



**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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

FEBRUARY 8, 2022  
**UPDATED LETTER OF DENIAL**

Alfred Basal  
70 Guy Lombardo Avenue  
Freeport, NY 11520

RE: **70 Guy Lombardo Avenue, Freeport, NY**  
**Zoning District – Business B – Sec. 55 Blk. 331 Lot 09**  
**Building Permit Application #20212359**  
**Description– Convert existing second floor from commercial to 2 residential apartments**

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-81C.** Prohibited use. All uses not specifically permitted are prohibited. As per section 210-80A all uses are permitted that are permitted in Residential AA, Residential A, Business AA and Business A Districts except residential. The application as submitted shows 2 apartments on the second floor which are prohibited. This application will acquire a variance for the residential use.

**Village Ordinance §210-172A.** Parking required. As per Section 210-172(A)2A, Apartment houses and multifamily residence shall provide tenants parking in accordance with the following schedule: 2 or more bedrooms – 2 spaces per unit. As per Section 210-172(A)12. All non-residential building in any zoning district except as otherwise required in this section shall provide 1 space for every 400 sq. ft. of floor area plus 2 spaces for each individual store, shop or business. The application as submitted shows a 2 bedroom apartment and a 3 bedroom apartment on the second floor requiring 4 parking spaces. The application shows 2,915 sq. ft. of commercial space on the first floor requiring 8 parking spaces. Two businesses are shown requiring 4 parking spaces for a grand total of 16 parking spaces required. The application shows 0 parking spaces being provided. A parking variance will be required for 16 parking spaces.

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**RE: 70 Guy Lombardo Avenue, Freeport, NY**

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

If you should have any questions or require additional information with reference to the Zoning Board Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

Very truly yours,

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings  
Jonathan Smith  
Building Inspector

/cd

encl.

c: Village Clerk  
Augustine Angba, R.A.

SITE PLAN APPROVAL NEEDED

Yes: \_\_\_\_\_ No  X

OFFICE OF FREEPORT NY  
CLERK'S OFFICE

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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. #20212359

Location: 70 Guy Lombardo Ave., Freeport, NY

Applicant: Alfred Basal

Description: Convert existing second floor from commercial to 2 residential apartments

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: February 8, 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.

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617.20  
Appendix B  
Short Environmental Assessment Form

Freeport Planning Dept.  
Freeport, NY

**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: 70 GUY LOMBARDO AVENUE FREEPORT, NY. 11520			
Project Location (describe, and attach a location map): 70 GUY LOMBARDO AVENUE FREEPORT, NY. 11520			
Brief Description of Proposed Action: CONVERSION OF EXISTING SECOND FLOOR FROM COMMERCIAL TO RESIDENTIAL OCCUPANCY - 2 APARTMENTS			
Name of Applicant or Sponsor: ANGUSTINE ANGBA, P.A.		Telephone:	
Address: 154 COLONIAL AVENUE		E-Mail: CALIBREBUILDINGS@ADL.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 X 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: DEPARTMENT OF BUILDINGS			NO YES X
3.a. Total acreage of the site of the proposed action?		.09 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?		.09 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 checked="" 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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	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? <small>Freepoint Building Dept. Freepoint, NY</small>	<input type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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: <u>ALL MATERIALS AND EQUIPMENT SHALL EXCEED MINIMUM REQUIREMENTS</u>	<input type="checkbox"/>	<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? <u>N/A.</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input type="checkbox"/>	<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? <u>N/A.</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>N/A.</u> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

OFFICE OF THE SUPERVISOR  
SHERBORN OFFICE

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: _____	N/A	NO	YES
		X	
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: _____	N/A FRESH Meadows Land Dept. Freeport, NY	NO	YES
		X	
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: _____	N/A	NO	YES
		X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/sponsor name: <u>ANGUSTINE ANGSA.</u>		Date: <u>7/28/21</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)?		

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	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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Frederick & King Dept.  
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)



SEC. 55 BLK. 331 LOT. 09

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH ORIGINAL NOTES

The application of ALFRED BASAL

respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at) 70 GUY LOMBARDO AVENUE FREEPORT, NY 11520

State whether applicant is owner, lessee, or has option or contract. If other than owner, state briefly terms of agreement.

2. That the premises affected by this application is located at 70 GUY LOMBARDO AVENUE FREEPORT, NY 11520 and that the interest which the applicant has in the property concerned is that of OWNER **Land Map of Nassau County Sec. 55 Blk. 331 Lot(s) 09**

3. That (the applicant) (~~the applicant's~~ duly authorized \_\_\_\_\_) on or about the 28 day of JULY 2021, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

CONVERT EXISTING SECOND FLOOR FROM COMMERCIAL TO 2 APARTMENTS. 1 FLOOR & CELLAR TO REMAIN.

Obtain reason for denial from Department of Buildings.

4. That on or about the 1 day of FEBRUARY, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: RESIDENTIAL USE PROHIBITED. NO PARKING PROVIDED.

Describe by construction and number of stories. If none, so state.

5. That the nature of the improvements now upon said premises is as follows: CHANGE OF USE OF SECOND FLOOR FROM COMMERCIAL TO 2 APARTMENTS (RESIDENTIAL)

State nature of use of property. If a business, give brief description.

6. That said premises are now being used as follows: COMMERCIAL USE / OCCUPANCY AT FIRST & SECOND FLOORS.

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: COMMERCIAL USE (STORES) AT FIRST FLOOR, WITH 2 APARTMENTS (RESIDENTIAL) AT SECOND FLOOR.

Strike out whichever word is not applicable. Follow language in ordinance.

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport ~~or statutes of the State of New York~~ VILLAGE ORDINANCE 210-6A, 210-81C AND 210-172A.

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: N/A.

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If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

10. That the grounds for this application are as follows: THE PROPOSED WORK WILL SUBSTANTIALLY REDUCE THE PARKING LOAD OF THE BUILDING, PARTICULARLY DURING THE DAY  
11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: 2/22, 2022  
BY: ALFRED BASAL  
ITS: OWNER

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be

State of New York )  
County of Nassau ) ss:

The applicant ALFRED BASAL named in the foregoing application, being duly sworn, depose and say that

designated on the first line of the foregoing application subscribed by Hans and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe them to be true.  
KAYODE O OSUNSADE  
NOTARY PUBLIC STATE OF NEW YORK  
NASSAU COUNTY  
LIC. # 01OS4915867  
COMM. EXP. 4/22

Sworn to before me this 22nd day

of FEBRUARY 2022

Notary Public [Signature]

[Signature]  
Signature of Applicant  
[Signature] 3/4/22

[Signature] 3/4/22  
Notice  
Conflict of Interest

KAYODE O OSUNSADE  
NOTARY PUBLIC STATE OF NEW YORK  
NASSAU COUNTY  
LIC. # 01OS4915867  
COMM. EXP. 4/22

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

Date 2/22, 2022  
Year

[Signature] 3/4/22  
Signature  
[Signature] 3/4/22

**Affidavit of Owner**  
To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public \_\_\_\_\_

Signature \_\_\_\_\_

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

2022 MAR 10 P 1:25

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# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20/23

Filing Date 1-28-21

## Application for Erection of Buildings or Alterations

**IMPORTANT** - Applicant to complete all items in sections: I, II, III, IV, V

**I. LOCATION OF BUILDING**

AT (LOCATION) 70 GUY LOMBARDO AVENUE ZONING DISTRICT \_\_\_\_\_

BETWEEN PINE STREET (No.) (Street) AND WEST MERRICK ROAD (Cross Street)

SECTION 55 BLOCK 331 LOT 09 APPROX. LOT SIZE 42.17' x 95.50' LOT AREA 4,027 SF

**II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.**

**A. TYPE OF IMPROVEMENT**

1 | | New building

2 |  | Addition-Alteration (If residential, enter number of new housing units added. If none-state none 2)

3 | | Swimming Pool

4 | | Repair (replacement)

5 | | Bulkhead (New, Repair)

6 | | Fence

7 | | Moving (relocation)

**B. PROPOSED OR EXISTING USE**

RESIDENTIAL

11 | | One Family

12 | | Two families

13 |  | Apartment - Enter No. of Units 2

14 | | Transient hotel, motel, or dormitory - Enter No. of Units \_\_\_\_\_

15 | | Garage or Accessory Structure

16 | | Other - Specify \_\_\_\_\_

NON RESIDENTIAL - Complete Part "E"

17 | | Industrial

18 | | Office, bank, professional

19 | | Stores, mercantile

20 | | Church, other religious

21 | | Hospital, institutional

22 | | Other - Specify \_\_\_\_\_

**C. COST**

10 TOTAL COST OF IMPROVEMENT : 30,000.00

**D. DESCRIPTION OF PROJECT**

CONVERSION OF EXISTING SECOND FLOOR FROM COMMERCIAL TO RESIDENTIAL USE - 2 APARTMENTS

**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	MR. ALFRED BASAL	70 GUY LOMBARDO AVENUE FREEPORT, N.Y. 11520	(516) 482- 2313
2. Contractor	MR. ARMAJIT RAI	87-06 169TH STREET JAMAICA, N.Y. 11432	(347) 494- 9115
3. Architect or Engineer	MR. AUGUSTINE ANGBA	154 COLONIAL AVENUE FREEPORT, N.Y. 11520	(917) 806- 3187

**IV. OWNER - CONTRACTOR STATEMENT**

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. 731069 Company STATE INS FUND Exp. Date 5/13/22

KAYODE O OSUNSADE  
NOTARY PUBLIC STATE OF NEW YORK  
NASSAU COUNTY  
LIC. # 01OS4915867  
COMM. EXP. 4/22

Contractor or Owner MR. ARMAJIT RAI  
Address 87-06 169TH STR. QUEENS, NY 11432  
Phone \_\_\_\_\_

County of Nassau ALFRED BASAL being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 28TH day of JULY, 2021

[Signature]  
Notary Public, County, N.Y.

[Signature]  
(Applicant Signature)

**V. FLOOD ZONE**

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
YES \_\_\_\_\_ NO ✓  
IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?  
YES \_\_\_\_\_ NO \_\_\_\_\_

**PROJECT DESCRIPTION**

Total/First Fir Square Feet

Upper Firs Square Feet

# of Fixtures

# of Floors

Occup. Type

**VI. VALIDATION (Official Use Only)**

Building Permit Number \_\_\_\_\_

Building Permit Issued \_\_\_\_\_

Building Permit Fee \$ \_\_\_\_\_

5855 NYB 10 B 1132

Approved by:  
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Superintendent of Buildings



# ENERGY CODE CONFORMANCE - TABULAR ANALYSIS

ENERGY ANALYSIS (PLUMBING WORK)  
TABULAR (AS PER ECCCNY 2020)

ENERGY ANALYSIS FOR ALTERATION CLIMATE ZONE - 4  
(ENERGY ANALYSIS FOR ALTERATION USING TABLE (2020 ENERGY CODE CONSERVATION RESIDENTIAL PROVISION) C4)

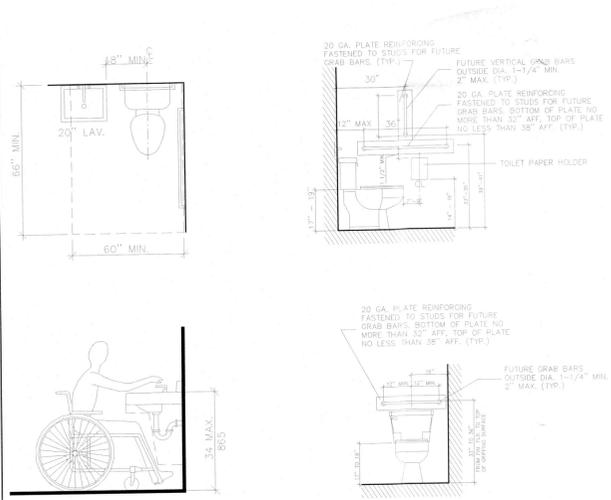
ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE AND CITATION
7.4.1: LOAD CALCULATIONS	SYSTEM & EQUIPMENT HAS BEEN SIZED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND ACCEPTED ENGINEERS STANDARDS.	SYSTEM & EQUIPMENT HAS BEEN SIZED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND ACCEPTED ENGINEERS STANDARDS.
7.4.2: EQUIPMENT EFFICIENCY	SPECIFIED DOMESTIC HOT WATER HEATER IS NON-FIRING TYPE. THE HEATER IS SPECIFIED TO BE INSULATED WITH R-12.5 INSULATION.	WATER HEATER EQUIPMENT (TABLE 7.8): NON-FIRING HEATER REQUIRES INSULATED WITH R-VALUE OF R-12.5.
7.4.3: PIPE INSULATION (TABLE 6.8.3)	DOMESTIC HOT WATER PIPING INSULATION IS SPECIFIED AS FOLLOWS: PIPING DIA. LESS THAN 1 1/2" = 1.0" PIPING DIA. 1 1/2" AND GREATER = 1.0"	PER TABLE 6.8.3 PIPING INSULATION CONDUCTIVITY 0.22 TO 0.28 AND THICKNESS: PIPING DIA. LESS THAN 1 1/2" = 0.5" PIPING DIA. 1 1/2" AND GREATER = 1.0"
7.4.4.1: TEMPERATURE CONTROLS	SPECIFIED DOMESTIC HOT WATER HEATER HAVE CONTROL SETTINGS BETWEEN 40°F AND 140°F.	MIN. 120°F CONTROL SETTINGS.
7.4.4.2: TEMPERATURE MAINTENANCE CONTROLS	SYSTEM WILL BE PROVIDED WITH AN AQUASTAT FOR SHUTDOWN OF UNNECESSARY HOT WATER CIRCULATION.	TIME CLOCK OR CONTROL TO TURN OFF USAGE TEMPERATURE MAINTENANCE FUNCTION DURING NO-USAGE PERIODS.
7.4.4.3: OUTLET TEMPERATURE CONTROLS	FIXTURE DELIVERY TEMPERATURE IS LIMITED TO NOT GREATER THAN 110°F VIA MIXING VALVES (THERMOSTATIC MIXING VALVE IS PROVIDED AT OUTLET OF HEATER).	MAXIMUM FUTURE DELIVERY TEMPERATURE OF 110°F.

**CBS**  
**CALIBRE**  
**BUILDING SERVICES, LLC.**  
a METROSTRUCTURES GROUP COMPANY  
visit us at www.Metrostructures.biz  
New York  
154 Colonial Avenue (LL) Freeport, NY 11520  
Tel: (212) 343-8019 Fax: (212) 343-2046  
Maryland  
100 Danbury Road (LL) Reisterstown, MD 21136  
Tel: (443) 413-8981 Fax: (410) 833-1964

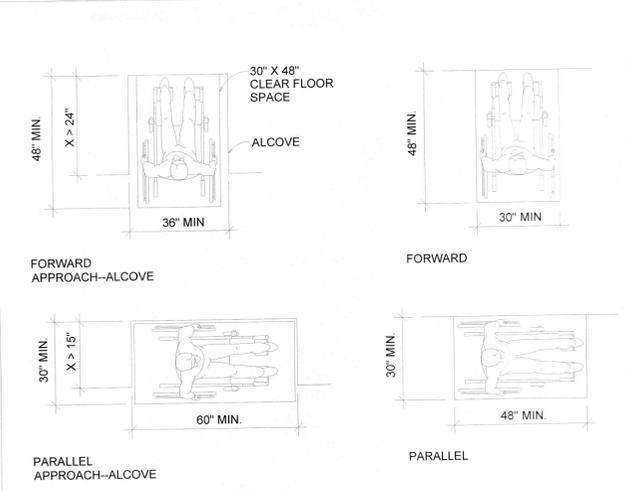
**AUGUSTINE ANGBA, R.A.**  
THIS DRAWING & THE DESIGN HEREON ARE THE PROPERTY OF AUGUSTINE ANGBA, R.A. & CALIBRE BUILDING SERVICES, LLC. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF AUGUSTINE ANGBA, R.A. & CALIBRE BUILDING SERVICES, LLC. IS PROHIBITED.

NO	DATE	DESCRIPTION
<b>REVISION SCHEDULE</b>		
02-21-22		ISSUE FOR REVIEW
<b>ISSUE SCHEDULE</b>		

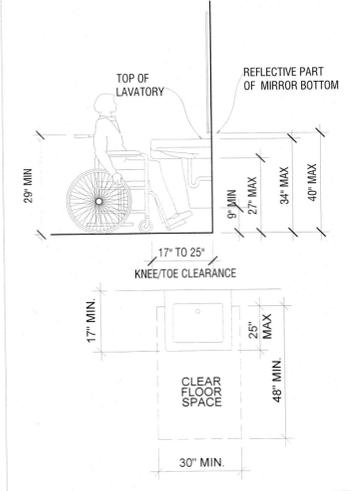
## HANDICAP DETAILS



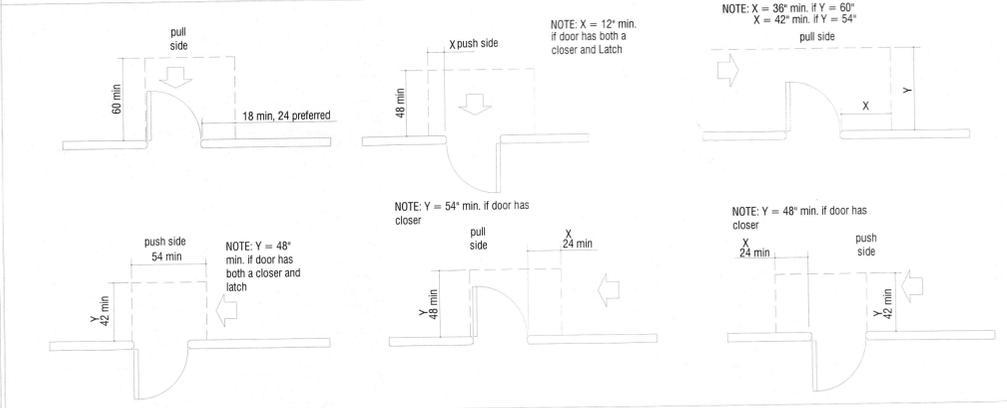
## H.C. MANEUVERING CLEARANCE DETAILS



## KNEE & TOE CLEARANCE DETAIL



## H.C. DOOR MANEUVERING AND CLEARANCE DETAILS



NOT TO SCALE

## CARBON MONOXIDE DETECTOR NOTES

- THE SPACES SHALL BE EQUIPPED WITH CARBON MONOXIDE DETECTING DEVICES RECEIVING POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
- ALL CARBON MONOXIDE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED SHALL EITHER BE ACCEPTED PURSUANT TO THE RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED AT THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OF PRODUCTION OF LISTED EQUIPMENT AND WHOSE LISTING STATES THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.
- NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IGNITION CHAMBER OR PHOTOELECTRIC TYPE. SUCH DEVICES SHALL COMPLY WITH THE REQUIREMENTS OF REFERENCE STANDARD RS 17-13 & 14.

## SMOKE DETECTOR NOTES

- THE SPACES SHALL BE EQUIPPED WITH SMOKE DETECTING DEVICES RECEIVING POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
- ALL SMOKE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED SHALL EITHER BE ACCEPTED PURSUANT TO THE RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED AT THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OF PRODUCTION OF LISTED EQUIPMENT AND WHOSE LISTING STATES THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.
- NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IGNITION CHAMBER OR PHOTOELECTRIC TYPE. SUCH DEVICES SHALL COMPLY WITH THE REQUIREMENTS OF REFERENCE STANDARD RS 17-1.

FOR DOB USE:

B-SCAN:

SEAL & SIGNATURE:



PROJECT SCOPE:  
**CONVERSION OF EXISTING COMMERCIAL USE; SECOND FLOOR (OFFICES) TO RESIDENTIAL USE**

APPLICATION TYPE: CHANGE OF USE

APPLICATION NUMBER:

PROJECT TITLE:  
**70 GUY LOMBARDO AVENUE, FREEPORT, NY 11520**

PROJECT ADDRESS:  
**70 GUY LOMBARDO AVENUE, FREEPORT, NY 11520**

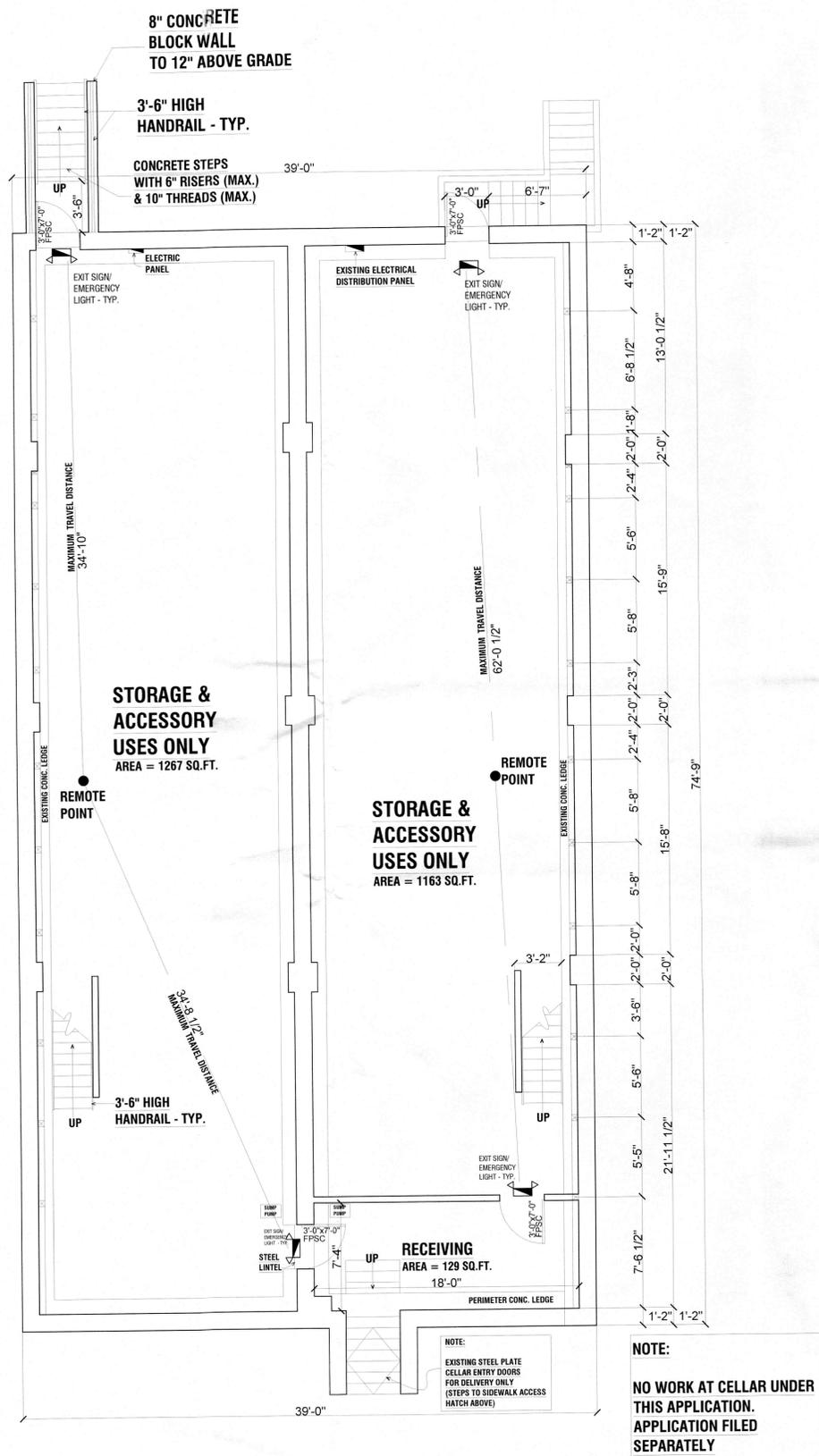
SHEET TITLE:  
**NOTES & HANDICAP DETAILS**

DATE: 02/21/22 PROJECT #: 02-22

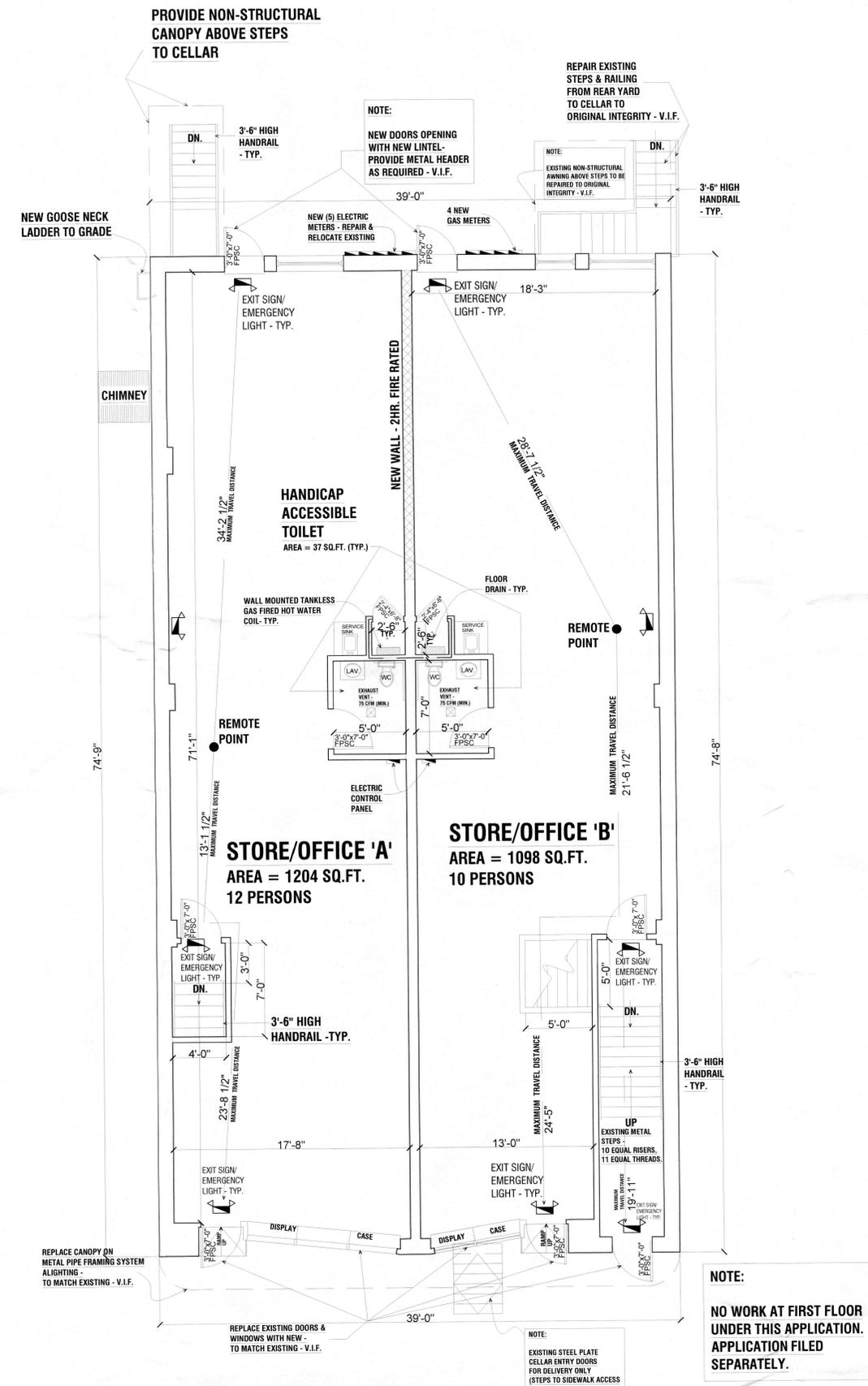
DRAWN BY: IGE O.S. SHEET #: 02 OF 08

SHEET #:  
**T-100.01**

RECEIVED  
022 MAR 10 P 1:26  
CLIENT'S OFFICE  
VILLAGE SQUARE, NY



**EXISTING CELLAR FLOOR PLAN**  
 TOTAL AREA = 2915 SQ.FT.  
 10'-0" FINISHED CEILING HEIGHT.  
 SCALE: 1/16" = 1'-0"



**EXISTING FIRST FLOOR PLAN**  
 TOTAL AREA = 2915 SQ.FT.  
 22 PERSONS  
 10'-0" FINISHED CEILING HEIGHT.  
 SCALE: 1/16" = 1'-0"

**CBS**  
**CALIBRE**  
**BUILDING SERVICES, LLC.**  
 a METROSTRUCTURES GROUP company  
 visit us at www.Metrostructures.biz  
 New York  
 154 Colonial Avenue (LL) Freeport, NY 11520  
 Tel: (212) 343-8019 Fax: (212) 343-2046  
 Maryland  
 100 Danbury Road (LL) Reisterstown, MD 21136  
 Tel: (443) 413-4981 Fax: (410) 833-1964

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NO	DATE	DESCRIPTION
<b>REVISION SCHEDULE</b>		
02-21-22		ISSUE FOR REVIEW

NO	DATE	DESCRIPTION
<b>ISSUE SCHEDULE</b>		

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 70 GUY LOMBARDO AVENUE, FREEPORT,  
 NY 11520

PROJECT ADDRESS:  
 70 GUY LOMBARDO AVENUE, FREEPORT,  
 NY 11520

SHEET TITLE:  
 EXISTING FLOOR PLANS

DATE: 02/21/22 PROJECT #: 02-22

DRAWN BY: IGE O S SHEET #: 03 OF 08

SHEET #:

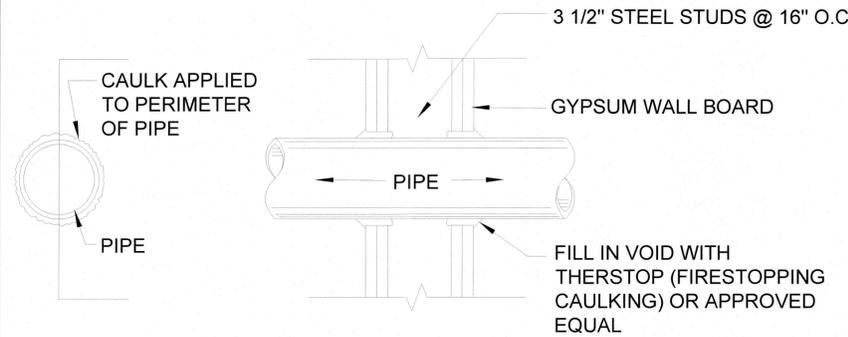
**A-100.00**

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 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY  
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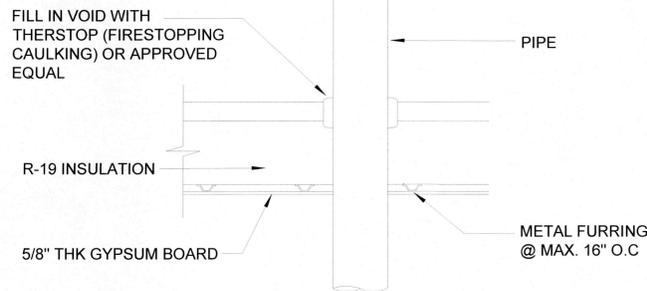
**FIRE STOPPING THRU WALL DETAIL**

NOT TO SCALE



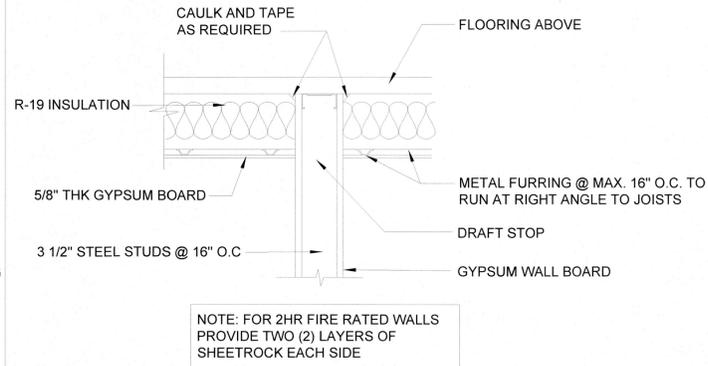
**FIRE STOPPING THRU FLOOR DETAIL**

NOT TO SCALE



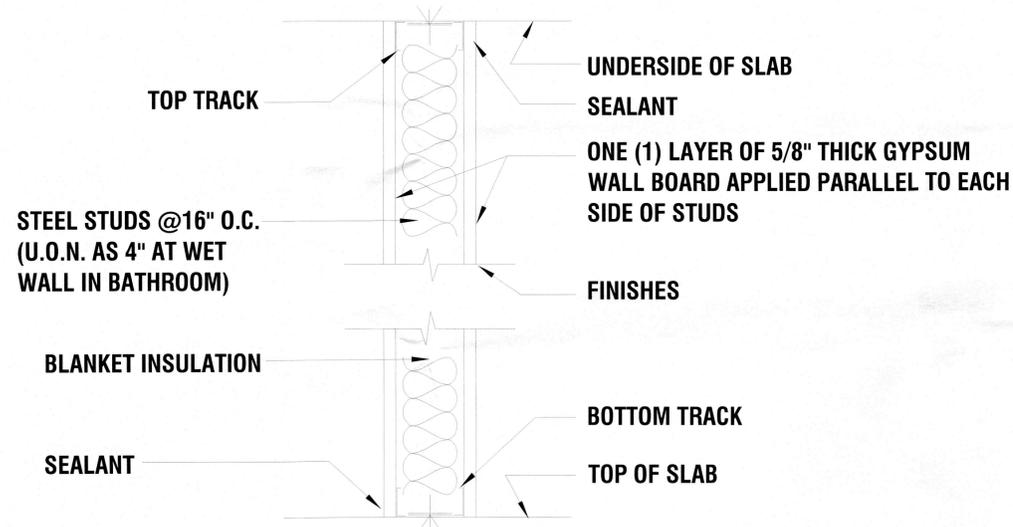
**FIRE/DRAFT STOPPING AND FIRE BLOCKING DETAIL**

NOT TO SCALE



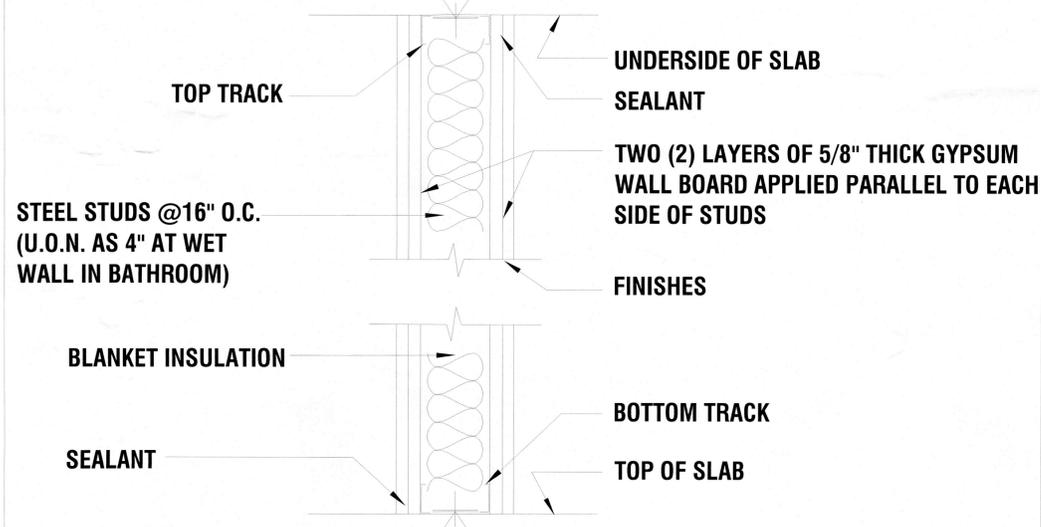
**1 HR. FIRE RATING PARTITION**

NOT TO SCALE



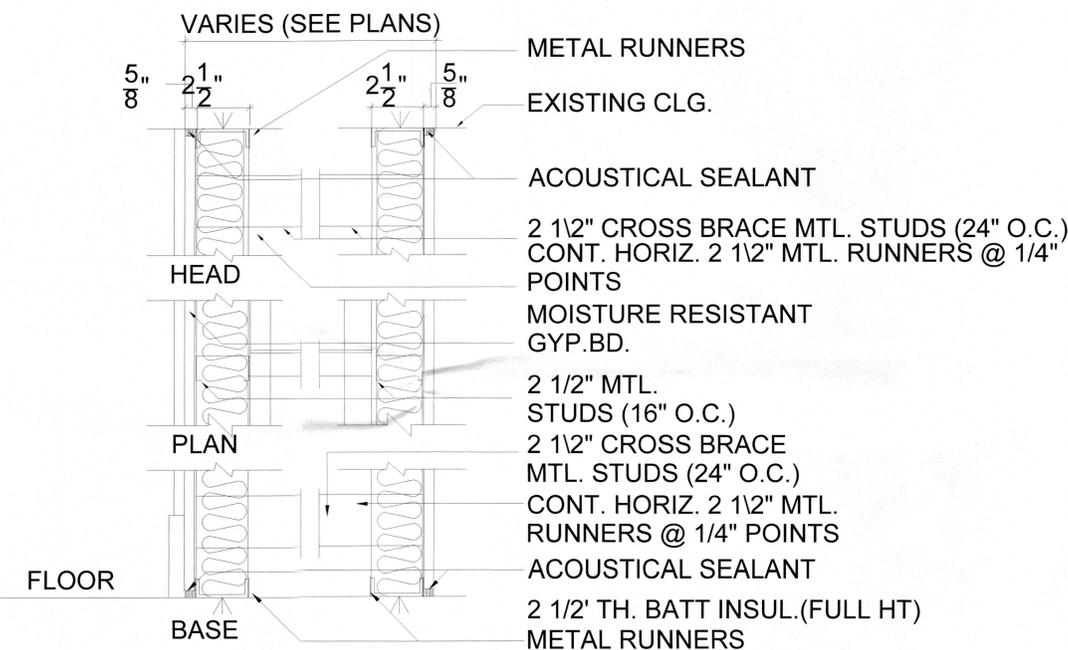
**2 HR. FIRE RATING PARTITION**

NOT TO SCALE



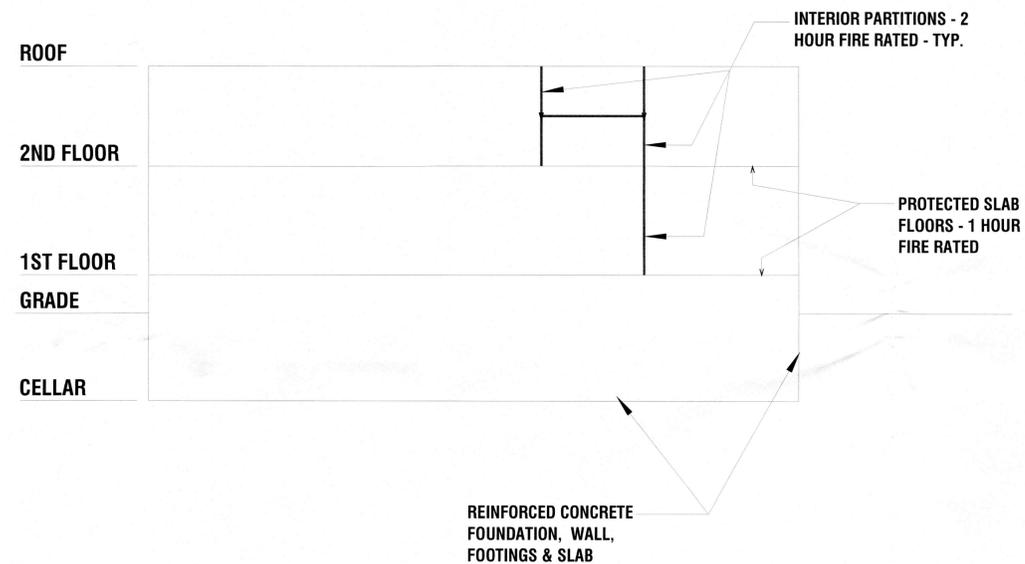
**PLUMBING CHASE WALL DETAIL**

NOT TO SCALE



**FIRE SEPARATION DETAIL**

NOT TO SCALE



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**REVISION SCHEDULE**

NO	DATE	DESCRIPTION
02-21-22		ISSUE FOR REVIEW

**ISSUE SCHEDULE**

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CONVERSION OF EXISTING COMMERCIAL USE;  
SECOND FLOOR (OFFICES) TO RESIDENTIAL USE

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**70 GUY LOMBARDO AVENUE, FREEPORT,  
NY 11520**

PROJECT ADDRESS:  
**70 GUY LOMBARDO AVENUE, FREEPORT,  
NY 11520**

SHEET TITLE:

**DETAILS**

DATE: 02/21/22 PROJECT #: 02-22

DRAWN BY: IGE O.S SHEET #: 05 OF 08

SHEET #:

**DT-100.00**

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 02/21/22 10 P 1:25  
 CLIENT'S OFFICE  
 WILLAGE OF FREEPORT, NY

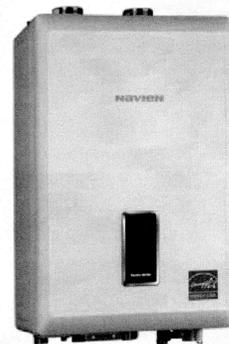




**KD NAVIEN**  
Condensing Gas  
Combination Boiler

NCB-E Series Combination Boilers  
**Technical Data Sheet**

- Certified design according to ANSI Z21.13 - CSA 4.9 (latest version) standards for indoor residential applications
- Gas Input Ranges (Space Heating / DHW)
  - NCB-150E - 60,000 (120,000 for DHW) to 12,000 BTU/h
  - NCB-180E - 80,000 (150,000 for DHW) to 14,000 BTU/h
  - NCB-210E - 100,000 (180,000 for DHW) to 18,000 BTU/h
  - NCB-240E - 120,000 (199,900 for DHW) to 18,000 BTU/h
- Domestic Hot Water Flow Rate Capacity (\*based on 77°F temperature rise)
  - NCB-150E - 2.6 GPM
  - NCB-180E - 3.4 GPM
  - NCB-210E - 4.0 GPM
  - NCB-240E - 4.5 GPM
- Dual Primary and Secondary Stainless Steel Heat Exchangers for optimum efficiency and durability
- Stainless Steel Flat Plate Heat Exchanger\* for DHW (\*certified to IAPMO PS 92-2013 standards)
- Domestic Hot Water Priority
- Compatible with 2" PVC vent up to 60 ft\*\* and 3" PVC vent up to 150 ft\*\* (\*\* with no elbows)
- Backlit Front Panel - allows adjustment of hot water temperatures and boiler functions including Outdoor Reset Curve settings, heating setback, Integrated Low Water Safety Control, water fill pressure, and output capacity
- Ready-Link Cascade Compatibility with Navien water heater models - can be connected with up to 15 tankless water heaters for increased DHW output
- Compatible with Navilink Wi-Fi Control
- Internal Circulation Pump - comes included with a primary circulation pump and air vent for added value and convenience
- Low Voltage Terminal Strip - contacts for thermostat or zone controller, outdoor reset, 24 VAC device relay, air handler interrupt, and LWCO
- Temperature Options - two boiler setpoints: hydronic heating temperature settings range from 77°F up to 194°F and from 86°F to 140°F for DHW temperatures
- Outdoor Reset Sensor (included) - when installed with an NCB Series model, the unit controls will sense outdoor ambient temperatures and adjust the boiler operation for maximum comfort and efficiency
- AFUE Ratings
  - NCB-150E/-180E/-210E/-240E - 95.0% (NG/LPG)
- Compatible with Natural Gas (NG) and Propane (LPG)\*\*\* (\*\* requires installation of included Field Conversion Kit by a qualified gas servicer)
- Certified by CSA, ASME, NSF/ANSI 372 for Low Lead (DHW) only, SCAQMD (Rule 1146.2 Type 1 - Complies with 14 ng/l or 20 ppm NOx @ 3% O2)
- CRN - 2002.9YT (NCB-150E), 2003.9YT (NCB-180E), 0H6835.4 and 2004.9YT (NCB-210E), 0H6835.4 and 2005.9YT (NCB-240E)
- 10-Year Heat Exchanger and 5-Year Parts Warranty\*\*\*\* (\*\* see Navien Limited Residential Warranty)
- Optional accessories are available (see below)



Sleek Design - Compatible with 2" PVC Vent



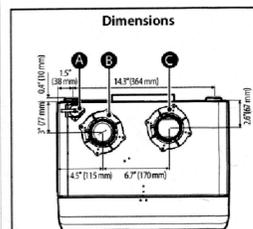
INCLUDED Illuminated Front Panel with Advanced Hydronic and DHW Operation



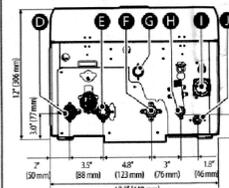
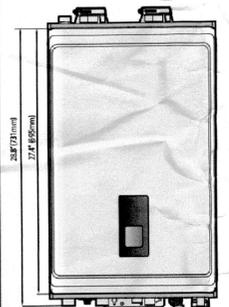
NCB Primary Manifold (GFFM-MCOZUS-001)	Plumb Easy Valve Set (30010950A - 1" Standard) (30009323A - 3/4" Lead Free) (30012581A - 3/4" for Pipe Cover)	Condensate Neutralizer (GX0001322 - Single Unit) (GX0001324 - Up to 6 Units) (GX0001325 - Up to 16 Units)	Ready-Link Cascade Communication Cable (GX0000546)	Navilink™ Wi-Fi Control (PBCM-AS-001)	SmartZone+ Pump Controller (PFMZ-02P-001 - For 2 Zones) (PFMZ-03P-001 - For 3 Zones) (PFMZ-04P-001 - For 4 Zones) (PFMZ-06P-001 - For 6 Zones)	3" Vent Termination Caps and Wall Flanges (GX003873B)

**KD NAVIEN**  
Condensing Gas  
Combination Boiler

NCB-E Series Combination Boilers  
**Technical Data Sheet**



- Connection Size
- A Pressure Relief Valve Adapter  $\varnothing$  3/4"
  - B Air Intake  $\varnothing$  2"
  - C Exhaust Gas Vent  $\varnothing$  2"



- Connection Size
- D Heating Supply Outlet  $\varnothing$  1"
  - E Heating Return Inlet  $\varnothing$  1"
  - F DHW Hot Water Outlet  $\varnothing$  3/4"
  - G Gas Supply Inlet  $\varnothing$  3/4"
  - H DHW Cold Water Inlet  $\varnothing$  3/4"
  - I Condensate Outlet  $\varnothing$  1/2"
  - J Auto Feeder Inlet  $\varnothing$  1/2"

Model Number <sup>1</sup>	Heating Input, MBH		Heating Capacity <sup>2</sup> , MBH	Net AHRI Rating, Water <sup>3</sup> , MBH	AFUE <sup>2</sup> , %	Water Pressure	Water Connection Size (Supply, Return)
	Min	Max					
NCB-150E	12	60	56	49	95.0	12-30 psi	1 in NPT
NCB-180E	14	80	75	65	95.0		
NCB-210E	18	100	94	82	95.0		
NCB-240E	18	120	112	97	95.0		

<sup>1</sup> Ratings are the same for Natural Gas models converted to Propane use.  
<sup>2</sup> Based on U.S. Department of Energy (DOE) test procedures.  
<sup>3</sup> The NET AHRI Water Ratings shown are based on a piping and pickup allowance of 1.15. Consult Navien before selecting a boiler for installations having unusual piping and pickup requirements, such as intermittent system operation, extensive piping systems, etc.

Item		NCB-150E	NCB-180E	NCB-210E	NCB-240E
Gas Input	Space Heating	12,000-60,000 BTU/H	14,000-80,000 BTU/H	18,000-100,000 BTU/H	18,000-120,000 BTU/H
	Domestic Hot Water	12,000-120,000 BTU/H	14,000-150,000 BTU/H	18,000-180,000 BTU/H	18,000-199,900 BTU/H
Flow Rate (DHW)	77°F (43°C) Temp Rise	2.6 GPM (9.8 L/m)	3.4 GPM (12.9 L/m)	4.0 GPM (15.1 L/m)	4.5 GPM (17.0 L/m)
Dimensions		17"(W) x 28"(H) x 12"(D)	17"(W) x 28"(H) x 12"(D)	17"(W) x 28"(H) x 12"(D)	17"(W) x 28"(H) x 12"(D)
Weight		66 lbs (30kg)	74 lbs (34kg)	84 lbs (38kg)	84 lbs (38kg)
Installation Type		Indoor Wall-Hung			
Venting Type		Forced Draft Direct Vent			
Ignition		Electronic Ignition			
Water Pressure (Hydronic/DHW)		12-30 PSI / 15-150 PSI			
Natural Gas Supply Pressure (from source)		3.5"-10.5" WC			
Propane Gas Supply Pressure (from source)		8.0"-13.5" WC			
Natural Gas Manifold Pressure (min-max)		-0.08" WC to -0.34" WC	-0.07" WC to -0.66" WC	-0.05" WC to -0.36" WC	-0.06" WC to -1.2" WC
Propane Gas Manifold Pressure (min-max)		-0.08" WC to -0.30" WC	-0.06" WC to -0.62" WC	-0.1" WC to -0.66" WC	-0.03" WC to -0.98" WC
Minimum Flow Rate (DHW)		0.5 GPM (1.9 L/m)			
Connection Sizes	Heating Supply/Return	1" NPT			
	DHW Inlet/Outlet	3/4" NPT			
	Gas Inlet	3/4" NPT			
Power Supply	Auto Feeder	1/2" NPT			
	Condensate Outlet	1/2" NPT			
Materials	Main Supply	120V AC, 60Hz			
	Maximum Power Consumption	200W (up to 2 amperes)			
Venting	Casing	Cold Rolled Carbon Steel			
	Heat Exchangers	Primary/Secondary Heat Exchanger: Stainless Steel DHW Heat Exchanger: Stainless Steel			
Safety Devices	Exhaust	2" or 3" PVC, CPVC, Approved Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)			
	Intake	2" or 3" PVC, CPVC, Polypropylene 2" or 3" Special Gas Vent Type BH (Class II, A/B/C)			
	Vent Clearances	0" to Combustibles			
	Flame Rod, APS, Gas Valve Operation Detector, Ignition Operation Detector, Water Temperature High Limit Switch, Exhaust Temperature High Limit Sensor				

\*Navien reserves the right to change specifications at any time without prior notice

Navien, Inc. 20 Goodyear, Irvine, CA 92618 Ph: (949)420-0420 Fax: (949)420-0430 www.Navien.com

02-NCB-TDS-001-0.0



**CALIBRE**

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**70 GUY LOMBARDO AVENUE, FREEPORT, NY 11520**

SHEET TITLE:

**EQUIPMENT INFORMATION**

DATE: 02/21/22 PROJECT #: 02-22

DRAWN BY: IGE O.S SHEET #: 08 OF 08

SHEET #:

**DT-101.00**

RECEIVED  
2022 MAR 10 P 11:25  
CLEVER'S OFFICE  
VILLAGE OF FREEPORT, NY



Bruce Blakeman  
*County Executive*

Kenneth G. Arnold  
*Commissioner*

Sean Sallie  
*Deputy Commissioner*

Nassau County Department of Public Works  
Nassau County Planning Commission

1194 Prospect Avenue  
Westbury, New York 11590-2923  
[www.nassaucountyny.gov](http://www.nassaucountyny.gov)

Marty Glennon  
*Chair*

Jeffrey Greenfield  
*1<sup>st</sup> Vice-Chair*  
Leonard Shapiro  
*2<sup>nd</sup> Vice Chair*  
Neal Lewis  
*3<sup>rd</sup> Vice Chair*  
Jerome Blue  
Ronald J. Ellerbe  
Richard Shaper  
Lisa Warren

March 15, 2022

Robin Cantelli  
BZA  
Village of Freeport  
46 North Ocean Avenue  
Freeport, New York 11520

Dear Ms. Cantelli:

Please be advised that pursuant to Section 239-L&M of the General Municipal Law, the following case(s) have been reviewed and are hereby deferred to the Village to take action as deemed appropriate.

Case Number(s): 2022-14 (70 Guy Lombardo Blvd.)

Sincerely,

*Martin Katz*

Martin Katz  
Nassau County DPW, Division of Planning



# **CATAPANO ENGINEERING & ARCHITECTURE , P.C.**

585 Broadhollow Road, Melville, New York 11747 ♦ phone (631) 694-9696 ♦ fax (631) 694-0394

<b>TO:</b>	Village of Freeport
	Building Department
	46 N. Ocean Avenue
	Freeport, NY 11520
	Att: Zoning Board Appeals

<b>RE:</b>	14-16 Brooklyn Avenue
	Freeport, NY
	Sec 55 Block 264 Lot 19
	Our job #2021086

## Letter of Transmittal

**Date:** March 30, 2022

---

**We Are Sending  
You The  
Following Items:**

**Attached**

**As Requested**

**For Review & Comment**

**For Your Records / Use**

**For Approval**

**Other:** \_\_\_\_\_

Our firm is submitting 12 copies of the following for processing and scheduling for a Zoning Board of Appeals hearing date:

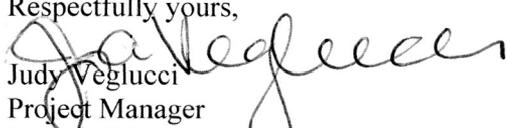
Letter of Denial  
Zoning Board Application  
Short EAF Form  
Building Permit Application  
Survey  
Plans  
Photograph  
Required Fee

Please process and advise of the scheduled hearing date.

Thank you for your time and efforts.

Should you have any questions, please do not hesitate to contact this office.

Respectfully yours,

  
Judy Veglucci

Project Manager

jveglucci@catapano.com



**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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

RECEIVED  
2022 MAR 31 P 2:25  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

March 30, 2022  
**LETTER OF DENIAL**

Oak Street Health  
c/o Catapano Engineering & Architecture PC  
585 Broadhollow Road  
Melville, NY 11747

**RE: Address: 14-16 Brooklyn Ave., Freeport, NY**  
**Zoning District: Service Business Sec 55 Blk 264 Lot 19**  
**Building Permit Application #20222633**  
**Description: Renovate building to be used as a senior medical facility**

Dear Sir/Madam:

Your application has been reviewed by the Building Department and it has been determined that the above captioned building permit application must be denied for the following reason(s):

1) **Village Ordinance §210-6A. "Conformity required"**: No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. The proposed plan that you have submitted indicates that the property will not be in conformity.

2) **Village Ordinance §210-172A(12). Parking required.** All non-residential buildings in any zoning district except otherwise required shall provide 1 space for every 400 sq. ft. of floor area plus 2 spaces for each individual business. The application submitted shows a senior facility with 10,670 sq. ft. of floor area. This requires 27 parking spaces plus 2 for the business totaling 29 spaces. The application shows zero (0) spaces provided. The application will require a 29 space parking variance.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. 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 516-377-2202** 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.**

RE: 14-16 Brooklyn Avenue, Freeport, NY

Be further advised that you must submit an application to the Zoning Board of Appeals 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 respect to the Zoning Board of Appeals Application, please call the VILLAGE CLERK'S OFFICE at 377-2300.

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2021 MAR 31 PM 2:25

CLERK'S OFFICE

VILLAGE OF FREEPORT, NY

Very truly yours,



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

Enclosure  
cc: Village Clerk

SITE PLAN APPROVAL NEEDED  
Yes: \_\_\_\_\_ No: X

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

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X Negative Declaration

2022 MAR 31 P 2:25  
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. 20222633

Location: 14-16 Brooklyn, Freeport

Applicant: Oak Street Health c/o Catapano Engineering & Architecture PC

Description: Renovate building to be used as a senior medical facility

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: March 30, 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.



SEC. 55 BLK. 264 LOT. 19

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of  
Oak Street Health C/O of Catapano Engineering & Architecture, PC  
To The Board of Appeals of the Village of Freeport, New York

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Index No.

COMPLY WITH ORIGINAL NOTES

The application of Oak Street Health C/O of Catapano Engineering & Architecture, PC respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at) Oak Street Health C/O of Catapano Engineering & Architecture, PC  
585 Broadhollow Road, Melville, New York 11747

State whether applicant is owner, lessee, or has option or contract. If other than owner, state briefly terms of agreement.

2. That the premises affected by this application is located at 14-16 Brooklyn Avenue Freeport **Land Map of Nassau County**  
**Sec. 55 Blk. 264 Lot(s) 19**  
and that the interest which the applicant has in the property concerned is that of Oak Street Health has a lease option

Obtain reason for denial from Department of Buildings.

3. That (the applicant) (the applicant's duly authorized Catapano Engineering for Oak Street Health) on or about the 16 day of February 20 22, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:  
Building Permit Application, Short Environmental Assessment Form, Assessors Form, Request for Expedited Review, Survey, Site Plan, Floor Plan & Building Elevations

Describe by construction and number of stories. If none, so state.

4. That on or about the 30 day of March, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: Non Compliance with Village Ordinance 210-6A "Conformity required" with the regulations of the zoning dsitric and for non compliance with Village Ordinance 210-172A(12) "Parking required" 29 space required 0 provided

State nature of use of property. If a business, give brief description.

5. That the nature of the improvements now upon said premises is as follows: Request to renovate existing building to be used as a senior medical facility; seeking variance for conformity & off-street parking

Describe fully and clearly the use desired.

6. That said premises are now being used as follows: Currently vacant

Strike out whichever word is not applicable. Follow language in ordinance.

7. That the applicant seeks authority to make use of said premises as follows: A medical facility for seniors

Refer where possible to paragraphs and section by numbers.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York Chapter 210 of the Zoning Code Section 210 12 Specific Powers & 210 12K-Waiver for parking location:Permit the parking spaces provided for by this chapter for nonresidential use to be located elsewhere than as required, provided that such other location is no more than 500 feet distant from the location (various public parking fields & metered parking located within 500' of subject site)

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: Request a variance from Sec 210-6A The subject parcel is improved with a structure that was constructed around 1925-1930 and is existing to remain and as such, does not conform with the regulations of the zoning district. Request a variance from Sec 210-172A (12)K No off-street parking provided on the subject parcel, 29 spaces required . There are various public parking fields, within 500' of the subject property and there is metered parking along the street right outside the building that can be utilized

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MAY 21 10 55 AM '22

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

10. That the grounds for this application are as follows: See Annexed

11. That any deed restrictions running with the land prohibiting the desired use are as follows: None known  
Please note: a prior parking variance with conditions was granted on 2/25/81, see attached. Conditions as stated "Subject to approval of plans & specs. by Dept. of Bldgs" -Processed a FOIL request with the Village, but plans could not be located to determine the merits of that approval

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous preceding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: 3/30, 2022

J. Catapano  
BY: Catapano Engineering for Oak St Health  
ITS: Agent/Engineer

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York )  
County of Nassau ) ss:  
Catapano Engineering & Architecture

The applicant for Oak Street Health named in the foregoing application, being duly sworn, depose and say that they read the foregoing application subscribed by the m and know the contents thereof; and that the same is true to their own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters they believe are to be true.

Sworn to before me this 31 day

of March, 2022

Notary Public Thomas M. Whitney

J. Catapano  
Signature of Applicant  
Catapano Engineering & Architecture, PC for Oak Street Health

THOMAS M. WHITNEY  
Notary Public, State of New York  
No. 01WH6134651  
Qualified in Nassau County  
Term Expires Oct. 3, 2025

**Notice  
Conflict of Interest**

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

3/30, 2022  
Date Year

J. Catapano  
Signature

**Affidavit of Owner**

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I Albert Hakim being duly sworn, depose and say:

That he/she (the owner of 14-16 Brooklyn Avenue Freeport of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner Brooklyn Boys Properties, LLC consents to the granting of the authority sought in the above application.

Sworn to before me this 27<sup>th</sup> day  
of February, 2022

Notary Public Janet B. Dreifuss

Janet B. Dreifuss  
Signature  
NOTARY PUBLIC, State of New York  
No. 4908536  
Qualified in Nassau County  
Expires September 21, 19  
October 31, 2025  
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617.20  
Appendix B  
Short Environmental Assessment Form

FEB 16 2022

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Oak Street Health			
Project Location (describe, and attach a location map): 14-16 Brooklyn Avenue, Freeport			
Brief Description of Proposed Action: Request to renovate building to be used as a senior medical facility. Seeking variance for parking			
Name of Applicant or Sponsor: Oak Street Health-C/O Catapano Engineering & Architecture PC		Telephone: 631-694-9696	
		E-Mail: jveglucci@catapano.com	
Address: 585 Broadhollow Road			
City/PO: Melville		State: NY	Zip Code: 11747
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"/> <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: Village of Freeport ZBA variance for parking, building permit & sign permits			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.138	acres
b. Total acreage to be physically disturbed?		0	acres existing building be utilized
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.138	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 checked="" type="checkbox"/> Commercial <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			

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5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: <u>water service already exists to building</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>sewer service already exists to building</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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
	<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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Catapano Engineering &amp; Architecture for Oak Street Health</u> Date: <u>1/10/21</u>		
Signature: <u><i>J. J. [Signature]</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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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)

RECEIVED

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. \_\_\_\_\_

Filing Date \_\_\_\_\_

## Application for Erection of Buildings or Alterations

**IMPORTANT** - Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING	AT LOCATION: 14-16 Brooklyn Avenue, Freeport	ZONING DISTRICT: Business B
	(No.) (Street)	
	BETWEEN North side of Brooklyn Ave 294' east of AND North Grove Street	
	SECTION 55 (Cross Street) BLOCK 264 LOT 19 APPROX. 50 (Cross Street) 110 LOT 5991 SF AREA	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
<b>A. TYPE OF IMPROVEMENT</b> 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition/Alteration (if residential, enter number of new housing units added. If none-state none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)	<b>B. PROPOSED OR EXISTING USE</b> <b>RESIDENTIAL</b> 11 <input type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____  <b>NON RESIDENTIAL - Complete Part "E"</b> 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Store, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input checked="" type="checkbox"/> Other - Specify Proposed senior medical facility
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ 0	<b>D. DESCRIPTION OF PROJECT</b> Request to renovate building to be used as a senior medical facility. Seeking Variance for parking

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee Oak Street Health-C/O Catapano Engineering & Architecture PC	585 Broadhollow Road, Melville, NY 11747	631-694-9696
2. Contractor Not selected yet, need ZBA approval first for parking variance		
3. Architect or Engineer Catapano Engineering & Architecture, PC -John Catapano P.E.	585 Broadhollow Road, Melville, NY 11747	631-694-9696

<b>IV. OWNER - CONTRACTOR STATEMENT</b> Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner: No contractor yet, project contingent upon securing a parking variance (Print) Address: Brooklyn Boys Properties, LLC Phone: 500 West John Street, Hicksville, NY 11801 State of New York County of Nassau Catapano Engineering & Architecture for Oak Street Health, being duly sworn, says that they _____ agent for lessee or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of they _____ knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this 10th day of February, 2022 _____ Notary Public, County, N.Y. (Applicant Signature) agent	<b>V. FLOOD ZONE</b> IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <b>PROJECT DESCRIPTION</b> Total/First Flr Square Feet 5335 Upper Flrs Square Feet 5335 # of Fixtures _____ # of Floors 2 plus basement Occup. Type Medical
--	--

<b>VI. VALIDATION (Official Use Only)</b> Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: THOMAS M. WHITNEY Notary Public, State of New York No. 01WH6134651 Qualified in Nassau County Term Expires Oct. 3, 2025 _____ Superintendent of Buildings
---	---

10.

The subject parcel is improved with a structure that was constructed around 1925-1930 and is existing to remain, and as such, does not conform with the regulations of the zoning district. The structure covers 89% of the property, therefore there is no available area to designate parking thereby making it impossible to provide the required 29 spaces as stipulated under the current Village parking ordinance/standards.

ALTYCE OF FREEBORN IA  
CITY CLERK'S OFFICE

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# Village of Freeport

LONG ISLAND, N. Y. 11520

The Boating and Fishing Capital of the East



WILLIAM H. WHITE, Mayor

Trustees

DOROTHY STORM  
ALFRED SIRLIN  
C. JAMES CLARK  
TIMOTHY C. PTERNANA

THOMAS DeVINCENZO  
Village Clerk

JAMES J. LYONS  
Treasurer

MICHAEL SOLOMON  
Village Counsel

EDWIN H. PREFER  
Supt. of Public Works

MUNICIPAL BUILDING, 46 NORTH OCEAN AVENUE — FR 8-4000

Date 2-26-81

Messrs. Stanley M. Kahn & Louis  
L. Lasser  
188 N. Main St.  
Freeport, N.Y. 11520

RE: ZONING BOARD OF APPEALS APPLICATION FOR:  
Variance from Sec. 210-172 (A)

14 Brooklyn Ave., Freeport, N.Y.

Case #4 - Jan. 28, 1981

Case #2 - Feb. 25, 1981

Dear Sir:

The following action was taken by the Zoning Board of Appeals on 2-25-81

- Granted
- Granted with conditions: As stated - subject to approval of plans & Specs.  
by Bdpt. of Bldgs.
- Denied
- Adjourned to
- Decision Reserved - Will be considered by the Zoning Board of Appeals at next month's meeting.
- Remarks: \_\_\_\_\_

Should you desire any further information regarding this matter, please address your inquiry to the Superintendent of Buildings. This unofficial notification is merely for your convenience. The Village of Freeport assumes no liability for any statement or omission herein.

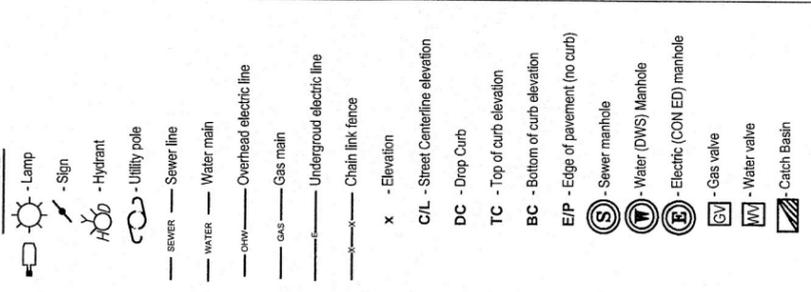
5055 NY8 21 5-58  
Yours very truly,

BECE  
H.M. Granlich, Jr.  
Deputy Village Clerk

HMG:es

1. Copyright 2022, Alphonse Pesce Jr., Co., Inc. Land Surveying. All Rights Reserved.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. The offsets or dimensions shown from the foundation to the property lines are for specific purpose and use and therefore are not intended to guide the erection of fences, retaining walls, pools, planting areas, addition to structures and any other construction.

**LEGEND**



**NOTES:**

- Elevations shown as Xnn.nm reference NAVD88 Vertical Datum.
- Non-visible easements, recorded or unrecorded are not shown.
- Underground foundations or substructures not visible are not shown.



LAND NOW OR FORMERLY OF C. MILTON FOREMAN

LOT 60

N78°16'00"W 54.47'



6' P.V.C. FE. 0.1'S 0.1'W

54.0'

110.00'

LAND NOW OR FORMERLY OF RUNGIE HOME BUILDING

LOT 6

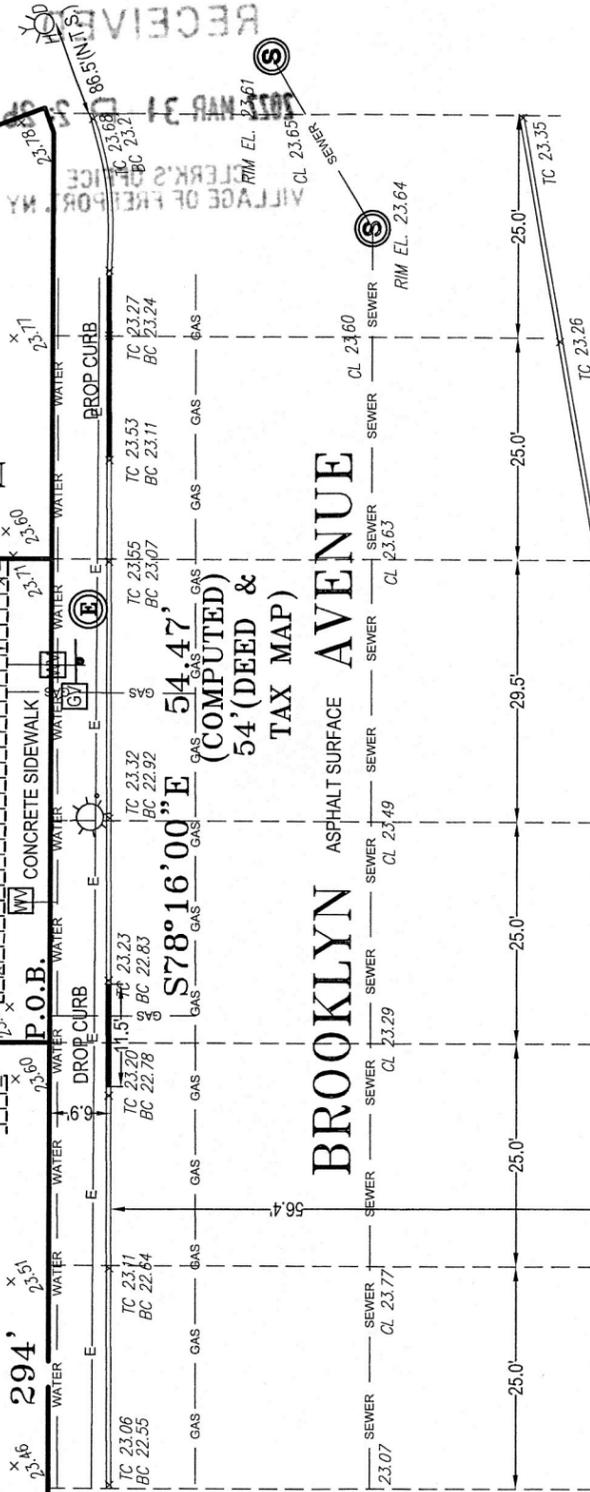
LOT 19

LOT 5

NORTH GROVE STREET

BROOKLYN AVENUE

54.47' (COMPUTED) 54' (DEED & TAX MAP)



**TOPOGRAPHICAL SURVEY:**

14-16 BROOKLYN AVENUE, INC. VILLAGE OF FREEPORT  
TOWN OF HEMPSTEAD  
COUNTY OF NASSAU, STATE OF NEW YORK  
AS DESCRIBED

SEC.: 55 BLOCK: 264 LOT: 19  
SURVEY DATE: JANUARY 19, 2022



5 CIRCLEDALE LANE  
HOLBROOK, NEW YORK 11741  
718-486-5408 631-585-5317

**Alphonse Pesce, Jr.**  
Professional Land Surveyor

N.Y.S. Lic. No. 048365



RECEIVED  
VILLAGE OF FREEPORT  
MAY 31 2022  
RIM EL. 23.61  
CL 23.65  
SEWER

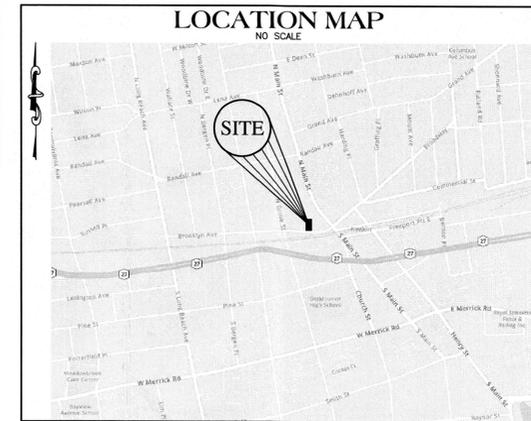
VILLAGE OF FREEPORT ZONING CHART ZONE - SERVICE BUSINESS SB				
	ALLOWED/REQ.	SECTION	EXISTING	PROPOSED
BUILDING HEIGHT	35' MAXIMUM	210-92	2 STORY/ 35'±	NO CHANGE
LOT COVERAGE	ENTIRE LOT EXCEPT MANDATORY OPEN SPACES	210-93	89%	NO CHANGE
FRONT YARD SETBACK	10' MINIMUM	210-94 (A)	5.0'	NO CHANGE
SIDE YARD SETBACK	NO SIDE YARD REQUIRED	210-94 (B)	0.1'	NO CHANGE
REAR YARD SETBACK	25' MINIMUM	210-94 (C)	0.1'	NO CHANGE

**VEHICULAR ACCESS FOR LOADING AND UNLOADING (SECTION 210-97A):**  
REQUIRED:  
FOR EVERY NONRESIDENTIAL BUILDING ERECTED OR ALTERED ON A LOT IN EXCESS OF 4,000 SQUARE FEET, THERE SHALL BE PROVIDED VEHICULAR ACCESS TO THE REAR OR SIDE OR INTO THE BUILDING FOR LOADING AND UNLOADING PURPOSES. PROVIDED: EXISTING ACCESS TO REMAIN - NO CHANGE.

**PARKING CALCULATIONS (SECTION 210-172A):**  
ALL NONRESIDENTIAL BUILDINGS IN ANY ZONE EXCEPT AS OTHERWISE REQUIRED= 1 SPACE FOR EACH 400 S.F.  
BUILDING AREA= 5,335 S.F.  
TOTAL SPACES REQUIRED= 5,335/400 = 13.3 OR 14 SPACES REQUIRED  
TOTAL SPACES PROVIDED= 0 SPACES - NO CHANGE

VILLAGE OF HEMPSTEAD SIGN CHART ZONE- BUSINESS B			
	ALLOWED/REQ.	SECTION	PROPOSED
MAXIMUM PROJECTION OF WALL SIGNS	12"	210-215	8"
MAXIMUM HEIGHT OF WALL SIGNS	3' AND SHALL NOT EXTEND ABOVE THE BOTTOM SILL OF THE WINDOWS ON THE 2ND STORY OR MORE THAN 15' ABOVE THE OUTSIDE GRADE	210-215(A)	13'-0"
MAXIMUM AREA OF WALL SIGNS	1.5 TIMES THE WIDTH OF BUILDING 1.5*49.8 S.F.= 74.7 S.F. MAX	210-215(A)	73.9 S.F.

SHEET	DRAWING TITLE	LAST REVISED
C1	PROPOSED SITE PLAN	-
A1	FLOOR PLANS	-
A2	EXTERIOR ELEVATIONS	-



**CMA**  
CosciaMoos



John Catapano, PE - NY State License #070884-1

**OSH - NY  
LONG  
ISLAND**

14-16 Brooklyn Ave  
Freeport NY 11520

PROJECT NO: 2021086

OWNER:

Oak Street Health  
30 W Monroe, Suite 1200  
Chicago, IL 60603

www.oakstreethealth.com

ARCHITECT:

Coscia Moos Architecture  
1616 Walnut Street Suite 101  
Philadelphia PA 19103  
www.cosciamoos.com  
267-761-9416

MEP ENGINEER:

Catapano Engineering & Architecture, P.C.  
585 Broadhollow Road  
Melville, NY 11747  
www.catapano.com  
631-694-0394

**SITE DATA**

**LOCATION:**  
NORTH SIDE OF BROOKLYN AVENUE  
294' EAST OF NORTH GROVE STREET  
FREEPORT  
VILLAGE OF FREEPORT  
COUNTY OF NASSAU  
STATE OF NEW YORK

**TAX MAP I.D.**  
SECT: 55 BLOCK: 264 LOT: 19

**PROPERTY OWNER:**  
BEST 16 CORP.  
326 WESTBURY AVE.  
CARLE PLACE, NY 11514

**APPLICANT:**  
OAK STREET HEALTH  
30 W. MONROE, SUITE 1200  
CHICAGO, IL 60603

**LOT SIZE:** 5,991.7 SQ.FT. (0.138 ACRES)  
**BUILDING FOOTPRINT:** 5,335 SQ.FT.  
**LOT COVERAGE:** 89.0%

**GOVERNMENT AGENCIES**

**VILLAGE OF FREEPORT:**  
PUBLIC WORKS - 516-377-2289  
BUILDING DEPARTMENT - 516-377-2242

**NASSAU COUNTY FIRE MARSHAL (516) 572-1000**

**UTILITIES**

**GAS:** NATIONAL GRID (718) 270-0137  
**ELECTRICAL:** LIPA (516) 545-2231  
**WATER:** FREEPORT WATER DEPARTMENT (516) 377-2265  
**SEWER:** FREEPORT SEWER DEPARTMENT (516) 377-2375

**INSPECTIONS**

THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY ALL AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL NOTIFY AN AGENCY 72 HOURS (MIN.) PRIOR UNLESS INFORMED OTHERWISE BY THAT AGENCY. G.C. SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED INSPECTIONS PRIOR TO COMMENCEMENT OF WORK.

**SCOPE OF WORK NOTES:**

\* CHANGE OF USE FROM LIGHT MANUFACTURING TO MEDICAL USE

**DEMOLITION**

1. DEMOLISH INTERIOR OF EXISTING 5,335± S.F. TENANT SPACE.

**CONSTRUCTION**

1. FIT OUT EXISTING 5,335± S.F. TENANT SPACE FOR NEW MEDICAL USE.

02/02/2022

ISSUED FOR PERMIT

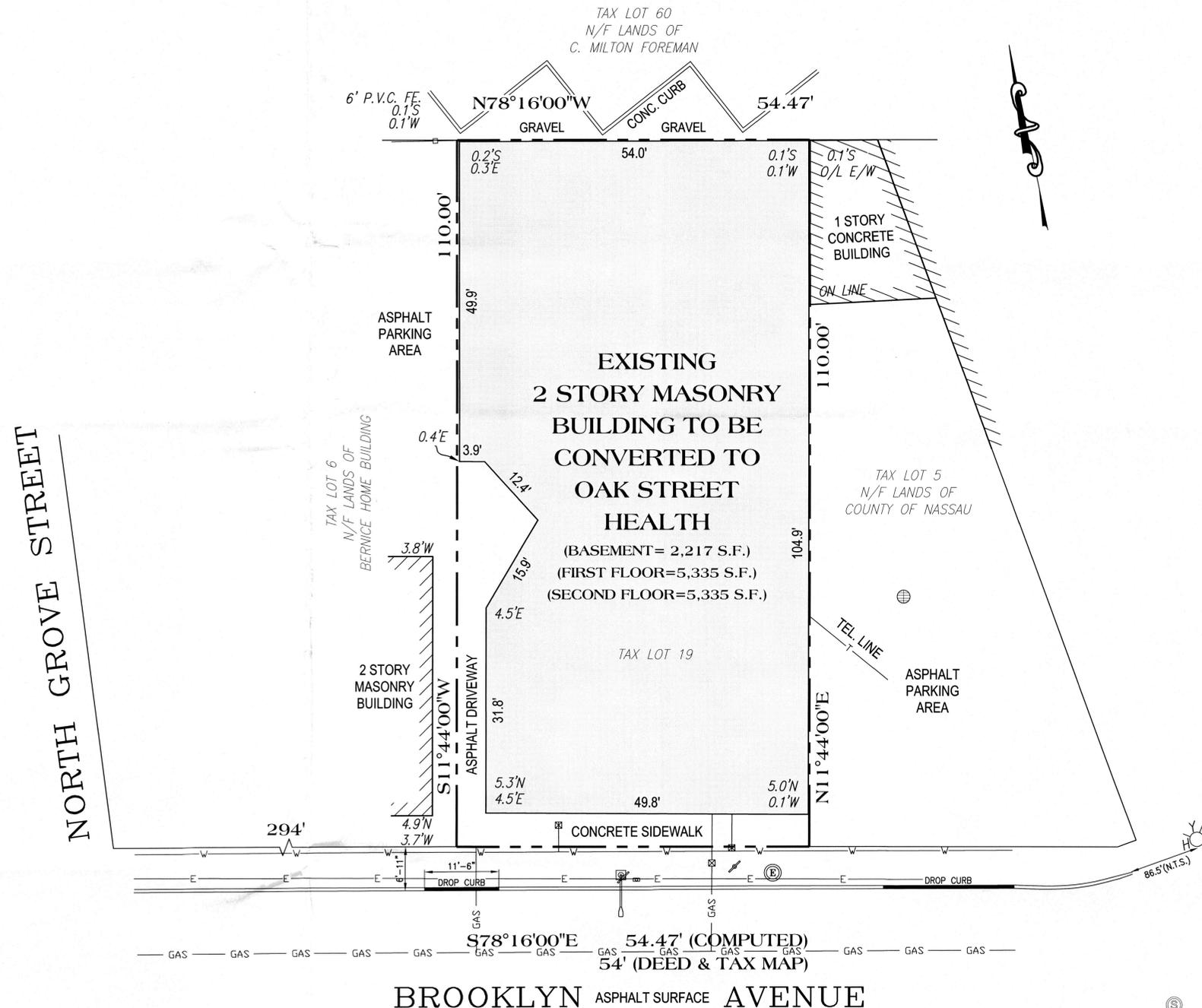
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DRAWN BY: JG

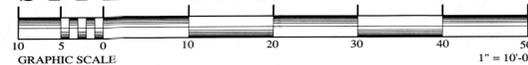
**PROPOSED SITE  
PLAN**

**C1**

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2021 APR -5 A 3 05  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



**SITE PLAN**





Signature and Seal

**OSH NY  
Freeport**

14-16 Brooklyn Ave  
Freeport, NY 11216

PROJECT NO: 679

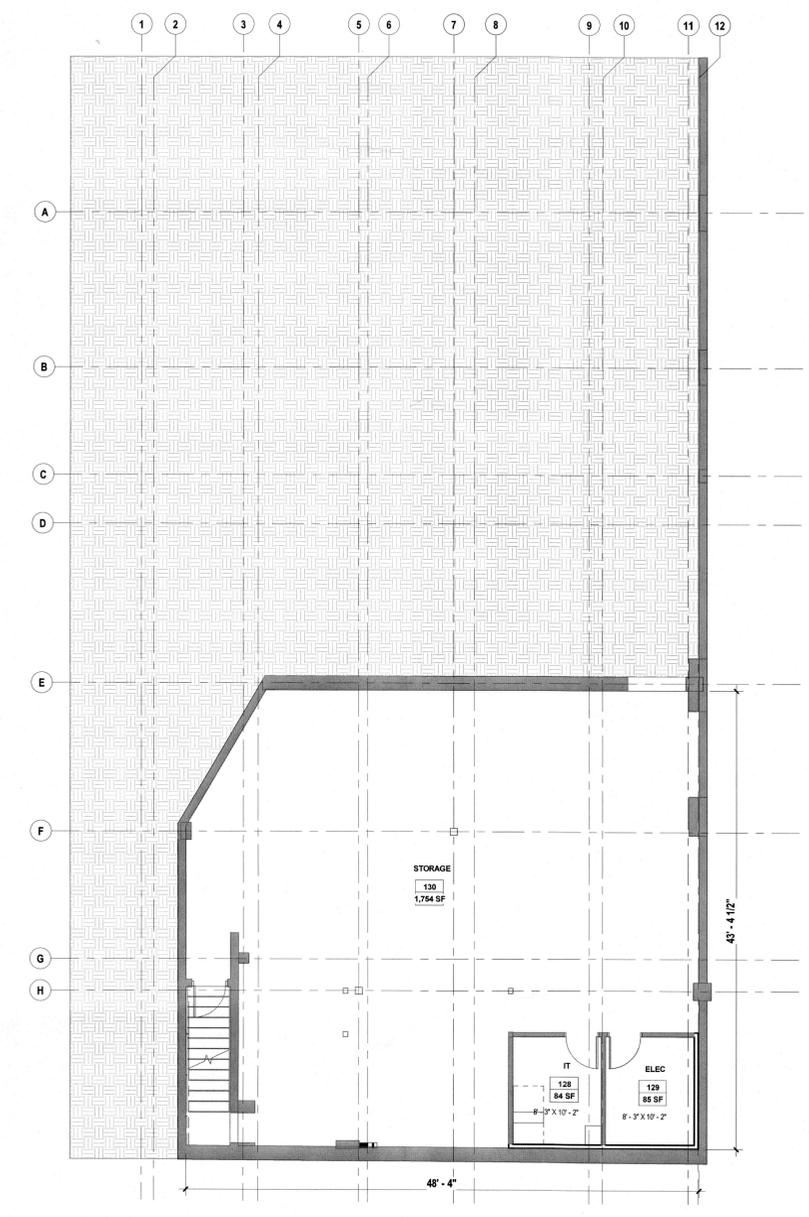
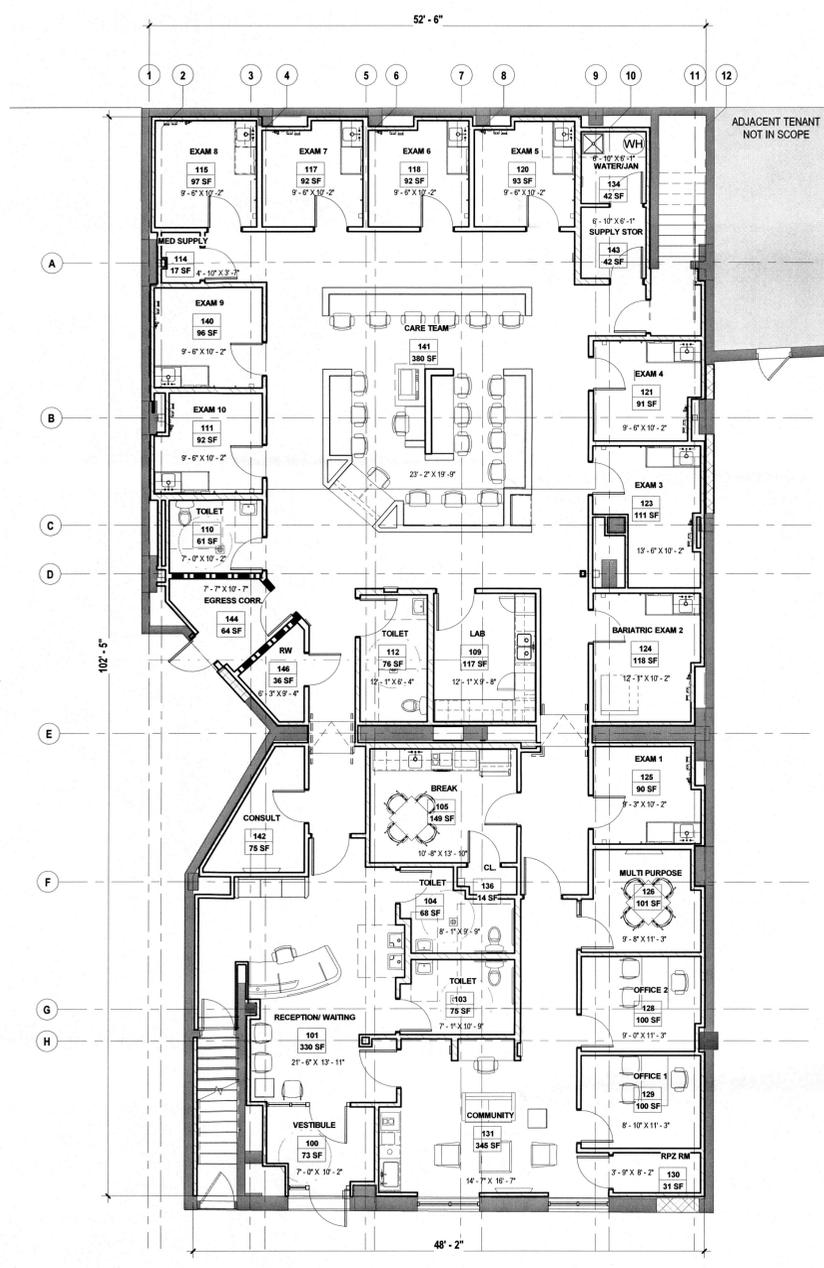
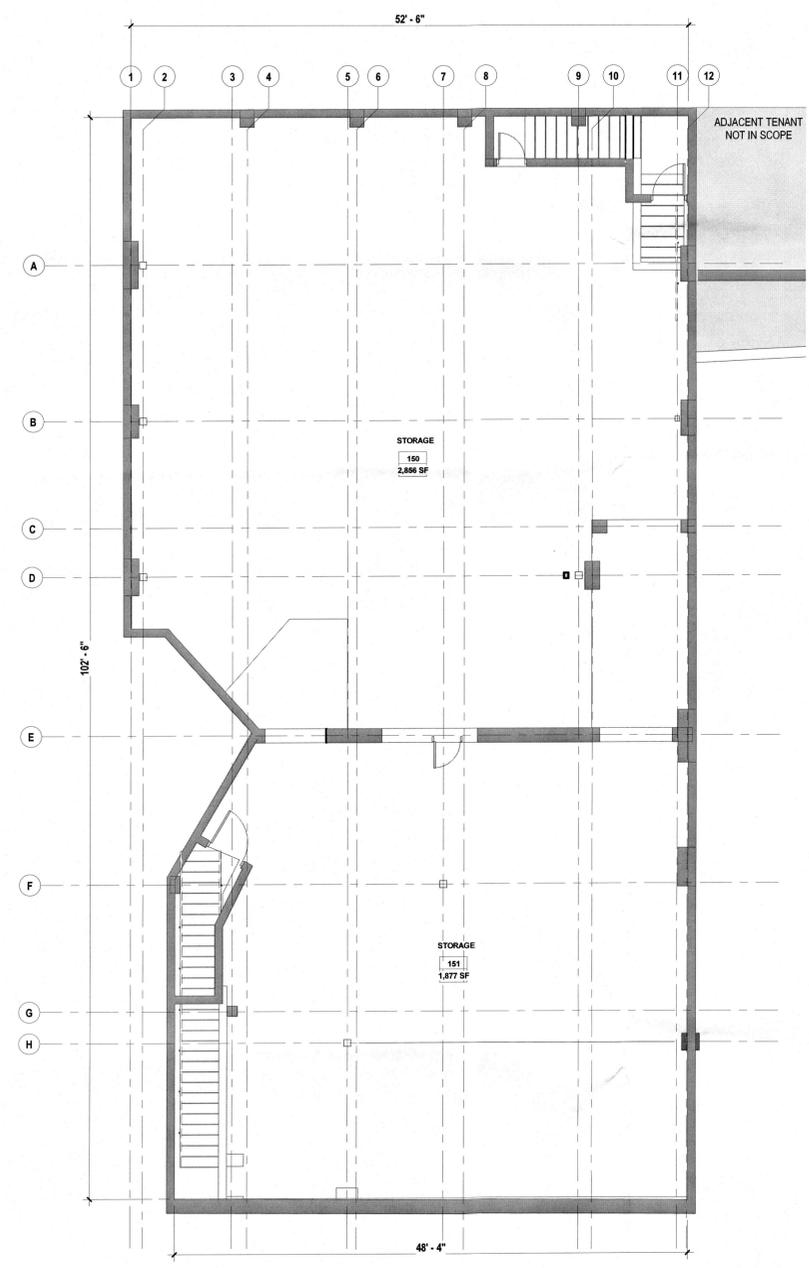
OWNER:  
**Oak Street Health**  
30 W Monroe, Suite 1200  
Chicago, IL 60603

www.oakstreethealth.com

ARCHITECT:  
**CosciaMoos Architecture**  
123 South Broad Street  
Suite 220, South Lobby  
Philadelphia, PA 19109  
www.cosciamoos.com  
267-761-9416

CIVIL, STRUCTURAL, MEP ENGINEER:  
**Catapano Engineering & Architecture**  
585 Broadhollow Road  
Melville, NY 11747  
www.catapano.com  
631-694-0394

TOTAL AREAS & OCCUPANT LOADS			
LEVEL	USE GROUP	AREA	OCCUPANT LOAD
BASEMENT	S-2	4,990 SQFT	17
FIRST FLOOR	B	4,990 SQFT	50
SECOND FLOOR	S-2	2,040 SQFT	7
<b>TOTAL</b>		<b>12,020 SQFT</b>	<b>74</b>



**3 SECOND FLOOR PLAN**  
A1 1/8" = 1'-0"

**2 FIRST FLOOR PLAN**  
A1 1/8" = 1'-0"

**1 BASEMENT PLAN**  
A1 1/8" = 1'-0"

2022 APR - 5  
RECEIVED FOR PERMIT  
SCALE As indicated  
DRAWN BY: SG  
CLIENT'S OFFICE  
VILLAGE OF FREEPORT, NY



Signature and Seal

**OSH NY  
Freeport**

14-16 Brooklyn Ave  
Freeport, NY 11216

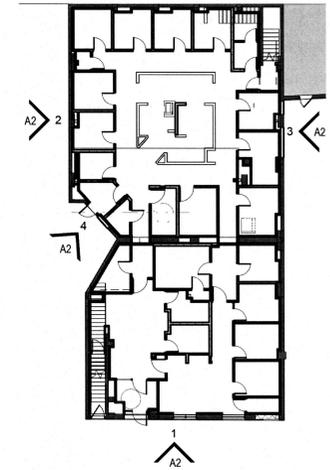
PROJECT NO: 679

OWNER:  
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30 W Monroe, Suite 1200  
Chicago, IL 60603  
www.oakstrethealth.com

ARCHITECT:  
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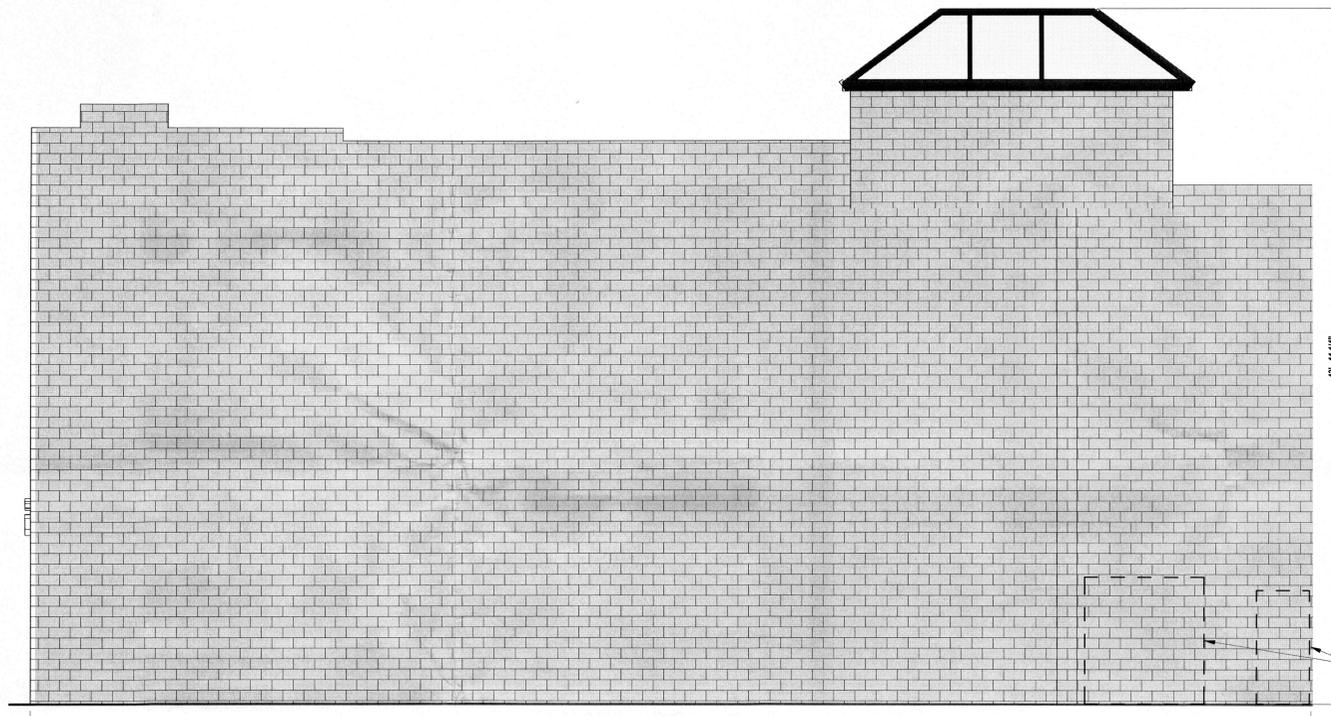
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631-694-0394



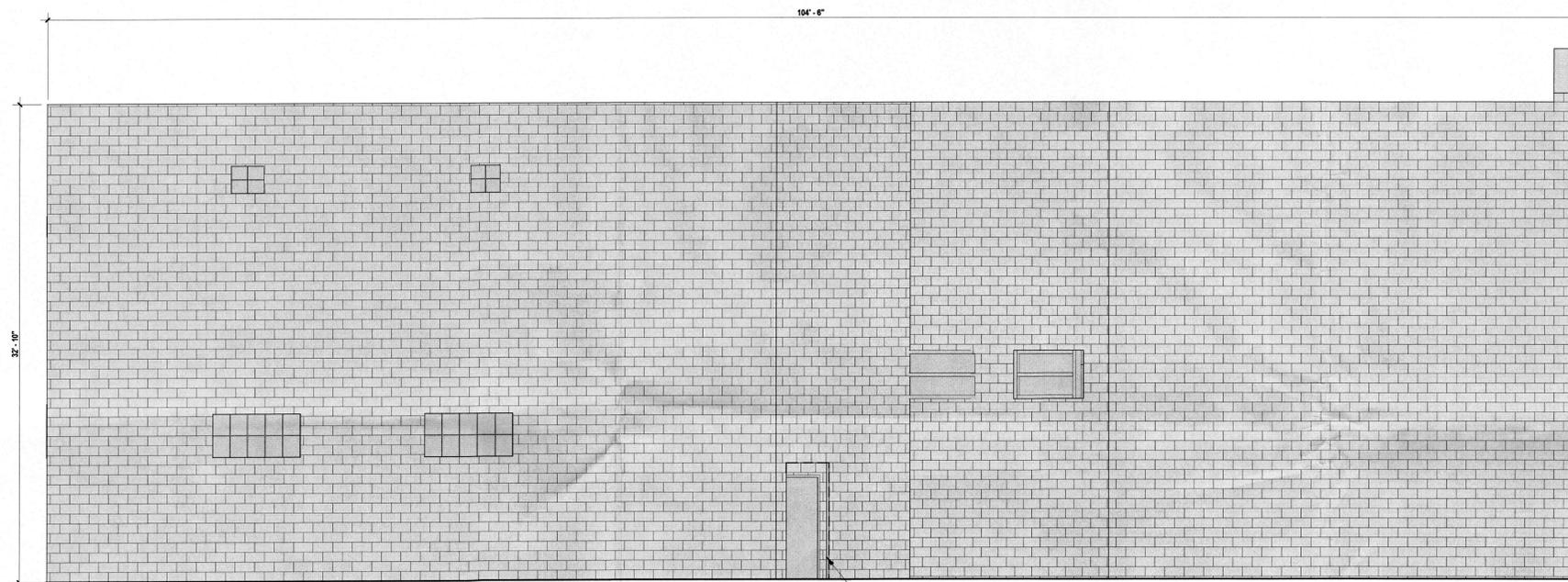
KEY PLAN



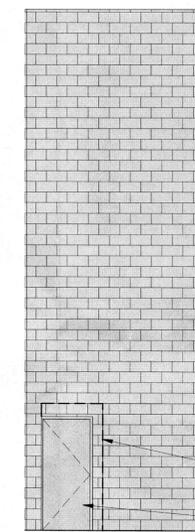
**1 SOUTH ELEVATION**  
A2 3/16" = 1'-0"



**3 EAST ELEVATION**  
A2 3/16" = 1'-0"



**2 WEST ELEVATION**  
A2 3/16" = 1'-0"

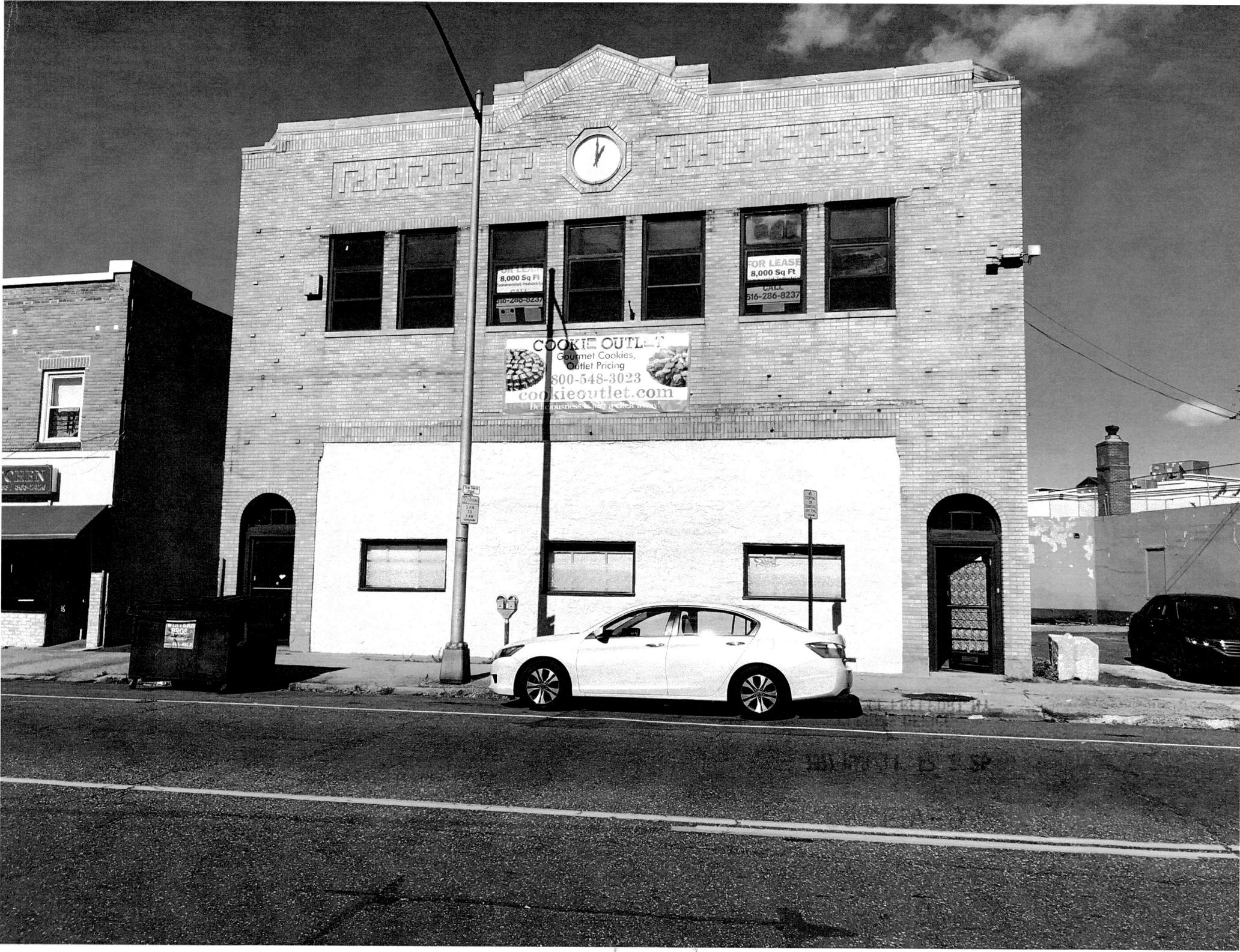


**4 WEST ELEVATION - EGRESS DOOR**  
A2 3/16" = 1'-0"

RECEIVED  
2022 APR - 5 A 3:55  
CITY OF FREEPORT, NY  
ISSUED FOR PERMIT  
SCALE: As indicated  
DRAWN BY: SG

**EXTERIOR  
ELEVATIONS**

**A2**



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CHEN

WASTE BROS

NO PARKING  
ANY TIME  
ON THIS STREET

NO PARKING  
ANY TIME  
ON THIS STREET



**MULRYAN  
ENGINEERING, P.C.**

---

**TRAFFIC ENGINEERING REPORT**

**MAY 16, 2022  
Project No. M22-210  
14-16 Brooklyn Avenue  
Freeport, New York**

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**PURPOSE**

The purpose of this report is to review the standards set forth under New York State Village Law § 7-712-B with respect to requested area variances. The report focuses on the traffic and parking aspects of the application as they relate to these standards.

**PROJECT SUMMARY**

Applicant:	Oak Street Health
Zoning:	Service Business
NC Tax Map No.	Section 55, Block 264, Lot 19
Location:	14-16 Brooklyn Avenue
Site Area:	5,940 square feet
Existing Land Use:	10,670 square foot – 2-story building (unoccupied)
Proposed Land Use:	10,670 square foot – Medical Office
Parking Required:	29 Parking Spaces
Parking Provided:	0 Parking Spaces
Site Plan prepared by:	Catapano Engineering & Architecture, P.C. 585 Broadhollow Road Melville, New York 11747

Oak Street Health (the applicant) filed a building permit application with the Village of Freeport to construct interior modifications the building located at 14-16 Brooklyn Avenue. The Village of Freeport Building Department issued a denial letter dated March 30, 2022. The applicant has appealed the denial of the Building Department and is seeking variances from the Zoning Board of Appeals with respect to Village Ordinance 210-6(A) and 210-172A(12), as specified in the denial letter. The granting of these area variances would allow the applicant to move forward with the proposed interior modifications to the existing building.

The standards with respect to granting area variances are set forth in Section 7-712-B of New York State Village Law. **The Laws of New York, Village Law § 7-712-B:**

3. Area variances. (a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- (3) whether the requested area variance is substantial;
- (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

This process is sometimes referred to as a balancing test, whereby the board is asked to weigh:

The benefit to the applicant, if the variance is granted  
VS.

The detriment to the health, safety and welfare of the neighborhood or community, by such grant

### **INTRODUCTION**

The subject property is located at 14-16 Brooklyn Avenue, in the Village of Freeport. The site is located within the Service Business zoning district. According to County records the existing building was built in 1925 (almost 100 years ago).

The property is 5,940 square feet. The subject site is 54 feet wide by 110 feet in depth. The footprint of the existing 2-story building occupies 90-percent of the site (5,335 sf footprint / 5,940 sf site area = 0.898).

### **ROADWAY NETWORK**

The site has frontage along Brooklyn Avenue. This section of Brooklyn Avenue provides one lane in each direction with a center left turn lane and parking on both sides. The parking along the south side of the roadway becomes a dedicated right turn lane at the intersection with N. Main Street.

### **PUBLIC TRANSIT**

The Village of Freeport is serviced by two Nassau Inter-County Express (NICE) bus routes and the Long Island Rail Road. The bus routes provided in proximity to the site include the N40/41 and the N43 routes. The proposed development is located across the street from the Long Island Rail Road Freeport Station.

### **PARKING REQUIREMENTS**

Due to the existing configuration of the subject site, the applicant is not able to provide on-site parking. The applicant will require area variances from the Village of Freeport in connection with the proposed re-occupation of the existing building.

For the past 97 years the existing building has relied on the use of on-street and municipal parking to accommodate the employees and customers of various businesses that have occupied the building. The existing building is currently unoccupied. The applicant is seeking to re-occupy the building with medical office space.

Despite the existing nature of the site conditions, any business seeking to occupy the buildings will require area variances under Village Ordinance § 210-6 and § 210-172.

Village Ordinance § 210-6 Conformity required.

A. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

Village Ordinance § 210-172 Required parking spaces.

A. The following number of parking spaces shall be provided and satisfactorily maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes:

(12) All nonresidential buildings in any zoning district except as otherwise required in this section: at least one parking space for each 400 square feet of the floor area of the building or structure plus parking space for two cars for each individual store, shop or business in the building or structure.

The existing building is 10,670 square feet. In accordance with the Village of Freeport zoning requirements, the existing building requires 29 parking spaces  $((10,670 \text{ sf} / 400) + 2 \approx 29)$ .

#### USE OF MUNICIPAL PARKING IN THE AREA SURROUNDING THE SITE

Similar to the subject site, the vast majority of businesses in the area provide limited or no on-site parking.

As an example: The Social Security Administration office building is located at 84 N Main Street (Nassau County Tax Map Section 55, Block 23601, Lots 208 and 209). The site provides no on-site parking. The building is however located adjacent to municipal parking lot number 4.

The mixed-use commercial building (residential over retail) located at 6 Brooklyn Avenue just east of the subject site (Nassau County Tax Map Section 55, Block 264, Lot 3) provides no on-site parking. Employees and customers of the businesses within 6 Brooklyn Avenue (Edible), park on-street or within the surrounding municipal parking lots.

#### ON-STREET PARKING

##### **On-Street Parking in Proximity to the subject site:**

Brooklyn Avenue	from N. Ocean Ave to N. Grove St	32 parking spaces
Brooklyn Avenue	from N. N. Grove St to N. Main St	29 parking spaces
Brooklyn Avenue	from N. Main St to Henry St	15 parking spaces
N. Main Street	from Brooklyn Ave to Randall Ave	54 parking space
N Grove Street	from Brooklyn Ave to Randall Ave	28 parking space
<b>On-Street Parking:</b>		<b>158 parking spaces</b>

**MUNICIPAL PARKING**

**Municipal Parking in Proximity to the subject site:**

Municipal Parking Lot No. 4 (e/o N Main St)	379 parking spaces
Municipal Parking Lot (n/o Goodyear)	239 parking spaces

**Municipal Parking:** **618 parking spaces**

**COMMUTER MUNICIPAL PARKING**

A portion of the municipal parking spaces in proximity to the subject site require “Commuter Parking Permits”. The need for a “Commuter Parking Permit” is only in effect on weekdays prior to 2:00 pm.

**Commuter Municipal Parking in Proximity to the subject site:**

Municipal Parking Lot No. 18 (near Village Hall)	140 parking spaces
Municipal Parking Lot (under Long Island Rail Road)	51 parking spaces
Municipal Parking Lot No. 28 (e/o Henry St)	64 parking spaces
Municipal Parking Lot (n/o Dunkin Donuts)	277 parking spaces

**Commuter Municipal Parking:** **532 parking spaces**

**ON-STREET AND MUNICIPAL PARKING**

In total 1,308 on-street and municipal parking spaces are located in proximity to the subject site. Commuter permits are required during the week before 2:00 pm at 532 municipal parking spaces, in connection with the Freeport Long Island Rail Road station.

**PARKING OBSERVATIONS**

Our office conducted a parking occupancy study in the area surrounding the subject site to evaluate the existing parking conditions. Parking occupancy counts were performed on Tuesday, Wednesday and Thursday May 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> of 2022.

Our office has previously conducted parking studies in proximity to the subject site on:

Friday and Saturday, June 4<sup>th</sup> and 5<sup>th</sup> of 2021

Tuesday, Saturday and Sunday, October 15<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup> of 2019.

**STUDY AREA**

Parking counts collected for this application include parking along Brooklyn Avenue, N Grove Street and N Main Street. Counts were also collected in four municipal parking fields located in proximity to the subject site.

The areas studied and detailed results of our analysis are shown on tables 1 through 18, attached hereto.

**HOURS OF OPERATION**

Oak Street Health centers operate Monday through Friday from 8:00 am to 5:00 pm. The office will be closed on Saturday and Sunday.

**SUMMARY OF AVAILABLE PARKING**

The following is the average availability of parking in proximity to the subject site:

**Weekday Mornings 8:00 to 10:00 am**

92 available on-street parking spaces  
208 available municipal parking spaces  
86 available commuter-permit required  
  
300 – total available (non-permit) parking  
  
386 – total non-occupied parking spaces

**Weekday Afternoons 12:00 to 2:00 pm**

87 available on-street parking spaces  
199 available municipal parking spaces  
81 available commuter-permit required  
  
286 – total available (non-permit) parking  
  
367 – total non-occupied parking spaces

**Weekday Evenings 5 to 8:00 pm – commuter permits not required after 2:00 pm**

94 available on-street parking spaces  
336 available municipal parking spaces  
  
430 – total available/non-occupied parking spaces

**OFFICE OF THE STATE COMPTROLLER – OPINION 88-1**

Our office has worked on approximately 25 parking variance cases within the Village of Freeport. Many of these projects were located near municipal parking and were approved by the Village of Freeport Zoning Board of Appeals.

On several recent cases the Village of Freeport Zoning Board of Appeals has referenced, Opinion 88-1 of the Office of the State Comptroller with respect to municipal parking.

Opinion 88-1 of the Office of the State Comptroller is attached hereto. The Opinion includes the following statements:

“This opinion represents the views of the Office of the State Comptroller at the time it was rendered. The opinion may no longer represent those views if, among other things, there have been subsequent court cases or statutory amendments that bear on the issues discussed in the opinion.”

“This is in reply to your inquiry concerning the proposed conveyance to the U.S. Postal Service of the property presently used as a village parking lot.”

The applicant is **NOT** asking the Village of Freeport to “**CONVEY**” any rights or privileges to specific parking spaces. The applicant is however asking the Zoning Board of Appeals to consider the extensive amount of available “**public parking spaces**” surrounding the subject site when considering: 1) the benefit to the applicant, if the variance is granted; and 2) the detriment to the health, safety and welfare of the neighborhood or community, by such grant.

The following definition is provided in NY General Municipal Law § 72j: The term “public garage” (or *public parking spaces*) shall mean any building or facility where motor vehicles are parked, stored, serviced or repaired, and whose space and facilities are available to the public, with or without fee or charge, without regard to the residence, business or employment of the motor vehicle owner or operator seeking such space or facilities.

The number of available (not occupied) municipal parking spaces (“public” parking spaces) outlined herein, is provided in an effort to show that the granting of the requested area (parking) variance will **NOT** cause or create a detriment to the health, safety and/or welfare of the community.

In addition, ample on-street parking is also available in proximity to the existing building and the use thereof by the employees and patients will again **NOT** cause or create a detriment to the health, safety and/or welfare of the community.

## CONCLUSIONS

The site has been fully developed for almost 100 years. The granting of this application will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties.

The benefit sought by the applicant cannot be achieved by any other means other than an (parking) area variance.

The requested approval is not substantial as the existing building has been in place for almost 100 years with no on-site parking.

In our professional opinion, the proposed application will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

According to the Village Ordinance, the existing building requires 29 parking spaces. The parking counts collected in proximity to the subject property indicated that over 85 on-street parking spaces were available during the weekday morning, afternoon and evening.

In addition, a minimum of approximately 200 non-permit municipal "public" parking spaces were available during the weekday morning and afternoon. In the evening over 400 municipal "public" parking spaces were available. These spaces within the surrounding municipal parking fields are in addition to the available on-street parking spaces. The proposed medical office is not open on Saturday and Sunday.

These "public" parking spaces and municipal parking fields are provided, by the Village of Freeport, to mitigate traffic congestion which constitutes a threat to the health, welfare and safety of the people within the Village.

The alleged difficulty was not self-created. The difficulty is an existing condition that cannot be remedied due to the configuration of the building in relation to the size of the property.

Under Village Law § 7-712-B(3)(b), the Zoning Board of Appeals shall in making its determination, take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

Regardless of the proposed use, the applicant is unable to occupy and the landlord is unable rent the subject property without a parking variance. The applicant is requesting a parking variance to re-occupy a building which has existed for almost 100 years. If the application is denied the subject property would, in theory, remain vacant.

Several apartment buildings are located within one to two blocks of the subject site. These residents and other Village residents may choose to walk to the subject site potential reducing parking demand. In a similar manor, employees may live in the area and/or utilize mass transit to get to the office.

Oak Street Health also provides shuttle van services eliminating the need for patients to drive to the site and find parking.

It is our professional opinion that the granting of this application will have no detrimental impact to the health, safety or welfare of the community. If you have any questions or require additional information, please feel free to contact our office.

Sincerely,  
MULRYAN ENGINEERING, P.C.

*Sean P. Mulryan*

Sean P. Mulryan, P.E.  
President

---

' It is a violation of New York State Education Law Section 7209.2 for any person, unless acting under the direction of a licensed professional engineer, to alter these documents in any way. If altered, the altering engineer shall affix to these documents his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Hamlet: Freeport  
 Project No: M22-210

Parking Observations taken on: Tuesday, May 03, 2022

**PARKING DEMAND**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	5	5	6	4	5	5
Brooklyn Avenue S/S N Ocean to N Grove							
Brooklyn Avenue N/S N Grove to N Main	14	4	4	4	5	5	4
Brooklyn Avenue S/S N Grove to N Main	15	3	3	8	9	10	7
Brooklyn Avenue S/S N Main to Henry	15	1	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	22	22	23	24	25	23
N Main Street E/S Brooklyn to Randall	25	6	5	7	9	8	7
N Main Street W/S Brooklyn to Randall	29	3	2	0	5	9	4
<b>Total Parking Demand</b>	<b>132</b>	<b>44</b>	<b>41</b>	<b>48</b>	<b>56</b>	<b>62</b>	<b>50</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	1	1	0	2	1	1
Brooklyn Avenue S/S N Ocean to N Grove							
Brooklyn Avenue N/S N Grove to N Main	14	10	10	10	9	9	10
Brooklyn Avenue S/S N Grove to N Main	15	12	12	7	6	5	8
Brooklyn Avenue S/S N Main to Henry	15	14	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	6	6	5	4	3	5
N Main Street E/S Brooklyn to Randall	25	19	20	18	16	17	18
N Main Street W/S Brooklyn to Randall	29	26	27	29	24	20	25
<b>Total Parking Availability</b>	<b>132</b>	<b>88</b>	<b>91</b>	<b>84</b>	<b>76</b>	<b>70</b>	<b>82</b>

Hamlet: Freeport  
 Project No: M22-210

Parking Observations taken on: Wednesday, May 04, 2022

PARKING DEMAND

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	2	2	2	2	2	2
Brooklyn Avenue S/S N Ocean to N Grove	26	22	22	21	20	20	21
Brooklyn Avenue N/S N Grove to N Main	14	2	2	2	3	4	3
Brooklyn Avenue S/S N Grove to N Main	15	2	5	2	3	2	3
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	25	25	24	24	26	25
N Main Street E/S Brooklyn to Randall	25	0	0	0	1	0	0
N Main Street W/S Brooklyn to Randall	29	1	0	1	2	1	1
<b>Total Parking Demand</b>	<b>158</b>	<b>54</b>	<b>56</b>	<b>52</b>	<b>55</b>	<b>55</b>	<b>54</b>

PARKING AVAILABILITY

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	4	4	4	4	4	4
Brooklyn Avenue S/S N Ocean to N Grove	26	4	4	5	6	6	5
Brooklyn Avenue N/S N Grove to N Main	14	12	12	12	11	10	11
Brooklyn Avenue S/S N Grove to N Main	15	13	10	13	12	13	12
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	3	3	4	4	2	3
N Main Street E/S Brooklyn to Randall	25	25	25	25	24	25	25
N Main Street W/S Brooklyn to Randall	29	28	29	28	27	28	28
<b>Total Parking Availability</b>	<b>158</b>	<b>104</b>	<b>102</b>	<b>106</b>	<b>103</b>	<b>103</b>	<b>104</b>

Hamlet: Freeport  
 Project No. M22-210

Parking Observations taken on: Thursday, May 05, 2022

**PARKING DEMAND**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	1	1	1	1	1	1
Brooklyn Avenue S/S N Ocean to N Grove	26	22	20	19	20	20	20
Brooklyn Avenue N/S N Grove to N Main	14	3	3	5	5	8	5
Brooklyn Avenue S/S N Grove to N Main	15	8	8	8	10	11	9
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	19	21	23	20	21	21
N Main Street E/S Brooklyn to Randall	25	7	7	8	9	9	8
N Main Street W/S Brooklyn to Randall	29	0	1	3	3	5	2
<b>Total Parking Demand</b>	<b>158</b>	<b>60</b>	<b>61</b>	<b>67</b>	<b>68</b>	<b>75</b>	<b>66</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	5	5	5	5	5	5
Brooklyn Avenue S/S N Ocean to N Grove	26	4	6	7	6	6	6
Brooklyn Avenue N/S N Grove to N Main	14	11	11	9	9	6	9
Brooklyn Avenue S/S N Grove to N Main	15	7	7	7	5	4	6
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	9	7	5	8	7	7
N Main Street E/S Brooklyn to Randall	25	18	18	17	16	16	17
N Main Street W/S Brooklyn to Randall	29	29	28	26	26	24	27
<b>Total Parking Availability</b>	<b>158</b>	<b>98</b>	<b>97</b>	<b>91</b>	<b>90</b>	<b>83</b>	<b>92</b>

Parking Observations taken on: Tuesday, May 03, 2022

PARKING DEMAND

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	5	3	5	5	5	5
Brooklyn Avenue S/S N Ocean to N Grove	26	0	0	3	3	3	2
Brooklyn Avenue N/S N Grove to N Main	14	6	6	5	5	6	6
Brooklyn Avenue S/S N Grove to N Main	15	9	8	10	12	15	11
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	23	22	25	23	23	23
N Main Street E/S Brooklyn to Randall	25	14	12	13	9	6	11
N Main Street W/S Brooklyn to Randall	29	9	7	6	8	5	7
<b>Total Parking Demand</b>	<b>158</b>	<b>66</b>	<b>58</b>	<b>67</b>	<b>65</b>	<b>63</b>	<b>64</b>

PARKING AVAILABILITY

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	1	3	1	1	1	1
Brooklyn Avenue S/S N Ocean to N Grove	26	26	26	23	23	23	24
Brooklyn Avenue N/S N Grove to N Main	14	8	8	9	9	8	8
Brooklyn Avenue S/S N Grove to N Main	15	6	7	5	3	0	4
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	5	6	3	5	5	5
N Main Street E/S Brooklyn to Randall	25	11	13	12	16	19	14
N Main Street W/S Brooklyn to Randall	29	20	22	23	21	24	22
<b>Total Parking Availability</b>	<b>158</b>	<b>92</b>	<b>100</b>	<b>91</b>	<b>93</b>	<b>95</b>	<b>94</b>

Hamlet: Freeport  
 Project No. M22-210

Parking Observations taken on: Wednesday, May 04, 2022

PARKING DEMAND

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	2	3	2	2	2	2
Brooklyn Avenue S/S N Ocean to N Grove	26	24	23	26	25	26	25
Brooklyn Avenue N/S N Grove to N Main	14	6	7	6	4	5	6
Brooklyn Avenue S/S N Grove to N Main	15	5	6	5	5	5	5
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	24	21	15	17	18	19
N Main Street E/S Brooklyn to Randall	25	5	7	6	9	6	7
N Main Street W/S Brooklyn to Randall	29	5	6	5	5	4	5
<b>Total Parking Demand</b>	<b>158</b>	<b>71</b>	<b>73</b>	<b>65</b>	<b>67</b>	<b>66</b>	<b>68</b>

PARKING AVAILABILITY

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	4	3	4	4	4	4
Brooklyn Avenue S/S N Ocean to N Grove	26	2	3	0	1	0	1
Brooklyn Avenue N/S N Grove to N Main	14	8	7	8	10	9	8
Brooklyn Avenue S/S N Grove to N Main	15	10	9	10	10	10	10
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	4	7	13	11	10	9
N Main Street E/S Brooklyn to Randall	25	20	18	19	16	19	18
N Main Street W/S Brooklyn to Randall	29	24	23	24	24	25	24
<b>Total Parking Availability</b>	<b>158</b>	<b>87</b>	<b>85</b>	<b>93</b>	<b>91</b>	<b>92</b>	<b>90</b>

Hamlet: Freeport  
 Project No. M22-210

Parking Observations taken on: Thursday, May 05, 2022

**PARKING DEMAND**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	3	3	3	4	4	3
Brooklyn Avenue S/S N Ocean to N Grove	26	18	18	49	20	21	25
Brooklyn Avenue N/S N Grove to N Main	14	6	5	7	9	6	7
Brooklyn Avenue S/S N Grove to N Main	15	12	11	11	12	14	12
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	20	20	19	18	18	19
N Main Street E/S Brooklyn to Randall	25	9	7	6	10	11	9
N Main Street W/S Brooklyn to Randall	29	6	8	5	7	6	6
<b>Total Parking Demand</b>	<b>158</b>	<b>74</b>	<b>72</b>	<b>100</b>	<b>80</b>	<b>80</b>	<b>81</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	3	3	3	2	2	3
Brooklyn Avenue S/S N Ocean to N Grove	26	8	8	0	6	5	1
Brooklyn Avenue N/S N Grove to N Main	14	8	9	7	5	8	7
Brooklyn Avenue S/S N Grove to N Main	15	3	4	4	3	1	3
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	8	8	9	10	10	9
N Main Street E/S Brooklyn to Randall	25	16	18	19	15	14	16
N Main Street W/S Brooklyn to Randall	29	23	21	24	22	23	23
<b>Total Parking Availability</b>	<b>158</b>	<b>84</b>	<b>86</b>	<b>81</b>	<b>78</b>	<b>78</b>	<b>77</b>

Hamlet: Freeport  
 Project No. M22-210

Parking Observations taken on: Tuesday, May 03, 2022

**PARKING DEMAND**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	5	4	2	2	2	3
Brooklyn Avenue S/S N Ocean to N Grove	26	6	5	4	4	4	5
Brooklyn Avenue N/S N Grove to N Main	14	5	7	9	6	5	6
Brooklyn Avenue S/S N Grove to N Main	15	11	9	8	8	8	9
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	25	23	21	21	22	22
N Main Street E/S Brooklyn to Randall	25	6	7	10	6	4	7
N Main Street W/S Brooklyn to Randall	29	10	12	15	8	6	10
<b>Total Parking Demand</b>	<b>158</b>	<b>68</b>	<b>67</b>	<b>69</b>	<b>55</b>	<b>51</b>	<b>62</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	1	2	4	4	4	3
Brooklyn Avenue S/S N Ocean to N Grove	26	20	21	22	22	22	21
Brooklyn Avenue N/S N Grove to N Main	14	9	7	5	8	9	8
Brooklyn Avenue S/S N Grove to N Main	15	4	6	7	7	7	6
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	3	5	7	7	6	6
N Main Street E/S Brooklyn to Randall	25	19	18	15	19	21	18
N Main Street W/S Brooklyn to Randall	29	19	17	14	21	23	19
<b>Total Parking Availability</b>	<b>158</b>	<b>90</b>	<b>91</b>	<b>89</b>	<b>103</b>	<b>107</b>	<b>96</b>

Hamlet: Freeport  
 Project No. M22-210

Parking Observations taken on: Wednesday, May 04, 2022

**PARKING DEMAND**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	2	2	2	2	2	2
Brooklyn Avenue S/S N Ocean to N Grove	26	22	19	14	12	12	16
Brooklyn Avenue N/S N Grove to N Main	14	5	6	7	9	6	7
Brooklyn Avenue S/S N Grove to N Main	15	6	6	6	6	6	6
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	20	22	24	23	22	22
N Main Street E/S Brooklyn to Randall	25	5	6	5	4	4	5
N Main Street W/S Brooklyn to Randall	29	3	3	2	2	2	2
<b>Total Parking Demand</b>	<b>158</b>	<b>63</b>	<b>64</b>	<b>60</b>	<b>58</b>	<b>54</b>	<b>60</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	4	4	4	4	4	4
Brooklyn Avenue S/S N Ocean to N Grove	26	4	7	12	14	14	10
Brooklyn Avenue N/S N Grove to N Main	14	9	8	7	5	8	7
Brooklyn Avenue S/S N Grove to N Main	15	9	9	9	9	9	9
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	8	6	4	5	6	6
N Main Street E/S Brooklyn to Randall	25	20	19	20	21	21	20
N Main Street W/S Brooklyn to Randall	29	26	26	27	27	27	27
<b>Total Parking Availability</b>	<b>158</b>	<b>95</b>	<b>94</b>	<b>98</b>	<b>100</b>	<b>104</b>	<b>98</b>

Hamlet: Freeport  
 Project No. M22-210

Parking Observations taken on: Thursday, May 05, 2022

PARKING DEMAND

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	3	3	3	3	4	3
Brooklyn Avenue S/S N Ocean to N Grove	26	22	21	18	15	14	18
Brooklyn Avenue N/S N Grove to N Main	14	6	5	7	8	9	7
Brooklyn Avenue S/S N Grove to N Main	15	13	11	10	10	11	11
Brooklyn Avenue S/S N Main to Henry	15	0	0	0	0	0	0
N Grove Street E/S Brooklyn to Randall	28	19	19	21	23	24	21
N Main Street E/S Brooklyn to Randall	25	5	6	4	3	2	4
N Main Street W/S Brooklyn to Randall	29	2	4	6	6	7	5
<b>Total Parking Demand</b>	<b>158</b>	<b>70</b>	<b>69</b>	<b>69</b>	<b>68</b>	<b>71</b>	<b>69</b>

PARKING AVAILABILITY

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
Brooklyn Avenue N/S N Ocean to N Grove	6	3	3	3	3	2	3
Brooklyn Avenue S/S N Ocean to N Grove	26	4	5	8	11	12	8
Brooklyn Avenue N/S N Grove to N Main	14	8	9	7	6	5	7
Brooklyn Avenue S/S N Grove to N Main	15	2	4	5	5	4	4
Brooklyn Avenue S/S N Main to Henry	15	15	15	15	15	15	15
N Grove Street E/S Brooklyn to Randall	28	9	9	7	5	4	7
N Main Street E/S Brooklyn to Randall	25	20	19	21	22	23	21
N Main Street W/S Brooklyn to Randall	29	27	25	23	23	22	24
<b>Total Parking Availability</b>	<b>158</b>	<b>88</b>	<b>89</b>	<b>89</b>	<b>90</b>	<b>87</b>	<b>89</b>

Hamlet: Freeport  
 Project No. M22-210

**Parking Observations taken on: Tuesday, May 03, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
LIRR Parking IFO Subject Site	51	41	43	44	44	46	44
Municipal Parking Lot 18	140	93	91	90	92	94	92
Municipal Parking Lot 28	64	34	67	42	43	44	46
Municipal Parking Lot 4	379	140	162	189	190	193	175
<b>Total Parking Demand</b>	<b>634</b>	<b>308</b>	<b>363</b>	<b>365</b>	<b>369</b>	<b>377</b>	<b>356</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
LIRR Parking IFO Subject Site	51	10	8	7	7	5	7
Municipal Parking Lot 18	140	47	49	50	48	46	48
Municipal Parking Lot 28	64	30	0	22	21	20	18
Municipal Parking Lot 4	379	239	217	190	189	186	204
<b>Total Parking Availability</b>	<b>634</b>	<b>326</b>	<b>274</b>	<b>269</b>	<b>265</b>	<b>257</b>	<b>278</b>

**Parking Observations taken on: Wednesday, May 04, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
LIRR Parking IFO Subject Site	51	42	42	44	42	40	42
Municipal Parking Lot 18	140	85	87	88	88	90	88
Municipal Parking Lot 28	64	39	40	41	42	44	41
Municipal Parking Lot 4	379	159	161	162	165	168	163
<b>Total Parking Demand</b>	<b>634</b>	<b>325</b>	<b>330</b>	<b>335</b>	<b>337</b>	<b>342</b>	<b>334</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
LIRR Parking IFO Subject Site	51	9	9	7	9	11	9
Municipal Parking Lot 18	140	55	53	52	52	50	52
Municipal Parking Lot 28	64	25	24	23	22	20	23
Municipal Parking Lot 4	379	220	218	217	214	211	216
<b>Total Parking Availability</b>	<b>634</b>	<b>309</b>	<b>304</b>	<b>299</b>	<b>297</b>	<b>292</b>	<b>300</b>

**Parking Observations taken on: Thursday, May 05, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
LIRR Parking IFO Subject Site	51	33	38	40	45	48	41
Municipal Parking Lot 18	140	68	73	79	81	83	77
Municipal Parking Lot 28	64	31	35	40	41	42	38
Municipal Parking Lot 4	379	153	165	186	188	187	176
<b>Total Parking Demand</b>	<b>634</b>	<b>285</b>	<b>311</b>	<b>345</b>	<b>355</b>	<b>360</b>	<b>331</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	Average
LIRR Parking IFO Subject Site	51	18	13	11	6	3	10
Municipal Parking Lot 18	140	72	67	61	59	57	63
Municipal Parking Lot 28	64	33	29	24	23	22	26
Municipal Parking Lot 4	379	226	214	193	191	192	203
<b>Total Parking Availability</b>	<b>634</b>	<b>349</b>	<b>323</b>	<b>289</b>	<b>279</b>	<b>274</b>	<b>303</b>

**Parking Observations taken on: Tuesday, May 03, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
LIRR Parking IFO Subject Site	51	45	42	43	45	43	44
Municipal Parking Lot 18	140	89	87	86	89	91	88
Municipal Parking Lot 28	64	45	43	43	45	47	45
Municipal Parking Lot 4	379	200	202	204	196	187	198
<b>Total Parking Demand</b>	<b>634</b>	<b>379</b>	<b>374</b>	<b>376</b>	<b>375</b>	<b>368</b>	<b>374</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
LIRR Parking IFO Subject Site	51	6	9	8	6	8	7
Municipal Parking Lot 18	140	51	53	54	51	49	52
Municipal Parking Lot 28	64	19	21	21	19	17	19
Municipal Parking Lot 4	379	179	177	175	183	192	181
<b>Total Parking Availability</b>	<b>634</b>	<b>255</b>	<b>260</b>	<b>258</b>	<b>259</b>	<b>266</b>	<b>260</b>

Hamlet: Freeport  
 Project No. M22-210

**Parking Observations taken on: Wednesday, May 04, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
LIRR Parking IFO Subject Site	51	50	51	48	50	51	50
Municipal Parking Lot 18	140	80	83	85	72	64	77
Municipal Parking Lot 28	64	52	50	50	53	51	51
Municipal Parking Lot 4	379	164	169	170	174	178	171
<b>Total Parking Demand</b>	<b>634</b>	<b>346</b>	<b>353</b>	<b>353</b>	<b>349</b>	<b>344</b>	<b>349</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
LIRR Parking IFO Subject Site	51	1	0	3	1	0	1
Municipal Parking Lot 18	140	60	57	55	68	76	63
Municipal Parking Lot 28	64	12	14	14	11	13	13
Municipal Parking Lot 4	379	215	210	209	205	201	208
<b>Total Parking Availability</b>	<b>634</b>	<b>288</b>	<b>281</b>	<b>281</b>	<b>285</b>	<b>290</b>	<b>285</b>

**Mulryan Engineering, P.C.**

Hamlet: Freeport  
 Project No. M22-210

**Parking Observations taken on: Thursday, May 05, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
LIRR Parking IFO Subject Site	51	44	44	44	42	40	43
Municipal Parking Lot 18	140	79	78	77	81	80	79
Municipal Parking Lot 28	64	46	47	45	45	44	45
Municipal Parking Lot 4	379	173	176	174	171	164	172
<b>Total Parking Demand</b>	<b>634</b>	<b>342</b>	<b>345</b>	<b>340</b>	<b>339</b>	<b>328</b>	<b>339</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	Average
LIRR Parking IFO Subject Site	51	7	7	7	9	11	8
Municipal Parking Lot 18	140	61	62	63	59	60	61
Municipal Parking Lot 28	64	18	17	19	19	20	19
Municipal Parking Lot 4	379	206	203	205	208	215	207
<b>Total Parking Availability</b>	<b>634</b>	<b>292</b>	<b>289</b>	<b>294</b>	<b>295</b>	<b>306</b>	<b>295</b>

Parking Observations taken on: **Tuesday, May 03, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
LIRR Parking IFO Subject Site	51	44	40	36	31	29	36
Municipal Parking Lot 18	140	93	90	89	85	80	87
Municipal Parking Lot 28	64	48	46	49	44	40	45
Municipal Parking Lot 4	379	190	165	140	128	103	145
<b>Total Parking Demand</b>	<b>634</b>	<b>375</b>	<b>341</b>	<b>314</b>	<b>288</b>	<b>252</b>	<b>314</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
LIRR Parking IFO Subject Site	51	7	11	15	20	22	15
Municipal Parking Lot 18	140	47	50	51	55	60	53
Municipal Parking Lot 28	64	16	18	15	20	24	19
Municipal Parking Lot 4	379	189	214	239	251	276	234
<b>Total Parking Availability</b>	<b>634</b>	<b>259</b>	<b>293</b>	<b>320</b>	<b>346</b>	<b>382</b>	<b>320</b>

**Mulryan Engineering, P.C.**

Hamlet: Freeport  
 Project No. M22-210

Parking Observations taken on: **Wednesday, May 04, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
LIRR Parking IFO Subject Site	51	47	41	35	33	33	38
Municipal Parking Lot 18	140	67	69	70	65	63	67
Municipal Parking Lot 28	64	46	46	48	45	44	46
Municipal Parking Lot 4	379	184	153	145	138	120	148
<b>Total Parking Demand</b>	<b>634</b>	<b>344</b>	<b>309</b>	<b>298</b>	<b>281</b>	<b>260</b>	<b>298</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
LIRR Parking IFO Subject Site	51	4	10	16	18	18	13
Municipal Parking Lot 18	140	73	71	70	75	77	73
Municipal Parking Lot 28	64	18	18	16	19	20	18
Municipal Parking Lot 4	379	195	226	234	241	259	231
<b>Total Parking Availability</b>	<b>634</b>	<b>290</b>	<b>325</b>	<b>336</b>	<b>353</b>	<b>374</b>	<b>336</b>

Hamlet: Freeport  
Project No. M22-210

**Parking Observations taken on: Thursday, May 05, 2022**

**PARKING DEMAND**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
LIRR Parking IFO Subject Site	51	44	40	35	33	30	36
Municipal Parking Lot 18	140	78	76	77	74	71	75
Municipal Parking Lot 28	64	47	49	50	52	49	49
Municipal Parking Lot 4	379	157	142	123	95	84	120
<b>Total Parking Demand</b>	<b>634</b>	<b>326</b>	<b>307</b>	<b>285</b>	<b>254</b>	<b>234</b>	<b>281</b>

**PARKING AVAILABILITY**

Parking Areas	Capacity	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	Average
LIRR Parking IFO Subject Site	51	7	11	16	18	21	15
Municipal Parking Lot 18	140	62	64	63	66	69	65
Municipal Parking Lot 28	64	17	15	14	12	15	15
Municipal Parking Lot 4	379	222	237	256	284	295	259
<b>Total Parking Availability</b>	<b>634</b>	<b>308</b>	<b>327</b>	<b>349</b>	<b>380</b>	<b>400</b>	<b>353</b>

Office of the State Comptroller  
Opinion 88-1  
Source: [osc.state.ny.us/legal-opinions/opinion-88-1](http://osc.state.ny.us/legal-opinions/opinion-88-1)

Opinion 88-1

This opinion represents the views of the Office of the State Comptroller at the time it was rendered. The opinion may no longer represent those views if, among other things, there have been subsequent court cases or statutory amendments that bear on the issues discussed in the opinion.

PARKING FACILITIES -- Conveyance of (to U.S. Postal Service); (necessity of special act authorizing)

REAL PROPERTY -- Conveyances Generally (of village parking lot) -- Gifts (of parking lot to U.S. Postal Service)

GENERAL MUNICIPAL LAW, §72-h: The U.S. Postal Service is an agency of the federal government for purposes of this section.

GENERAL MUNICIPAL LAW, §72-h; VILLAGE LAW, §1-102(2): It appears that a village should obtain special legislation prior to conveying a village parking lot to the U.S. Postal Service. Whether a particular parcel of village property is unneeded for village purposes is a question of fact.

This is in reply to your inquiry concerning the proposed conveyance to the U.S. Postal Service of property presently used as a village parking lot. You ask whether the parking lot may be determined to be unneeded for village purposes if the proceeds from the sale of the parcel are used by the village to purchase or lease a parking lot as a substitute for the one conveyed. You also ask whether the village may convey the parking lot to the U.S. Postal Service, whether or not it is determined to be unneeded, for nominal consideration pursuant to General Municipal Law, §72-h.

Village Law, §1-102(1) authorizes villages to "take, purchase, hold lease, sell and convey such real and personal property as the purposes of the corporation may require." Section 1-102 does not expressly state that only property which is no longer needed for village purposes may be conveyed (cf. County Law, §215[4]). However, this Office has consistently expressed the opinion that village property, having been acquired and used for a village purpose, may not be sold or conveyed unless the village board has first determined that the property is no longer needed for village purposes (1982 Opns St Comp No. 82-341, p 432; 1979 Opns St Comp No. 79-29, unreported; 1973 Opns St Comp No. 73-889, unreported; see also 1985 Opns St Comp No. 85-37, p 51; cf. *Fisher v Becker*, 32 AD2d 786, 302 NYS2d 470, affd 26 NY2d 938, 310 NYS2d 327, concerning a conveyance under Article 15 of the General Municipal Law).

Whether a given parcel of village real property is no longer needed for village purposes is a question of fact to be determined, in the first instance, by the village board. Accordingly, this Office expresses no opinion on whether the parcel in question is needed for village purposes. However, it would appear that a village board could have a rational basis for declaring a parcel to be unneeded if the village were to coincidentally acquire an equivalent parcel to replace the parcel conveyed so that the village taxpayers would suffer no meaningful discontinuance of the availability of real property for a particular use.

Office of the State Comptroller  
Opinion 88-1  
Source: [osc.state.ny.us/legal-opinions/opinion-88-1](http://osc.state.ny.us/legal-opinions/opinion-88-1)

Notwithstanding the general authority in section 1-102 to convey unneeded real property, municipal lands which are impressed with a public trust may not be alienated without specific State legislative authority. It is well-established that lands dedicated to public park purposes fall within this category (*Ackerman v Steisel*, 104 AD2d 940, 480 NYS2d 556, affd 66 NY2d 833, 498 NYS2d 364; *Brooklyn Park v Armstrong*, 45 NY 234; *Gerwitz v City of Long Beach*, 69 Misc 2d 763, 330 NYS2d 495, affd 45 AD2d 841, 358 NYS2d 957). Further, dicta in at least two cases suggests, without detailed analysis, that lands held for the purpose of public parking are similarly impressed with a public trust and, therefore, are inalienable without express authorization from the State Legislature (*Ambassador Management v Village of Hempstead*, 186 Misc 74, 58 NYS2d 880, affd 270 App Div 898, 62 NYS2d 165, app dsmd 296 NY 666; *Delihan v O'Dwyer*, 197 Misc 950, 97 NYS2d 326, revd on other grnds 277 App Div 407, 100 NYS2d 512, affd 302 NY 451). In view of these cases, we have previously advised that, to eliminate any question of a village's authority under section 1-102 to convey property used as a parking facility, the safest course for a village to follow would be to seek a special act of the State Legislature to authorize a conveyance of land dedicated to use as a public parking lot (1978 Opns St Comp No. 78-1069, unreported, copy enclosed; cf. 1981 Opns St Comp, No. 81-425, p 477, discussing conveyances pursuant to General Municipal Law, §§72-j and 507). Accordingly, it is our opinion that, even if the village board were to determine that the parking lot is unneeded for village purposes, the village should obtain special legislation to authorize a conveyance pursuant to section 1-102. Our reference to special legislation is not intended to be a recommendation of this Office with regard to any such legislation.

With regard to a conveyance to the U.S. Postal Service for nominal consideration pursuant to General Municipal Law, §72-h, we note that section 72-h authorizes villages, notwithstanding any general, special or local law, to sell, transfer or lease real property, either with or without consideration, to certain other public entities, including "the government of the United States and any agency or department thereof...." Pursuant to the "Postal Reorganization Act of 1970" (39 USC, §§101, et seq.), the U.S. Postal Service, since 1971, has been established as an "independent establishment of the executive branch of the Government of the United States..." (39 USC, §201). Under the Act, the Postal Service has authority, among other things, to sue and be sued in its own name, acquire real property and enter into contracts (39 USC, §401). However, while the Postal Service was granted certain independent powers equivalent to a private business enterprise under the Act (see *Beneficial Finance v Dallas*, 571 F2d 125; *Chait v Active Fire*, 101 Misc 2d 533, 421 NYS2d 333), it clearly performs a governmental function as a part of the federal government (see *Prefab v U.S.P.S.*, 600 F Supp 89) and, in many contexts, has been expressly held to be an agency of the federal government (see, e.g., *U.S. v Moore*, 555 F2d 658, applicability of Federal Rules of Evidence 902[1]; 1980 Opns St Comp No. 80-758, unreported, exemption from town zoning ordinance; cf. *Chait*, supra, applicability of New York State Lien Law). In view of the nature of the U.S. Postal Service and the broad authorization in General Municipal Law, §72-h to convey with or without consideration to the federal government (see Sponsor's Memorandum in Support, L 1964, ch 502), it is our opinion that the Postal Service is an "agency or department" of the U.S. Government for purposes of that section.

Office of the State Comptroller  
Opinion 88-1  
Source: [osc.state.ny.us/legal-opinions/opinion-88-1](http://osc.state.ny.us/legal-opinions/opinion-88-1)

While in our opinion section 72-h provides authority for a village generally to convey unneeded village real property to the U.S. Postal Service with or without consideration, it is also our opinion that section 72-h does not authorize the conveyance of property which is vested with a public trust and is therefore inalienable without special legislative authority. Subdivision b of section 72-h specifically provides that that section shall not apply to any real property made inalienable under the provisions of any general, special or local law. Although the inalienability of public park and parking lot property stems from common law rule and not state or local enactment, we have expressed the opinion that subdivision b is intended as a general statement that section 72-h does not provide the requisite specific statutory authority to convey property vested with a public trust. Therefore, it is our opinion that the principle enunciated in subdivision b with regard to property made inalienable by statute is equally applicable to land made inalienable by common law rule (15 Opns St Comp, 1959, p 199; 21 Opns St Comp, 1965, p 477; Gerwitz, supra, citing 21 Opns St Comp, supra).

Accordingly, it is our opinion that the village should obtain a special act of the State Legislature prior to conveying the parking lot whether pursuant to Village Law, §1-102 or General Municipal Law, §72-h. Our conclusion with regard to the necessity of a special act renders it unnecessary to discuss whether a village could convey property still needed for village purposes pursuant to section 72-h.

January 12, 1988

Bernard I. Kunert, Esq., Village Attorney

Village of Warwick

Bruce Blakeman  
*County Executive*

Kenneth G. Arnold, PE  
*Commissioner*



## Nassau County Department of Public Works Nassau County Planning Commission

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1194 Prospect Avenue  
Westbury, New York 11590-2923  
[www.nassaucountyny.gov](http://www.nassaucountyny.gov)

Marty Glennon  
*Chair*

Jeffrey Greenfield  
*1<sup>st</sup> Vice-Chair*

Leonard Shapiro  
*2<sup>nd</sup> Vice Chair*

Neal Lewis  
*3<sup>rd</sup> Vice Chair*

Ronald J. Ellerbe

Murray Forman

Khandan Sharona Kalaty

Reid Sakowich

Lisa Warren

April 29, 2022

Robin Cantelli  
BZA  
Village of Freeport  
46 North Ocean Avenue  
Freeport, New York 11520

**Re: BZA Case # 2022-22 (Oak St. Health)**

Dear Ms. Cantelli:

Please be advised that the above-referenced case was before the Nassau County Planning Commission on April 28, 2022. The Planning Commission issued a Local Determination (see attached Resolution) but did request that valet parking services should be provided for the benefit of elderly patients of the medical facility. Parking off-site and walking to the facility would prove problematic for many patients.

Sincerely,

*Martin Katz*

Martin Katz  
Nassau County DPW, Division of Planning

**RESOLUTION NO. 10478-22**

**WHEREAS**, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **April 28, 2022**, reviewed as provided by law, the following zoning matters:

<u>MUNICIPALITY</u>	<u>LOCAL CASE NO.</u>	<u>APPLICANT</u>	<u>SEC.</u>	<u>BLK.</u>	<u>LOT(S)</u>
Freeport	2022-22	Oak St. Health	55	264	19

**THEREFORE, BE IT RESOLVED**, that the NASSAU COUNTY PLANNING COMMISSION recommends that the referring agency take action as it deems appropriate, the Commission having no modifications

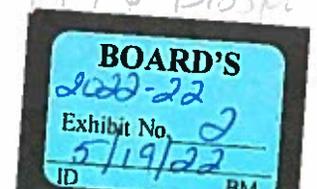
**Pursuant to Section 239-m of the General Municipal Law**, the referring municipality shall file a report indicating its decision with the NASSAU COUNTY PLANNING COMMISSION within thirty (30) days of final action.

The resolution herein was, in accordance with all applicable laws, duly considered moved and adopted by the following vote:

Marty Glennon, Chair-	aye
Jeffrey Greenfield, 1 <sup>st</sup> Vice Chair –	aye
Leonard Shapiro, 2 <sup>nd</sup> Vice Chair-	aye
Neal Lewis, 3 <sup>rd</sup> Vice Chair -	aye
Ronald Ellerbe -	not participating/not voting
Murray Forman -	aye
Khandan Sharona Kalaty -	aye
Reid Sakowich -	aye
Lisa Warren -	excused

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 4/28/22**







## 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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

March 30, 2022  
**LETTER OF DENIAL**

June Owen  
932 S. Long Beach Avenue  
Freeport, NY 11520

**RE: Address: 932 S. Long Beach Avenue, Freeport, NY**  
**Zoning District: Residence A Sec 62 Blk 156 Lot 542**  
**Building Permit Application #20222654**  
**Description: 148 sq. ft. expansion to wood deck**

RECEIVED  
APR 8 2022  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

Your application has been reviewed by the Building Department and it has been determined that the above captioned building permit application must be denied for the following reason(s):

1) **Village Ordinance §210-6A. "Conformity required"**: No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. The proposed plan that you have submitted indicates that the property will not be in conformity.

2) **Village Ordinance §210-41. Lot coverage.** The principal building or any lot shall not cover more than 30% of the lot area. The application as submitted shows a 148 sq. ft. extension to the existing deck. With this extension, the total lot coverage is 39%. A previous variance was granted in 2/25/2000 for permit #17692 granting a lot coverage of 36%. This application will require a variance for 3% greater lot coverage than allowed.

3) **Village Ordinance §210-43A(3) required yards.** The principal building shall provide the following yard. A minimum 5' sideyard shall be provided. The application as submitted shows a side yard of 8 inches. A variance is required to have a side yard 4.4' less than required.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. 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 516-377-2202** 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

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. 20222654 RECEIVED

Location: 932 S. Long Beach Avenue, Freeport, NY

APR 8 2022

Applicant: June Owen

Description: 148 sq. ft. expansion to wood deck

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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

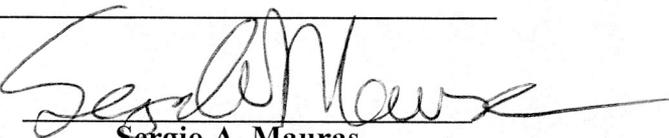
**REASON(S) FOR DETERMINATION**

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: March 30, 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.

RE: 932 S. Ocean Avenue, Freeport, NY

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 Zoning Board of Appeals 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 Zoning Board of Appeals Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,



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

Enclosure

cc: Village Clerk  
Joseph Pignataro

SITE PLAN APPROVAL NEEDED

Yes: \_\_\_\_\_ No: X

RECEIVED  
APR 8 2022  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



SEC. 62 BLK. 156 LOT. 542

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of JUNE OWEN

respectfully states and alleges:

Strike out  
inapplicable  
phrase

1 That the applicant (resides at) (~~has its principal office for the conducting of its business at~~)

932 SO. LONG BEACH AVE. FREEPORT

State whether  
applicant is owner,  
lessee, or has option  
or contract. If other  
than owner, state  
briefly terms of  
agreement.

2 That the premises affected by this application is located at

932 SO. LONG BEACH AVE

Land Map of Nassau County

Sec. 62 Blk. 156 Lot(s) 542

and that the interest which the applicant has in the property concerned is that of OWNER

3 That (the applicant) (the applicant's duly authorized \_\_\_\_\_) on or about the

3 day of MARCH 2022,

filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

148 SF EXPANSION TO AN EXISTING WOOD FRAMED REAR DECK

Obtain reason for  
denial from  
Department of  
Buildings.

That on or about the 30 day of MARCH, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

210-6A CONFORMS; 210-41 LOT COVERAGE; 210-43A(3) REQUIRED YARDS (SIDE YARD)

Describe by  
construction and  
number of stories. If  
none, so state.

4 That the nature of the improvements now upon said premises is as follows: EXISTING REAR WOOD DECK; EXPANSION TO SOUTH SIDE

State nature of use of  
property. If a  
business, give brief  
description.

5 That said premises are now being used as follows: SINGLE FAMILY RESIDENCE

Describe fully and  
clearly the use  
desired.

6 That the applicant seeks authority to make use of said premises as follows: GAME

Strike out whichever  
word is not  
applicable. Follow  
language in  
ordinance.

7 Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York 210-6A; 210-41; 210-43A(3)

Refer where possible  
to paragraphs and  
section by numbers.

8 That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: APPLICANT, BEING BUILT, WANTS TO EXPAND/MAXIMIZE THE DECK FOR SAFETY AND REDUCED MAINTENANCE ISSUES.

2025 168 -8 A 02

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

10. That the grounds for this application are as follows: TO GET A VARIANCE TO ENABLE SECURING A BUILDING PERMIT TO EXPAND THE EASTERN WOOD DECK

11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

12. That (the applicant has made no previous application to this Board for the authority sought herein) ~~(upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).~~

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: 4/6, 2022.

June Owen

BY: Owen/Proctor  
ITS: \_\_\_\_\_

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York )  
County of Nassau ) ss:

The applicant JUNE OWEN named in the foregoing application, being duly sworn, depose and say that SHE read the foregoing application subscribed by \_\_\_\_\_ and know the contents thereof; and that the same is true to HER own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters I believe \_\_\_\_\_ to be true.

Sworn to before me this 6 day  
of APRIL, 2022.

Notary Public \_\_\_\_\_

Joe Pignataro  
Signature of Applicant

JOSEPH W. PIGNATARO  
Notary Public - State of New York  
No. 01PI6052357  
Qualified in Nassau County  
My Commission Expires Dec. 11, 2022

**Notice  
Conflict of Interest**

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

APRIL 6, 2022.  
Date Year

June Owen  
Signature

**Affidavit of Owner**

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I JUNE OWEN being duly sworn, depose and say:

That he/she (the owner of 932 SO. WALK BAYVIEW) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public \_\_\_\_\_

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

2022 APR - 8 A 9:05

RECEIVED

2022 2654

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <u>MAINTAIN REAR DECK</u>			
Project Location (describe, and attach a location map): <u>OWEN RESIDENCE - REARDECK</u>			
Project Location (describe, and attach a location map): <u>932 SO. LONG BEACH AVE FREEPORT NY 11520</u>			
Brief Description of Proposed Action: <u>148" W EXPANDED TO EXISTING WOOD FRAMED REAR DECK</u>			
Name of Applicant or Sponsor: <u>JUNE OWEN</u>		Telephone: <u>56 313 5776</u>	
		E-Mail:	
Address: <u>932 SOUTH LONG BEACH AVE.</u>			
City/PO: <u>FREEPORT</u>		State: <u>NY</u>	Zip Code: <u>11520</u>
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: <u>VILLAGE OF FREEPORT / BUILDING PERMIT</u>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.1618</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.1618</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 checked="" 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?		✓	
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: <u>N/A - DECK</u>	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: <u>N/A - DECK</u>	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: _____ <input type="checkbox"/> NO <input 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: JUNE OWEN

Date: 3/2/02

Signature: June Owen

**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 checked="" 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)

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 202226  
 Filing Date March 4, 2022

## Application for Erection of Buildings or Alterations

**IMPORTANT** - Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING	AT (LOCATION) <u>932 SO LONG BEACH AVE</u> (No.) (Street)	ZONING DISTRICT <u>RES A</u>
	BETWEEN <u>SOUTH OF SUFFOLK ST.</u> AND _____ (Cross Street)	
	SECTION <u>62</u> BLOCK <u>156</u> LOT <u>542</u> APPROX. LOT SIZE <u>50.5</u> X <u>139.5</u> LOT AREA <u>7055</u> (Cross Street)	

### II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.

<b>A. TYPE OF IMPROVEMENT</b> 1     New building 2   <input checked="" type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If none-state none <u>ADDED</u> ) 3     Swimming Pool 4     Repair (replacement) 5     Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)		<b>B. PROPOSED OR EXISTING USE</b> <b>RESIDENTIAL</b> 11   <input checked="" type="checkbox"/> One Family 12     Two families 13     Apartment - Enter No. of Units _____ 14     Transient hotel, motel, or dormitory - Enter No. of Units _____ 15     Garage or Accessory Structure 16     Other - Specify _____ <b>NON RESIDENTIAL - Complete Part "E"</b> 17     Industrial 18     Office, bank, professional 19     Stores, mercantile 20     Church, other religious 21     Hospital, Institutional 22     Other - Specify _____	
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>7000.</u>		<b>D. DESCRIPTION OF PROJECT</b> <u>WEEK END RESIDUAL TO EXISTING</u> <u>WOOD FRAMED REAR DECK</u> <u>(5920)</u>	

### III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>JUNE OWEN</u>	<u>932 SO LONG BEACH AVE</u> <u>FREEPORT NY 11520</u>	<u>516</u> <u>313</u> <u>5776</u>
2. Contractor	<u>ROGER LAZZUOLI</u> <u>SOU - W - FATHER</u>	<u>12 FOURTH ST.</u> <u>FARMINGDALE NY 11735</u>	<u>631</u> <u>756</u> <u>0287</u>
3. Architect or Engineer	<u>JOSEPH W. PIQUARRO</u>	<u>170 GORDON PLACE</u> <u>FREEPORT NY 11520</u>	<u>516</u> <u>255</u> <u>7773</u>

### IV. OWNER - CONTRACTOR STATEMENT

### V. FLOOD ZONE

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.  
 Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner JUNE OWEN  
(Print)  
 Address 932 SO. LONG BEACH, FREEPORT NY 11520  
 Phone 516 313 5776

State of New York  
 County of Nassau  
JUNE OWEN being duly sworn, says that she is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of her knowledge and belief and she consents to conform to all applicable laws of this jurisdiction.  
 Sworn to before me this 2nd day of MARCH, 2022

Notary Public - State of New York  
 No. 01PW052357  
 Qualified in Nassau County  
 My Commission Expires Dec. 11, 2022

June Owen  
(Applicant Signature)  
 County, N.Y.

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
 YES  NO \_\_\_\_\_  
 IF YES, WHICH ZONE? AE

IS PROJECT TO REPAIR FLOOD DAMAGE?  
 YES \_\_\_\_\_ NO

#### PROJECT DESCRIPTION

Total/First Flr Square Feet	<input type="text"/>
Upper Flrs Square Feet	<input type="text"/>
# of Fixtures	<input type="text"/>
# of Floors	<input type="text"/>
Occup. Type	<input type="text"/>

### VI. VALIDATION (Official Use Only)

Building Permit Number \_\_\_\_\_  
 Building Permit Issued \_\_\_\_\_  
 Building Permit Fee \$ \_\_\_\_\_

RECEIVED Approved by:

Superintendent of Buildings

June L. Owen, Psy.D.  
932 S. Long Beach Avenue  
Freeport, N.Y. 11520  
Phone and Fax: (516) 868-1426  
Cell: (516) 313-5776

I have enclosed a three page letter explaining my circumstances and why I am asking for a variance.

I have additional documentation from the center for Independent Living as well as some to follow from my neurologist detailing my need for such accommodations.

My pool is installed and most of the deck is completed within the constraints allowed by the building department. Moving the pool would entail total destruction of all work which would amount to hundreds of thousands of dollars.

I am simply asking for forgiveness for the structures that are currently in place. As noted in my attached letter, there are no reasonable, safe alternatives at this point in time. It would require me to destroy everything that has been built so far including the pool and to start over. The whole job so far has cost close to \$200,000. I do not have the means nor the ability in any way to deal with such a massive overhaul.

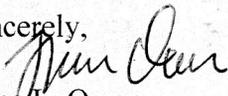
I do not mind the cutbacks initially asked by the building inspector as well as the demolition of my little custom built shed. It was inconvenient and expensive but I do understand and have complied.

All I am asking for is the ability to continue with the plans as outlined on the south side of my property. The deck is mostly built and the understructure is complete and the pool is filled and operative.

Please understand my situation and its impact on my several disabilities, not the least of which is blindness.

Please expedite this request. thank you.

sincerely,

  
June L. Owen

June L. Owen, Psy.D.  
Licensed Psychologist  
932 S. Long Beach Avenue  
Freeport, N.Y. 11520  
Phone and fax: (516) 868-1426  
Cell: (516) 313-5776

March 31, 2022

To Whom It May Concern:

I am writing to ask for advocacy on my behalf.

I am a blind, single mom who is also a senior citizen. In addition to my blindness, I have other disabilities, both orthopedic and neurological that have impeded my mobility and restricted my life in many ways.

These disabilities have factored into my choice of a career as well as my home. I knew I would need a career that would allow me to work out of my home. This has worked out well and I have been able to support myself and my child without any government assistance.

I purchased my home with my restrictions in mind. I made sure everything inside my home was on one level and that there would be adequate privacy for my practice. However, my backyard was not accessible and so I planned to make revisions.

In 1999, I began these revisions to my backyard so it could become accessible. Prior to these revisions, there were many levels and no railings which could guide me. Therefore, I made sure that my new deck was level with my house so I could safely step out and enjoy my yard. I was issued a variance since my deck needed to go beyond the usual limits.

Unfortunately, due to Superstorm Sandy and rising tides, my yard began to fall apart. The bulkhead and deck had rotted and my yard was starting to sink. I had permits for all previous work which included a variance to extend the property.

In 2021, I redesigned my yard to make it as safe and accessible as humanly possible. I hired a licensed architect and contractor to help with this project. It has taken a solid year to even begin the deck portion of this project since a new bulkhead had to be built which required my current deck and pool to be totally demolished.

On February 8, 2022 the deck began to be rebuilt. Two days later, on February 10, a building inspector came around and asked if construction was being done. I told him about the bulkhead for which I have a permit and which states all existing structures had to be removed. I was told everything had to be removed at least twenty feet back. Remove and replace were the terms used.

When the inspector came around, he put a stop work order on the construction stating I needed a separate permit and that the structures put up in those couple of days were too close to the property line. Now there is the claim that my property line isn't where we all thought it was for the past twenty five years. We assumed the neighbor's fence was the property line. She had a survey done before putting up this fence and so she is distressed as well.

The building department has informed me that, based on the current zoning codes, that I would have to remove thousands of dollars worth of structures or apply for a variance. I had a six by nine shed two and a half feet from the north side of my property for twenty five years. This is why I originally wanted the north side of my deck extended to that dimension. I do not have a garage, basement nor crawl space to store outdoor things. There is also another reason why I wanted the north side to be closer to the property line. It was to square off my property so I can hold onto a railing which would be continuous and not zigzagged and chopped up as the old one had been. I need to hold onto a railing as I ambulate due to my blindness and lack of adequate balance resulting from head trauma and other neurological factors.

However, we obliged and cut back the deck to be within the five feet asked. This is unfortunate since I have now thrown away thousands of dollars of materials and work and don't have a shed in which to store things. Also, the railing will no longer be in a continuous line which makes ambulating hard for me. However, I understand and complied.

We have asked for a variance for the south side of my property. I always had decking close to the neighbor on that side and she never minded.

I want to make my property safe and as nice as the ones surrounding me. My neighbors want this as well.

My yard has been torn apart since last September. and to stop necessary work that has taken so long to start was cruel, inhumane and discriminatory towards the disabled. No able bodied building inspector can possibly understand the constraints of my disability and what is accessible to me.

Myself and the architect and contractor have gone over and over my small yard many times in order to find the best design, one that is accessible and easier for me to navigate. We have gone over numerous possibilities and the current one is the only one that works.

I invite anyone within the disability agencies or the Town of Hempstead to visit my property to gain a better understanding.

Delaying construction as originally planned was not only a cruel, human rights violation, it made my property unsafe for myself and anyone else.

I have paid for an expedited permit but more delays will insure that my property remains unusable and unsafe for many more weeks and months. I have been looking forward to using my yard which has been out of commission for the better part of this

year. Being holed up in a pandemic should make others more understanding of what it is like to have limitations restricting one's freedom. I didn't even mind that although I felt bad for my child. I knew it was temporary. My disability is not.

I am asking for immediate intervention since the stress of all of these delays is exacerbating my numerous ailments and keeping my property unusable and unsafe.

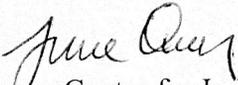
I have not received nor am I looking for government financial assistance. I am a responsible, tax paying citizen who lives within her means. All I am asking for is the use of my property for which I have paid hundreds of thousands of dollars.

Careful planning has gone into the design and all I ask is that a variance for the south side be allowed immediately so the contractor can resume work on that side. The under structure was built prior to the stop work order. Denial of such a variance would force me to throw away tens of thousands of dollars of work and materials. It would entail redesigning that whole section and we have already determined that any alternative design would be inaccessible, unsafe and cumbersome not to mention very costly. I do not have the means to make such alterations. As you can imagine, a new bulkhead and deck have been exorbitantly expensive and I am way beyond my limit already.

I would greatly appreciate immediate attention as well as latitude with regard to my request.

Sincerely,

June L. Owen



cc: Center for Independent Living

cc: Mark Nelson, M.D.

RECEIVED  
MAY 11 2020

MAY 11 2020

RECEIVED





- GENERAL NOTES:**
1. FOOTINGS TO BEAR ON SOLID UNDISTURBED SOIL
  2. ALL CONCRETE TO BE MIN 3500 PSI / FC AT 28 DAYS
  3. SOIL COMPACTION TO BE NO LESS THAN 95% DENSITY
  4. BOTTOM OF FOOTINGS TO BE A MIN. OF 36" BELOW GRADE
  5. ALL STRUCTURAL LUMBER TO BE ACO TREATED

- KEY NOTES:**
1. EXISTING TREE TO REMAIN. DECK TO BE PLACED AT LEAST 10' FROM TREE. MAXIMIZE THE AMOUNT OF ADDITIONAL UPPER DECK AS MUCH AS POSSIBLE
  2. ALL JOISTS TO BE 2X8 ACO @ 16" O.C.
  3. ALL DECKING TO BE COMPOSITE AS SPECIFIED BY OWNER
  4. 4"x4" POSTS TO BEAR ON POURED CONCRETE FOOTINGS: 10" DIA, 3'-0" MIN BELOW GRADE, MIN. 10' FROM TREE
  5. ALL HANDRAILES TO CONFORM WITH LOCAL CODE

**NOTE TO BUILDING DEPARTMENT:**

1. LOT 7, 0.65 SF, 35% OF 77,055 SF = 2,540 SF ALLOWABLE LOT COVERAGE
- 1,805 SF (RESIDENCE) + 725 (DECK) = 2,531 SF PROPOSED LOWER DECK, POOL AND STEPS NOT INCLUDED IN CALCULATION FOR LOT COVERAGE
2. NORTH SIDE TO BE CUT BACK TO MAINTAIN 5'-0" TO PROPERTY LINE. SOUTH SIDE TO BE FRAMED/ PENED TO VARIANCE RESOLUTION AND WILL BE REMOVED IF VARIANCE IS UNSUCCESSFUL (HATCHED AREA)

**NOTE:** THESE DRAWINGS ARE FOR THE APPLICATION OF THE DECK RENOVATION PERMITS ONLY.

**PROJECT NAME:**  
**OWEN RESIDENCE**

**PROJECT ADDRESS:**  
 932 SO. LONG BEACH,  
 FREEPORT NY

**ARCHITECT:** JOSEPH W. PRINATTARO, AIA  
 11933  
 ADDRESS: 2023 RIVER ROAD CALVERTON NY  
 CELLPHONE: 631-678-8469

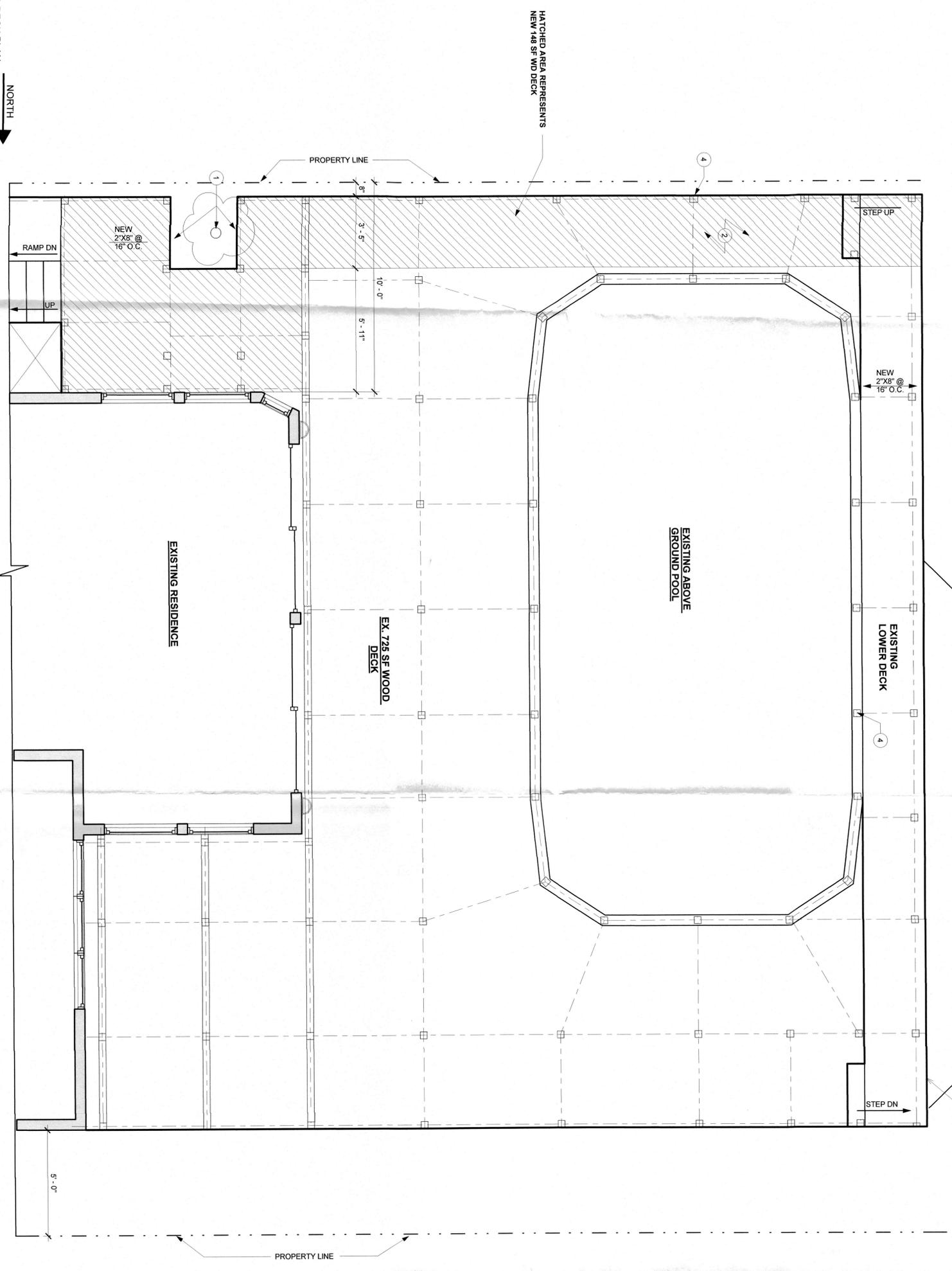
**REVISION SCHEDULE**

REV	DATE	BY	DESCRIPTION
1	03/02/2022	SG	DRAWING SET
			SUBMISSION SCHEDULE

**SHEET TITLE:**  
**PROPOSED FRAMING PLAN**

SCALE: AS SHOWN

PAGE NUMBER: 01 OF 03  
 DATE: 03/02/2022  
 DRAWING TITLE: A-1



1 PROPOSED DECK PLAN  
 3/8" = 1'-0"



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