

Application Date: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

SP# \_\_\_\_\_

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

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

PROPERTY ADDRESS: <u>552 N. Brookside Ave</u>		ZONING DISTRICT <u>Res AA</u>
SECTION <u>36</u>	BLOCK <u>K</u>	LOT <u>148</u> LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>John Lagoudes</u>		Name: <u>Daniel Sosa</u>
Address: <u>707 Route 110 Farmingdale, NY 11735</u>		Address: <u>552 N. Brookside Ave Freeport, NY 11520</u>
Telephone #: <u>631-643-1949</u>		Telephone #: <u>516-712-7919</u>

Attorney Name: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Present Land Use: Res. Home

Proposed Land Use: Res. Home

Description of Proposed Work: Maintain 20'x13' shed, 21'x19' pavilion, 19'x44' raised terrace, replace driveway, 4' solid PVC fence in front yard, wood burning fireplace + a 34" Cmu retaining wall.

I request a preliminary meeting: \_\_\_\_\_ YES  NO

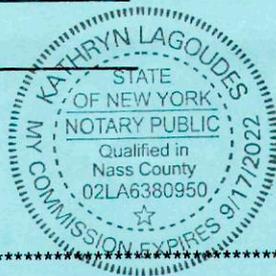
I request a waiver of the public hearing and hereby certify the following:

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

YES

\_\_\_\_\_ NO

\_\_\_\_\_  
**APPLICANT'S SIGNATURE**  
 Sworn to before me this 26  
 day of May, 20 22  
 \_\_\_\_\_  
 Notary Public



5/26/22  
DATE

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

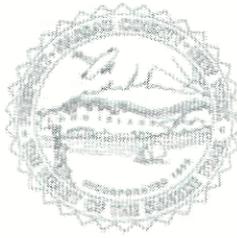
\_\_\_\_\_  
**PROPERTY OWNER'S SIGNATURE**  
 Sworn to before me this 26  
 day of May, 20 22  
 \_\_\_\_\_  
 Notary Public



5-26-22  
DATE

**FOR VILLAGE USE ONLY**

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



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF  
BUILDINGS

June 14, 2022  
**Updated Site Plan Letter**

Daniel Sosa  
552 N. Brookside Avenue  
Freeport, NY 11520

**RE: 552 N. Brookside Avenue, Freeport, NY**  
**Zoning District- Residence AA Sec. 36 Blk. K Lot 148**  
**Building Permit Application #20212059**

**Description: Maintain 20'x13' shed, 21x19' pavilion,**  
**19'x44' raised terrace, replace driveway, 4' solid PVC fence in**  
**front yard, wood burning fireplace and a 34" Cmu retaining wall**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings  
Jonathan Smith, Buildings

/cd

Encl.

c: Village Clerk

Norman C. Lok P.E

ZBA 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. #20212059

Location: 552 N. Brookside Avenue, Freeport, NY

Applicant: Daniel Sosa

Description: Maintain 20'x13' shed, 21x19' pavillion, 19'x44' raised terrace, replace driveway, 4' solid PVC fence in front yard, wood burning fireplace and a 34 in. cmu retaining wall

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 14, 2022  
Updated

Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
 Appendix B  
 Short Environmental Assessment Form

2027 2059  
 3/16/21

**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: Daniel Sosa							
Project Location (describe, and attach a location map): 552 Brookside Avenue, Freeport, NY 11520							
Brief Description of Proposed Action: To be maintained pavilion and fireplace.							
Name of Applicant or Sponsor: John Lagoudes		Telephone: 631-843-1949					
Address: 707 Route 110		E-Mail: JL4CAD@aol.com					
City/PO: Farmingdale		State: NY	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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		_____ acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

THE VILLAGE OF FREEPORT NY  
 DEPARTMENT OF BUILDINGS

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, darn)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>John Lagoude5</u>	Date: <u>3-3-21</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 type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

**DATE: March 24, 2022**

**APPROVAL with Modification**

Building Department Permit Application# 2021059

Chairman, regarding Application #2022-1 for the premises located at 552 North Brookside Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-171d1, 210-35A2, 210-35A3, 210-35C2, 210-171B seeking approval to maintain a 20x13 foot shed, 21x19 foot pavilion, raised terrace, replace driveway, 4' solid PVC fence in front yard, wood burning fireplace, and a 34" CMU retaining wall.

I, Ben Jackson, move that this Board make the following findings of fact:

A hearing was held on February 17, 2022 wherein applicant was represented by John Teufel, Professional Engineer. He explained that the owners wish to retain a 4 foot high solid PVC fence on the north side of the property, where a 4 foot open fence is permitted. He said that it does not interfere with pulling in or out of the driveway.

He explained that they also wish to retain a brick paver patio in the rear, which is 23 inches above grade and has no side yard setback where ten feet is required. The house itself only has a six foot side yard setback. The patio also has a zero foot rear setback, when twenty feet is required. The 20x13 shed replaced an existing shed that had a three foot rear setback when 5 feet is required. The pavilion was constructed a year ago and is used to enjoy family time together outside. It has a four foot setback when five feet is required. The masonry fireplace has a zero foot rear setback when five are required. Finally, they are seeking to retain a 34 inch high concrete block retaining wall located at the head of the driveway, when concrete blocks are not an acceptable material under the code to use for fencing or enclosures. The engineer said the fence is 6 to 10 feet set back from the street, but to the Board, it appears to be no more than 2 or 3 feet from the sidewalk.

Mr. Sosa, the homeowner spoke. He said that he put in the retaining wall because his neighbor's property is really high compared to his property. He put in the cement blocks and sat the fence on top of that.

The Board does not have issues with the items in the rear of the property, however the solid PVC fence on top of the retaining wall is an issue. The requirement of an open fence in a front yard is for safety purposes. The Board is inclined to approve all variances requested except for the PVC fence atop the retaining wall. For safety reasons, the Board will approve the maintenance of the retaining wall and fence to the extent that from the sidewalk going back no less than 15 feet, the total height of any retaining wall plus fence must be less than or equal to the four feet permitted under the code. Any fence sections must be open. The maximum height of four feet must be measured from Mr. Sosa's property, not from his neighbor's higher property. This may mean that if Mr. Sosa wishes to maintain the retaining wall, he will not be able to have any fence sections on that 15 foot fence, however, the safety concern trumps Mr. Sosa's desire for a fence.

Otherwise for the remaining variances requested:

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

- a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
  - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
  - c. that the requested area variance is insubstantial;
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty was self-created but this factor is not dispositive.
2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

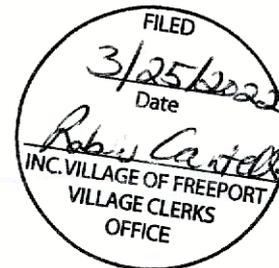
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. The Board will approve the maintenance of the retaining wall and fence to the extent that from the sidewalk going back no less than 15 feet, the total height of any retaining wall plus fence must be less than or equal to the four feet permitted under the code. Any fence sections in those 15 feet must be open. The maximum height of four feet must be measured from Mr. Sosa's property, not from his neighbor's higher property.

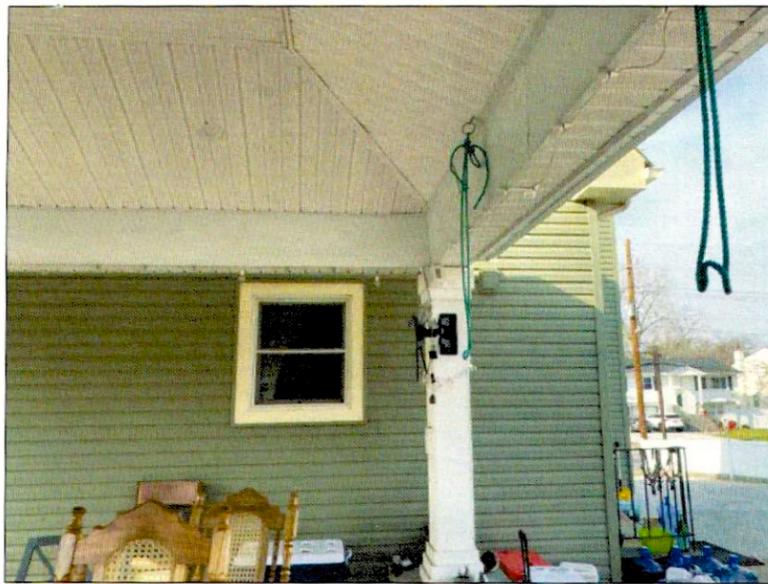
**Second by: Jennifer Carey**

**The Clerk polled the Board:**

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



VILLAGE OF FREEPORT  
 3033 10th Street, Freeport, NY 11731  
 631-853-1234  
 www.freeportny.com



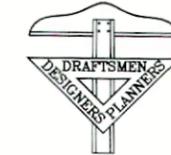
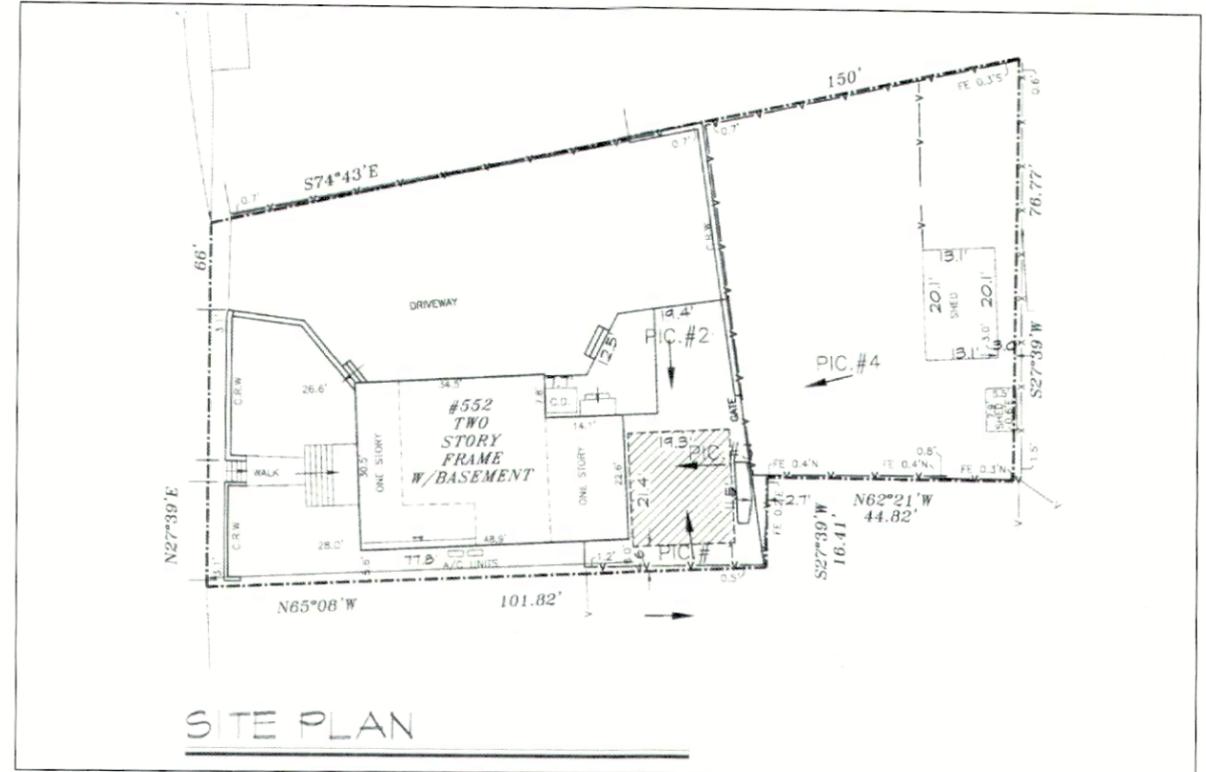
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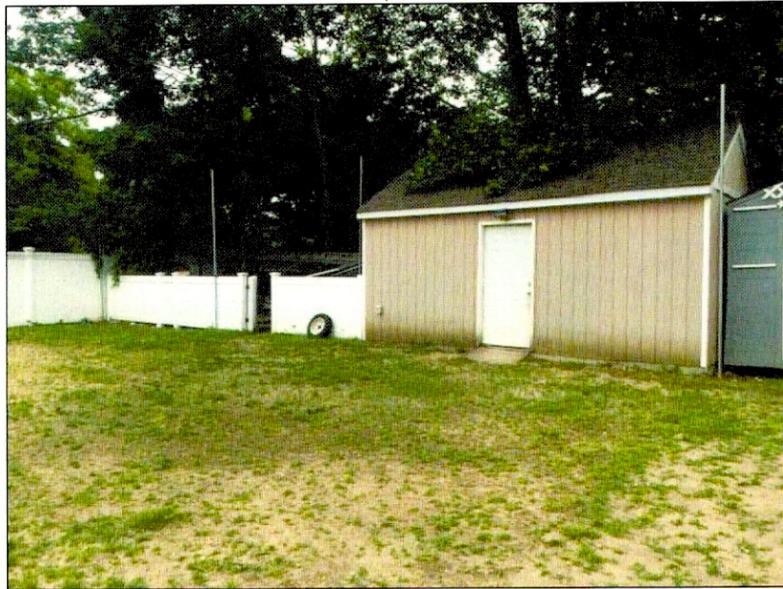
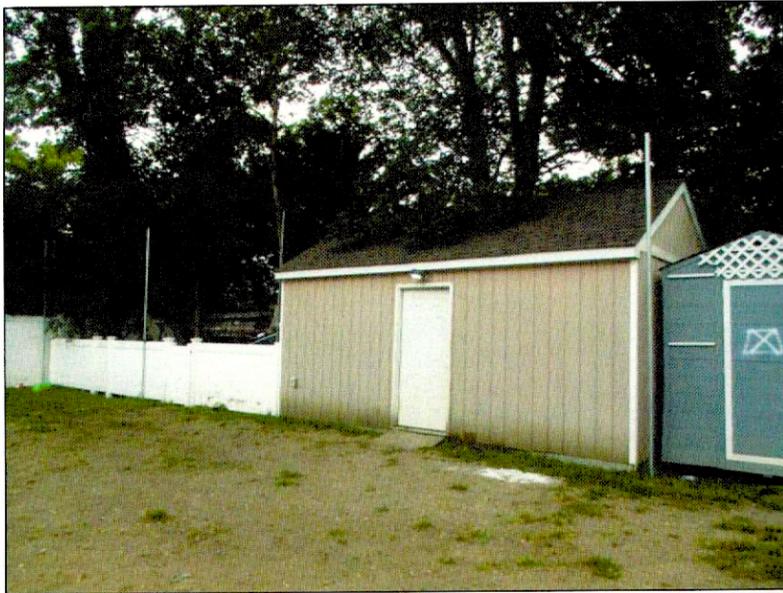


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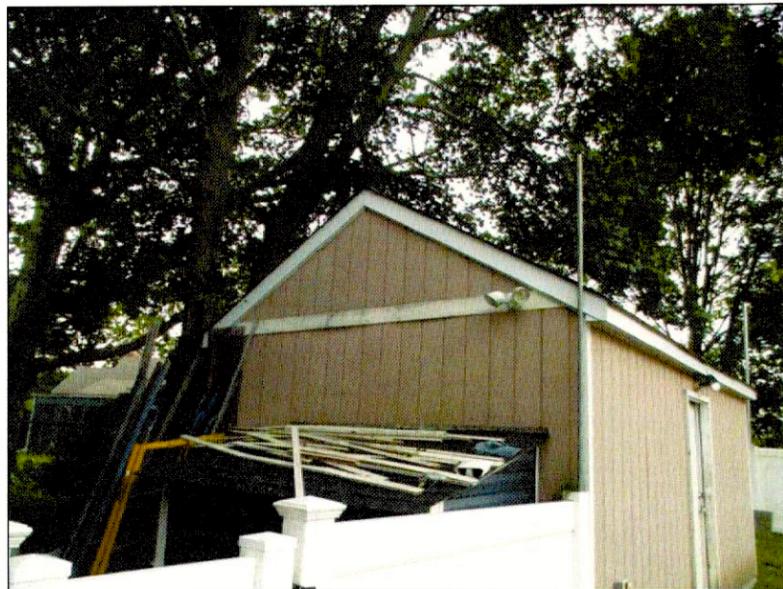
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PROJECT TITLE:  
  
**SOSA**  
**RESIDENCE**  
 552 NORTH BROOKSIDE AVENUE  
 FREEPORT, N.Y. 11520

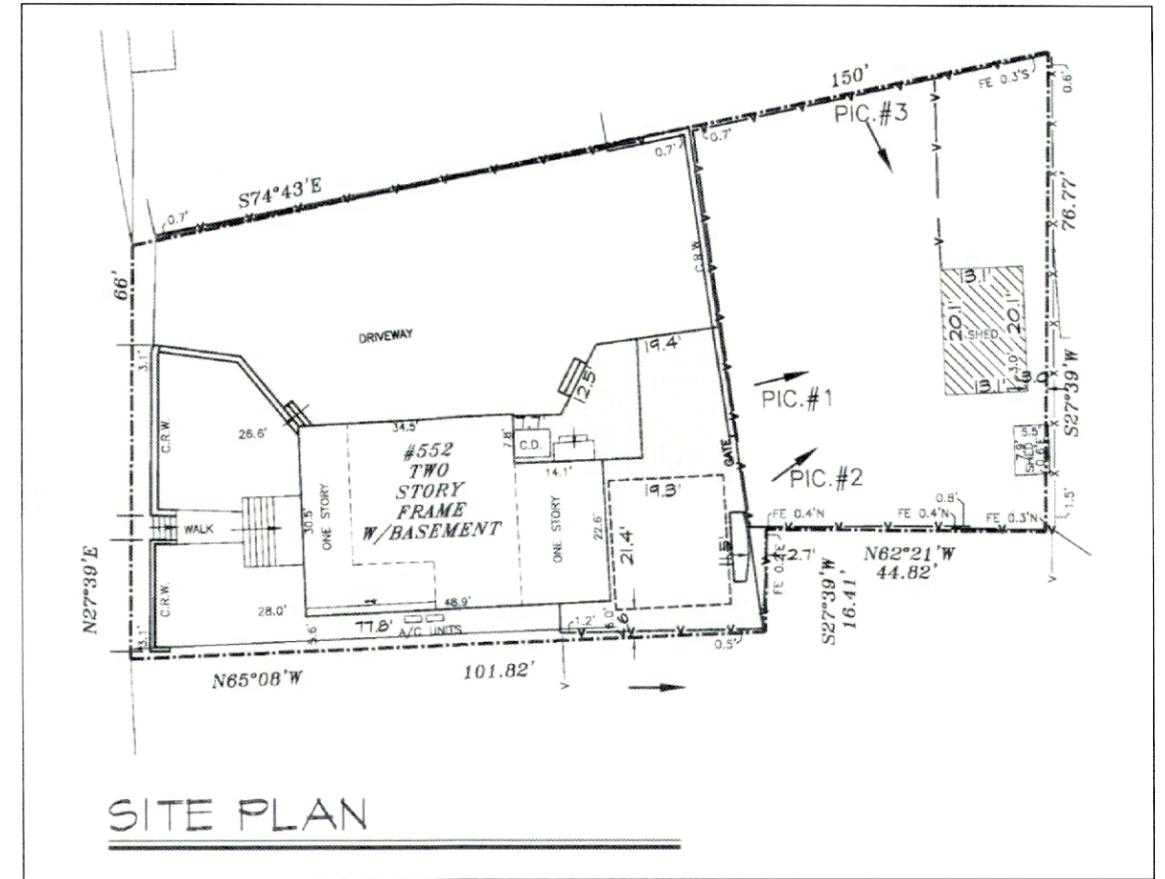
DRAWING TITLE:  
  
**TO BE MAINTAINED**  
**GAZEBO**



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PROJECT TITLE:

**SOSA  
RESIDENCE  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520**

DRAWING TITLE:

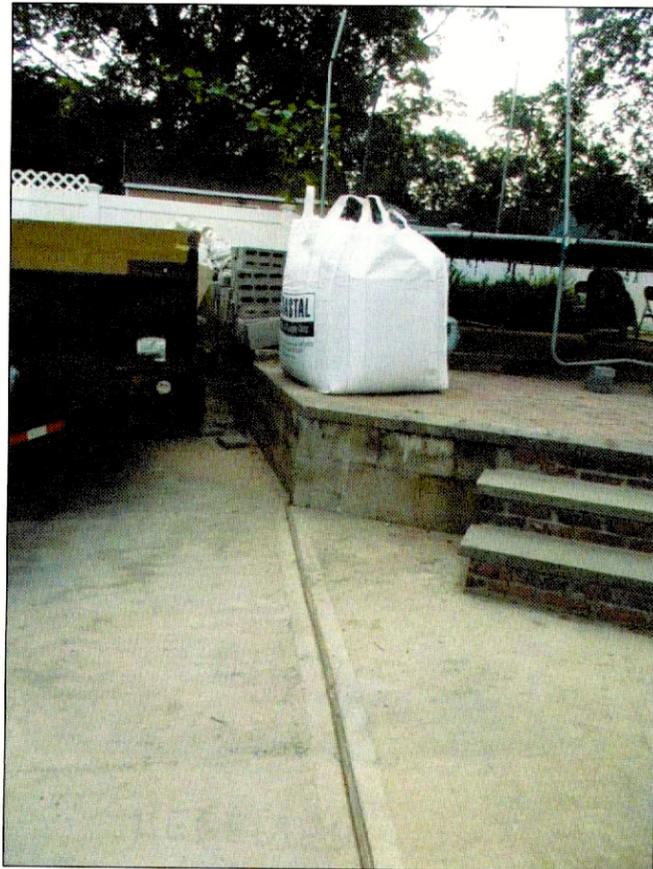
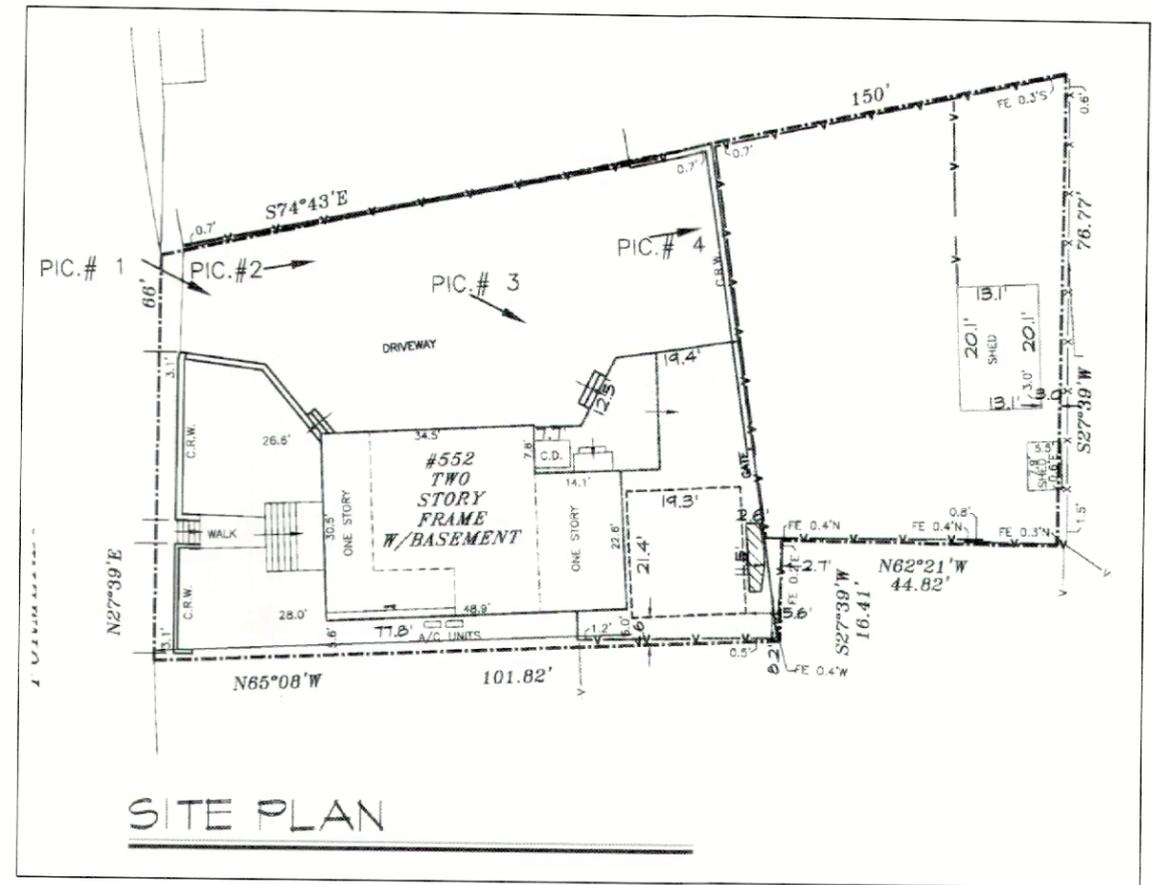
**TO BE MAINTAINED  
SHED**



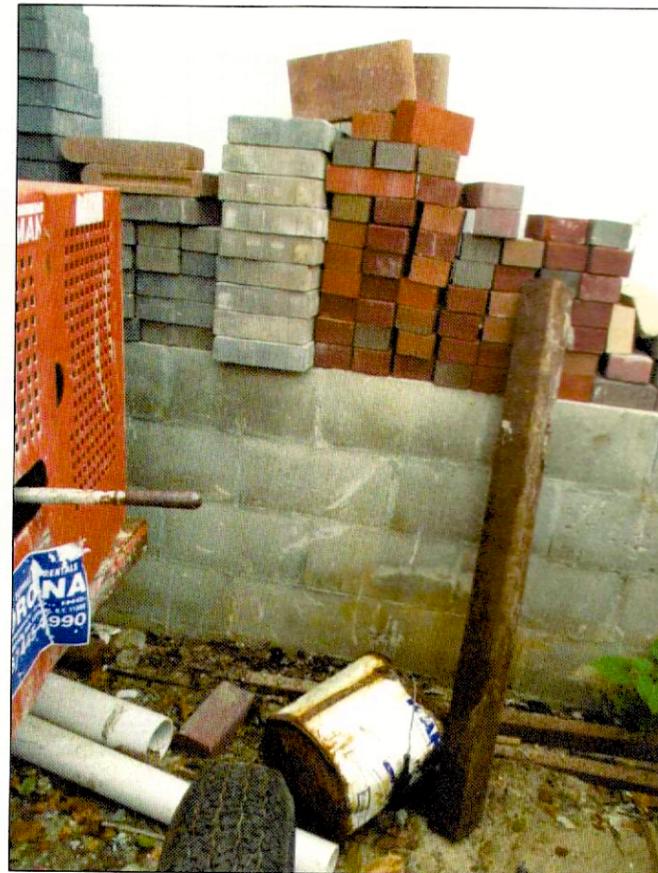
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PROJECT TITLE:

**SOSA  
RESIDENCE**  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:

**TO BE MAINTAINED  
PAVILION, FIREPLACE, DRIVEWAY,  
FENCE, REAR TERRACE, SHED  
AND RETAINING WALL**



ACROSS THE STREET OF SUBJECT PROPERTY



LEFT OF SUBJECT PROPERTY



RIGHT OF SUBJECT PROPERTY



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PROJECT TITLE:

SOSA  
RESIDENCE  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:

NEIGHBORS PICTURES

5



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4/29/22	1	ZBA
DATE:	ISSUE NO.	DESCRIPTION

**NORMAN C. LOK, P.E.**  
NYS LICENSE NUMBER 089525  
707 ROUTE 110 Suite A-1  
FARMINGDALE, NY 11735  
TEL: (631)755-7920  
FAX: (631)843-8190

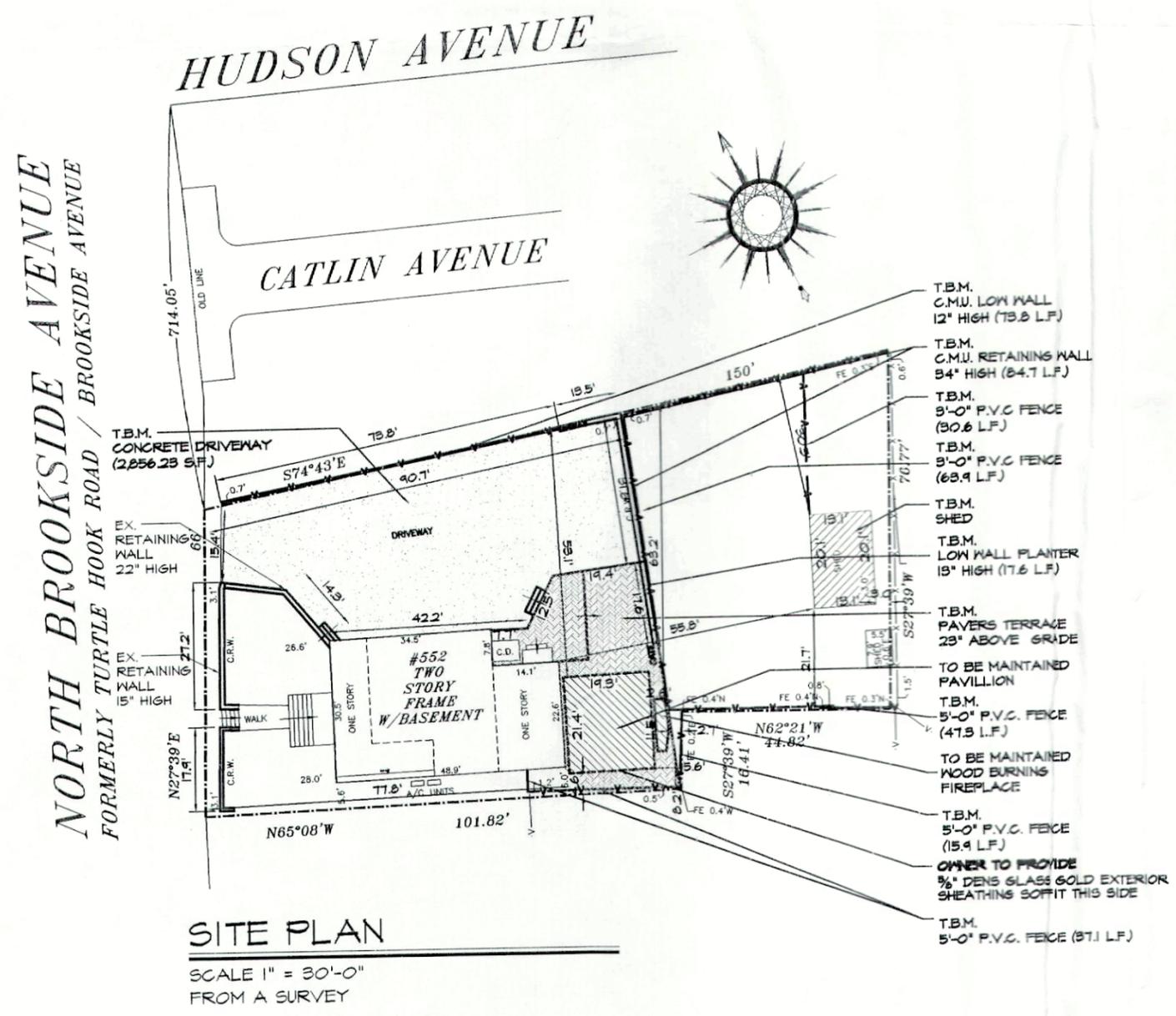
DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

4/29/22

PROJECT TITLE:  
**SOSA RESIDENCE**  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:  
**TO BE MAINTAINED PAVILLION, FIREPLACE, SHEC & RETAINING WALL**

DRAWN BY: N.F.	DRAWING NO.  <b>SP</b>
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 4/29/22	
	PROJ. NO.



**PAVILLION**

**SITE INFORMATION:**

SECTION:	36
BLOCK:	K
LOT:	148
ZONE:	VILLAGE OF FREEPORT RESIDENTIAL AA
LOT AREA:	REQUIRED 7500 s.f. PROVIDED 10,745.5 s.f.
LOT AREA OCCUPIED:	2,698.88 s.f. 2,125.94 s.f.
% OCCUPIED:	25% 19.7%
FRONT WIDTH:	75' 70.1'
SIDE YARD:	10.0' <b>4.6'/53.1'</b>
SIDE YARDS AGGREGATE:	20.3' 57.7'
REAR YARD (1 STORY):	5.0' 5.6'
HEIGHT:	15' 12.1'
FRONT YARD SETBACK:	20' 77.8'
VARIANCE:	<b>YES</b>

**FENCING & RETAINING WALL**

**SITE INFORMATION:**

3'-0" P.V.C. FENCE	94.5 L.F.
5'-0" P.V.C. FENCE	245.6 L.F.
TOTAL FENCE	340.1 L.F.
34" TO 24" H. REAR RETAINING WALL:	83 L.F.
13" H. REAR LOW WALL:	18.33 L.F.
12" H. SIDE LOW WALL:	73.80 L.F.

**SHED**

**SITE INFORMATION:**

SECTION:	36
BLOCK:	K
LOT:	148
ZONE:	VILLAGE OF FREEPORT RESIDENTIAL AA
REAR LOT AREA:	REQUIRED 5389.26 s.f. PROVIDED 686.22 s.f.
REAR AREA OCCUPIED:	2,155.6 s.f. 12.7%
% OCCUPIED:	40% 12.7%
SIDE YARD:	10.0' 21.7'
SIDE YARDS AGGREGATE:	20.3' 52.2'
REAR YARD:	5.0' <b>5.0'</b>
HEIGHT:	12' 11.7'
DIS. BETWEEN BUILDINGS:	20' 77.8'
VARIANCE:	<b>YES</b>

**FIRE PLACE**

**SITE INFORMATION:**

LOT AREA:	7500 s.f.	10,745.5 s.f.
LOT AREA OCCUPIED:	2,698.88 s.f.	2,125.94 s.f.
% OCCUPIED:	25%	19.7%
SIDE YARD:	10.0'	<b>6.2'/69.2'</b>
SIDE YARDS AGGREGATE:	20.3'	57.7'
REAR YARD (1 STORY):	5.0'	2.7'
HEIGHT:	15'	9.9'
VARIANCE:	<b>YES</b>	



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4/29/22

PROJECT TITLE:

**SOSA  
RESIDENCE**

552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:

**TO BE MAINTAINED  
PAVILION ELEVATIONS**

DRAWN BY:  
N.F.

CHECKED BY:  
N.C.L.

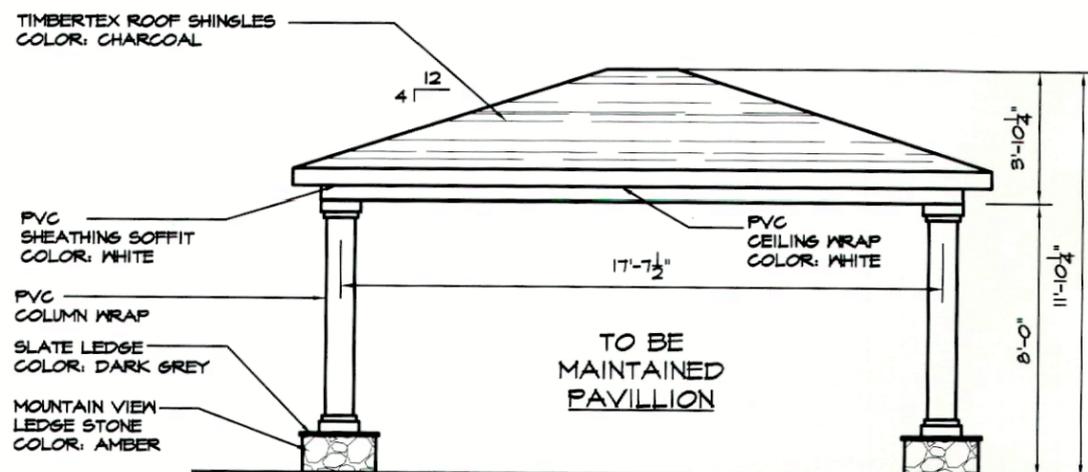
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AS SHOWN

DATE:  
4/29/22

DRAWING NO.

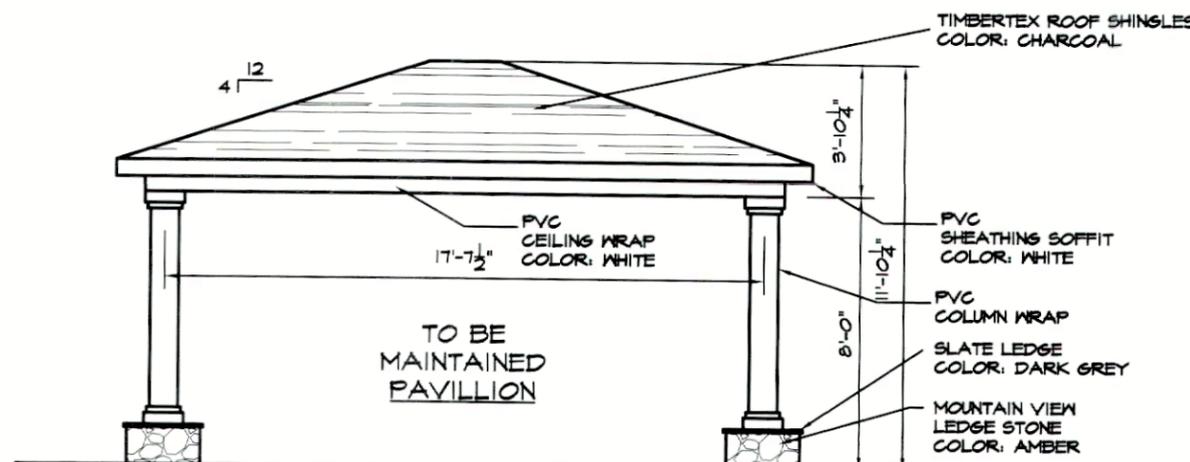
A-1

PROJ. NO.  
21-105



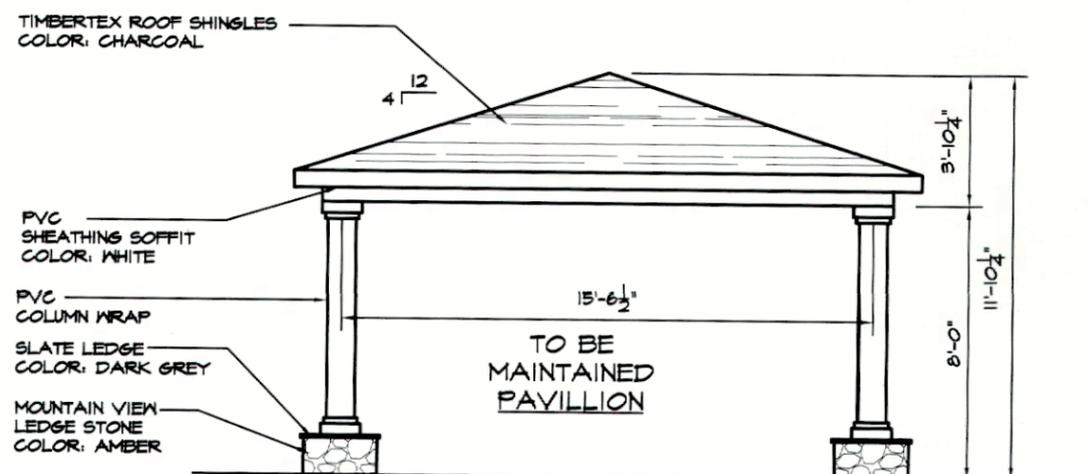
**SIDE ELEVATION**

SCALE 3/16" = 1'-0"



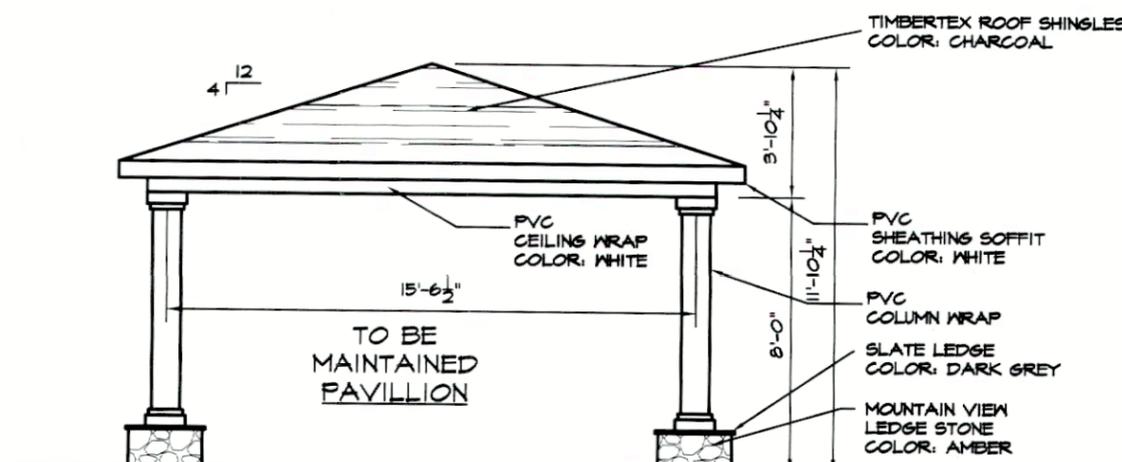
**SIDE ELEVATION**

SCALE 3/16" = 1'-0"



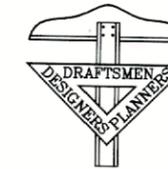
**REAR ELEVATION**

SCALE 3/16" = 1'-0"



**FRONT ELEVATION**

SCALE 3/16" = 1'-0"



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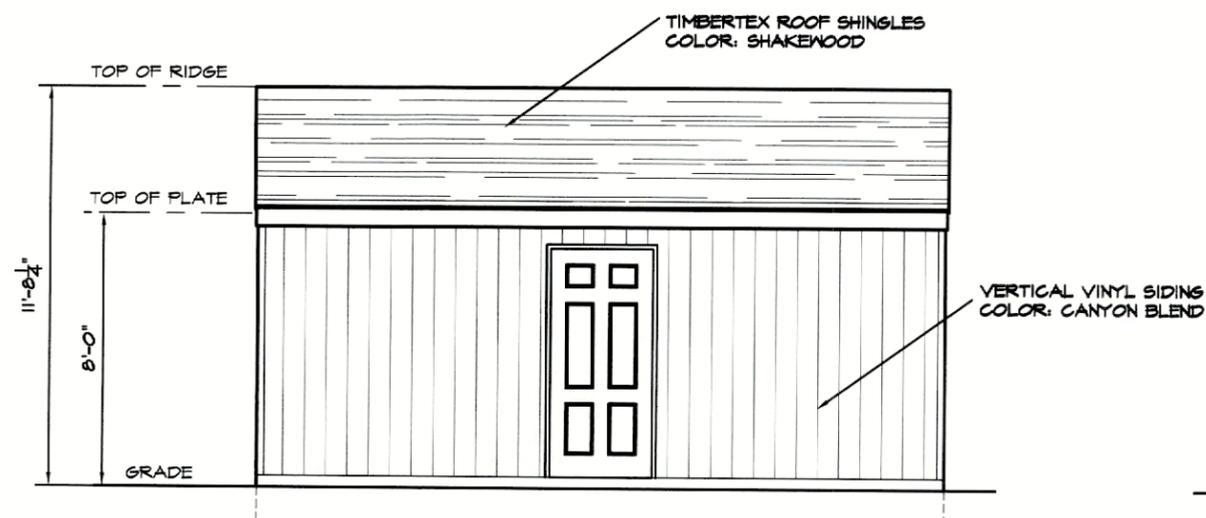
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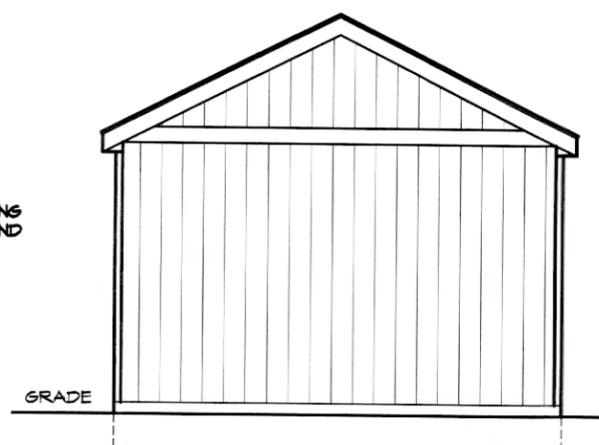
FAX: (631)843-8190

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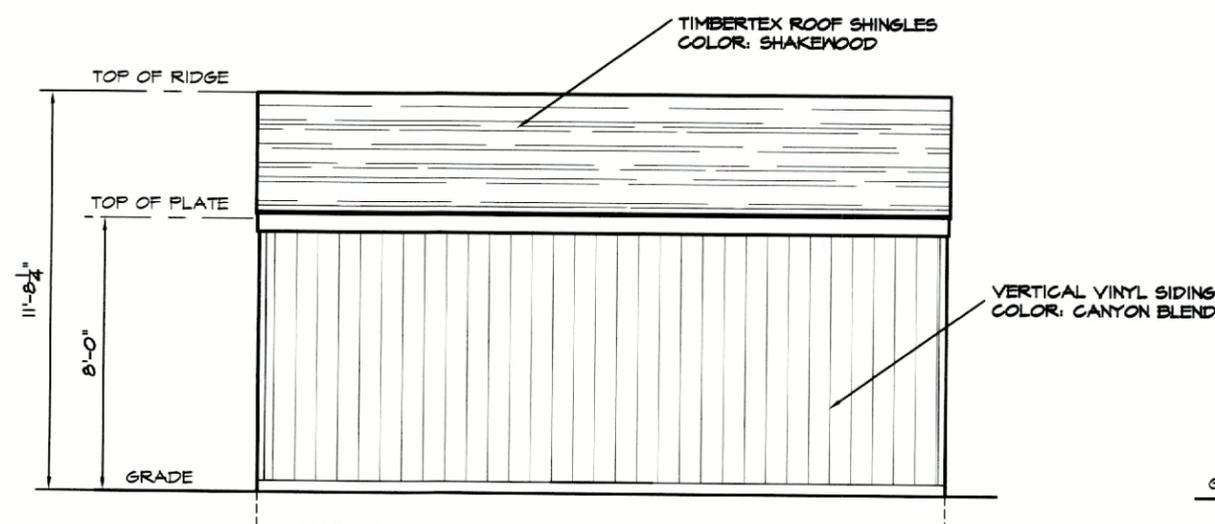
**FRONT ELEVATION**

SCALE 3/16" = 1'-0"



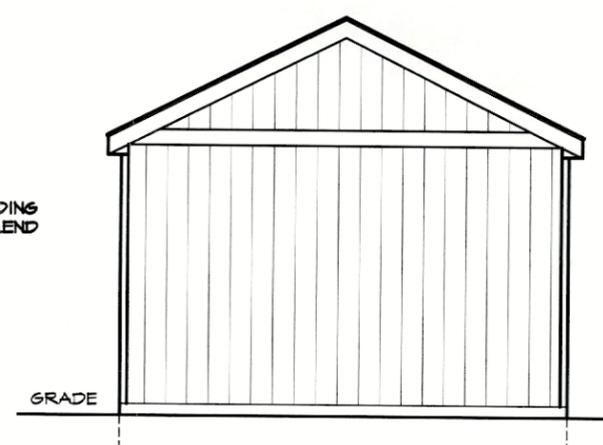
**SIDE ELEVATION**

SCALE 3/16" = 1'-0"



**REAR ELEVATION**

SCALE 3/16" = 1'-0"



**SIDE ELEVATION**

SCALE 3/16" = 1'-0"

PROJECT TITLE:

**SOSA  
RESIDENCE**  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:

**TO BE MAINTAINED  
SHED ELEVATIONS**

DRAWN BY:  
N.F.

CHECKED BY:  
N.C.L.

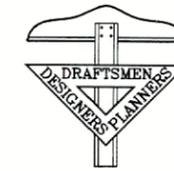
SCALE:  
AS SHOWN

DATE:  
4/29/22

DRAWING NO.

A-2

PROJ. NO.  
21-105



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4/29/22	1	ZBA
DATE:	ISSUE NO.	DESCRIPTION

**NORMAN C. LOK, P.E.**

NYS LICENSE NUMBER 089525

707 ROUTE 110 Suite A-1  
FARMINGDALE, NY 11735

TEL: (631)755-7920  
FAX: (631)843-8190

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PROJECT TITLE:

**SOSA  
RESIDENCE**

552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:

**TO BE MAINTAINED  
FIRE PLACE ELEVATIONS**

DRAWN BY:  
N.F.

CHECKED BY:  
N.C.L.

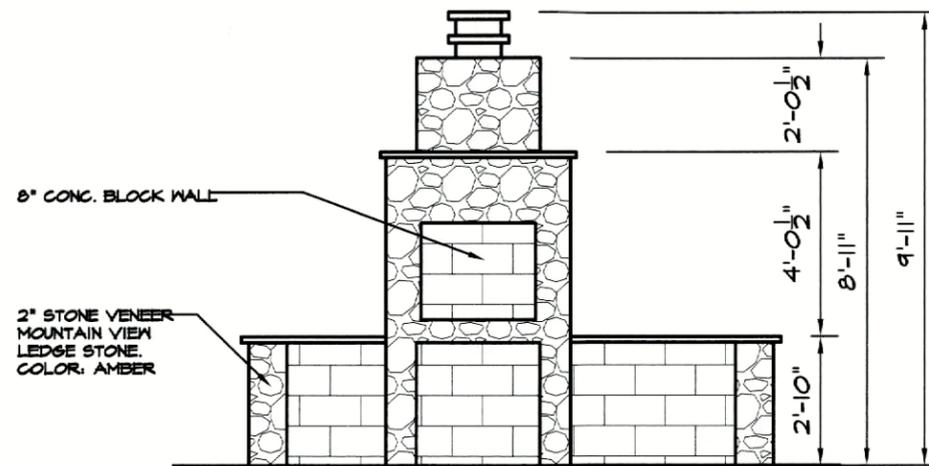
SCALE:  
AS SHOWN

DATE:  
4/29/22

DRAWING NO.

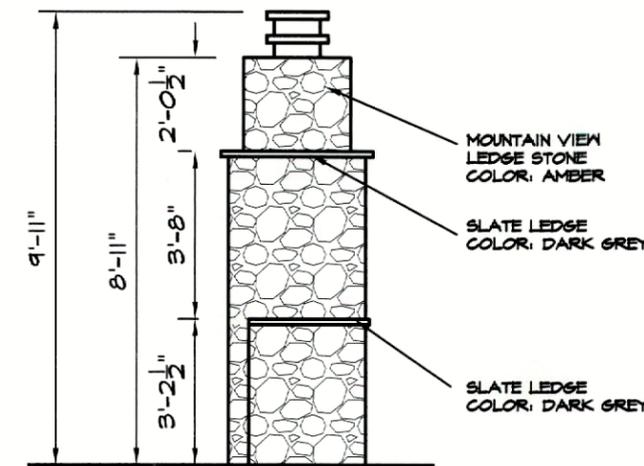
A-3

PROJ. NO.  
21-105



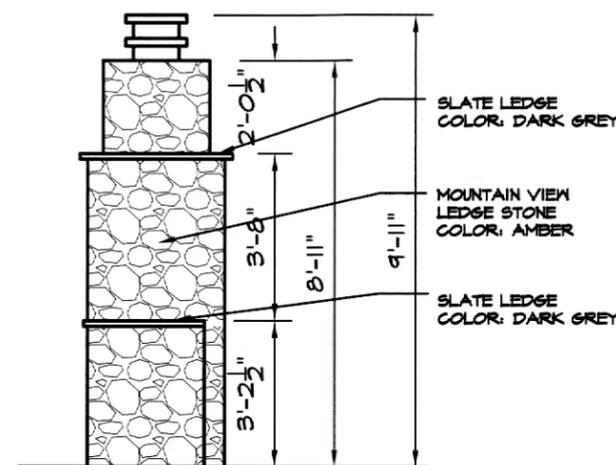
**FRONT ELEVATION**

SCALE 1/4" = 1'-0"



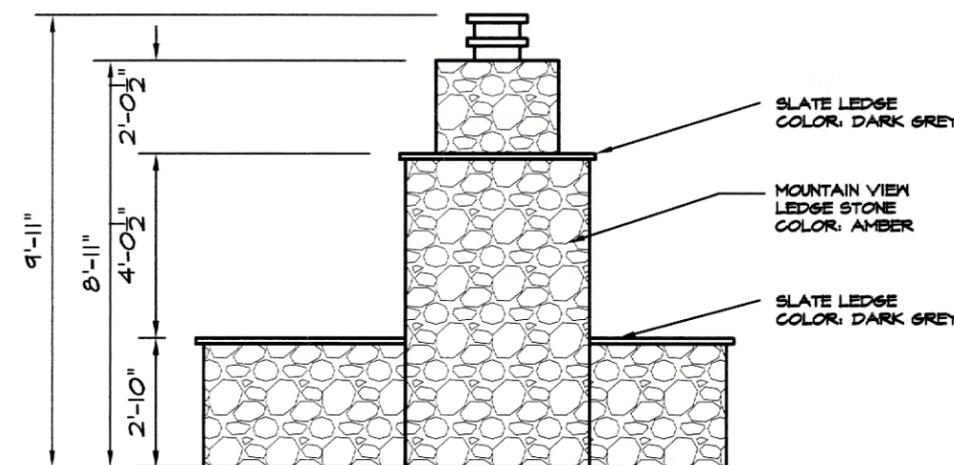
**SIDE ELEVATION**

SCALE 1/4" = 1'-0"



**SIDE ELEVATION**

SCALE 1/4" = 1'-0"

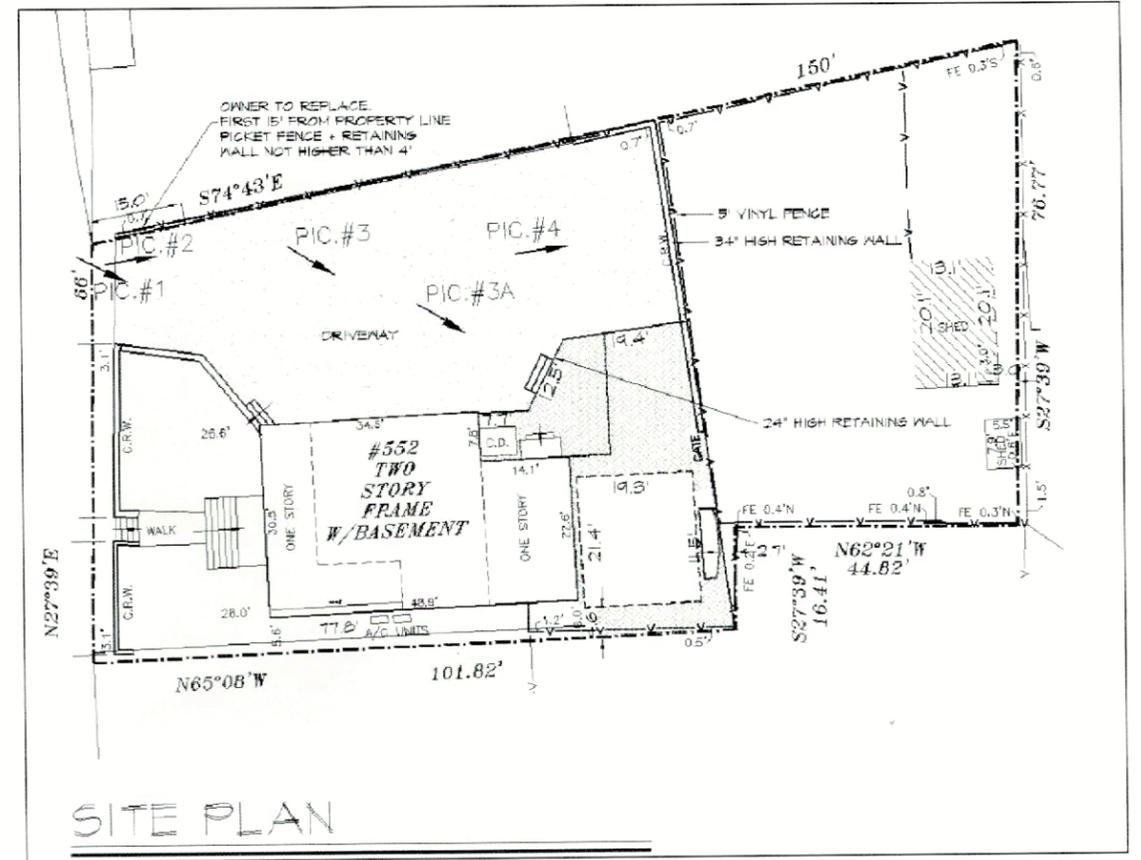
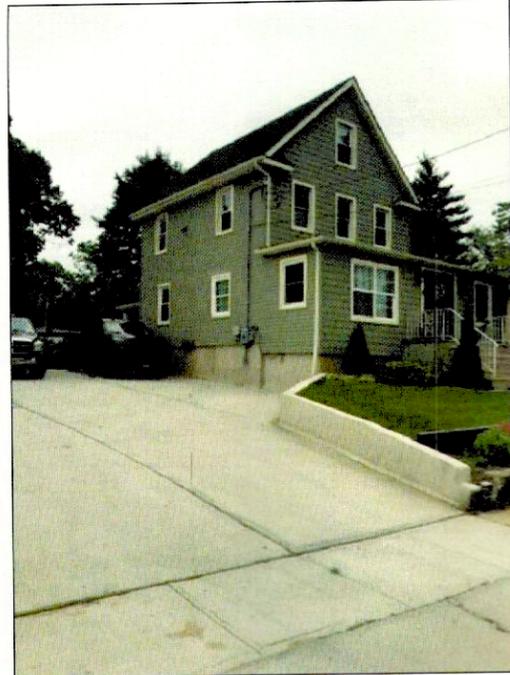


**REAR ELEVATION**

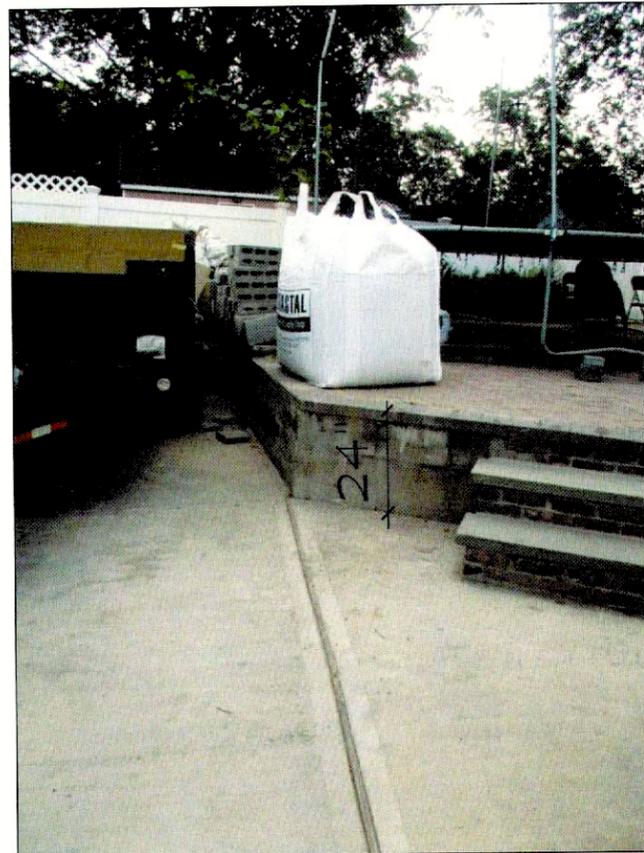
SCALE 1/4" = 1'-0"



3A



SITE PLAN



3



2

4

5' P.V.C FENCE BEYOND

OWNER TO REPLACE. FIRST 15' FROM PROPERTY LINE PICKET FENCE + RETAINING WALL NOT HIGHER THAN 4'



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SOSA  
RESIDENCE  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:  
  
PICTURES

Application Date: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

SP# \_\_\_\_\_

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

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

PROPERTY ADDRESS: 199 WALLACE STREET ZONING DISTRICT RES AA  
SECTION 55 BLOCK 384 LOT 42 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT <b>APPLICANT</b> <input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
Name: <u>GARY CHIMEDI</u>	Name: <u>GARY CHIMEDI</u>
Address: <u>199 WALLACE ST.</u>	Address: <u>199 WALLACE ST.</u>
Telephone #: <u>516 728-0564</u>	Telephone #: <u>516 728 0564</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: ERECT GARAGE

I request a preliminary meeting: \_\_\_\_\_ YES  NO

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

\_\_\_\_\_ YES \_\_\_\_\_  NO  
GARY CHIMEDI \_\_\_\_\_  
APPLICANT'S SIGNATURE DATE

Sworn to before me this 1st day of June, 2022  
Carolyn Dean  
Notary Public  
CAROLYN DEAN  
Notary Public, State of New York  
Reg. No. 01DE5036122  
Qualified in Nassau County  
Commission Expires November 21, 2022

**Property Owner's Consent:**  
I, GARY CHIMEDI am (are) the owner(s) of the subject property and consent to the filing of this application.  
GARY CHIMEDI \_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 1st day of June, 2022  
Carolyn Dean  
Notary Public  
CAROLYN DEAN  
Notary Public, State of New York  
Reg. No. 01DE5036122  
Qualified in Nassau County  
Commission Expires November 21, 2022

**FOR VILLAGE USE ONLY**

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



## INC. VILLAGE OF FREEPORT

### Department of Buildings

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

May 31, 2022  
**SITE PLAN LETTER**

Gary Chimeri  
136 Exeter Road  
Massapequa, NY 11758

**RE: 199 Wallace Street, Freeport, NY**

**Zoning District - Residence AA Sec. 55 Blk. 384 Lot. 42**

**Building Permit Application #20222809**

**Description: Construct a new 616 sq. ft. detached garage and widen existing driveway**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

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

c: Village Clerk  
Raymond Doner, R.A.

ZBA Approval Needed:

Yes:  No

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222809

Location: 199 Wallace Street, Freeport, NY

Applicant: Gary Chimeri

Description: Construct a new 616 sq. ft. detached garage and widen existing driveway

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

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

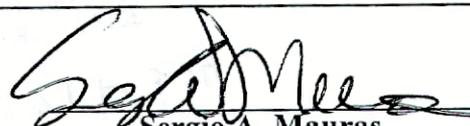
REASON(S) FOR DETERMINATION

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

A) \_\_\_\_\_

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

Dated: May 31, 2022

  
Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
Appendix B  
Short Environmental Assessment Form

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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.

Freeport Building Dept.  
Freeport, NY

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <u>NEW DETACHED GARAGE TO RESIDENCE OF GARY CHIMERI</u>			
Project Location (describe, and attach a location map): <u>199 WALLACE AVE</u>			
Brief Description of Proposed Action: <u>NEW 22' X 28' DETACHED GARAGE</u>			
Name of Applicant or Sponsor: <u>GARY CHIMERI</u>		Telephone: <u>516-728-0564</u>	
Address: <u>199 WALLACE AVE</u>		E-Mail: <u>BSCVJG@EMAIL.COM</u>	
City/PO: <u>FREEPORT</u>	State: <u>NY</u>	Zip Code: <u>11520</u>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		✓	
3.a. Total acreage of the site of the proposed action?		<u>10510</u> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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MAY 13 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?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? <small>Existing built or natural landscape: Freeport, NY</small>			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<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? 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		<input checked="" type="checkbox"/>	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<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)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____		<input checked="" type="checkbox"/>	

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" 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"/>	
_____		
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"/>	
_____		
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>GARY CHIMERI</u>	Date: <u>6/1/22</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 checked="" type="checkbox"/>	
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
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.

RECEIVED

MAY 13 2022

Freeport Building Dept.  
Freeport, NY

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

## MATERIAL LIST NOT ON PLANS

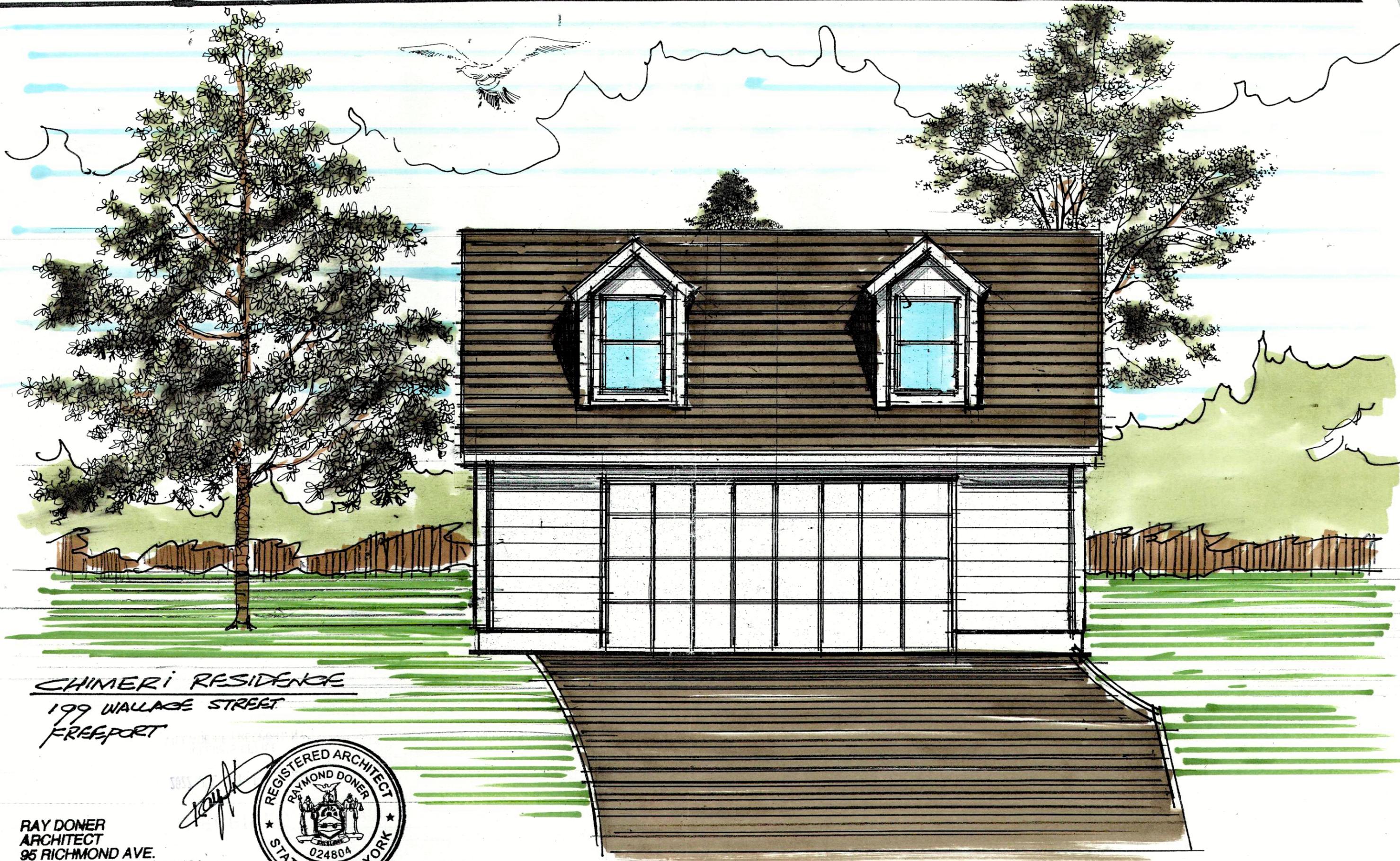
1/2" X 32" CDX PLYWOOD SHEETHING

MFG. JAMES HARDY PLANK 8.25" X 144" WHITE CEDAR MILL FIBER CEMENT SIDING

MFG. GAF ROOFING SHINGLES ROYAL SOVEREN CHARCOAL 3 TAB

MFG. ANDERSON DOUBLE HUNG WHITE EXTERIOR WOOD WINDOWS 1" X 4" PVC MOULDING FOR TRIM AND ALUMINUM COIL

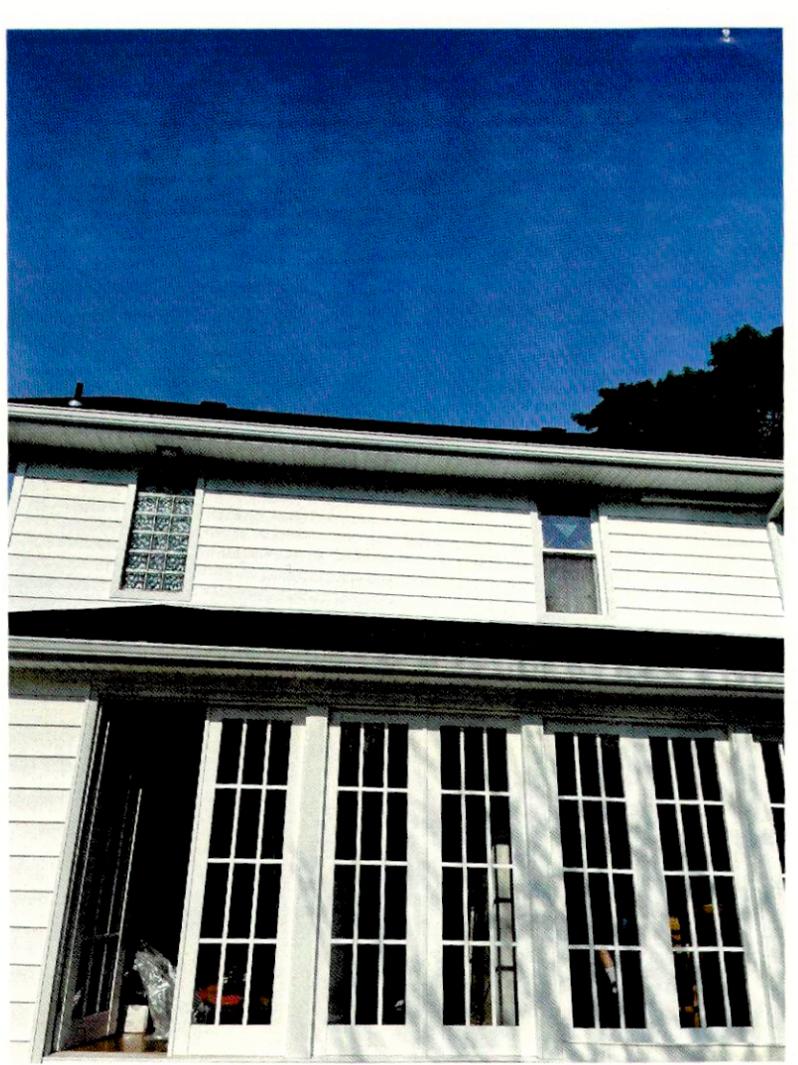
MFG. COPLAY OR JELDWEN 16' X 7" GARAGE DOOR WHITE 3.0 X 6.8 Exterior Man Door WHITE



CHIMERI RESIDENCE  
199 WALLAGE STREET  
FREEPORT

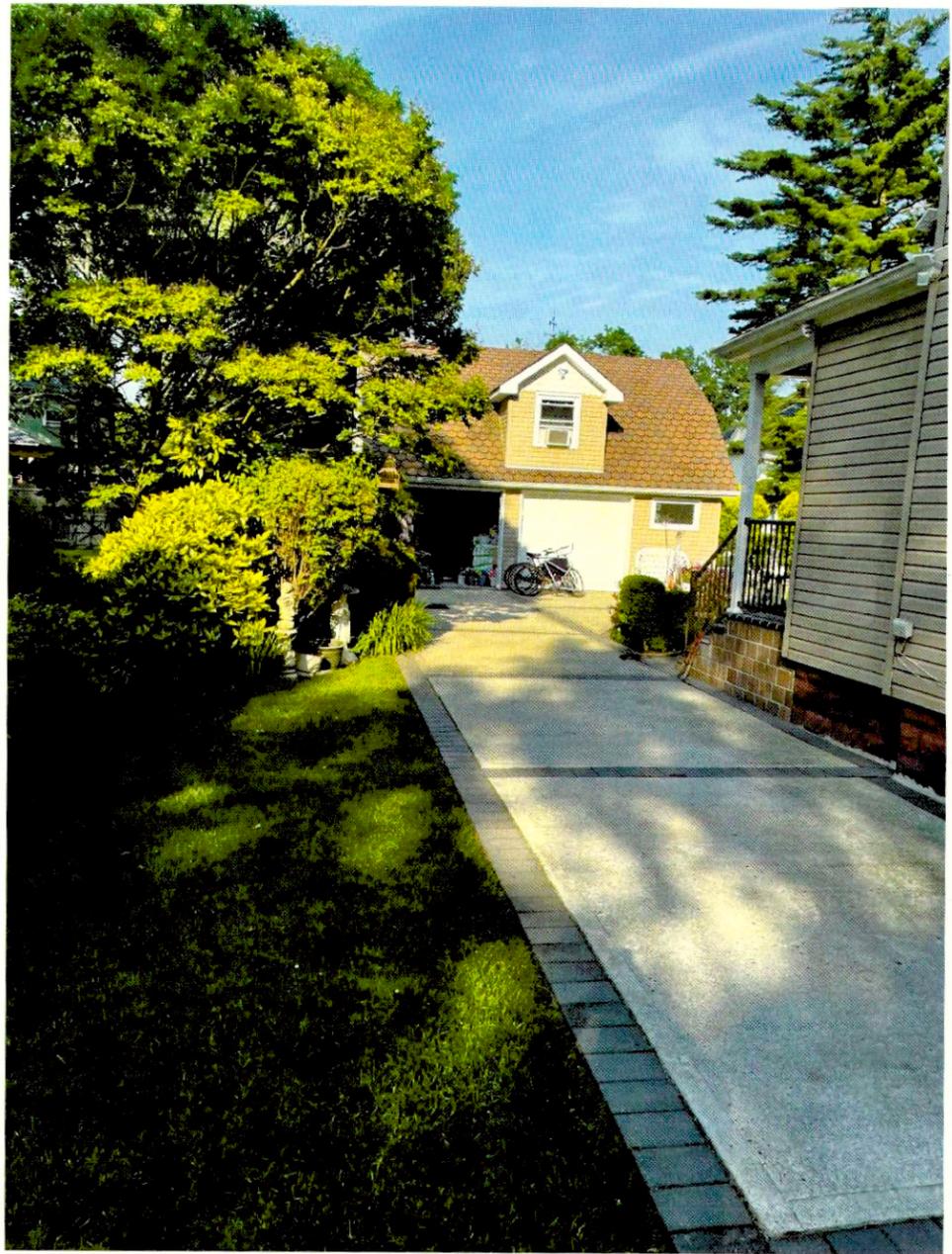
RAY DONER  
ARCHITECT  
95 RICHMOND AVE.  
S. AMITYVILLE, N.Y. 11701



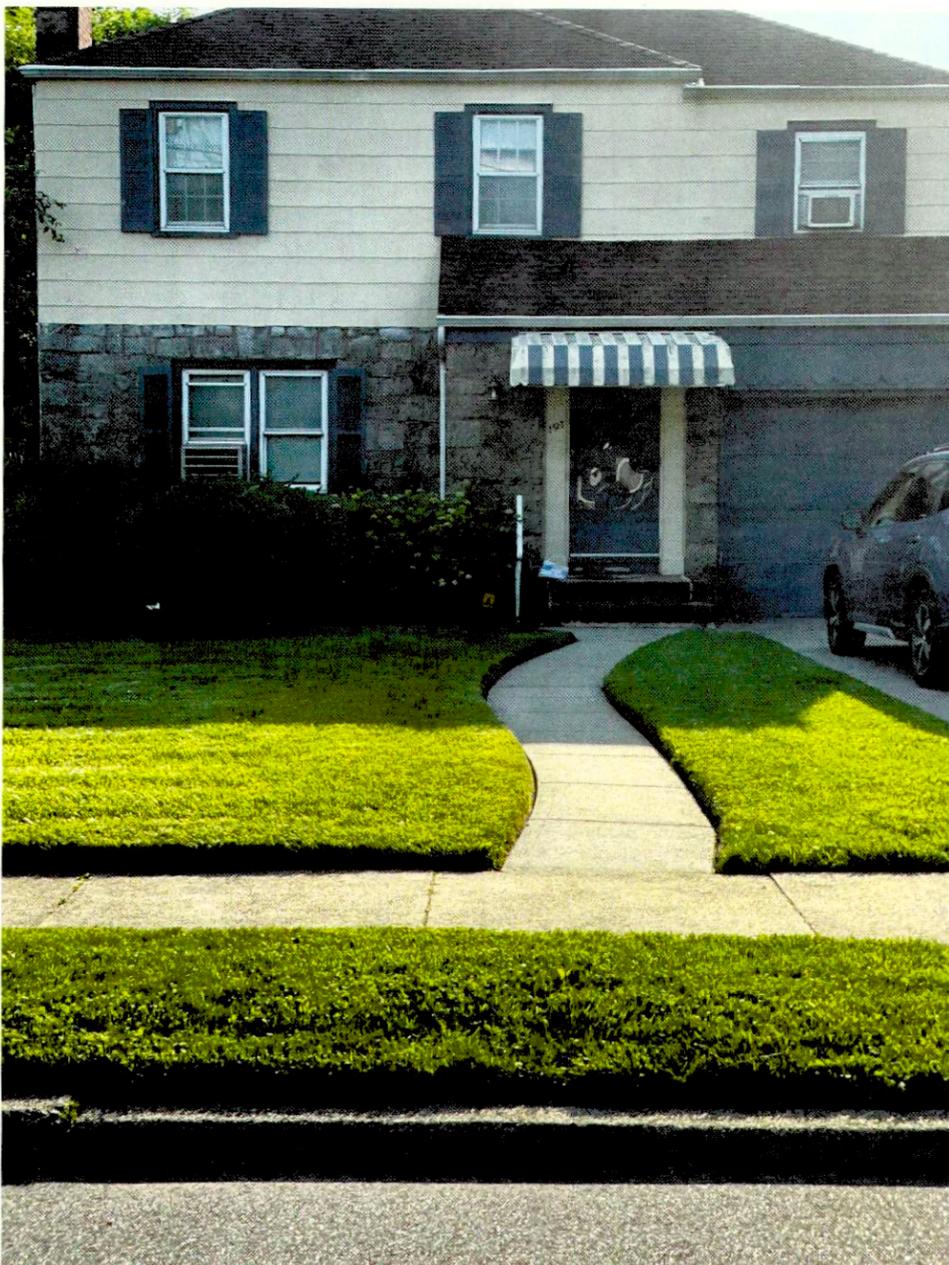




RIGHT OF SUBJECTS PROPERTY



3 HOUSES DOWN FROM SUBJECTS HOUSE



LEFT OF SUBJECTS HOUSE



FOUR HOUSES DOWN FROM SUBJECTS HOUSE

ROOF  
SHINGLES

20' MAX. HEIGHT ALLOWED -  
DO NOT EXCEED

10:12  
ROOF  
PITCH

199  
FEET

19'-10"

SIDING

FIN. GRADE

REAR ELEVATION 3/16" = 1'-0"



SIDE ELEVATION 3/16" = 1'-0"

CHIMERI RESIDENCE  
DETACHED GARAGE

199 WALLACE ST  
FREEPORT



RAY DONER  
ARCHITECT  
95 RICHMOND AVE.  
S. AMITYVILLE, N.Y. 11701

## MATERIAL LIST NOT ON PLANS

1/2" X 32" CDX PLYWOOD SHEETHING

MFG. JAMES HARDY PLANK 8.25" X 144" WHITE CEDAR MILL FIBER CEMENT SIDING

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MFG. COPLAY OR JELDWEN 16' X 7" GARAGE DOOR WHITE 3.0 X 6.8 Exterior Man Door WHITE



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

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

PROPERTY ADDRESS: <u>121 S. Main Street</u>		ZONING DISTRICT <u>Ind</u>
SECTION <u>02</u>	BLOCK <u>198</u>	LOT <u>323</u> LOT SIZE: <u>71x203 - 10,565sf</u>

<input type="checkbox"/> TENANT <b>APPLICANT</b> <input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
Name: <u>Ulises Campos</u>	Name: <u>Ulises Campos</u>
Address: <u>121 S. Main St.</u> <u>Freeport NY 11520</u>	Address: <u>121 S. Main St.</u> <u>Freeport NY 11520</u>
Telephone #: <u>516-526-9261</u>	Telephone #: <u>516-526-9261</u>

Expeditor Attorney Name: April Madigan Address: 8 W. Merrick Rd. Suite 215  
Phone #: 516-324-6742 Freeport NY 11520

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

Description of Proposed Work: Construct a new 1,544 sf second floor commercial addition

I request a concept plan conference:  YES  NO

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

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

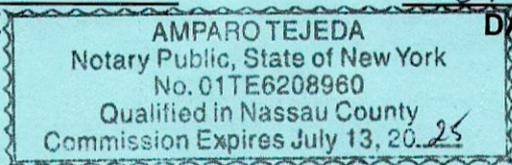
YES  NO

X [Signature] \_\_\_\_\_ DATE 07/05/2022

**APPLICANT'S SIGNATURE**

Sworn to before me this 5 day of July, 2022.

[Signature]  
Notary Public



**Property Owner's Consent:**

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

X [Signature] \_\_\_\_\_ DATE 07/05/22

**PROPERTY OWNER'S SIGNATURE**

Sworn to before me this 5<sup>th</sup> day of July, 2022.

[Signature]  
Notary Public



**FOR VILLAGE USE ONLY**

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





**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

June 23, 2022

**AMENDED SITE PLAN LETTER**

Ulises Campos  
119-123 S. Main Street  
Freeport, NY 11520

**RE: 119-123 S. Main Street, Freeport, NY aka 121 S. Main Street, Freeport, NY**  
**Zoning District- Business B Sec. 62 Blk. 198 Lot 323**  
**Building Permit Application #20212322**  
**Description: Construct a new 1,544 sq. ft. second floor commercial addition**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings  
/cd

c: Village Clerk  
Robert Bennett, PE

ZBA Approval Needed:

Yes:  No

Encl.

**2VILLAGE 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. #20212322

**Location:** 119-123 S. Main Street, Freeport, NY aka 121 S. Main Street, Freeport, NY

**Applicant:** Ulises Campos

**Description:** Construct a new 1,544 sq. ft. second floor commercial addition

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

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

**REASON(S) FOR DETERMINATION**

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

A) \_\_\_\_\_

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

**Dated:** June 23, 2022 - Amended

Sergio A. Maura

Sergio A. Maura  
Superintendent of Buildings

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

617.20  
Appendix B  
Short Environmental Assessment Form

2021 JUN 30 PM 4:30  
 INC. VILLAGE OF FREEPORT NY  
 DEPARTMENT OF BUILDINGS

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: 121 S. Main Street, Freeport, NY			
Project Location (describe, and attach a location map): East Side of S. Main Street, 64.92' South of Merrick Road			
Brief Description of Proposed Action:  Proposed 2nd Story Addition at Rear of Existing 1st Story			
Name of Applicant or Sponsor: April Madigan		Telephone: 516-324-6742	
		E-Mail: Amexpediter@gmail.com	
Address: 8 W. Merrick Rd., Suite 215			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO X YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
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?		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES X
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 X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES X
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
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 X
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 X
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 X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO		YES X
b. Is the proposed action located in an archeological sensitive area?			X
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 X
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: _____			X
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 X
16. Is the project site located in the 100 year flood plain?	NO		YES X
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 X X

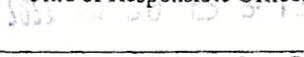
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location 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
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>April Madigan</u>		Date: <u>9-15-21</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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:	X	
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

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

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

<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.
AM Expediting	6.21.21
Name of Lead Agency	Date
April Madigan	President
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



**VILLAGE OF FREEPORT  
MUNICIPAL BUILDING**

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

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

February 22, 2022

Ulises Campos  
119-123 S. Main St.  
Freeport, NY 11520

**Application #2021-24 – 119-123 S. Main St. AKA 121 S. Main St., Business B - Section 62/Block 198/Lot 323 – Ulises Campos** - Construct a new 1,544 sq. ft. second floor commercial addition.

Dear Mr. Campos,

The above application was before the Zoning Board of Appeals at its meeting held on February 17, 2022 at which time the application was approved. Please see the attached decision from the Zoning Board of Appeals.

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

Sincerely,

Robin Cantelli  
Secretary to the Zoning Board of Appeals

Cc: April Madigan ✓  
Robert Bennett

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

**DATE: February 17, 2022**

**APPROVAL**

Building Department Permit Application #**20212322**

Chairman, regarding Application #2021-24 for the premises located at 119-123 S Main Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-172A seeking approval for the construction of a new 1,544 sq. ft. second floor commercial addition.

I, **Ben Jackson**, move that this Board make the following findings of fact:

A public hearing was held on November 18, 2021 wherein applicant was represented by attorney Dennis Kelly. He explained that the applicant is a businessman who lives in Freeport whose office is currently located in Baldwin where he rents space. He acquired the subject property about a year and a half ago. It is three storefronts. One is vacant, but used to be a furniture store and before that, a 99 cent store. The second storefront is a shoe store that primarily does its business online. The third is a hair salon with six chairs. The applicant proposes to add a second story onto the currently vacant space, to be used as executive office space for his business. He runs a commercial cleaning business. The storefront will be used as a reception area in the front and store supplies in the back. He plans for two employees working on-site, himself, plus an executive assistant. He is hoping to grow to four employees on-site. There are no other employees on-site, as the business model is that employees go straight from their homes to the cleaning sites. Five supervisors have vans that will occasionally need to be re-stocked with cleaning supplies approximately once a week or once every other week. The supervisors take the vans home with them. The business hours are 9 to 5, Monday through Friday.

There are also six apartments on site. As such, the proposed combined parking requirement under the Village Code is 24 parking spaces, with 7 spaces provided on-site. 20 spaces are required without the proposed addition. Mr. Kelly opined that the proposed use of this storefront is probably one of the better proposals for use of the space, given the location and off-street parking requirements.

A representative from VHB Engineering spoke about the parking situation. He explained that there was considerable parking available on South Main Street, as well as the municipal lot across the street (Note: the Board does not consider municipal parking availability due to the New York State Constitution's prohibition against the gift of public funds). The residential tenants tend to use the spaces on evenings and weekends, with the spaces available for retail customers during the day, including use by the applicant and his employees.

Mr. Campos, the applicant, also spoke on his own behalf. He reiterated much of what had been said before, that besides the two (maybe four in the future) on-site employees, employees only come to the site to pick up materials occasionally or for interviews or to fill out paperwork.

The Board notes that much of the need for the extra parking demand is ameliorated specifically by the proposed use of the third storefront and proposed expansion. Applicant proposes a storefront and executive office to be used by one business, and more importantly, one business that does not have a retail component associated with it. The current parking demand is 20 spaces for the property; with the expansion it is 24 spaces. However, this increase in space will not increase physical traffic to the location. As such, the variance will be granted conditional on the use of the space as proposed, i.e. without an on-site retail component associated with it. Applicant provided sufficient testimony that the increase in space with the proposed two (and possibly four)

employees will not increase the parking demand beyond the current parking demand. However the same cannot be said of what this expansion would mean to parking demand in the context of a traditional retail space.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
  - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
  - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. As this property is pre-existing with limited parking, options are limited.
  - c. that the requested area variance is insubstantial;
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty was not self-created. This is a pre-existing lot without parking. Applicant obviously knew of this when he purchased the property, but the intended use and proposed expansion keeps the parking demand in check.
  
2. The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

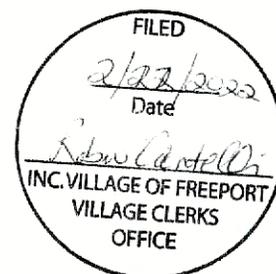
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. This approval is conditioned on the specific use of the property proposed in the application, specifically, a non-retail use of this storefront and upstairs addition. The testimony shows that the storefront and addition as proposed will not increase the parking demand beyond that which would be required for this storefront without the addition. However, should this storefront and addition ever return to a more traditional retail use, the standards for the variance have not been met and applicant will need to return to the Board for further review of the parking situation.

Second by: Anthony Mineo

The Clerk polled the Board:

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





EAST FACE ELEVATION

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VILLAGE OF FREEPORT, NY



FRONT WEST FACE ELEVATION



SOUTH FACE ELEVATION

**MATERIAL LIST**

**EXISTING SIDING TO BUILDING: (PREVIOUSLY APPROVED)**

Riveral Beach PPU7-07  
Dutchlap  
(See Sample)

**Existing Trim Around Windows and Doors**

Polar Bear 75 (White)  
(See Sample)

**New Stucco Portion of Building:**

Natural Almond (to match existing siding)  
(See Sample)

**New Trim Around Windows and Doors:**

Polar Bear 75 (White) to match existing  
(See Sample)

**Guard Rail and Handrail**

Wrought Iron Handrail (Black)  
(See Sample)

**New Windows:**

Dumal Series Aluminum Window with White Trim and Blue Tint Glass  
(See Sample)

**Lighting:**

PLT Solutions  
6250 Lumens - LED Wall Pack-50 Watt-4000 Kelvin  
120-277 Volt - PLT-11713

**Rear Entry/Exit Door**

Dumal Series Aluminum Storefront Door with White Trim and Blue Tint Glass  
(See Sample)

5055 07 30 B 3-12

PLT B/REC

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**MATERIAL LIST FOR THE FRONT OF THE BUILDING:**

**New Windows:**

Dumal Series Aluminum Window with White Trim and Blue Tint Glass  
(See Sample)

**Front Storefront Doors:**

Dumal Series Aluminum Storefront Door with Bronze Trim and Blue Tint Glass  
(See Sample)

**Front Storefront Siding:**

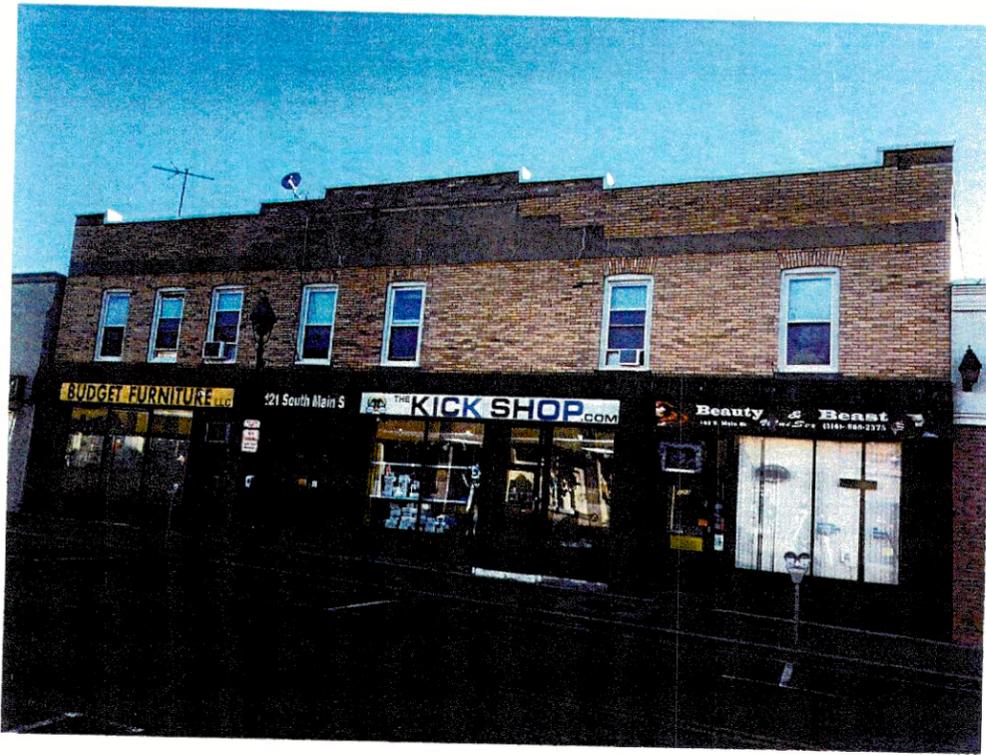
Stucco Navajo White (lighter than the side and rear of the store)

**Trim:**

Bronze Finish

**Bottom of Storefront:**

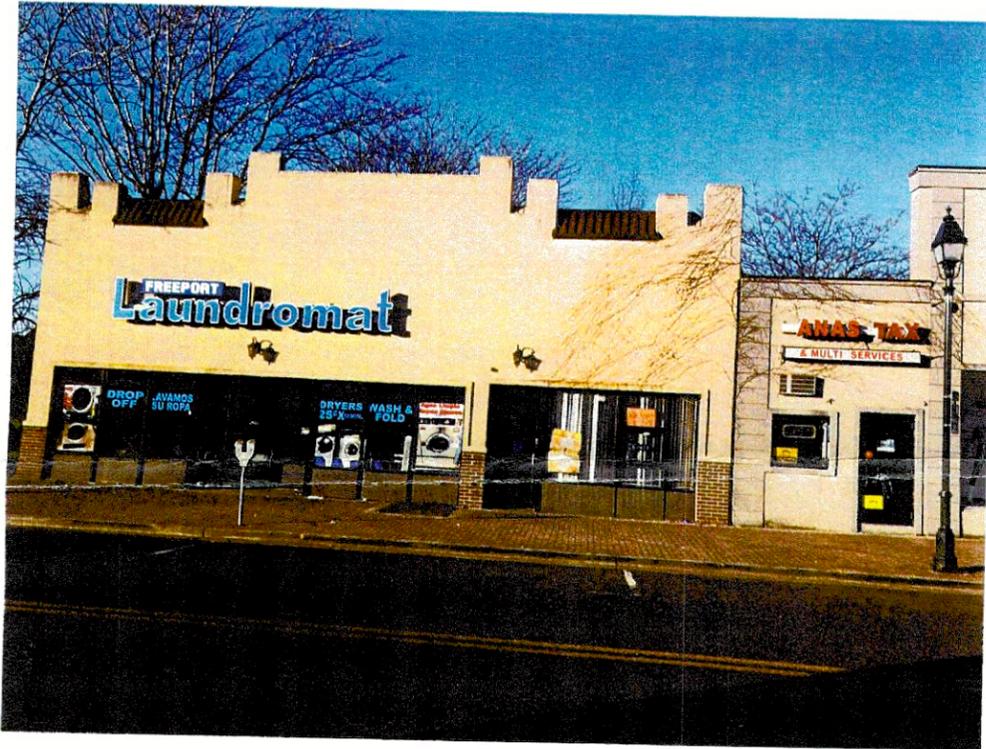
Bronze Smooth Finish to Match New Trim



121 South Main Street; Freeport, New York; March 8, 2021; Front west facade; Looking east



125 South Main Street; Neighboring property south of 121 South Main Street; Freeport, New York; March 8, 2021; Front west facade; Looking east



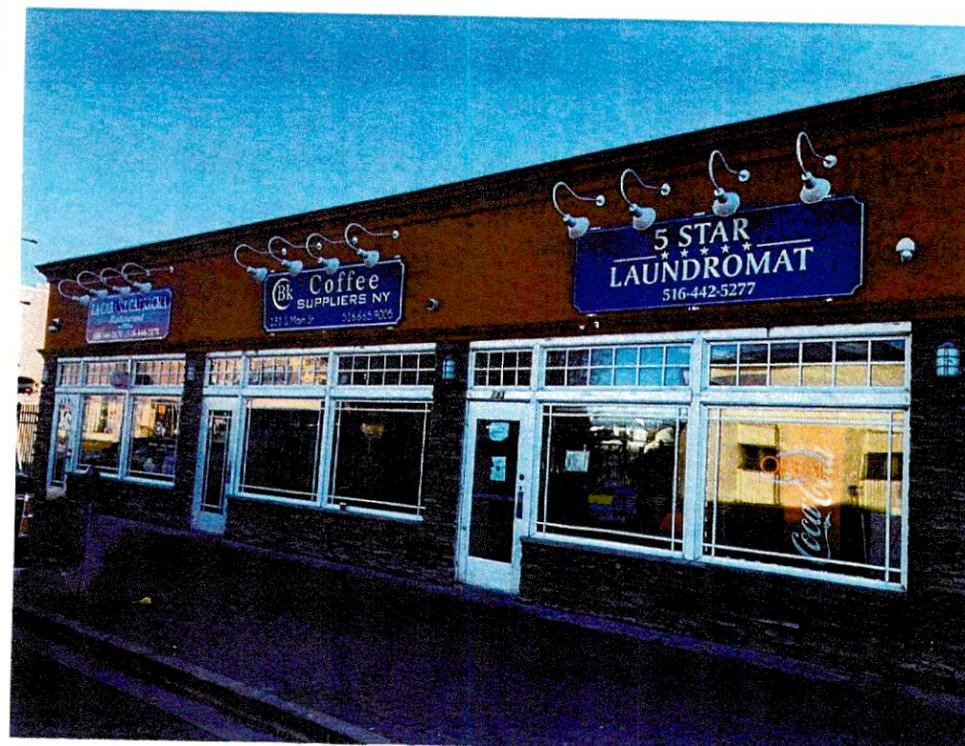
122-124-126 South Main Street; Neighboring properties across the street of 121 South Main Street; Freeport, New York; March 8, 2021; Front east facade; Looking west



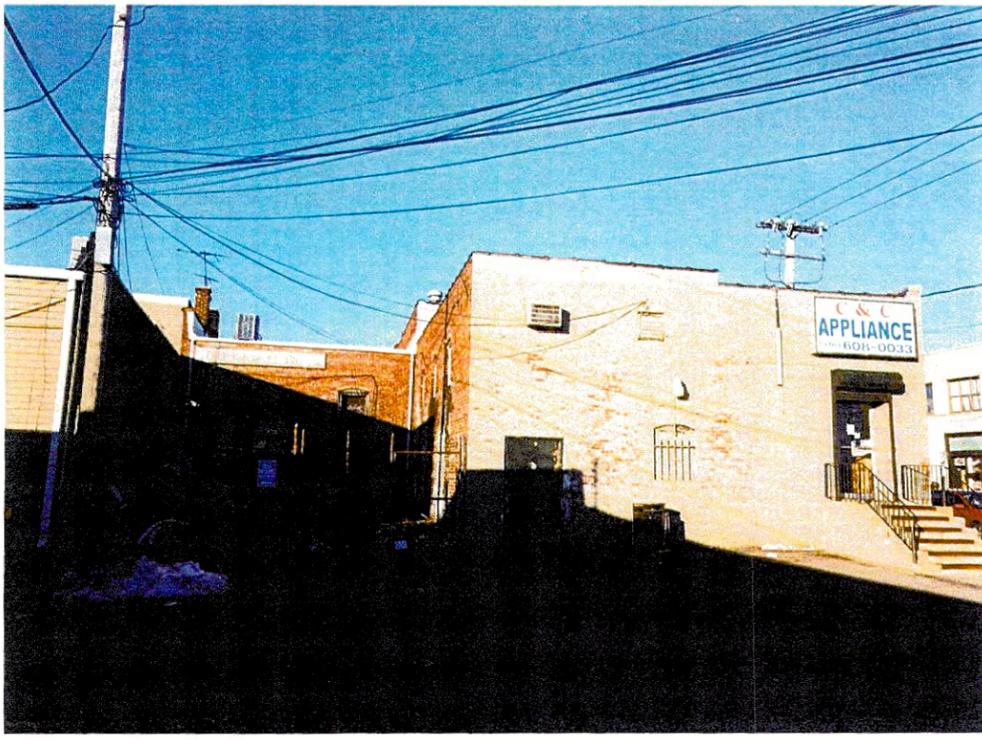
120 South Main Street; Neighboring property across the street of 121 South Main Street; Freeport, New York; March 8, 2021; Front east facade; Looking west



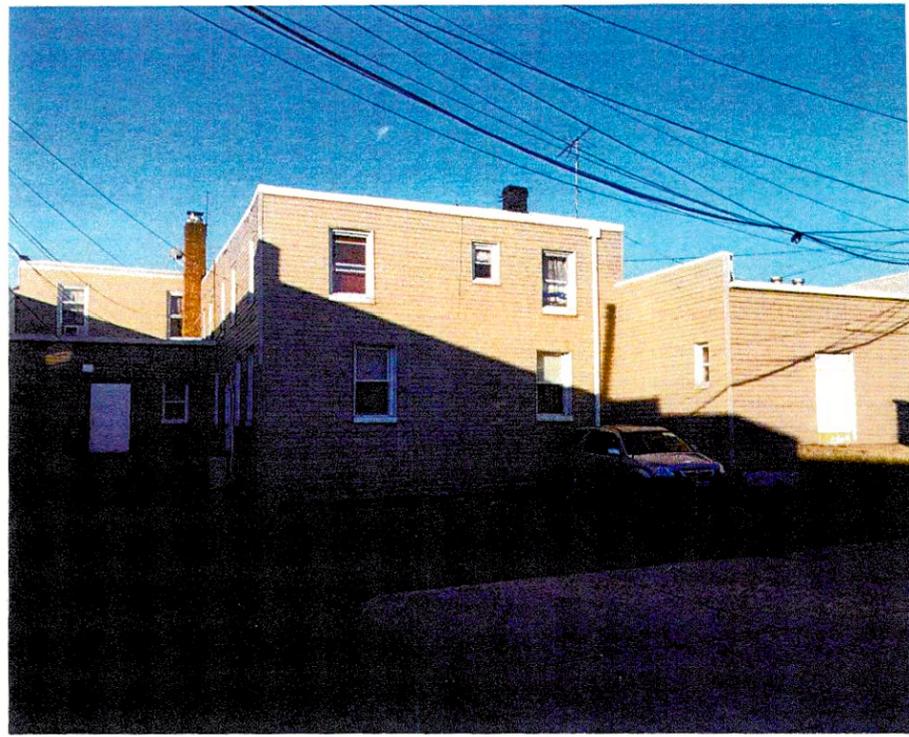
36 South Main Street; Neighboring property across the street of 121 South Main Street; Freeport, New York; March 8, 2021; Front east facade; Looking west



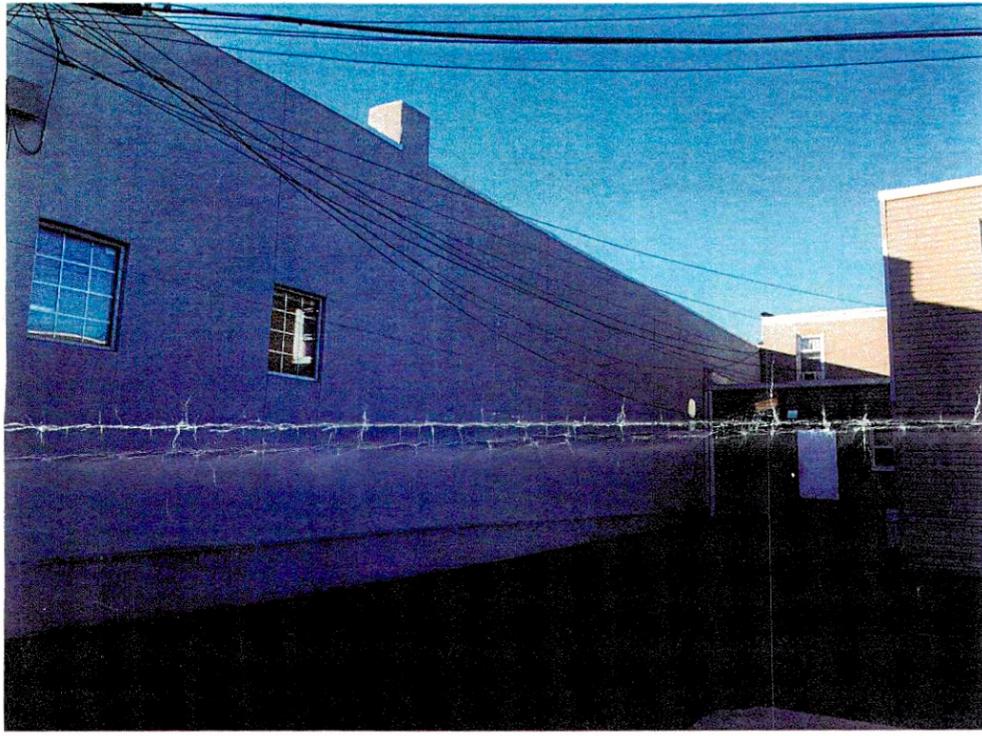
129-133 South Main Street; Neighboring property south of 121 South Main Street; Freeport, New York; March 8, 2021; Front west facade; Looking east



115-117 South Main Street; Neighboring property north of 121 South Main Street; Freeport, New York; March 8, 2021; Rear east facade; Looking west



121 South Main Street; Freeport, New York; March 8, 2021; Rear east facade; Looking west



125 South Main Street; Neighboring property south of 121 South Main Street; Freeport, New York; March 8, 2021; Side north facade; Looking south



121 South Main Street; Freeport, New York; March 8, 2021; Rear south facade; Looking north



21 South Main Street; Freeport, New York; March 8, 2021; Rear east facade; Looking west



121 South Main Street; Freeport, New York; March 8, 2021; Rear north east facades along with rear of neighboring C&C Appliance to the north; Looking southwest

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VILLAGE OF FREEPORT, NY

Application Date: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

SP# \_\_\_\_\_

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

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

VILLAGE CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

PROPERTY ADDRESS: <u>157 N. Ocean Avenue</u>	ZONING DISTRICT: _____
SECTION <u>SS</u> BLOCK <u>171</u> LOT <u>117</u>	LOT SIZE: <u>.13</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Captain Permit (Mike Arato)</u>	Name: <u>Charles Weinraub</u>
Address: <u>245 Route 109, Suite D</u> <u>West Babylon, NY 11704</u>	Address: <u>2792 Riverside Drive</u> <u>Wantagh, NY 11793</u>
Telephone #: <u>516-513-8838</u>	Telephone #: <u>516-457-2225</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

Description of Proposed Work: Maintain 1 Story Rear Addition &  
Proposed interior alterations

I request a preliminary meeting: \_\_\_\_\_ YES  NO

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

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

\_\_\_\_\_  YES \_\_\_\_\_ NO

Michael Arato  
APPLICANT'S SIGNATURE \_\_\_\_\_ DATE 7/26/2022

Sworn to before me this 26  
day of July, 2022

Ryan Griffin  
Notary Public



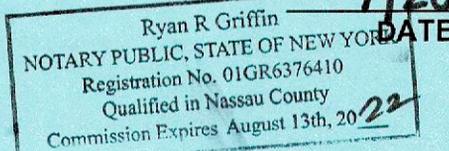
**Property Owner's Consent:**

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

Charles Weinraub  
PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE 7/26/22

Sworn to before me this 26  
day of July, 2022

Ryan Griffin  
Notary Public



**FOR VILLAGE USE ONLY**

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

**SUBMISSION CHECKLIST**

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



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**INC. VILLAGE OF FREEPORT**

**Department of Buildings**  
46 NORTH OCEAN AVENUE, 2nd Floor  
FREEPORT, NEW YORK 11520  
(516) 377-2242  
FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

July 20, 2022  
**SITE PLAN LETTER**

Charles Weinraub  
2792 Riverside Drive  
Wantagh, NY 11793

**RE: 157 N. Ocean Avenue, Freeport, NY**  
**Zoning District – Residence A**  
**Sec. 55 Blk. 171 Lot 117**  
**Building Permit Application #20222816**  
**Description– Maintain a one-story rear addition & proposed interior alterations**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings

/cd  
Encl.

c: Village Clerk  
Top Brass Management  
Curtis M. Taufman, R.A.

ZBA approval needed : Yes \_\_\_ No X

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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Notice

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VILLAGE OF FREEPORT, NY

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. 20222816

Location: 157 N. Ocean Avenue, Freeport, NY

Applicant: Charles Weinraub

Description: Maintain a one-story rear addition & proposed interior alterations

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

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

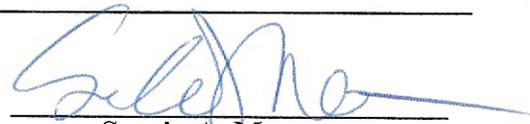
REASON(S) FOR DETERMINATION

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

A)

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

Dated: July 20, 2022



Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
**Appendix B**  
**Short Environmental Assessment Form**

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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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: 157 OCEAN AVE			
Project Location (describe, and attach a location map): 157 OCEAN AVE FREEPORT NY 11720			
Brief Description of Proposed Action: proposed interior alterations. maintain one story rear addition			
Name of Applicant or Sponsor: MIKE ARATO (CAPTAIN PERMIT)		Telephone: (516) 513-8838	
Address: 245 RT 109 SUITE D		E-Mail: INFO@CAPTAINPERMIT.COM	
City/PO: WEST BABYLON		State: NY	Zip Code: 11704
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: VILLAGE OF FREEPORT BUILDING DEPARTMENT			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input 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?	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?		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
<input 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 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 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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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"/>	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<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: Michael Arato  
Signature: Michael Arato

Date: 5/16/2022

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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?"

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
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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Freeport Building Dept.  
Freeport, NY

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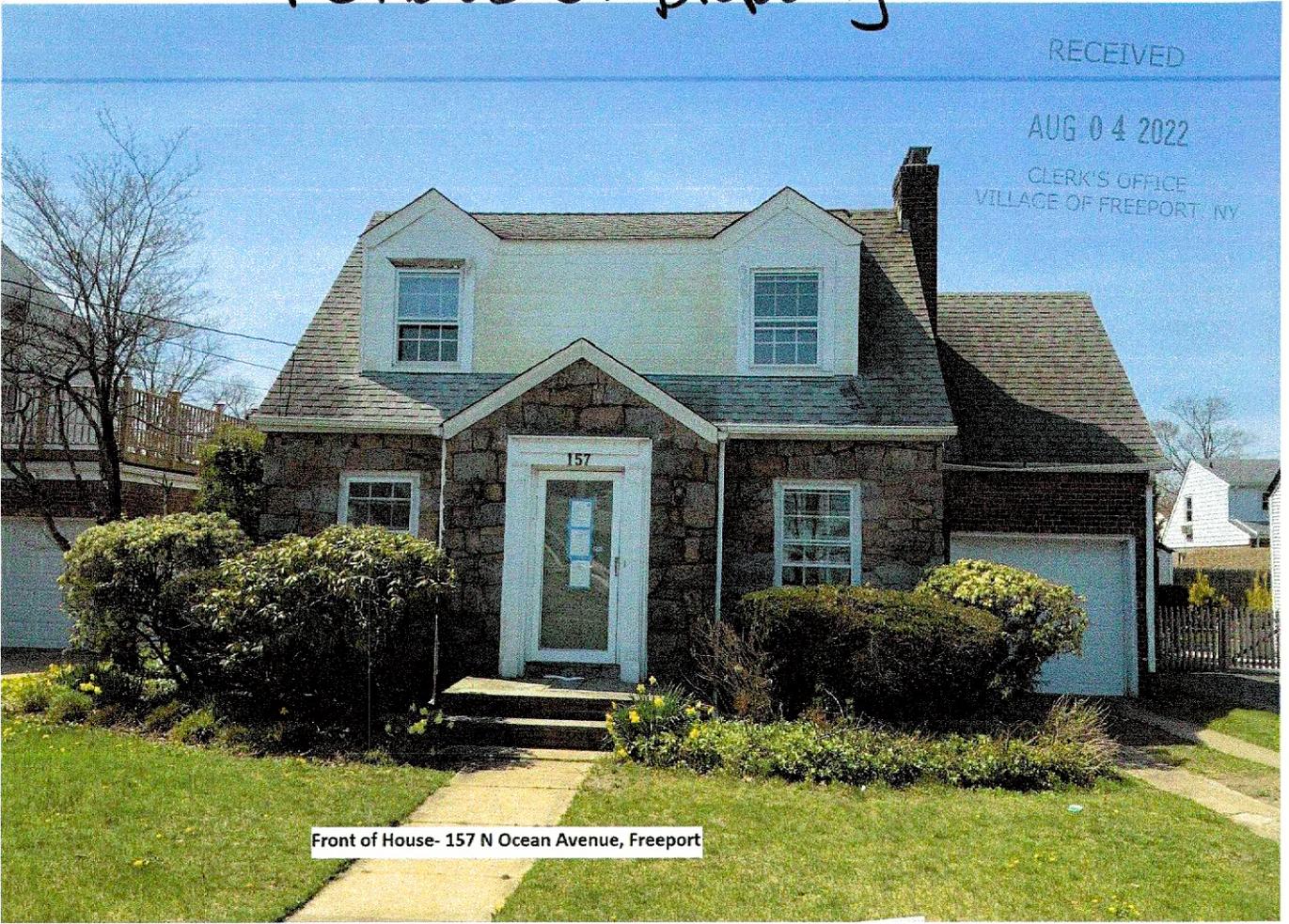
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<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an 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)

4 SIDES of property

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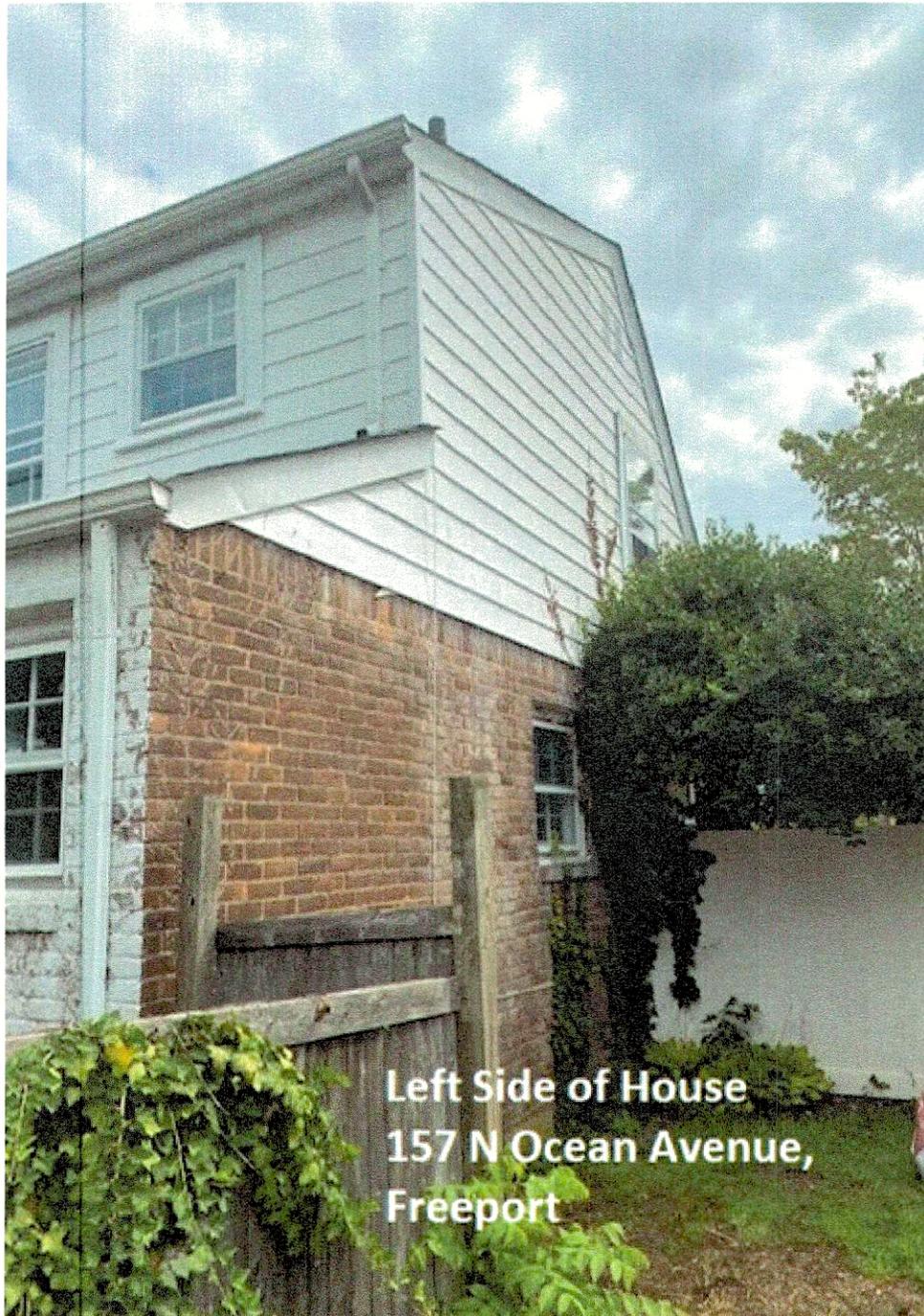
Front of House- 157 N Ocean Avenue, Freeport



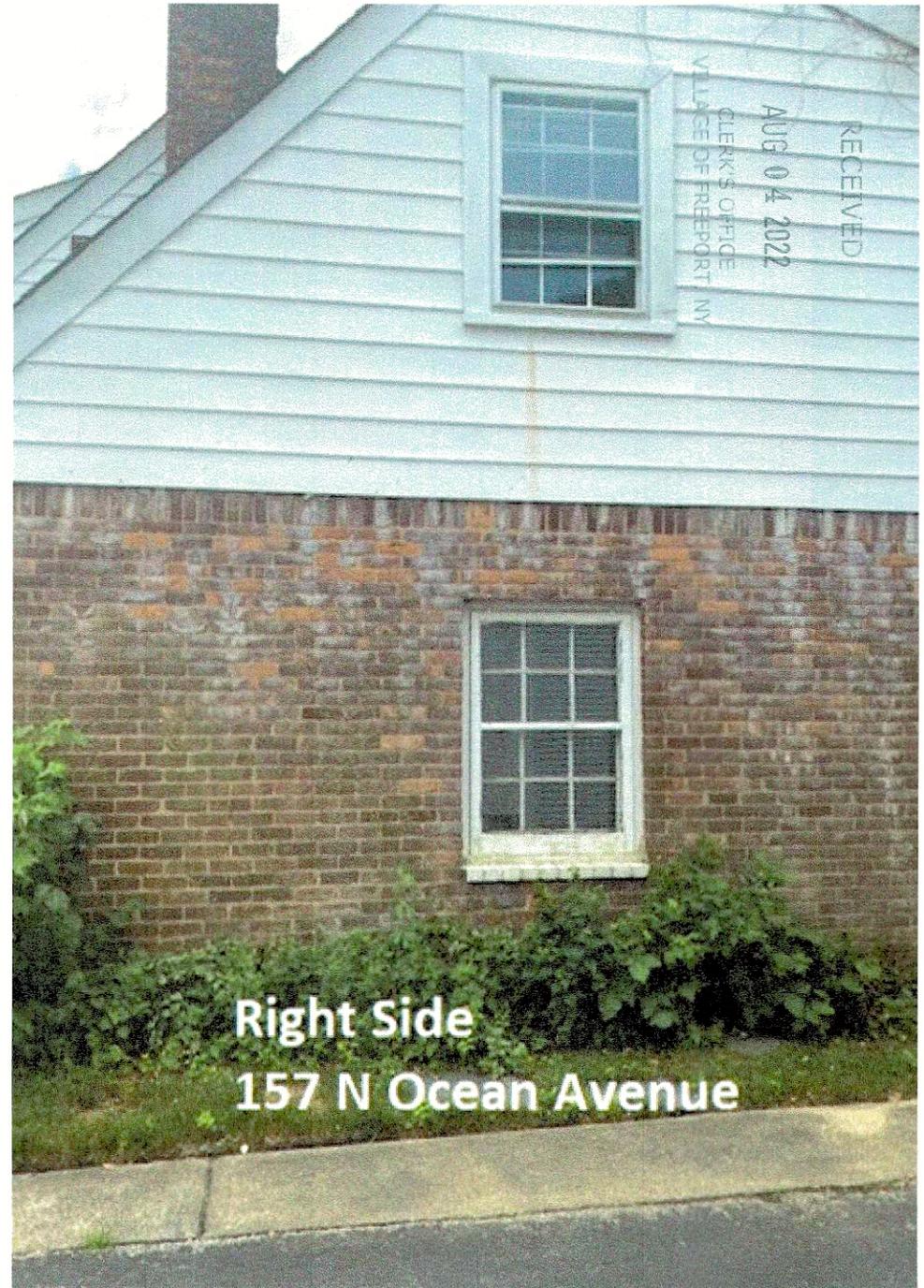
Back of House- 157 N Ocean Avenue, Freeport

157 N. Ocean Avenue, Freeport

157 N. Ocean Avenue, Freeport

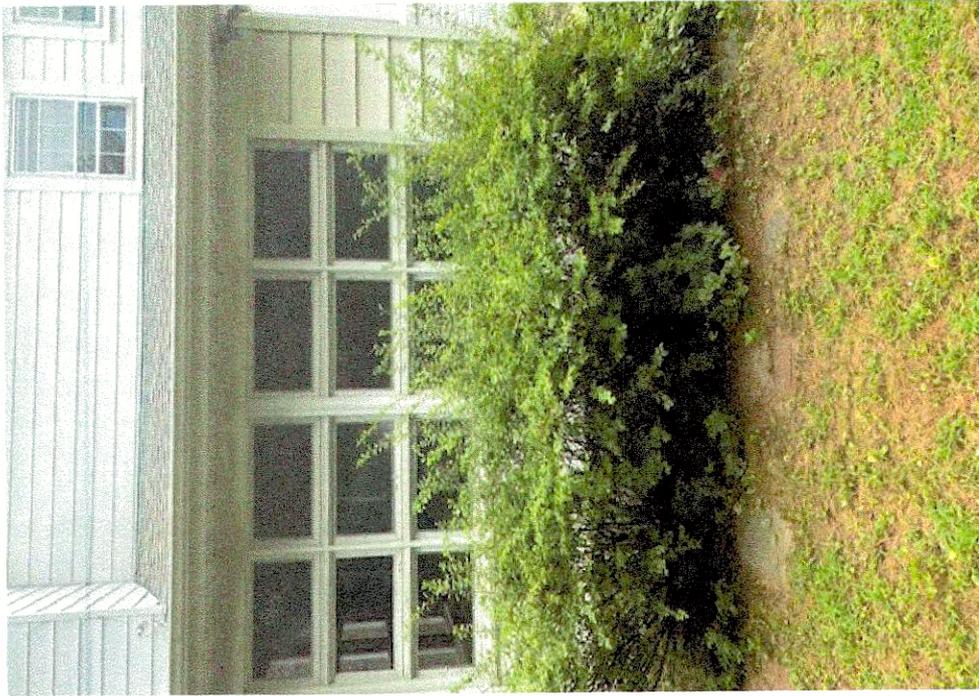


Left Side of House  
157 N Ocean Avenue,  
Freeport

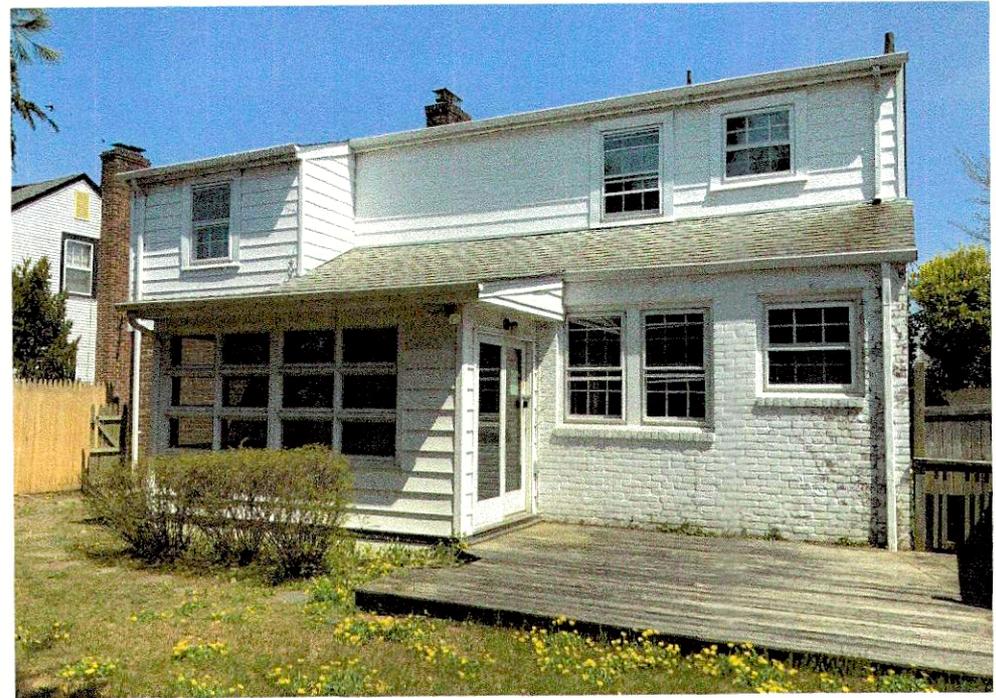
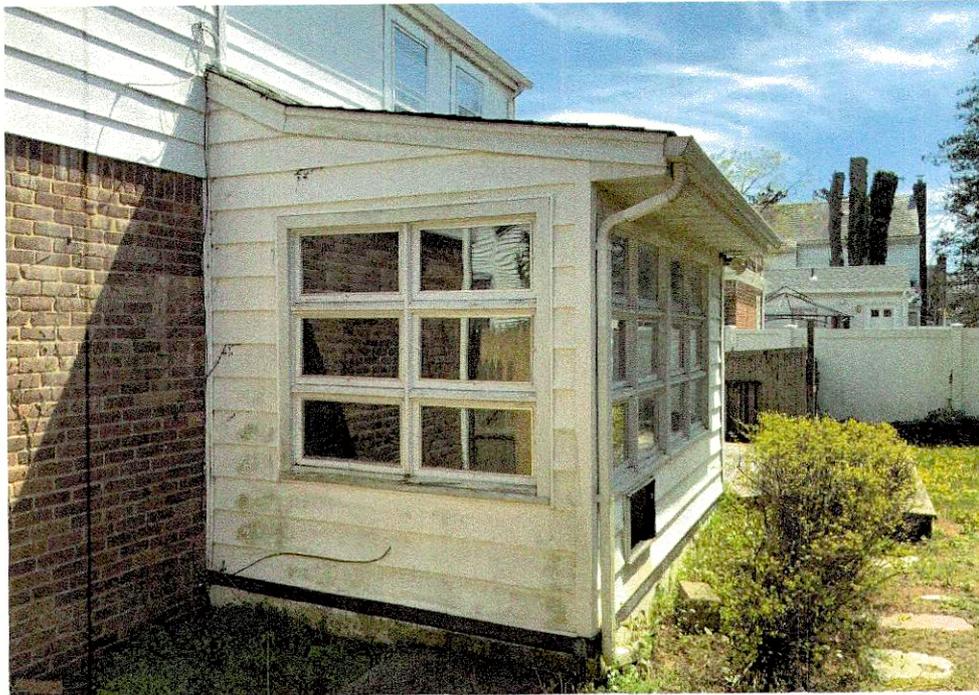


Right Side  
157 N Ocean Avenue

BACK of house - 157 N. Ocean Ave. Freeport



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# Neighboring Properties



161 N Ocean Avenue,  
Freeport



162 N Ocean Avenue,  
Freeport



153 N Ocean Avenue, Freeport

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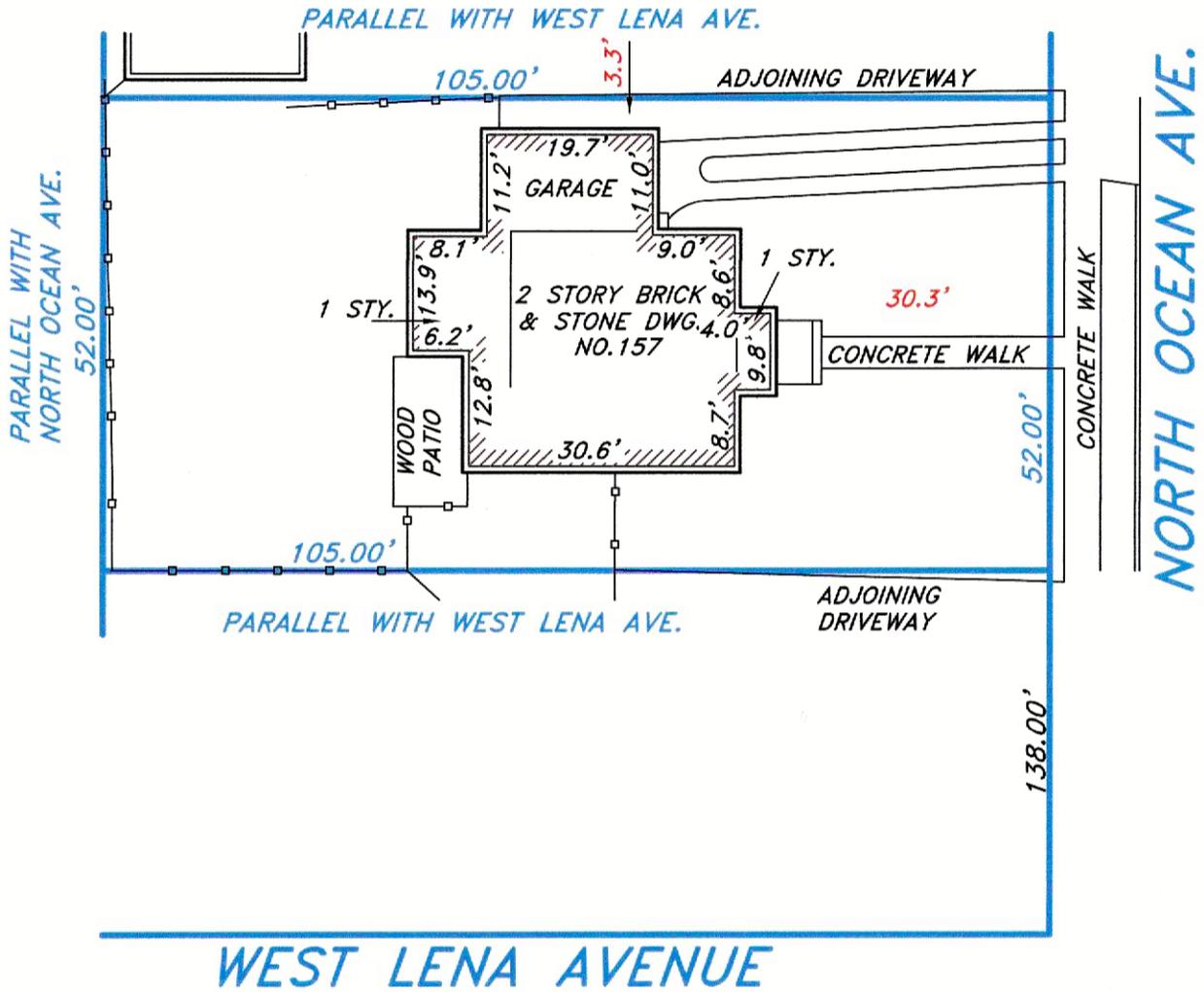
GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, & ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY & LENDING INSTITUTION LISTED HEREON



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LEGEND:

FRM. FRAME	ENC. ENCLOSED	AIR COND. AIR CONDITIONER
CNTVR. CANTILEVER	FNC. FENCE	MAS. MASONRY
O.H. OVERHANG	GAR. GARAGE	CONC. CONCRETE
R/O ROOF OVER	A.C. AIR CONDITIONER	BRK. BRICK
C/W CONCRETE WALK	CE. CELLAR ENTRY	ASP. ASPHALT
STY. STORY	W.W. WINDOW WELL	O.H. UTIL. OVERHEAD UTILITIES
O.T. OIL TANK	M/W MASONRY WALK	FENCE
F.E. FIRE ESCAPE	UTILITY POLE	



GRAPHIC SCALE  
1 INCH = 20 FEET



**MAP OF PROPERTY**  
SITUATED AT  
**VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD**  
**NASSAU COUNTY, NEW YORK** TAX MAP DESIGNATION  
SECTION 55 BLOCK 171 LOT 117

REFERENCE NO: 21389

CHRISTOPHER HENN, L.S.  
SURVEY SOLUTIONS

DATE 05/05/2022



LAND SURVEYORS  
100 STEVEN PLACE  
HAUPPAUGE, NY  
(631) 858-1675  
www.iitlesurvey.com

SURVEY PREPARED FOR  
MUNICIPAL PURPOSES.

CLIENT: TOP BRASS MANAGEMENT

N.Y.S. LIC. NO. 49857  
(C) COPYRIGHT

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. PROPERTY CORNERS NOT SET.

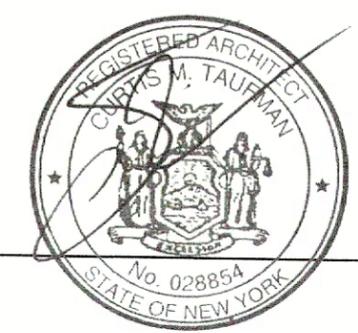
AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. CERTIFICATIONS INDICATED HEREIN SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

# 157 N. Ocean Avenue, Freeport Elevations

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LEGEND	
	BROWN STONE
	WHITE VINYL SIDING
	BRICK VENEER
	BRICK VENEER W/ WHITE PAINT
	GREY ARCHITECTURE SHINGLE



1 FRONT ELEVATION  
157 N. OCEAN AVE FREEPORT

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



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2 RIGHT SIDE ELEVATION  
157 N. OCEAN AVE FREEPORT

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

LEGEND	
	BROWN STONE
	WHITE VINYL SIDING
	BRICK VENEER
	BRICK VENEER W/ WHITE PAINT
	GREY ARCHITECTURE SHINGLE



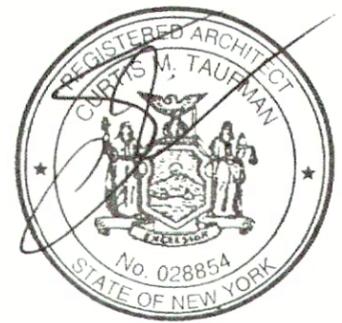
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3 REAR ELEVATION  
 157 N. OCEAN AVE FREEPORT

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

LEGEND	
	BROWN STONE
	WHITE VINYL SIDING
	BRICK VENEER
	BRICK VENEER W/ WHITE PAINT
	GREY ARCHITECTURE SHINGLE



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4 LEFT SIDE ELEVATION  
157 N. OCEAN AVE FREEPORT

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

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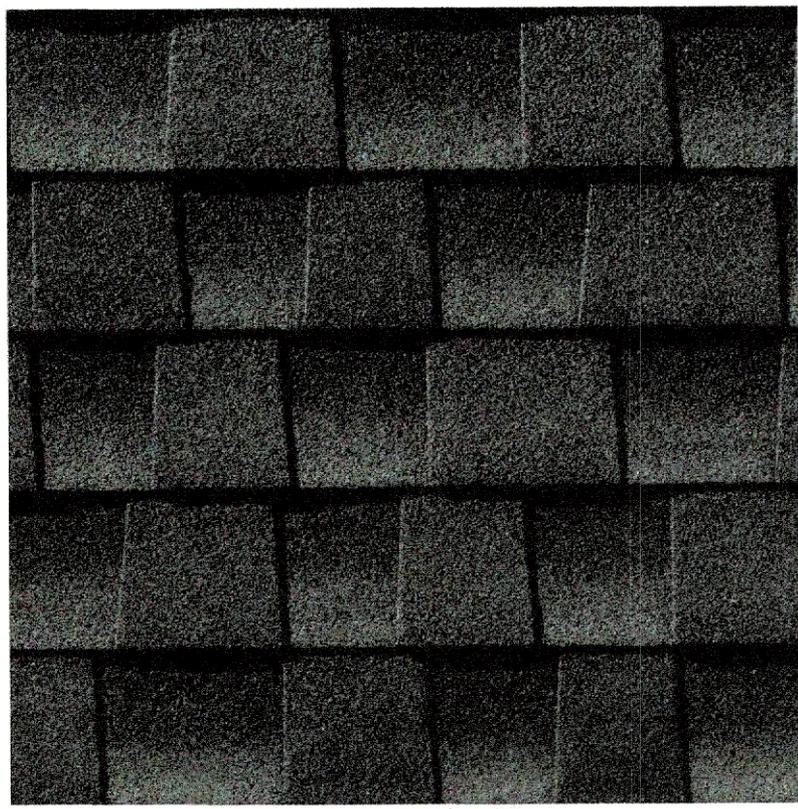
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Best Seller

GAF  
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)

★★★★★ (6355) Questions & Answers (40)



Hover Image to Zoom

139

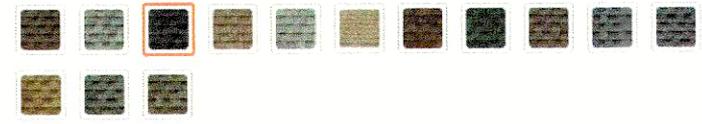
**BULK PRICE AVAILABLE** \$41.00 /bundle  
Buy 36 or more \$36.90 /bundle

- Interested in purchasing a pallet? Buy 36
- Industry leading nailing zone with 99.9% nail placement accuracy
- Enhanced shadow effect for a genuine wood shake look
- View More Details

Fairfield, CT Store

✓ 423 in stock Aisle 25, Bay 005 Text to Me

Color/Finish: Charcoal



How to Get It

Delivering to: 11735 | Change

 <b>Store Pickup</b> Pickup Today <b>FREE</b>	 <b>Ship to Home</b> Not available for this item	 <b>Scheduled Delivery</b> As soon as Tomorrow Starting at \$35.00
--	--	---

423 in stock at Fairfield, CT  
Check Nearby Stores

- 1 + **Add to Cart**

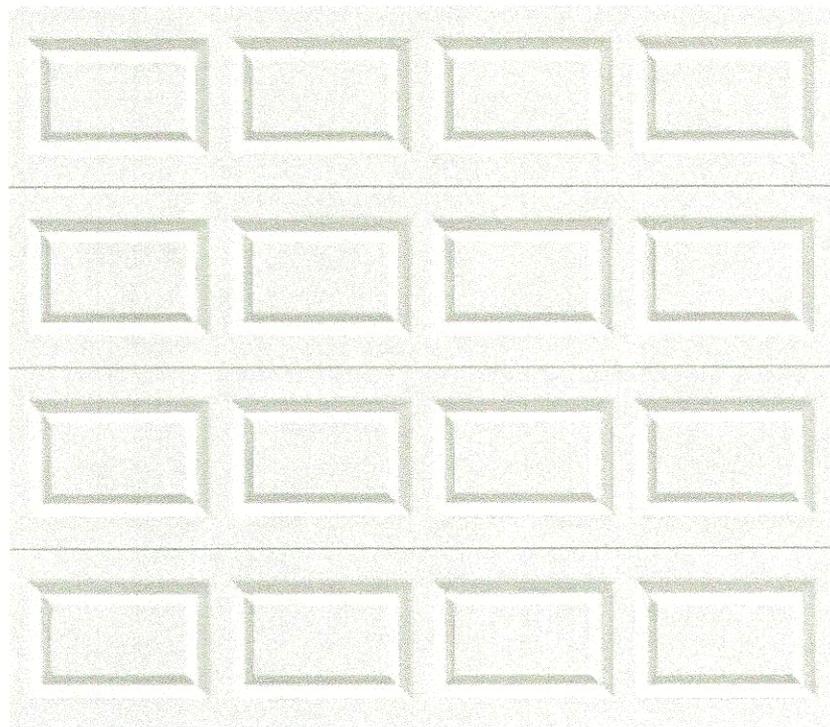
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Best Seller

Clopay

Classic Collection 8 ft. x 7 ft. Non-Insulated White Garage Door

★★★★★ (243) Questions & Answers (210)



Hover Image to Zoom

2.0k

\$418<sup>00</sup>

\$70.00 /mo\* suggested payments with 6 months\* financing Apply Now ⓘ

- 1-layer, 25-Gauge steel frame construction
- Raised panel details provide a classic look
- Can be painted to complement your home's exterior
- [View More Details](#)

Copiague Store

✓ 4 in stock Aisle 20, Bay 007 [Text to Me](#)

Garage Door Color: **White Mist**



Garage Door Size: **8 ft x 7 ft**



How to Get It

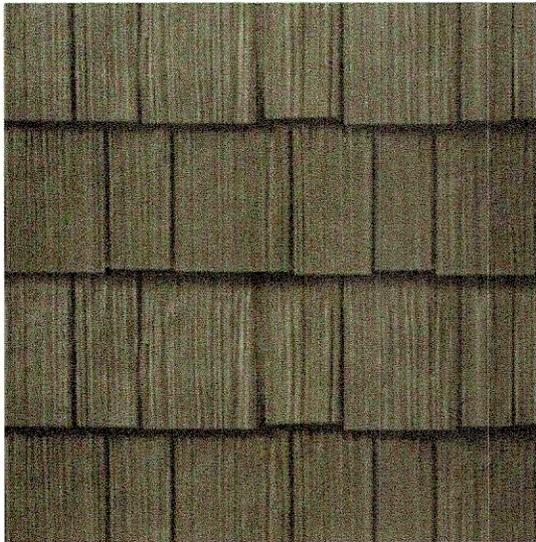
Delivering to: 11726 | [Change](#)

 <b>Store Pickup</b> Pickup Today <b>FREE</b>	 <b>Ship to Home</b> Not available for this item	 <b>Scheduled Delivery</b> As soon as Tomorrow <b>\$79.00</b>
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4 in stock at Copiague  
[Check Nearby Stores](#)



- SIDING +
- ACCESSORIES
- METALS COLLECTION +
- INTERACTIVE DESIGN TOOL
- SUPPORT
- WARRANTY
- FOR SIDING PROS



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PLY GEM PERFORMANCE

# Cedar Dimensions

Cedar Dimensions™ premium siding recreates the natural beauty of hand-tooled, rough-sawn cedar without all the upkeep and maintenance. Choose from standard Shingle, Half-Round Shingle, and Hand-Split Shake to create the look that's right for your home, cabin or bungalow.

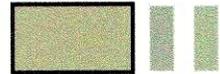
*\*Due to screen resolution limitations, product colors may not be exactly as shown.*



### 8 Standard Color Options



### 3 Dark Color Options



KHAKI

### 7 Premium Color Options



CANYON