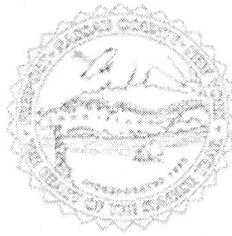


2022-18



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

MARCH 3, 2022

AMENDED LETTER OF DENIAL

Rudy Liriano
391 Arlington Avenue
Brooklyn, NY 11208

RE: 39-43A Woodcleft Avenue, Freeport, NY 11520
Zoning District – Marine Commerce
Sec: 62 Blk: 173 Lot: 23
Building Permit Application #20212526
Description: Maintain 1,170 square foot deck

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 §210-172A(4): Parking required. Restaurants, discotheques, cabarets, and bars shall provide at least one parking space for each three (3) authorized occupants. The application as submitted requests to maintain an outdoor deck for assembly use. The application shows an occupancy of 162 persons. This would require 54 parking spaces. As per previous variance dated 1/23/13 for zoning case #12-2012, the deck was previously approved with the condition that the variance be revisited after 2 years and some of the mile's businesses were back on their feet. For reference, this variance as stated in the 2b case #12-2012 modified a previous variance dated 9/8/07, zoning board case #08-2007 which required the business to maintain eighteen (18) parking spaces. The parking plan provided in this current application shows twelve (12) spaces being provided, six (6) spaces less than required of the variance case #08-2007. This application will require a 60 space parking variance.

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

c: Jafet Tavarez

85 S. Ketcham Avenue
Amityville, NY 11701

SITE PLAN APPROVAL NEEDED

Yes: _____ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration _____ Positive Declaration

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

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

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

Project: _____ Building Application # 20212526

Location: 39- 43A Woodcleft Avenue, Freeport, NY 11520

Applicant: Rudy Liriano

Description: Maintain 1,170 square foot deck

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

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

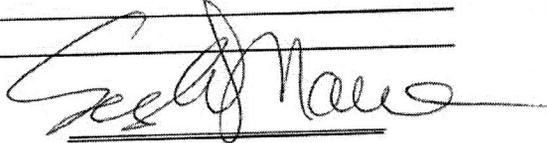
REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: March 3, 2022 - Amended


Sergio 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. 62 BLK. 173 LOT. 23

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter Of the Application of

HF1 Realty LLC To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Puerto Plata Seafood on the Water-#20212526 respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (HF1 Realty LLC) (has its principal office for the conducting of its business at) 1225 Franklin Av, STE 325 GARDEN CITY, NY 11530

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 Land Map of Nassau County 43 Woodcleft AV, Freeport, NY Sec. 62 Blk. 173 Lot(s) 23 and that the interest which the applicant has in the property concerned is that of I am the current owner holder of the premises.

Obtain reason for denial from Department of Buildings.

3. That applicant (HF1 Realty LLC) (the applicant's duly authorized) on or about the NOV day of 17 20 21, 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: Full set of plans, building permit application and Appendix (Short Environmental Assessment Form)

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

4. That on or about the JAN day of 11, 20 22, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: Full compliance with the following village ordinances: 210-6A & 210-172A(4)

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: Addition of a 1,170 sf deck to the existing property to allow more seating capacity, which a previous variance was in place to approve such improvement.

Describe fully and clearly the use desired.

6. That said premises are now being used as follows: Restaurant and bar.

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: Restaurant and bar with the added deck for more patrons.

Refer where possible to paragraphs and section by numbers.

8. Upon information and belief that a (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 There was a previous variance in place for the approval of the deck we are requesting in this application.

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: The property does not include subdivision, therefore not applicable.

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: _____

There was a previous variance that was previously approved for such deck in place and we are looking to renew.

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

Not applicable

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: 03/14, 20 22

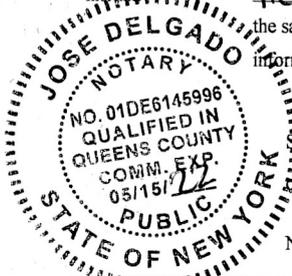
BY: Rudy Lincoln sig
ITS: lessor

*Note: This application was previously granted back in 2013.

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: avena

The applicant Rody Lincoln named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by _____ 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 _____ believe _____ to be true.



Sworn to before me this 10 day
March, 20 22
Notary Public [Signature]

[Signature]
Signature of Applicant

Notice of 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.

Date: 03/14/22, 20 22
Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Frank R. Kusner being duly sworn, depose and say:

That he/she (the owner of HFI Realty LLC) (is the Member of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

That the owner HFI Realty LLC consents to the granting of the authority sought in the above application.

Sworn to before me this 14 day
of March, 20 22

[Signature]
Signature

Notary Public [Signature]

NOV 17 2021

617.20
 Appendix B
 Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 43 Woodcliff Av, Freeport, NY			
Project Location (describe, and attach a location map): 43 Woodcliff Av, Freeport, NY			
Brief Description of Proposed Action: Propose construction of a wooden deck above ground.			
Name of Applicant or Sponsor: JAFET TAVANEZ		Telephone: 347-986-6794	
		E-Mail: JAFET@JT-ENG.PC.COM	
Address: 80 Bellevue Av, Oceanside, NY 11572			
City/PO: Oceanside		State: NY	Zip Code: 11572
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES ✓
3.a. Total acreage of the site of the proposed action?		.027 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?		.149 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			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ NO YES		
NOV 17 2021	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: _____ 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: _____ NO YES		
N/A		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Signature: _____	Date: 11/16/2021

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)?		

NOV 17 2021

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2021556
Filing Date 11/10/2021

Freeport Building Dept.
Freeport, NY

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>43</u> WOODCLEFT AV	ZONING DISTRICT _____
	(No.) (Street)	
	BETWEEN _____ AND _____	
	SECTION <u>62</u> BLOCK <u>173</u> LOT <u>23</u>	APPROX. LOT SIZE _____ X _____
	(Cross Street)	(Cross Street)
		LOT AREA _____

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

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-res, name _____) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Walkway (New, Repair) 6 <input type="checkbox"/> Paved 7 <input type="checkbox"/> Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 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 _____ NON-RESIDENTIAL - Complete Part "E" 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 type="checkbox"/> Other - Specify _____	
C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>43,000</u>		D. DESCRIPTION OF PROJECT INSTALLATION OF AN OUTDOOR DECK <u>11 TO EX.</u>	

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	RUDY LIRIANO (LESSE)	391 ARLINGTON AV. BROOKLYN, NY 11206	1929-404-7279
2. Contractor			
3. Architect or Engineer	JAFET TAVAREZ	85 S KETCHAM AV AMITYVILLE, NY 11701	347-346-0784

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

Notary's Commission Expires No. _____ Company _____ Exp. Date _____

Contractor or Owner _____
 Address _____
 Phone _____

State of New York
 County of Nassau
 Jafet Tavaraz being duly sworn, says that He is the contractor or owner of the above mentioned building. That the terms 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 16 day of November 2021

Notary Public, Nassau County, N.Y.

(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 Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

Occup. Type

JOHN W MUNZIATA
 Notary Public - State of New York
 NO. 01NU6356115
 Qualified in Nassau County
 My Commission Expires Mar 20, 2025

VI. VALIDATION (SHOULD BE SIGNED)

Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
--	---



85 S KETCHAM
AMITYVILLE, NY 11701
O: (347) 986-6794

CLIENT'S INFORMATION:
COMPANY: PUERTO PLATA SEAFOOD
ATTN: RUDY LIRIANO/DIONY URENA
ADDRESS: 391 ARLINGTON AVE
BROOKLYN, NY 11208
TEL: (347) 483-1482
FAX:
EMAIL:

BUILDING INFORMATION:
ADDRESS: 43 WOODCLEFT AVE
FREEPORT, NY 11520
SECTION, BLOCK & LOT: 62-173-23
COUNTY: NASSAU
OWNER:
KEY PLAN:



STATEMENT:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER/ARCHITECT, TO ALTER IN ANY WAY, ANY ITEM ON THESE DRAWINGS. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THIS ITEM THEIR SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, ALONG WITH A SPECIFIC DESCRIPTION OF THE ALTERATION ON THE DRAWING.

PROPRIETARY STATEMENT:
THE PLANS AND SPECIFICATIONS HEREIN ARE INTENDED FOR THE SUBJECT PROJECT ONLY AND AS A RESULT OF CONTRACTUAL NEGOTIATIONS BETWEEN JT ENGINEERING P.C., THESE PLANS AND SPECIFICATIONS WILL BE THE SUBJECT OF A COPYRIGHT PETITION AND MAY NOT BE REPRODUCED OR REUSED BY ANYONE WITHOUT THE WRITTEN AUTHORITY OF JT ENGINEERING P.C.



1	ISSUED FOR REVIEW	10.28.21
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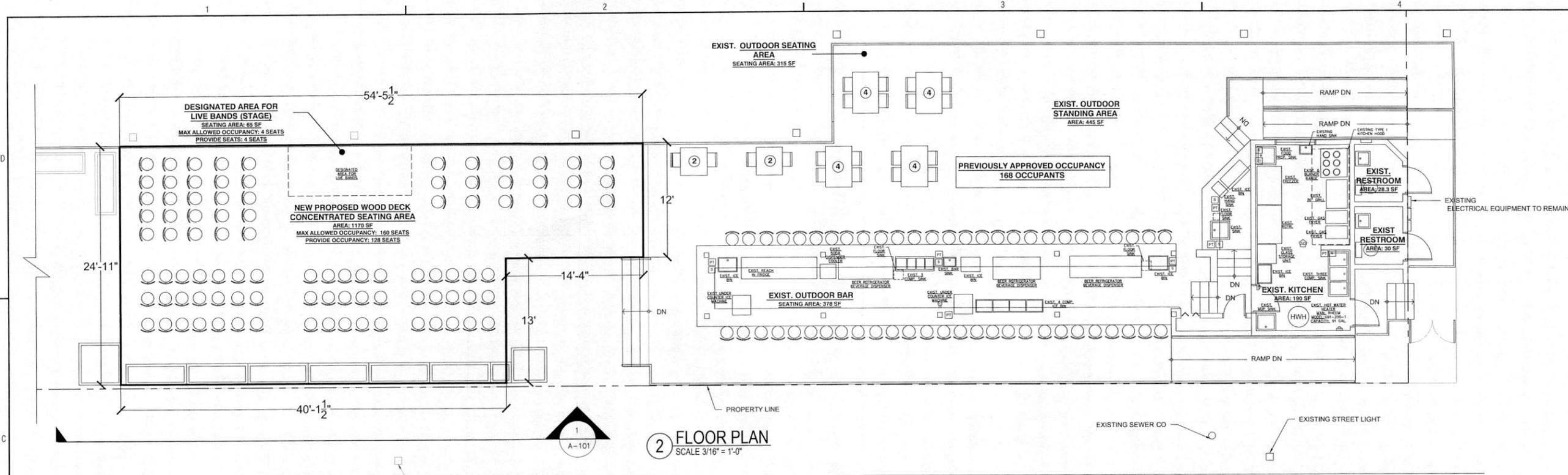
REVISION: DESCRIPTION: DATE:

PROJECT TITLE:
PUERTO PLATA SEAFOOD REST
43 WOODCLEFT AV
FREEPORT, NY 11520

SHEET TITLE:
DECK CONSTRUCTION FLOOR PLAN

PROJECT #: 20-063 PLOT DATE: 06/15/2021
DESIGNED BY: JT PAGE: 01 of 02

DRAWING No: **A-100.00**



2 FLOOR PLAN
SCALE 3/16" = 1'-0"

SCOPE OF ARCHITECTURAL WORK

1. FILE AND OBTAIN PERMIT TO BUILD OUTDOOR DECK FOR EXISTING RESTAURANT ON FOR THE REFERENCE ADDRESS.

REFERENCES AND CODES

1. 2020 NYS BUILDING CODE
2. VILLAGE OF FREEPORT CODES & ORDINANCES.

ARCHITECTURAL ABBREVIATIONS LIST

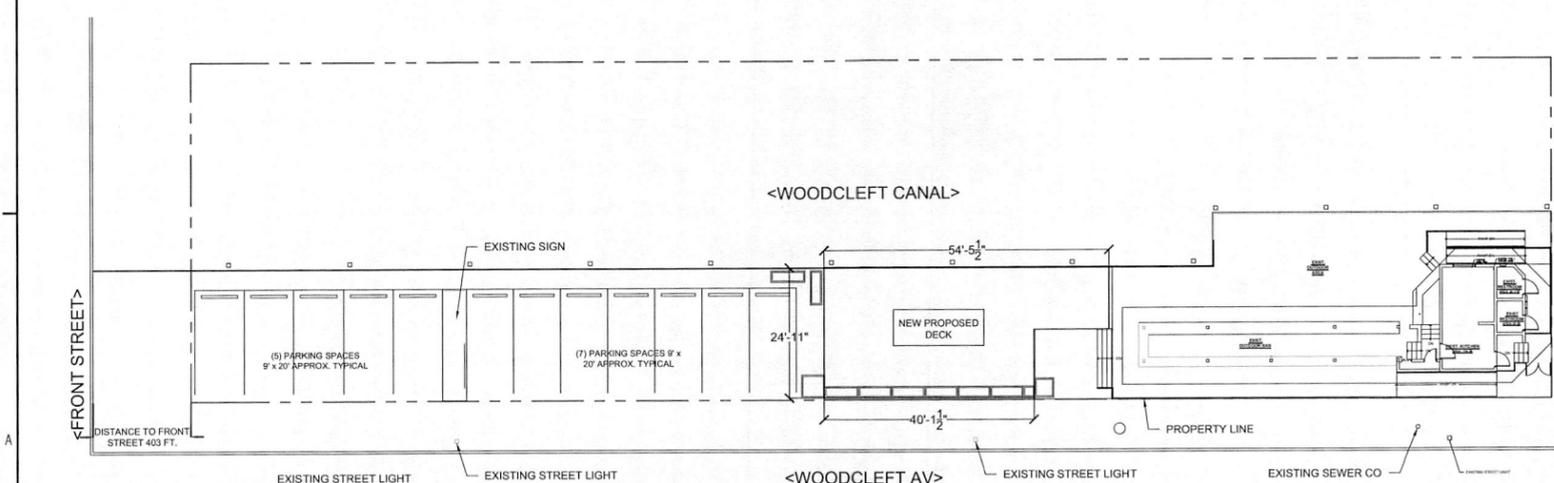
AD	ACCESS DOOR	B.S	BOTH SIDES	PREP.	PREPARATION
AFF	ABOVE FINISHED FLOOR	B.SMT	BASEMENT	CH.	CEILING AREA
G.B	GYPSUM BOARD	C	CENTER LINE		
O.C	ON CENTER	GALV.	GALVANIZED		
B.D	BOARD	REF.	REFRIGERATOR		
BLDG.	BUILDING	EXIST.	EXISTING		
B.O	BOTTOM OF				

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	EXISTING WALL OR PARTITION TO REMAIN	[Symbol]	EXIST. SMOKE DETECTOR
[Symbol]	NEW 1 HR. PARTITION UL CLASS. 3 5/8" 25 GA. METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE TO BE @ A.F.F. - SEE 2 COATS MIN. SAND, BRUSH, PAINT	[Symbol]	EXIST. OR NEW SOAP DISPENSER
[Symbol]	EXISTING WINDOW TO REMAIN	[Symbol]	EXIST. OR NEW PAPER TOWEL DISPENSER
[Symbol]	NEW GARAGE CH.	[Symbol]	EXISTING FLOOR DRAIN
[Symbol]	EXIST. EXIT SIGN WITH BATTERY BACKUP & EMERGENCY LIGHT WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)	[Symbol]	NEW OR EXIST. TOILET PAPER DISPENSER
[Symbol]	EXIST. EMERGENCY LIGHT WITH BATTERY BACKUP, WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)	[Symbol]	EXIST. EXTERIOR DISCHARGE LIGHTING WITH BATTERY BACK-UP
[Symbol]	EXIST. OR NEW ABC PORTABLE EXTINGUISHER, 10LB. @ 48" A.F.F. MAX.	[Symbol]	EXIST. FIRE SUPPRESSION PULL STATION MOUNTED @ 44" A.F.F.
[Symbol]	EXIST. OR NEW PORTABLE FIRE EXTINGUISHER, 10LB. TYPE K @ 48" A.F.F. MAX.	[Symbol]	EXIST. HORN & STROBE
[Symbol]	EXIST. STROBE		

LIST OF DRAWINGS

A-100.00	DECK CONSTRUCTION PLAN
A-101.00	DECK ELEVATION VIEW



1 SITE PLAN
SCALE 1/16" = 1'-0"

PROPERTY INFORMATION		BUILDING TYPE AND OCCUPANCY TYPE	
BLOCK:	177	OCCUPANCY TYPE:	ASSEMBLY 2 (RESTAURANT AND BAR)
LOT:	19-31	CONSTRUCTION TYPE:	TYPE 5 ORDINARY WOOD FRAME CONSTRUCTION.
SECTION:	62		
ADDRESS:	43 WOODCLEFT AV, FREEPORT, NY		

THESE PLANS ARE APPROVED ONLY FOR THE INDICATED WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODE.



85 S KETCHAM
AMITYVILLE, NY 11701
O: (347) 986-6794

CLIENT'S INFORMATION:

COMPANY: PUERTO PLATA SEAFOOD
ATTN: RUDY LISI AND CONY URENA
ADDRESS: 391 ARLINGTON AVE
BROOKLYN, NY 11208

TEL: (347) 483-1482
FAX:
EMAIL:

BUILDING INFORMATION:

ADDRESS: 43 WOODCLEFT AVE
FREEPORT, NY 11520
SECTION, BLOCK & LOT: 62-173-23
NASSAU
BLDG. SF:
OWNER:
KEY PLAN:

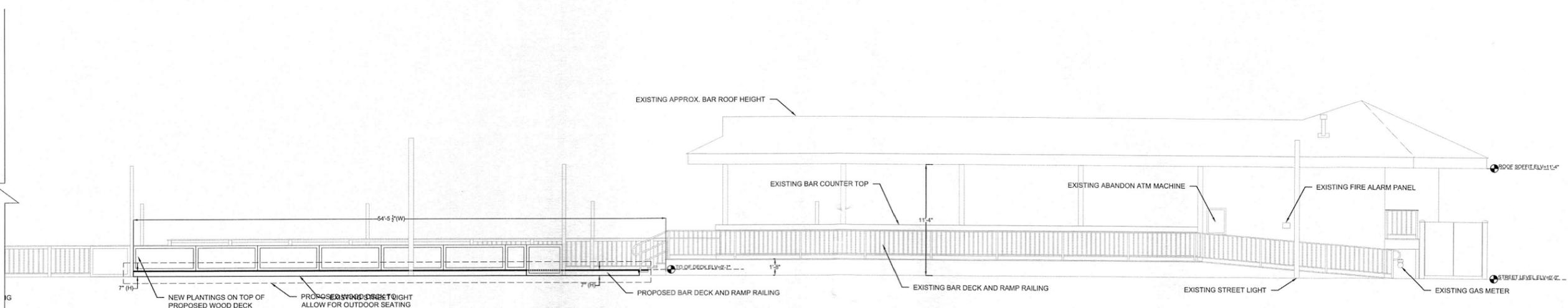


STATEMENT:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER/ARCHITECT, TO ALTER IN ANY WAY, ANY ITEM ON THESE DRAWINGS. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THIS ITEM THEIR SEAL AND THE NOTATION "ALTERED BY," FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, ALONG WITH A SPECIFIC DESCRIPTION OF THE ALTERATION ON THE DRAWING.

PROPRIETARY STATEMENT:

THE PLANS AND SPECIFICATIONS HEREIN ARE INTENDED FOR THE SUBJECT PROJECT ONLY AND AS A RESULT OF CONTRACTUAL NEGOTIATIONS BETWEEN JT ENGINEERING P.C. THESE PLANS AND SPECIFICATIONS WILL BE THE SUBJECT OF A COPYRIGHT PETITION AND MAY NOT BE REPRODUCED OR REUSED BY ANYONE WITHOUT THE WRITTEN AUTHORITY OF JT ENGINEERING P.C.
DESIGN AFFILIATION SEAL



1 ELEVATION VIEW
SCALE 3/16" = 1'-0"

THESE PLANS ARE APPROVED ONLY FOR THE INDICATED WORK ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODE.

DOB EMPLOYEE STAMP:

1	ISSUED FOR REVIEW	10.28.21
REVISION:	DESCRIPTION:	DATE:

PROJECT TITLE:
PUERTO PLATA SEAFOOD REST
43 WOODCLEFT AV
FREEPORT, NY 11520

SHEET TITLE:
DECK ELEVATION VIEW

PROJECT #: 20-063 PLOT DATE: 06/15/2021
DESIGNED BY: JT PAGE: 02 of 02
DRAWING No:
A-101.00



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 12, 2022
AMENDED LETTER OF DENIAL

Rachel Lazarus
c/o Columbia Equipment
72 Albany Avenue
Freeport, NY 11520

RE: 118 Albany Avenue, Freeport, NY
Zoning District Industrial- Sec. 62 Blk. D Lot 147-150
Building Permit Application # 20201864
Construct a new elevated 4 story, 28,032 sq. ft. commercial building

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. 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.

Village Ordinance §210.172(A)9- Parking required. The following number of parking spaces shall be required and 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: Industrial and manufacturing establishments: At least one (1) parking space for every four (4) workers or for every four hundred (400) sq. ft. of floor area whichever is greater. The application submitted proposes a shell building totaling 28,032 sq. ft. This would require seventy-five (75) total parking spaces. The application provides fourteen (14) total parking spaces leaving a deficiency of sixty-one (61) parking spaces. This application received a variance on 8/19/21. This approval allowed parking for fourteen (14) spaces when forty-nine (49) were required creating a thirty-five (35) space relief. This application will require a variance for an additional twenty-six (26) less parking spaces for a total relief of sixty-one (61) spaces.

Village Ordinance §210-139. Building Height. All buildings & structures shall be limited to 50 ft. in height. The application submitted proposes a building 53 ft. in height. A variance is required to have a building 3 ft. in height greater than permitted.

RE: 118 Albany 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
Robert Bennett P.E.

SITE PLAN APPROVAL NEEDED

Yes: X No _____

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20201864

Location: 118 Albany Avenue, Freeport, New York 11520

Applicant: Rachel Lazarus

Description: Construct a new elevated four-story, 28,032 sq. ft. commercial building

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport

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

46 North Ocean Avenue, Freeport, NY

REASON(S) FOR DETERMINATION

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

A)

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

DATED: May 12, 2022 - Amended

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.



SEC. 62 BLK. D LOT. 147-150

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter Of the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Rachel Lazarus

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) 72 Albany 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 118 Albany Ave; Freeport NY and that the interest which the applicant has in the property concerned is that of owner Land Map of Nassau County Sec. 62 Blk. D Lot(s) 147-150

Obtain reason for denial from Department of Buildings.

3 That (the applicant) (the applicant's duly authorized Rachel Lazarus) on or about the 10th day of October 2020, 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: constructed new elevated 4 story (28,032 SF) commercial building

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

4 That on or about the 18th day of April, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: 210-6A District non compliance 210-172(A)9 Parking Required 210-39 Height

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: vacant lot

6 That said premises are now being used as follows: vacant lot; commercial storage

Describe fully and clearly the use desired.

7 That the applicant seeks authority to make use of said premises as follows: new 4 story (3 story plus on grade parking and entry

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 ordinances 210-6A and 210-172(A)9 210-39 Height

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: Applicant intends to use new building for trade school whose operator requires additional useful area of at least 25,000 ft². Actual parking use aligns move with ^{nearby} Industrial B (1 space per 1000 SF) which was previously granted (as opposed to written 1 space per 400 SF)

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.

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.

10. That the grounds for this application are as follows: benefit for the local community for training local youth for construction trades

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: May 2, 2022.

Rachel Lazarus

BY: Rachel Lazarus
ITS: owner

State of New York)
County of Nassau) ss:

The applicant Rachel Lazarus named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by her 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 she believes to be true.

Sworn to before me this 2nd day

of May, 2022

Notary Public [Signature]

[Signature]
Signature of Applicant
SANDRA ECHEVERRIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EC6208952
Qualified in Nassau County
Commission Expires July 13, 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.

May 2, 2022
Date Year

[Signature]
Signature

Affidavit of Owner

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

OWNER IS APPLICANT
THIS SECTION N/A

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 _____.

Signature

Notary Public _____

RECEIVED

MAY 16 2022

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>COLUMBIA EQUIPMENT co Rachel LAZARUS.</i>			
Project Location (describe, and attach a location map): <i>118 Albany Avenue, Freeport, NY</i>			
Brief Description of Proposed Action: <i>PROPOSED 4 STORY Building with grade level parking (Shell only)</i>			
Name of Applicant or Sponsor: <i>Rachel LAZARUS co Columbia Equipment</i>		Telephone: <i>516-442-3340</i>	
Address: <i>72 ALBANY Ave.</i>		E-Mail: <i>rachel@columbiaequipment.com</i>	
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>Village of Freeport</i>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			<i>< 1</i> acres
b. Total acreage to be physically disturbed?			<i>< 1</i> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<i>< 1</i> acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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			

		NO	YES	N/A
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 checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____ _____				
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____ _____				
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ <i>Drywells + Catch basins</i> _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <i>Rachel LAZARUS c/o Columbia Equipment</i> Date: _____ Signature: <i>[Signature]</i> Title: _____		

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20201864

Filing Date 10/29/20

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) _____ (No.) <u>118 Albany Ave</u> _____ (Street) _____ ZONING DISTRICT <u>INDUSTRIAL</u>
	BETWEEN <u>Troy Place</u> _____ (Cross Street) AND <u>Niagara Avenue</u> _____ (Cross Street)
	SECTION <u>62</u> BLOCK <u>D</u> LOT <u>147</u> APPROX. LOT SIZE <u>100</u> x <u>122</u> (1225) LOT AREA <u>33645 ft²</u>

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

A. TYPE OF IMPROVEMENT 1 <input checked="" type="checkbox"/> New building 2 <input 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. PROPOSED OR EXISTING USE RESIDENTIAL 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 _____ NON RESIDENTIAL - Complete Part "E" 17 <input checked="" type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Stores, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, Institutional 22 <input type="checkbox"/> Other - Specify _____	
---	--	---	--

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>1,720,000</u>	D. DESCRIPTION OF PROJECT <u>PROPOSED 4-Story Building</u> <u>With GRADE Level Parking</u> <u>(SHELL ONLY) (28,032 ft²)</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>RACHEL LAZARUS</u> <u>16 COLUMBIA Equipment</u>	<u>72 ALBANY AVE.</u> <u>Freeport, NY 11520</u>	<u>516-</u> <u>442-</u> <u>3340</u>
2. Contractor	<u>Columbia Equipment</u>	<u>72 Albany Ave</u> <u>Freeport, NY 11520</u>	<u>516</u> <u>442</u> <u>3340</u>
3. Architect or Engineer	<u>ROBERT BENNETT, PE</u>	<u>8 W. Merrick Rd, Ste 219</u> <u>Freeport, NY 11520</u>	<u>516-</u> <u>867-</u> <u>2036</u>

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. _____ Company _____ Exp. Date _____

Contractor or Owner RACHAEL LAZARUS c/o
(Print) COLUMBIA EQUIPMENT

Address 72 ALBANY AVE, Freeport, NY
Phone 516-442-3340 11520

State of New York
County of Nassau
Rachel Lazarus 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 agrees to conform to all applicable laws of this jurisdiction.
(His or Her)

Sworn to before me this 27th day of May, 2020

Sandra Echevarria
Notary Public, State of New York
No. 01EC6208952
Qualified in Queens County
Commission Expires July 13, 2027

Rachel Lazarus
(Applicant Signature)

Notary Public, County, N.Y.

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES NO _____
IF YES, WHICH ZONE? AES

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet	<u>22,320</u>
Upper Flrs Square Feet	<u>8600 (2nd)</u> <u>8600 (3rd)</u>
# of Fixtures	<u>30</u>
# of Floors	<u>3</u>
Occup. Type	<u>IND.</u>

VI. VALIDATION (Official Use Only)

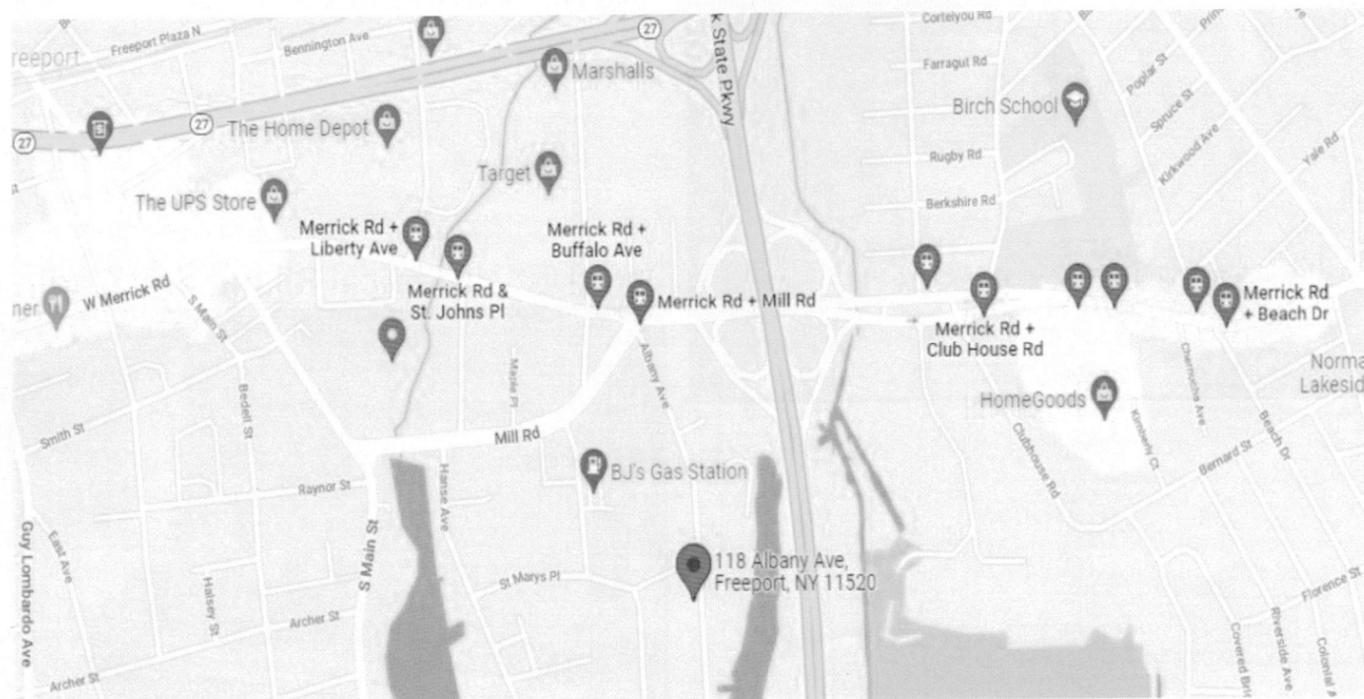
Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
--	---

Currently project is in the pre construction phase, already granted approval by the Village of Freeport. The 25,900+ square foot facility will provide students with technical & career education. Labor shortages have increased demand for specific/technical trades. Our vision is to create a pipeline that will enable students to learn technical trades and assist with employment into labor unions.

The next steps involve Village of Freeport Site Plan approval, Nassau County Fire Marshall approval, and Village of Freeport review for Building Permit.

Local Transportation Options:

- Bus access to 118 Albany Ave, Freeport
- 2 minute walk to N19 Bus line
- 15 minute walk to Freeport station (Babylon line)



118 Albany Avenue Freeport, NY 11520

Preconstruction Design For Training Center

Located in Freeport

Projected Completion Spring 2023

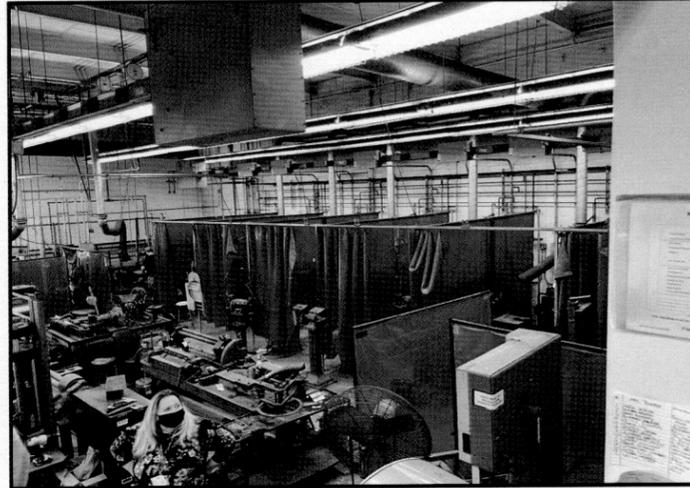
3 Full Open Floors 8600 Sq Ft per Floor



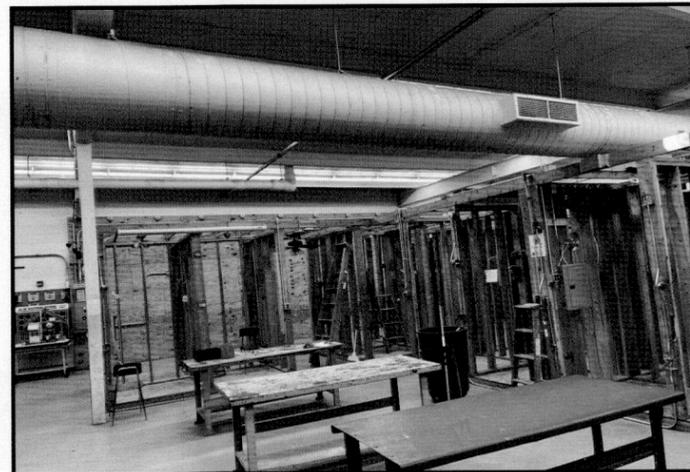
118 Albany Avenue Freeport, NY 11520

Open floor for construction trades training
Will custom build for ideal classroom setup

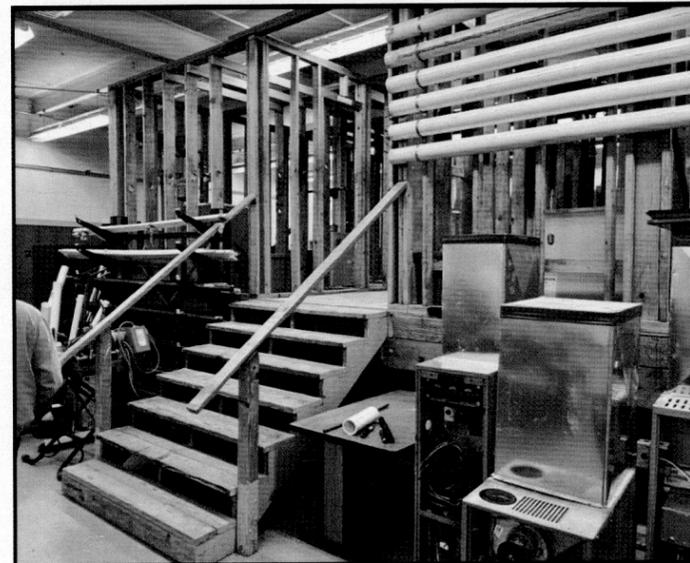
Welding/Steel Fabrication Classroom



Electrical Training Course

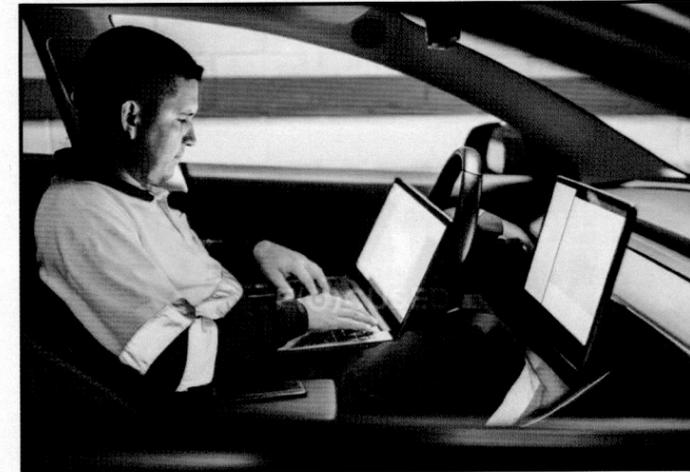


Plumbing Technician Program

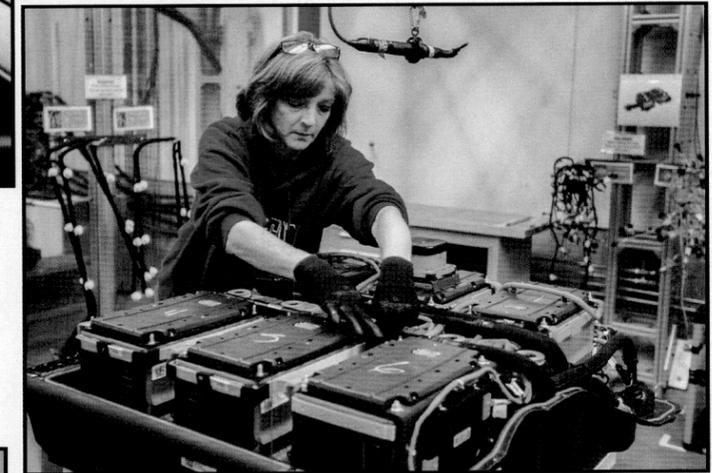


Building will have high performance 3 phase power
Set up for high speed Wifi and Data

Automotive Technology Certification



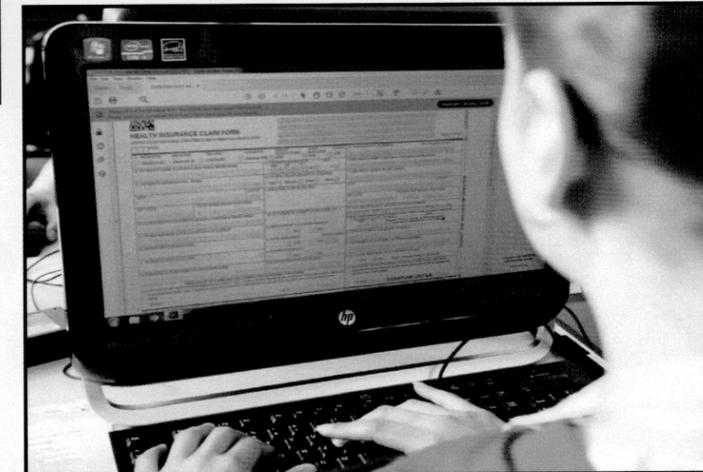
Powertrain Battery Technology



Clinical Medical Training Program



Medical Billing and Coding



PROPOSED THREE-STORY BUILDING

W/ GRADE LEVEL PARKING

COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE, FREEPORT N.Y 11520

GENERAL PROJECT NOTES

- ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES. PROVIDE MINIMUM OF ONE SMOKE DETECTOR AND ADDITIONAL FIRE SAFETY EQUIPMENT AS REQUIRED BY ALL APPLICABLE CODES.
- CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE ENGINEERING SERVICES ON THIS PROJECT ARE TERMINATED WITH THE PREPARATION OF THESE PLANS. THE ENGINEER, ROBERT A. BENNETT, HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION, FIELD SUPERVISION OR INSPECTION.
- ALL MATERIALS ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.
- WRITTEN DIMENSIONS ON THESE DRAWINGS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- COPYRIGHT 2018. REPRODUCTION OF THESE PLANS, IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. ANY USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE ENGINEER IS ILLEGAL, AND MAY SUBJECT THE USER THEREOF TO THE PAYMENT OF FULL COMMISSIONS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TESTS, CERTIFICATES, PERMITS, TEST HOLES, SOIL BEARING CAPACITY VERIFICATION, AND OTHER TESTS AND REPORTS AND PHOTOGRAPHS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL REMOVE ALL WASTES RESULTING FROM HIS OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN N.Y.S. COMPOSITION INSURANCE AS REQUIRED BY NEW YORK STATE LAW.
- THE WORK IS TO BE SCHEDULED AND EXISTING AREAS PROTECTED FROM WEATHER DAMAGE DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR AND SUB-CONTRACTORS (NOT THE ARCHITECT) TO DETERMINE THE EXTENT AND WORK TO BE PERFORMED REGARDING EXISTING AND/OR PROPOSED MECHANICAL, AND ELECTRICAL SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL EXITS SHALL BE READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS TAKEN OFF AHEAD OF THE MAIN DISCONNECT. LOCATION OF EVERY EXIT ON EVERY FLOOR AS APPLICABLE, SHALL BE CLEARLY INDICATED BY LIGHTED EXIT SIGNS.
- ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS.
- IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, DEPRESSIONED AREAS, FLOOR FINISHES, FILLS, ANCHORS, HANGERS, GURDS AND OTHER MISCELLANEOUS ITEMS BEFORE PLACING CONCRETE.
- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL WORK IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION NOR JOB SITE SAFETY. PERIODIC SITE VISITS DO NOT CONSTITUTE SUPERVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR METHODS AND MEANS OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH THE N.Y.S. BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS & OSHA.
- CONTRACTOR SHALL PROVIDE, AND BE RESPONSIBLE FOR, ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.

ABBREVIATIONS

2/A-2	DETAIL NUMBER/DRAWING NUMBER	H.	HIGH
A.F.F.	ABOVE FINISHED FLOOR	MAT.	MATERIAL
ALUM.	ALUMINUM	MAX.	MAXIMUM
C.J.	CONTROL JOINT	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONT.	CONTINUOUS	O.C.	ON CENTER
DWS.	DRAWING	O.R.	OWNER'S REPRESENTATIVE
D.O.	DITTO	FOUND.	POURED
E.J.	EXPANSION JOINT	F.V.	FLOOD VENT
EQ.	EQUAL	PT.	PAINT
EX.	EXISTING	REQ'D.	REQUIRED
EXP.	EXPOSED	SF	SQUARE FEET
ETR.	EXISTING TO REMAIN	THRES.	THRESHOLD
ELEC.	ELECTRIC	TYP.	TYPICAL
FIN.	FINISH	U.O.N.	UNLESS OTHERWISE NOTED
FND.	FOUNDATION	V.I.F.	VERIFY IN FIELD
GALV.	GALVANIZED	VERT.	VERTICAL
HORIZ.	HORIZONTAL	W	WITH

SITE + BUILDING DATA

ZONING	INDUSTRIAL ZONE
OCCUPANCY CLASS	BUSINESS/EDUCATIONAL
CONSTRUCTION CLASS	IIB
FIRE PROTECTION	-
FIRE ALARM	-
SECTION	62
BLOCK	D
LOT	147
LOT AREA	12,355 SQ.FT.
LOT AREA OCCUPIED	8,600 SQ.FT.
LOT COVERAGE	69.6%
TOTAL BLDG. AREA (FIRST FLOOR)	28,032 SQ.FT.
(SECOND FLOOR)	2,232 SQ.FT.
(THIRD FLOOR)	8,600 SQ. FT.
(FOURTH FLOOR)	8,600 SQ. FT.

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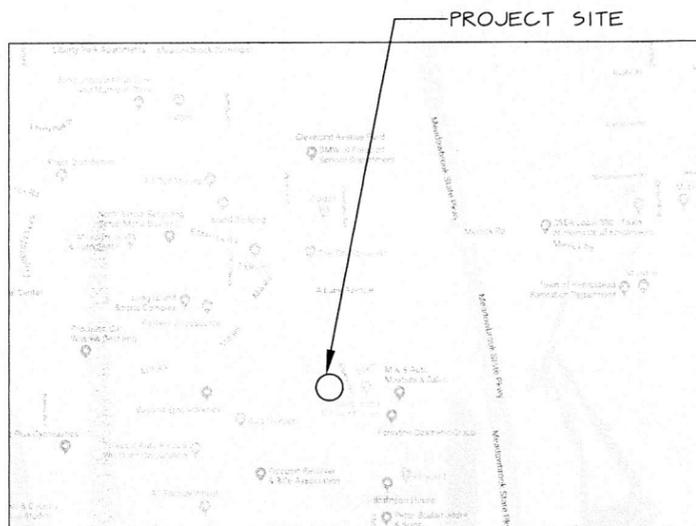
LIST OF DRAWINGS

SHEET	DRAWING NUMBER	DRAWING TITLE
1	T1	TITLE PAGE
2	G1	SITE PLAN
3	F1	FOUNDATION PLAN
4	F2	FOUNDATION DETAILS
5	F3	FOUNDATION DETAILS
6	A1	FIRST FLOOR PLAN
7	A2	SECOND FLOOR PLAN
8	A3	THIRD FLOOR PLAN
9	A4	FOURTH FLOOR PLAN
10	A5	ELEVATIONS
11	A6	SECTIONS
12	A7	SECTION
13	A8	WALL DETAILS
14	S0	STRUCTURAL NOTES
15	S1	SECOND FLOOR FRAMING PLAN
16	S2	THIRD FLOOR FRAMING PLAN
17	S3	FOURTH FLOOR FRAMING PLAN
18	S4	ROOF FRAMING PLAN
19	S5	FRAMING DETAILS

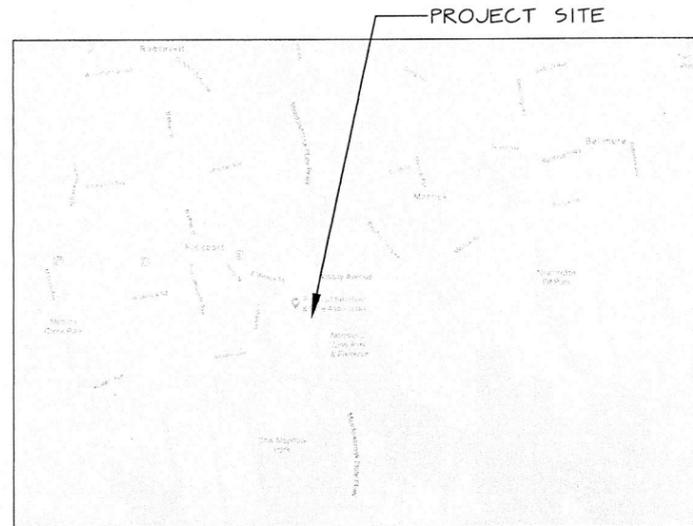
ZONING INFORMATION

TM# 62 D 168-174	FEMA FLOOD ZONE: AE B	DESIGN FLOOD ELEVATION (BFE 8+4): 12.0'		
REQUIREMENT	PERMITTED	EXISTING	PROPOSED	REMARKS
ZONING DISTRICT	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	-
LOT SIZE	12,355 SF	12,355 SF	12,355 SF	OK
USE	INDUSTRIAL	VACANT	INDUSTRIAL	OK
HEIGHT	50 FT	-	53 FT	VARIANCE REQUIRED (3 FEET)
LOT COVERAGE (% OF LOT AREA)	100% - 25' FRONT YARD SETBACK (2,500 SF)	0%	69.6%	OK
FRONT YARD	25 FT	-	25 FT	OK
LOADING DOCK SETBACK	60 FT	-	61.42 FT	OK
TOTAL BUILDING AREA	100% LOT AREA - 25' FRONT YARD SETBACK (2,500 SF)	-	24,032 SF	OK
PARKING SPACES	20 (1 SPACE/1000 SF = 24)	-	14	VARIANCE REQUIRED (6 SPACES)

BASED ON VARIANCE DECISION OF USE OF 1000 SF/PARKING SPACE APPLIED FOR UNDER THIS APPLICATION

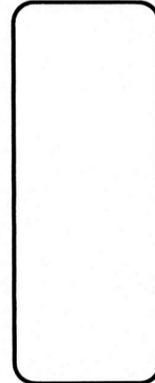


LOCATION MAP



VICINITY MAP

Date	Revision



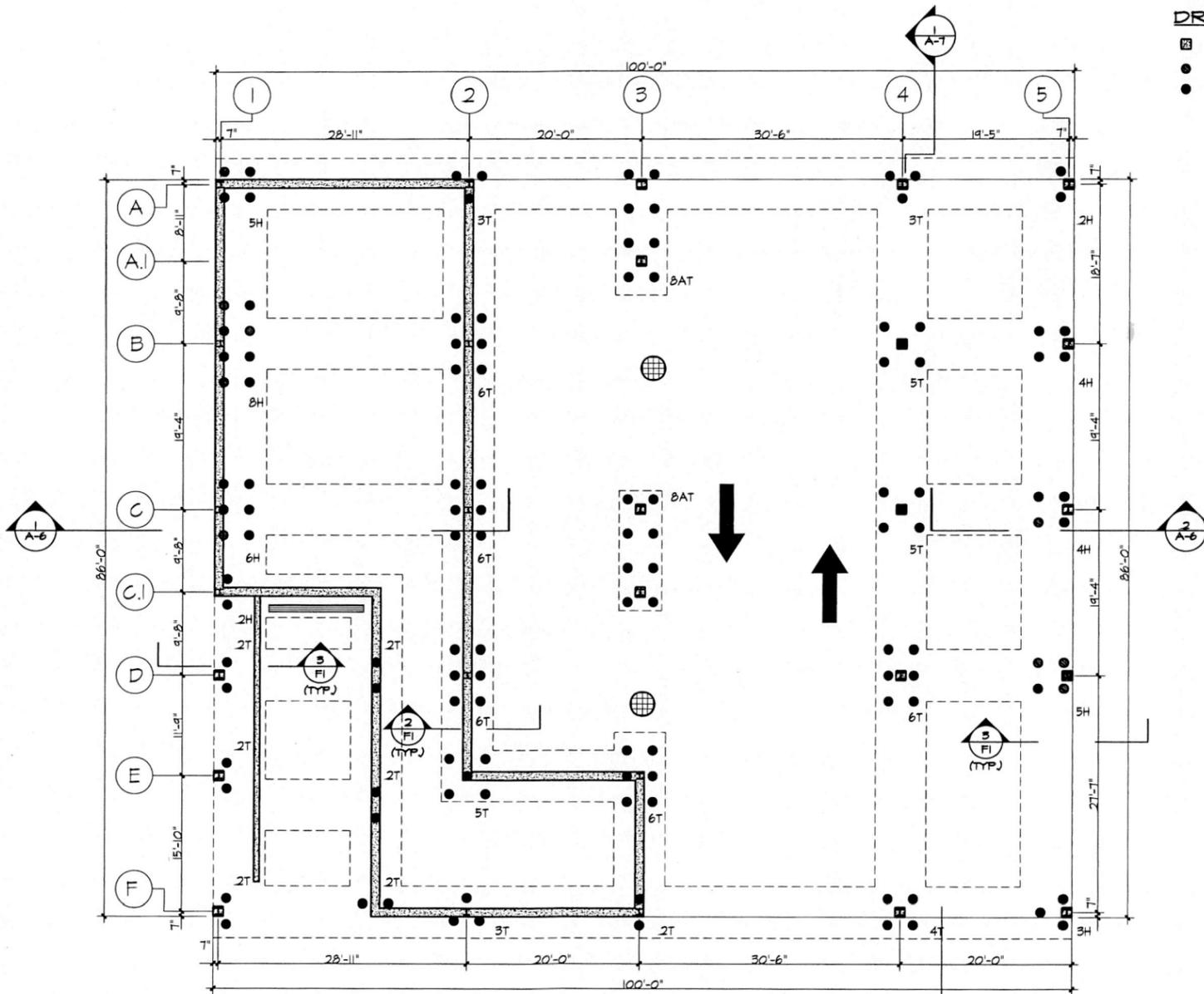
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Checked: R.A.B.

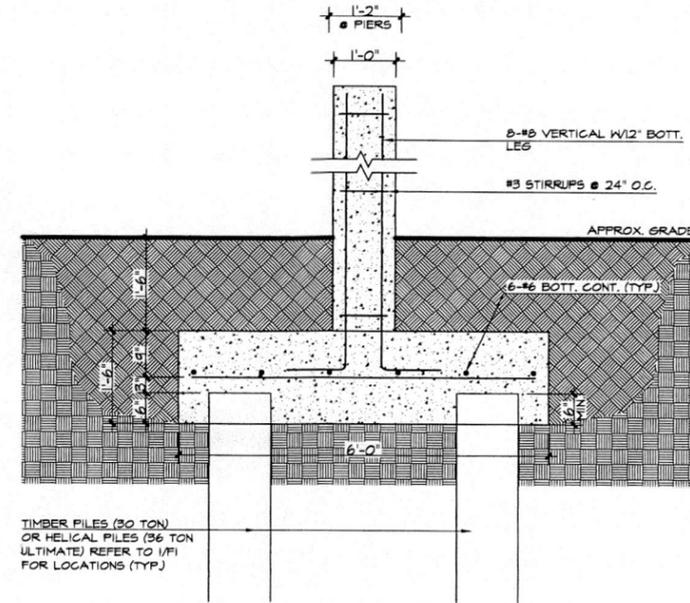
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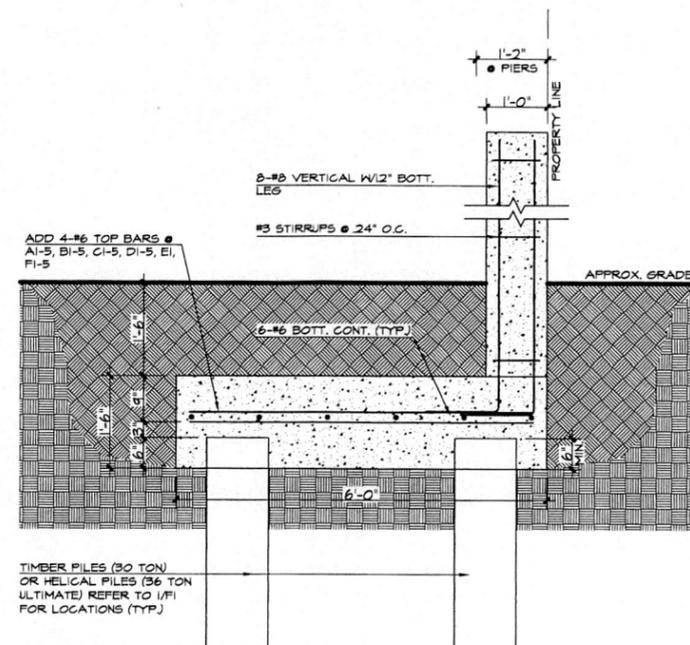
1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DRAWING LEGEND

- 14"x14" CONCRETE PIER
W/1" CHAMFERED CORNERS
- H - HELICAL PILE, REFER TO DWG. F2
- T - TIMBER PILE, REFER TO DWG. F2



2 TYPICAL SECTION THRU PILE CAP/GRADE BEAM
SCALE: 3/4" = 1'-0"



3 TYPICAL SECTION THRU PROPERTY LINE
PILE CAP/GRADE BEAM
SCALE: 3/4" = 1'-0"

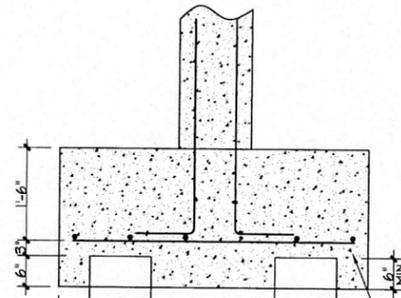
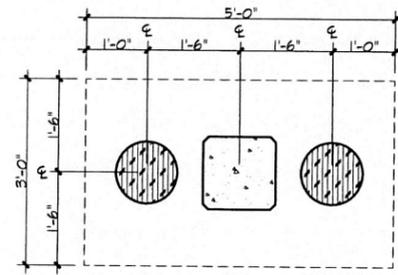
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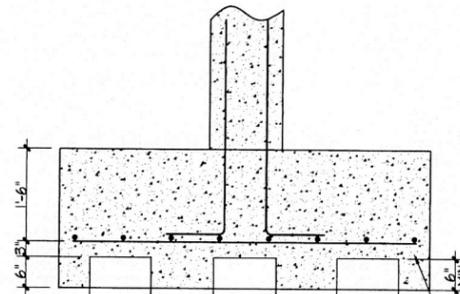
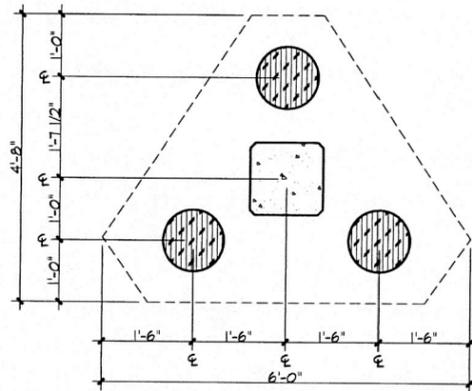
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F1



TIMBER PILES (30 TON)
OR HELICAL PILES (36 TON
ULTIMATE) REFER TO I/FI
FOR LOCATIONS (TYP.)

6-#5 BOTT. EK (TYP.)

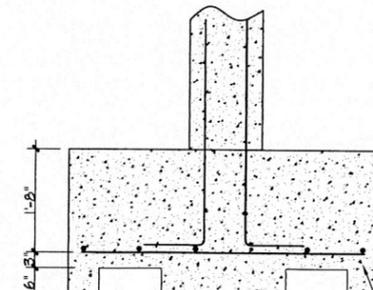
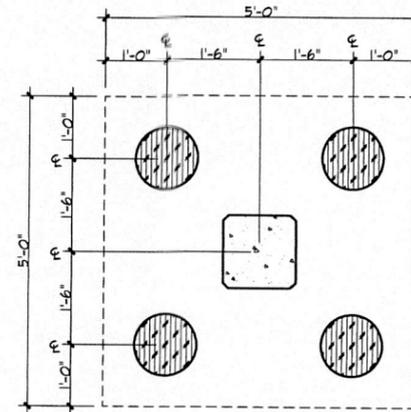
1 PILE CAP DETAIL 2T/2H
SCALE: 3/4" = 1'-0"



TIMBER PILES (30 TON)
OR HELICAL PILES (36 TON
ULTIMATE) REFER TO I/FI
FOR LOCATIONS (TYP.)

6-#5 BOTT. EK (TYP.)

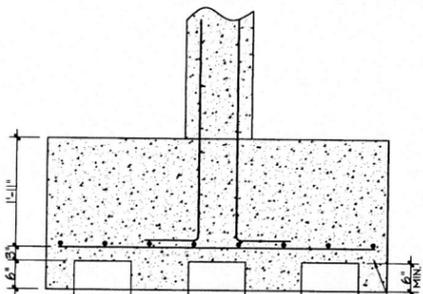
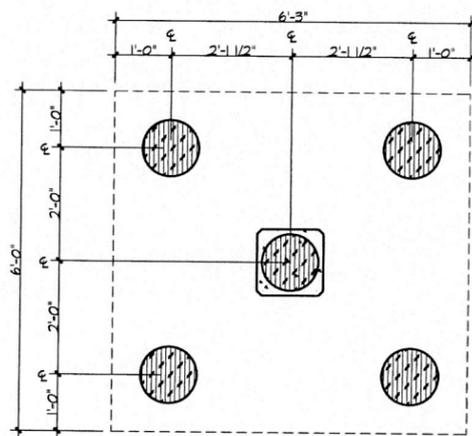
2 PILE CAP DETAIL 3T/3H
SCALE: 3/4" = 1'-0"



TIMBER PILES (30 TON)
OR HELICAL PILES (36 TON
ULTIMATE) REFER TO I/FI
FOR LOCATIONS (TYP.)

6-#5 BOTT. EK (TYP.)

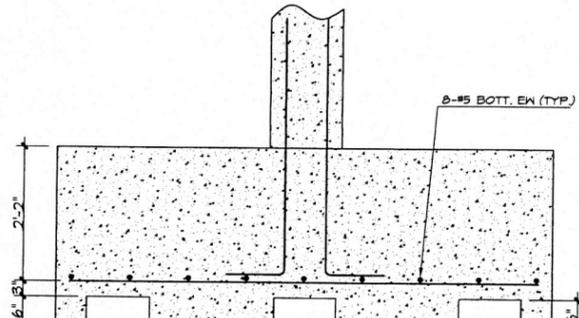
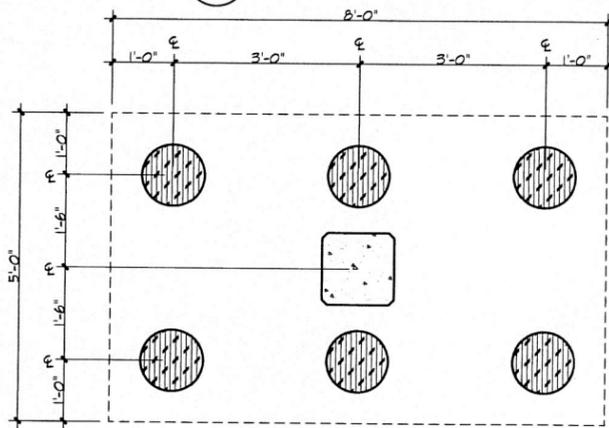
3 PILE CAP DETAIL 4T/4H
SCALE: 3/4" = 1'-0"



TIMBER PILES (30 TON)
OR HELICAL PILES (36 TON
ULTIMATE) REFER TO I/FI
FOR LOCATIONS (TYP.)

6-#5 BOTT. EK (TYP.)

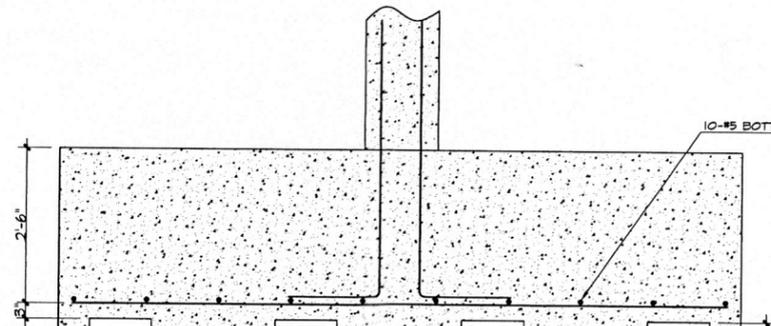
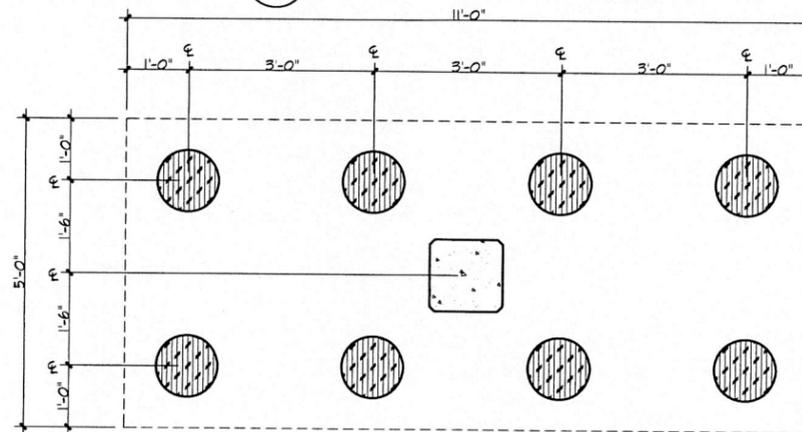
4 PILE CAP DETAIL 5T/5H
SCALE: 3/4" = 1'-0"



TIMBER PILES (30 TON)
OR HELICAL PILES (36 TON
ULTIMATE) REFER TO I/FI
FOR LOCATIONS (TYP.)

6-#5 BOTT. EK (TYP.)

5 PILE CAP DETAIL 6T/6H
SCALE: 3/4" = 1'-0"



TIMBER PILES (30 TON)
OR HELICAL PILES (36 TON
ULTIMATE) REFER TO I/FI
FOR LOCATIONS (TYP.)

10-#5 BOTT. EK (TYP.)

6 PILE CAP DETAIL 8T/8H
SCALE: 3/4" = 1'-0"

Date	Revision

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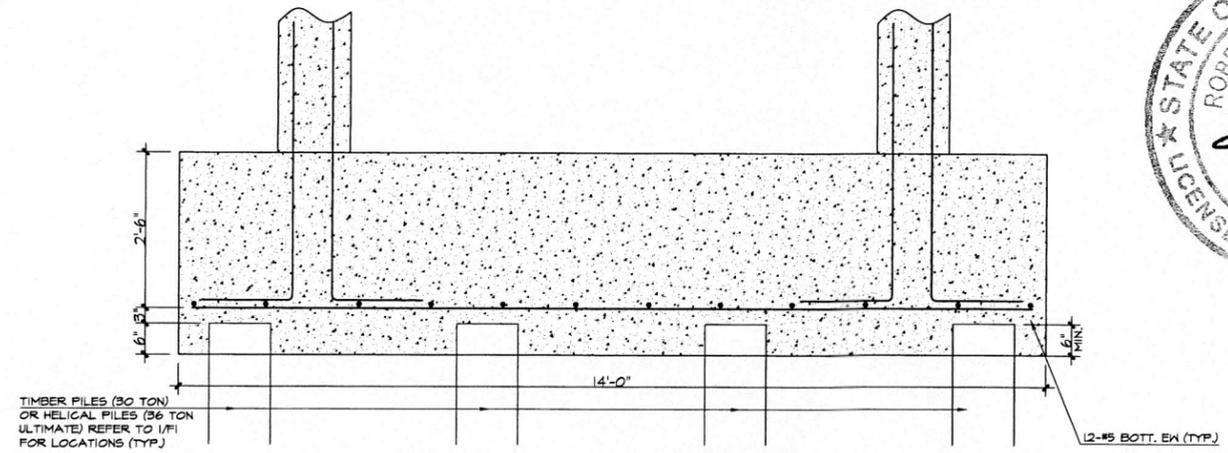
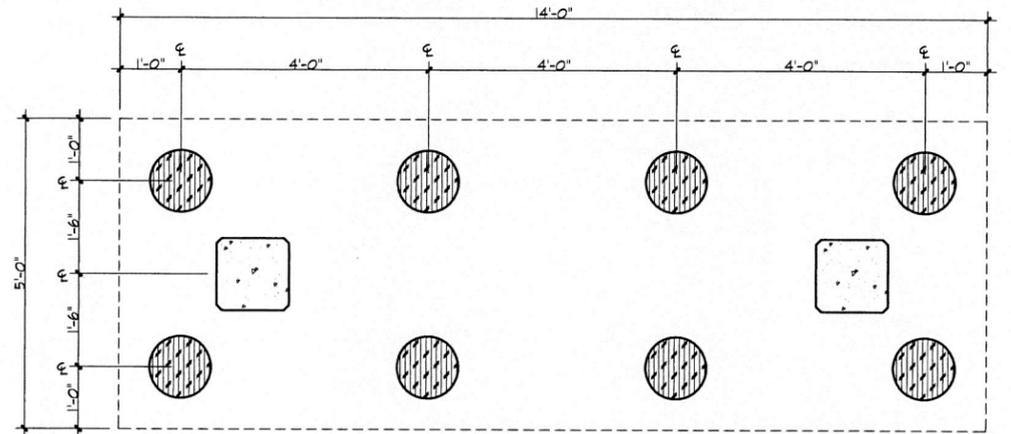
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TIMBER PILES SPECIFICATIONS

1. TIMBER PILES SHALL BE USED AS NOTED BELOW AND WHERE INDICATED ON THE DRAWINGS AND SPECIFICATIONS. ALL LOCATIONS AND DIMENSIONS SHALL REMAIN AS DESIGNATED. TIMBER PILES SHALL BE SOUTHERN PINE AND MEET THE REQUIREMENTS OF ASTM D-25. PILES SHALL BE TREATED WITH WATER BORNE SALTS (CCA) TO ANFA STANDARD OF (2.5 POUNDS PER CUBIC FOOT). MINIMUM TIP DIAMETER FOR ROUND PILES SHALL BE 8".
2. PILES SHALL BE LOCATED AT CENTERLINE OF FOUNDATION WALLS AS NOTED. PILE LOCATIONS NOT DIMENSIONED SHALL BE EQUI-DISTANT BETWEEN SPANS.
3. PILES SHALL BE DRIVEN TO A BEARING CAPACITY OF 30 TONS.
4. INSTALLATION AND CAPACITIES OF PILES SHALL BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEER PRESENT DURING THE INSTALLATION AT ALL TIMES. A CERTIFIED PILE LOG SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER AT THE CONCLUSION OF THE PILE INSTALLATION.
5. STRAIGHTNESS/PLUMB: A STRAIGHT LINE FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL LIE ENTIRELY WITHIN THE PILE.

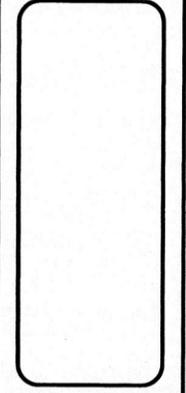
HELICAL STEEL PILES SPECIFICATIONS

1. CONTRACTOR TO PROVIDE ALL REQUIRED SUPERVISION, LABOR, MATERIAL, TOOLS, AND EQUIPMENT FOR INSTALLATION OF HELICAL STEEL ANCHOR PIERS AS INDICATED ON DRAWINGS. RELATED WORK INCLUDES EXCAVATION, BACKFILLING, TEMPORARY PROTECTION AND SHORING, AND REINFORCED CONCRETE WORK.
2. ALL PIER INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A LICENSED ENGINEER PROVIDING CONTROLLED INSPECTION. THE INSPECTOR SHALL KEEP A COMPLETE RECORD OF PIER INSTALLATION OPERATIONS AND A PIER INSTALLATION RECORD SHALL BE FILED WITH THE APPROPRIATE BUILDING DEPT. NO CONCRETE FOR PILE CAPS SHALL BE PLACED UNTIL THE PIER INSTALLATION RECORD IS APPROVED BY THE BUILDING DEPT.
3. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS PREPARED, SIGNED AND SEALED BY A NY PROFESSIONAL ENGINEER FOR ALL PIER WORK.
4. MATERIALS
 - A. EACH HELICAL PIER SHALL CONSIST OF 2.87A DIAMETER SCHEDULE 80 GALVANIZED STEEL SHAFT ANCHOR HELICAL LEAD AND EXTENSION SECTIONS AS MANUFACTURED BY MACLEAN DIXIE, IDEAL, CHANGE, PIER TECH, OR OTHER PRE-APPROVED ALTERNATE.
 - B. THE FOUNDATION LEAD SECTION CONSISTS OF 2.87A DIAMETER SHAFT WITH 3 HELICAL FORMED PLATES WELDED TO IT. THE SHAFT SHALL BE SOLID STEEL WITH ASTM A53 HOT DIPPED GALVANIZED COATING. THE HELIX SIZES SHALL BE 104/127/144 DIAMETER.
 - C. ALL FOUNDATION ANCHORS SHALL HAVE A MINIMUM TOTAL INSTALLATION DEPTH OF 20' BELOW EXISTING GRADE AND MINIMUM INSTALLATION TORQUE OF 8,000 FT. LBS.
 - D. ALL BOLTS SHALL BE SAE J429, GRADE 5, TO OF SHAFT STEEL CAPS SHALL BE 6A X 6A X 3/4" AND 1" BE EITHER BOLTED OR WELDED TO SHAFT. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS IN ACCORDANCE WITH ASH D11. ALL MATERIAL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A53. A TORQUE INDICATOR SHALL BE USED FOR ALL INSTALLATIONS.



1 PILE CAP DETAIL 8AT/8AH
SCALE: 3/4" = 1'-0"

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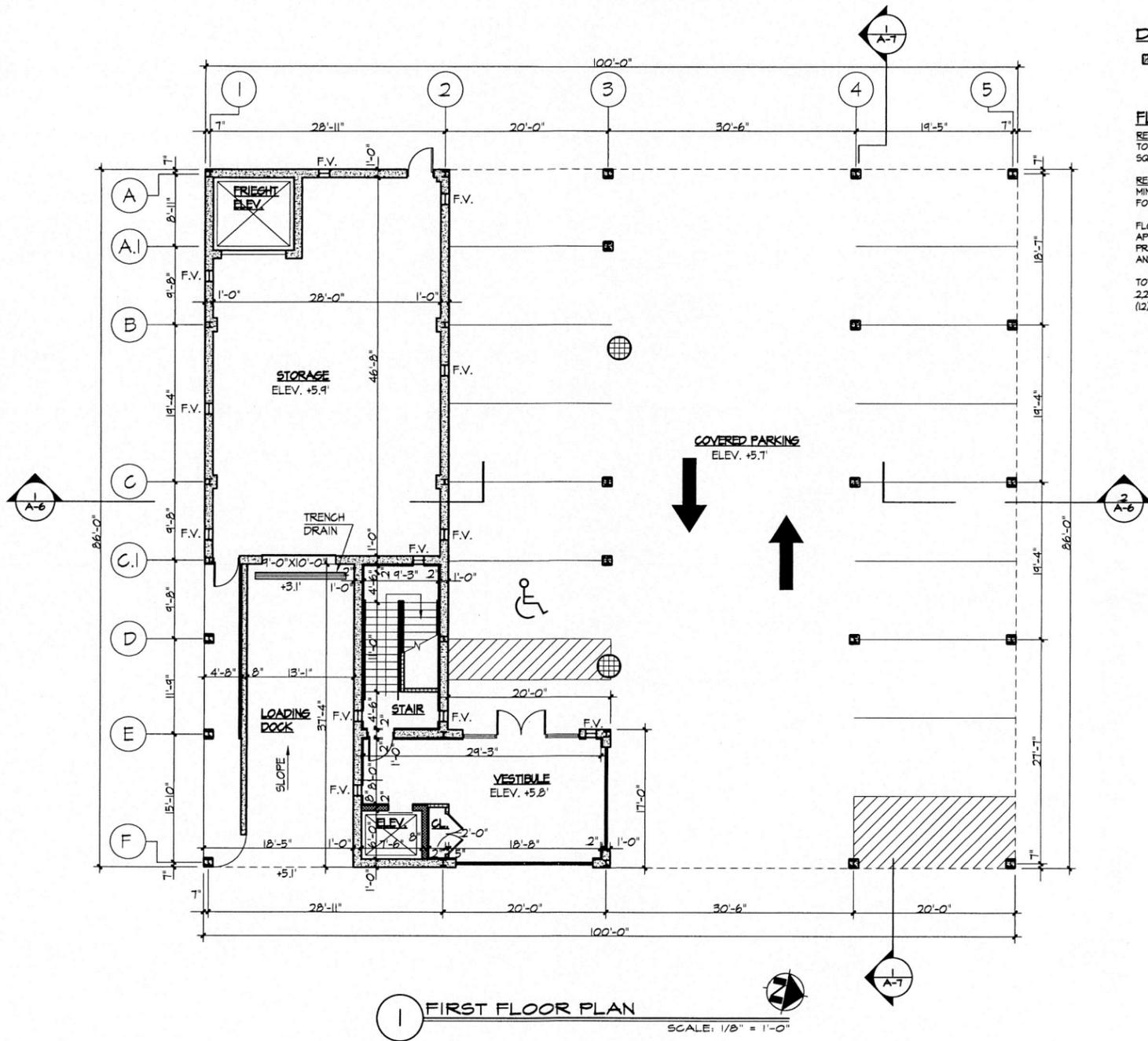
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Checked	R.A.B.

Sheet
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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DRAWING LEGEND

14"x14" CONCRETE PIER
W/1" CHAMFERED CORNERS

FLOOD VENT CALCULATIONS:

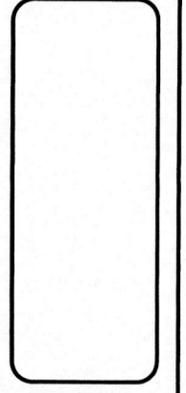
REQUIREMENT PER R324.2.2
TOTAL OPENING NET AREA = 1 SQUARE INCH FOR EACH
SQUARE FOOT OF ENCLOSED AREA.

REQUIREMENT PER R408.2
MINIMUM NET AREA OF VENTILATION OPENINGS = 1 SQUARE FOOT
FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA.

FLOOD VENTS SHALL BE "SMART VENT" MODEL NO. 1540-510 OR
APPROVED EQUAL. EACH VENT IS ICC-ES CERTIFIED TO
PROVIDE FLOOD VENTING FOR 200 SQUARE FEET OF AREA
AND 51 SQUARE INCHES OF FREE AIR FOR NATURAL VENTILATION

TOTAL NET ENCLOSED AREA = 2,232 SQ. FT.
2,232 SF. / 200 SQ. FT. = (12) FLOOD VENTS REQUIRED,
(12) PROVIDED

Date	Revision



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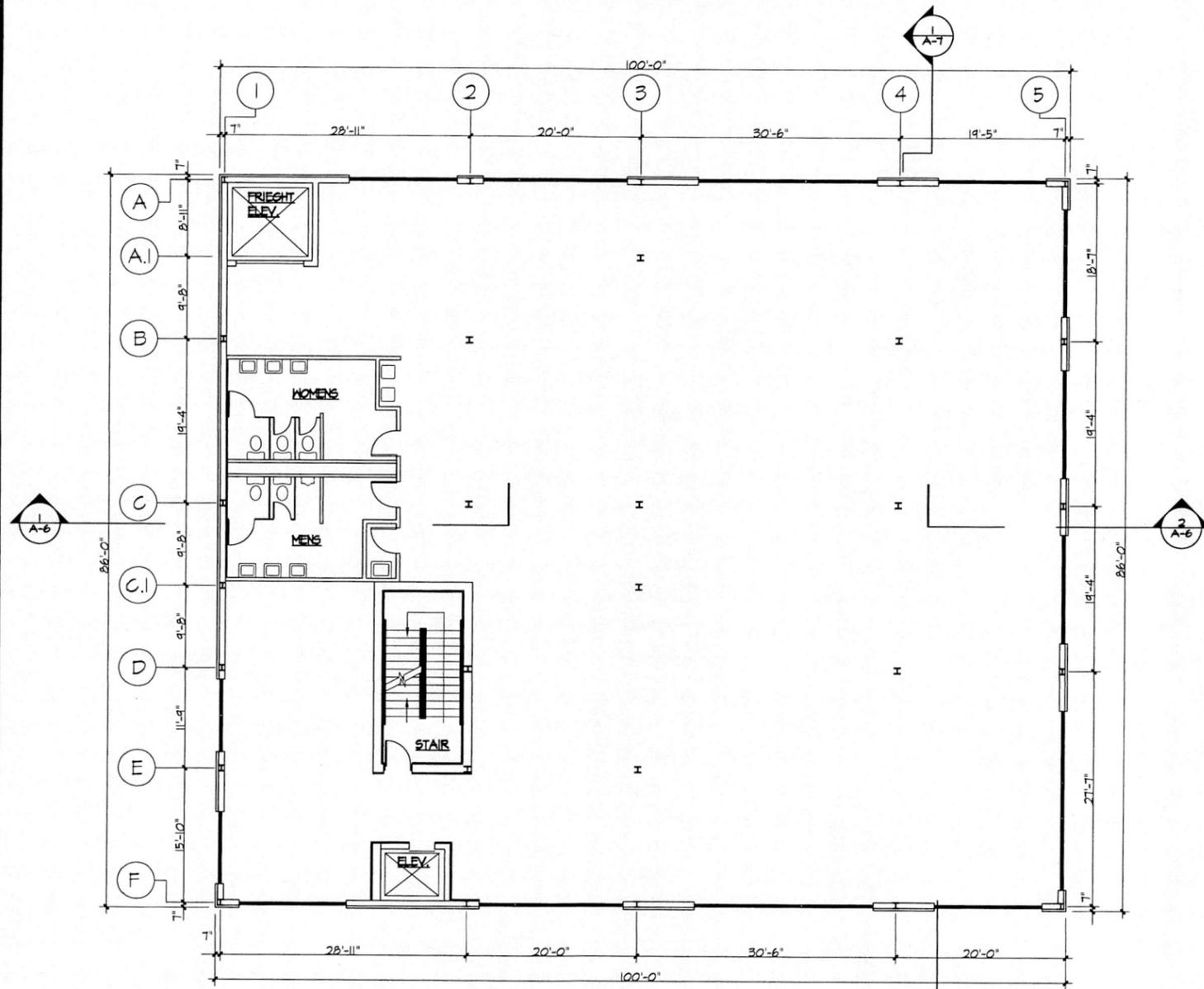
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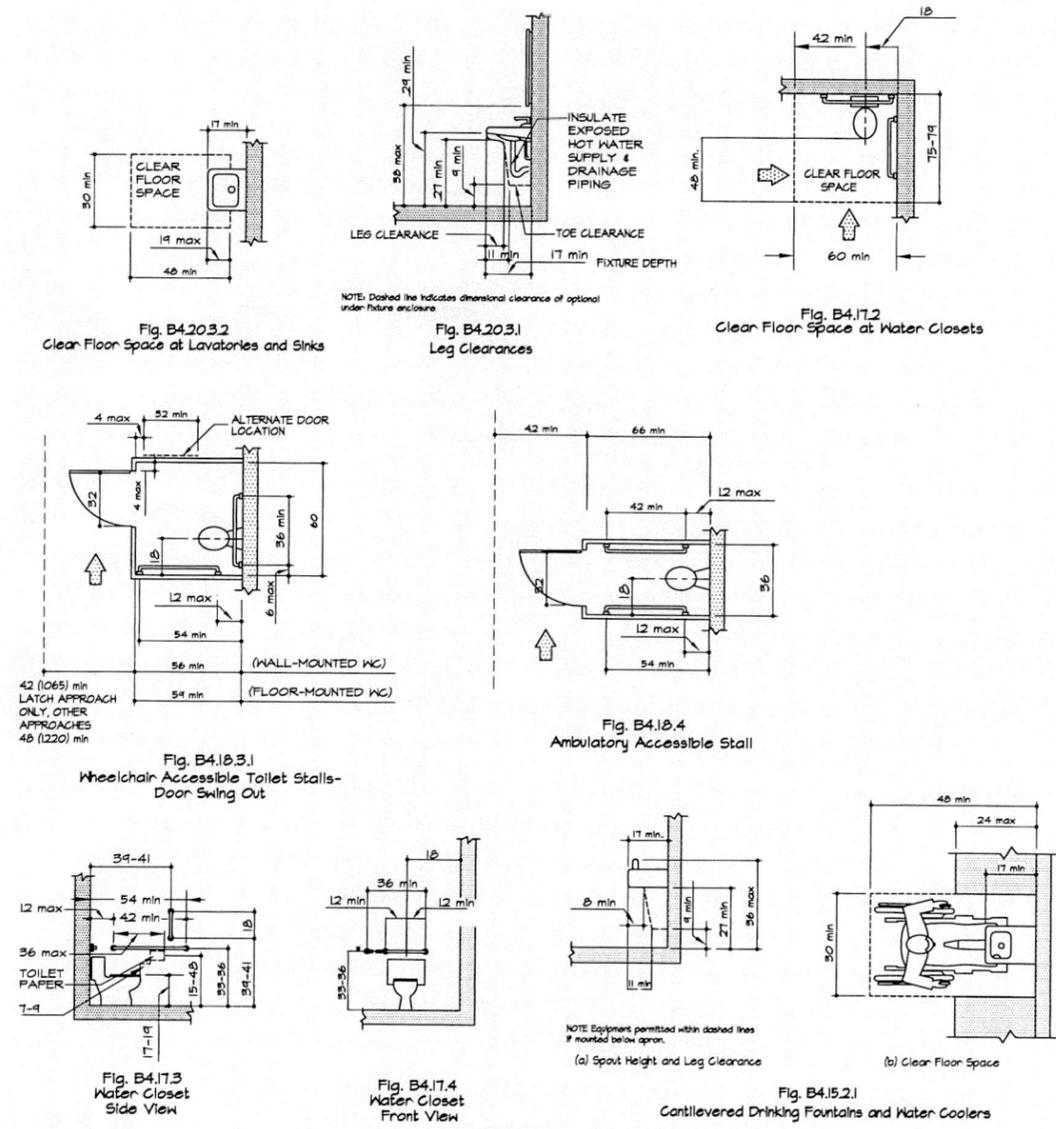


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Sheet
A1



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROVISIONS FOR THE PHYSICALLY DISABLED BATHROOM DETAILS
NTS

Date	Revision

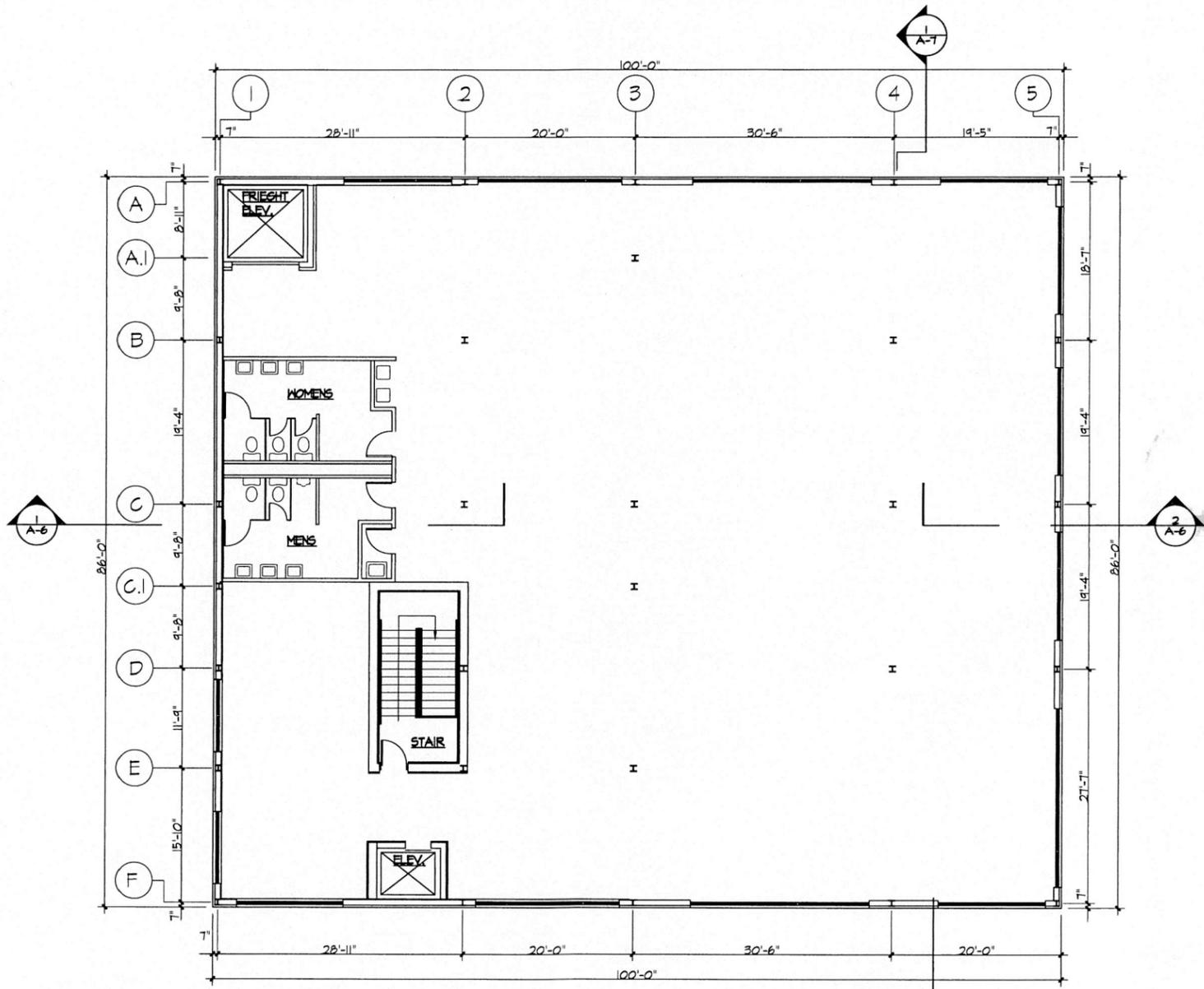
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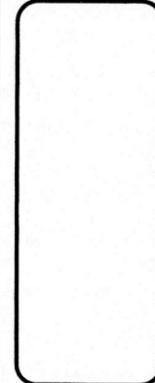
Project No. 0901
 Date 1/22/22
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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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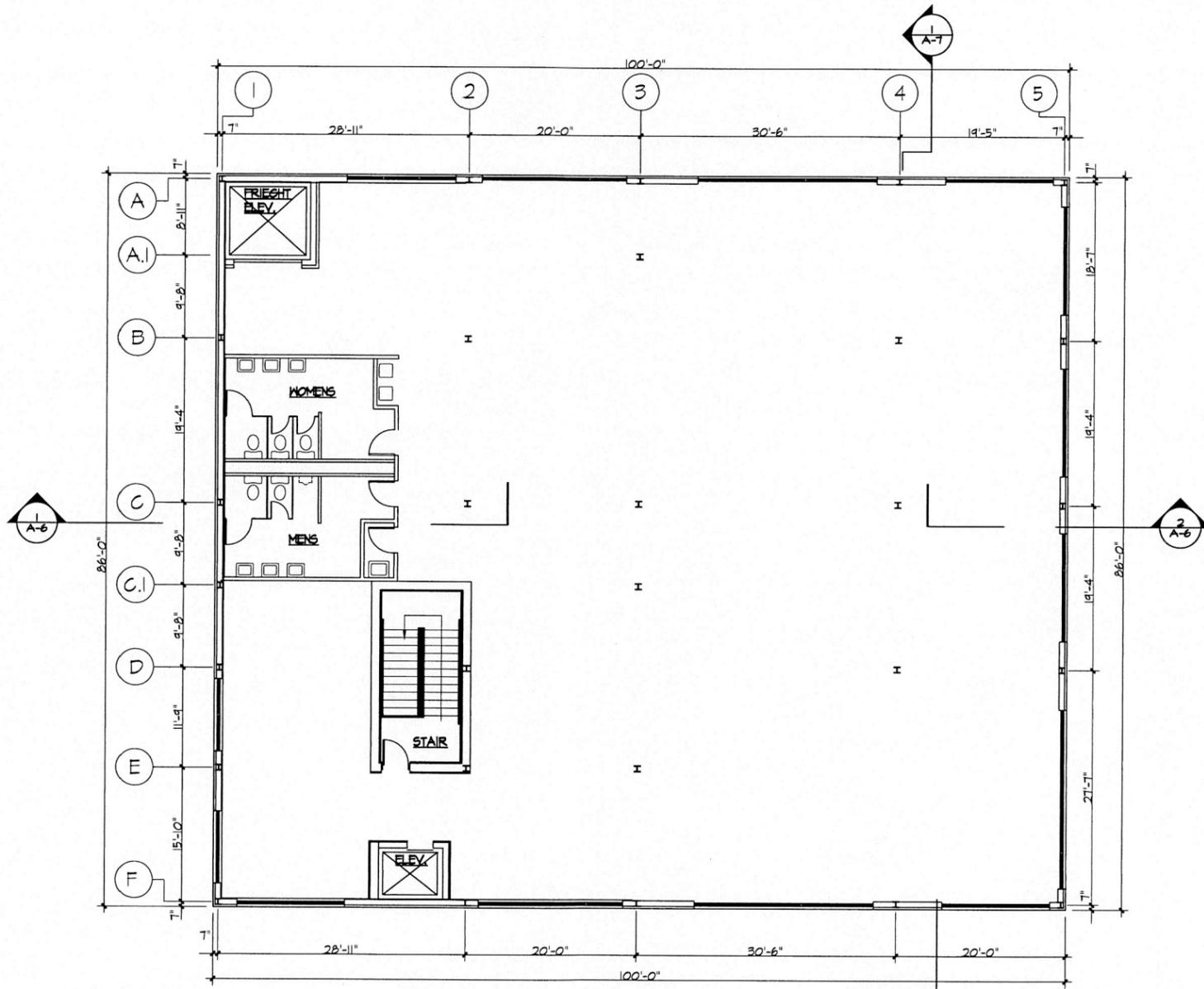


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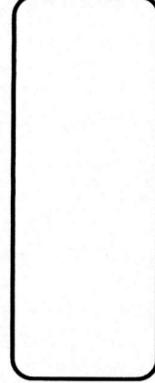


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1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Date	Revision



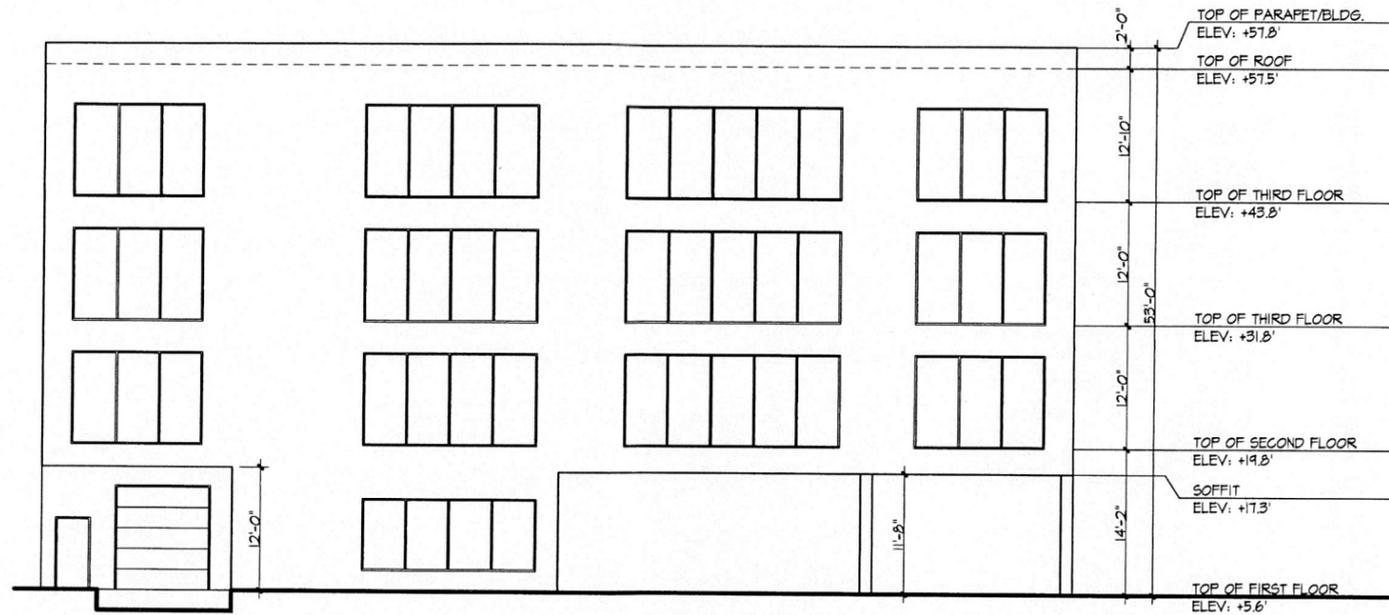
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 118 ALBANY AVENUE
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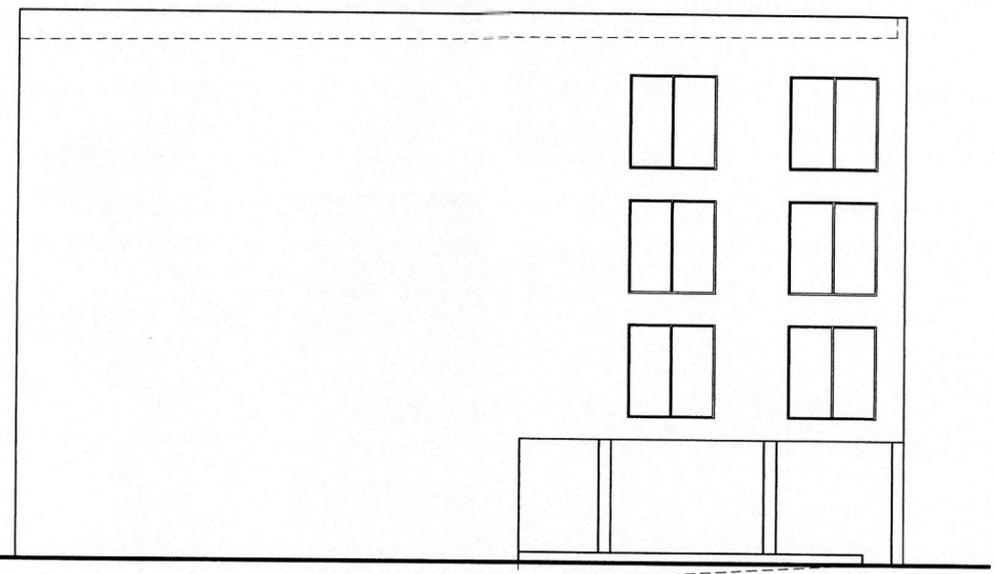


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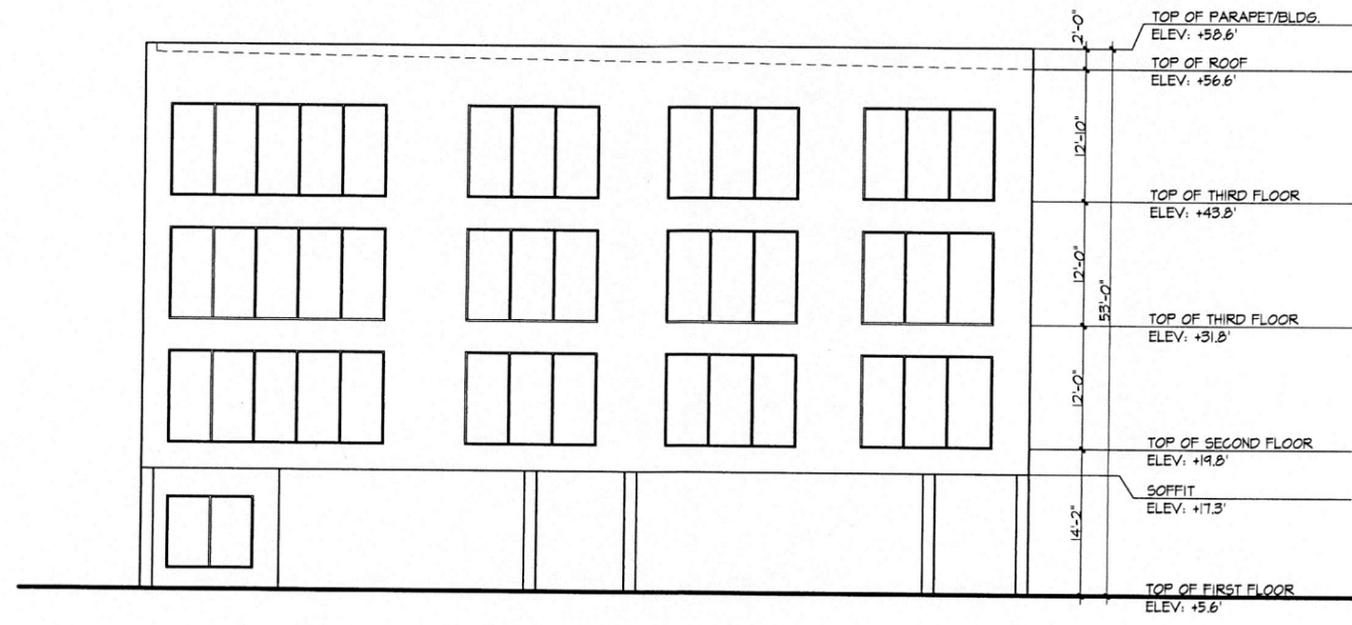
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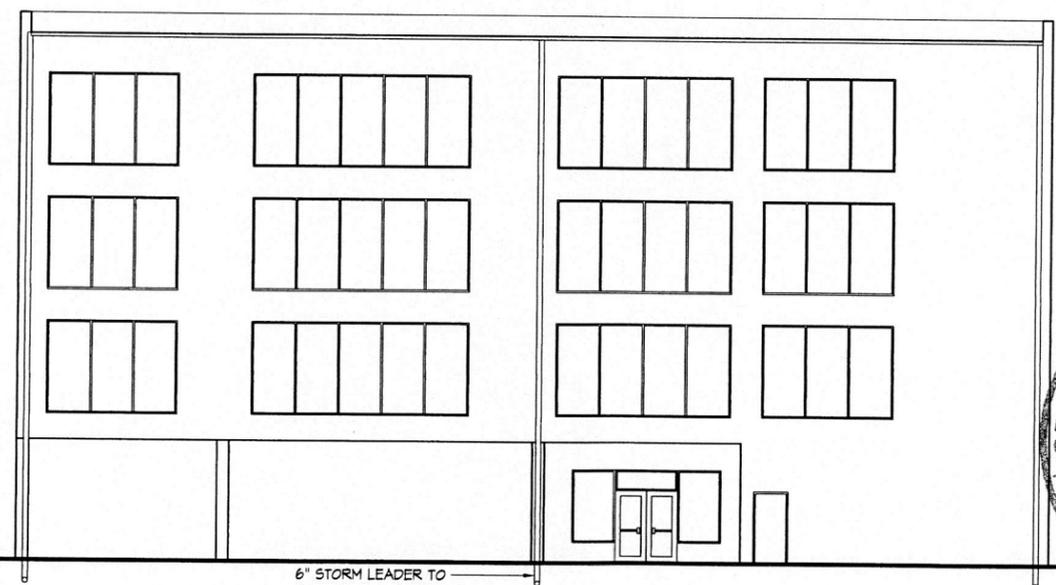
1 EAST ELEVATION
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2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

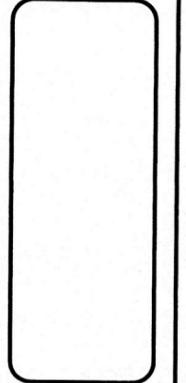


3 NORTH ELEVATION
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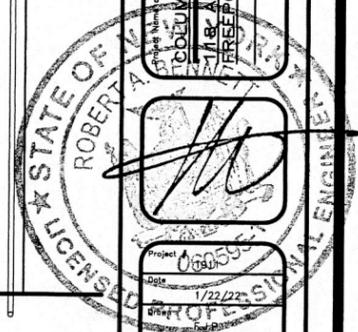
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SCALE: 1/8" = 1'-0"

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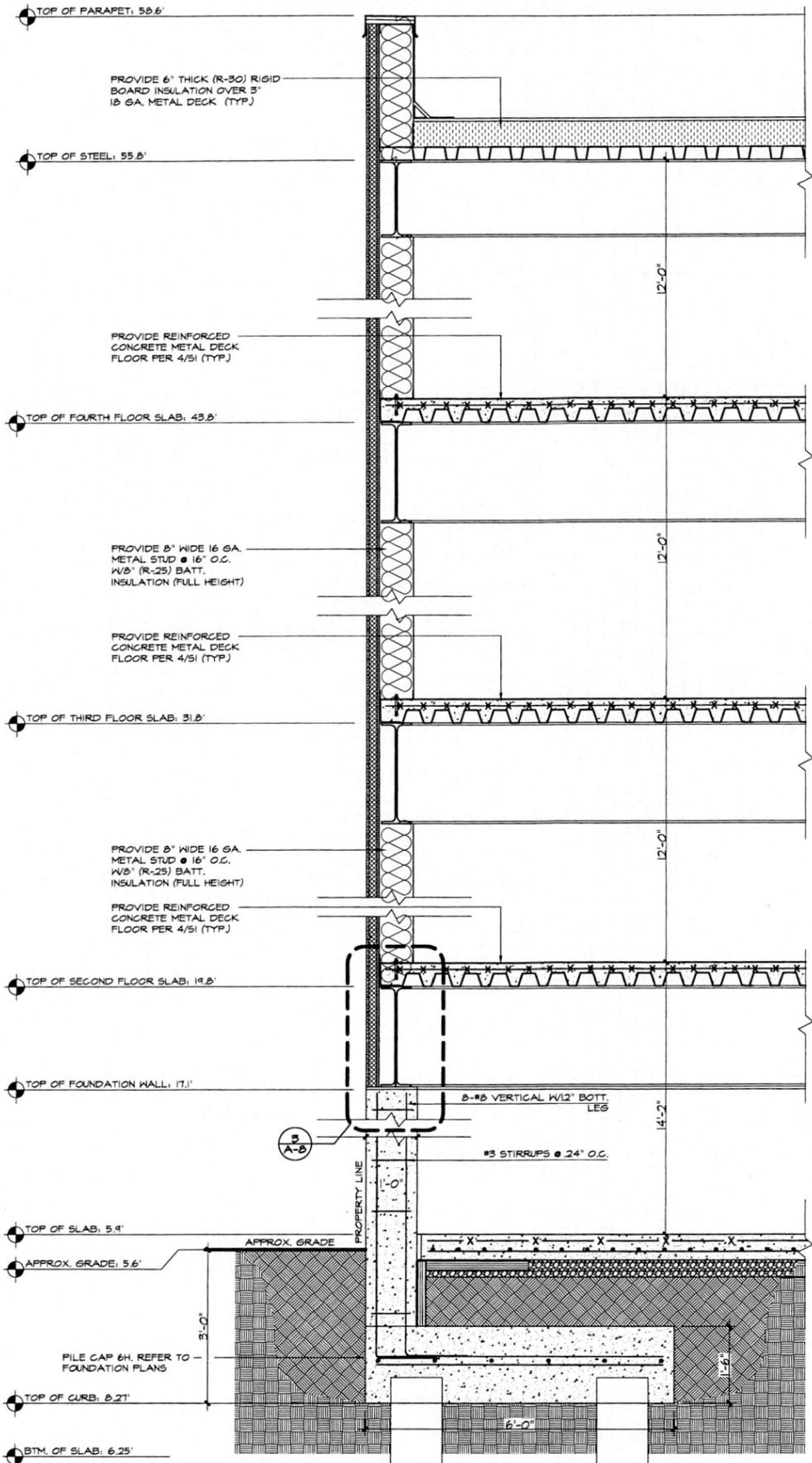
RABCO ENGINEERING PC.
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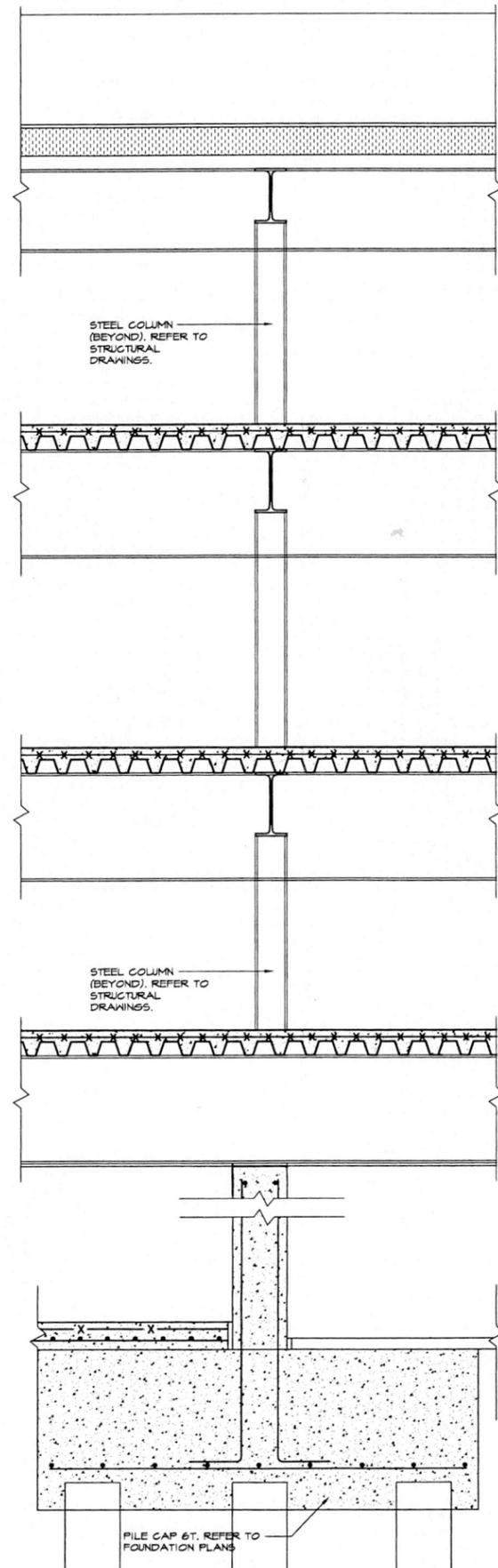


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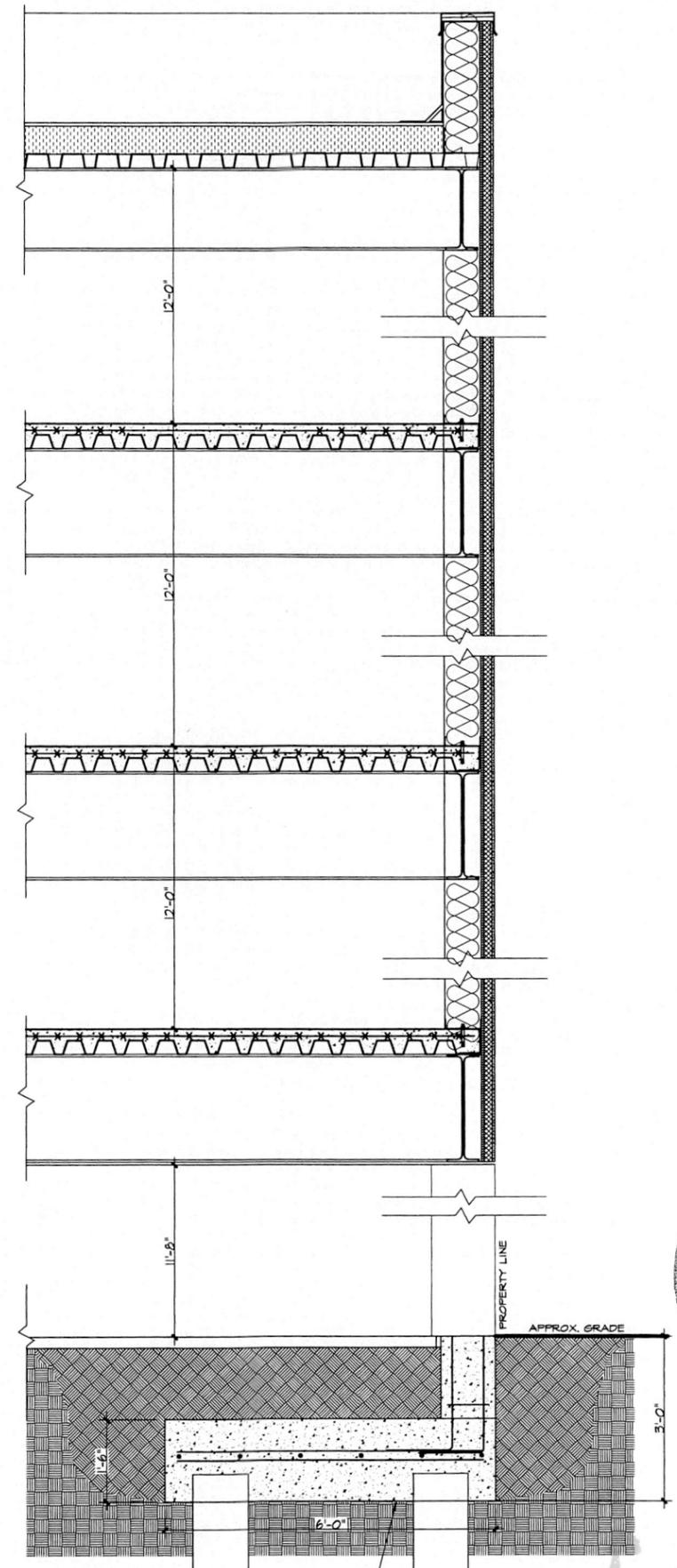
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1 SECTION



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



2 SECTION

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

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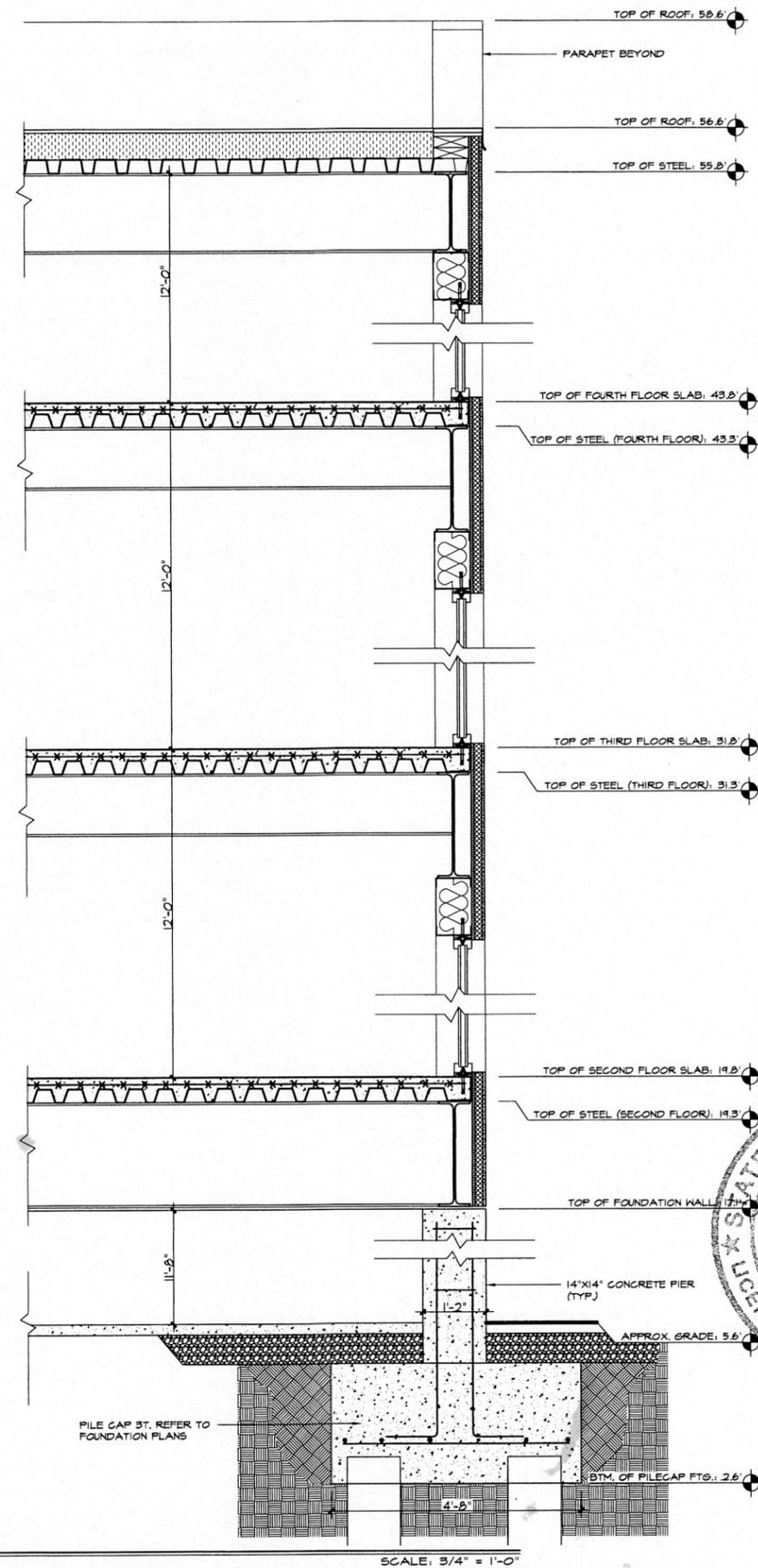
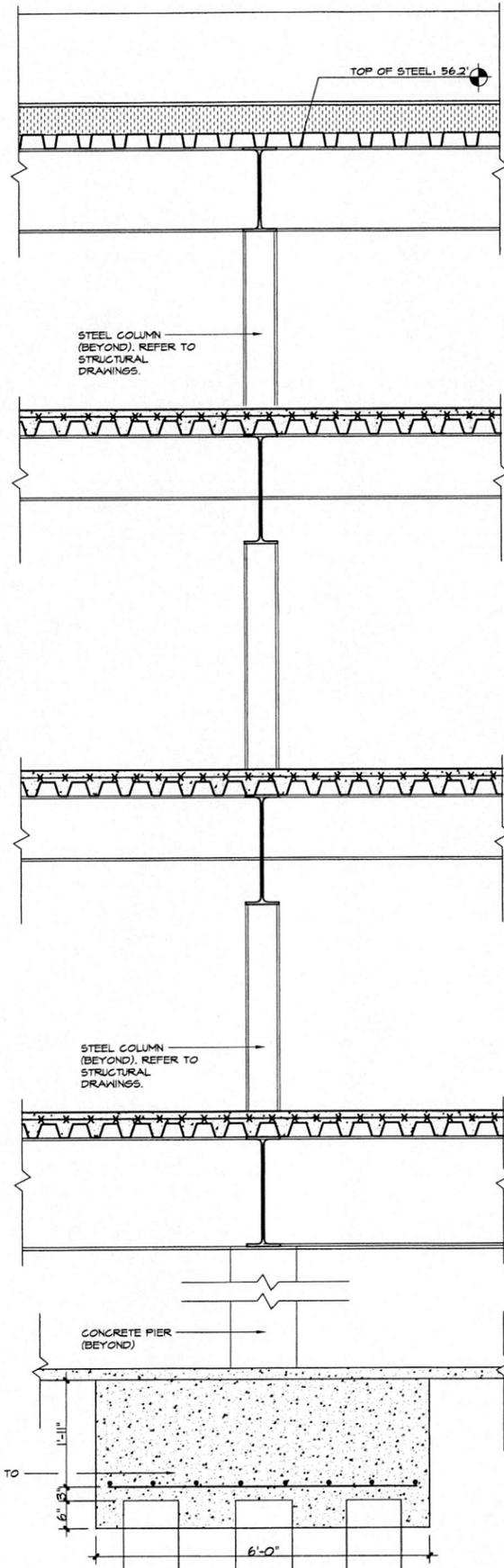
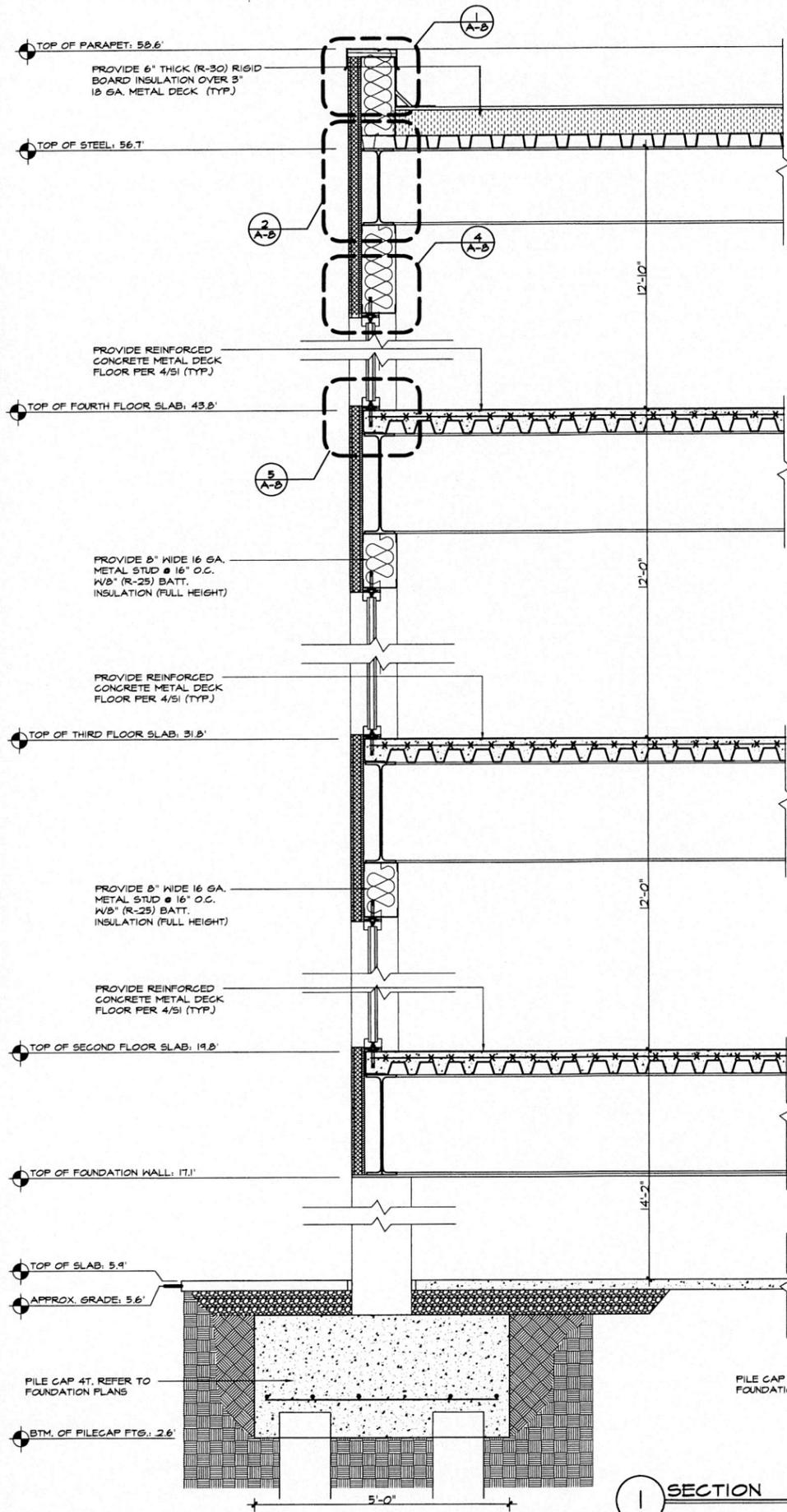
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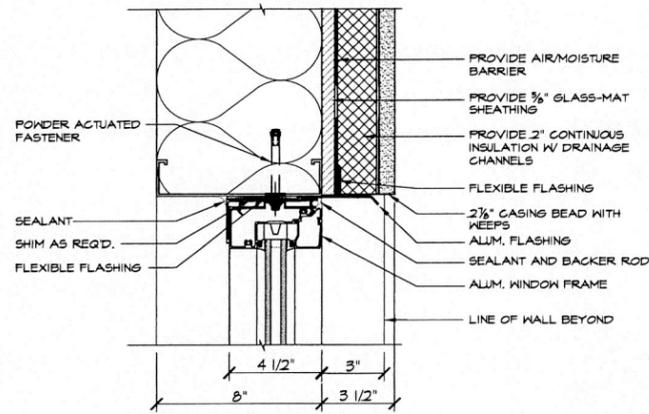
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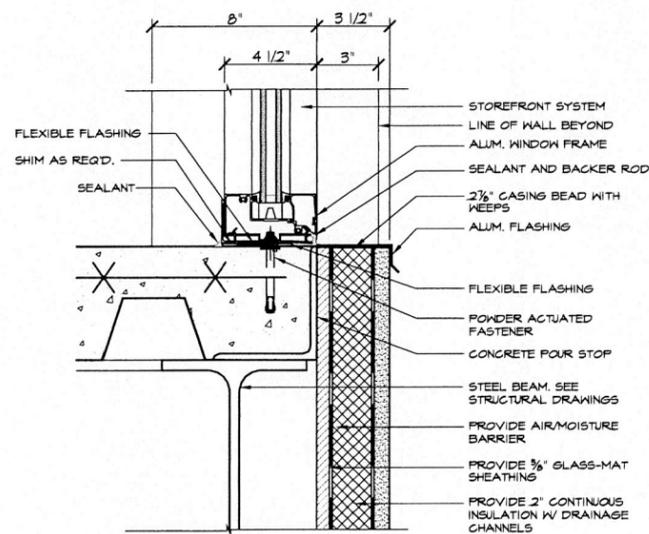


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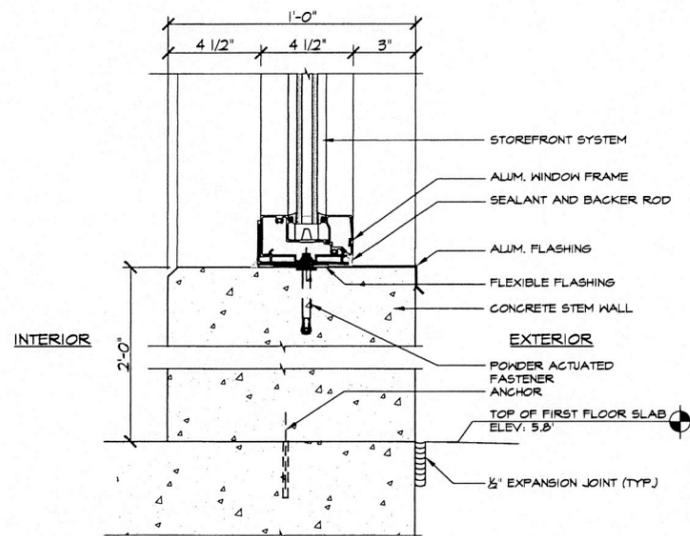
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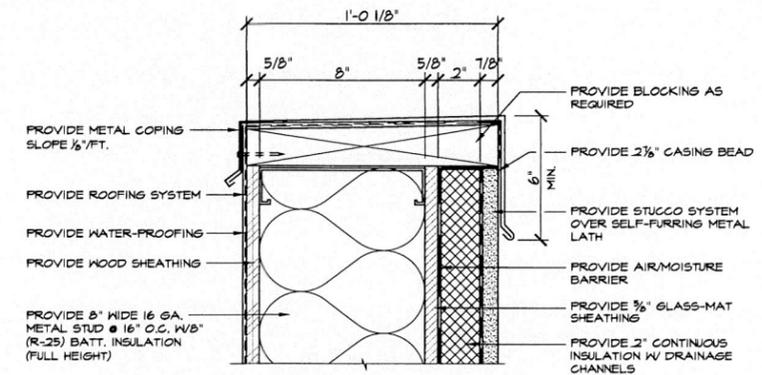
4 WALL SECTION AT WINDOW HEAD
SCALE: 3/4" = 1'-0"



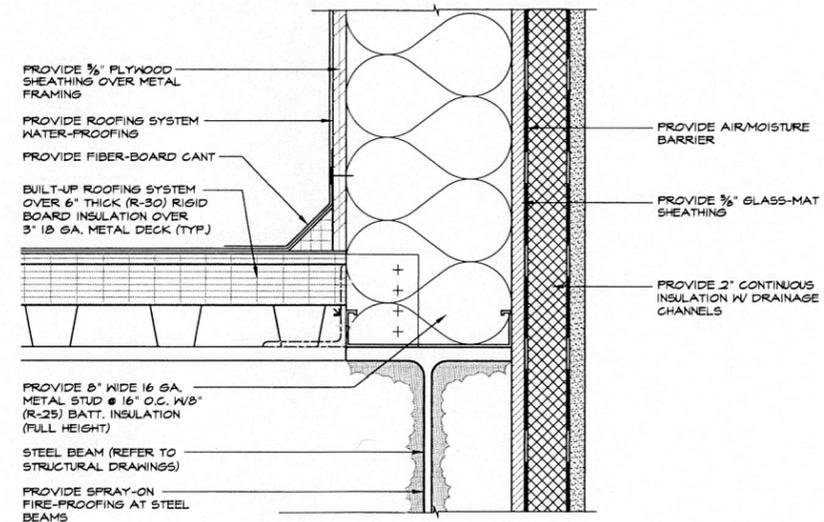
5 WALL SECTION AT WINDOW BASE
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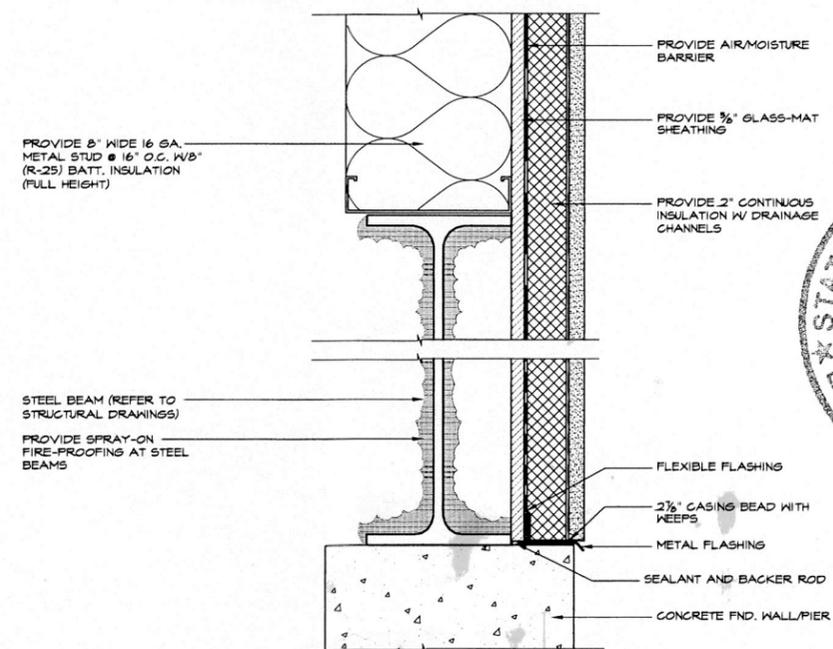
6 WALL SECTION AT WINDOW SILL (VESTIBULE)
SCALE: 3/4" = 1'-0"



1 PARAPET SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION AT ROOF
SCALE: 3/4" = 1'-0"



3 WALL SECTION AT CONCRETE PIER
SCALE: 3/4" = 1'-0"

Date	Revision

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Sheet **A8**

GENERAL:

THE STRUCTURAL DESIGN OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE 2020 N.Y.S. BUILDING CODE CHAPTERS 16 THROUGH 23, INCLUDING CONNECTION DESIGN. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE.

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS
2. IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN
3. THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.
4. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.
5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, DEPRESSED AREAS, FLOOR FINISHES, FILLS, ANCHORS, HANGERS, CURBS AND OTHER MISCELLANEOUS ITEMS BEFORE PLACING CONCRETE.
6. NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL WORK IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.
7. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION, NOR JOB SITE SAFETY. PERIODIC SITE VISITS DO NOT CONSTITUTE SUPERVISION.
8. THE CONTRACTOR IS RESPONSIBLE FOR "METHODS AND MEANS OF CONSTRUCTION".

9. CONTRACTOR SHALL COMPLY WITH THE N.Y.S. BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS + OSHA.

10. CONTRACTOR SHALL PROVIDE, AND BE RESPONSIBLE FOR, ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.

11. COMPLY W/ OSHA.

CONCRETE:

PER 2020 N.Y.S. BUILDING CODE SECTION 1904.22 WEATHERING IS SEVERE

1. ALL CONCRETE WORK, INCLUDING BUT NOT LIMITED TO MIXES, AGGREGATES, DESIGN STRENGTH, AIR ENTRAINMENT, PLACEMENT, DURABILITY FORM WORK, SEISMIC, QUALITY, TESTING AND REINFORCEMENT, SHALL BE IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTER 19 AND LOCAL BUILDING CODES. NOTE THAT CHAPTER 19 HAS N.Y.S. AMENDMENTS TO ACI-318. IF THERE SHOULD BE ANY CONFLICT BETWEEN THESE CODES, THE LOCAL BUILDING CODES SHALL TAKE PRECEDENCE.

2. CONCRETE (f'c) SHALL BE AS FOLLOWS: (28 DAYS)
 - A) FOUNDATION: 4000 PSI STONE (AIR ENTRAINED) PER TABLE 1904.2.2(1)
 - B) SLAB ON GRADE: 3500 PSI STONE PER TABLE 1904.2.2(1)
 - C) WATER CEMENT RATIO PER TABLE 1904-2-2(1)

3. ALL REINFORCING STEEL SHALL CONFORM TO THE CURRENT REQUIREMENTS OF A.S.T.M. A-615-60 EXCEPT AS FOLLOWS: WELDED STEEL WIRE FABRIC - A.S.T.M. A185 AND N.Y.S. BUILDING CODE SECTION 1907.

4. IN ORDER TO MAINTAIN THE LATERAL STABILITY OF THE SOIL FOR ALL ISOLATED FOUNDATION PIERS AND PROPER BEDDING OF BOTTOM OF FOOTING OR PIERS, THE GENERAL METHOD SHOWING THE EXTENT OF PIT AND GENERAL EXCAVATION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.

5. ALL FOOTINGS SHALL BEAR ON 1/4 TON PER SQUARE FOOT (PER CHAPTER 1804 OF BCNY) CAPACITY MATERIAL AND SHALL BE CERTIFIED BY SOILS ENGINEER/TESTING LAB. ALL CERTIFICATIONS SHALL BE PER CHAPTER 17 OF BCNY SOILS INVESTIGATION SHALL COMPLY WITH SECTION 1802 OF BCNY (SEE SOILS REPORT)

6. FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED, SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL. PER SECTION 1805.1 OF BCNY

7. VERTICAL CONSTRUCTION JOINTS IN WALLS OR GRADE BEAMS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN, PREFERABLY IN BAYS HAVING NO OPENINGS. HORIZONTAL CONSTRUCTION JOINTS IN WALLS SHALL BE AVOIDED.

8. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS OR GRADE BEAMS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THESE WALLS ARE PROPERLY BRACED. TOP AND BOTTOM, BY HORIZONTAL FLOOR SLABS OR BY ADEQUATE TEMPORARY BRACING. TRUCKS, BULL-DOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION IN SUCH MANNER AS TO CAUSE NO DAMAGE TO THESE WALLS. PER SECT 1803 OF BCNY

9. SUBMIT COMPLETE SHOP DRAWING DETAILS AND SETTING PLANS FOR REVIEW FOR OUTSIDE WALLS. CONTRACTOR SHALL FURNISH STRIP ELEVATIONS SHOWING ALL OPENINGS, LEDGES, SHELVES, AND OTHER PERTINENT DATA IN ADDITION TO THE REQUIRED REINFORCEMENT.

10. ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. ALL CONSTRUCTION JOINTS, SUCH AS DAYS, POUR JOINTS, SHALL BE LOCATED IN THE MIDDLE THIRD OF SPAN. MAIN REINFORCEMENT TO RUN THRU THE JOINT. IF NO STEEL IS PROVIDED IN TOP OF SLAB WHERE JOINT OCCURS, PROVIDE #3@18" IN LENGTH @ 12" O.C. DOWELS.

11. MINIMUM STEEL PROTECTION: 3/4" FOR SLABS, 1" FOR INTERIOR FACE OF WALLS, 1-1/2" FOR BEAMS AND GIRDERS, 2" FOR COLUMNS AND EXTERIOR FACE OF WALLS, 3" FOR FOOTINGS, PIERS AND PEDESTALS. PER TABLE 1907.7.1 OF BCNY

12. CONTRACTOR SHALL INSTALL ALL SLEEVES, INSERTS, ETC. AND PROVIDE ALL NECESSARY RECESSES REQUIRED BY OTHER TRADES AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1906.3.

13. ALL ELECTRICAL AND OTHER CONDUITS WHICH ARE EMBEDDED IN SLABS ARE TO BE DISTRIBUTED SO THAT THEY INTERFERE AS LITTLE AS POSSIBLE WITH THE REINFORCING STEEL, AND SHALL BE LOCATED BELOW THE TOP LAYER OF REINFORCEMENT.

14. ALL BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED 48 DIAMETERS AT SPLICES AND CORNERS AND SHALL BE HOOKED AT OBSTRUCTIONS, UNLESS OTHERWISE SHOWN ON DRAWINGS. SEE ALSO N.Y.S. BUILDING CODE SECTION 1907

15. SLABS ON GRADE SHALL BE POURED IN AN ALTERNATE LANE SEQUENCE WITH 1000 SQ. FT. MAX. AREA. CONSTRUCTION JOINTS SHALL OCCUR AT COLUMN CENTER LINES UNLESS NOTED. PROVIDE CONTROL JOINTS AT ALL COLUMN CENTER LINES UNLESS NOTED.

16. CONSTRUCTION JOINTS IN FOUNDATION WALLS SHALL BE NO MORE THAN 60'-0" APART.

17. OWNER SHALL HIRE TESTING LAB. TO TAKE TEST CYLINDERS. PER CHAPTER 17 BCNY, THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAYS POUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE. ONE TESTED @ 7 DAYS, TWO @ 28 DAYS. RESULTS FORWARDED TO THE ARCHITECT/ENGINEER. DESIGN MIX TO BE PREPARED BY TESTING LAB AND SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW. AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1905.6.

18. DESIGN MIX TO COMPLY W/ TABLE 1904.2.2(1), 1904.2.2(2), 1904.2.3, 1904.3 + 1904.4.1

DUTIES:

1. THE DUTIES OF THE ENGINEER OF RECORD AND HIS EMPLOYEES SHALL TERMINATE WITH THE COMPLETION AND DELIVERY OF WORKING DRAWINGS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION OF THE PROJECT, NOR JOB SITE SAFETY, NOR DOES THE ENGINEER OF RECORD HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER OR THE CONTRACTOR UNLESS NOTED OTHERWISE IN WRITING.

2. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACTS OF NEGLIGENCE OR OMISSIONS OF THE CONTRACTOR OR ANY SUB-CONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUB-CONTRACTOR'S EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

3. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE G.C.

METAL DECK:

1. DECK UNITS SHALL BE THE SIZE INDICATED ON DRAWINGS AND SHALL BE IN LENGTHS TO SPAN OVER THREE OR MORE SUPPORTS.

2. ALL DECK UNITS SHALL COMPLY WITH THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.

3. THE METAL DECK SHALL BE FASTENED TO THE STEEL FRAMEWORK AT ENDS AND INTERMEDIATE SUPPORTS BY PUDDLE WELDS NOT LESS THAN 5/8" DIAMETER SPACED NOT MORE THAN 12" O.C. SIDE LAPS TO BE JOINED WITH METAL SCREWS AT 3'-0" O.C. DECK MANUFACTURER RECOMMENDATIONS SHALL GOVERN IF MORE STRINGENT AND APPROVED BY THE ENGINEER OF RECORD. SEE DIAPHRAM WELDING DWG A-6.

4. SHOP DRAWINGS SHALL INDICATE DECK TYPE, GAUGE, AND ALL NECESSARY DETAILS REQUIRED.

5. SEE ROOF CONNECTION NOTES DRAWING A-13.

6. DECK DIAPHRAM CONNECTION USE 3/4" + 1 SIDELAP (SCREWED) AND WELD ALL CELLS @ 10'-0" + CONT. @ PERIMETER OF BUILDING

STRUCTURAL STEEL:

STRUCTURAL STEEL, COLD FORMED STEEL, STEEL JOISTS AND STEEL STORAGE RACKS SHALL BE IN ACCORDANCE WITH N.Y.S. BUILDING CODE CHAPTER 22.

STEEL: THE DESIGN, FABRICATION + ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC

SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS ALLOWABLE STRESS DESIGN PER SECTION 2204.1 OF B.C.N.Y. SEE DRAWINGS A8 FOR ADDITIONAL WIND + SEISMIC DESIGN INFORMATION.

AISC - ALLOWABLE STRESS DESIGN

A22 - TYPE OF CONSTRUCTION IS TYPE 2, SIMPLE FRAMING WITH ORDINARY MOMENT CONNECTIONS

A7 - ALL END CONNECTIONS SHALL BE FULL STRENGTH CONNECTIONS CAPABLE OF RESISTING THE MAX. UNIFORM LOAD ON THE SPECIFIC BEAM AND SPAN PER AISC STEEL CONSTRUCTION MANUAL. ALLOWABLE STRESS DESIGN, NINTH EDITION PAGES 2-36 THRU 2-140. USE 2X5 SHEAR CONNECTIONS PER PART 4 OF THE ABOVE REFERENCED CODE.

ALL BOLTS TO BE ASTM A325 TC BEARING TYPE

1. THE CONTRACTOR SHALL FILE WITH THE OWNER AND ENGINEER AN AFFIDAVIT FROM THE MANUFACTURERS OF STRUCTURAL STEEL, CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS FOR STRUCTURAL STEEL AS DEFINED IN THE A.I.S.C. SPECIFICATIONS, LATEST EDITION + BCNY CHAPTER 22.

2. THE STRUCTURAL STEEL FRAMING AND DETAILING SHALL CONFORM TO THE REQUIREMENTS OF THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

3. ALL STRUCTURAL STEEL SHALL BE A.S.T.M.A - A992-50 (FY 50 KSI)

4. ALL SHOP CONNECTIONS SHALL BE WELDED OR BOLTED. BOLTS TO BE 3/4" DIAMETER A.S.T.M. A-325 AND MEET A.I.S.C. SPECIFICATIONS. WELDS TO BE E70XX AND MEET A.I.S.C. SPECIFICATIONS.

5. ALL WELDING TO BE DONE BY LICENSED WELDERS. PER SECTION 2208 OF BCNY.

6. ALL STEEL DETAILS SHALL BE DESIGNED TO CONFORM TO ARCHITECTURAL REQUIREMENTS.

7. ALL HUNG LINTELS SHALL BE PROVIDED WITH VERTICAL AND HORIZONTAL ADJUSTMENT.

8. ALL FIELD CONNECTIONS MAY BE BOLTED USING A.I.S.C. A325-TC BOLTS EXCEPT WHERE WELDED CONNECTIONS ARE REQUIRED. PER SECTION 2209 OF BCNY.

9. TOPS OF COLUMNS SHALL BE 1" BELOW TOP OF HIGHEST BEAM FRAMING INTO COLUMN UNLESS BEAMS RUN OVER TOPS OF COLUMNS AND AS DETAILS REQUIRE.

10. ALL END CONNECTIONS SHALL BE FULL STRENGTH CONNECTIONS CAPABLE OF RESISTING THE MAX. UNIFORM LOAD ON THE SPECIFIC BEAM AND SPAN. USE (2) X5 SHEAR CONNECTIONS.

11. COMPLY WITH OSHA STANDARDS.

STRUCTURAL WOOD:

STRUCTURAL WOOD SPECIFICATIONS, DESIGN METHODS, QUALITY AND STANDARDS, CONSTRUCTION REQUIREMENTS, SEISMIC AND LATERAL LOADS SHALL BE IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTER 23

ROOF FRAMING PLAN:

1. ROOF DECK SHALL BE 3" DEEP, 20 GAUGE, GALV. WIDE RIB METAL DECK.

2. TOP OF JOIST ELEVATION VARIES - SEE PLAN.

3. TOP OF STEEL SUPPORTING DECK SHALL BE 0" BELOW TOP OF JOISTS.

4. PROVIDE JOIST BRIDGING AS PER STEEL JOIST INSTITUTE.

5. PROVIDE 1 ROW OF ADDITIONAL BOTTOM CHORD BRIDGING AT THE FIRST JOIST PANEL POINT FOR WIND UPLIFT PER THE STEEL JOIST INSTITUTE.

6. FOR SPANS 40'-0" OR GREATER CENTER ROW BRIDGING TO BE CROSS. BRIDGING BOLTED.

CONCRETE TESTING:

1. THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAYS POUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE. ONE TESTED AT 7 DAYS, 2 AT 28 DAYS. RESULTS FORWARDED TO THE ARCHITECT/ENGINEER FOR REVIEW AND AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1906.5. ALL TESTING + INSPECTIONS SHALL BE PER CHAPTER 17 OF BCNY + AS SHOWN ON DRAWING A8.

MASONRY NOTES:

MASONRY AND CONCRETE BLOCK IS TO BE DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTER 21. MASONRY DESIGNED PER WORKING STRESS METHOD PER SECTION 2103, 2104, 2105, 2106 + 2107 OF BCNY.

1. MORTAR SHALL BE PORTLAND CEMENT TYPE 'S', TYPE 'N' FOR BRICK VENEER.

2. PROVIDE LADDER TYPE 'DUROWALL' EACH SECOND COURSE WITH PINTLE + SEISMICLIP + WIRE. FOR VENEER AT 16" O.C. W/SEISMIC WIRE (HOT DIPPED GALV)

3. PROVIDE MASONRY TIES AT 32" O.C. AT ALL COLUMNS AND BEAMS IN MASONRY WALLS. MASONRY ANCHORS SHALL HAVE A MINIMUM CAPACITY OF 200 POUNDS PER FOOT AS PER THE NEW YORK STATE BUILDING CODE.

4. GROUT TO BE FC-2000 PSI PEA ASTM C476.

5. ALL MASONRY CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE AND ACI 530-99/ASCE 5-99/TMS 402-99 LATEST REVISION.

6. CONTRACTOR SHALL PROVIDE AND ACCEPT FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY BRACING AND SHORING OF MASONRY.

7. ALL MASONRY WORK SHALL CONSIST OF MASONRY UNITS OF CONCRETE BLOCK AND BRICK. ERECTED PLUMB AND TRUE WITH NEATLY TOOLED JOINTS.

8. PROVIDE VERTICAL MASONRY CONTROL JOINTS WITH A SPACING OF APPROX. 20'-0" FOR ALL MASONRY WALLS. INTERIOR AND EXTERIOR. LOCATION OF CONTROL JOINTS SHALL BE APPROVED BY THE ARCHITECT. CONTROL JOINTS ARE TO LINE UP WITH FOUNDATION CONSTRUCTION JOINTS WHEREVER PRACTICAL.

9. MASONRY CONSTRUCTION SHALL BE INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND AS NOTED ON THE DRAWINGS.

10. FOR VERTICAL REINFORCING SEE PLANS AND DETAILS. MIN. SPLICE + HOOK VERTICAL BARS INTO BOND BEAMS. PER SECTION 2108.9.2.11 OF BCNY.

11. MASONRY SHALL BE LOAD BEARING HOLLOW BLOCK CONFORMING TO ASTM C90 W/ A MIN. COMP. STRENGTH OF FM-1900 PSI PER TABLE 2105.2.2.12 OF BCNY

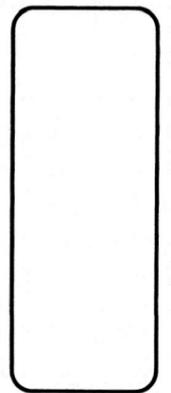
12. SEE DETAILS FOR BOND BEAMS

13. FILL TOP COURSE SOLID

14. TYP. EXTERIOR WALL REINFORCING: #5 @ 40" O.C. W/ (2) #5 ADDL @ M.O.

15. TYPICAL INTERIOR WALL REINFORCING: #4 @ 48" O.C.

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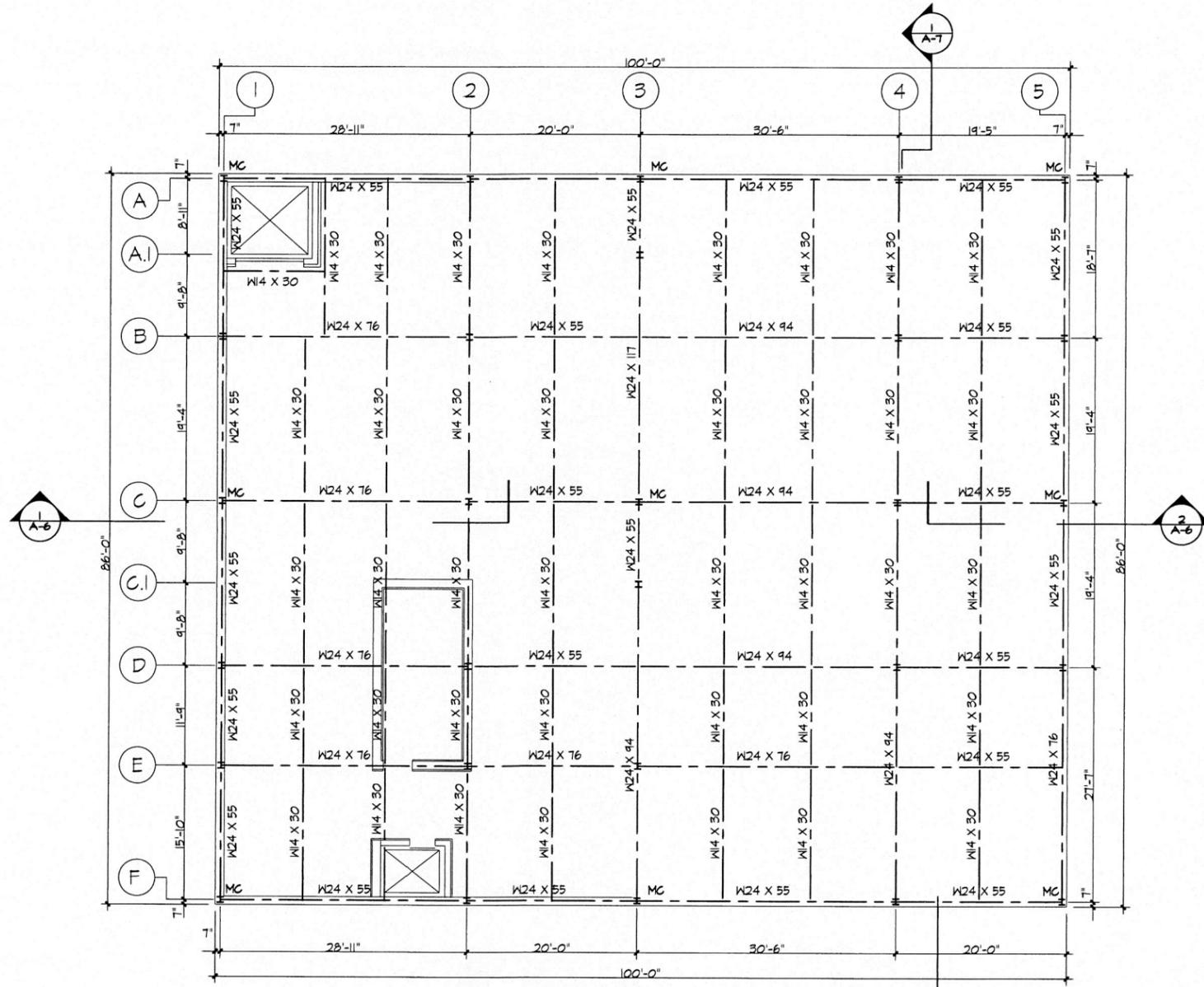


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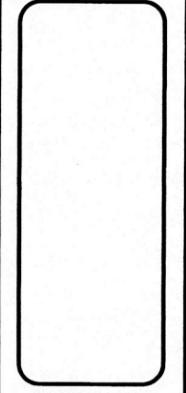
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NOTE:
VERIFY FUTURE ELEVATOR DIMENSIONS AT 2 ELEVATOR
LOCATIONS.

1 THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

Date	Revision



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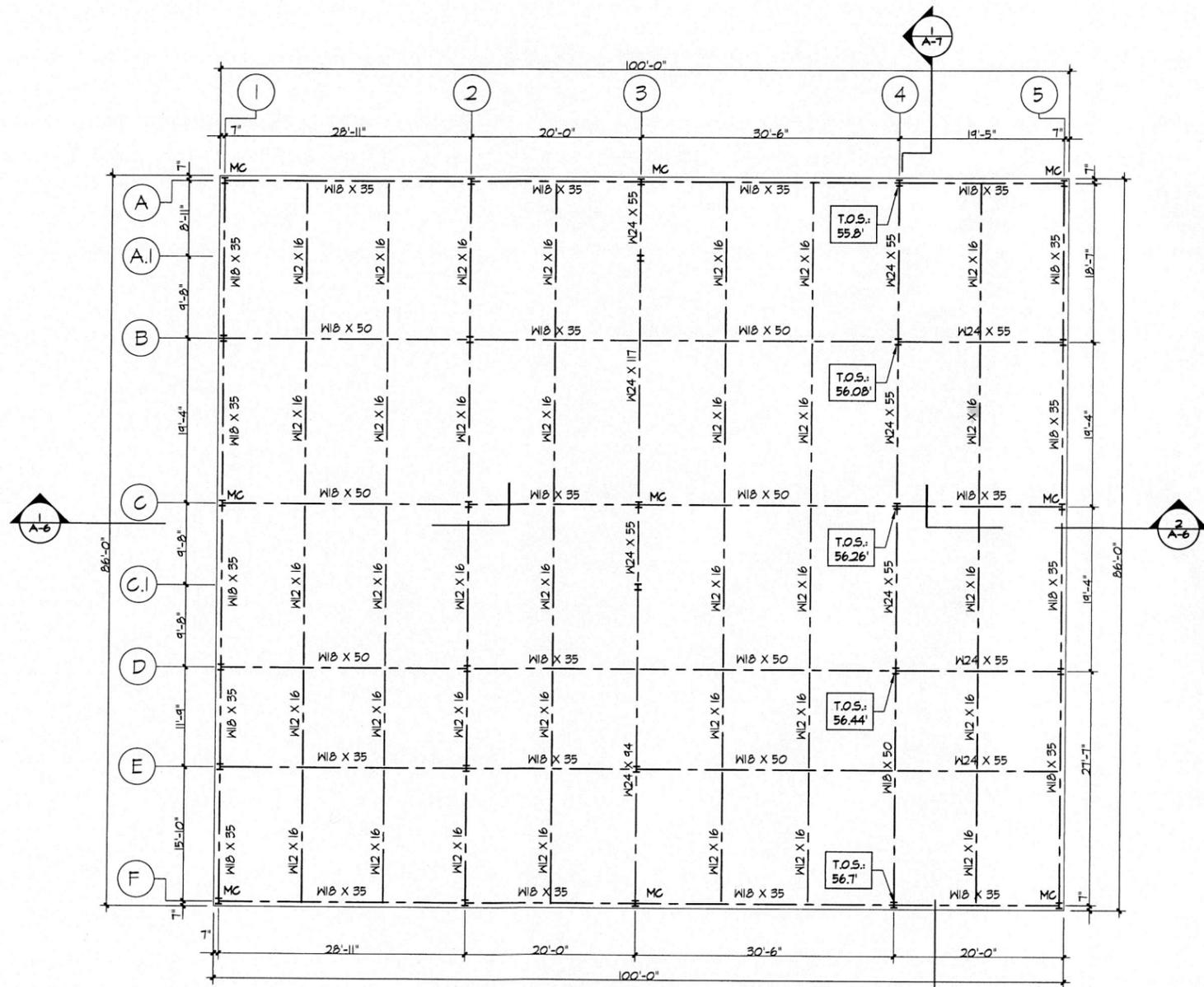
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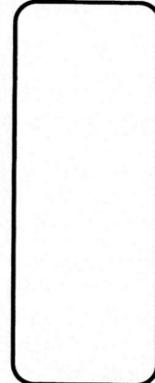
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S2



NOTE:
TOP OF STEEL (T.O.S.) ELEVATIONS ARE TYPICAL AT
COLUMN LINES 1,2,3,4,5.

1 ROOF FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

Date	Revision



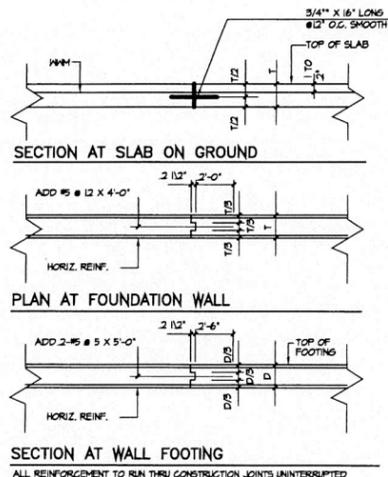
ENGINEER: **RABCO ENGINEERING PC**
-Engineering - Inspection - Construction Management-
Robert A. Bennett, P.E.
8 W. America Rd., Suite 210
Freeport, New York 11520
Tel: 516-467-2038
Fax: 516-467-2037
Email: robert@rabcoengineering.com

PROJECT: **COLUMBIA EQUIPMENT COMPANY**
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

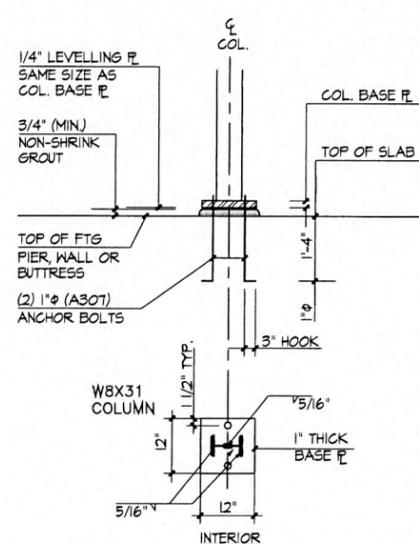


Project: 1911
Date: 1/23/12
Drawn: F.J.P.
Checked: R.A.B.

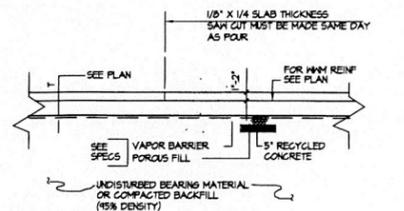
Sheet
S4



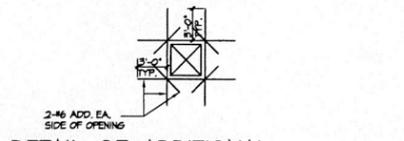
TYP. CONSTR. JOINT DETAILS
N.T.S.



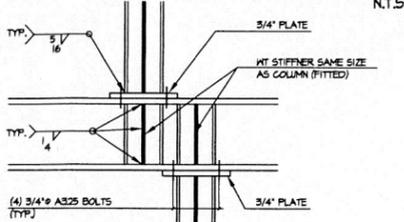
TYPICAL COLUMN BASE DETAIL
N.T.S.



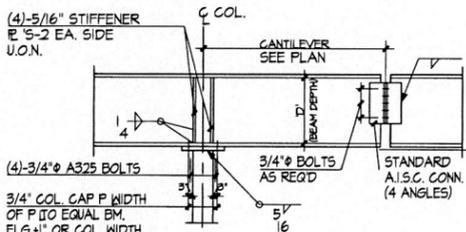
TYP. SLAB ON GROUND DETAIL
N.T.S.



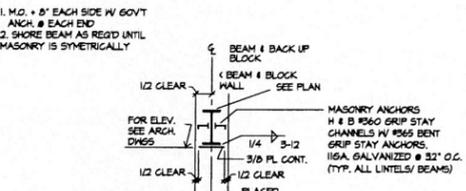
DETAIL OF ADDITIONAL REINF. AT WALL OPENING
N.T.S.



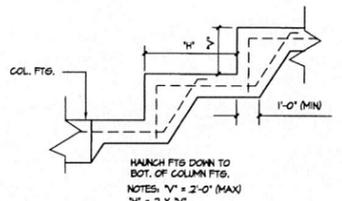
DETAIL @ COLUMN OFFSET
N.T.S.



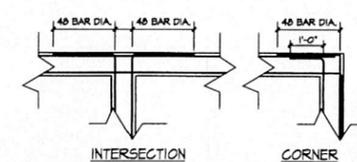
TYPICAL COLUMN CAP PLATE & CANTILEVER BEAM DETAIL
N.T.S.



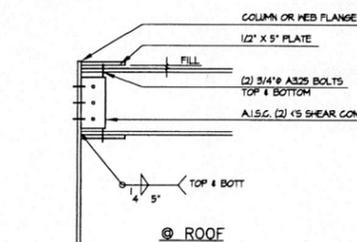
DETAIL @ LOOSE LINTEL
N.T.S.



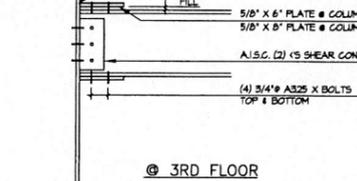
TYPICAL STEPPED FOOTING
N.T.S.



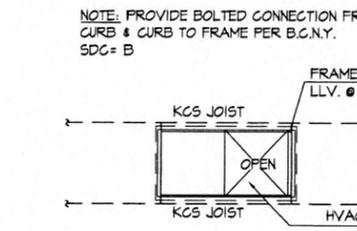
TYPICAL WALL DETAILS
N.T.S.



TYPICAL MOMENT CONNECTION SHOWN M.C. ON PLAN
N.T.S.



TYPICAL MOMENT CONNECTION SHOWN M.C. ON PLAN
N.T.S.



PLAN AT H.V.A.C.
N.T.S.

DESIGN INFORMATION
BASED ON 2020 NEW YORK STATE BUILDING CODE

SEISMIC DESIGN DATA
(PER BUILDING CODE SECTION 1613)

- OCCUPANCY CATEGORY = II LOW HAZARD STORAGE GROUP S-2
- SEISMIC IMPORTANCE FACTOR $I_e = 1.00$
- ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE
- SITE CLASS = E
- PLAN STRUCTURAL IRREGULARITIES = NO
- VERTICAL STRUCTURAL IRREGULARITIES = NO
- RESPONSE MODIFICATION FACTOR $R_w = 2; C_t = 0.028$
- DEFLECTION AMPLIFICATION FACTOR $C_d = 1.75$
- TYPE OF LATERAL SYSTEM: BEARING WALL SYSTEM
- 0.2 SPECTRAL RESPONSE ACCELERATION $S_s = 0.2126$
- 1.0 SPECTRAL RESPONSE ACCELERATION $S_1 = 0.0627$
- DAMPED DESIGN SPECTRAL RESPONSE ACCELERATION (SHORT PERIOD) $S_{ds} = 0.227$
- DAMPED DESIGN SPECTRAL RESPONSE ACCELERATION (1-second PERIOD) $S_{d1} = 0.100$
- SEISMIC DESIGN CATEGORY = B

WIND DESIGN LOADS
(PER BUILDING CODE SECTION 1609)

- BASIC WIND SPEED $V_b = 130$ MPH
- IMPORTANCE FACTOR $I_w = 1.00$
- EXPOSURE CATEGORY = B
- GUST EFFECTIVE FACTOR $G = 0.85$
- INTERNAL PRESSURE COEFFICIENT $C_{pi} = \pm 0.18$
- MINORS DESIGN LOAD: 33 PSF (ASCE 7-05 METHOD 2)
- VERTICAL SURFACE WIND PRESSURES (COMPONENTS & CLADDING): EFFECTIVE WIND AREA = 50 SQ. FT. (ASSUMED)
- INTERIOR ZONE (ZONE 4): +28 PSF / -31 PSF
- EXTERIOR ZONE (ZONE 5): +28 PSF / -35 PSF

SNOW DESIGN LOADS
(PER BUILDING CODE SECTION 1608)

- GROUND SNOW LOAD $P_g = 30$ PSF
- FLAT ROOF SNOW LOAD $P_f = NA$
- SNOW EXPOSURE FACTOR $C_e = 0.9$
- SNOW IMPORTANCE FACTOR $I_s = 1.00$
- SNOW THERMAL FACTOR $C_t = 1.00$

LIVE DESIGN LOADS
(PER BUILDING CODE SECTION 1607)

OCCUPANCY OR USE	PSF
STORAGE (LIGHT)	125
ALL OTHER AREAS EXCEPT STAIRS	125

*DOES NOT INCLUDE DRIFTING SNOW; COORDINATE W/SNOW

Date	Revision

ENGINEER: **RABCO ENGINEERING PC.**
 Engineering, Inspection, Construction Management
 Robert A. Bennett, P.E.
 111 West 42nd Street, 21st Floor
 New York, NY 10018
 Tel: 212-687-8988 Fax: 212-687-2937
 Email: rabco@rabcoengineering.com

ENGINEER: **COLUMBIA EQUIPMENT COMPANY**
 118 ALBANY AVENUE
 FREEPORT, NEW YORK 11520



Project # 1911
 Date 1/27/22
 Checked R.A.B.

Sheet **S5**

RESOLUTION NO. 10490-22

WHEREAS, the **Village of Freeport, Board of Zoning Appeals**, has presented to the NASSAU COUNTY PLANNING COMMISSION for its review, pursuant to General Municipal Law, an application by **Columbia Equipment** for **height** and **parking variances** to construct a four-story office building/professional training center for property located in **Freeport** and described as **Section 62; Block D; Lot(s) 147 - 150**; and

WHEREAS, the staff of the NASSAU COUNTY PLANNING COMMISSION has inspected the subject property in the field, has reviewed the request of the applicant and considered existing ordinances and zoning; and

WHEREAS, information regarding the subject application was received on **5/19/22**; and

WHEREAS, the applicant is requesting height and parking variances to construct a four-story office building/professional training center (three stories over surface parking) consisting of 28,032 square feet. A maximum height of 50 feet is permitted with 53 feet proposed. Regarding parking, a minimum number of 75 spaces are required with 14 spaces proposed. The subject property is located within the Ind. A zoning district; and

WHEREAS, the essentially rectangle-shaped 33,645 square foot subject property is located on the west side of Albany Ave. across from Niagara Ave. The site is essentially an open storage yard. The subject property is located in an older industrial area surrounded by light industrial, warehouse and office uses. To the west of the subject property and fronting on Mill Rd. is BJ's Wholesale Club. The applicant proposes to construct a four-story office building/professional training facility consisting of 28,032 square feet with surface parking below the three floors of offices and classrooms. Albany Ave. and the surrounding streets were observed to heavily parked. On-street parking in the area is generally unregulated but is constrained as curb-cuts serving many of the uses along Albany Ave. take up a large portion of the sites' frontages; and

WHEREAS, an application by the applicant was before the Nassau County Planning Commission on two previous occasions, Jan. 28, 2021 and May 27, 2021, for a smaller building (three stories and 19,432 square feet) where a substantial parking variance was required (14 spaces provided and 49 spaces required). The Planning Commission requested a parking study. One was provided and the Commission recommended Local Determination at the May 27th Commission meeting. The current application shows a building that is four stories and is about 30 percent larger with the same number of parking spaces being provided; and

NOW THEREFORE BE IT RESOLVED, that after due deliberation and consideration, the NASSAU COUNTY PLANNING COMMISSION finds:

- The proposed project results in a substantial parking shortfall where 75 parking spaces are required with only 14 spaces provided. The Planning Commission expressed its concerns regarding a parking shortfall when a much smaller building was initially proposed. The current project is 30 percent larger than the initial building with no increase in the number of parking spaces.
- On-street parking is heavily utilized and is constrained as curb-cuts serving many of the buildings are wide and take up a large percentage of the sites' frontages thereby precluding on-street parking along significant portions of Albany Ave. and surrounding streets.

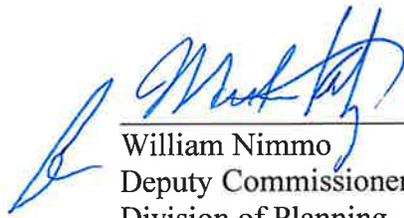
STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

I, William Nimmo, Deputy Commissioner of the NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS, Division of Planning, do hereby certify that I have compared the proceeding with the original resolution passed by the PLANNING COMMISSION of Nassau County, New York on 6/23/22

on file in my office and recorded in the record of proceeding of the PLANNING COMMISSION of the County of Nassau and do certify the same to be a correct transcript therefrom and the whole said original.

I further certify that the Resolution herein above-mentioned was passed by the concurring affirmative vote of the PLANNING COMMISSION of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand,
This 23rd day of JUNE
In the year two thousand and twenty-two



William Nimmo
Deputy Commissioner
Division of Planning, Department of Public Works

AND BE IT FURTHER RESOLVED, that the NASSAU COUNTY PLANNING COMMISSION hereby recommends **DISAPPROVAL** of the aforementioned as provided by law.

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the referring, municipality within thirty (30) days after final action, shall file a report with the NASSAU COUNTY PLANNING COMMISSION, and if said action is contrary to this recommendation, set forth the reasons for such contrary action.

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

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

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 6/23/22**

M^cLaughlin & Stern

Christian Browne, Esq.
Partner
cbrowne@mclaughlinstern.com

1122 FRANKLIN AVE., SUITE 300
GARDEN CITY, NEW YORK 11530
(516) 829-6900
FAX (516) 829-6966
www.mclaughlinstern.com

NEW YORK, NY
MILLBROOK, NY
WESTPORT, CT
WEST PALM BEACH, FL
NAPLES, FL
CLARK, NJ

July 8, 2022

VIA FEDERAL EXPRESS

Building Department
Village of Freeport
Village Clerk's Office
46 North Ocean Avenue
Freeport, New York 11520

**Re: Application of Look North Together, Inc.
134 S. Ocean Avenue, Freeport, New York
Section: 62; Block: 114; Lot 110**

Dear Sir/Madam:

This law firm represents the Applicant on the above-referenced zoning application.

Enclosed please find twelve (12) sets of Zoning Application packages together with our client's check in the sum of \$1,875.00 representing the filing fee for same. Kindly file same accordingly and advise of a public hearing date.

If you have any questions, please feel free to contact me.

Sincerely,



Christian Browne

CB:cn
Enclosures

RECEIVED

2022 JUL 13 P 3:32

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

McLaughlin & Stern

Christian Browne, Esq.
Partner
cbrowne@mclaughlinstern.com

1122 FRANKLIN AVE., SUITE 300
GARDEN CITY, NEW YORK 11530
(516) 829-6900
FAX (516) 829-6966
www.mclaughlinstern.com

NEW YORK, NY
MILLBROOK, NY
WESTPORT, CT
WEST PALM BEACH, FL
NAPLES, FL
CLARK, NJ

July 12, 2022

VIA FEDERAL EXPRESS

Building Department
Village of Freeport
Village Clerk's Office
46 North Ocean Avenue
Freeport, New York 11520

**Re: Application of Look North Together, Inc.
134 S. Ocean Avenue, Freeport, New York
Section: 62; Block: 114; Lot 110**

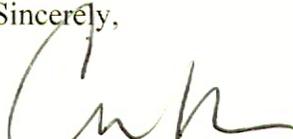
Dear Sir/Madam:

This law firm represents the Applicant on the above-referenced zoning application.

Enclosed please find two (2) original revised Applications and ten (10) copies of revised Applications for the zoning package previously submitted on July 8, 2022. Kindly file same accordingly and advise of a public hearing date.

Thank you for your courtesy and cooperation in this matter.

Sincerely,



Christian Browne

CB:cn
Enclosures

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
2022 JUL 13 P 2:58

RECEIVED

{N0491375.1}



RECEIVED

2022 JUL 13 P 3:32

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

June 22, 2022

Amended Letter of Denial

Laura Coletti, R.A.
c/o Impact Architecture
399 Conklin Street – Suite 208
Farmingdale, NY 11735

RE: 134 S. Ocean Ave., Freeport, NY

Zoning District – Residence Apartment – Sec. 62 Blk. 114 Lot 110

Building Permit Application #20211963

**Description: Construct new 24 unit, 3-story 19,966 sq. ft. multiple
dwelling with underground parking and rooftop terrace**

Dear Sir/Madam:

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

1) 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.

2) Village Ordinance §210-48 – Lot area; No apartment house shall be erected on a lot whose area is less than fifteen thousand (15,000) sq. ft. or which provides less than 990 sq. ft. of lot area per apartment unit. The application as submitted has a lot area of 16,600 sq. ft. which allows 17 apartments. The application as submitted show 24 apartments. A variance will be required for seven (7) additional apartments over the maximum allowed.

3) Village Ordinance §210-47A Building Height. Generally all building and structure shall be limited to 50 ft. in height, except no dwelling shall have a height more than 35 ft. nor have more than 3 stories and apartment house shall not exceed 32 ft. in height nor have more than 2 1/2 stories, including the basement. The application as submitted shows a building, 3 stories in height and an overall height of 39 ft. 3 inches to the top of the roof pergola. This application will need a variance for 1/2 story above the 2 1/2 permitted and a variance for having a building 7 ft. 3 inches taller than the 32 ft. allowed

4) Village Ordinance §210-51A. Required yards. Front yard depths: the average front yard depth of existing buildings on the same side of the street in the same block and within 200 ft. of each side of the lot, if there are no buildings as foresaid the average front yard depth of the existing buildings on the opposite side of the street in the same block and within 200 ft. of the lines projected from each side of the lot, in no event, less than 25 ft. The application as submitted shows a front yard depth of 25 ft. The average depth of the street is 62 ft. A variance will be needed for a front yard 37 ft. less than the average.

RE: 134 S. Ocean Avenue, Freeport, NY

5) **Village Ordinance §210-172A(2)(A). Parking required.** Apartment houses and multi-family residences parking spaces accessible to all tenants shall be provided on the premises in accordance with the following schedule – Efficiency – 1.0, one-bedroom-1.5, two or more bedroom -2.0 The application as submitted shows a total of 24 apartments, 9 studio and 15 one-bedroom apartments which require 32 parking spaces. The application shows 24 parking spaces provided. This application will need 8 parking space variance.

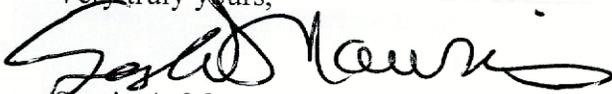
6) **Village Ordinance 210-49C.** Open space, out of doors and uncovered, shall be provided at the ratio of at least 1 sq. ft. of open space to each 2 sq. ft. of residential floor area which excludes the basement or cellar. The application submitted shows 19,967 sq. ft. of residential floor space. This requires 9,985 sq. ft. of open space. The application submitted shows a total of 9016.25 sq. ft. of rooftop open space. A variance is required to allow an apartment building with 968.75 sq. ft. open space 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 Clerks 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 Village 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 **516-377-2300**.

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings

/cd
encl.

c: Village Clerk
Laura Colletti, R.A.

SITE PLAN APPROVAL NEEDED Yes X No _____

RECEIVED
2022 JUL 13 P 3: 32
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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2022 JUL 13 P 3: 32

Positive Declaration

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

X Negative 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. # 20211963

Location: 134 S. Ocean Avenue, Freeport, NY

Applicant : Look North Together Inc.

Description: Construct a new 24 unit, three-story 19,966 sq. ft. multiple dwelling with
Underground parking and rooftop terrace

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

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

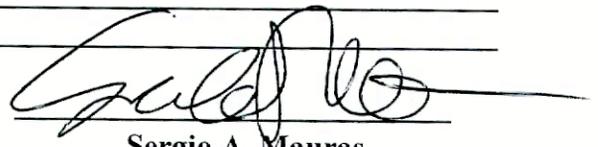
REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: June 22, 2022 - Amended



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 JUL 13 P 3:33

SEC. 62 BLK. 114 LOT. 140

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of
LOOK NORTH TOGETHER, INC.
To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH ORIGINAL NOTES

Strike out inapplicable phrase

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

Obtain reason for denial from Department of Buildings.

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

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

Describe fully and clearly the use desired.

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

Refer where possible to paragraphs and section by numbers.

The application of Look North Together, Inc.

respectfully states and alleges:

1 That the applicant (~~resides at~~) (has its principal office for the conducting of its business at) 1488 Deer Park Avenue Suite# 364, North Babylon, NY 11703-6245

2 That the premises affected by this application is located at Land Map of Nassau County 134 S. Ocean Avenue Sec. 62 Blk. 114 Lot(s) 110 and that the interest which the applicant has in the property concerned is that of fee owner.

3 That (~~the applicant~~) (the applicant's duly authorized architect) on or about the 1st 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:
Plan to construct a 3 story, 24 unit apartment building with parking.

4 That on or about the 6th day of June, 20 22, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: Violation of lot area, building height, required yards and parking provisions of the zoning ordinance, section 210-49C, open space, out of doors and uncovered.

5 That the nature of the improvements now upon said premises is as follows: former daycare center.

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

7 That the applicant seeks authority to make use of said premises as follows: See above.

8 Upon information and belief that a (~~permits~~) (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 Article 7 of the Village Law.

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: Proposed use is permitted in the zone and the variances are not substantial.

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 number 9

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

12. That ~~(the applicant has made a 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: 7/11, 2022

[Signature]
Look North Together, Inc.

BY: Alexander Onasis

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~~ Suffolk ss:

The applicant Alexander Onasis named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by _____ 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 _____ believe _____ to be true.

Sworn to before me this _____ day

of July, 2022

Notary Public [Signature]

ISABELLA ANATOLIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6339518
Qualified in Suffolk County
Commission Expires April 4, 2024

**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.

_____, 20_____
Date Year

Signature

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 _____

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
Signature
2022 JUL 13 P 3:33

RECEIVED

617.20
Appendix B
Short Environmental Assessment Form

MAR 9 2 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.

Part 1 - Project and Sponsor Information			
134 So Ocean Avenue, Freeport, NY 11520			
Name of Action or Project: 134 So Ocean			
Project Location (describe, and attach a location map): 134 So Ocean Avenue between west Merrick Rd and Smith St			
Brief Description of Proposed Action: Provide new 3 story 24 apartment building, steel framed, with underground parking for 24 cars			
Name of Applicant or Sponsor: Laura Coletti, RA c/o Impact Architecture, pllc		Telephone: 631-339-0590 E-Mail: lcoletti@impactarchitecture1.com	
Address: 399 Conklin St, Suite 208			
City/PO: Farmingdale		State: New York	Zip Code: 11735
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 type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.38 acres acres	
b. Total acreage to be physically disturbed?		.38 acres acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.38 acres 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

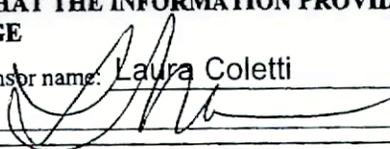
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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<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? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<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? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<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: _____	NO	YES	
	<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 checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Adequate Storm Drains provided	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

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 33

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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Laura Coletti</u>	Date: <u>3-10-2022</u>	
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input 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"/>

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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?	<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.

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20211963

MAR 9 2 2022

Filing Date 1/7/2021 original

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>134 So Ocean Avenue</u> (No.) (Street)	ZONING DISTRICT <u>Apartment</u>
	BETWEEN _____ (Cross Street) AND _____ (Cross Street)	
	SECTION <u>b2</u> BLOCK <u>114</u> LOT <u>110</u>	APPROX. LOT SIZE <u>161.09</u> x <u>161.09</u> LOT AREA <u>16.600</u>

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-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)	RESIDENTIAL 11 <input type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input checked="" type="checkbox"/> Apartment - Enter No. of Units <u>24</u> 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 _____ NON RESIDENTIAL - Complete Part "E" 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Stores, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, Institutional 22 <input type="checkbox"/> Other - Specify _____
C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>1150000.00</u>	<u>New 3 Story Apartment Building w/ 24 Units and New Parking beneath the building for 24 Cars</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>Look North Together, Inc.</u>	<u>1488 Deer Park Avenue, Suite# 364, North Babylon, NY 11703</u>	<u>3478373660</u>
2. Contractor		
3. Architect or Engineer <u>Laura M. Coletti, RA c/o Impa</u>	<u>399 Conklin St, Suite 208 Farmingdale, NY 11735</u>	<u>6312590</u>

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
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 _____ (Print) Address _____ Phone _____ State of New York County of Nassau <u>Alexander Onasis</u> 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. (His or Her) Sworn to before me this <u>14th</u> day of <u>March</u> , 20 <u>22</u> <u>Isabelle Outek</u> Notary Public, County, N.Y.	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <u>X</u> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <u>X</u> PROJECT DESCRIPTION Total/First Flr Square Feet <u>6655.5</u> Upper Flrs Square Feet <u>13311.25</u> # of Fixtures <u>144</u> # of Floors <u>3</u> Occup. Type <u>R-2</u>

VI. VALIDATION (Official Use Only)	Approved by: _____ Superintendent of Buildings
Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	RECEIVED 2022 JUL 13 P 3:31 CLERK'S OFFICE VILLAGE OF FREEPORT, NY

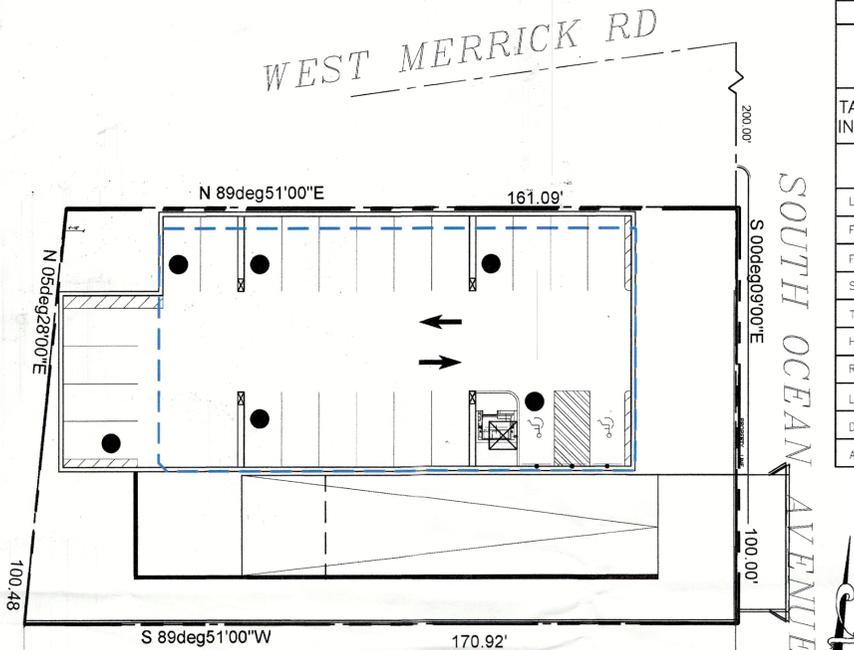
SOUTH OCEAN APARTMENT BUILDING

134 SO OCEAN AVENUE

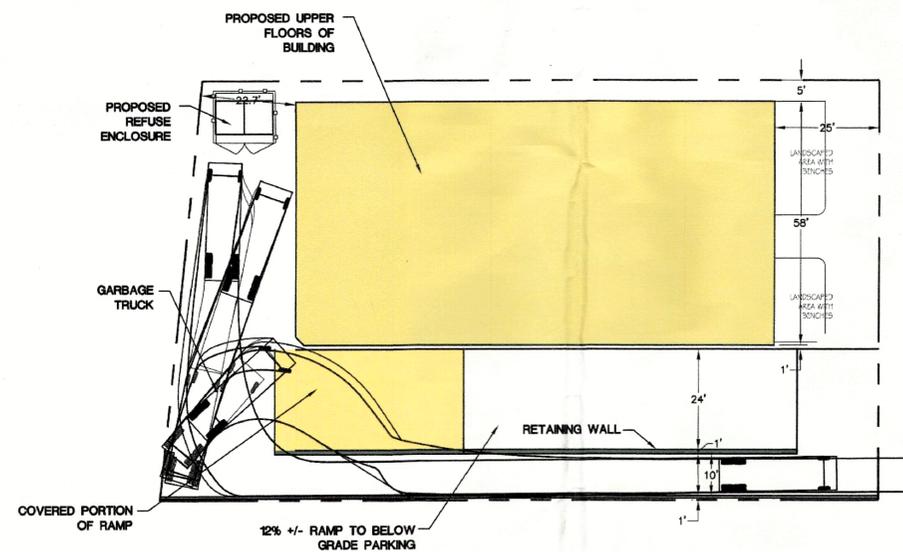
FREEPORT, NY 11520

VILLAGE OF FREEPORT

SEC 62 BLOCK 114 LOT 110



SITE PLAN/UNDERBUILDING PARKING
1"=20'-0"



SITE PLAN- GRADE LEVEL CONCEPT
1"=20'-0"

ZONING ANALYSIS				
VILLAGE OF: FREEPORT		COUNTY OF: NASSAU		
ZONING DISTRICT: RESIDENCE APARTMENTS				
TAX MAP INFO :	DIST.	SECTION	BLOCK	LOT
	62	114	114	110
REQUIREMENT	ALLOWABLE	EXISTING	PROPOSED	
LOT SIZE	15,000 SF	16,600.05 SF	16,600.05 SF	
FRONT WIDTH	100'	100'	100'	
FRONT YARD	25'	51.9'	25'	
SIDE YARD	20'	9.18'	5'	
TOTAL SIDES	N/A	N/A	41'	
HEIGHT	32'	N/A	32'	
REAR YARD	20'	N/A	21.09'	
LOT COVERAGE	40%	N/A	40%	
DENSITY	16.76 UNITS	N/A	24 UNITS	
APARTMENT SF	600 SF	N/A	600 SF	

BUILDING CODE ANALYSIS

PROJECT NAME & ADDRESS
SOUTH OCEAN APARTMENTS
134 SO OCEAN AVENUE
FREEPORT NY 11520
ZONE: APARTMENTS
NEW CONSTRUCTION

DESCRIPTION
EXISTING: 3 STORY MULTI-FAMILY
PROPOSED USE: 24 APARTMENTS BUILDING
THREE STORY STEEL/MASONRY

APPLICABLE CODES
2020 BCNYS
2020 ECCNYS
2020 PCNYS
2020 MCNYS
2020 FCNYS
ICC A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES WITH THE NYS NEWLY ADOPTED ACCESSIBILITY SIGN
ASHRAE 90.1 2013 (JULY 2014 PRINTING)

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)
RESIDENTIAL GROUP R-2
PROPOSED SPACE: APPROX 19,966 SF TOTAL
6,656 SF FTFRNT

TABLE 508.4 NO SEPARATION REQUIRED R/R
TYPE OF CONSTRUCTION (CHAPTER 6)

TABLE 601	REQ	PROVIDED
BUILDING ELEMENT		
STRUCTURAL FRAME	0	0
EXT BEARING WALLS	0	0
INT BEARING WALLS	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

TABLE 602 (R2/VB)	REQ	PROVIDED
< 5'	1	NA
>=5'; <10'	1	1
>=10'; <30'	0	0
>=30'	0	0

FIRE RATE CONSTRUCTION (CHAPTER 7)

INTERIOR FINISHES (CHAPTER 8)
TABLE 803.4 CLASS C OR GREATER REQUIRED
CLASS C OR GREATER PROVIDED

FIRE PROTECTION (CHAPTER 9)
SPRINKLERS REQUIRED (903.2.8)
GROUP R-2 OCCUPANCY

FIRE ALARMS (907.2.9)
FIRE ALARM SYSTEMS AND SMOKE ALARMS ARE REQUIRED
MANUAL FIRE ALARM REQ THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM
SINGLE AND MULTIPLE STATION SMOKE ALARMS PER SEC 907.2.11

MEANS OF EGRESS (CHAPTER 10)(TABLE 1004.5)

TABLE 1006.3.2
TWO MEANS OF EGRESS REQUIRED; TWO EXITS PROVIDED

SITE DATA:

AREA OF SITE.....16,600.5 SF
TOTAL AREA OF BUILDING.....19,966.875 SF
LOT COVERAGE = 6,655.625 / 16600.5 = 40%
INTENDED USE OF PROPERTY.....RESIDENTIAL; APARTMENTS
ZONING.....RESIDENCE APARTMENTS

NOTE:
APARTMENTS 1ST FLOOR, (5) 1 BEDROOM, (3) STUDIO
SECOND FLOOR, (5) 1 BEDROOM, (3) STUDIO
THIRD FLOOR, (5) 1 BEDROOM, (3) STUDIO
TOTAL APARTMENTS: 24 APARTMENTS, (15) 1 BEDROOM, (9) STUDIO

ELEVATIONS REFER TO U.S. COAST & GEODETIC SURVEY DATUM

PARKING DATA:

PARKING REQUIRED PER APARTMENT:
1 PER STUDIO
1.5 PER (1) BED
PARKING REQUIRED

NOTE: PARKING:
TOTAL APARTMENTS: 24 APARTMENTS, (9) STUDIO, (15) 1 BEDROOM
(1)SPACES PER STUDIO: 9 SPACES
(1.5)SPACES PER (1) BEDROOM: 22.5 SPACES
TOTAL SPACES REQUIRED: 31.5
TOTAL SPACES PROVIDED: 24

NOTE: OPEN AREA: OPEN AREA REQUIRED: 9,985; PROVIDED: 4727.25 ROOF AREA
RECREATION AREA REQUIRED: 1 SF/6 SF BUILDING AREA: 1634; PROVIDED: 2056 SF
ROOF TOP
BALCONY OPEN AREA 648.7 SF

BUILDING PLAN REVIEW NOTE:

TOWN PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:
ACCURATE, CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION, CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE IS THE RESPONSIBILITY OF THE LICENSEE.

CERTIFICATIONS

1. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, AND TO THE BEST OF MY BELIEF, KNOWLEDGE, AND INFORMATION, MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND THE RESIDENTIAL CODE OF NEW YORK STATE.
2. THE FRAMING DESIGN STANDARD USED IS THE AMERICAN FOREST AND PAPER ASSOCIATION "WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION".
3. ALL WORK SHALL CONFORM TO THE NY STATE UNIFORM BUILDING CODE - 2020.

SCHEDULE OF DRAWINGS

A-000 COVER SHEET, CERTIFICATIONS, SITE PLAN, NOTES
A-101 FIRST FLOOR PLAN
A-102 SECOND/THIRD FLOOR PLAN
A-200 ELEVATIONS
A-201 ELEVATIONS



revision	date	number
1	12/16/2020	1
2	5/27/2021	2
3	2-15-2022	3
4	5-10-2022	4

date	checked by
DECEMBER 2020	LKC
AS NOTED	LKC
2027	LKC

BUILDING CODE REVIEW
ZONING CODE REVIEW
SITE PLAN

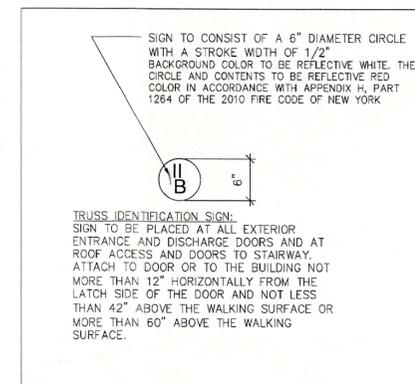
PROJECT NO. 2027

DATE: DECEMBER 2020

SCALE: AS NOTED

CHECKED BY: LKC

DRAWN BY: LKC



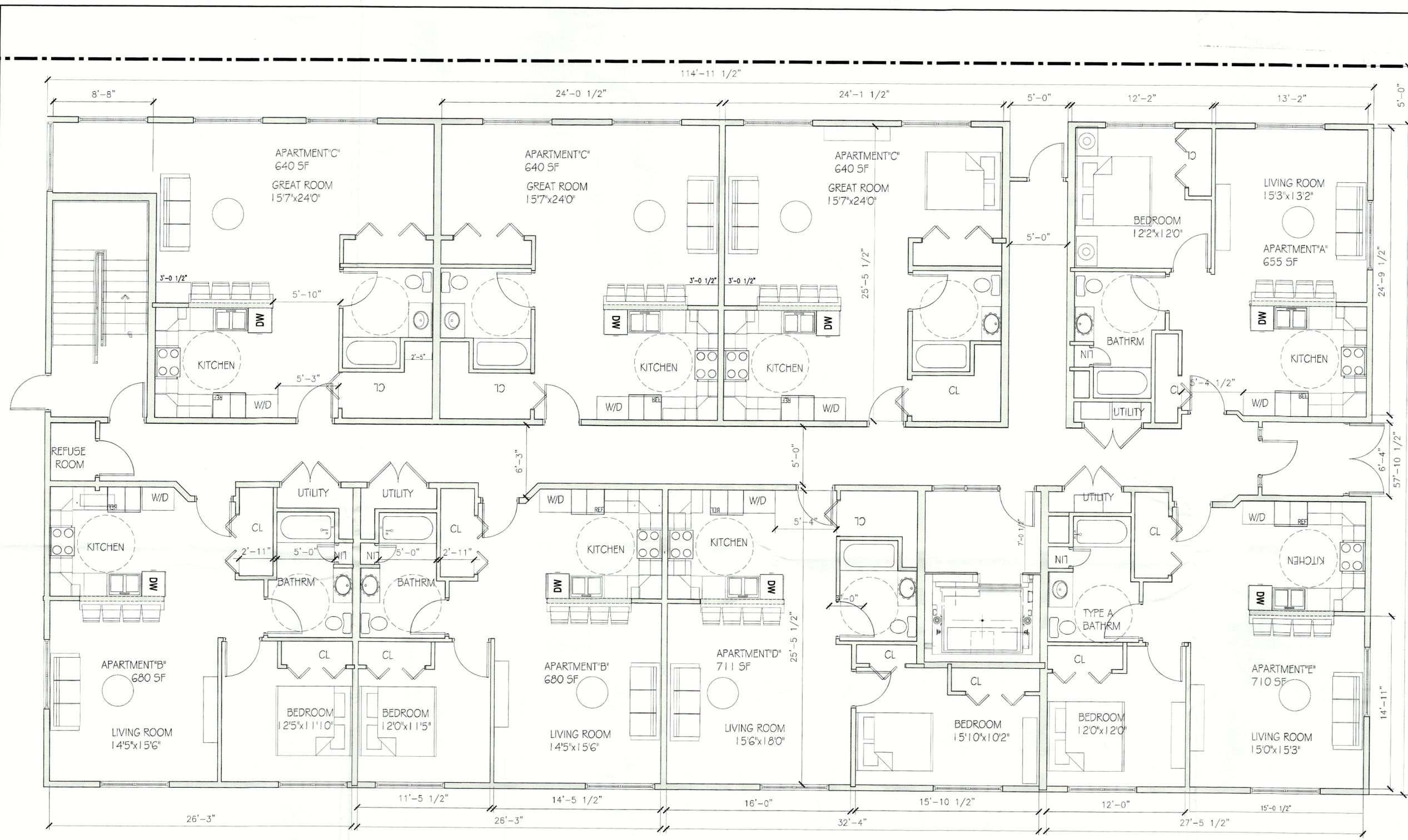
PROJECT NAME:
SOUTH OCEAN AVENUE APARTMENTS
134 SO OCEAN AVENUE
FREEPORT, NEW YORK

COVER SHEET

DRAWING NO. C-000

C-000

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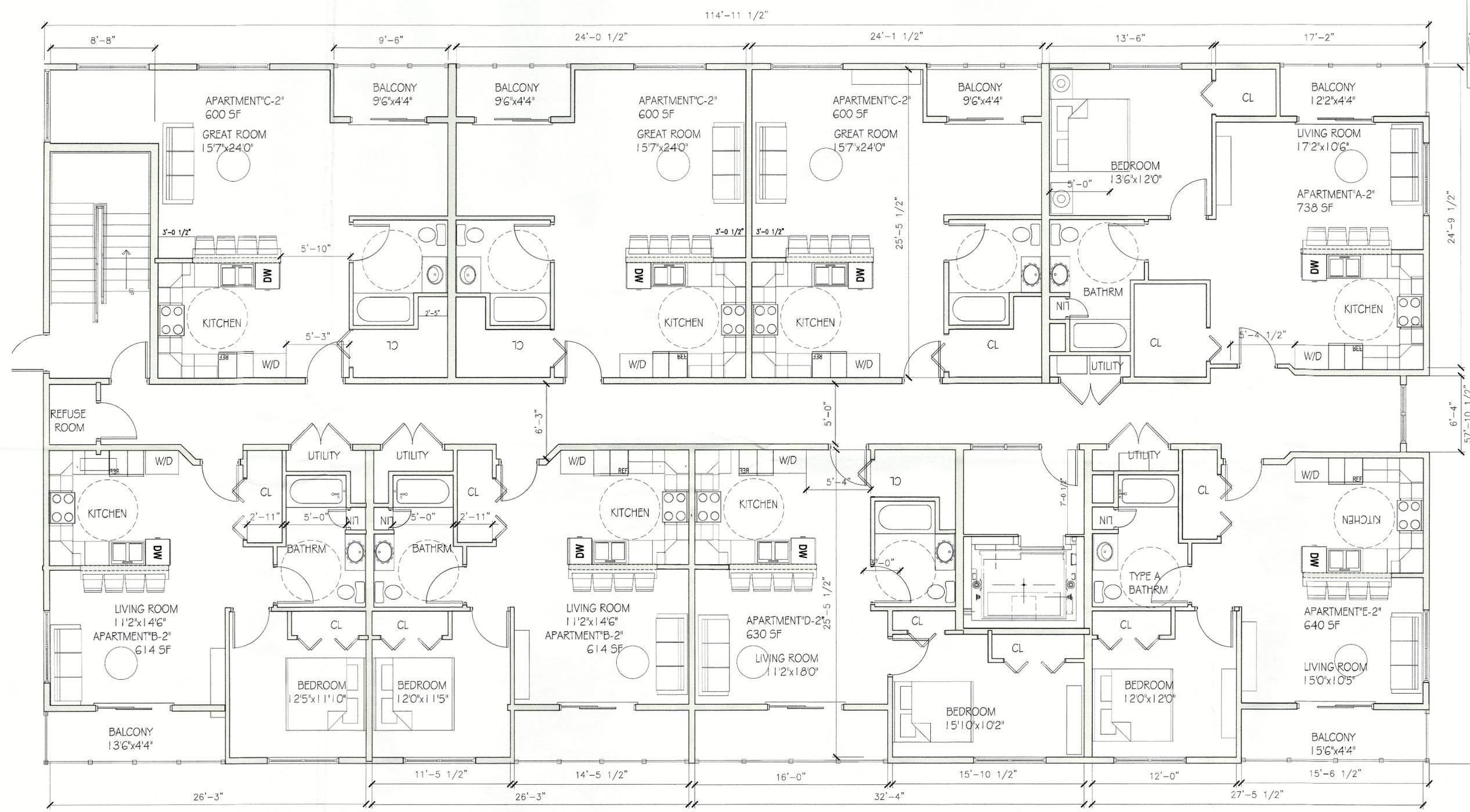
revision	12/18/2020	12/18/2020	5/27/2021	2-15-2022	5-10-2022
description	REVISION TO BUILDING FOR LETTER OF DENIAL				
date					
number	1	2	3	4	5

date	DECEMBER 2020	checked by	MLC
people	AS NOTED	drawn by	MLC
project no.	2027		

1ST FLOOR PLAN
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 PLANNING DEPARTMENT

project name:
 SOUTH OCEAN AVENUE APARTMENTS
 134 SO OCEAN AVENUE
 FREEPORT, NEW YORK
 drawing no.
A-100

FIRST FLOOR PLANS
 SCALE: 3/16" = 1'-0"
(5) ONE BEDROOM, (3) STUDIO



SECOND AND THIRD FLOOR PLANS
 SCALE: 3/16" = 1'-0"
(5) ONE BEDROOM, (3) STUDIO

Number	Date	Revision
1	12/18/2020	SUBMIT TO BUILDING FOR LETTER OF DENIAL
2	5/07/2021	RESUBMIT TO BUILDING FOR LETTER OF DENIAL
3	2-15-2022	RESUBMIT TO BUILDING FOR LETTER OF DENIAL
4	5-10-2022	ASSUBMIT TO BUILDING FOR LETTER OF DENIAL

DATE	DECEMBER 2020	CHECKED BY:	MLK
SCALE	AS NOTED	DRAWN BY:	LMC
PROJECT NO.	2027		

2ND & 3RD FLOOR PLAN
 CLEARANCE HEIGHT SHALL BE 8'-0" MINIMUM

PROJECT NAME:
 SOUTH OCEAN AVENUE APARTMENTS
 134 SO OCEAN AVENUE
 FREEPORT, NEW YORK
 DRAWING DATE:
 2ND & 3RD FLOOR PLAN

DRAWING NO.
A-102

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number	date	revision
A	12/18/2020	SUBMIT TO BUILDING FOR LETTER OF DENIAL
A	5/27/2021	SUBMIT TO BUILDING FOR LETTER OF DENIAL
A	2-15-2022	RESUBMIT TO BUILDING FOR LETTER OF DENIAL
A	5-10-2022	RESUBMIT TO BUILDING FOR LETTER OF DENIAL

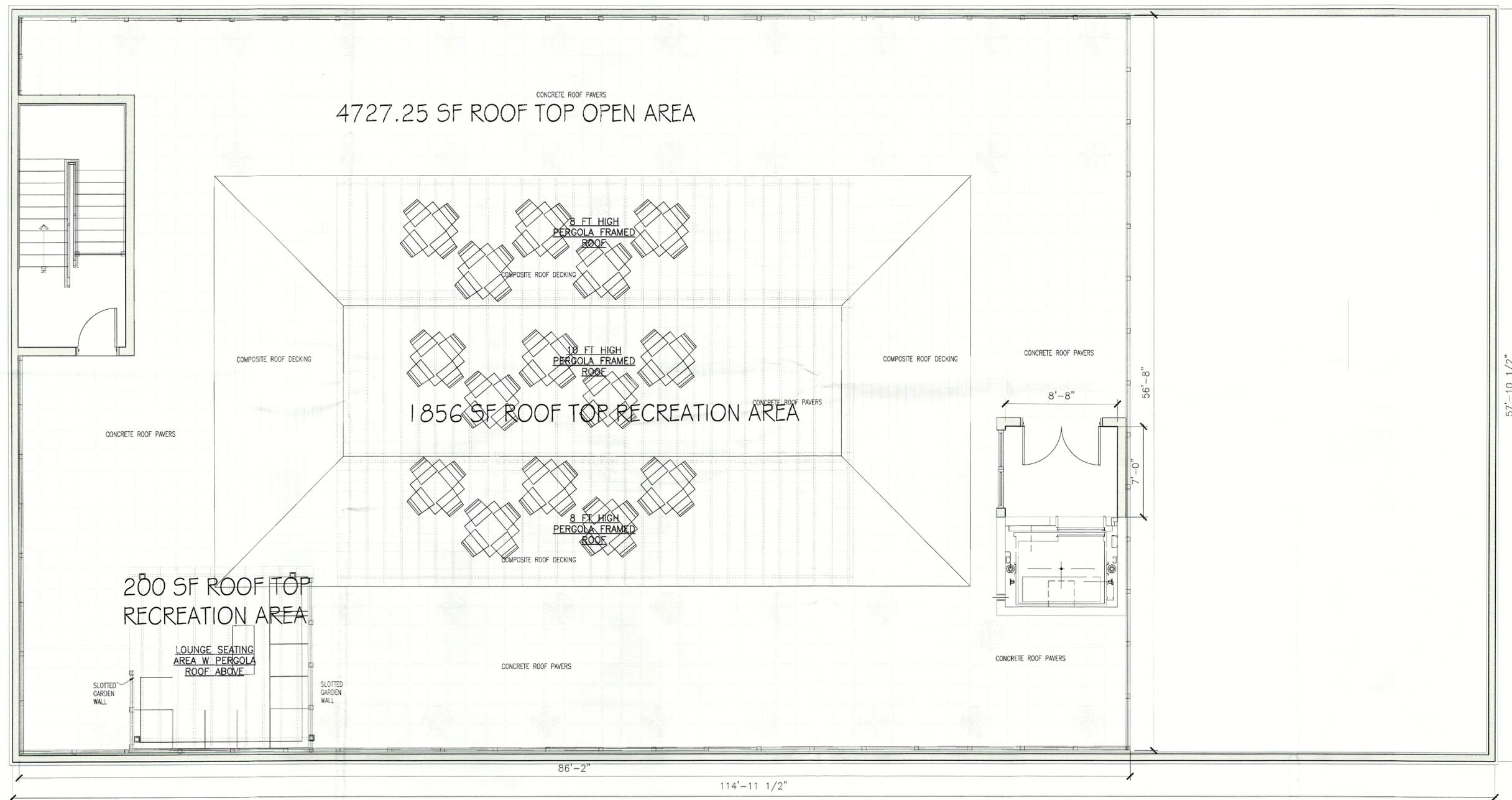
DATE	DECEMBER 2020	CHECKED BY	MK
SCALE	AS NOTED	DRAWN BY	LUC
PROJECT NO.	2027		

2ND & 3RD FLOOR PLAN
 CLERKS OFFICE
 VILLAGE OF FREEPORT, NY

PROJECT NAME:
 SOUTH OCEAN AVENUE APARTMENTS
 134 SO OCEAN AVENUE
 FREEPORT, NEW YORK

DRAWING TITLE:
 ROOF PLAN

A-103



ROOF PLAN
 SCALE: 3/16" = 1'-0"

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FRONT ELEVATION

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



number	date	revision
1	12/19/2020	SUBMIT TO BUILDING FOR LETTER OF OPINION
2	5/27/2021	RESUBMIT TO BUILDING FOR LETTER OF OPINION
3	2-15-2022	RESUBMIT TO BUILDING FOR LETTER OF OPINION
4	5-10-2022	RESUBMIT TO BUILDING FOR LETTER OF OPINION

DATE	DECEMBER 2020	CHECKED BY:	MK
WORK	AS NOTED	DATE	2027
PROJECT NO.	2027	CREATED BY:	LWC

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FRONT ELEVATION
 NORTH ELEVATION

PROJECT NAME:
 SOUTH OCEAN AVENUE APARTMENTS
 134 SO OCEAN AVENUE
 FREEPORT, NEW YORK

PROJECT TYPE:
 ELEVATIONS

DRAWING NO.
A-200



INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

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VILLAGE OF FREEPORT, NY

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

JULY 12, 2022

LETTER OF DENIAL

Greenwood & Sons Inc.
P.O. Box 229
Baldwin, NY 11510

RE: **179 N. Main Street**
Freeport, NY 11520
Zoning District – Service District
Sec: 55 Blk: 262 Lot: 9
Building Permit Application #20222882
Description: Divide structure to create four separate stores

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 §210-172A(12): All non-residential 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 (2) cars for each individual store, shop, or business in the building or structure. The plans that you have submitted with this application indicates a building of 8,691 sq. ft. plus four (4) separate stores. This will require twenty-nine (29) parking spaces. Your application indicates zero (0) parking spaces. Accordingly, you will be seeking a parking variance.

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
Superintendent of Buildings
Joseph Madigan, Plans Examiner

/mw
encl.
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes: X No _____

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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:

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 Application # 20222882

Location: 179 N. Main Street, Freeport, NY 11520

Applicant: Greenwood & Sons Inc.

Description: Divide structure to create four (4) separate stores

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

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

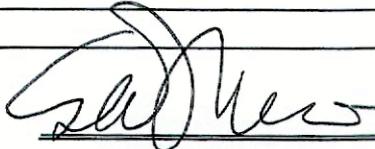
REASON(S) FOR DETERMINATION

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: Freeport, New York
July 12, 2022


Sergio 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. 262 LOT. 9

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of GREENWOOD & SONS INC

respectfully states and alleges:

Strike out
inapplicable
phrase

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

PO BOX 229
BALDWIN NY 11510

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 Land Map of Nassau County

179 North MAIN ST Sec. 55 Blk. 262 Lot(s) 9

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

PARKING VARIANCE

3. That (the applicant) _____) on or about the

6 day of 27 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:

PERMIT APPLICATION, SHORT ENVIRONMENTAL ASSESSMENT
FORM & NOTARIZED ARCHITECTURAL BLUEPRINT

Obtain reason for
denial from
Department of
Buildings.

That on or about the 7 day of 13, 2022, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

210-172A(12) PARKING

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:

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE
STORES

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

5. That said premises are now being used as follows:

PARKING & STORAGE

Describe fully and
clearly the use
desired.

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

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE
STORES FOR RENTAL

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

7. Upon information and belief that a _____ (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 210-172A(12) PARKING

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:

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: INCREASE RENTAL SPACES TO PAY MORTGAGE & TAXES

11. That any deed restrictions running with the land prohibiting the desired use are as follows: NONE

12. That (the applicant has made no previous application to this Board for the authority sought herein)

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

Dated: 7/14, 20 22

GREENWOOD & SONS INC

BY: [Signature]

ITS: LEASEE

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 _____ named in the foregoing application, being duly sworn, depose and say that _____ read the foregoing application subscribed by _____ and know the contents thereof; and that the same is true to _____ own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters _____ believe _____ to be true.

Sworn to before me this 14 day
of July, 20 22

[Signature]
Signature of Applicant

Notary Public [Signature]

JHON J DUQUE MIRA
NOTARY PUBLIC STATE OF NEW YORK
NO. 01DU6425474

Notice
Conflict of Interest

QUALIFIED IN QUEENS & LONG ISLAND
COMMISSION EXPIRES 2025

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.

_____, 20 _____
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Michael Kofke 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 _____.)

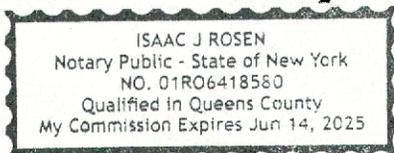
That the owner Michael Kofke consents to the granting of the authority sought in the above application.

Sworn to before me this 15th day
of July, 20 22

[Signature]
Signature

Notary Public [Signature]

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Short Environmental Assessment Form

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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.

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VILLAGE OF FREEPORT, NY

Part 1 - Project and Sponsor Information			
Name of Action or Project: SUB DIVIDE STRUCTURE			
Project Location (describe, and attach a location map): 179 N. MAIN ST. FREEPORT NY 11510			
Brief Description of Proposed Action: SUB DIVIDE STRUCTURE TO CREATE FOUR SEPERATE INTERIOR STORES			
Name of Applicant or Sponsor: BILL GREENWOOD		Telephone: 516 640 4845	
		E-Mail: WAREHOUSE228@GMAIL.COM	
Address: 179 N. MAIN ST			
City/PO: Freeport	State: NY	Zip Code: 11510	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
			✓
3.a. Total acreage of the site of the proposed action?		N/A acres	
b. Total acreage to be physically disturbed?		N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A 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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JUN 27 2022

		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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES	
				✓
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES	
				✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES	
		✓		
b. Is the proposed action located in an archeological sensitive area?		✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		✓		
16. Is the project site located in the 100 year flood plain?		NO	YES	
		✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		NO	YES	
				✓
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Bill GREENWOOD</u>		Date: <u>6/12/22</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?	<input checked="" type="checkbox"/>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	
3. Will the proposed action impair the character or quality of the existing community?	<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"/>	
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"/>	
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"/>	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<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"/>	

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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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<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. _____

Filing Date 6/27/2022

2022288:
2022088

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>179 North Main St</u> (No.) (Street)	ZONING DISTRICT <u>Service Business</u>
	BETWEEN <u>West Dean St</u> (Cross Street) AND <u>Washburn Ave</u> (Cross Street)	
	SECTION <u>55</u> BLOCK <u>262</u> LOT <u>9</u> APPROX. LOT SIZE <u>115.28</u> X <u>129.36</u> LOT AREA <u>14.912</u>	

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

<p>A. TYPE OF IMPROVEMENT</p> <p>1 New building</p> <p>2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____)</p> <p>3 Swimming Pool</p> <p>4 Repair (replacement)</p> <p>5 Bulkhead (New, Repair)</p> <p>6 Fence</p> <p>7 Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>11 One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 <input checked="" type="checkbox"/> Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, Institutional</p> <p>22 Other - Specify _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>11 One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 <input checked="" type="checkbox"/> Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, Institutional</p> <p>22 Other - Specify _____</p>
<p>RESIDENTIAL</p> <p>11 One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 <input checked="" type="checkbox"/> Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, Institutional</p> <p>22 Other - Specify _____</p>		

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>15860</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p style="text-align: center;"><u>SUB DIVIDE STRUCTURE TO CREATE FOUR SEPARATE & INTERIOR STORES</u></p>
---	--

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>GREENWOOD & SONS Inc</u>	<u>P.O. Box 229 BALDWIN NY 11510</u>	<u>516 640 4845</u>
2. Contractor	<u>SUNNY BLUE GLASS CORP</u>	<u>1419 128th St College Pt NY 11356</u>	<u>917 519 9811</u>
3. Architect or Engineer	<u>Cleaton Prevalus</u>	<u>14 Starks Pl Lynbrook NY 11563</u>	<u>347 362 0707</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workman's Compensation Law.

Workman's Compensation Certificate No. EIT 286553602 Company EMPLOYERS Exp. Date 6/22

Contractor or Owner SUNNY BLUE GLASS CORP

Address 1419 128th St College Pt NY 11356

Phone 917 519 9811

State of New York

County of Nassau

GUANGZHONG MENG 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 13th day of JUNE, 2022

DIANA M PAUL JONES
Notary Public, State of New York
No. 01PA4831934 (Applicant Signature)
Qualified in Queens County
Comm. Exp. 5/31/2023

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 Flr Square Feet	<u>7554.29</u>
Upper Flrs Square Feet	_____
# of Fixtures	_____
# of Floors	<u>1</u>
Occup. Type	<u>OFFICE</u>

VI. VALIDATION (Official Use Only)

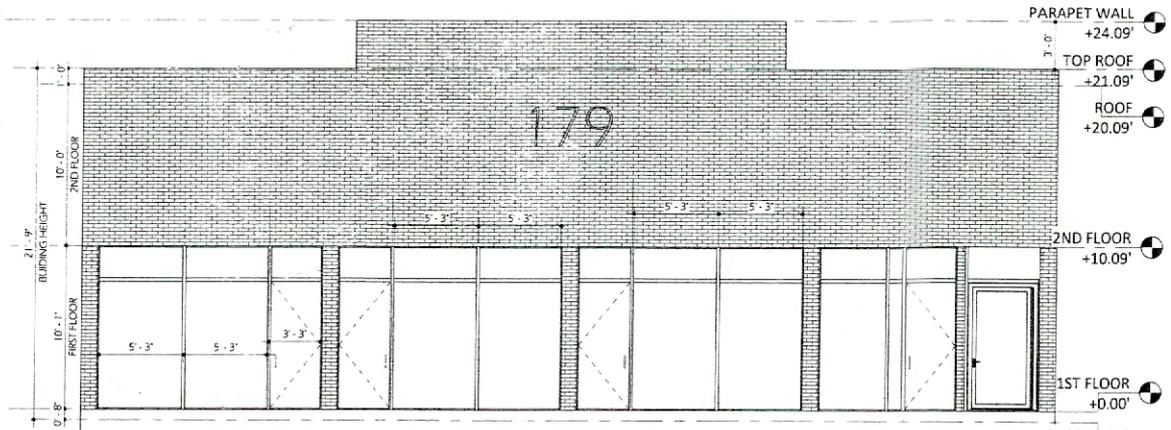
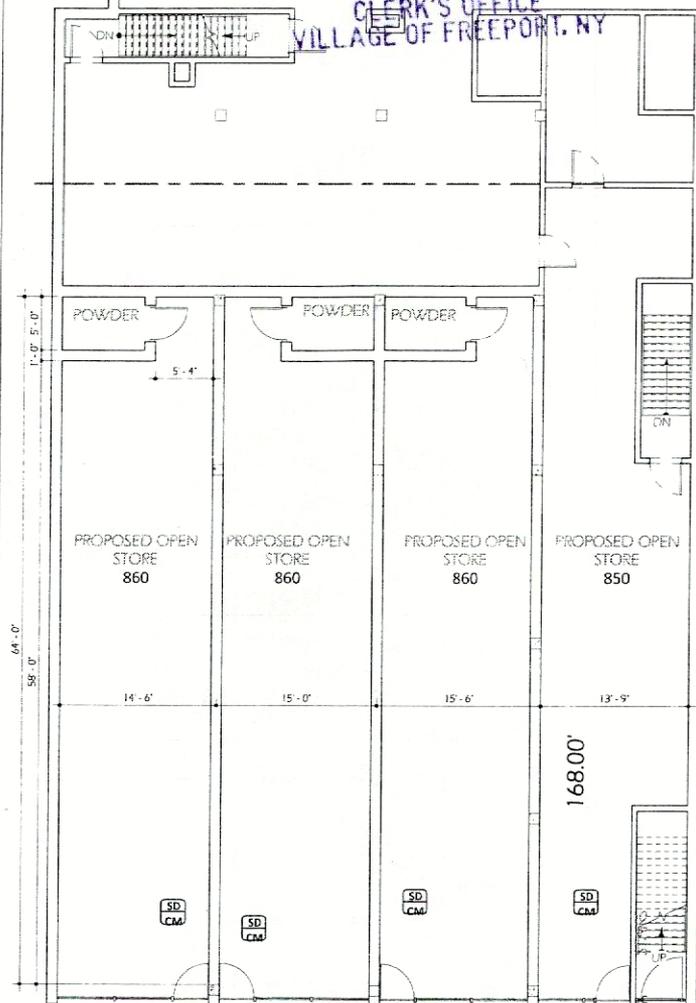
<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p>Approved by: _____</p> <p>Superintendent of Buildings</p>
---	--

179 N. MAIN STREET

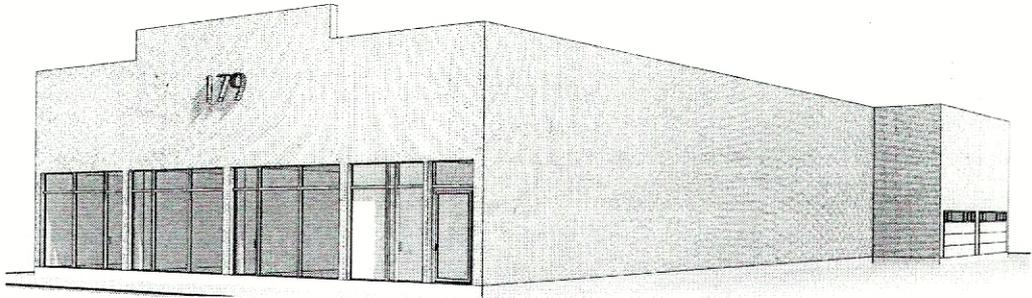
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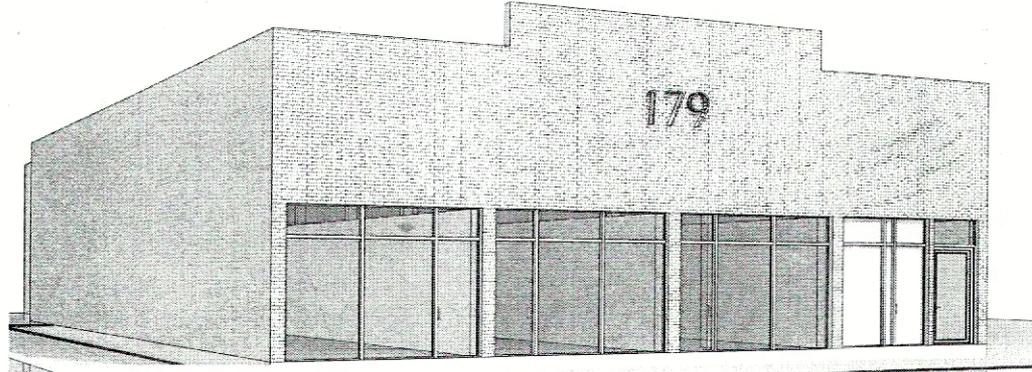
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2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 FRONT VIEW
SCALE:



4 FRONT VIEW
SCALE:

1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

For Sale Or Lease ~ Industrial / Retail Property

179 N Main Street

Freeport, NY 11520

METRO
REALTY SERVICES LLC



Building Size: ±21,618 sf
Lot Size: 0.33 acres
Ceiling Height: 10' / 17.6' in 3,648 sf
Drive-ins: 4
Docks: 4 position interior platform
Heat: Forced hot air
Power: ±500 amps
Sewers: Yes
Parking: 10 + street
Zoning: Service Business "SB"
Sec, Block, Lot: 55, 262, 9

Comments:

- ◆ Two story industrial warehouse building plus basement
- ◆ 9,638sf first floor, 5,990sf second floor, 5,990sf basement
- ◆ 10'x12' freight elevator
- ◆ Located near the LIRR Freeport station & bus stop
- ◆ Easy access to W Sunrise Hwy & Meadowbrook Pkwy
- ◆ Two street access

Sale Price: \$2,000,000
Lease Price: Possible
Taxes: +/- \$3.04 per sf
(includes village)

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
(631) 770-0700 Ext. 6359
jeremy@metrorealtyservices.com

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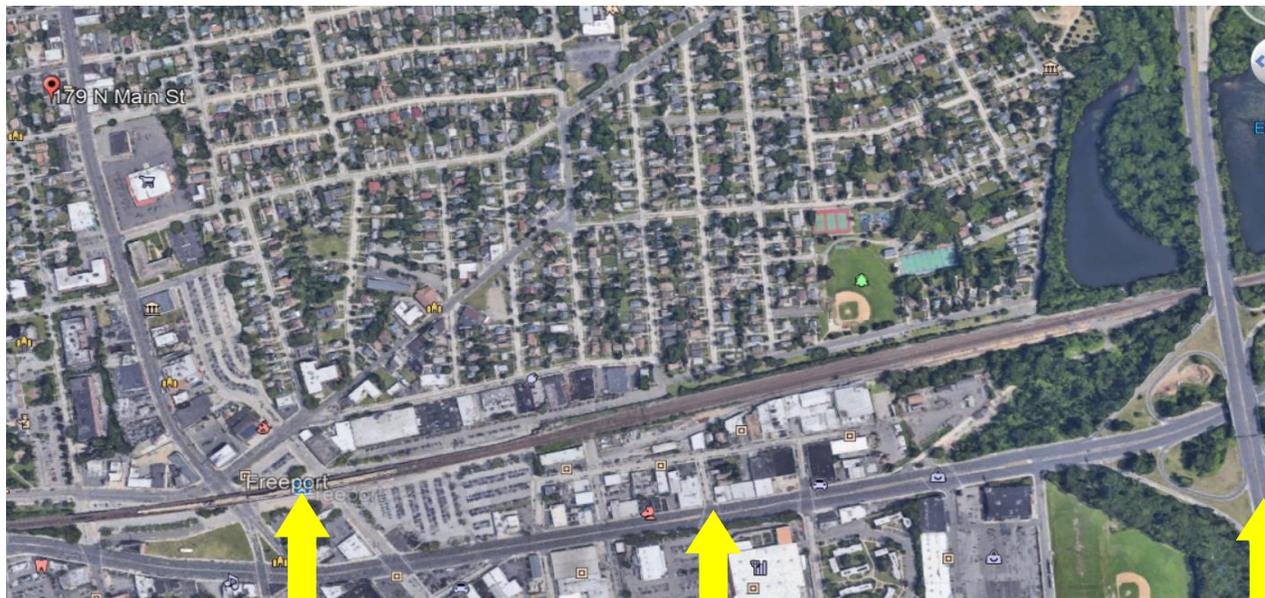
Metro Realty Services, LLC
201 Moreland Road, Suite 4, Hauppauge, NY 11788
T (631) 770-0700 ~ F (631) 770-0710
info@metrorealtyservices.com ~ www.metrorealtyservices.com

For Sale Or Lease ~ Industrial / Retail Property

179 N Main Street

Freeport, NY 11520

METRO
REALTY SERVICES LLC



LIRR STATION

SUNRISE HIGHWAY

MEADOWBROOK
PARKWAY



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201 Moreland Road, Suite 4, Hauppauge, NY 11788
T (631) 770-0700 ~ F (631) 770-0710
info@metrorealtyservices.com ~ www.metrorealtyservices.com

For Sale Or Lease ~ Industrial / Retail Property

179 N Main Street

Freeport, NY 11520

METRO
REALTY SERVICES LLC

Interior Storage
Space



Warehouse Space
17.6' Ceiling Height



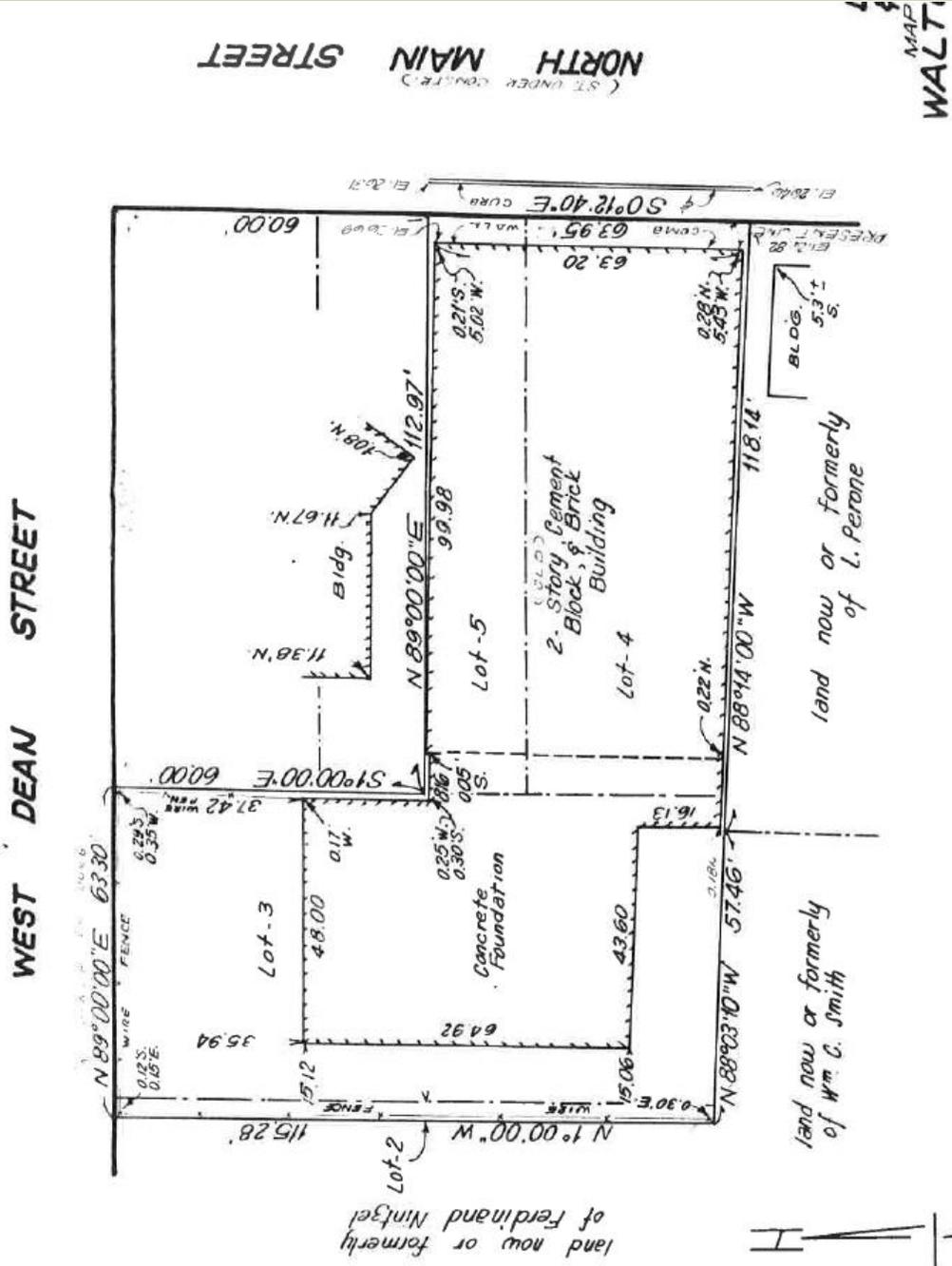
All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

Metro Realty Services, LLC
201 Moreland Road, Suite 4, Hauppauge, NY 11788
T (631) 770-0700 ~ F (631) 770-0710
info@metrorealtyservices.com ~ www.metrorealtyservices.com

For Sale Or Lease ~ Industrial / Retail Property

179 N Main Street

Freeport, NY 11520



All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

JULY 12, 2022

LETTER OF DENIAL

Greenwood & Sons Inc.
P.O. Box 229
Baldwin, NY 11510

RE: 179 N. Main Street
Freeport, NY 11520
Zoning District – Service District
Sec: 55 Blk: 262 Lot: 9
Building Permit Application #20222882
Description: Divide structure to create four separate stores

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 §210-172A(12): All non-residential 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 (2) cars for each individual store, shop, or business in the building or structure. The plans that you have submitted with this application indicates a building of 8,691 sq. ft. plus four (4) separate stores. This will require twenty-nine (29) parking spaces. Your application indicates zero (0) parking spaces. Accordingly, you will be seeking a parking variance.

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
Superintendent of Buildings
Joseph Madigan, Plans Examiner

/mw

encl.

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes: X No _____

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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:

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 Application # 20222882

Location: 179 N. Main Street, Freeport, NY 11520

Applicant: Greenwood & Sons Inc.

Description: Divide structure to create four (4) separate stores

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

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

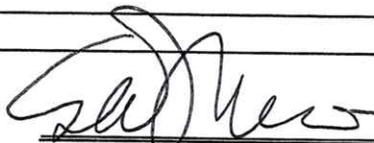
REASON(S) FOR DETERMINATION

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: Freeport, New York
July 12, 2022


Sergio 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.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date 6/27/2022

20202088
2022088

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>179 North Main St</u> (No.) (Street)	ZONING DISTRICT <u>Service Business</u>
	BETWEEN <u>West Dean St</u> (Cross Street) AND <u>Washburn Ave</u> (Cross Street)	
	SECTION <u>55</u> BLOCK <u>262</u> LOT <u>9</u>	APPROX. LOT SIZE <u>115.28 x 129.36</u> LOT AREA <u>14.912</u>

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

A. TYPE OF IMPROVEMENT 1 New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 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 _____ 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 <input checked="" type="checkbox"/> Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, Institutional 22 Other - Specify _____	
---	--	--	--

C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$15860</u>	D. DESCRIPTION OF PROJECT <u>SUB DIVIDE STRUCTURE TO CREATE FOUR SEPARATE & INTERIOR STORES</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>GREENWOOD & SONS INC</u>	<u>P.O. Box 225 BALDWIN NY 11510</u>	<u>516 640 4845</u>
2. Contractor <u>SUNNY BLUE GLASS CORP</u>	<u>149 128th St College Pt NY 11356</u>	<u>917 519 9811</u>
3. Architect or Engineer <u>Cleaton Prevalus</u>	<u>14 Starks Pl Lynbrook NY 11563</u>	<u>347 362 0707</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. EIT286553602 Company EMPLOYERS Exp. Date 6/22

Contractor or Owner SUNNY BLUE GLASS CORP
 Address 149 128th St College Pt NY 11356
 Phone 917 519 9811

State of New York
 County of Nassau
GUANGZHONG MENE 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 13th day of JUNE, 2022
 Notary Public, State of New York
DIANA M PAUL JONES (Applicant Signature)
 No. 01PA4831934
 Comm. Exp. 5/31/2023

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 Flr Square Feet 7554.29

Upper Flrs Square Feet _____

of Fixtures _____

of Floors 1

Occup. Type OFFICE

VI. VALIDATION (Official Use Only)

Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
--	---

617.20
Appendix B
Short Environmental Assessment Form

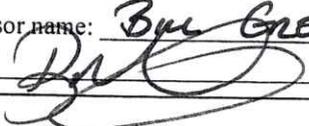
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">SUB DIVIDE STRUCTURE</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">179 N. MAIN ST, FREEPORT NY 11510</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">SUB DIVIDE STRUCTURE TO CREATE FOUR SEPERATE INTERIOR STORES</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">BILL GREENWOOD</p>		Telephone: 516 640 4845 E-Mail: WAREHOUSE228@GMAIL.COM	
Address: <p style="text-align: center; font-size: 1.2em;">179 N. MAIN ST</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">Freeport</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11510</p>
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 type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>N/A</u> acres	
b. Total acreage to be physically disturbed?		<u>N/A</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>N/A</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 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			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Bill Greenwood</u>	Date: <u>6/12/22</u>	
Signature: 		

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

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

	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.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

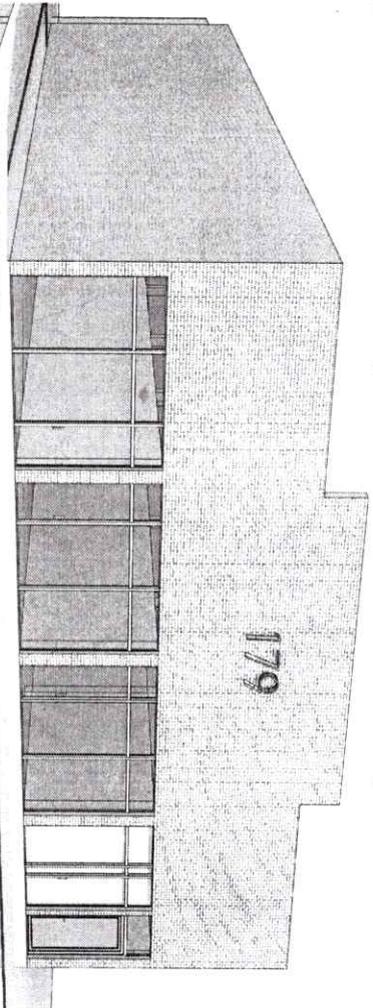
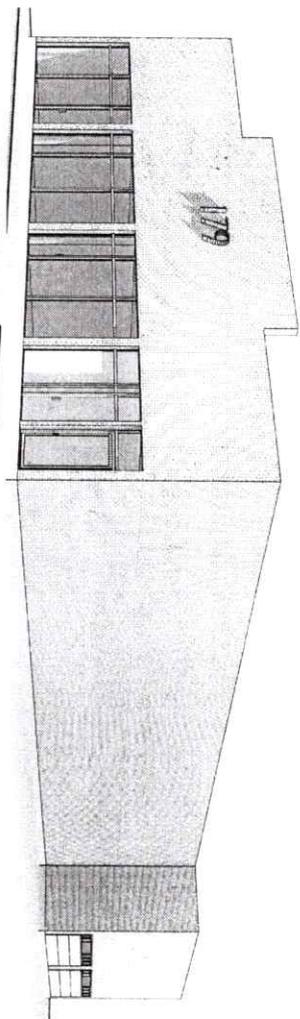
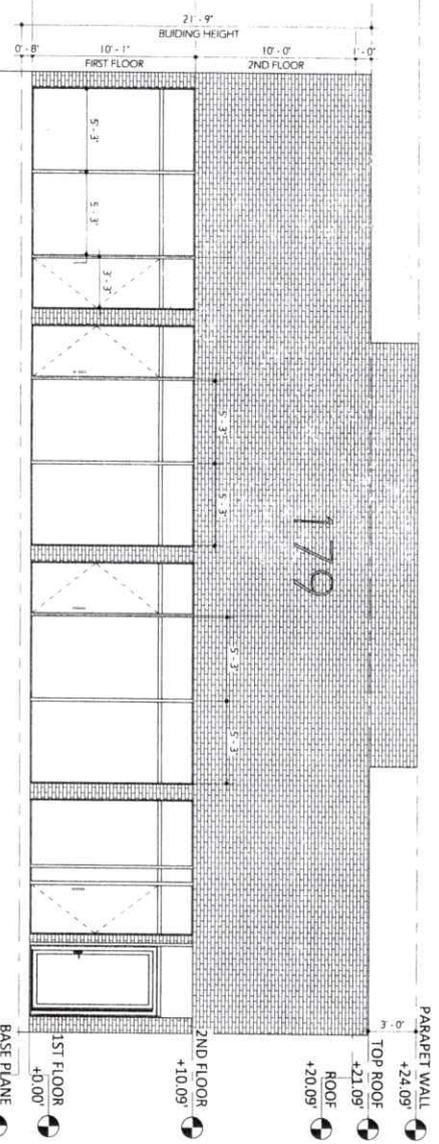
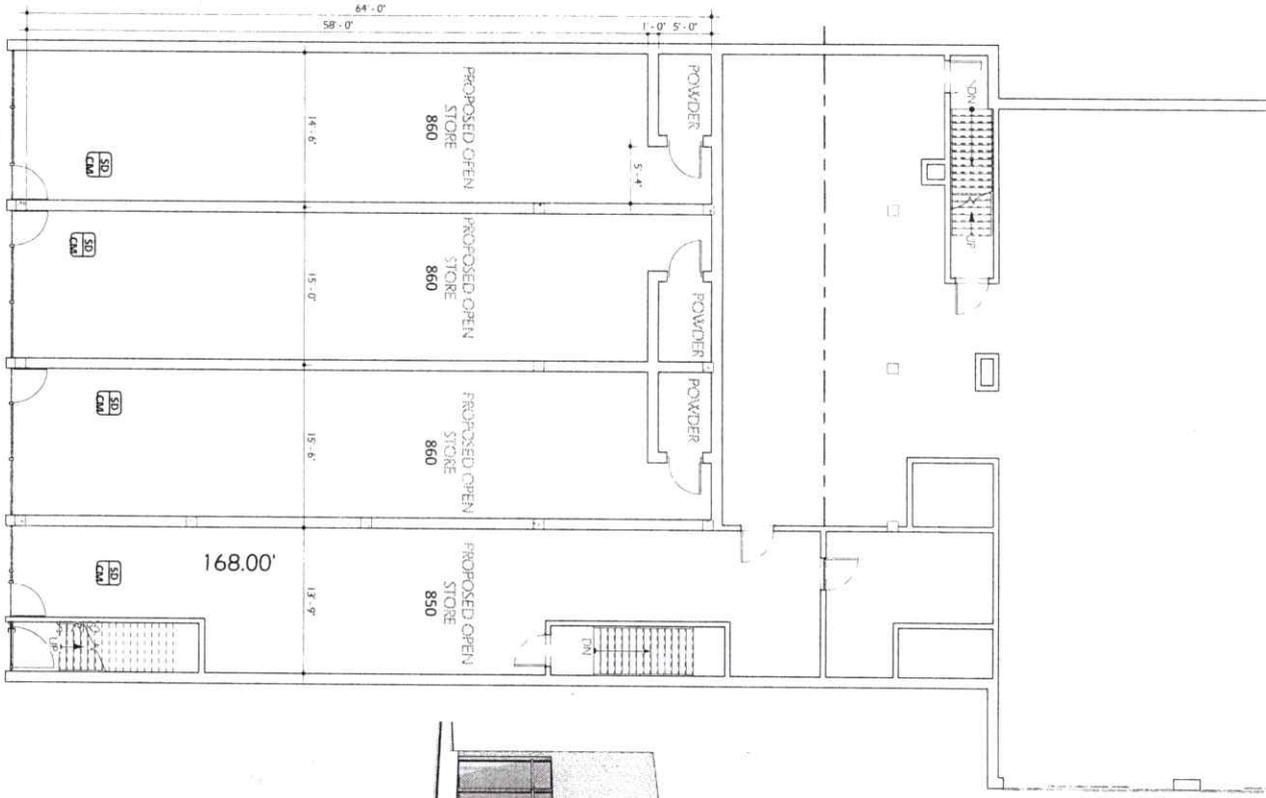
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency _____ Date _____

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer) _____

179 N. MAIN STREET



BILL GREENWOOD

179 N MAIN STREET
FREEPORT NY 11520

INTERIOR RENOVATION @ 1ST

COVER SHEET

Consultant: **Garrett C. Reynolds**
Phone: (347) 342-0707
Email: gcreynolds@kay.com





SEC. 55 BLK. 262 LOT. 9

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of GREENWOOD & SONS INC

respectfully states and alleges:

Strike out
inapplicable
phrase

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

PO BOX 229
BALDWIN NY 11510

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 179 North Main St Land Map of Nassau County

Sec. 55 Blk. 262 Lot(s) 9

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

PARKING VARIANCE

3 That (the applicant) _____) on or about the
6 day of 27 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:

PERMIT APPLICATION, SHORT ENVIRONMENTAL ASSESSMENT
FORM & NOTARIZED ARCHITECTURAL BLUEPRINT

Obtain reason for
denial from
Department of
Buildings.

4 That on or about the 7 day of 13, 2022, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

210-172A(12) PARKING

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:

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE
STORES

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

6 That said premises are now being used as follows:

PARKING & STORAGE

Describe fully and
clearly the use
desired.

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

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE
STORES FOR RENTAL

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

8 Upon information and belief that a _____ (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 210-172A(12) PARKING

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

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: INCREASE RENTAL SPACES TO PAY MORTGAGE & TAXES

11. That any deed restrictions running with the land prohibiting the desired use are as follows: NONE

12. That (the applicant has made no previous application to this Board for the authority sought herein)

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

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

Dated: 7/14, 20 22. GREENWOOD & SONS INC

BY: [Signature]
ITS: LEASEE

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 _____ named in the foregoing application, being duly sworn, depose and say that _____ read the foregoing application subscribed by _____ and know the contents thereof; and that the same is true to _____ own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters _____ believe _____ to be true.

Sworn to before me this 14 day
of July, 20 22.

[Signature]
Signature of Applicant

Notary Public [Signature] **JHON J DUQUE MIRA**
NOTARY PUBLIC STATE OF NEW YORK
NO. 01DU6425474

**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.

QUALIFIED IN QUEENS & LONG ISLAND
COMMISSION EXPIRES 2025
[Signature]
Signature

_____, 20_____
Date Year

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Michael Kafke 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 Michael Kafke consents to the granting of the authority sought in the above application.

Sworn to before me this 15th day
of July, 20 22.

[Signature]
Signature

Notary Public [Signature]

