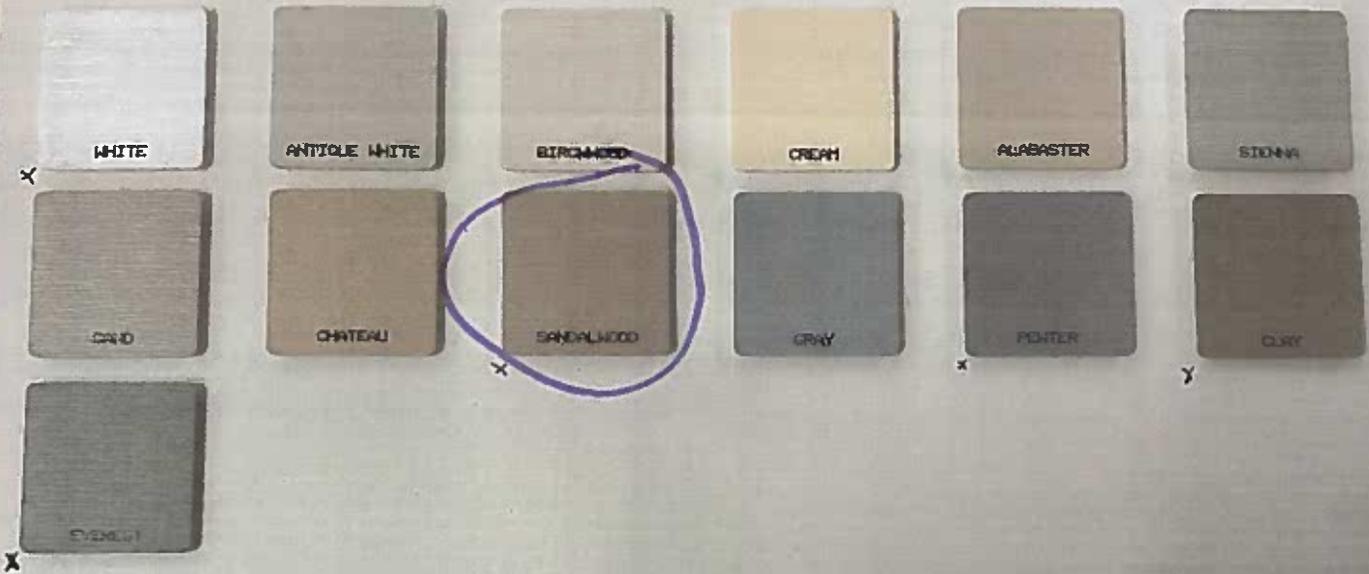
ULTRA™ POLYMER SIDING

Double 4"/Double 4" Dutch Lap

- Super Polymer Formulation
- Weather Barrier Shield & Tri-Pigment Reflective Technology
- Soft Mill Grain Impression
- Windload Tested to 180 mph
- Lifetime Limited Warranty



Lifestyle Collection

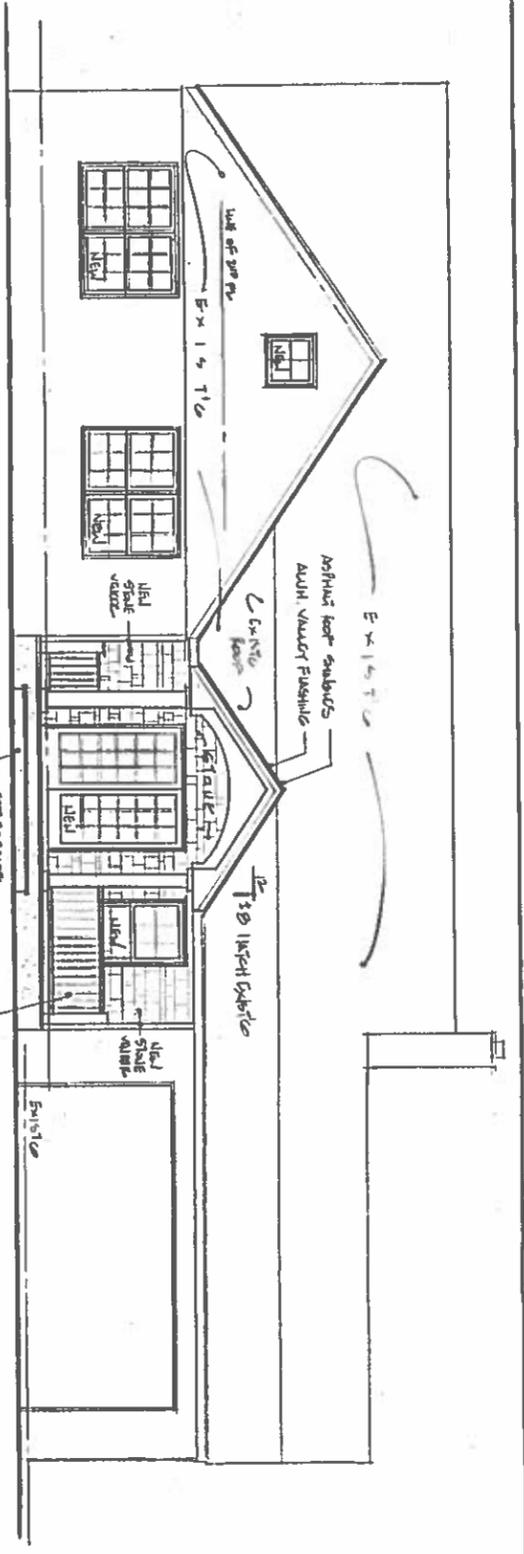




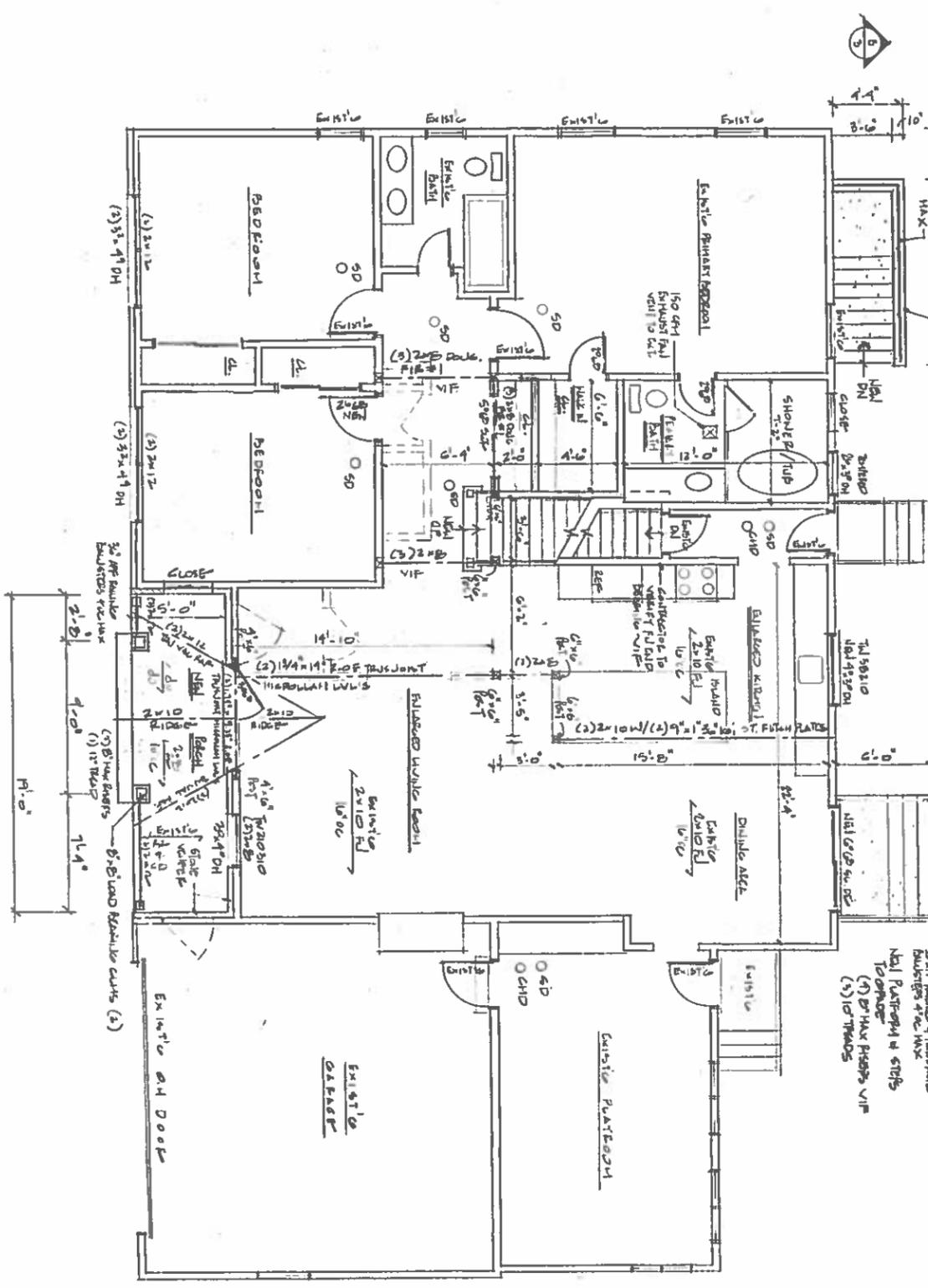


370 Maryland Ave Freeport NY 11520

- Double front door color is navy blue
- Window color are dark brown
- Molding around window are dark brown
- Trims around portico are dark brown
- Railings are white PVC
- Stone veneer in the front is California Gold
- Siding color is Sandalwood



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT FLOOR CALCULATIONS

KITCHEN, DINING AREA & LIVING ROOM: 670.55 sq ft

LIVING ROOM: 55.24 sq feet ✓

AREA: 47.6 sq feet

- Terrace: 8.08 sq feet
- Living Room: 4.51 sq feet
- Dining Room: 7.05 sq feet
- Kitchen: 4.17 sq feet
- Shower: 35.00 sq feet
- Bath: 16.11 sq feet
- 1st Floor: 22.00 sq feet
- 2nd Floor: 30.00 sq feet

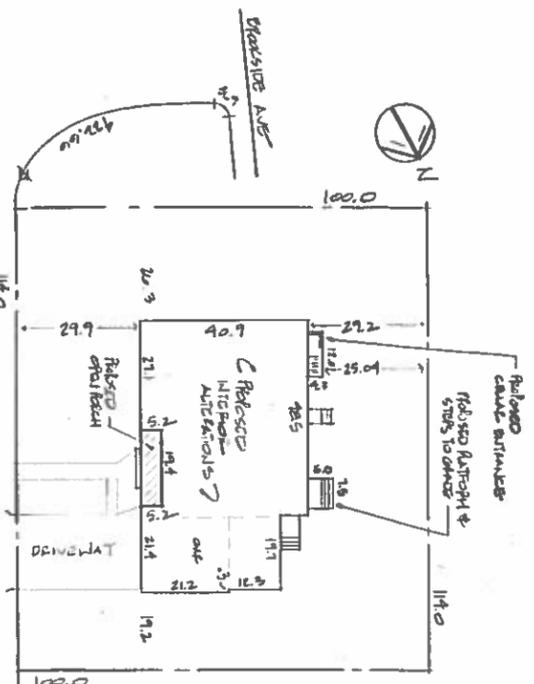
Total: 59.57 sq units ✓
54.79 sq feet ✓

NOTE: CONTRACTOR TO NOTIFY
ENGINEER IMMEDIATELY OF ANY
DISCREPANCIES IN EXISTING
DIMENSIONS FROM THE PROVISION
OF SIZE AFTER DETAIL
REVISION.

ZONING CALCULATIONS

Item	Value	Code
FRONT YARD	20' MIN	R-1 (1.4)
REAR YARD	20' MIN	30.0' (5.2)
SIDE YARDS	10' MIN / 20.5' SIDE	R-2 (1.4) / 15.5' SIDE

LOT SIZE: 11,400 sq ft ZONE: R-2A



PLOT PLAN
SCALE: 1" = 20'-0"

LEGEND

The Engineer has not been involved in the preparation or determination of the work, and the responsibility is placed on the contractor for the work.

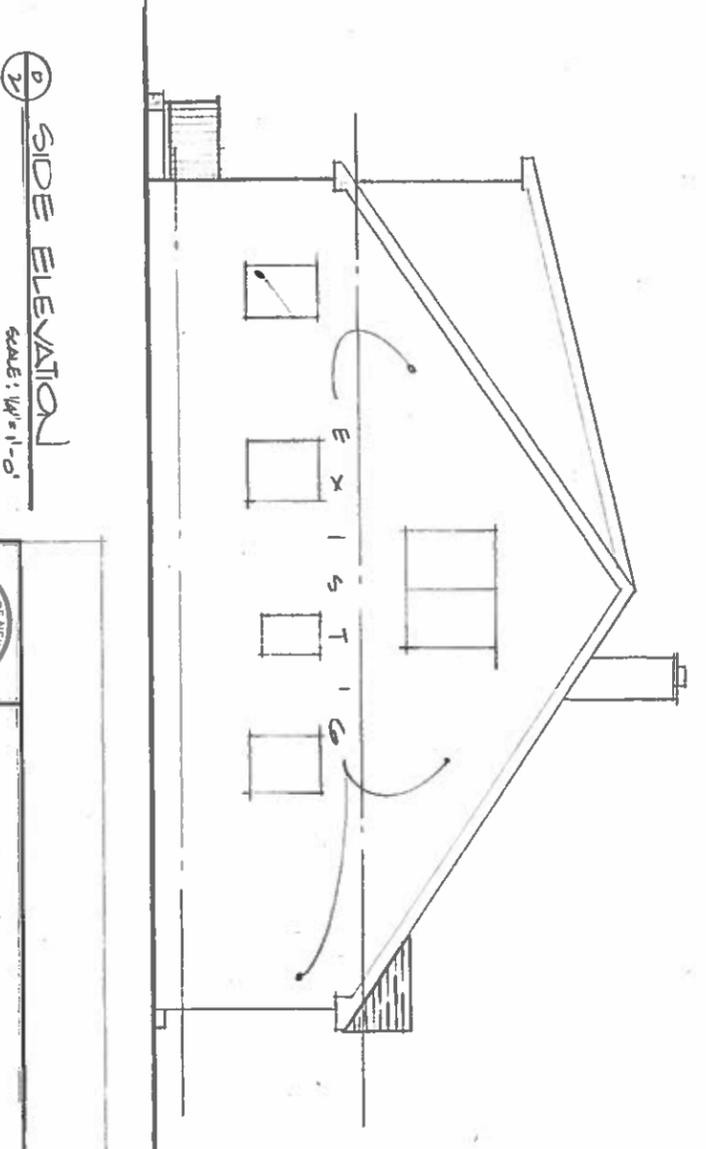
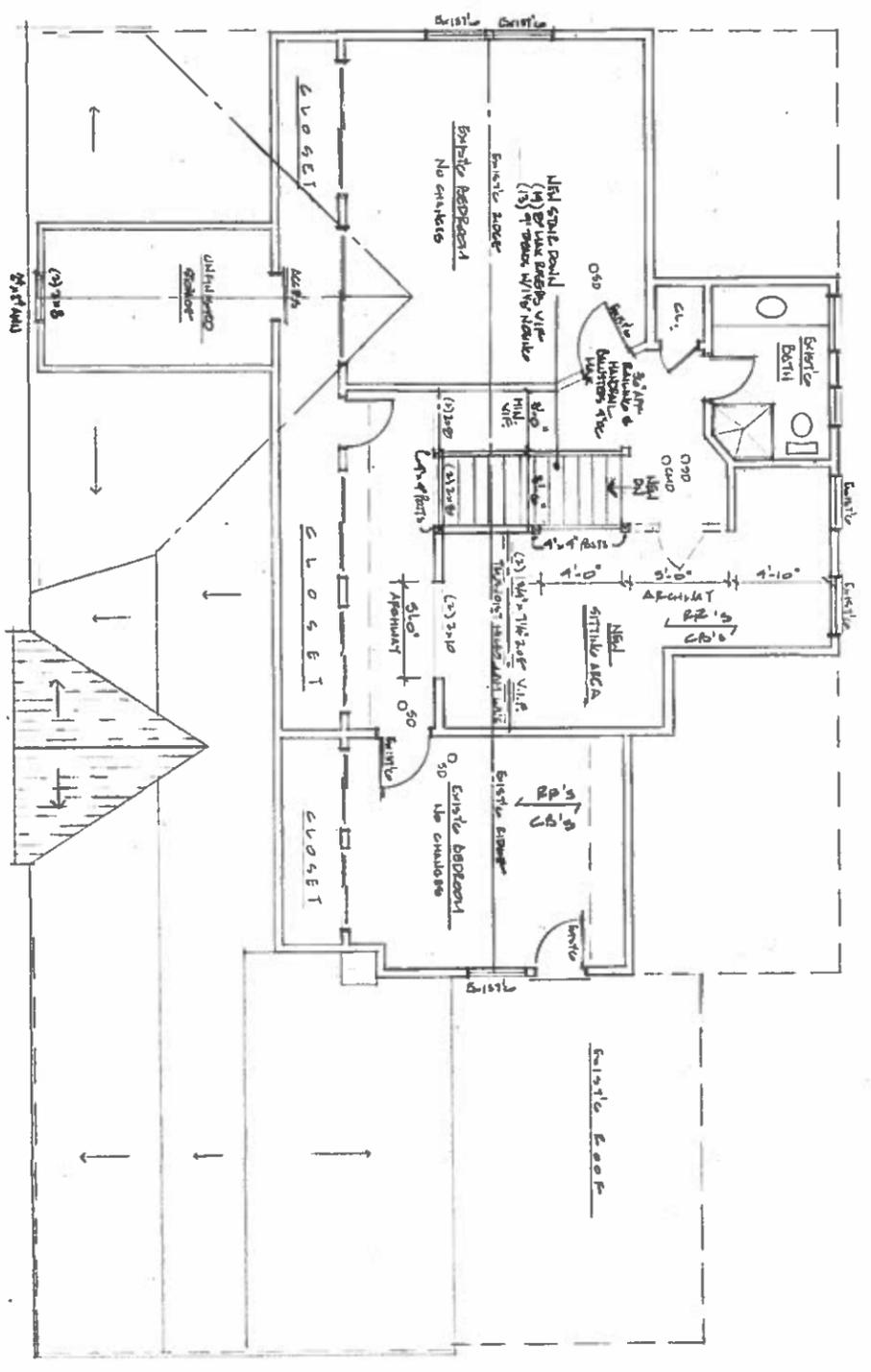
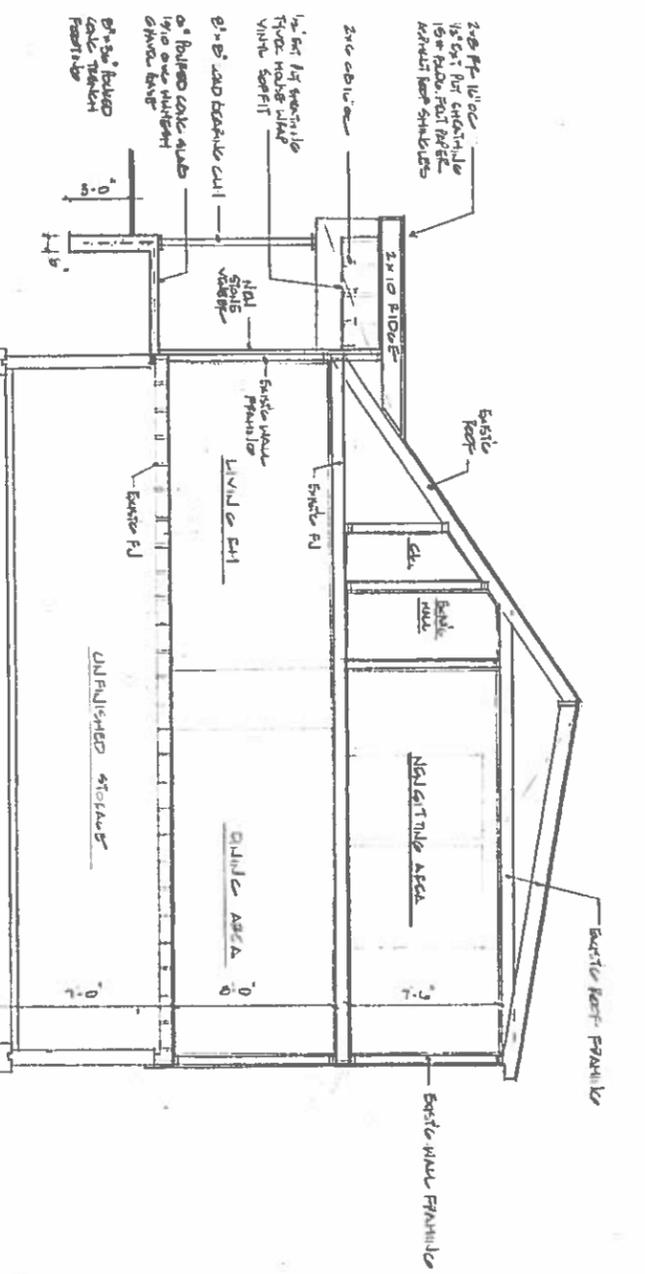
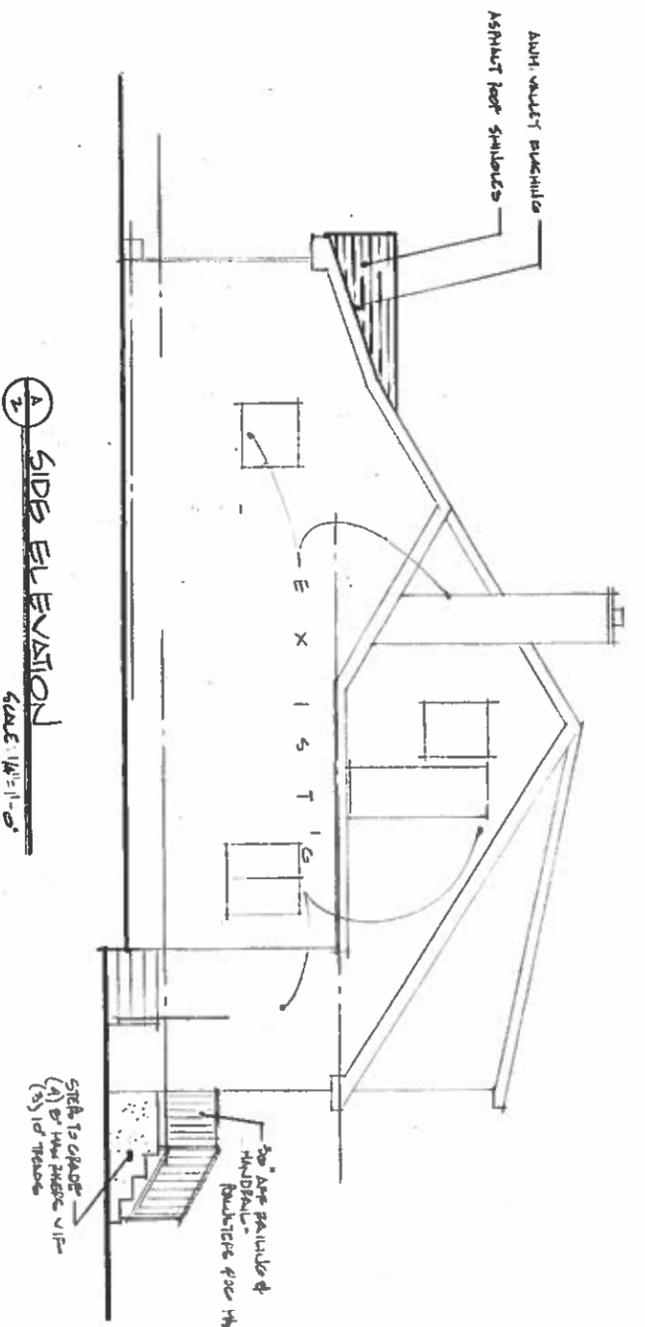
The contractor shall verify the accuracy of all dimensions and locations shown on these drawings and shall notify the Engineer immediately in writing of any discrepancies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. It is the contractor's responsibility to obtain the necessary permits and approvals from the appropriate authorities. It is the contractor's responsibility to obtain the necessary permits and approvals from the appropriate authorities.



ADDITION TO THE
DAVIS RESIDENCE
370 MARYLAND AVENUE
PREFECT, NEW YORK 11520

DATE: 11/20/22
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]

STEVEN J. TREUBERT, P.E.
13



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 SECTION 'B-2'
SCALE: 1/4" = 1'-0"

	DATE: 1/2022 DRAWN BY: PAB	ADDITION TO THE DAVIS RESIDENCE 370 HARTLAND AVENUE FREDERICK, NEW YORK 11720	STEVEN J. TREUBERT, PE CONSULTING ENGINEER 450 ST. GEORGE AVE., ALBANY, NY 12203, (518) 263-1950	2/3
	STATE OF NEW YORK PROFESSIONAL ENGINEER			

Application Date: 6/29/22
Fees Paid: _____

SP# 3570

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 1 SOUTH BROOKSIDE AVENUE ZONING DISTRICT RES. "A"
SECTION 54 BLOCK 76 LOT 30 LOT SIZE: 80X104 (7,884 S.F.)

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>MIGUEL RAMIREZ</u>	Name: <u>ANA DUTAN</u>
Address: <u>33 LAMONT PLACE</u> <u>WEST BABYLON, N.Y. 11704</u>	Address: <u>1 SOUTH BROOKSIDE AVE</u> <u>FREEPORT, N.Y. 11520</u>
Telephone #: <u>(631) 704-6401</u>	Telephone #: <u>(516) 704-6392</u>

Attorney Name: N/A Address: _____
(optional) Phone #: _____

Present Land Use: 1-FAMILY RESIDENCE Proposed Land Use: 1-FAMILY RESIDENCE

Description of Proposed Work: MAINTAIN EXISTING (1,076 S.F.) FINISHED
CELLAR WITH BATHROOM AND (2) CELLAR EGRESS WINDOWS

I request a preliminary meeting: NO YES NO NR

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied. YES NO NR

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JUN 29 P 4:34
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 29
day of JUNE, 20 22
[Signature]
Notary Public

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01BA8358378
COMM. EXP. 05-30-2025

JUNE 24 OF 2022
DATE

Property Owner's Consent: I, ANA DUTAN am (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 24
day of JUNE, 20 22
[Signature]
Notary Public

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01BA8358378
COMM. EXP. 05-30-2025

06-04-2022
DATE

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <u>YES</u> NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	Approved _____ Denied _____ Date: _____
Planning Board Signature: _____	Date: _____

SUBMISSION CHECKLIST

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Title of drawing, including name and address of applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. North point, scale, and date.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Boundaries of the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Location of outdoor storage and description of materials to be stored.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Location and description of all proposed waterfront public access/recreation provisions.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Description of sewage disposal and water supply systems and locations of such facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	n. Location, design and size of all signs and lighting facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	p. Building orientation and site design for energy efficiency and visual quality.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	u. Estimated project construction schedule.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	v. Record of application for approval status of all necessary permits from federal, state and county officials.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w. Identification of any federal, state or county permits required for project execution.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 3, 2022
SITE PLAN LETTER

Ana Dutan
1 S. Brookside Avenue
Freeport, NY 11520

RE: 1 S. Brookside Avenue, Freeport, NY
Zoning District - Residence A Sec. 54 Blk. 76 Lot. 30
Building Permit Application #20201921
Description- Maintain two (2) cellar egress windows

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Francisco Perez, P.E.

ZBA Approval Needed:
Yes: No

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

— The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. 20201921

Location: 1 S. Brookside Avenue, Freeport, NY

Description: Maintain two (2) cellar egress windows

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

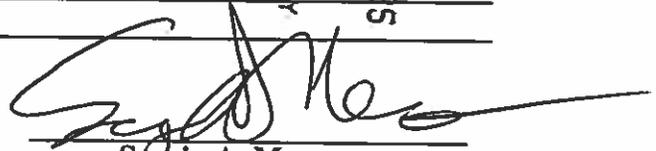
REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

Dated: May 3, 2022


Sergio A. Mauras
Superintendent of Buildings

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

2020/1921

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Maintain Existing (1,081 s.f.), Finished Cellar with 3-Pc. Bathroom to existing 2-Story 1-FAMILY RESIDENCE.			
Project Location (describe, and attach a location map): No. 1 on East side of South Brookside Avenue and North side of Central Avenue in the Inc. Village of Freeport, N.Y. 11520.			
Brief Description of Proposed Action: Maintain Existing (1,081 s.f.), Finished Cellar with 3-Pc. Bathroom to existing 2-Story 1-Family Residence			
Name of Applicant or Sponsor: Ana Dutan		Telephone: (516)707-6392	
		E-Mail:	
Address: 1 South Brookside Avenue			
City/PO: Freeport		State: New York	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		CLERK'S OFFICE VILLAGE OF FREEPORT, NY	RECEIVED
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			RECEIVED
3.a. Total acreage of the site of the proposed action?		<u>0.21</u>	acres
b. Total acreage to be physically disturbed?		<u>0.21</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.21</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Ana Dutan</u>	Date: <u>September 30/2020</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

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 VILLAGE OF FREDRICK, NY

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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 VILLAGE OF FREEPORT
 NY

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

FRANCISCO PEREZ P.E.
 1503 91ST. STREET
 NORTH BERGEN, NEW JERSEY 07047
 PHONE: (201) 758-2882
 E-MAIL: fperezq1@optonline.com



CONSULTANT

MAR
DRAFTING
 RESIDENTIAL DESIGN COMMERCIAL
 33 LANOIT PLACE
 WEST BARDON, N.Y. 11704
 OFF: (631) 920-2445
 DEL: (631) 704-6601
 E-MAIL: MARDRAFTING@GMAIL.COM

REVISIONS

NO.	DESCRIPTION
1	REVISED AS PER VILLAGE OF FREEPORT COMMENTS ON DEC. 2021
2	REVISED AS PER VILLAGE OF FREEPORT COMMENTS ON FEB. 2022

OWNER/ARCHITECT: **ANA DUTAN**

Address: 1 South Brookside Avenue
 Freeport, New York 11520
 PHONE: (516) 707-6592
 Emergency contact:
 Miguel Ramirez
 Phone: (631) 704-6601
 Email: mardrafting@gmail.com

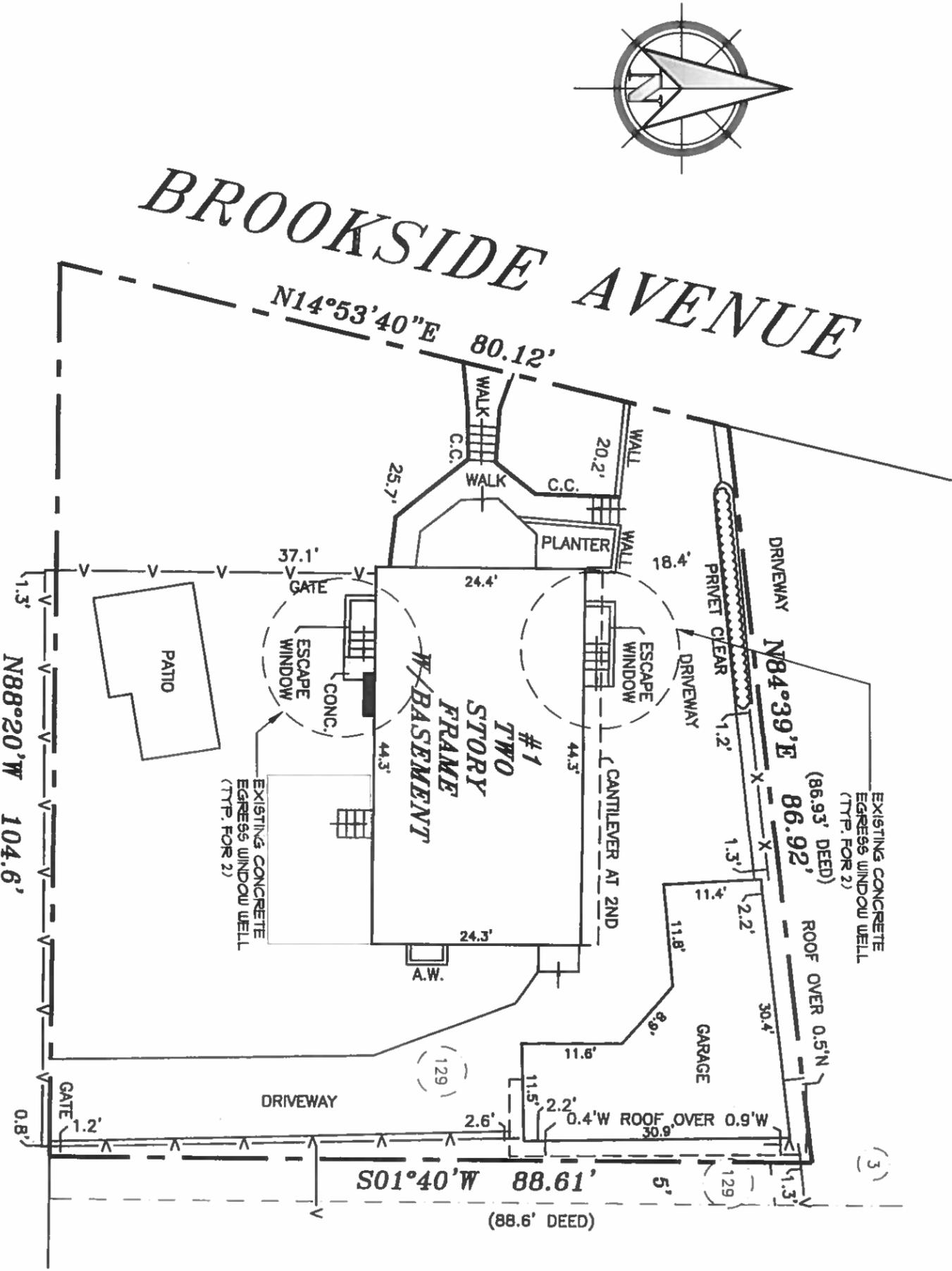
PROJECT TITLE
 MAINTAIN EXIST. FINISHED
 CELLAR TO 1-FAMILY
 RESIDENCE

1 SOUTH BROOKSIDE AVENUE
 FREEPORT, NEW YORK 11520
 SBL: 64 78 30

EXISTING SITE PLAN

DRAWN BY: MIGUEL RAMIREZ
CHECKED BY: **SP-1**
DATE: 10/20/20
SCALE: 1" = 15' FT.

**CENTRAL AVENUE
 CENTRE ST./R.R. AVE.**



NOTE: SITE PLAN INFORMATION TAKEN FROM
 BARRY M. FAHRELL LAND SURVEYOR
 206 CHURCH STREET, FREEPORT
 N.Y. 11520

FRANCISCO PEREZ P.E.
 1503 91ST STREET
 NORTH BERGEN, N.J. 07047
 PHONE: (201) 758-3882
 E-MAIL: fperez@optonline.com



CONSULTANT

MAR
DRAFTING
 RESIDENTIAL COMMERCIAL
 DESIGN

33 LAMONT PLACE
 WEST BAVELON, N.J. 07004
 DR: (908) 920-2445
 FR: (908) 920-2445
 E-MAIL: MARDRAFTING@GMAIL.COM

REVISIONS

NO.	DESCRIPTION
1	REVISED AS PER VILLAGE OF FREEPORT COMMENTS ON DEC. 2021

RECEIVED
 2022 JUN 29
 2022 JUN 29
 VILLAGE OF FREEPORT
 CLERK OF TOWNSHIP

APPLICATION NO. 2022-0001
 OWNER: **APPLICANTS**
 Ana Duran
 Address: 25 South Bogkaside Avenue
 Freeport, New York, 11520.
 PHONE: (516)707-0992
 Emergency contact:
 Miguel Ramirez
 Phone: (631)704-6601
 Email: mardrafting@gmail.com

PROJECT TITLE
 MAINTAIN EXIST. FINISHED
 CELLAR TO 1-FAMILY
 RESIDENCE

1 SOUTH BROOKSIDE AVENUE
 FREEPORT, NEW YORK 11520
 SBL: 64 78 30

EXISTING EXTERIOR
 ELEVATIONS WITH EXIST.
 EGRESS WINDOW WELL
 TO BE MAINTAINED

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. A-1
CHECKED BY:	PROJECT NO. 202014
DATE 0/2/2022	SCALE 2/2
SCALE AS SHOWN	2

EXISTING FRONT (WEST) ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING RIGHT (SOUTH) SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING LEFT (NORTH) SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING REAR (EAST) ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING 8' CONC. BLOCK
 EGRESS WINDOW WITH
 48" HT. CASSETTE FROM
 BUSINESS COMPLIANCE WITH
 3 FT. REGR. PVC SUBSTRATE
 (MFR. FOR S.I.)

EXISTING 8' CONC. BLOCK
 EGRESS WINDOW WITH
 48" HT. CASSETTE FROM
 BUSINESS COMPLIANCE WITH
 3 FT. REGR. PVC SUBSTRATE
 (MFR. FOR S.I.)

SUBJECT PROPERTY EXISTING PICTURES

1 SOUTH BROOKSIDE AVENUE, FREEPORT, NEW YORK 11520

SBL: 54 76 30



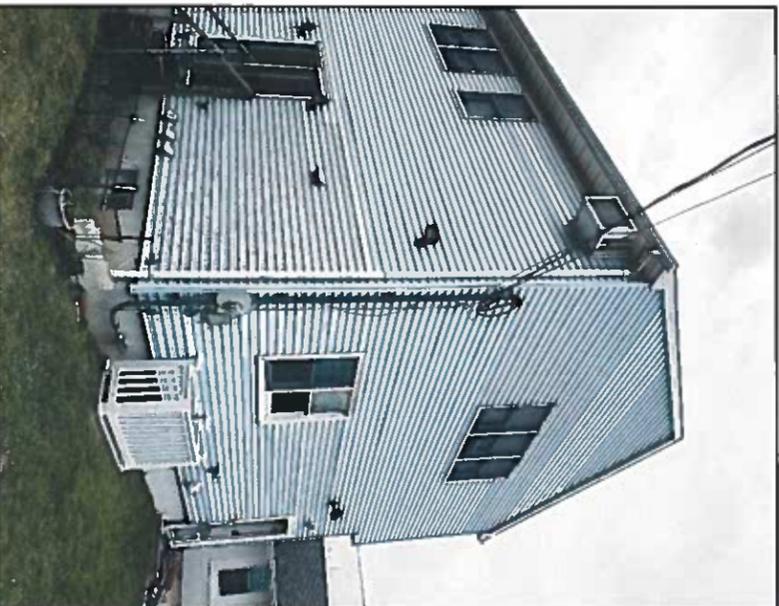
1.- FRONT FACADE



2.- RIGHT SIDE ELEVATION



3.- LEFT SIDE ELEVATION



4.- REAR ELEVATION



5.- RIGHT SIDE ELEVATION WIND LEFT



6.- RIGHT SIDE (WINDOWLESS WINDOW) LEFT



7.- RIGHT SIDE WINDOWLESS WINDOW LEFT

NEIGHBORS PROPERTY PICTURES

1 SOUTH BROOKSIDE AVENUE, FREEPORT, NEW YORK 11520

SBL: 54 76 30



425 WEST SUNRISE HIGHWAY

1 SOUTH BROOKSIDE AVENUE

130 CENTRE AVENUE



151 CENTRE AVENUE

133 CENTRE AVENUE

129 CENTRE AVENUE

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Application Date: _____
Fees Paid: _____

SP# 3571

**INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD**

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 382 Wallace ST ZONING DISTRICT Residence A-A
SECTION S5 BLOCK 398 LOT 344 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: _____	Name: <u>Kambi Shamba Dumisani</u>
Address: _____	Address: <u>382 Wallace Street Freeport, NY 11520</u>
Telephone #: _____	Telephone #: <u>917-935-9050</u>

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain raised roof line of existing garage and convert to recreation space

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.
 YES NO

APPLICANT'S SIGNATURE DATE
Sworn to before me this _____
day of _____, 20____.

Notary Public

Property Owner's Consent:
I, _____ am (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature]
PROPERTY OWNER'S SIGNATURE

June 29, 2022
DATE

Sworn to before me this 29
day of June, 2022.

TANICIA SHANELL DANIELS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02DA6408487
Qualified in Nassau County
My Commission Expires 08-31-2024

[Signature]
Notary Public

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
Planning Board Signature: _____	Date: _____



INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 6, 2022
SITE PLAN LETTER

Kambi-Shamba Dumisani
382 Wallace Street
Freeport, NY 11520

RE: 382 Wallace Street, Freeport, NY
Zoning District - Residence AA Sec. 55 Blk. 398 Lot. 344
Building Permit Application #20222675
Description- Maintain raised roof line of existing garage and convert to recreation space

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd
Encl.

c: Village Clerk
Field Associates, P.C.

ZBA Approval Needed:

Yes: _____ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.

— The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project :

Building Permit App. 20222675

Applicant : Kambi-Shamba Dumisani

Location: 382 Wallace Street, Freeport, NY

Description: Maintain raised roof line of existing garage and convert to recreation space

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

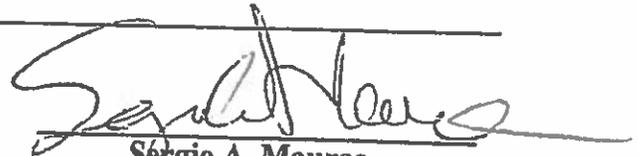
REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

Dated: May 6, 2022


Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

20222678

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: KAMBI-SHAMBA DUMISANI GARAGE CONVERSION TO GYM			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: MAINTAIN CONVERSION OF GARAGE TO HOME GYM, WITH HEIGHT ALTERATION.			
Name of Applicant or Sponsor: KAMBI-SHAMBA DUMISANI		Telephone: 917-985 0950	
Address: 382 WALLACE STREET		E-Mail: dumisanisa@gmail.com	
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
3.a. Total acreage of the site of the proposed action?		0.14	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.14	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	✓		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	✓		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	✓		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	✓		
	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	✓		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>KAMRI SHAMBA NUNISANI</u>		Date: _____
Signature: <u>[Handwritten Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

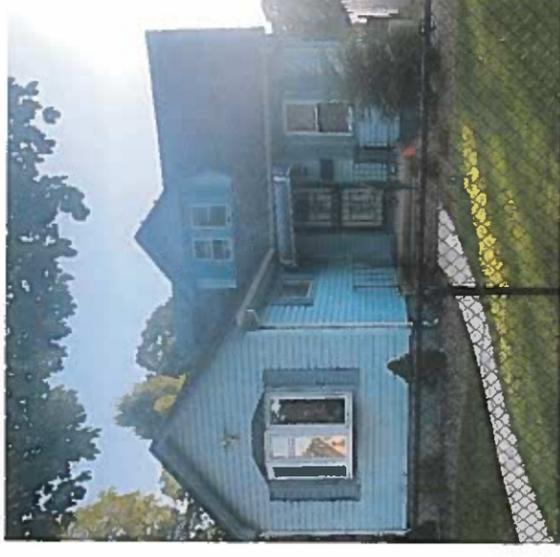
PHOTOS NEIGHBORING PROPERTIES



Property across the street from 382 wallace



Property to left



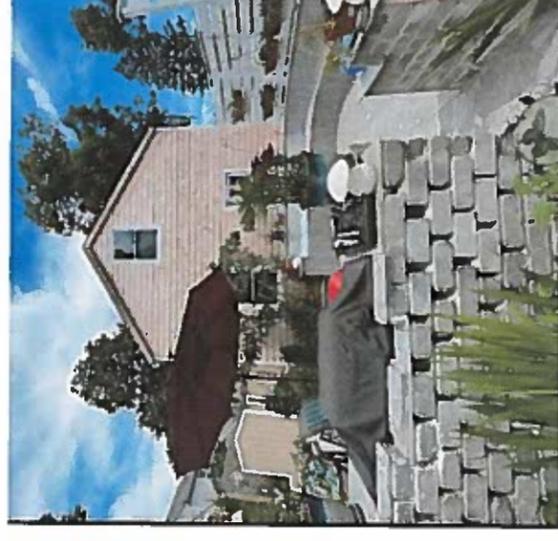
Property at rear



Property to right on opposite corner



FRONT 382 WALLACE STREET



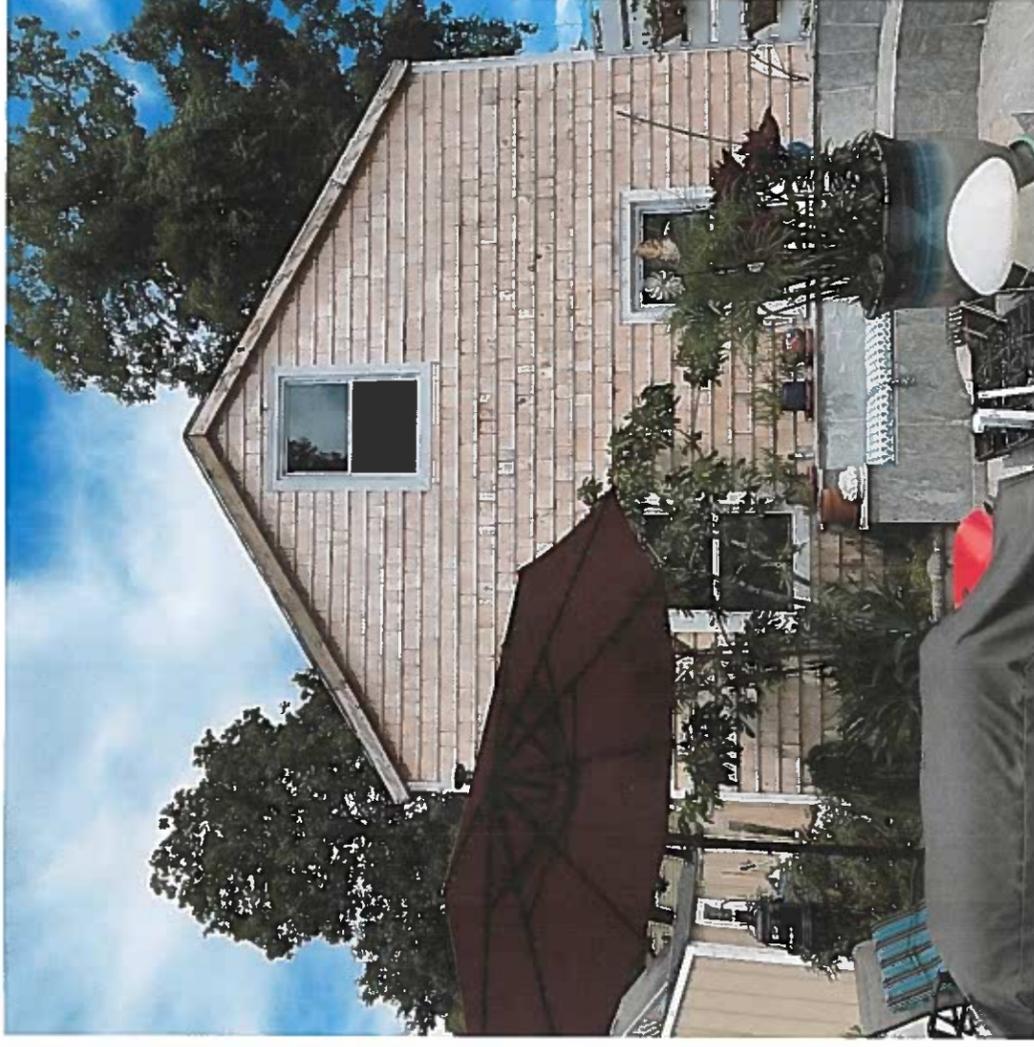
SIDE YARD 382 WALLACE

*Note: Unable to obtain full photos or Rear and left sides of garage due to proximity to neighbors fence and vegetation.

PHOTOS OF GARAGE ALTERATION



Front and Right side



Right side

*Note: Unable to obtain full photos or Rear and left sides of garage due to proximity to neighbors fence and vegetation.