

VILLAGE OF FREEPORT BOARD OF TRUSTEES

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In the Matter of the Application of

THE INCORPORATED VILLAGE OF FREEPORT

VERIFIED PETITION

for an Amendment and Change of the provisions of Chapter 210 of the Village Code of the Village of Freeport, including the Building Zone Map, so the property known as **Section 55 Block H Lot 372**, Village of Freeport, County of Nassau, State of New York, Shall be reclassified from Residence AA to Industrial B; the property known as **Section 55 Block 190 Lot 63**, Shall be reclassified from Business AA to Industrial B; and the property known as **Section 55 Block 190, Lots 51-55**, Shall be reclassified from Manufacturing to Industrial B, Pursuant to §210-7 of Article I of the Building and Zoning Code of the Village of Freeport

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BOARD OF TRUSTEES OF THE VILLAGE OF FREEPORT

Petitioner Village of Freeport, by and through its attorneys, Howard Colton, Freeport Village Attorney respectfully alleges and shows this Board as follows.

PARTIES

1. INCORPORATED VILLAGE OF FREEPORT (hereinafter described as "Freeport"), is a municipal corporation duly organized and existing under the laws of the State of New York, having its principal office on 46 North Ocean Avenue, Freeport New York, and
2. Freeport is the owner in fee of the subject premises.

THE PREMISES

3. The Premises is located in the Village of Freeport on the southeast corner of Sunrise Highway and Buffalo Ave running south to East Merrick Road.
4. The Premises contains a total area of approximately 11-12 acres.

5. Section 55 Block H Lot 372 is zoned Residence AA as designated on the Village of Freeport Zoning Map and is more particularly described by the metes and bounds description.

6. Section 55 Block 190 Lot 63 is zoned Business AA as designated on the Village of Freeport Zoning Map and is more particularly described by the metes and bounds description.

7. Section 55 Block 190, Lots 51-55 is zoned Manufacturing as designated on the Village of Freeport Zoning Map and is more particularly described by the metes and bounds description.

SURROUNDING ZONES AND USES

8. The uses of the property are as follows:

- a) North- Sunrise Highway and Freeport Creek;
- b) South- Industrial and Manufacturing Zones including a stone and masonry business, scrap metal recycling center, auto center, 7-Eleven, and a tire store;
- c) East- Meadowbrook Parkway and a car dealership;
- d) West- Business B commercial shopping center including Target and Marshalls, and Manufacturing District including a mattress factory and auto body shop.

THE APPLICATION

9. Petitioner is seeking rezoning of the Premises to establish conformity in zoning in the area. Currently the subject properties, all within the same block, are zoned as three different districts, Residence AA, Business AA, and Manufacturing.

10. The Petitioner seeks to rezone the subject property to conform to the proposed zoning and present land use.

11. The adjacent land uses and zoning classifications of primarily Industrial and Manufacturing work well with the Industrial B zoning district. The surrounding uses are not in

conflict with the proposed Industrial B zoning.

12. Accordingly the proposed zoning change for the subject property is in character with the surrounding area and is in conformity with the Village of Freeport's comprehensive plan.

13. The relief requested herein for the Premises is in harmony with the surrounding uses and zoning and the general purpose of the Village of Freeport and will promote general public health, safety, and welfare.

14. Upon Information and Belief, no other request for such relief has been filed with this board.

15. The Premises is located within 500 feet of the boundary line between the Village of Freeport and Merrick, and is located within 1,000 feet of the Meadowbrook Parkway which is under the ownership of the New York State Office of Parks, Recreation and Historic Preservation and maintained by the New York State Department of Transportation.

WHEREFORE, Petitioner respectfully requests that, after a public hearing, the Building Zone Ordinance of the Village of Freeport, County of Nassau, State of New York, Including the Business Zone Map thereof, be amended and changed so that the Premises above will all be reclassified to Industrial B District in order to have the Subject Premises all conform with the surrounding zoning requirements and uses.

Dated: Freeport, New York
March 10, 2022



HOWARD COLTON
VILLAGE ATTORNEY
INCORPORATED VILLAGE OF FREEPORT

SCHEDULE A

SECTION 55 BLOCK H LOT 372

ALL that certain plot, piece or parcel of land situate lying and being in the Incorporated Village of Freeport, Town of Hempstead, County of Nassau and State of New York bounded and described as follows:

BEGINNING at a point in the easterly line of Buffalo Avenue where it intersects the northerly boundary line of the "Revised Map of Freeport Centre";

THENCE north 09 degrees 51 minutes 00 seconds east, 855.32 feet, to a point;

THENCE south 47 degrees 07 minutes 00 seconds east, 702.48 feet, to a point;

THENCE south 08 degrees 39 minutes 10 seconds west, 500.00 feet, to a point;

THENCE north 77 degrees 31 minutes 20 seconds west, through Meadowbrook State Park Property and along the northerly line of "Revised Map of Freeport Centre", a distance of 600.00 feet to the point or place of **BEGINNING**.

Said Premises above described containing 9.218 Acres.

Said Premises being designated as Parcel No. Three in that certain Indenture dated December 7, 1970 made by The City of New York to the Incorporated Village of Freeport recorded March 8, 1971 in Liber 8220 Cp 138 and corrected by Indenture dated January 17, 1982 made by The City of New York to the Incorporated Village of Freeport recorded March 1, 1972 in Liber 8358 Cp 138.

EXHIBIT A

LEGAL DESCRIPTION OF

ALL that certain piece or parcel of land, situate, together with the buildings and improvements thereon erected, situate lying and being in the Incorporated Village of Freeport, Town of Hempstead, State of New York, more particularly described as follows:

BEGINNING at a point on the easterly side of Buffalo Avenue at its intersection with a line connecting easterly side of Buffalo Avenue with the northerly widened line of Merrick Road (East Merrick Road):

RUNNING THENCE north 05 degrees 45 minutes 00 seconds east, along the easterly side of Buffalo Avenue, 474.35 feet to the northerly line of the Revised Map of Freeport Center Amended filed in the Office of the Clerk of the County of Nassau on February 15, 1911;

THENCE south 81 degrees 37 minutes 20 seconds east, along said northerly filed map line, 110.12 feet to the northeast corner of filed map Lot 19;

THENCE south 05 degrees 45 minutes 00 seconds west, along the easterly line of filed map Lots 19-23 inclusive, 114.88 feet to the southeasterly corner of filed map Lot 23;

THENCE south 84 degrees 15 minutes 00 seconds east, along the northerly line of filed map Lot 50, 110.00 feet to the westerly side of Albany Avenue;

THENCE south 05 degrees 45 minutes 00 seconds west, along said westerly side of Albany Avenue, 377.52 feet to the easterly end of a line connecting the westerly side of Albany Avenue with the northerly widened line of Merrick Road;

THENCE south 52 degrees 07 minutes 03 seconds west 20.02 feet to the northerly widened line of Merrick Road;

THENCE westerly, along said widened line of Merrick Road, and a non-tangent curve to the right having a radius of 1,400.00 feet, an arc length of 195.37 feet and a chord bearing of north 77 degrees 17 minutes 51 seconds west, 195.22 feet to the easterly end of a line connecting said northerly widened line of Merrick Road with the easterly side of Buffalo Avenue;

THENCE north 33 degrees 44 minutes 41 seconds west, 17.75 feet to the point or place of BEGINNING.

Premises known as 17-33 Buffalo Avenue, Freeport, NY 11520

Section 55 Block 190 Lot 63

Schedule A

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Freeport, County of Nassau and State of New York, and more particularly known and designated as Lots 51, 52, 53, 54 and 55 on a certain map entitled, "Revised Map of Freeport Centre, Amended," situated at Freeport, L.I., property of Long Island Realty Co., N.Y., surveyed August 1909 by Smith and Malcolmson, City Engineers, Freeport, L.I., Amended May 1910 Revised December 1910 and filed in Nassau County Clerk's Office February 15, 1911 as Map No. 99, New No. 1075, which said lots, when taken together, are more particularly bounded and described according to said map, as follows:

BEGINNING at a point on the Westerly side of Albany Avenue distant 383.88 feet Northerly from the extreme Northerly end of the line connecting the now Northerly side of Merrick Road and the Westerly side of Albany Avenue;

RUNNING THENCE North 84 degrees 15 minutes West 110 feet;

THENCE North 5 degrees 45 minutes East 114.88 feet to the Southerly line of premises of City of New York;

THENCE South 81 degrees 37 minutes 20 seconds East along said last mentioned line 110.12 feet to the Westerly side of Albany Avenue;

THENCE South 5 degrees 45 minutes West along the Westerly side of Albany Avenue 109.83 feet to the point or place of BEGINNING.

55/190/51-55



300' 150' 0' 300' 600'

SCALE: 1" = 300'

HEMPSTEAD-BABYLON TPKE.

SUNRISE HIGHWAY

CENTRAL BLVD.

ARCYLE RD. DETAIL = C

SCALE 1"=80'

LIBERTY RD.

MERRICK RD.

SCALE 1"=80'

DETAIL "A"

SCALE 1"=80'

LIBERTY RD.

MERRICK RD.

SCALE 1"=80'

INC. VILLAGE OF FREEPORT

LOT NOS: 370, 371 & 372.

SUNRISE PARK HOUSING DEVELOPMENT CO.

COUNTY OF NASSAU

LOT NO: 383

SECOND BAPTIST CHURCH

LOT NOS: 283 & 284.

STATE OF NEW YORK

LOT NO: 14.

MEADOWBROOK PARKWAY

STATE ROAD

CLEVELAND AVE.

ALBANY AVE.

LIBERTY AVE.

MERRICK HWY.

SUNRISE AVE.

LIBERTY AVE.

LIBERTY AVE.

LIBERTY AVE.

LIBERTY AVE.

SEE DETAIL "A"

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FREEPORT HOUSING AUTHORITY
LOT NO. 63

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E 2,118,850

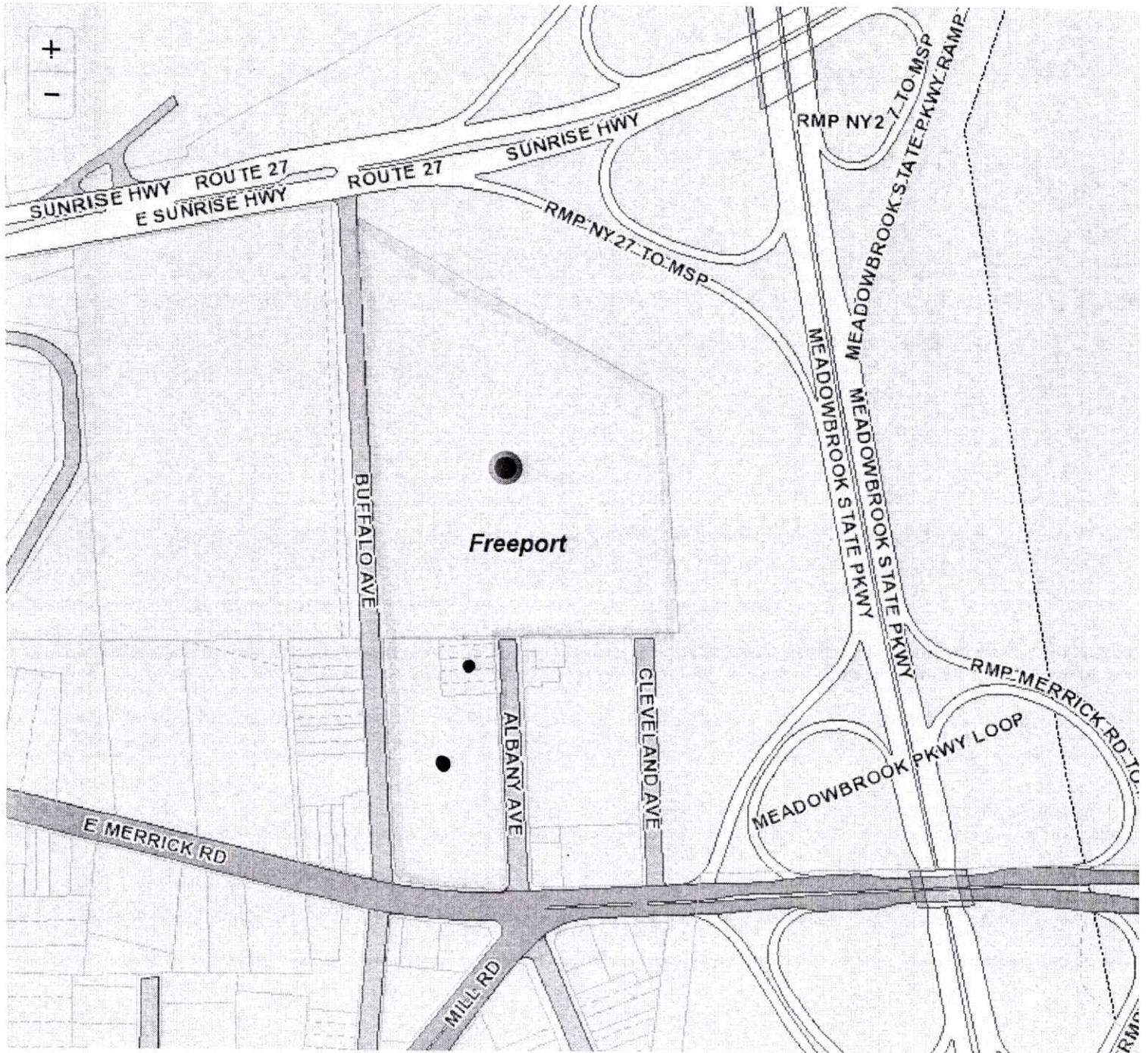
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LEGEND		SPECIAL DISTRICTS		MUNICIPALITIES	
CODE	DISTRICT	CODE	DISTRICT	CODE	DISTRICT
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99	LIBRARY	99	WATER POLLUTION CONTROL	99	FREEPORT
100	LIBRARY	100	WATER POLLUTION CONTROL	100	FREEPORT

Nassau County
Department of Assessment
Harvey B. Levinson, Chairman
Land & Tax Map
Map Last Reissued: April 1, 2008

SEC. 55
BLK. 190

SHEET 1 OF 1



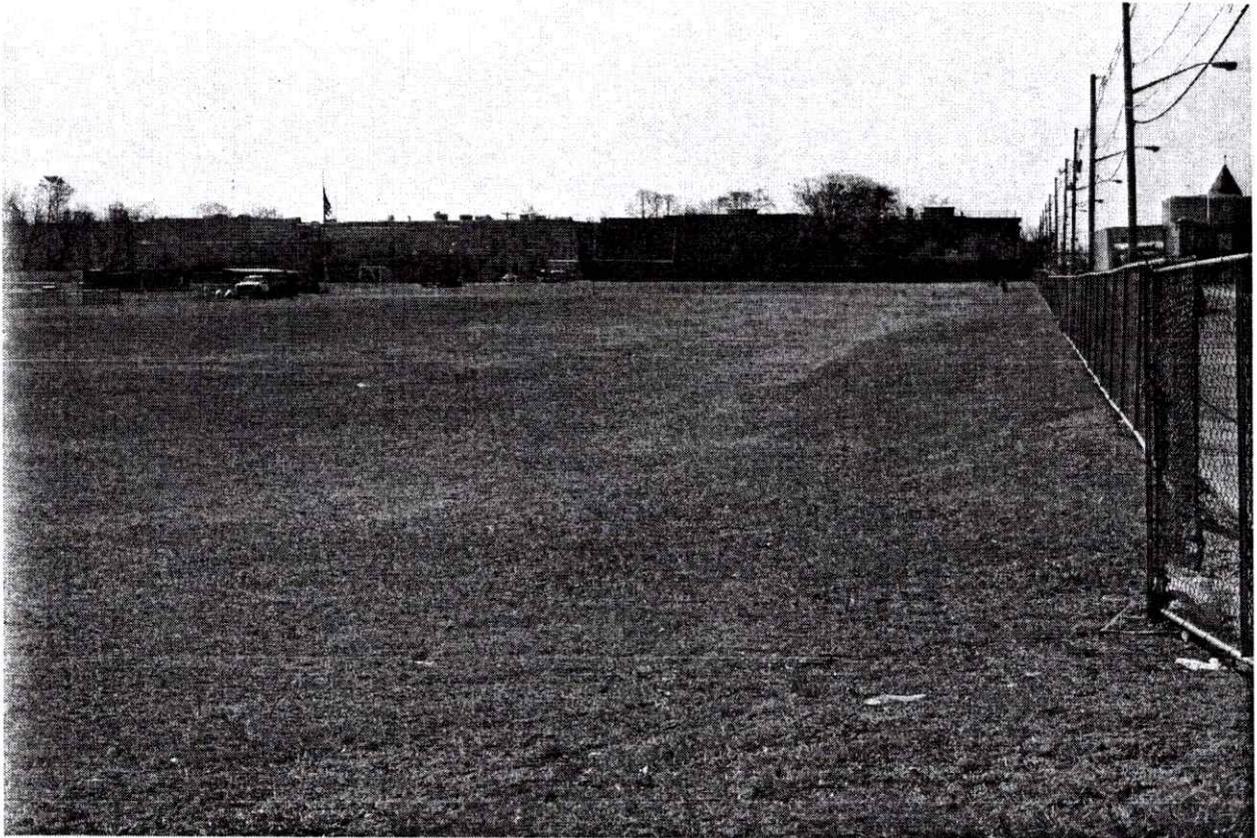


Photo of 55/H/372 from NW corner of property.

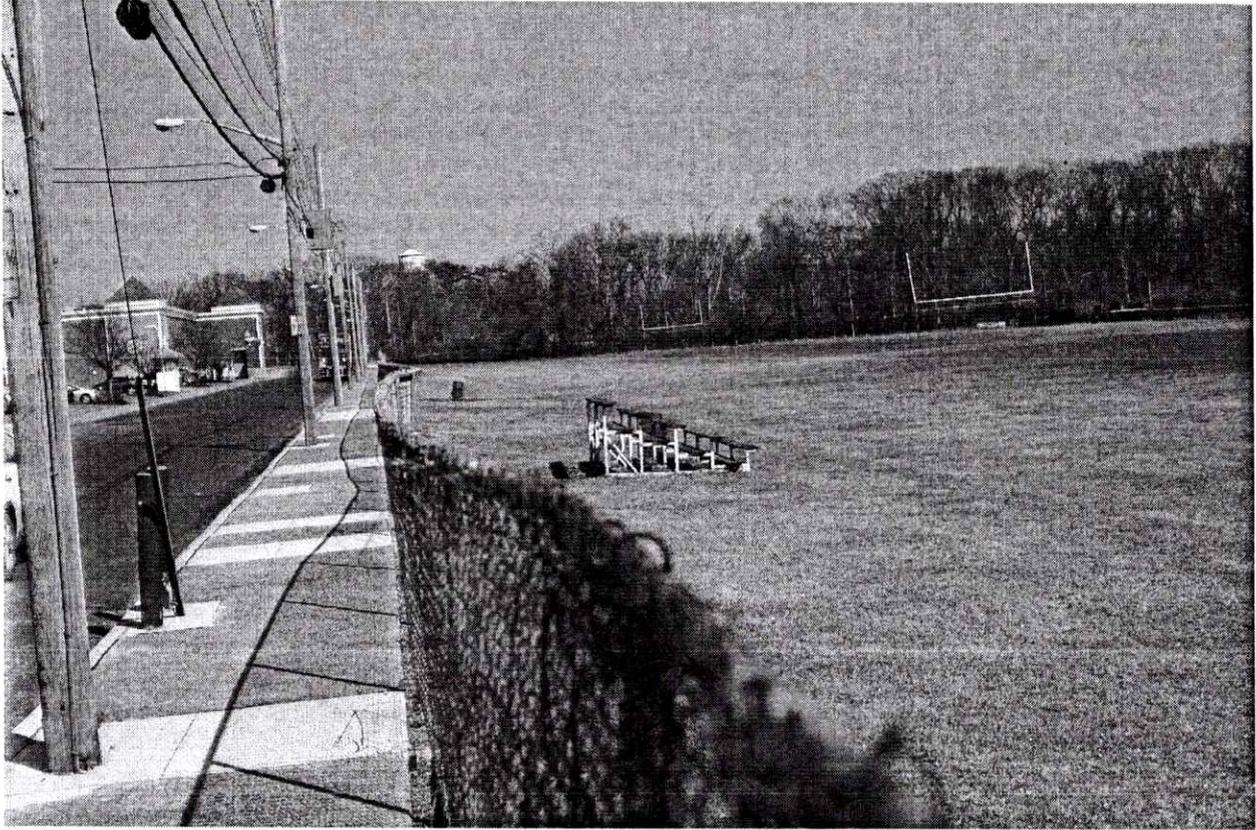
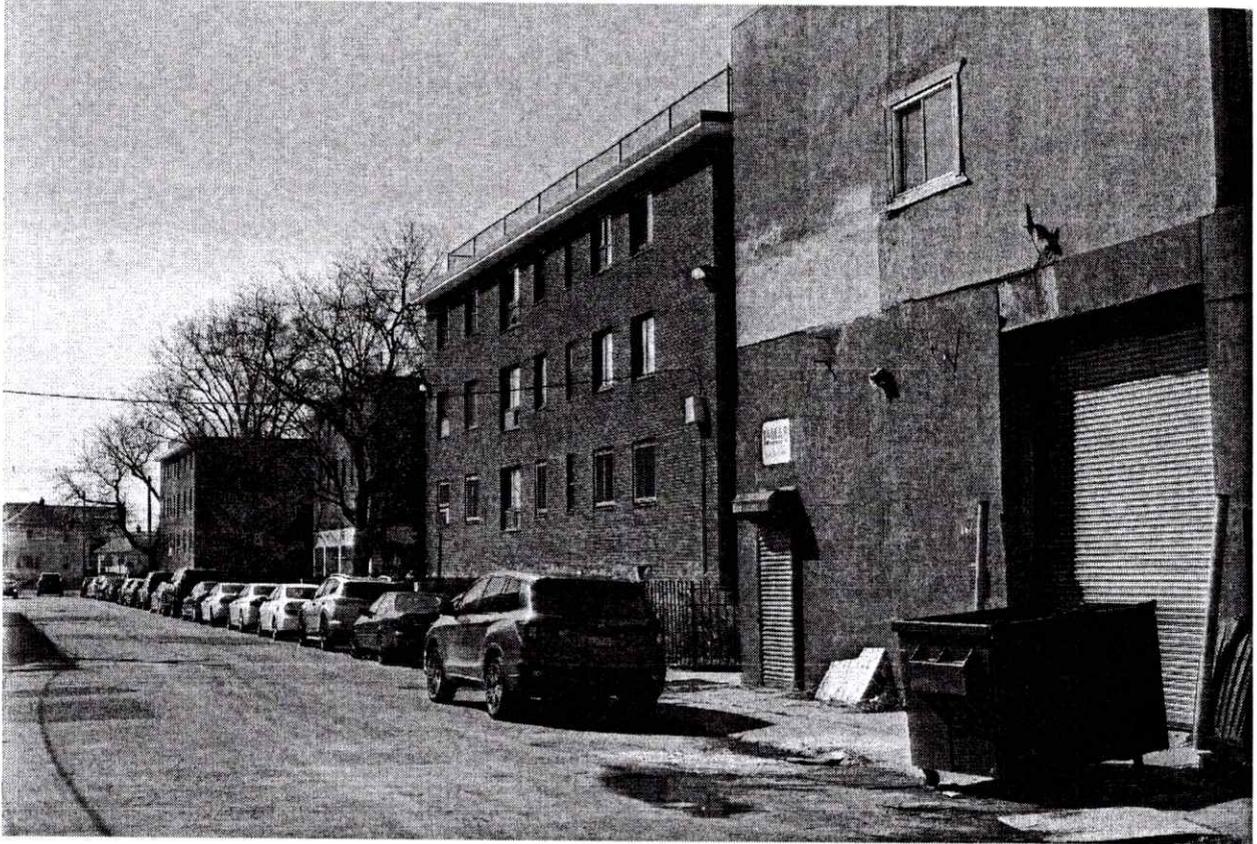
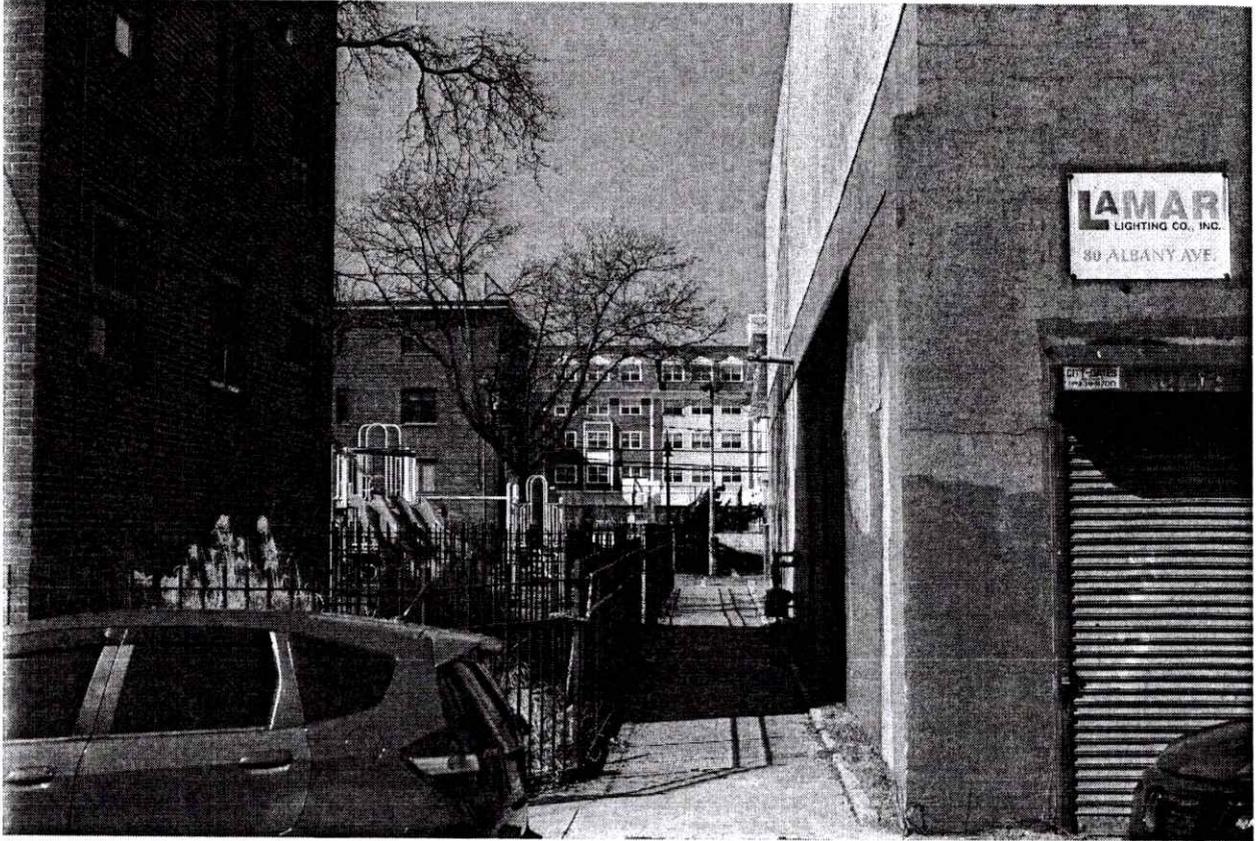


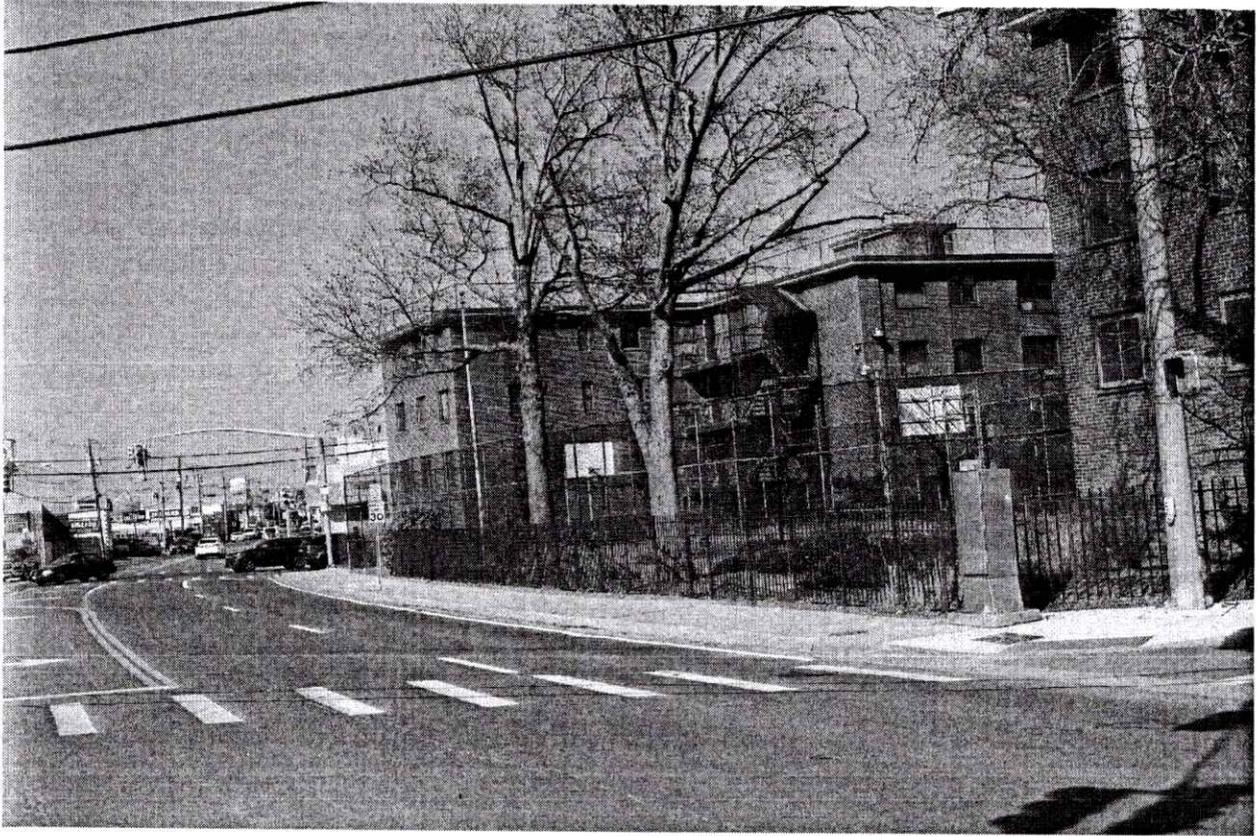
Photo of 55/H/372 from SW corner of property.



View of 55/190/51-55 and 55/190/63 from northern most part of Albany Avenue facing southwest.



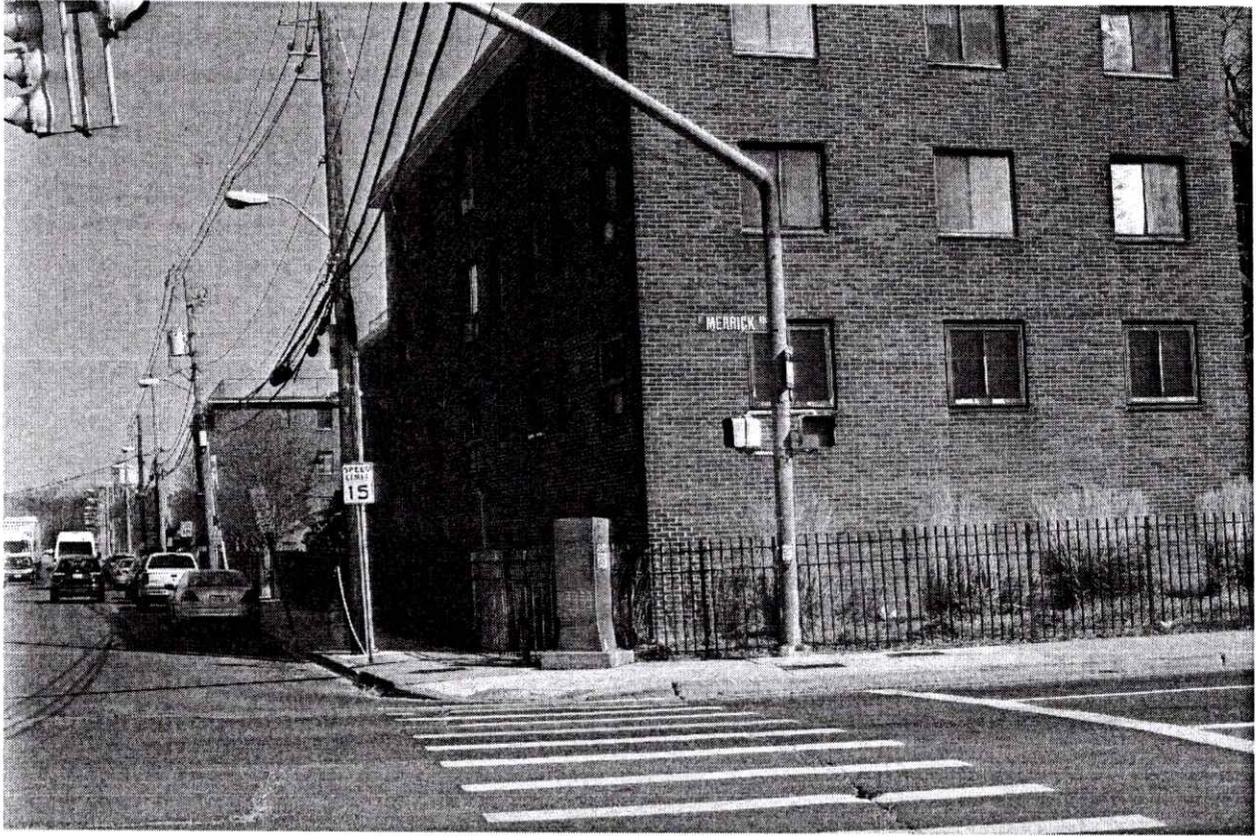
View of 55/190/51-55 on right and part of 55/190/63 on left. View from Albany Avenue looking west.



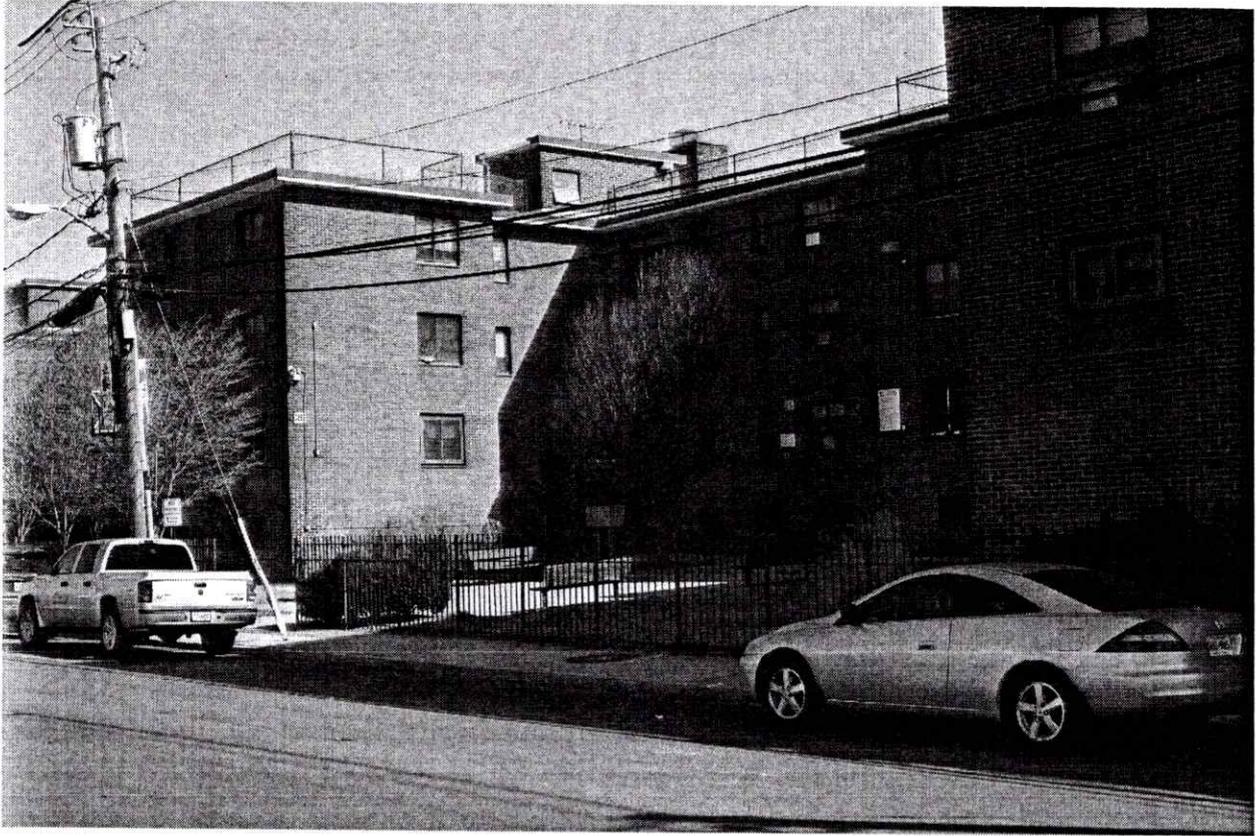
View of 55/190/63 from near corner of Albany Avenue and Merrick Road, looking west.



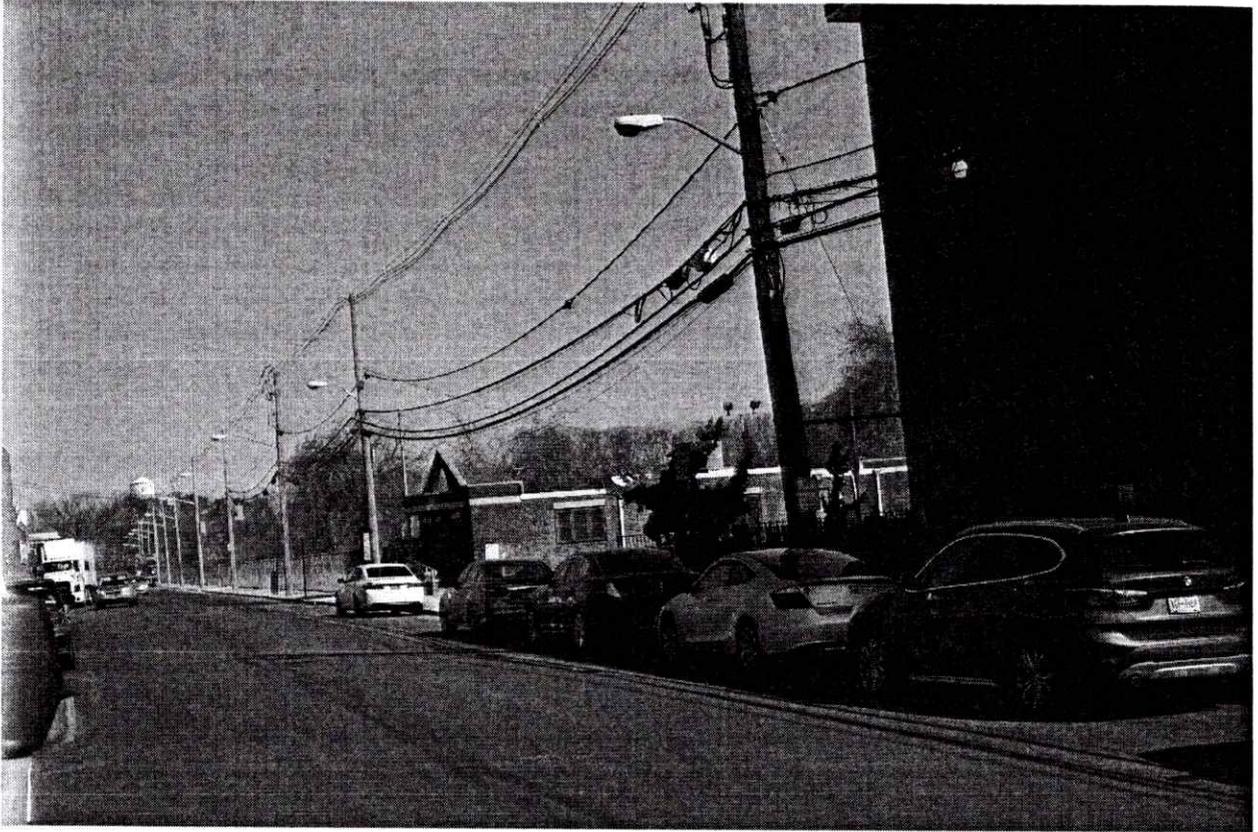
View of 55/190/63 from Merrick Road, looking northwest.



View of 55/190/63 from corner of Buffalo Avenue and Merrick Road, looking north



View of 55/190/63 from Buffalo Avenue looking northeast



View of 55/190/63 and 55/H/372 from Buffalo Avenue facing northeast.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Village of Freeport Re-Zoning Application		
Project Location (describe, and attach a general location map): Parcel bounded by Sunrise Highway, Buffalo Avenue, East Merrick Road, Albany Avenue, and near Meadowbrook Parkway to the east		
Brief Description of Proposed Action (include purpose or need): Section 55 Block H Lot 372, Shall be reclassified from Residence AA to Industrial B. Section 55 Block 190 Lot 63, Shall be reclassified from Business AA to Industrial B. Section 55 Block 190, Lots 51-55, Shall be reclassified from Manufacturing to Industrial B.		
Name of Applicant/Sponsor: Village of Freeport		Telephone: 516-377-2393 E-Mail: hcolton@freeportny.gov
Address: 46 North Ocean Avenue		
City/PO: Freeport	State: NY	Zip Code: 11520
Project Contact (if not same as sponsor; give name and title/role): Howard Colton, Village Attorney		Telephone: 516-377-2393 E-Mail: hcolton@freeportny.gov
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Freeport Village Board	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nassau County Planning Commission	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No
 If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No
 If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No
 If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Manufacturing, Residence AA, Business AA

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? Industrial B

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Do existing sewer lines serve the project site? Yes No
 Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 Applicant/sponsor for new district: _____
 Date application submitted or anticipated: _____
 What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 If to surface waters, identify receiving water bodies or wetlands: _____

 Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing: _____
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

- a. Existing land uses.
 - i. Check all uses that occur on, adjoining and near the project site.
 - Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 - Forest Agriculture Aquatic Other (specify): _____
 - ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:

- i. Describe the habitat/community (composition, function, and basis for designation): _____
- ii. Source(s) of description or evaluation: _____
- iii. Extent of community/habitat:
 - Currently: _____ acres
 - Following completion of project as proposed: _____ acres
 - Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name [Signature] Date 3/1/2012

Signature [Signature] Title Sillup Attorney

PRINT FORM

THESE ARE NOT OFFICIAL MINUTES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

DIRECTIVE

TO: Howard E. Colton, Village Attorney March 16, 2022
FROM: Lisa DeBourg, Deputy Village Clerk

The following directive is an excerpt from the Minutes of the Board of Trustees Meeting of March 14, 2022:

It was moved by Trustee Squeri, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall conduct a public hearing to be duly held on the 18th day of April 2022, at 7:15 P.M., to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District.

FURTHER RESOLVED, that the foregoing notice of public hearing shall be entered in the minutes of the Board of Trustees of the Incorporated Village of Freeport, and published in the Freeport Leader and a printed copy thereof posted conspicuously in at least three (3) public places in the Incorporated Village of Freeport, Nassau County, New York.

STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the Said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 18th day of April 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 14th day of March 2022.

Lisa DeBourg
Deputy Village Clerk

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Mayor Kennedy	In Favor

FILE

THESE ARE NOT OFFICIAL MINUTES UNTIL SAME HAVE BEEN APPROVED BY THE MAYOR AND BOARD OF TRUSTEES, AS THEY MAY BE AMENDED OR CORRECTED.

cc:

X Auditor

X Assessor

X Attorney

X Bldg. Dept.

Board & Comm.

X Claims Examiner

X Comptroller

X Court

X Electric Utilities

X Fire Dept.

X File

X Personnel

X Police Dept.

X Publicity

X Public Works

X Purchasing

X Registrar

X Rec. Center

X Treasurer

X Dep. Treasurer

X Dep. V. Clerk

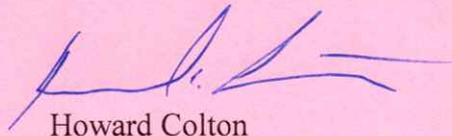
OTHER

INTERDEPARTMENTAL CORRESPONDENCE ONLY
INCORPORATED VILLAGE OF FREEPORT

To: Mayor Kennedy
From: Howard Colton, Village Attorney
Date: March 14, 2022
Re: Rezoning Application
Section 55 Block H Lot 372
Section 55 Block 190 Lot 63
Section 55 Block 190, Lots 51-55

A petition is being filed to rezone the property known as Section 55 Block H Lot 372 from Residence AA to Industrial B; Section 55 Block 190 Lot 63 from Business AA to Industrial B; and Section 55, Block 190, Lots 51-55 from Manufacturing to Industrial B district. A Public Hearing is required whenever a change in Zoning District is contemplated. This requested zoning change will permit consistent economic development in the area.

If this meets with your approval, please place on the Board of Trustees Agenda for the setting of a public hearing on April 18, 2022 at 7:15PM. Attached is the Notice of Public Hearing.



Howard Colton
Village Attorney

HC/ml

11-11-11

NOTICE OF PUBLIC HEARING

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall conduct a public hearing to be duly held on the 18th day of April 2022, at 7:15 P.M., to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District.

FURTHER RESOLVED, that the foregoing notice of public hearing shall be entered in the minutes of the Board of Trustees of the Incorporated Village of Freeport, and published in the Freeport Leader and a printed copy thereof posted conspicuously in at least three (3) public places in the Incorporated Village of Freeport, Nassau County, New York.

STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the Said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 18th day of April 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 14th day of March 2022.

Lisa DeBourg
Deputy Village Clerk

Dated: Freeport, New York
March 14, 2022



www.liherald.com

Affidavit of Publication

State Of New York,
Nassau County

Hifza Haider being duly sworn, deposes and says that he/she is the principal clerk of Richner Communications, Inc., publishers of the

Freeport Herald

A weekly newspaper published and mailed at

Freeport

New York and the attached notice of

April.18 BOT Re-Zoning Application

was published in the issue(s) of that paper as follows:

3/17/2022

Hifza Haider

Subscribed and sworn to before me this March 17, 2022.

[Signature]

Notary Public

STUART RICHNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02RI6155489
Qualified in NASSAU County
Commission Expires 11/13/22

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall conduct a public hearing to be duly held on the 18th day of April 2022, at 7:15 P.M., to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District.
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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 14th day of March 2022.
Lisa DeBourg
Deputy Village Clerk
Dated: Freeport, New York
March 14, 2022
130100

Rezone 4/18/22 public hearing date
Section 55, Block H, Lot 372, from Residence AA district to Industrial B district,
Section 55, Block 190, Lot 63 from Business AA to Industrial B district, Sec 55,
Blk 190, Lots 51-55, from Manufacturing district to Industrial B district

AFFIDAVIT OF POSTING

State of New York)
County of Nassau)
Village of Freeport) ss:

Samantha Hall, being duly sworn, deposes and states
that on the 18 ^{Name} day of March 2022, he/she posted copies of
the attached notice in the following public places in the INCORPORATED
VILLAGE OF FREEPORT:

MUNICIPAL BUILDING	46 North Ocean Avenue
MEMORIAL LIBRARY	144 West Merrick Road
FREEPORT HOSE CO. #1	22 Southside Avenue
FREEPORT HOSE CO. #2	15 Broadway
FREEPORT HOSE CO. #3	375 South Bayview Avenue
FREEPORT RECREATION CENTER	130 East Merrick Road

Samantha Hall
Deponent

Sworn to before me this 18 day

of March 2022

Donna L Sullivan
Notary Public, Nassau County, NY

DONNA L SULLIVAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024

NOTICE OF PUBLIC HEARING

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall conduct a public hearing to be duly held on the 18th day of April 2022, at 7:15 P.M., to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District.

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STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the Said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 18th day of April 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 14th day of March 2022.

Lisa DeBourg
Deputy Village Clerk

Dated: Freeport, New York
March 14, 2022

LEGAL NOTICE
NOTICE OF PUBLIC
HEARING

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall conduct a public hearing to be duly held on the 18th day of April 2022, at 7:15 P.M., to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District.

FURTHER RESOLVED, that the foregoing notice of public hearing shall be entered in the minutes of the Board of Trustees of the Incorporated Village of Freeport, and published in the Freeport Leader and a printed copy thereof posted conspicuously in at least three (3) public places in the Incorporated Village of Freeport, Nassau County, New York.

STATE OF NEW YORK,
COUNTY OF NASSAU,
VILLAGE OF FREEPORT,
ss: I, PAMELA WALSH
BOENING, Clerk of the
Village of Freeport,
Nassau County, New
York, do hereby certify
that the foregoing is a
true and correct copy of
said notice duly
authorized by the Board
of Trustees of the said
Village at a meeting of
the Said Board of
Trustees, calling for a
public hearing to be duly
held in the Main
Conference Room of the
Municipal Building of the
Village of Freeport, 46 N.
Ocean Avenue, Freeport,
New York on the 18th
day of April 2022 at 7:15
P.M., and of the whole
thereof, as entered upon
the minutes of the
proceedings of the said
Board kept by me as
Village Clerk.

IN WITNESS WHEREOF, I
have hereunto set my
hand and affixed the
Corporate Seal of said
Village this 14th day of
March 2022.

Lisa DeBourg
Deputy Village Clerk
Dated: Freeport, New York
March 14, 2022

130100

Rezone 4/18/22 public hearing date
Section 55, Block H, Lot 372, from Residence AA district to Industrial B district,
Section 55, Block 190, Lot 63 from Business AA to Industrial B district, Sec 55,
Blk 190, Lots 51-55, from Manufacturing district to Industrial B district

BOT

AFFIDAVIT OF MAILING

State of New York)
County of Nassau)
Village of Freeport) ss:

I, Samantha Hall, being duly sworn, deposes and states that on the 18 day of march 2022, the attached notice to property owners regarding the Rezoning application of The Incorporated Village of Freeport, relative to the property located at: Section 55, Block H, Lot 372; Section 55, Block 190, Lot 63; & Sec 55, Blk 190, Lots 51-55, was duly delivered to the United States Post Office branch at Merrick Road and Ocean Avenue, Freeport, New York, and directed to the attached list of persons at the addresses designated, as same appears on the Assessment Rolls of the Village of Freeport, between which places there then was and now is a regular communication by mail.

Samantha Hall

Signature

Sworn to before me this 18 day
of march 2022

Donna L Sullivan
Notary Public, Nassau County, NY

DONNA L SULLIVAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024



**INCORPORATED VILLAGE OF FREEPORT
VILLAGE CLERK**

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

**ROBERT T KENNEDY
MAYOR**

**PAMELA WALSH BOENING
VILLAGE CLERK**

NOTICE OF PUBLIC HEARING

RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, by virtue of the authority invested by law, shall conduct a public hearing to be duly held on the 18th day of April 2022, at 7:15 P.M., to consider the re-zoning application for Section 55, Block H, Lot 372 from Residence AA District to Industrial B District; Section 55, Block 190, Lot 63 from Business AA District to Industrial B District; and Section 55, Block 190, Lots 51-55 from Manufacturing District to Industrial B District.

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STATE OF NEW YORK, COUNTY OF NASSAU, VILLAGE OF FREEPORT, ss: I, PAMELA WALSH BOENING, Clerk of the Village of Freeport, Nassau County, New York, do hereby certify that the foregoing is a true and correct copy of said notice duly authorized by the Board of Trustees of the said Village at a meeting of the Said Board of Trustees, calling for a public hearing to be duly held in the Main Conference Room of the Municipal Building of the Village of Freeport, 46 N. Ocean Avenue, Freeport, New York on the 18th day of April 2022 at 7:15 P.M., and of the whole thereof, as entered upon the minutes of the proceedings of the said Board kept by me as Village Clerk.

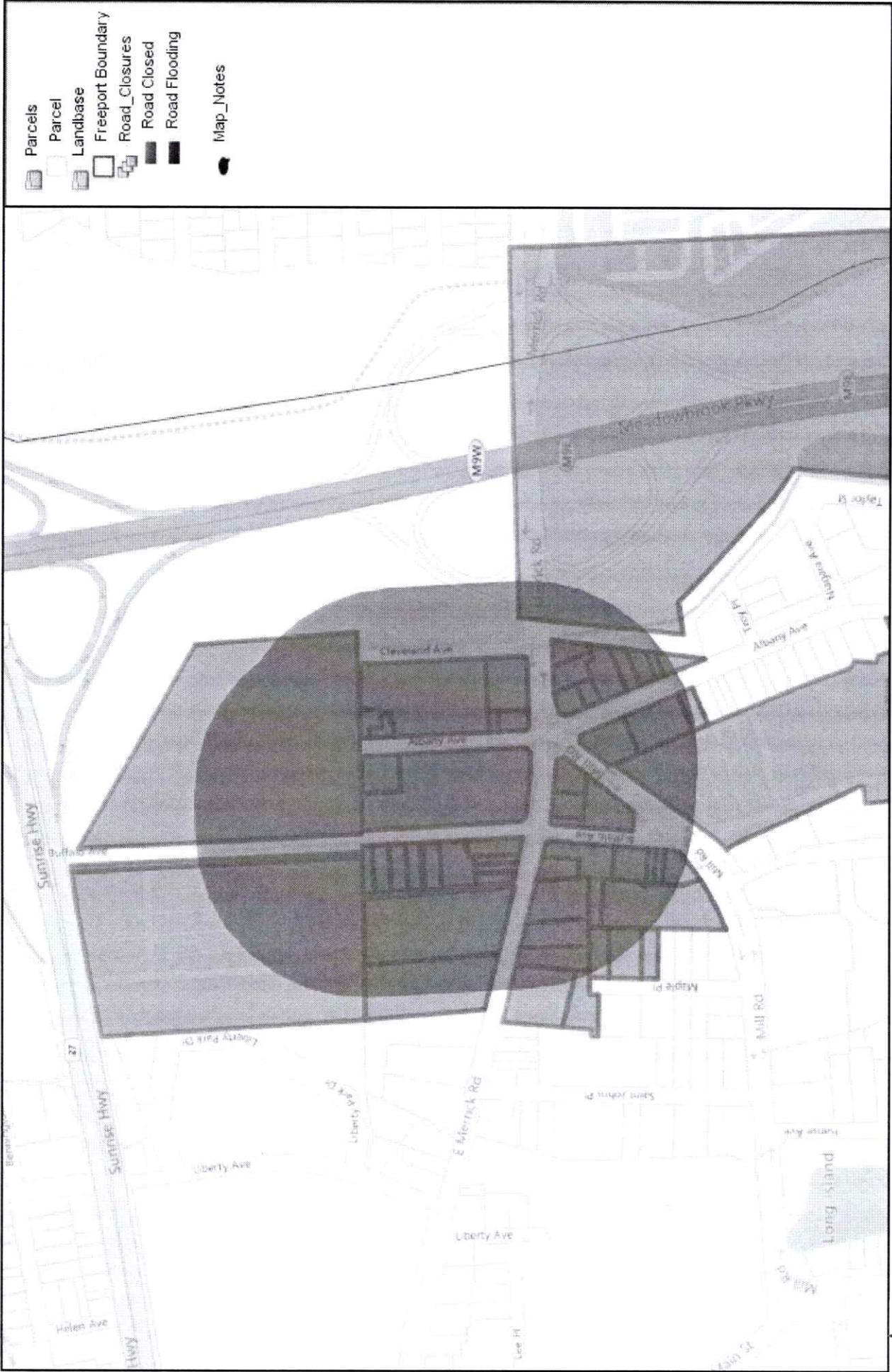
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said Village this 14th day of March 2022.

Lisa DeBourg
Deputy Village Clerk

Dated: Freeport, New York
March 14, 2022

Contact Name	Property Address	Mailing Name	In Care of	Mailing Address	Mailing City	Mailing Zip
244 E MERRICK ABRZ LLC	0 E MERRICK RD FREEPORT, N	244 E MERRICK ABRZ LLC		10 PARKSIDE DR	GREAT NECK NY	11021-1023
TT OF FREEPORT INC	100 CLEVELAND AVE FREEPORT	TT OF FREEPORT INC		100 CLEVELAND AVE	FREEPORT NY	11520-4053
107 MILL FREEPORT LLC	234 E MERRICK RD FREEPORT	MERRICK RD GASOL	C/O WOLF	100 JERICHO QUADRANGLE	JERICHO NY	11753-1049
	107 MILL RD FREEPORT, NY 1	107 MILL FREEPORT LLC		107 MILL RD	FREEPORT NY	11520-4630
	0 MEADOWBROOK PARKWAY	STATE OF NEW YORK	C/O ORPS	16 SHERIDAN AVE	ALBANY NY	12210-2797
	160 E MERRICK RD FREEPORT	160 EMR REALTY CORP	C/O JOHN P MILES,	160 E MERRICK RD	FREEPORT NY	11520-4020
FREEPORT COLLISION INC	182 E MERRICK RD FREEPORT	FREEPORT COLLISION INC	182 MERRICK ROAL	182 E MERRICK RD	FREEPORT NY	11520-4020
2A HOLDING INC	7 MAPLE PL FREEPORT, NY	112A HOLDING INC		184 E MERRICK RD	FREEPORT NY	11520-4020
FREEPORT AFFRD HOUSII	195 E MERRICK RD FREEPORT	AFFORDABLE HOUSING	MOXEY RIGBY LLC	195 E MERRICK RD 120	FREEPORT NY	11520-4064
BUFFALO AVE PROPERTY	26 BUFFALO AVE FREEPORT,	BUFFALO AVE PROPERTY MGMT		2094 SMITH ST	MERRICK NY	11566-3614
FREEPORT MERRICK PRO	211 E MERRICK RD FREEPORT	MERRICK PROP MGM		2094 SMITH ST	MERRICK NY	11566-3614
	0 E MERRICK RD FREEPORT,	N ULLIAN MILTON		2094 SMITH ST	MERRICK NY	11566-3614
PRESTIGIACOMO KATIE A	194 E MERRICK RD FREEPORT	PRESTIGIACOMO KATIE ANN		210 E MERRICK RD	FREEPORT NY	11520-4029
FREEPORT UNION FREE S	0 ALBANY AVE FREEPORT, NY	FREEPORT UNION FREE SCHOO	C/O FACILITIES OFF	235 N OCEAN AVE	FREEPORT NY	11520-2135
REAL NY REALTY LLC	61 ALBANY AVE FREEPORT, N	REAL NY REALTY LLC		240 EAST MERRICK ROAD	FREEPORT NY	11520-4029
RLTY INC PENN PROP	100 MILL RD FREEPORT, NY	1 RLTY INC PENN PROP		240 EAST MERRICK ROAD	WESTBOROUGH	01581-5230
SCRATCHLINE PROD INC	6 BUFFALO AVE FREEPORT, N	SCRATCHLINE PROD INC		26 BUFFALO AVE	FREEPORT NY	11520-4014
DOVER GOURMET	8 MAPLE PL FREEPORT, NY	11 DOVER GOURMET		240 EAST MERRICK ROAD	FREEPORT NY	11520-4029
	261 E MERRICK RD FREEPORT	261 EAST MERRICK RD CORP		3499 E BAY CT	MERRICK NY	11566-5522
KIR MEADOWBROOK 02	210 E SUNRISE HWY FREEPORT	KIR MEADOWBROOK 027 LLC	C/O KIMCO REALTY	500 N BROADWAY	JERICHO NY	11753-2128
TT OF FREEPORT INC	177 E MERRICK RD FREEPORT	TT OF FREEPORT INC	C/O AUTOMOTIVE I	505 S FLAGLER DR	WEST PALM BEA	33401-5946
SIXTY ALBANY HOLDING	60 ALBANY AVE FREEPORT, N	SIXTY ALBANY HOLDING LLC		60 ALBANY AVE	FREEPORT NY	11520-4702
CRACHO PROPERTIES INC	69 ALBANY AVE FREEPORT, N	CRACHO PROPERTIES INC		67 ALBANY AVE	FREEPORT NY	11520-4701
DICRACCHO REALTY INC	65 ALBANY AVE FREEPORT, N	DICRACCHO REALTY INC		67 ALBANY AVE	FREEPORT NY	11520-4701
COLUMBIA 72 ALBANY R	72 ALBANY AVE FREEPORT, N	COLUMBIA 72 ALBANY REALTY		72 ALBANY AVE	FREEPORT NY	11520-4702
	81 ALBANY AVE FREEPORT, N	GONIAS KONSTANTINOS		81 ALBANY AVE	FREEPORT NY	11520-4701
GONIAS REALTY INC	71 ALBANY AVE FREEPORT, N	GONIAS REALTY INC		91 ALBANY AVE	FREEPORT NY	11520-4701
	11 MAPLE PL FREEPORT, NY	1 CAMPOVERDE PROPERTIES LLC		99 DOXSEE DR	FREEPORT NY	11520-4603
MAPLE PLACE PROPERTII	21 MAPLE PL FREEPORT, NY	1 MAPLE PLACE PROPERTIES LL		99 DOXSEE DR	FREEPORT NY	11520-4717
MERRICK ARMS INC	203 E MERRICK RD FREEPORT	MERRICK ARMS INC	C/O KEVIN KEANE	PO BOX 374	GARDEN CITY NY	11530-0374
FREEPORT 7-11 LLC	200 E MERRICK RD FREEPORT	FREEPORT 7-11 LLC	7-ELEVEN INC AV T/	PO BOX 711	DALLAS TX	75221-0711
103 MILL ROAD CORP	103 MILL RD FREEPORT, NY	103 MILL ROAD CORP		PO BOX 7767	HICKSVILLE NY	11802-7767

55 190 63



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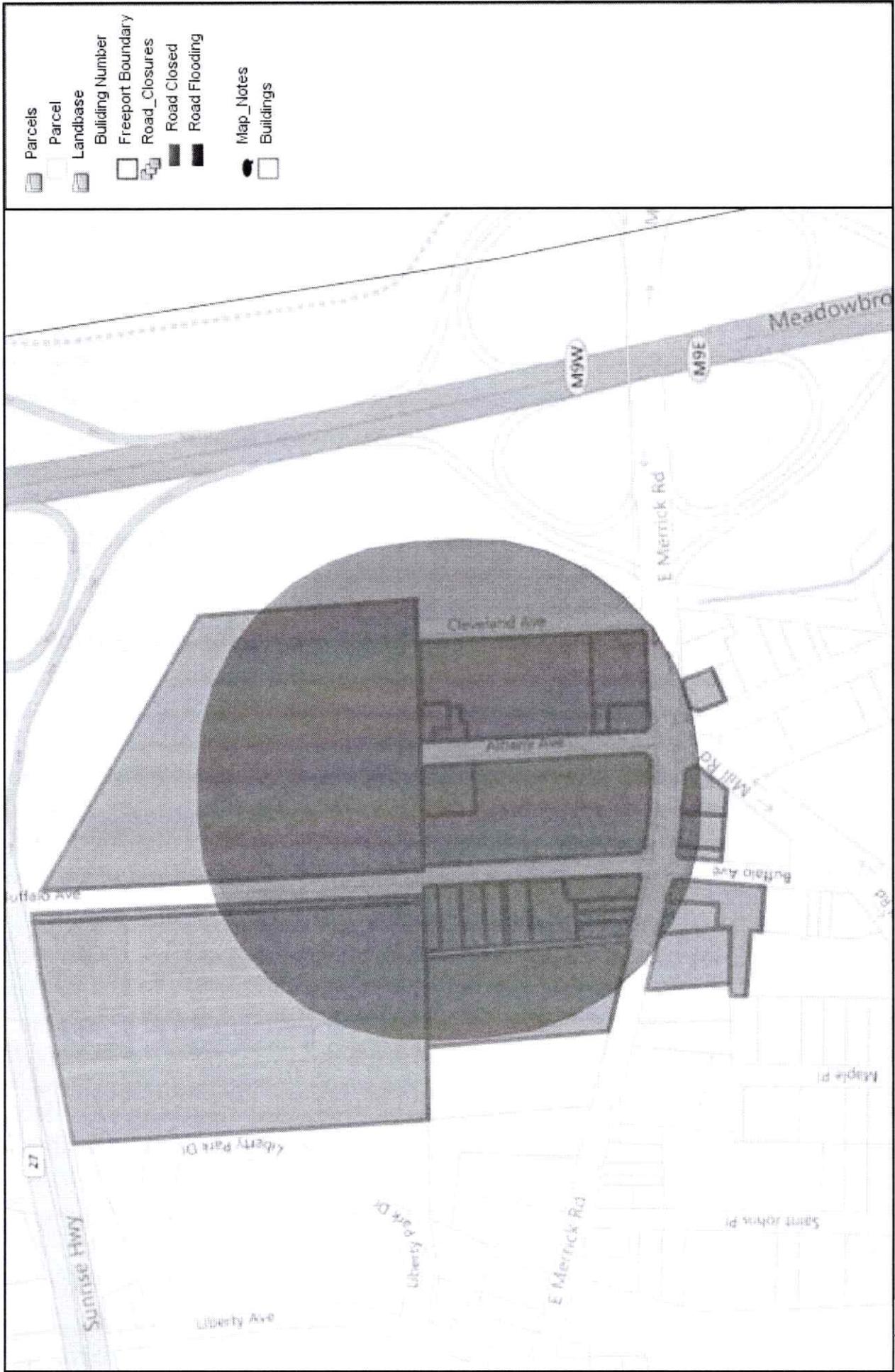
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Contact Name	Property Address	Mailing Name	In Care of	Mailing Address	Mailing City	Mailing Zip
244 E MERRICK ABRZ LLC	0 E MERRICK RD FREEPORT, N 244 E MERRICK ABRZ LLC			10 PARKSIDE DR	GREAT NECK NY	11021-1023
TT OF FREEPORT INC	100 CLEVELAND AVE FREEPORT	TT OF FREEPORT INC		100 CLEVELAND AVE	FREEPORT NY	11520-4053
107 MILL FREEPORT LLC	234 E MERRICK RD FREEPORT	MERRICK RD GASOL	C/O WOLF	100 JERICHO QUADRANGLE	JERICHO NY	11753-1049
	107 MILL RD FREEPORT, NY 1 107 MILL FREEPORT LLC			107 MILL RD	FREEPORT NY	11520-4630
	0 MEADOWBROOK PARKWAY	STATE OF NEW YORK	C/O ORPS	16 SHERIDAN AVE	ALBANY NY	12210-2797
	160 E MERRICK RD FREEPORT	160 EMR REALTY CORP	C/O JOHN P MILES	160 E MERRICK RD	FREEPORT NY	11520-4020
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2A HOLDING INC	7 MAPLE PL FREEPORT, NY 112A HOLDING INC			184 E MERRICK RD	FREEPORT NY	11520-4020
FREEPORT AFFRD HOUSII	195 E MERRICK RD FREEPORT	AFFORDABLE HOUSING	MOXEY RIGBY LLC	195 E MERRICK RD 120	FREEPORT NY	11520-4064
	0 E MERRICK RD FREEPORT, N ULLIAN MILTON			2094 SMITH ST	MERRICK NY	11566-3614
BUFFALO AVE PROPERTY	26 BUFFALO AVE FREEPORT,	1 BUFFALO AVE PROPERTY MGMT		2094 SMITH ST	MERRICK NY	11566-3614
FREEPORT MERRICK PRO	211 E MERRICK RD FREEPORT	MERRICK PROP MGM		2094 SMITH ST	MERRICK NY	11566-3614
PRESTIGIACOMO KATIE	194 E MERRICK RD FREEPORT	PRESTIGIACOMO KATIE ANN		210 E MERRICK RD	FREEPORT NY	11520-4029
FREEPORT UNION FREE	50 ALBANY AVE FREEPORT, NY	FREEPORT UNION FREE SCHOO		235 N OCEAN AVE	FREEPORT NY	11520-2135
REAL NY REALTY LLC	61 ALBANY AVE FREEPORT, N	REAL NY REALTY LLC		240 EAST MERRICK ROAD	FREEPORT NY	11520-4029
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SCRATCHLINE PROD INC	6 BUFFALO AVE FREEPORT, N	SCRATCHLINE PROD INC		26 BUFFALO AVE	FREEPORT NY	11520-4014
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COLUMBIA 72 ALBANY R	72 ALBANY AVE FREEPORT, N	COLUMBIA 72 ALBANY REALTY		72 ALBANY AVE	FREEPORT NY	11520-4702
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MERRICK ARMS INC	203 E MERRICK RD FREEPORT	MERRICK ARMS INC		PO BOX 374	GARDEN CITY NY	11530-0374
FREEPORT 7-11 LLC	200 E MERRICK RD FREEPORT	FREEPORT 7-11 LLC		7-ELEVEN INC AV T/PO BOX 711	DALLAS TX	75221-0711
103 MILL ROAD CORP	103 MILL RD FREEPORT, NY 1	103 MILL ROAD CORP		PO BOX 7767	HICKSVILLE NY	11802-7767

55 190 51-55 map



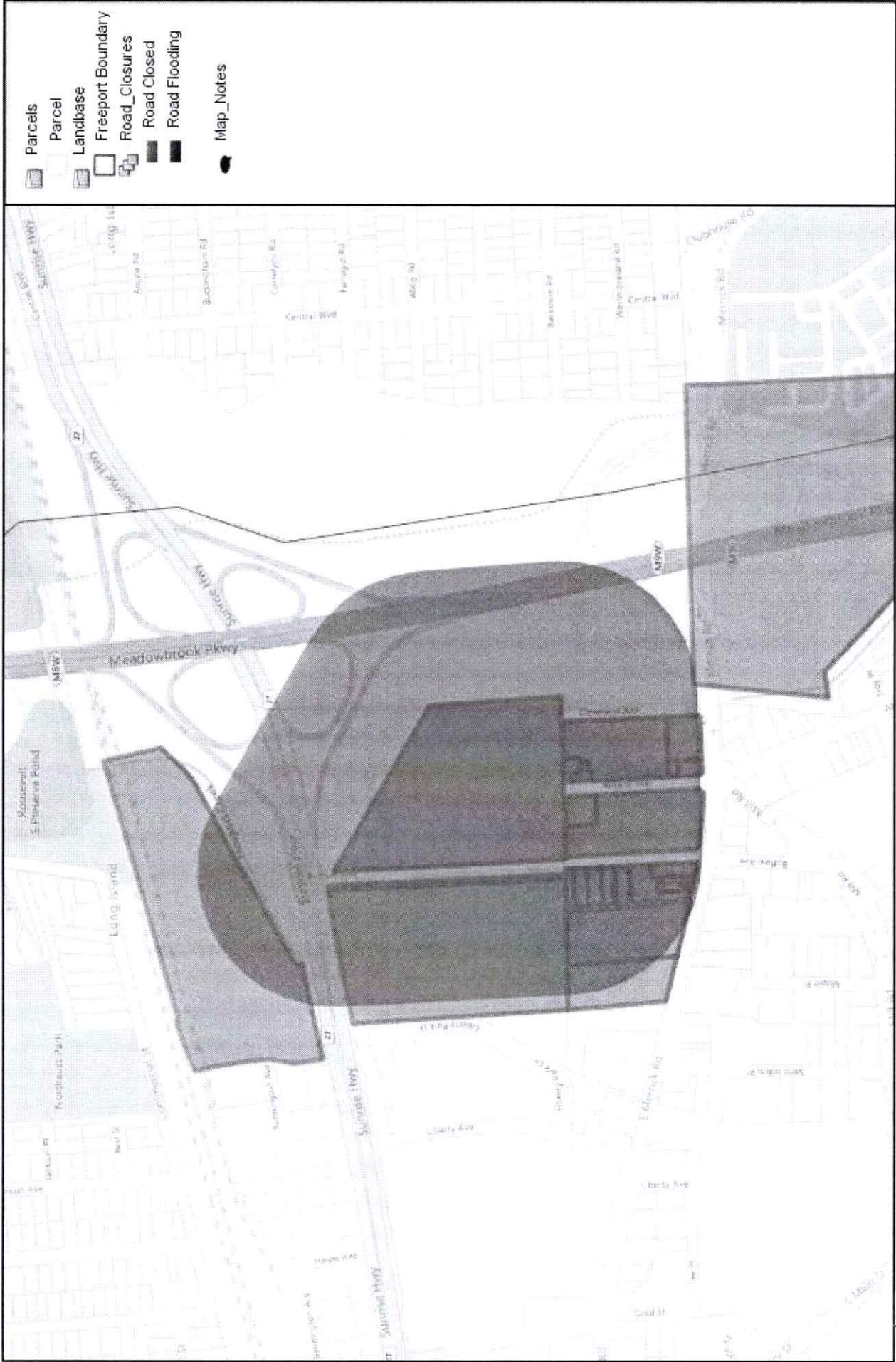
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303.2771801 606.55436032

Contact Name	Property Address	Mailing Name	In Care of	Mailing Address	Mailing City	Mailing Zip
TT OF FREEPORT INC	100 CLEVELAND AVE FREEPORT, NY	TT OF FREEPORT INC		100 CLEVELAND AVE	FREEPORT NY	11520-4053
	234 E MERRICK RD FREEPORT, NY	: FREEPORT MERRICK RD GASOL	C/O WOLF	100 JERICHO QUADRAN	JERICHO NY	11753-1049
FREEPORT AFFRD HOI	195 E MERRICK RD FREEPORT, NY	: FREEPORT AFFRD HOUSING	MOXEY RIGBY LL	195 E MERRICK RD 120	FREEPORT NY	11520-4064
	0 E MERRICK RD FREEPORT, NY	11: ULLIAN MILTON		2094 SMITH ST	MERRICK NY	11566-3614
BUFFALO AVE PROPEI	26 BUFFALO AVE FREEPORT, NY	11 BUFFALO AVE PROPERTY MGMT		2094 SMITH ST	MERRICK NY	11566-3614
FREEPORT MERRICK P	211 E MERRICK RD FREEPORT, NY	: FREEPORT MERRICK PROP MGM		2094 SMITH ST	MERRICK NY	11566-3614
PRESTIGIACOMO KAT	194 E MERRICK RD FREEPORT, NY	: PRESTIGIACOMO KATIE ANN		210 E MERRICK RD	FREEPORT NY	11520-4029
FREEPORT UNION FRE	0 ALBANY AVE FREEPORT, NY	1152 FREEPORT UNION FREE SCHOO	C/O FACILITIES O	235 N OCEAN AVE	FREEPORT NY	11520-2135
REAL NY REALTY LLC	61 ALBANY AVE FREEPORT, NY	115 REAL NY REALTY LLC		240 EAST MERRICK ROA	FREEPORT NY	11520-4029
SCRATCHLINE PROD II	6 BUFFALO AVE FREEPORT, NY	115 SCRATCHLINE PROD INC		26 BUFFALO AVE	FREEPORT NY	11520-4014
	261 E MERRICK RD FREEPORT, NY	: 261 EAST MERRICK RD CORP		3499 E BAY CT	MERRICK NY	11566-5522
KIR MEADOWBROOK	210 E SUNRISE HWY FREEPORT, NY	KIR MEADOWBROOK 027 LLC	C/O KIMCO REAL	500 N BROADWAY	JERICHO NY	11753-2128
MERRICK ARMS INC	203 E MERRICK RD FREEPORT, NY	: MERRICK ARMS INC	C/O KEVIN KEANI	PO BOX 374	GARDEN CITY NY	11530-0374
FREEPORT 7-11 LLC	200 E MERRICK RD FREEPORT, NY	: FREEPORT 7-11 LLC	7-ELEVEN INC AV	PO BOX 711	DALLAS TX	75221-0711

55 H 372 Buffalo Ave map



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Feet

0 501.1465493 1002.2930986



Contact Name	Property Address	Mailing Name	In Care of	Mailing Address	Mailing City	Mailing Zip
TT OF FREEPORT	100 CLEVELAND AVE	TT OF FREEPORT INC		100 CLEVELAND AVE	FREEPORT NY	11520-4053
	0 MEADOWBROOK PARKWAY	STATE OF NEW YORK	C/O ORPS - STATE	16 SHERIDAN AVE	ALBANY NY	12210-2797
FREEPORT AFFR	195 E MERRICK RD	FREEPORT AFFRD HOUSING	MOXEY RIGBY LLC	195 E MERRICK RD 120	FREEPORT NY	11520-4064
	0 E MERRICK RD	FREEPORT, ULLIAN MILTON		2094 SMITH ST	MERRICK NY	11566-3614
BUFFALO AVE PI	26 BUFFALO AVE	FREEPORT, BUFFALO AVE PROPERTY MGMT		2094 SMITH ST	MERRICK NY	11566-3614
FREEPORT MERI	211 E MERRICK RD	FREEPORT MERRICK PROP MGM		2094 SMITH ST	MERRICK NY	11566-3614
FREEPORT UNIO	0 ALBANY AVE	FREEPORT, NY FREEPORT UNION FREE SCHOO	C/O FACILITIES OFI	235 N OCEAN AVE	FREEPORT NY	11520-2135
SCRATCHLINE PI	6 BUFFALO AVE	FREEPORT, N SCRATCHLINE PROD INC		26 BUFFALO AVE	FREEPORT NY	11520-4014
	261 E MERRICK RD	FREEPORT 261 EAST MERRICK RD CORP		3499 E BAY CT	MERRICK NY	11566-5522
KIR MEADOWBF	210 E SUNRISE HWY	FREEPORT KIR MEADOWBROOK 027 LLC	C/O KIMCO REALT	500 N BROADWAY	JERICO NY	11753-2128
TT OF FREEPOR	177 E MERRICK RD	FREEPORT TT OF FREEPORT INC	C/O AUTOMOTIVE	505 S FLAGLER DR	WEST PALM BEAC	33401-5946
MERRICK ARMS	203 E MERRICK RD	FREEPORT MERRICK ARMS INC	C/O KEVIN KEANE	PO BOX 374	GARDEN CITY NY	11530-0374

111 111 111

111 111 111

RESOLUTION NO. 10474-22

WHEREAS, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **March 31, 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		Board of Trustees	55 55	H 190	372 63, 51 – 55

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, 1st Vice Chair – aye
Leonard Shapiro, 2nd Vice Chair- aye
Neal Lewis, 3rd Vice Chair - aye
Jerome Blue - aye
Ronald Ellerbe - not participating/not voting
Rick Shaper - excused
Lisa Warren - aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 3/31/22**

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.

Location: Section 55/ Block 190/ Lots 51-55

Applicant: Inc. Village of Freeport

Description: Rezoning of Manufacturing Zoning District to Industrial B

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

RECEIVED
2022 MAR 30 P 3:19
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: 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.

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.

Location: Section 55/ Block 190/ Lot 63

Applicant: Inc. Village of Freeport

Description: Rezoning of Business AA Zoning District to Industrial B

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.

RECEIVED
2022 MAR 30 P 3:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App.

Location: Section 55/ Block H/ Lot 372

Applicant: Inc. Village of Freeport

Description: Rezoning of Residence AA Zoning District to Industrial B

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

RECEIVED
2022 MAR 30 P 3:10
CLERK'S OFFICE
VILLAGE OF FREEPORT

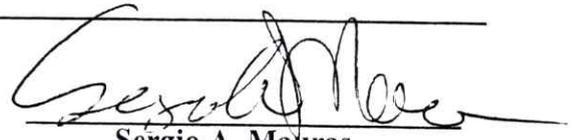
REASON(S) FOR DETERMINATION

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.

INTER-DEPARTMENT CORRESPONDENCE ONLY
Incorporated Village of Freeport

TO: Pamela Walsh Boening, Village Clerk

FROM: Lisa DeBourg

DATE: April 13, 2022

RE: Application for Rezoning
Premises:
Sec 55, Blk H, Lot 372, from Residence AA district to Industrial B district;
Sec 55, Blk 190, Lot 63, from Business AA district to Industrial B district;
Sec 55, Blk 190, Lots 51-55, from Manufacturing district to Industrial B district
Applicant: Inc. Village of Freeport

At the Planning Board Meeting held on April 12, 2022 the following recommendation was duly adopted.

Motion was made by Ladonna Taylor seconded by Deborah Welch and unanimously carried that it is the recommendation of the Planning Board that the application of the Incorporated Village of Freeport to rezone the premises known as Section 55 Block H Lot 372 from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63, from Business AA to Industrial B district, be recommended as follows;

WHEREAS, the Petitioner, the Incorporated Village of Freeport, filed a petition with the Board of Trustees of the Incorporated Village of Freeport for a rezoning of the above premises from Section 55 Block H Lot 372 from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 from Manufacturing District to Industrial B and Section 55 Block 190 Lot 63 from Business AA to Industrial B district, and

WHEREAS, the Petitioner has presented an application to the Planning Board of the Incorporated Village of Freeport for a recommendation for the zone change; and

WHEREAS, the Planning Board, by its recommendation to the Mayor and Board of Trustees dated April 12, 2022 did infer that if any rezoning was to be made of the subject property as outlined in the application would be appropriate; and

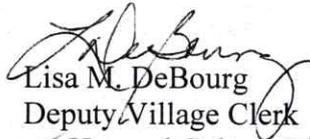
WHEREAS, the Planning Board recognized that many properties surrounding the subject premises are in use in the Industrial B District;

WHEREAS, the application for rezoning was presented to the Nassau County Planning Commission for their review and recommendation, and the Nassau County Planning Commission has, by resolution dated March 31, 2022 unanimously approved the requested rezoning.

NOW THEREFORE, it is the recommendation of the Planning Board of the Incorporated Village of Freeport that the properties known as Section 55 Block H Lot 372, Section 55 Block 190 Lots 51-55, and Section 55 Block 190 Lot 63, be rezoned as Industrial B district.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Deborah Welch	In Favor
Annemarie diSalvo	In Favor
Michael Hershberg	In Favor


Lisa M. DeBourg
Deputy Village Clerk

cc: Howard Colton, Village Counsel
Sergio A Mauras, Building Dept. Superintendent

The Following Resolution was moved by Trustee _____,
seconded by Trustee _____, who moved its adoption:

WHEREAS, the Board of Trustees of the Incorporated Village of Freeport, as lead agency, has determined that the proposed action described below, will not have a significant effect on the environment and neither a draft environmental impact statement nor a final environmental impact statement will be prepared; and

WHEREAS, the proposed action is a rezoning of Section 55 Block H Lot 372 from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63 from Business AA to Industrial B district; and

WHEREAS, this Board determines that the proposed action is an unlisted action, as that term is defined in the New York State Environmental Quality Review Act, herein after referred to as SEQRA. After careful consideration, the Board has concluded that the proposed action will not have a significant effect on the environment for the following reasons:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality, traffic or noise level, will not affect solid waste production, and will not affect erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna nor interfere with the movement or any resident or migratory fish or wildlife species, nor impact on a significant habitat area, nor result in any other significant adverse effect to natural resources.
3. The proposed action will not encourage or attract a large number of people.
4. The proposed action is consistent with the community's current plans and goals for enforcement of Village laws.
5. The proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the Village.
6. The proposed action will not bring about a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not produce a substantial change in the use or intensity of land, including cultural or recreational resources, or its capacity to support existing uses.
9. The proposed action will not create a material demand for other actions that would result in any of the above consequences.

10. The proposed action will not change two or more elements in the environment, which when considered together could result in a substantial adverse impact on the environment.
11. When considered cumulatively with other actions, the proposed action will not have a significant effect on the environment or meet one of the above criteria.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, after reviewing the above criteria has determined that the proposed action is not environmentally significant.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	VOTING
Trustee Martinez	VOTING
Trustee Squeri	VOTING
Trustee Sanchez	VOTING
Mayor Kennedy	VOTING

EXHIBIT

EXHIBIT K

The Following Resolution was moved by Trustee _____, seconded by Trustee _____, who moved its adoption:

WHEREAS, the Board of Trustees of the Incorporated Village of Freeport, as lead agency, has determined that the proposed action described below, will not have a significant effect on the environment and neither a draft environmental impact statement nor a final environmental impact statement will be prepared; and

WHEREAS, the proposed action is a rezoning of Section 55 Block H Lot 372 from Residence AA to Industrial B, Section 55 Block 190 Lots 51-55 from Manufacturing District to Industrial B, and Section 55 Block 190 Lot 63 from Business AA to Industrial B district; and

WHEREAS, this Board determines that the proposed action is an unlisted action, as that term is defined in the New York State Environmental Quality Review Act, herein after referred to as SEQRA. After careful consideration, the Board has concluded that the proposed action will not have a significant effect on the environment for the following reasons:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality, traffic or noise level, will not affect solid waste production, and will not affect erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna nor interfere with the movement or any resident or migratory fish or wildlife species, nor impact on a significant habitat area, nor result in any other significant adverse effect to natural resources.
3. The proposed action will not encourage or attract a large number of people.
4. The proposed action is consistent with the community's current plans and goals for enforcement of Village laws.
5. The proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the Village.
6. The proposed action will not bring about a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not produce a substantial change in the use or intensity of land, including cultural or recreational resources, or its capacity to support existing uses.
9. The proposed action will not create a material demand for other actions that would result in any of the above consequences.

10. The proposed action will not change two or more elements in the environment, which when considered together could result in a substantial adverse impact on the environment.
11. When considered cumulatively with other actions, the proposed action will not have a significant effect on the environment or meet one of the above criteria.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, after reviewing the above criteria has determined that the proposed action is not environmentally significant.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	VOTING
Trustee Martinez	VOTING
Trustee Squeri	VOTING
Trustee Sanchez	VOTING
Mayor Kennedy	VOTING