

Application Date: 4/20/22
Fees Paid: # 325

SP# 3547

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: 37 Buchanan St. Freeport NY ZONING DISTRICT Residence A
SECTION 54 BLOCK 334 LOT 22-24 LOT SIZE: 4800 sq ft

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Margaret Garry</u>		Name: <u>Margaret Garry</u>
Address: <u>157 Connecticut Ave</u> <u>Freeport NY 11520</u>		Address: <u>157 Connecticut Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>516-448-1211</u>		Telephone #: <u>516-448-1211</u>

Attorney Name: Frank Collado 377-2289
(optional) Phone #: _____

Address: _____

Present Land Use: VACANT LOT

Proposed Land Use: Residential

Description of Proposed Work: NEW ONE FAMILY DWELLING
3 story 2400 sq ft

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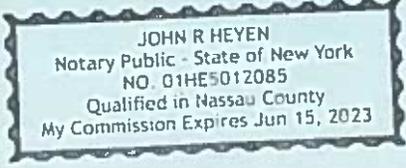
I request a preliminary meeting YES NO

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

Margaret Garry
APPLICANT'S SIGNATURE

6/21/2021
DATE

Sworn to before me this 21
day of June, 2021.



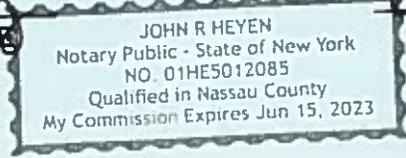
John R Heyen
Notary Public

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

Margaret Garry
PROPERTY OWNER'S SIGNATURE

6/21/2021
DATE

Sworn to before me this 21
day of June, 2021.



John R Heyen
Notary Public



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

April 19, 2022
AMENDED SITE PLAN LETTER

Margaret Gorry
157 Connecticut Avenue
Freeport, NY 11520

RE: 37 Buchanan Street, Freeport, NY
Zoning District- Residence A Sec. 54 Blk. 334 Lot 22-24
Building Permit Application #20201883
Description: Construct a new three-story, 2400 sq. ft. single family dwelling

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
/al

c: Village Clerk
Eagle Design Associates

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ZBA Approval Needed:

Yes: No

Encl.

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. #20201883

Location: 37 Buchanan Street, Freeport, New York

Applicant: Margaret Gorry

Description: Construct a new three-story, 2400 sq. ft. single family dwelling

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: April 19, 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.

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20201803

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Margaret Gony</i>			
Project Location (describe, and attach a location map): <i>37 BUCHANAN ST. Freeport, N.Y. 11520</i>			
Brief Description of Proposed Action: <i>Construct new 2400 sq. ft home</i>			
Name of Applicant or Sponsor: <i>Margaret Gony</i>		Telephone: <i>516 924 0745</i>	
Address: <i>157 Connecticut Ave.</i>		E-Mail:	
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 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			CLERK'S OFFICE VILLAGE OF FREEPORT, NY 2020 MAR 20 P 2:09 RECEIVED
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

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

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

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? NO YES

16. Is the project site located in the 100-year flood plan? NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes, NO YES

 a. Will storm water discharges flow to adjacent properties? YES

 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe: YES

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

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? NO YES
If Yes, describe: _____

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? NO YES
If Yes, describe: _____

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

Applicant/sponsor/name: Margaret Gonyea Date: 10/15/2020
Signature: Margaret Gonyea Title: owner

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PRINT FORM

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

DATE: December 9, 2021

APPROVAL

Building Department Permit Application #20201883

Chairman, regarding Application #2021-28 for the premises located at 37 Buchanan Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-39A seeking approval for a new three-story 2400 sq. ft. single family house.

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

Luis Rodriguez presented on behalf of the applicant. He explained that the lot is a buildable lot that with a prior variance, complies with all zoning regulations except sky exposure plane.

Upon a question from the board about minimizing the impact of the sky exposure plane issue, Mr. Rodriguez, along with the nods of approval from the homeowners agreed to modify the roof to a hip roof.

- 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. Nearby properties have similar lot size. Any elevated homes will be similar in character.**
 - 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. In order to build in a flood zone, most houses have some sky exposure plane issues with a modification to the roof, the sky exposure plane issue will be minimized but not eliminated entirely.**
 - 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. The lot is existing, and the sky exposure plane issue is due to FEMA elevation requirements.**

Photos of four sides of subject parcel

Full view of subject parcel



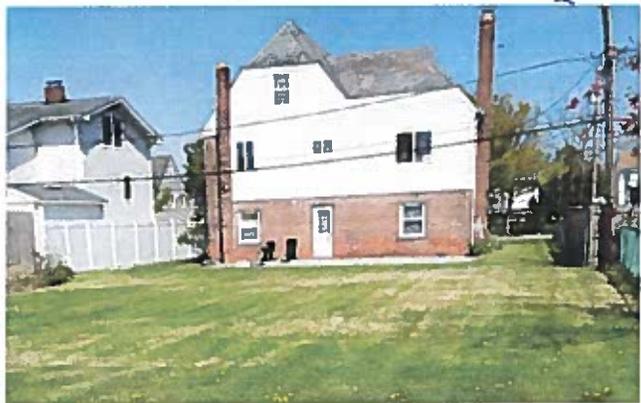
North-side property line



South-side property line



East-side property line and parcel



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South-side parcel



North-side parcel



Front facing parcel



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Snapshot of properties in the neighborhood



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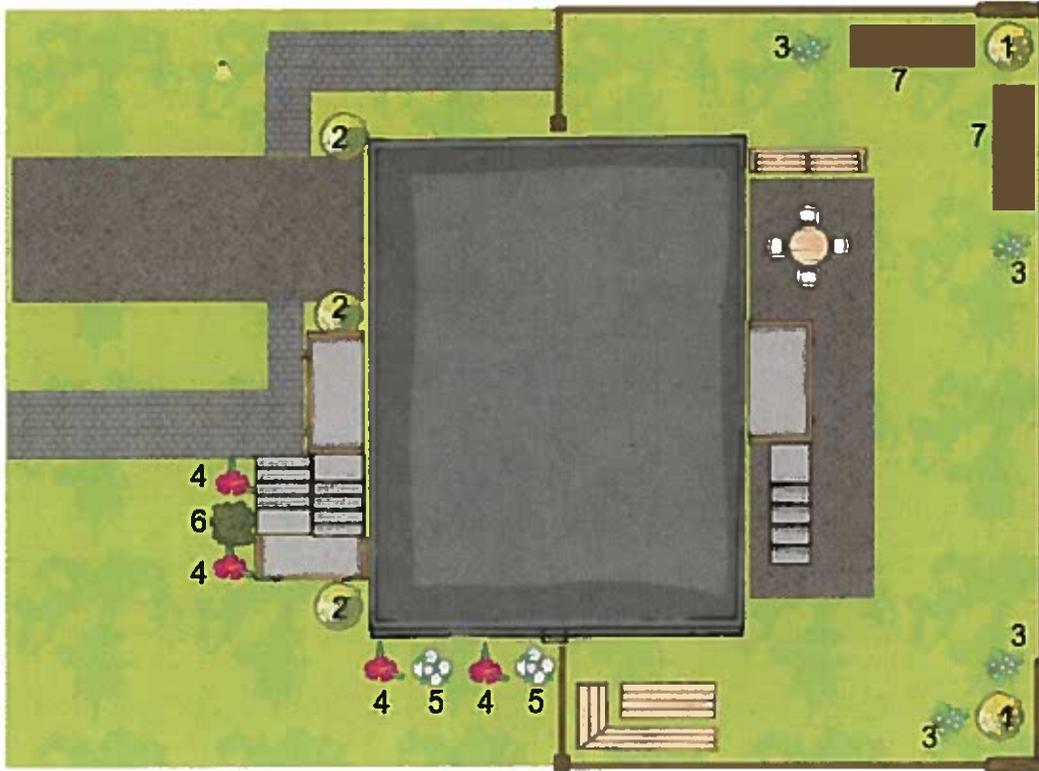


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Landscape plan

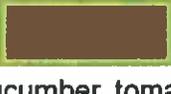
Basic lawn, plants by base of house



Key:

Picture/Name

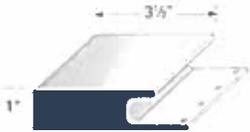
of plants

Picture/Name	# of plants	Picture/Name	# of plants
1.  Golden Euonymus	2	5.  Hydrangea (white)	2
2.  Boxwood Green Velvet	3	6.  Emerald and gold wintercreeper	1
3.  Violet Crown Hydrangea	4	7.  Vegetables (cucumber, tomato, etc.)	
4.  Tulips (yellow)	4		

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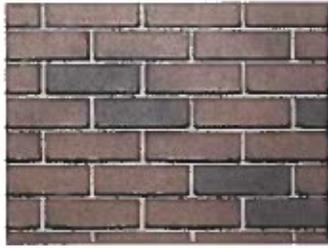
Color Rendering

Sample of proposed color schemes/textures/materials

<p>Siding</p>	 <ol style="list-style-type: none">1. James Hardie siding - HardiePlank Fiber Cement Cedarmill Siding - lap siding in Evening blue  <p>James Hardie 48-in x 120-in-HZ5 HardiePanel Stucco Fiber Cement Panel Siding</p> <ol style="list-style-type: none">2. In white - for flat surface on the front of the house  <ol style="list-style-type: none">3. Azek trim for exterior - white 3.5 inches <p>3 1/2" J Casing™ AZM-7968</p> <p>**NO TRIM ON WINDOWS OR DOOR**</p>
---------------	--

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Brick
accent
edging



4. Barron design: Bordeaux

Shop ClipStone
ClipStone LedgeStone Flats 5-sq ft Ash Manufactured Stone
Veneer
Item #1500326 Model #CSM 11 004 40

Around whole house

Roof

Internet #10043028 Model #2021180 Store SKU #229291



Royal Sovereign Charcoal Algae Resistant 3
Shingles (33.33 sq. ft. per. Bundle) (26-piece
by GAF

★★★★★ (30) Write a Review Questions & Ans

Freeport Store

✓ 99 in stock Askle 30, Bay 009 Text to Me

- Durable 3-tab asphalt shingle covered by 25-year warranty
- Made with advanced color sequencing for a rich and
- Class A fire rating & 60 mph wind warranty provide pe
- See More Details

5.

Windows

6.
Brogan - Tilt and Turn uPVC double Casement Window (in black) - Colonial style



5/16" grid - no trim around the windows

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Door



7. Solid Wood Mahogany Oval Victorian Glass With Sidelights Exterior Pre-Hung Door

Garage door

8. Clopay classic collection 9ftx7ft in Cherry

Clopay
Classic Collection 9 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid Ultra-Grain Cherry Garage Door

★★★★★ (71) Questions & Answers (71)



Front and back stairs/deck /railings

9. Deckorators - Black composite railings



Deckorators

Grab and Go 6-ft x 2.75-in x 36-in Black Composite Deck Stair Rail Kit Contemporary Balusters Included (Assembly Required)

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10. Deckorators - composite deck board in cherrywood

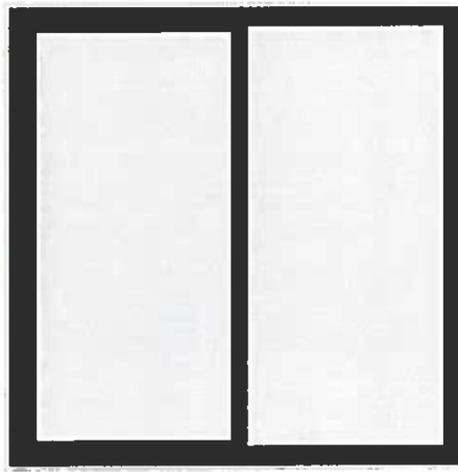


Deckorators
Distressed 8-ft Cherrywood Square Composite
Deck Board

Back door

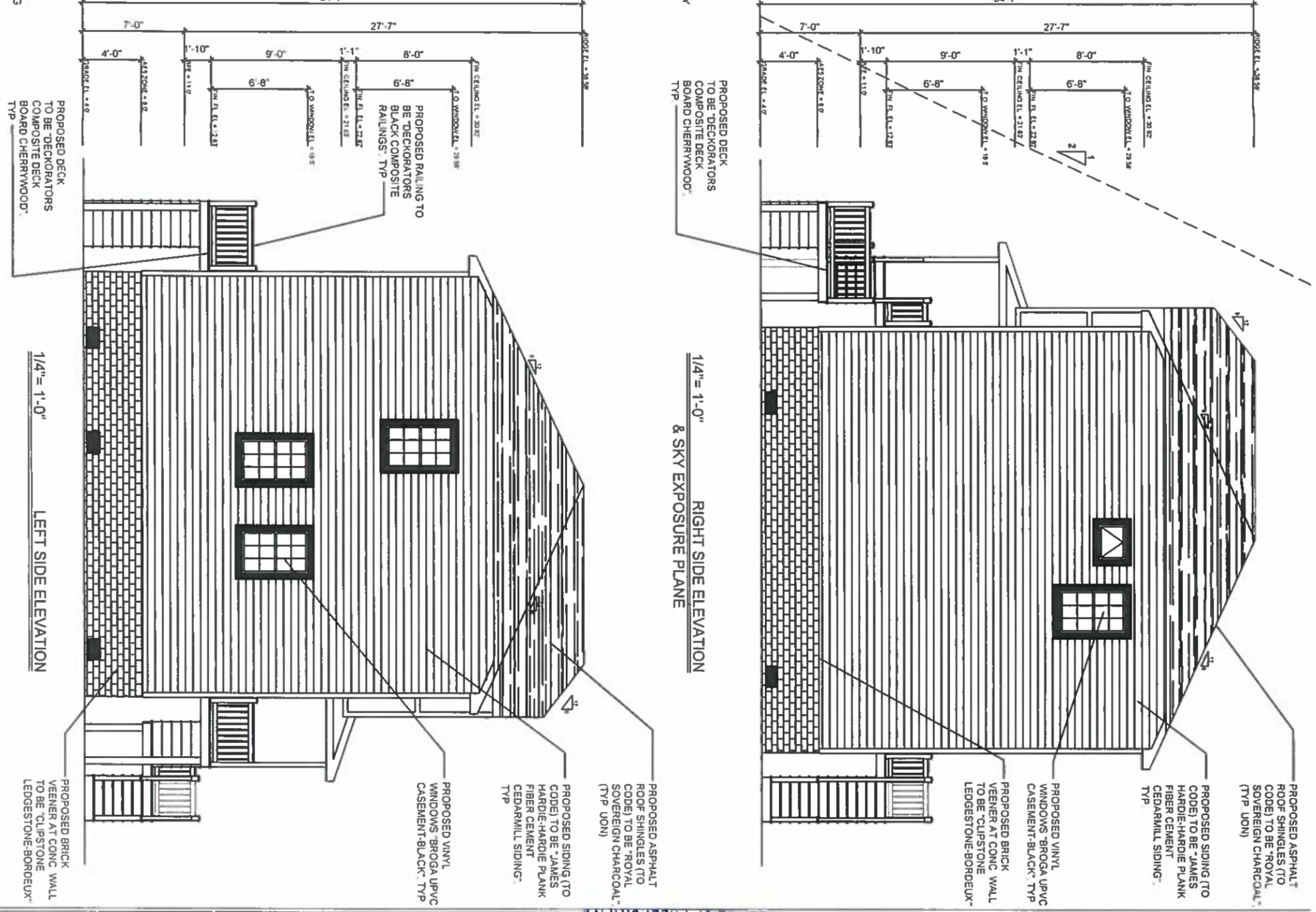
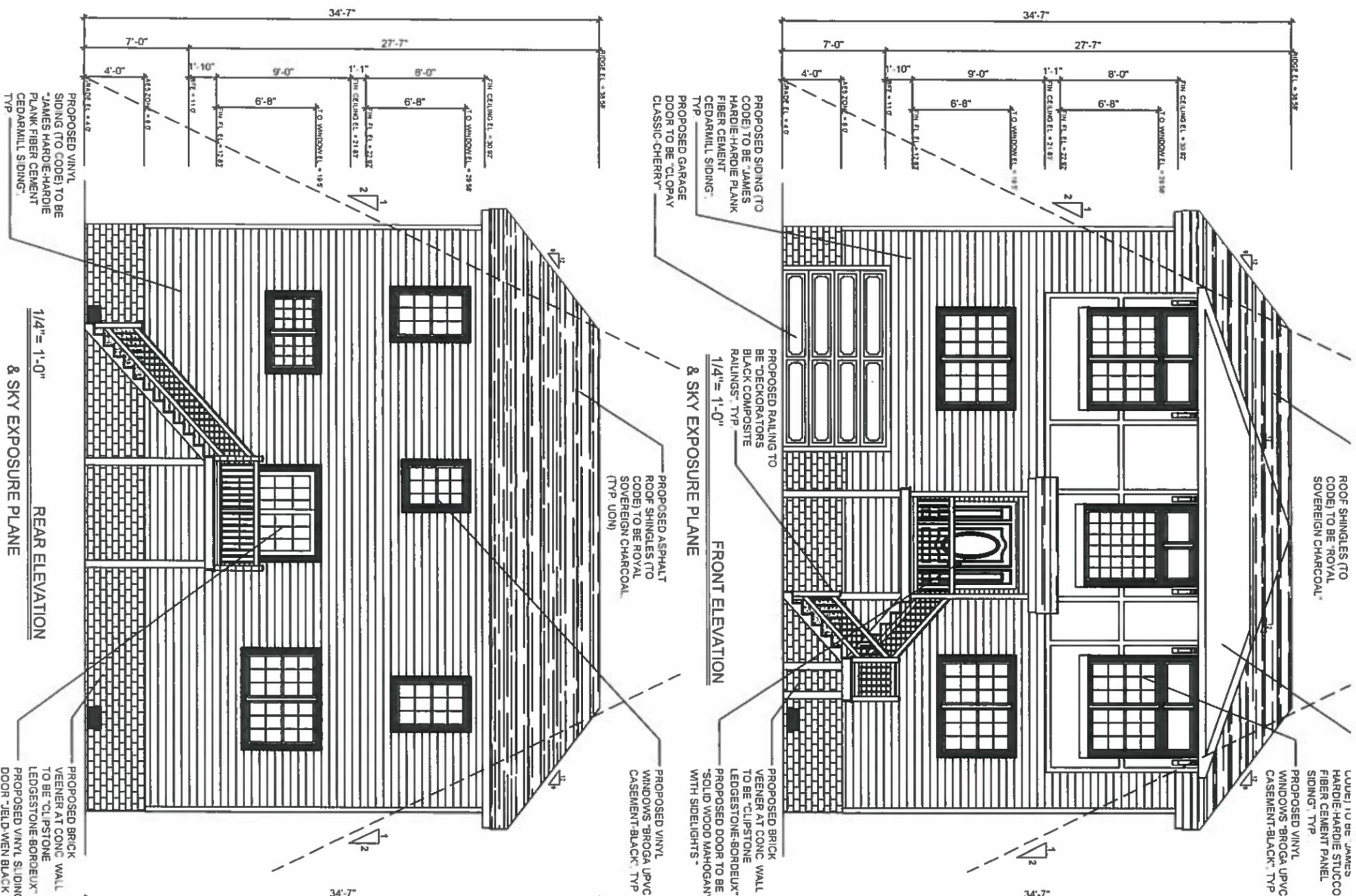
JELD-WEN
60 in. x 60 in. V-4500 Series Black FiniShield Vinyl Left-Handed Sliding Window with
Fiberglass Mesh Screen

★★★★☆ Questions & Answers (18)



11. Jeld - wen: Black sliding door

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VLADIMIR CONSTANT, P.E.
 1281 DEKOVEN ST
 ROCKVILLE CENTRE, NY 11570
 NEW YORK STATE
 LICENSE NO. 0809561

I, VLADIMIR CONSTANT, the undersigned, hereby certify that I am a duly Licensed Professional Engineer in the State of New York, and that I am the author of the design and construction of the building shown on these plans. I have read the plans and specifications and I am satisfied that they conform to the applicable laws, rules and regulations of the State of New York, and I have not observed any violation of the laws, rules and regulations of the State of New York in the construction of the building shown on these plans. I have not observed any violation of the laws, rules and regulations of the State of New York in the construction of the building shown on these plans.

PROPOSED 2 STORY RESIDENCE

37 BUCHANAN STREET, FREEPORT, NY

NCTM # 54/334/22-24 JOB #180703 631-830-3406

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
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DESIGN SHALL BE IN COMPLIANCE WITH RESIDENTIAL CODE OF NEW YORK STATE 2015 EDITION, THE 2016 & 2017 NEW YORK STATE SUPPLEMENT TO THE UNIFORM CODE, THE 2015 WOOD FRAME CONSTRUCTION MANUAL, AND THE 2015 NFPA STANDARD 70
REVISIONS:
07/20/18
08/02/18
08/06/18
08/28/18
02/02/22
SHEET NUMBER
9
4 OF

Application Date: 5/9/22
 Fees Paid: \$225

SP# 3553

**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: 377 WALLACE ST ZONING DISTRICT AA RESIDENCE
 SECTION 55 BLOCK 401 LOT 265 LOT SIZE: 6,250

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>OMAR K. BROWN</u>			Name: <u>KERWIN DABING</u>	
Address: <u>391 WOODLAWN AVE</u> <u>SERVING CITY, NJ 07305</u>			Address: <u>377 WALLACE ST</u> <u>FREEPORT NY 11520</u>	
Telephone #: <u>(917) 709-1937</u>			Telephone #: <u>(917) 468-1510</u>	

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

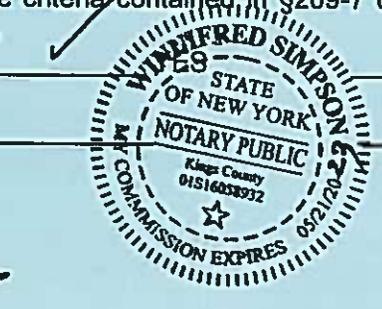
Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: CONSTRUCT A NEW 29 SQ FT FIRST FLOOR ADDITION, A NEW 761 SQ FT SECOND FLOOR ADDITION, AND A NEW 16 SQ FT ROOF OVER PORCH

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.

Omar K. Brown
 APPLICANT'S SIGNATURE
 Sworn to before me this 14th
 day of MARCH, 2022
Winnifred Simps
 Notary Public

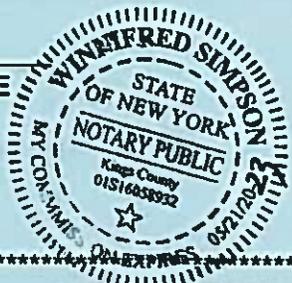


NO
3/14/22
 DATE

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 VILLAGE OF FREEPORT, NY

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

Kerwin Dabing
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 14th
 day of MARCH, 2022
Winnifred Simps
 Notary Public



3/14/22
 DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 9 2022
UPDATED SITE PLAN LETTER

Kerwin Daring
377 Wallace Street
Freeport, NY 11520

RE: 377 Wallace Street, Freeport, NY
Zoning District – Residence AA Sec. 55 Blk. 401 Lot 265
Building Permit Application #20212464
Description- Construct a new 29 sq. ft. first floor addition, a new 761 sq. ft. second floor addition and a new 16 sq. ft. roof over porch

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.**

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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
Lambert Egbuchalam, P.E.

ZBA Approval Needed:
Yes: X No

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20212464

Location: 377 Wallace Street, Freeport, NY

Applicant : Kerwin Daring

Description: Construct a new 29 sq. ft. first floor front addition, a new 761 sq. ft. second floor addition and a 16 sq. ft. roof over porch

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

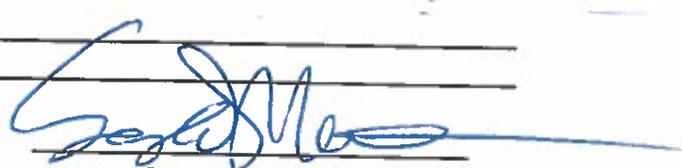
REASON(S) FOR DETERMINATION

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 9, 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.

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617.20
Appendix B
Short Environmental Assessment Form

2021 2464

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 OMAR BROWN -391 WOODLAWN AVE, JERSEY CITY NJ 07305		
Name of Action or Project: 377 WALLACE ST. FREEPORT NY 11520		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action: FINISHED BASEMENT WITH BATHROOM, FIRST FLOOR INTERIOR ALTERATIONS, PROPOSED 2ND STORY ADDITION, SIDE ENTRANCE ROOF OVER PATIO, AND ROOF OVER MAIN ENTRANCE PORCH <i>NEW 7'-1 1/2" X 4'-10" 15' 2ND STY ADDITION OVER EXIST PORCH FRONT</i>		
Name of Applicant or Sponsor: OMAR K. BROWN	Telephone: 917.709.1937	E-Mail: PLATINUMBROWNDRAFTING@GMAIL.COM
Address: 391 WOODLAWN AVE		
City/PO: JERSEY CITY	State: NJ	Zip Code: 07305
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO	YES
	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
	X	
3. a. Total acreage of the site of the proposed action?	.14	acres
b. Total acreage to be physically disturbed?	.025	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.14	acres
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		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 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 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	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	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>NEW 2ND STY LEADERS WILL TIE INTO EXISTING. NO CHANGE</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	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	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>OMAR K. BROWN</u> Date: <u>8.2.21</u>		
Signature: <u><i>OMAR K. BROWN</i></u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	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: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
	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	

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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

DATE: April 21, 2022

APPROVAL

Building Department Permit Application# 20212464

Chairman, regarding Application #2022-17 for the premises located at 377 Wallace St., the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A & 210-31A seeking approval for a 29 sq.ft. first floor front addition, a 761 sq.ft. 2nd floor addition & a 16 sq.ft. roof over porch.

I, Jennifer Carey, move that this Board make the following findings of fact:

A Public hearing was held on April 21, 2022. Omar Brown-Architect represented the owner. He explained that they are only seeking a variance for sky exposure plane. The applicant's family has 2 children. The house currently only has 1 bedroom on the first floor. The proposed addition would allow for 3 bedrooms on the second floor.

Area Variances:

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;
 - 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.

The Board, as lead agency has determined that this action is a Type II action under SEQRA and no further review is required.

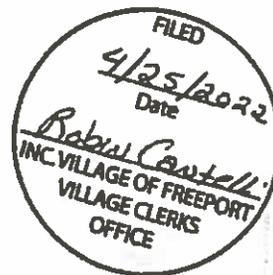
I further move that this application be granted subject to the following conditions:

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

Second by: Charles Hawkins

The Clerk polled the Board:

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



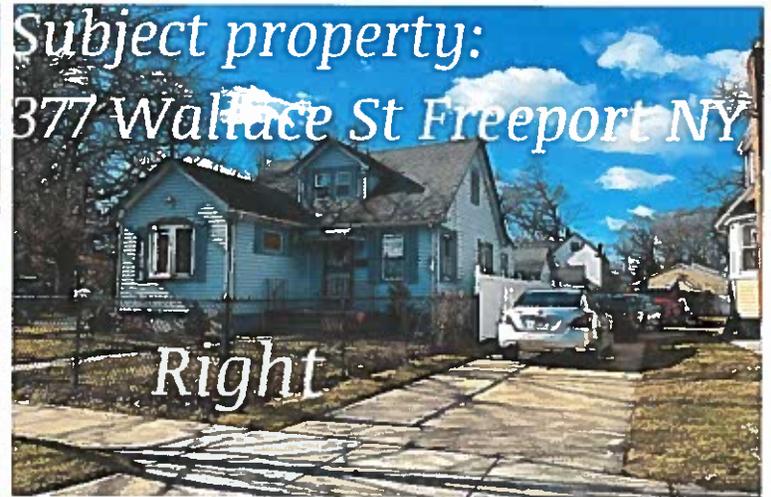
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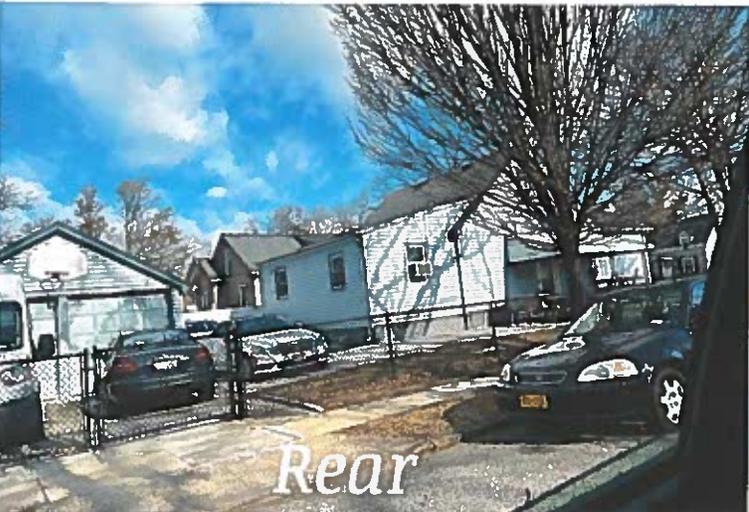
Front



Right



Left



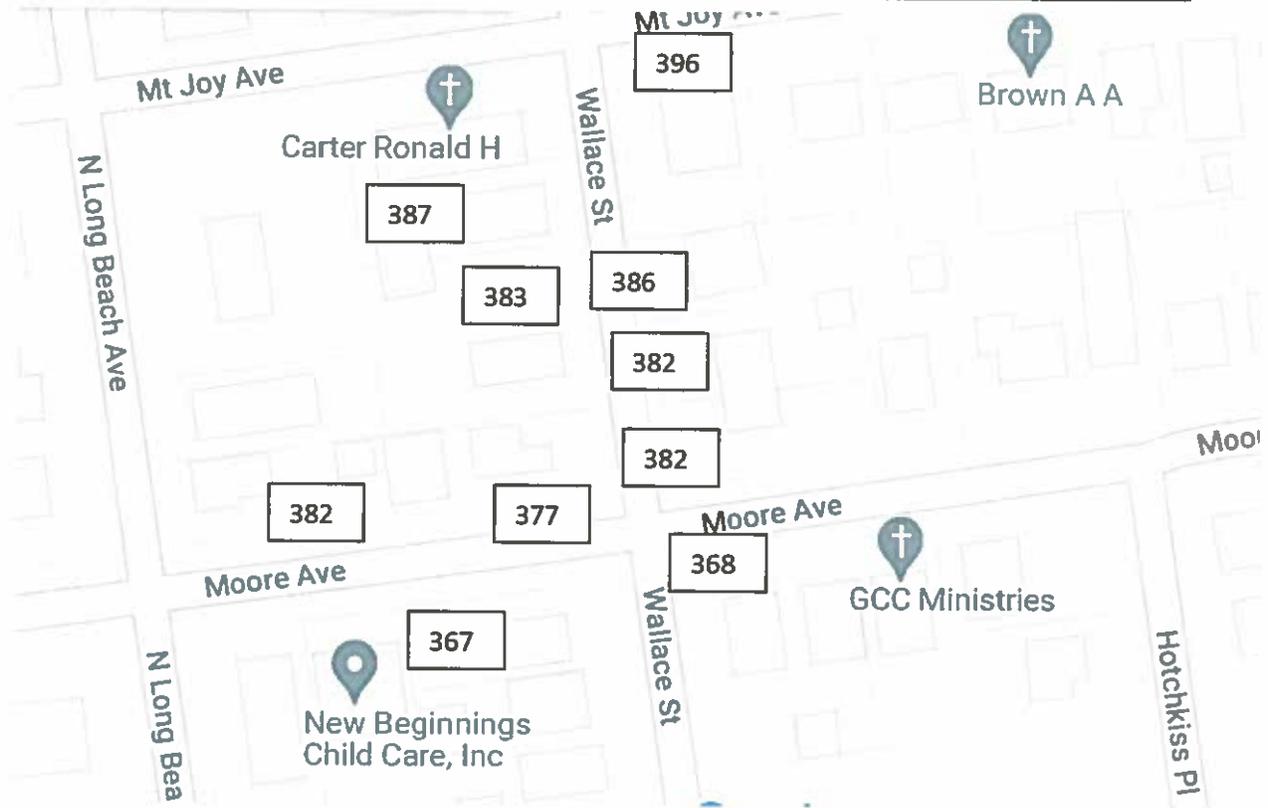
Rear



Subject property:
377 Wallace St Freeport NY

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House location map for properties adjacent subject property (8 Properties Provided)



Subject Property: 377 Wallace Street, Freeport NY (4 Elevations Provided)



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

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383 Wallace Street



387 Wallace Street



382 N Long Beach Ave



367 Wallace Street

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368 Wallace Street



382 Wallace Street



386 Wallace Street



396 Wallace Street

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Material list for 377 Wallace Street, Freeport NY

5/9/22, 2:33 AM

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Concord® Double 4" x 12' 6" Windswept Smoke Vinyl Siding
Model Number: 13904651 Menards® SKU: 1488840



Atlas GlassMaster® Hearthstone Gray 3-Tab Roofing Shingles (32.5 sq ft)
30-Year Warranty
Model Number: 1516673 Menards® SKU: 1516673



KP K-Snap® 4-1/2" x 10' White Vinyl Gutter
Model Number: K01401 Menards® SKU: 1581420

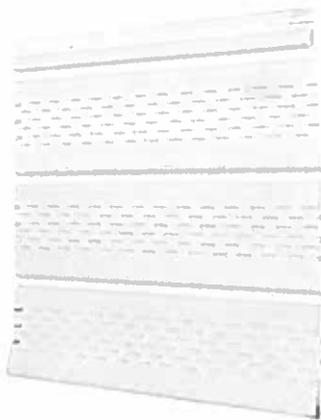


Patriot Lighting® Torean Black Outdoor Wall Light, Model Number: IOL497BK-M Menards® SKU: 3561160

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ABTCO® 12" x 12' White Vented Vinyl Soffit
Model Number: VFBFWGB1201 Menards® SKU: 1461392



3" x 4" x 10' White Steel Gutter Downspout
Model Number: 1581375 Menards® SKU: 1581375



Designer's Image Split Face Real Stone Veneer Siding Ledger Panel- (5.5 Sq. Ft.)
Model Number: SplitFaceStonePort Menards® SKU: 1443400
Stone to be used at base along the perimeter of the house

stone on 4 sides 252" from bottom



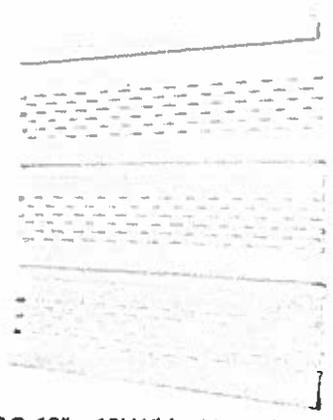
Adom® Gray Manufactured Stone Veneer Sill (6 lin. Ft.)
Model Number: GSILL Menards® SKU: 1443625
Apply to top of stone veneer siding base at perimeter. Wider depth stone to be used at main entrance stair

Trim

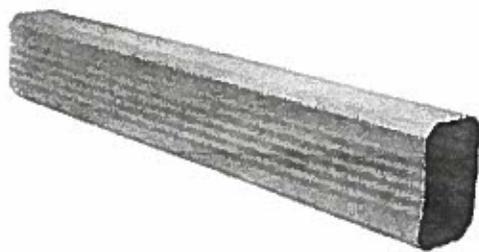
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ABTCO® 12" x 12' White Vented Vinyl Soffit
Model Number: VFBFWGB1201 Menards® SKU: 1461392



3" x 4" x 10' White Steel Gutter Downspout
Model Number: 1581375 Menards® SKU: 1581375



→ 25 1/2 HEIGHT AT 4 SIDES PERIMETER

Designer's Image Split Face Real Stone Veneer Siding Ledger Panel- (5.5 Sq. Ft)
Model Number: SplitFaceStonePort Menards® SKU: 1443400
Stone to be used at base along the perimeter of the house

OR TO MATCH BASE COLOR ON FRONT ELEVATION
ELLIS + FISHER SILVER TRAVERTINE
SPLIT FACE 6X12 STONE WALL PANEL
MODEL NUMBER: 28-305 MENARDS SKU: 7353018



Adom® Gray Manufactured Stone Veneer Sill (6 lin. Ft)
Model Number: GSILL Menards® SKU: 1443625
Apply to top of stone veneer siding base at perimeter. Wider depth stone to be used at main entrance stair treads

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* ALL WHITE TRIM TO BE AT PERIMETER OF HOUSE AT FIRST, SECOND FLOOR AND ROOF WHERE APPLICABLE.



JELD-WEN® W5500 Series 22-1/8"W x 36-3/4"H Aluminum Clad Pine Double Hung Window with Nailing Flange - White/Clear Lacquer
Model Number: JW2210-01135



Mastercraft® 36"W x 80"H Classic Black Fiberglass Three Quarter Lite Exterior Door Only
Model Number: 4097200 Menards® SKU: 4097200



UltraDeck® Classic 6' Black Composite Stair Rail Kit
(Actual Size 34" x 68.5")
Model Number: 354950 Menards® SKU: 1129194

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3/17

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CLIENT:	<p>CLIENT: RICE 17 WALLACE STREET NEW YORK, NY 10014 (212) 691-1111 WWW.RICE.COM</p>		
OFFICE ADDRESS:	<p>OFFICE ADDRESS: RICE 17 WALLACE STREET NEW YORK, NY 10014 (212) 691-1111 WWW.RICE.COM</p>		
DESIGN PROFESSIONAL:	<p>DESIGN PROFESSIONAL: RICE 17 WALLACE STREET NEW YORK, NY 10014 (212) 691-1111 WWW.RICE.COM</p>		
PROFESSIONAL SEAL:	<p>PROFESSIONAL SEAL: RICE 17 WALLACE STREET NEW YORK, NY 10014 (212) 691-1111 WWW.RICE.COM</p>		
PROJECT MANAGER:	<p>PROJECT MANAGER: RICE 17 WALLACE STREET NEW YORK, NY 10014 (212) 691-1111 WWW.RICE.COM</p>		
DRAWN BY:	<p>DRAWN BY: RICE 17 WALLACE STREET NEW YORK, NY 10014 (212) 691-1111 WWW.RICE.COM</p>		
DRAWING SCALE:	<p>DRAWING SCALE: NOTED ON DRAWING</p>		
SCOPE:	<p>SCOPE: EXISTING PLANS</p>		
DRAWING PAGE NO.:	<p>DRAWING PAGE NO. A101</p>		
APPLICATION NO.:	<p>APPLICATION NO. DOB APPROVALS</p>		
DOB BAR CODE:	<p>DOB BAR CODE</p>		



ROOFING CHARCOAL - TIMBERLINE

EXISTING FOUNDATION WALL CONSTRUCTION 8" P.C. FOUNDATION WALL W/ WATERPROOFING PAINTED ON INTERIOR W/ 8" X 16" FOOTING

EXISTING FOUNDATION WALL CONSTRUCTION W/ INTERIOR FRAMING WITH 8" X 16" FOOTING WITH 2" X 4" WOOD FRAMING W/ R15 INSULATION W/ VARIABLE SPACING TO FOUNDATION WALL DUE TO PLUMBING AND OTHER WALL OBSTRUCTIONS

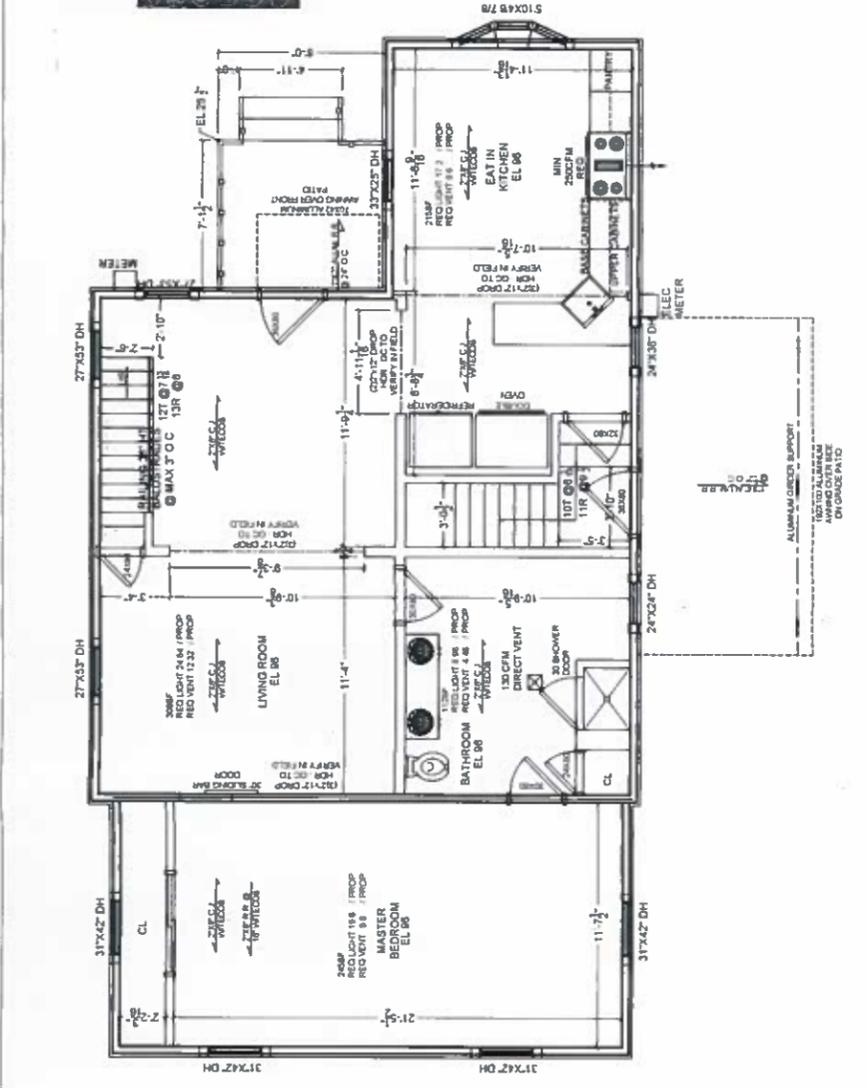
EXISTING WALL CONSTRUCTION VINYL SIDING - JUNIPER RIDGE STANDARD COLOR AT ALL 4 SIDES 1" TUFF R CLOSED CELL FIRE RATED FOAM BD. ALL SEAMS TAPED HOUSE WRAP 1" CDX PLY WD 2" X 4" WD STUD @ 16" O.C. R15 INSULATION 1" S.R. INTERIOR TAPE ALL SEAMS, SPACKLE, & PAINT

NEW WALL CONSTRUCTION VINYL SIDING - JUNIPER RIDGE STANDARD COLOR AT ALL 4 SIDES 1" TUFF R CLOSED CELL FIRE RATED FOAM BD. ALL SEAMS TAPED HOUSE WRAP 1" CDX PLY WD 2" X 4" WD STUD @ 16" O.C. R15 INSULATION 1" S.R. INTERIOR TAPE ALL SEAMS, SPACKLE, & PAINT

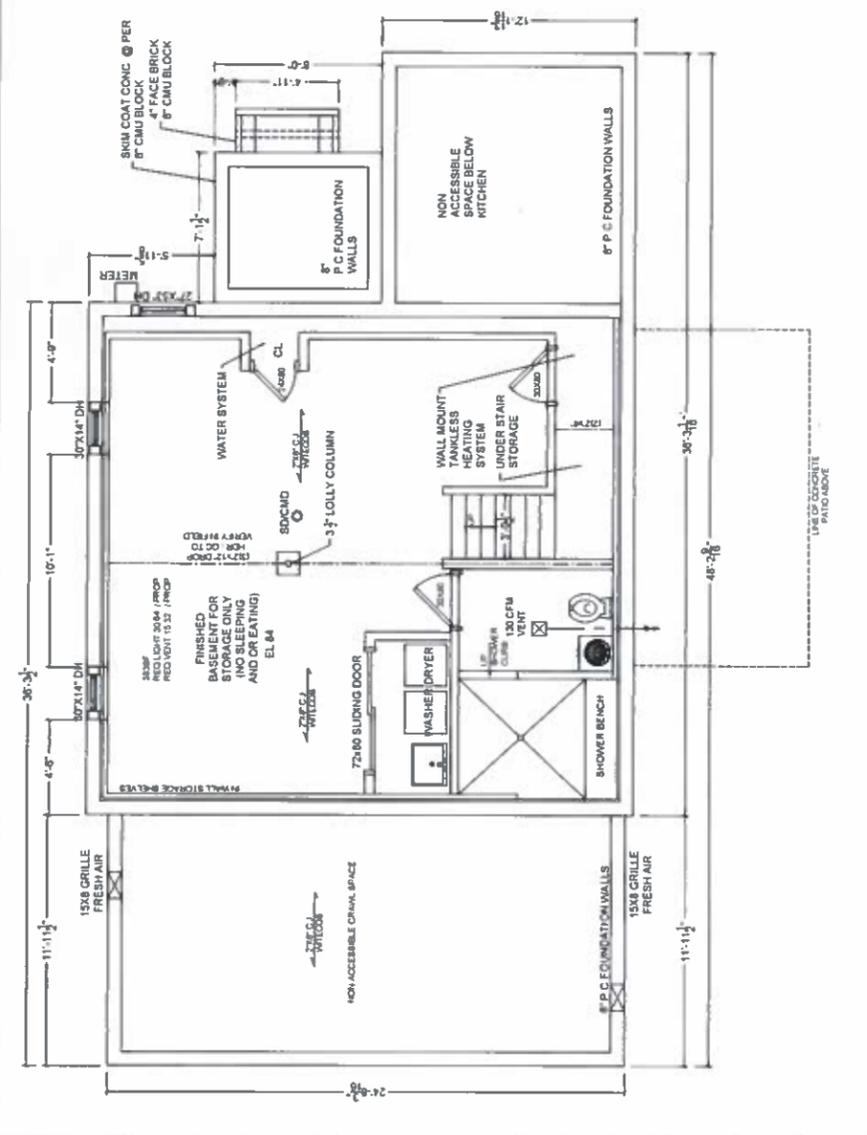
EXISTING FLOOR CONSTRUCTION WOOD FLOORING 1" PLYWOOD SUBFLOOR 2" X 8" FLOOR JOIST W/ R22 INSULATION AT ENDS FROM OUTSIDE AIR 1" S.R. INTERIOR TAPE ALL SEAMS, SPACKLE, & PAINT

THESE DRAWINGS ARE MADE TO REPRESENT EXISTING CONDITIONS WITH MODIFICATIONS AS SHOWN ON PLAN COMPONENTS SHOWN ARE BASED ON A VISUAL "CLOSED WALL" INSPECTION AND BASED ON GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY GC WILL BE NOTED. ADDITIONAL INFORMATION WILL BE BASED ON NEW WORK AND ALL STRUCTURAL WALLS WILL BE KNOWN.

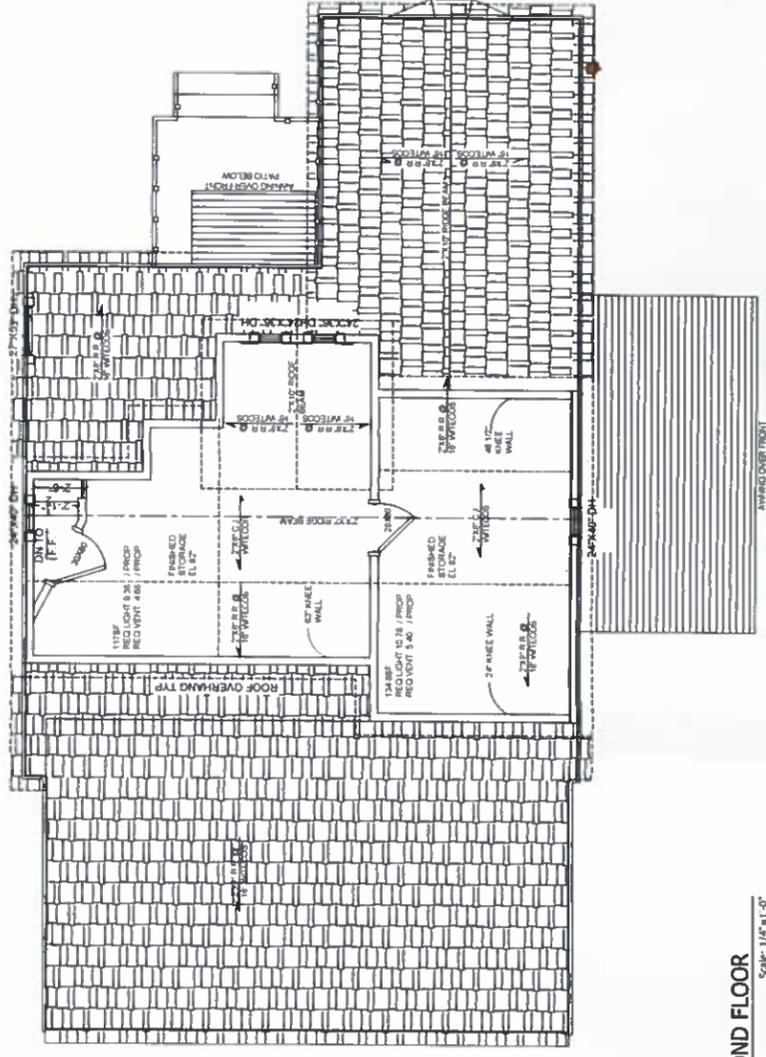
THE DRAWINGS ARE FURNISHED TO THE BEST OF OUR KNOWLEDGE AND THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PRACTICES WHICH ARE NOT DIRECTLY VISIBLE.



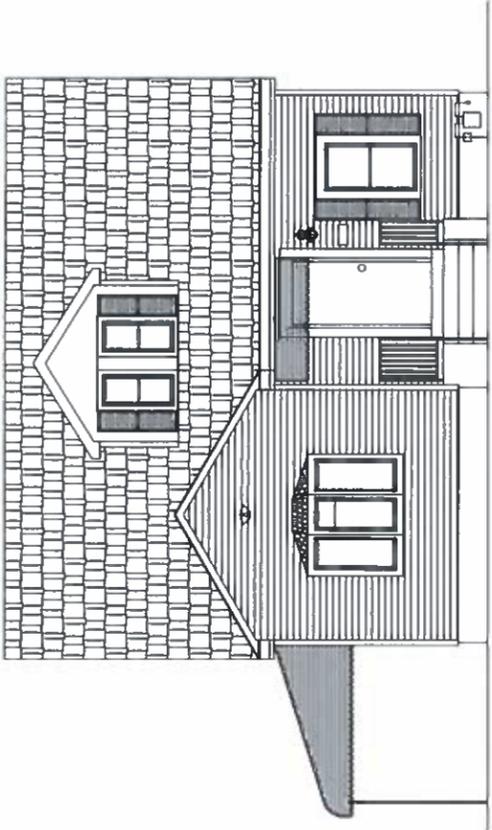
2 EXISTING FIRST FLOOR
SCALE: 1/4"=1'-0"



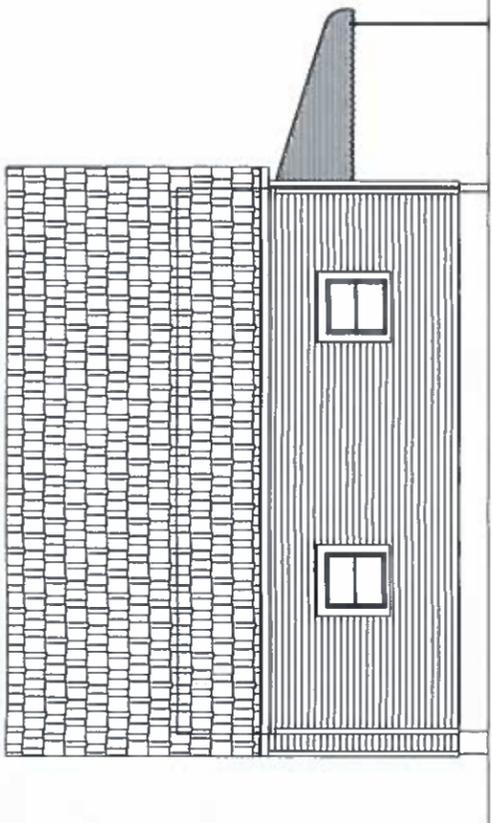
1 EXISTING FINISHED BASEMENT
SCALE: 1/4"=1'-0"



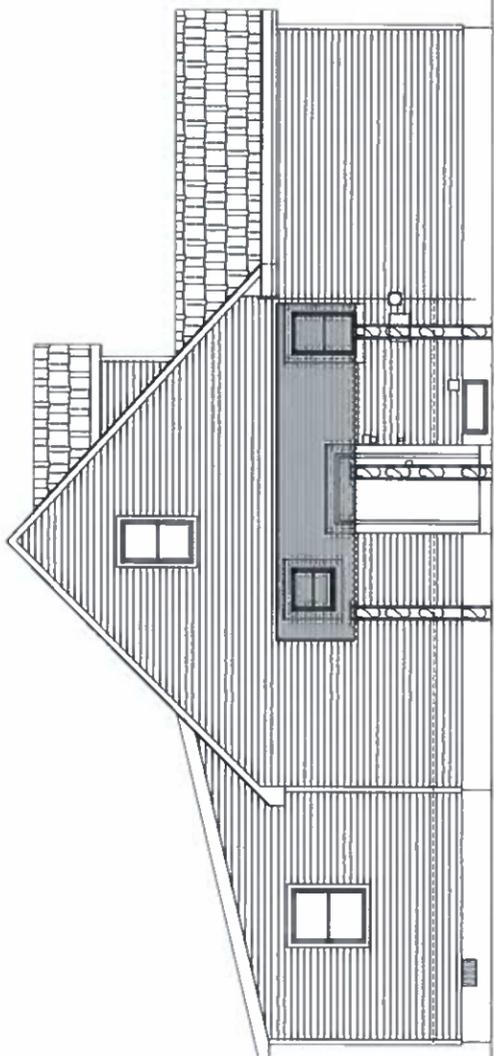
3 EXISTING SECOND FLOOR
SCALE: 1/4"=1'-0"



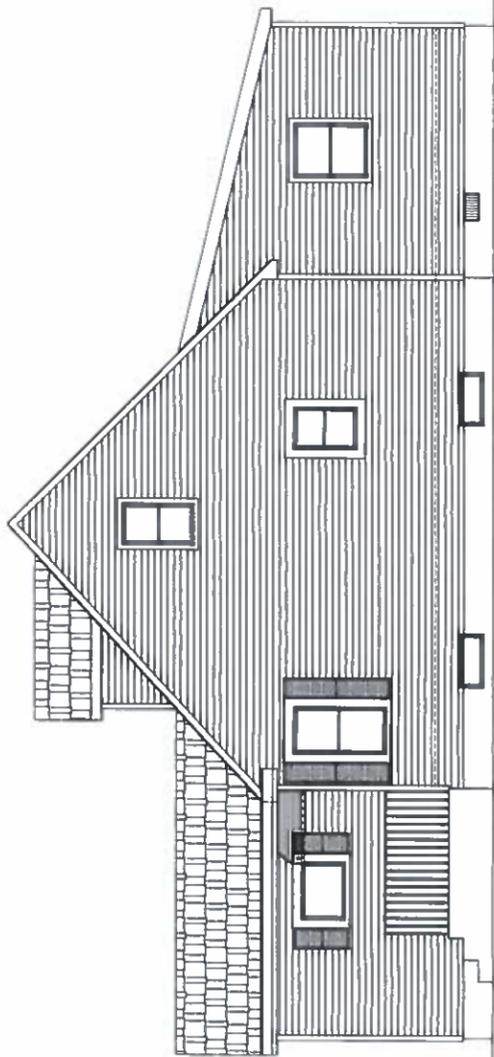
1 FRONT ELEVATION
Scale: 1/4"=1'-0"



2 REAR ELEVATION
Scale: 1/4"=1'-0"



3 LEFT ELEVATION
Scale: 1/4"=1'-0"



4 RIGHT ELEVATION
Scale: 1/4"=1'-0"

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FREEPORT, NY 11520
PLATINUM BROWN DRAFTING LLC
177 WALLACE STREET
FREEPORT, NY 11520

ISSUE DATE:	1	PLANS
LEGAL:	<p>IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON TO PREPARE ARCHITECTURAL DRAWINGS FOR ANY OTHER PERSON WITHOUT BEING A LICENSED ARCHITECT OR ARCHITECTURAL DRAFTER. ANY PERSON WHO VIOLATES THIS LAW SHALL BE DEEMED TO HAVE VIOLATED SECTION 2201 OF THE VEHICLE AND TRAFFIC LAW AND SHALL BE SUBJECT TO THE PENALTIES THEREIN. ANY PERSON WHO VIOLATES THIS LAW SHALL BE DEEMED TO HAVE VIOLATED SECTION 2201 OF THE VEHICLE AND TRAFFIC LAW AND SHALL BE SUBJECT TO THE PENALTIES THEREIN.</p>	
PROFESSIONAL SEAL:	<p>APPROVED BY: [Signature]</p>	
PROJECT MANAGER:	<p>PROJECT MANAGER: [Name]</p>	
DRAWN BY:	<p>DRAWN BY: [Name]</p>	
NOTED ON DRAWING:	<p>NOTED ON DRAWING: [Text]</p>	
SCOPE:	<p>SCOPE: [Text]</p>	
EXISTING ELEVATIONS:	<p>EXISTING ELEVATIONS: [Text]</p>	
DRAWING PAGE NO.:	<p>DRAWING PAGE NO. A102</p>	
APPLICATION NO.:	<p>APPLICATION NO. [Text]</p>	
DOB APPROVALS:	<p>DOB APPROVALS: [Text]</p>	
DOB BAR CODE:	<p>DOB BAR CODE: [Text]</p>	



PLATINUM BROWN DRAFTING LLC
www.platinumbrown.com

THESE DRAWINGS ARE MADE TO REPRESENT THE DESIGN AS SHOWN ON THE PLAN AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SUPERVISION OF A LICENSED ARCHITECT. THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY HIDDEN DEFECTS OR SUBSTANDARD CONSTRUCTION PRACTICES WHICH ARE NOT DIRECTLY VISIBLE.

2022 MAY -9 P 12: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SKY EXPOSURE PLANE DIAGRAM

Village of Freeport, NY / Part II,
General Legislation / Zoning
Article IV
Residence AA Districts

§ 210-31
BUILDING HEIGHT SKY
EXPOSURE PLANE
REPEATED 5-12-2008 BY L.L. NO
3-2008

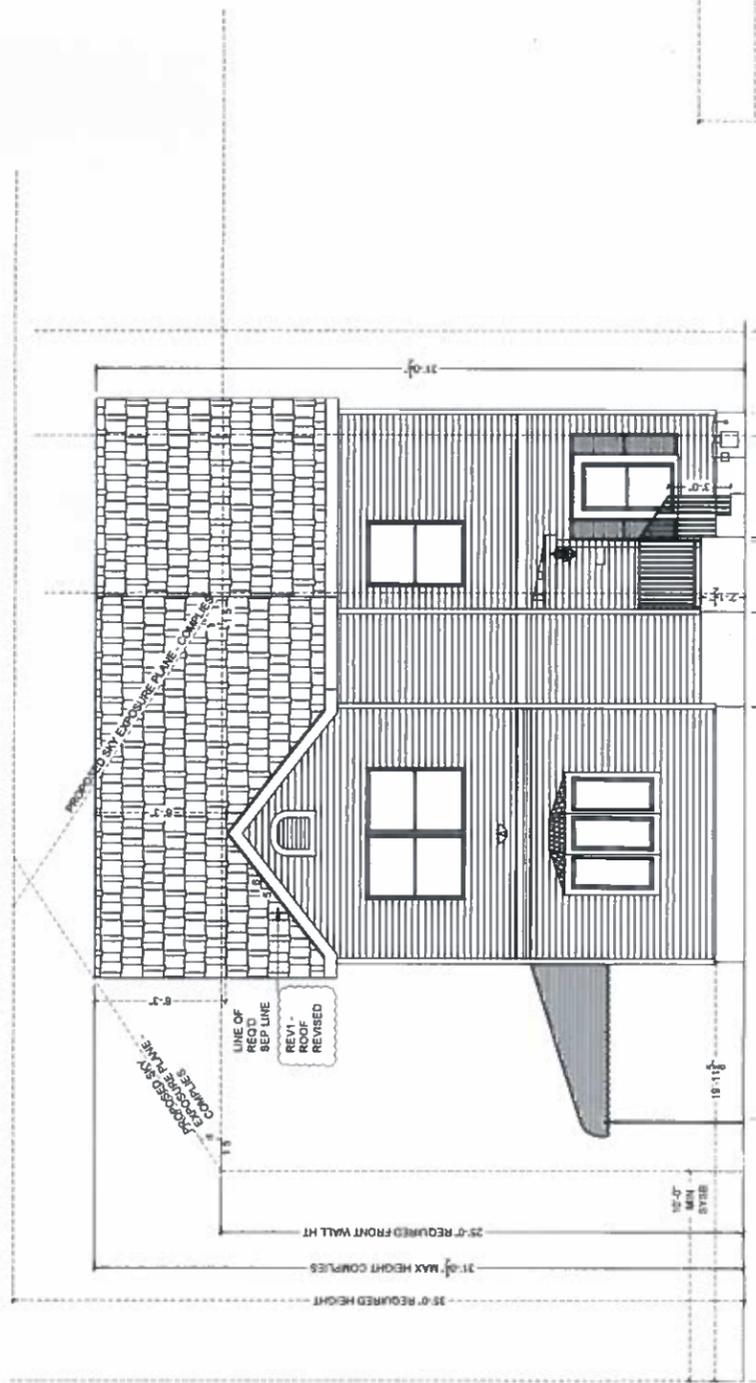
REQUIRED
ALONG SIDE PROPERTY
LINES, A BEP PITCH OF
3 UNITS VERTICAL TO
1 UNIT HORIZONTAL
"COMPLIES"

REQUIRED
ALONG FRONT AND
REAR PROPERTY LINES
A BEP PITCH OF ONE
UNIT VERTICAL TO ONE
UNIT HORIZONTAL
"COMPLIES"

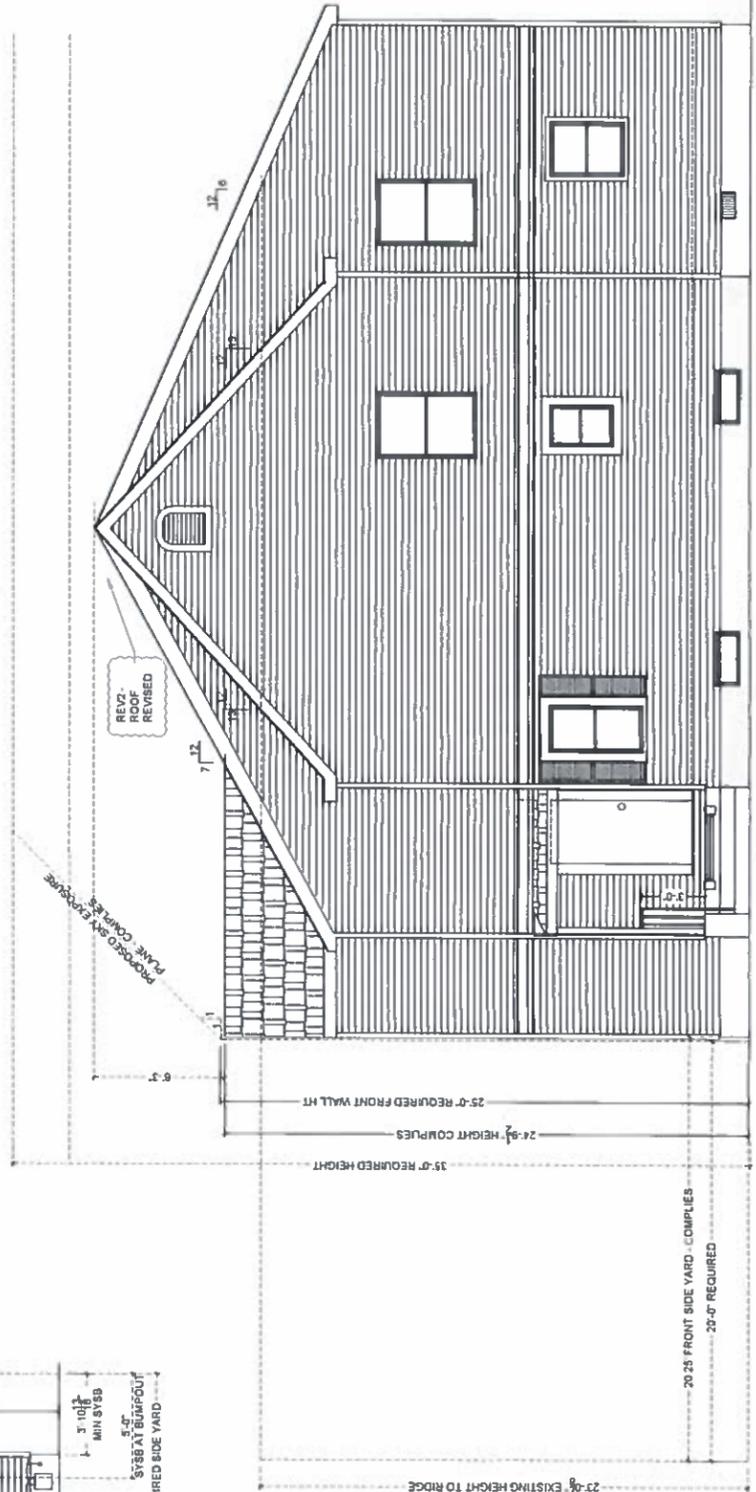
VILLAGE OF FREEPORT, NY /
PART II GENERAL LEGISLATION/
ZONING
ARTICLE IV
RESIDENCE AA DISTRICTS
§§ 17 RESTRICTIONS REGARDING
HEIGHT AND AREA

A. HEIGHTS AND AREA LIMITS

(A) PUBLIC BUILDINGS OF CLASS 3
CONSTRUCTION, WHOSE
TABULAR HEIGHT LIMITATION IS
25 FEET, MAY BE ERRECTED TO A
HEIGHT OF 33 FEET IF HAVING
ONLY ONE OCCUPIED STORY



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



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

PLATINUM BROWN DRAFTING LLC
WWW.PLATINUMBROWNDRAFTING.COM

THESE DRAWINGS ARE MADE TO REPRESENT EXISTING CONDITIONS WITH MODIFICATIONS AS SHOWN ON PLAN SHEETS. ANY CHANGES MADE TO THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT, ENGINEER OR RECORD HOLDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT, ENGINEER OR RECORD HOLDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THE DRAWINGS ARE FURNISHED TO THE BEST OF OUR KNOWLEDGE AND THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY HIDDEN DEFECTS OR SUBSTANDARD PRACTICES.

ISSUE DATE:

1	PLAN
---	------

LEGAL:
 I, A PROFESSIONAL ENGINEER, HAVE REVIEWED THIS DRAWING AND THE INFORMATION ON WHICH IT IS BASED AND I AM Satisfied THAT IT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS AND THAT THE DESIGNER HAS TAKEN ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC INTEREST. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, AND I AM NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY COSTS OR EXPENSES INCURRED BY ANYONE IN CONNECTION WITH THIS DRAWING, INCLUDING THE COSTS OF ANY REVISIONS OR CORRECTIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, AND I AM NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY COSTS OR EXPENSES INCURRED BY ANYONE IN CONNECTION WITH THIS DRAWING, INCLUDING THE COSTS OF ANY REVISIONS OR CORRECTIONS.

JOB SITE LOCATION:
 2254 LATH RD
 FREEPORT, NY 11520

CLIENT:
 PLATINUM BROWN DRAFTING LLC
 2254 LATH RD
 FREEPORT, NY 11520
 (516) 486-1511

OFFICE ADDRESS:
 PLATINUM BROWN DRAFTING LLC
 2254 LATH RD
 FREEPORT, NY 11520
 (516) 486-1511

DESIGN PROFESSIONAL ADDRESS:
 PLATINUM BROWN DRAFTING LLC
 2254 LATH RD
 FREEPORT, NY 11520
 (516) 486-1511

PROFESSIONAL SEAL:
 APPROVED BY:
 PROJECT MANAGER:
 DRAWN BY:
 CHECKED BY:

DRAWING SCALE:
 NOTED ON DRAWING

SCOPE:
 RISER DIAGRAMS

DRAWING PAGE NO.:
 A106

APPLICATION NO.:

JOB APPROVALS:

JOB BAR CODE:

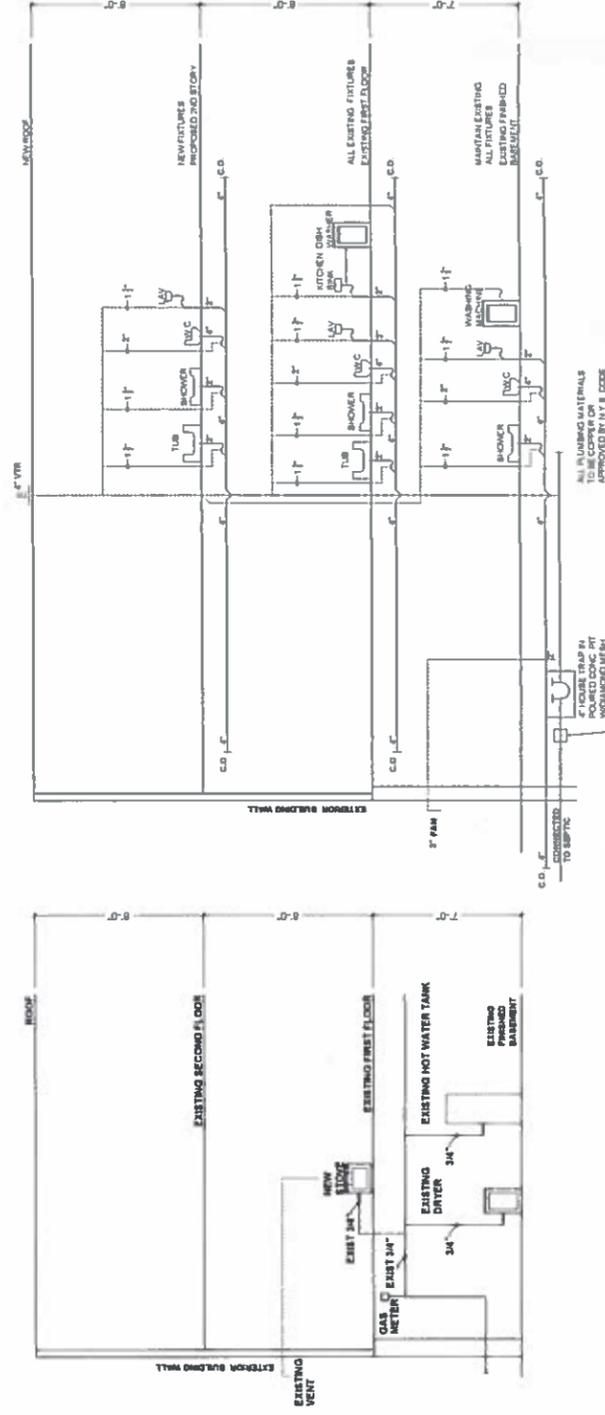
2022 MAY -9 P 12: 22
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



PLATINUM BROWN DRAFTING LLC
 WWW.PLATINUMBROWNDRAFTING.COM

THESE DRAWINGS ARE MADE TO REPRESENT EXISTING CONDITIONS WITH MODIFICATIONS AS SHOWN ON PLAN COMPONENTS BROWN ARE BASED ON A VISUAL SURVEY OF THE EXISTING CONDITIONS. DESIGN MODIFICATIONS PROVIDED BY GC WILL BE NOTED. ADDITIONS AND ALTERATIONS WILL BE BASED ON NEW WORK AND ALL STRUCTURALS WILL BE KNOWN.

THE DRAWINGS ARE FURNISHED TO THE BEST OF OUR KNOWLEDGE AND THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY HIDDEN DEFECTS OR SUB-STANDARD CONSTRUCTION PRACTICES WHICH ARE NOT DIRECTLY VISIBLE.



4 PLUMBING RISER
 SCALE: N.T.S.

3 GAS RISER
 SCALE: N.T.S.

1	PLAN
2	SECTION
3	DETAILS
4	CONNECTIONS
5	FRAMING
6	ROOFING
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	PAINTING
11	FINISHES
12	GENERAL NOTES

LEGAL
 I, the undersigned, being a duly licensed Professional Engineer in the State of New York, do hereby certify that the above is a true and correct copy of the original drawings as submitted to me for my signature and seal, and that I am a duly licensed Professional Engineer in the State of New York, and that I am the author of the above drawings, and that I am not aware of any other person who has been or is authorized to use my name or seal in connection with the above drawings, and that I am not aware of any other person who has been or is authorized to use my name or seal in connection with the above drawings, and that I am not aware of any other person who has been or is authorized to use my name or seal in connection with the above drawings.

JOB SITE LOCATION:
 17 WALLACE STREET
 FREEPORT, NY 11520

CLIENT:
 ALPINE BROWNDWELLING, LLC
 100 WEST DRIVE, SUITE 8
 FREEPORT, NY 11520

OFFICE ADDRESS:
 100 WEST DRIVE, SUITE 8
 FREEPORT, NY 11520

DESIGN PROFESSIONAL:
 JACOB A. JACOBI, P.E.
 100 WEST DRIVE, SUITE 8
 FREEPORT, NY 11520

APPROVED BY:
 PROJECT MANAGER
 DRAWN BY:
 CHECKED BY:
 DRAWING SCALE:
 NOTED ON DRAWING:
 SCOPE:
 DETAILS

DRAWING PAGE NO.:
 A108

APPLICATION NO.:

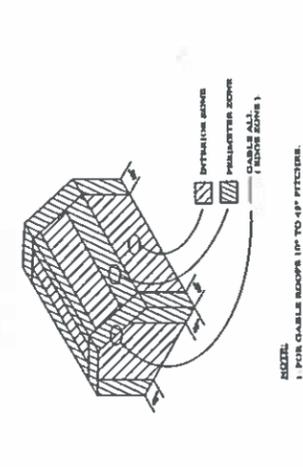
DOB APPROVALS:

DOB BAR CODE:

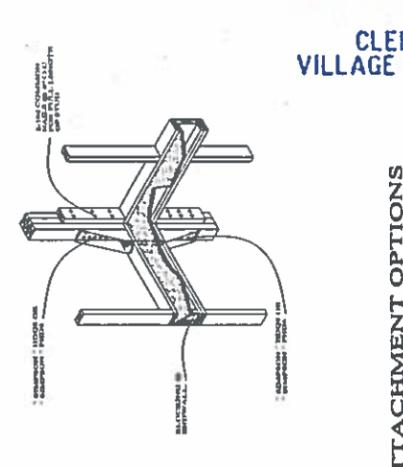
2022 MAY -9 P 12:22

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RESIDENTIAL CODE OF NEW YORK STATE:
 BASIS: I, the undersigned, being a duly licensed Professional Engineer in the State of New York, do hereby certify that the above is a true and correct copy of the original drawings as submitted to me for my signature and seal, and that I am a duly licensed Professional Engineer in the State of New York, and that I am the author of the above drawings, and that I am not aware of any other person who has been or is authorized to use my name or seal in connection with the above drawings, and that I am not aware of any other person who has been or is authorized to use my name or seal in connection with the above drawings, and that I am not aware of any other person who has been or is authorized to use my name or seal in connection with the above drawings.

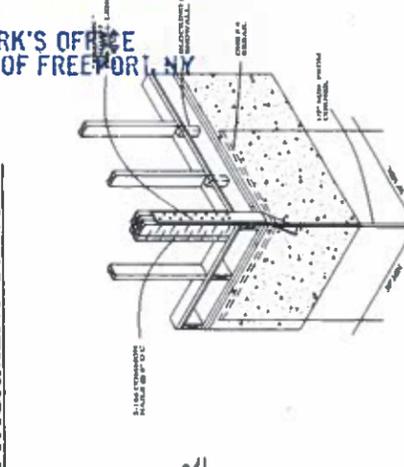


ROOF:
 1. FOR CABLE ROOFS UP TO 4" PITCH, 2" MIN. SLOPE.
 2. FOR CABLE ROOFS OVER 4" PITCH, 4" MIN. SLOPE.

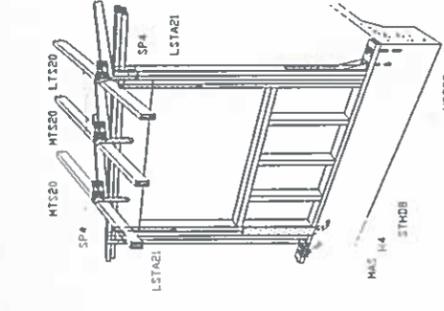


HOLD-DOWN CONNECTION SECOND FLOOR ATTACHMENT OPTIONS.

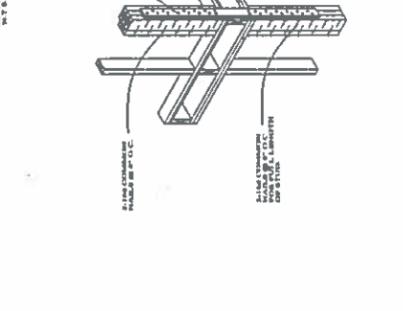
NOTE: ALL ATTACHMENTS, ANCHORS, REINFORCEMENT, AND FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE AISC DESIGN GUIDE FOR CONNECTIONS TO CONCRETE.



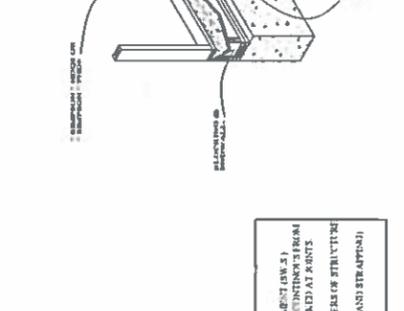
FIRST FLOOR ATTACHMENT OPTIONS



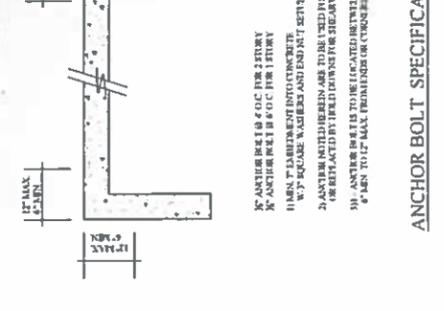
SHEAR WALL HOLD-DOWN CONNECTIONS



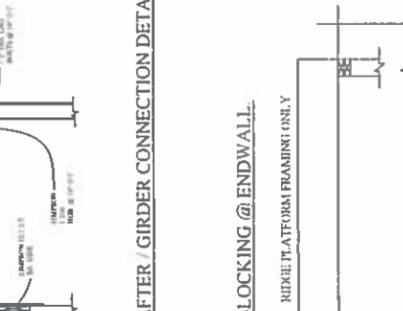
PORCH / RAFTER / GIRDER CONNECTION DETAIL



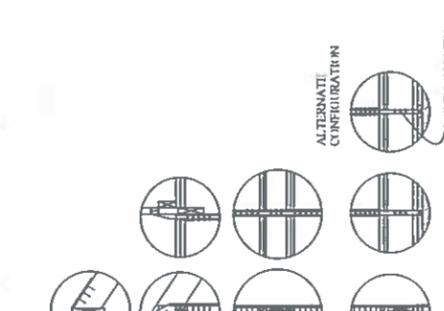
PORCH / DECK / JOIST CONNECTION DETAIL



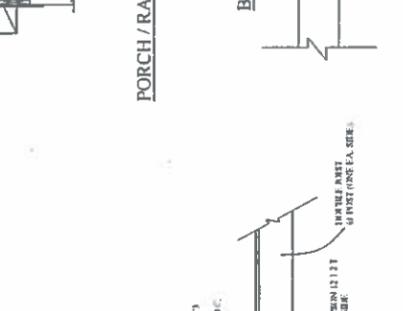
BLOCKING @ END WALL



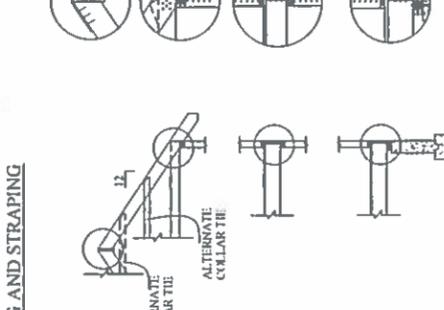
CEILING BRACING GABLE END WALL



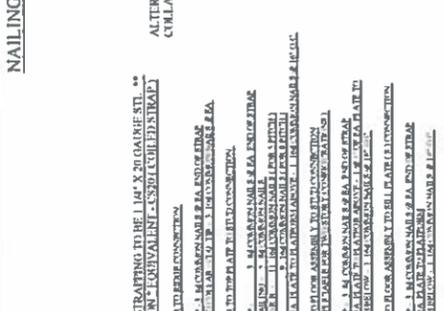
SPlicing OF TOP PLATE



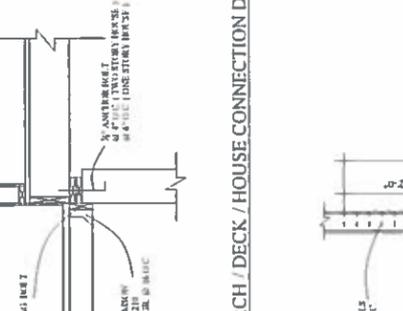
PORCH / DECK / FLOOR FRAMING DETAIL



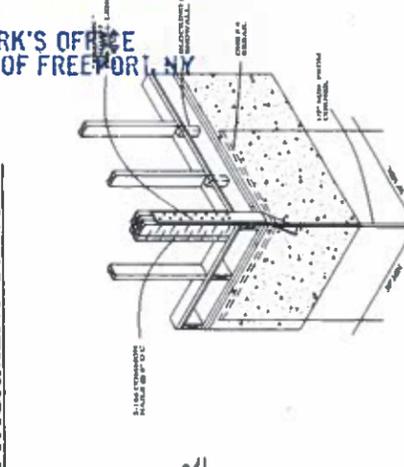
LOAD PATH / FLOOR FRAMING DETAIL



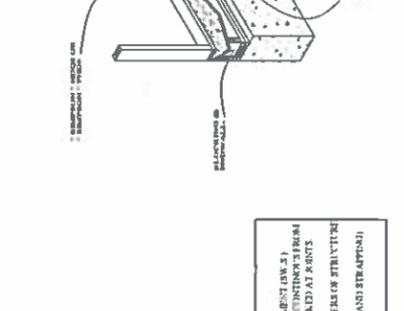
NAILING AND STRAPPING



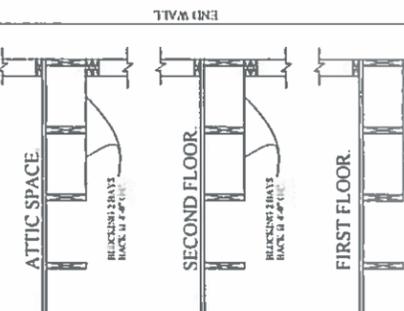
ANCHOR BOLT SPECIFICATION



SHEAR WALL SEG DETAIL (TYP.)



SHEAR WALL SEG DETAIL (TYP.)



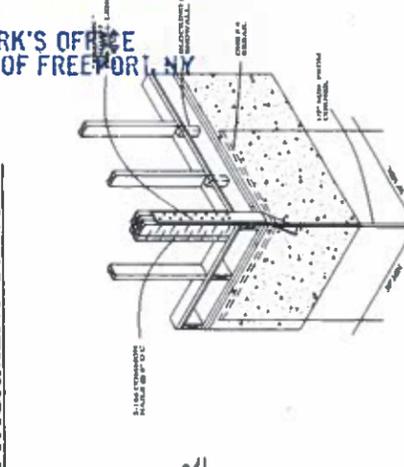
BOLT PATTERN FOR FLITCH PLATE



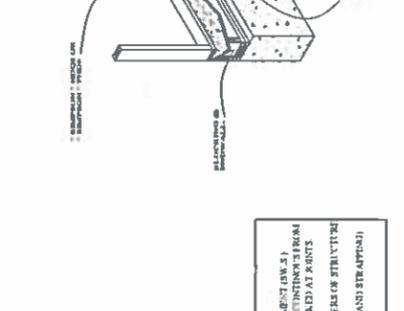
TYPICAL SECTION



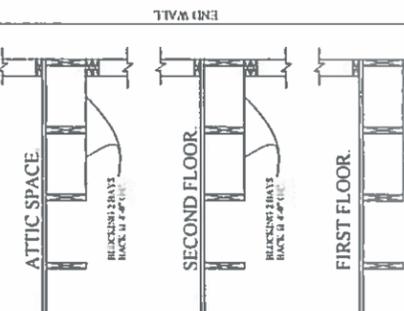
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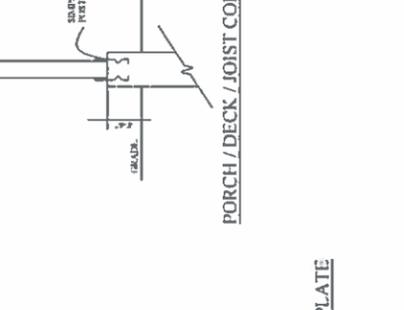
TYPICAL SECTION



TYPICAL SECTION



TYPICAL SECTION



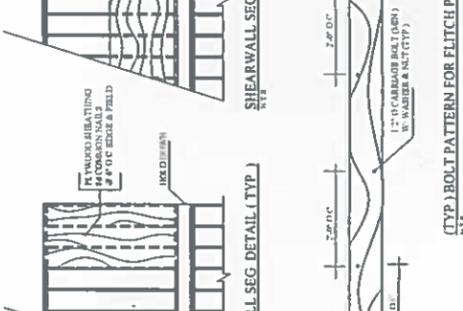
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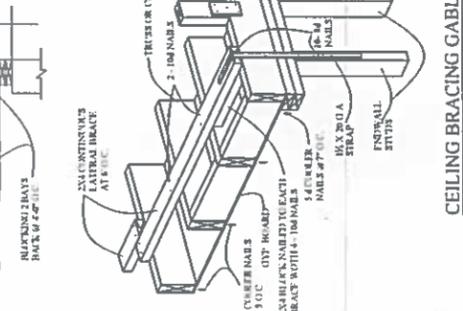
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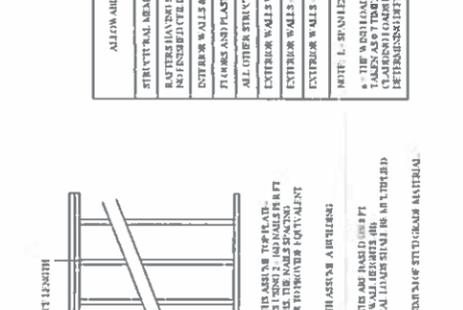
TYPICAL SECTION



TYPICAL SECTION



TYPICAL SECTION



TYPICAL SECTION



TYPICAL SECTION

THESE DRAWINGS ARE MADE TO REPRESENT AS SHOWN ON AN INSPECTION AND BASED ON GENERALLY ACCEPTED CONSTRUCTION PRACTICES. DESIGN MODIFICATIONS PROVIDED BY GC WILL BE NOTED AND ALL ALTERATIONS WILL BE BASED ON NEW WORK AND ALL STRUCTURES WILL BE KNOWN.

THE DRAWINGS ARE FURNISHED TO THE BEST OF OUR KNOWLEDGE AND THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY HIDDEN DEFECTS OR SUB-STANDARD CONSTRUCTION PRACTICES WHICH ARE NOT DIRECTLY VISIBLE.

Application Date: 5/20/22
Fees Paid: _____

SP# 3557

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: 330 Wallace St. ZONING DISTRICT Residence AA
SECTION 55 BLOCK 391 LOT 2 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Jose A. Torres</u>	Name: <u>Jose A. Torres</u>
Address: <u>330 Wallace St. Freeport, NY 11520</u>	Address: <u>330 Wallace St. Freeport, NY 11520</u>
Telephone #: <u>516-300-3663</u>	Telephone #: <u>516-300-3663</u>

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

Present Land Use: Residence Proposed Land Use: Residence

Description of Proposed Work: Maintain 140 sq. ft. expansion of driveway concrete 16.8 by 23.4 concrete.

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
DATE 05/19/2022

APPLICANT'S SIGNATURE
Sworn to before me this 6 day of May, 2022
Donna L Sullivan
Notary Public

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

Property Owner's Consent:
I, Jose A. Torres 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 6 day of May, 2022
Donna L Sullivan
Notary Public

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

DATE 05/19/2022

RECEIVED
MAY 26 P 2:47
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 25, 2022
SITE PLAN LETTER

Jose Torres
330 Wallace Street
Freeport, NY 11520

RE: 330 Wallace Street, Freeport, NY
Zoning District - Residence AA Sec. 55 Blk. 391 Lot. 2
Building Permit Application #20222642
Description- Maintain 140 sq. ft. expansion of 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

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. 20222642

Location: 330 Wallace Street, Freeport, NY

Applicant: Jose Torres

Description: Maintain 140 sq. ft. expansion of 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

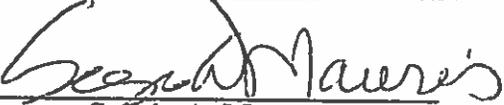
REASON(S) FOR DETERMINATION

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: April 25, 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.

FEB 25 2022

Instructions for Completing

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

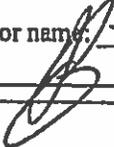
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>DRIVEWAY EXPANSION</u>			
Project Location (describe, and attach a location map): <u>330 WALLACE ST FREEPORT NY 11520</u>			
Brief Description of Proposed Action: <u>EXISTING CONCRETE DRIVEWAY WILL BE EXTENDED BY 140 SQ. FEET WITH CONCRETE</u>			
Name of Applicant or Sponsor: <u>JOSE A TORRES</u>		Telephone: <u>(616) 300-3663</u>	
Address: <u>330 WALLACE ST.</u>		E-Mail: <u>JAM57092@GMAIL.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
		<input checked="" type="checkbox"/>	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	
3.a. Total acreage of the site of the proposed action? _____ 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

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

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

Applicant/sponsor name: JOSE A. TORRES Date: 02/19/22
 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: a. public / private water supplies? b. public / private wastewater treatment utilities?	X 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 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)

330 Wallace St. Freeport



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

ARCHITECT
the
elevated
studio

2022.01.03: DOB REVISIONS

REVISIONS
PROJECT NAME

**TETREAULT
RESIDENCE**

186 NASSAU AVENUE
FREEPORT, NY

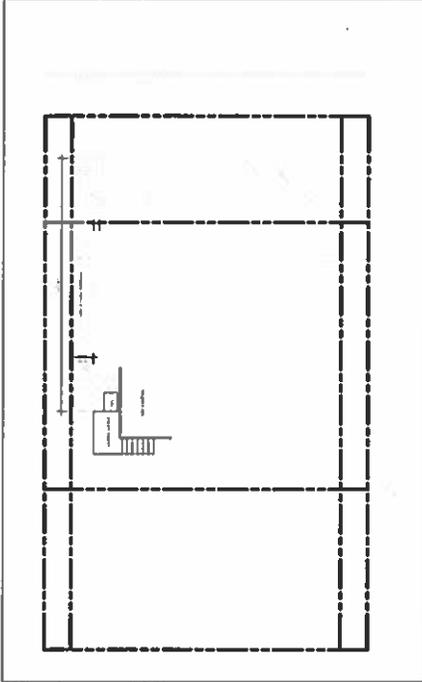
DRAWING NAME

SITE INFORMATION

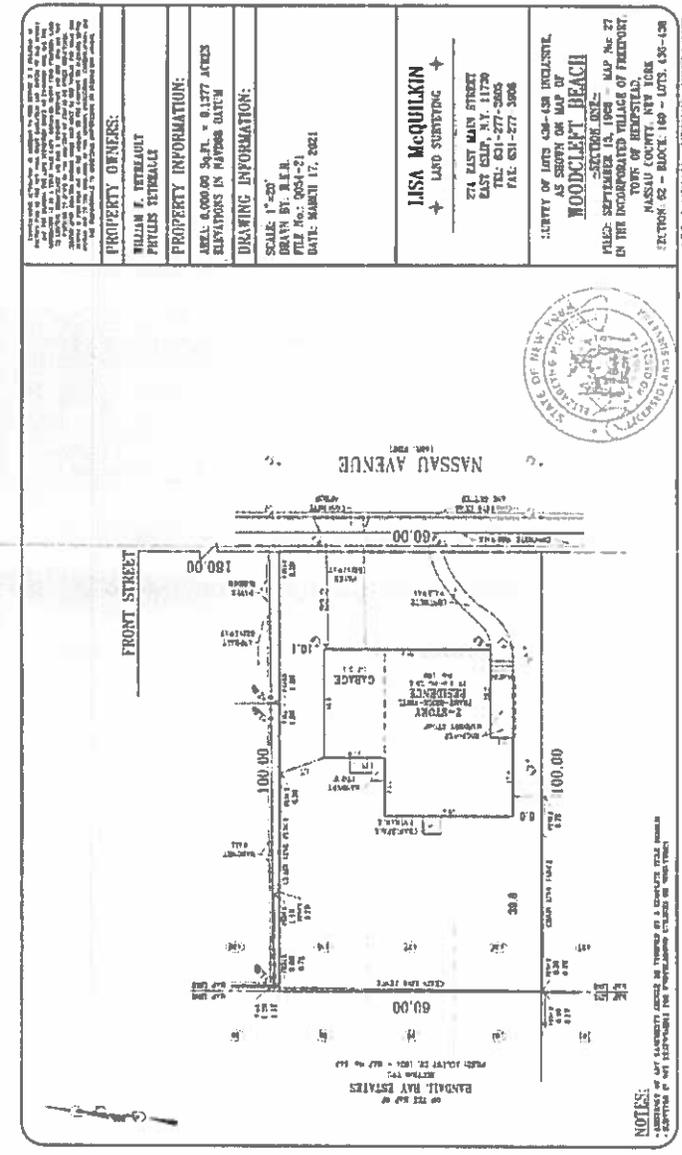
DATE	2021.10.04
PROJECT NO.	201521
DRAWN BY	BB
CHECKED BY	BB
CADD FILE NO.	G-102.00

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

Item	Required / Allowed	Existing	Proposed	Remarks
Address	186 Nassau Avenue, Freeport, NY 11520			
Section Book/Lot	62 / 150 / 436-438			
Jurisdiction Zone	Residential A			
Lot Area	8000	8000	8000	
Lot Coverage SF	1800	1480	1653	* Including stairs and platform at house
Lot Coverage %	22.5%	18.5%	20.7%	
Front Area Ratio	0.08	0.08	0.13	
Height*	35'-0"		28' 6" from grade	
Yard				
Front	20'-0"	22'-25"	22'-25"	
Rear	20'-0"	29'-6"	28'-6"	
Side(s)	5'-0" min with min top at 25% of width	0'-02' / 0'-02'	0'-02' / 0'-02'	
City Plans	From grade to top of uppermost road ridge			



ZONING TABLE
SCALE: 1/4"



JISA McQUILKIN
LAND SURVEYING
274 EAST MAIN STREET
EAST GLIST, N.Y. 11720
TEL: 631-277-3005
FAX: 631-277-3008

PROPERTY OWNERS:
WILLIAM F. TETREAULT
PHYLLIS TETREAULT

PROPERTY INFORMATION:
AREA: 0.00000 SQ. FT. = 0.1377 ACRES
ELEVATIONS IN HIGHER DATUM

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

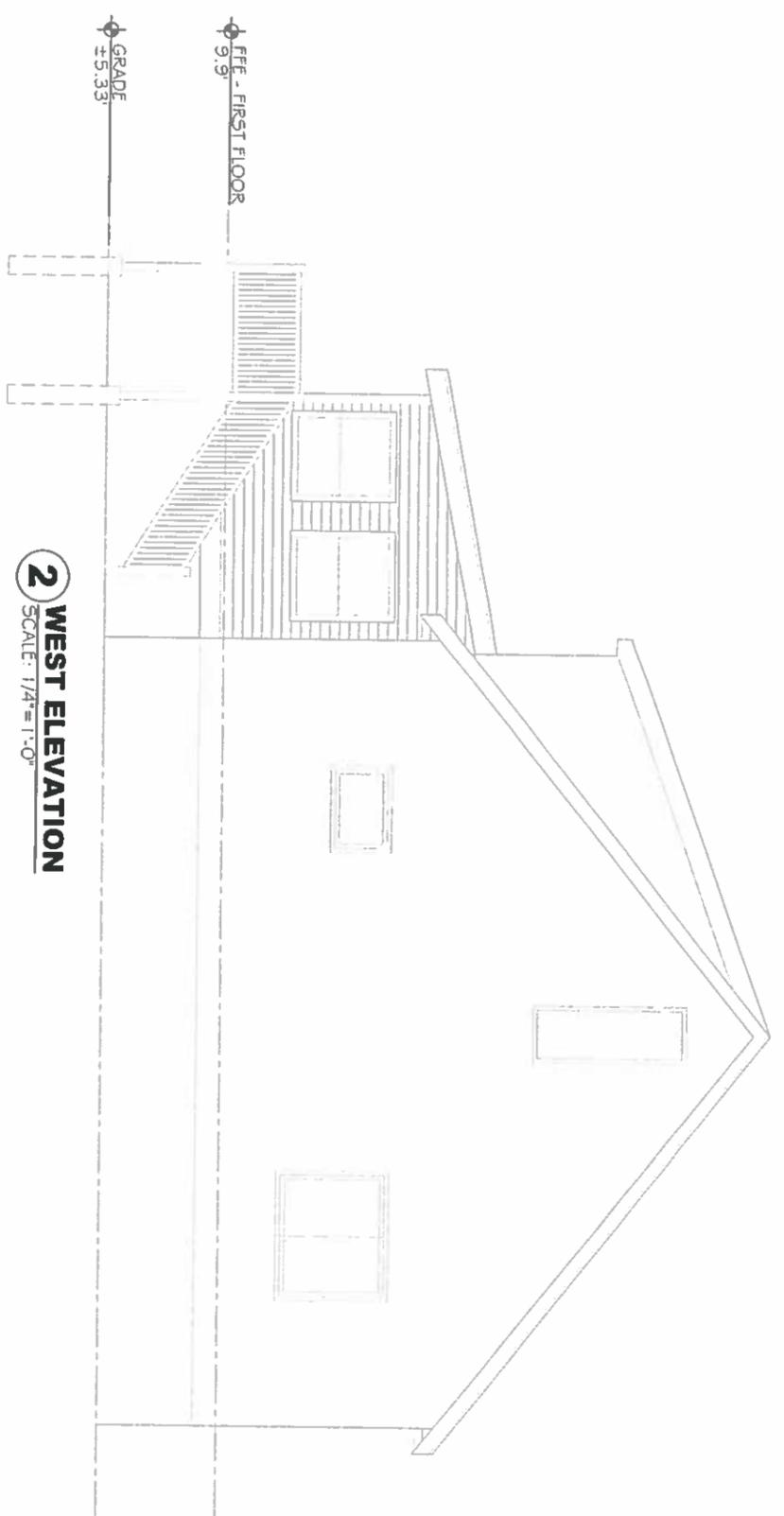
PROPERTY OF LOTS 436-438 INCLUSIVE,
AS SHOWN ON MAP OF
WOODCLEFT BEACH
MADE SEPTEMBER 12, 1928, MAP No. 27
IN THE INSTRUMENTS RECORDED IN THE
TOUR OF RECORDS
NASSAU COUNTY, NEW YORK
SECTION 62 - BLOCK 149 - LOTS 436-438

186 NASSAU AVENUE, FREEPORT

NOTES:
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- EXISTING UTILITIES SHOWN AS PER RECORD DRAWINGS
- EXISTING UTILITIES TO BE DELETED OR RELOCATED AS SHOWN

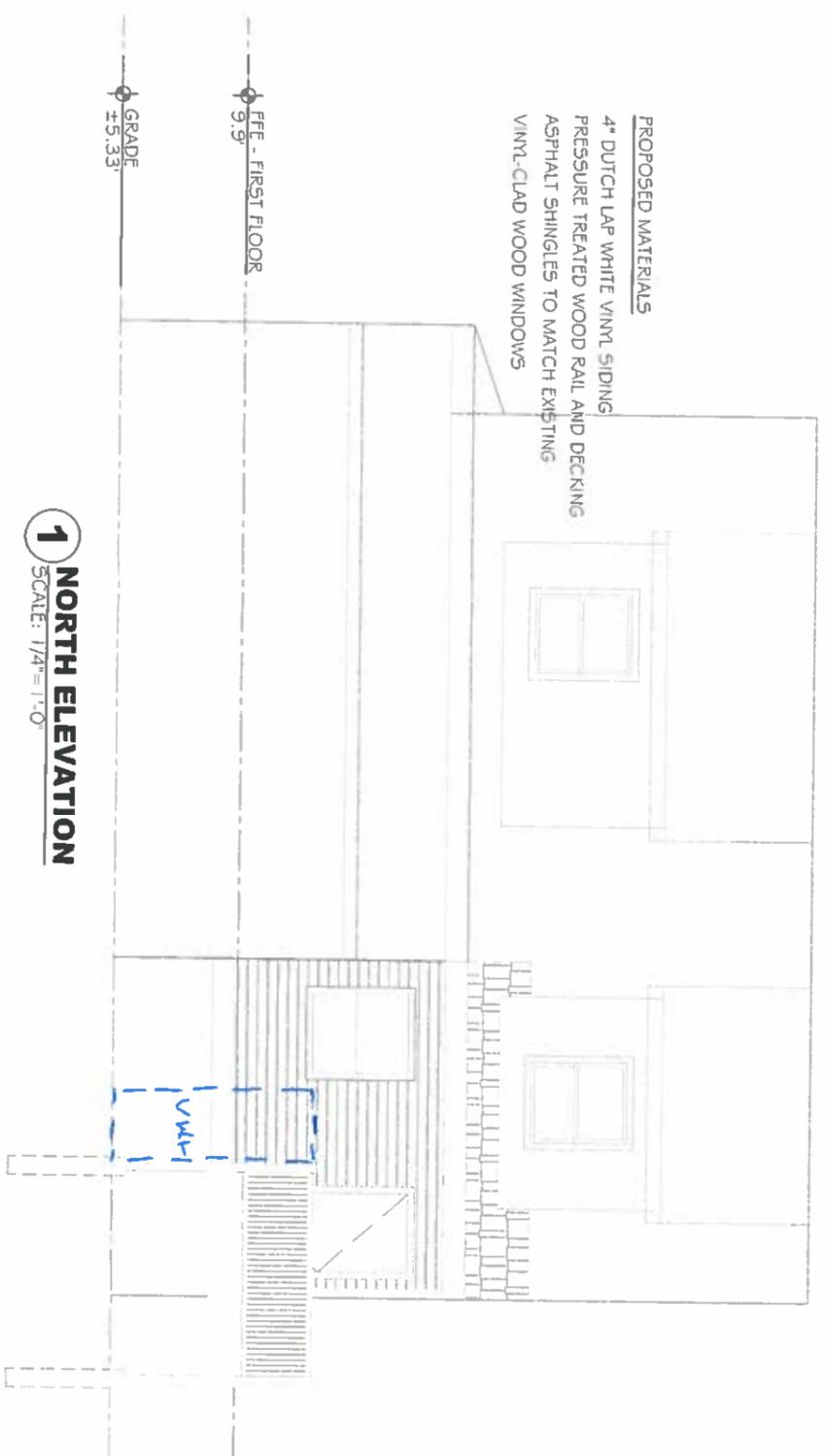
TETREAULT
RESIDENCE
186 NASSAU AVENUE
FREEPORT, NY

ARCHITECT
the
elevated
studio



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

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



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

REVISIONS
PROJECT NAME

TETREAULT
RESIDENCE

186 NASSAU AVENUE
FREEPORT, NY

DRAWING NAME
EXTERIOR
ELEVATIONS

Handwritten signature and initials
HLS
Architect
0200933

SEAL & SIGNATURE

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

Application Date: 6/1/22
Fees Paid: _____

SP# 3559

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

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

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Brian Bear</u> <u>The Elevated Studio</u>	Name: <u>William & Phyllis</u> <u>Tetreault</u>
Address: <u>369 Main St, #1121</u> <u>Beacon, NY 12508</u>	Address: <u>186 Nassau Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>646-759-7513</u>	Telephone #: <u>646-824-7091</u>

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: _____

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

I request a preliminary meeting: _____ YES NO

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

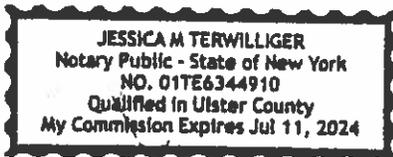
- A. The subject property is zoned Residence A or Residence AA.
- B. The proposed construction is not a new building or dwelling.
- C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

YES _____ NO

Brian Bear
APPLICANT'S SIGNATURE

2022 May 23
DATE

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



Jessica Terwilliger
Notary Public

Property Owner's Consent:

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

Phyllis Tetreault
PROPERTY OWNER'S SIGNATURE

5/11/22
DATE

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

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

A M Soto
Notary Public



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 12, 2022
SITE PLAN LETTER

William & Phyllis Tetreault
186 Nassau Avenue
Freeport, NY 11520

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

Dear Sir/Madam:

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

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

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

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

Very truly yours,
Sergio A. Mauras

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

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

ZBA Approval Needed:
Yes: No

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

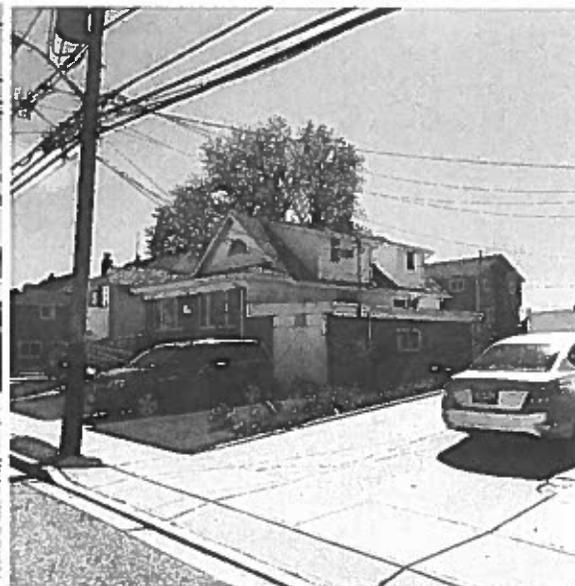
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

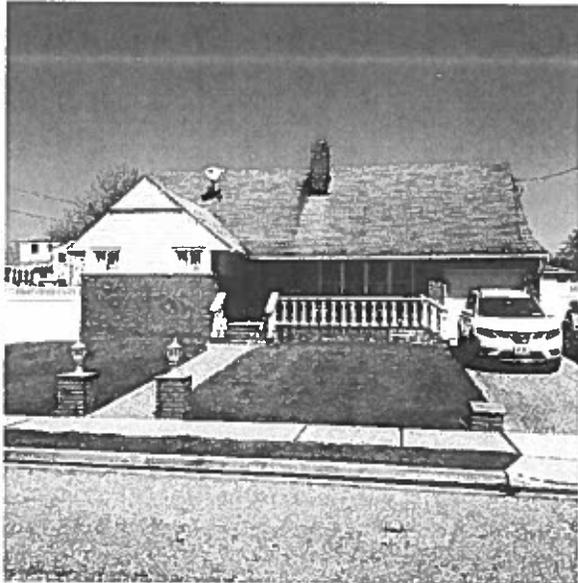
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

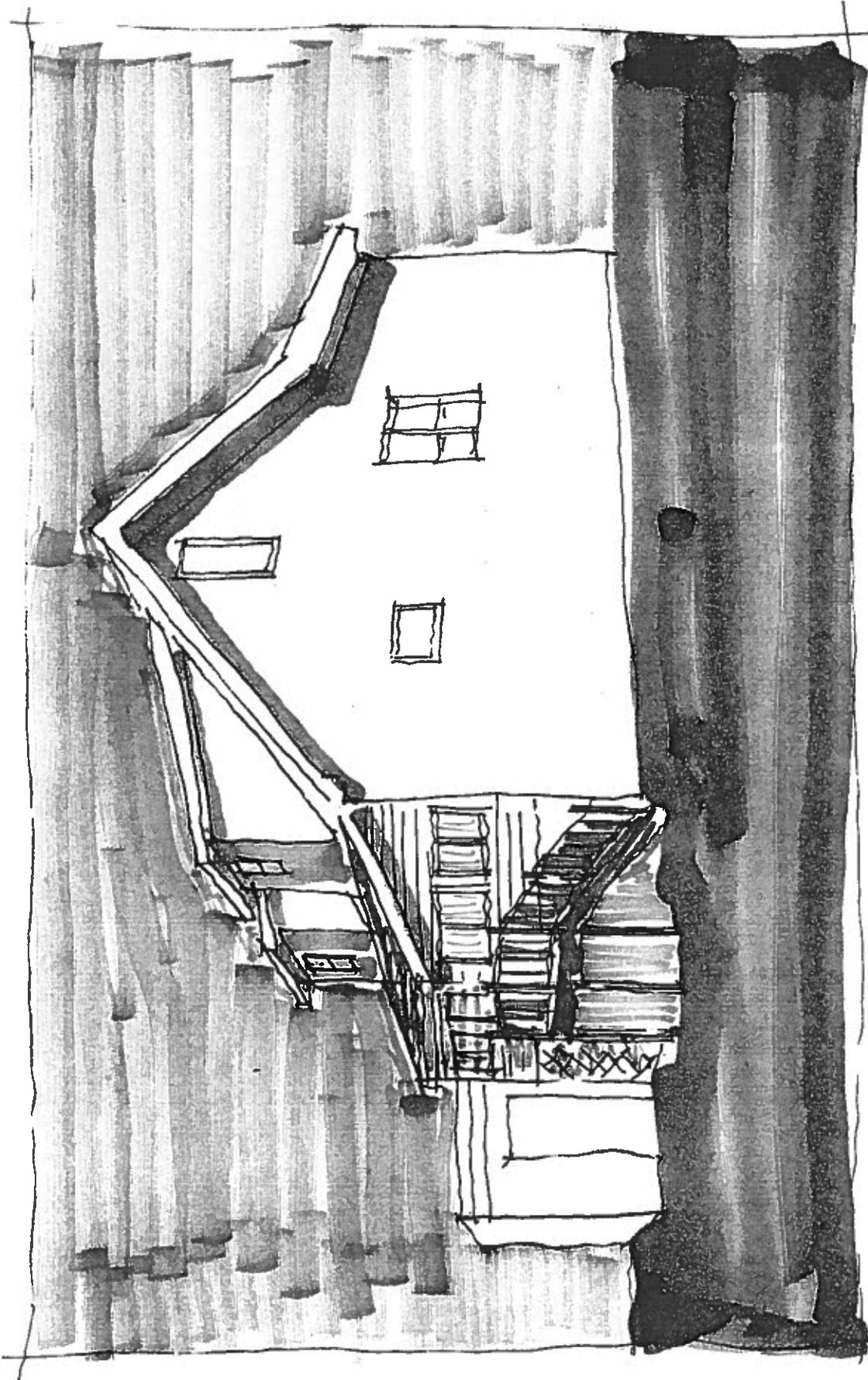
Part 1 – Project and Sponsor Information			
Tetreault Residence			
Name of Action or Project: Sunroom addition			
Project Location (describe, and attach a location map): 186 Nassau Avenue; Freeport, NY 11520			
Brief Description of Proposed Action: Addition of rear sunroom and vertical wheelchair lift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

186 Nassau Avenue; Freeport, NY
Context photos

Subject property







TETREAU RESIDENCE
2022 MAY
THE ELEVATED STUDIO

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

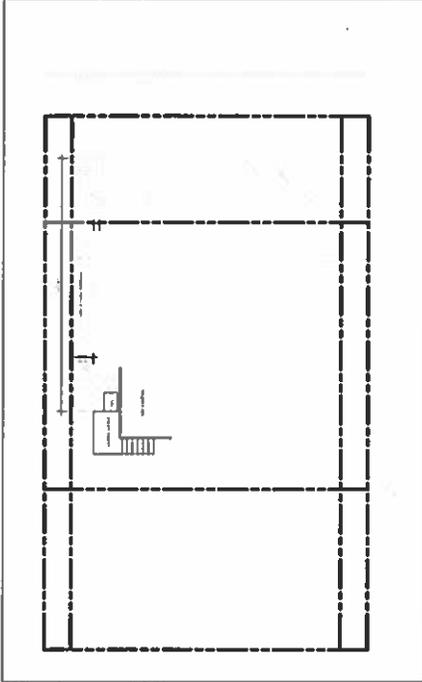
ARCHITECT
the
elevated
studio

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

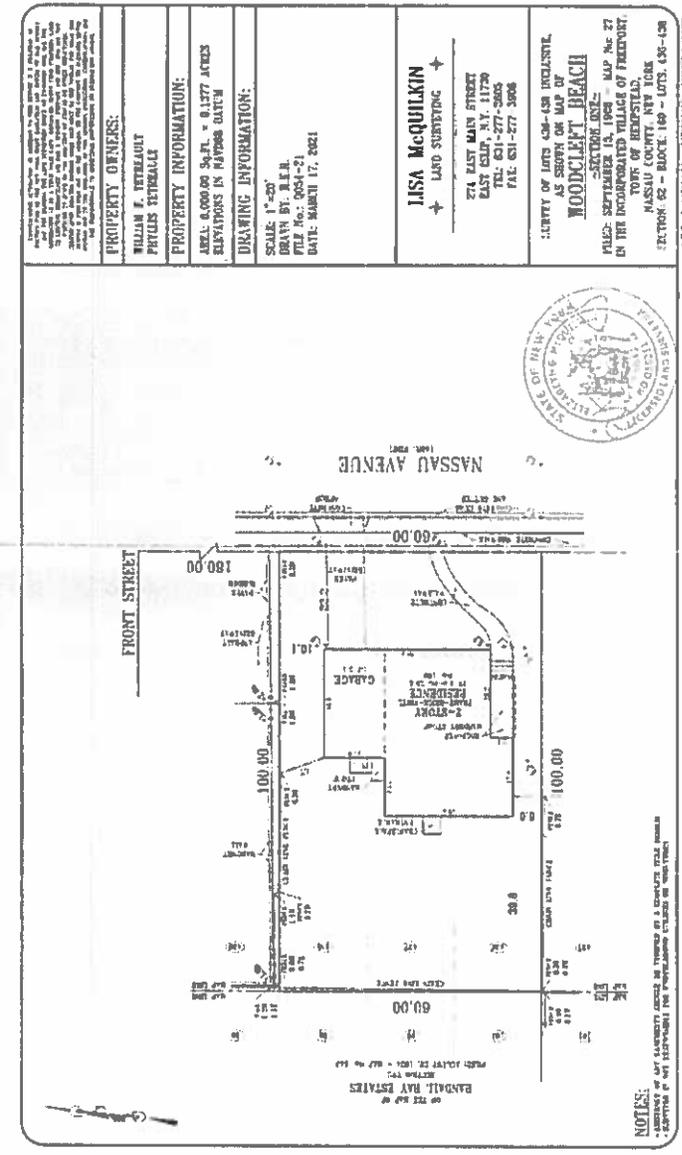
SEAL & SIGNATURE
DATE: 2021.10.04
PROJECT NO.: 201521
DRAWN BY: BB
CHECKED BY: BB
G-102.00
CADD FILE NO.

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

Item	Required / Allowed	Existing	Proposed	Remarks
Address	186 Nassau Avenue, Freeport, NY 11520			
Section Book/Lot	62 / 150 / 436-438			
Jurisdiction Zone	Residential A			
Lot Area	Required / Allowed	Existing	Proposed	Remarks
Lot Coverage SF	1800	1480	1653	* Including stairs and platform at house
Lot Coverage %	30%	29.67%	27.74%	
Flux Area Ratio	0.08	0.08	0.13	
Height*	35'-0"		28' 6" from grade	
Yard	Front	22'-25"	22'-25"	
Side	30'-0"	39'-6"	38'-6"	
Setback	5'-0" min with min top at 25% of width	0'-02' / 0'-02'	0'-02' / 0'-02'	
City Plans	* From grade to top of uppermost road ridge			



ZONING TABLE
SCALE: N/A



NOTES:
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.
- EXISTING UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.
- EXISTING UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.

PROPERTY OWNERS:
WILLIAM F. TETREAULT
PHYLLIS TETREAULT

PROPERTY INFORMATION:
AREA: 0.00000 SQ. FT. = 0.1377 ACRES
ELEVATIONS IN HATCH DATA

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

JISA McQUILKIN
LAND SURVEYING

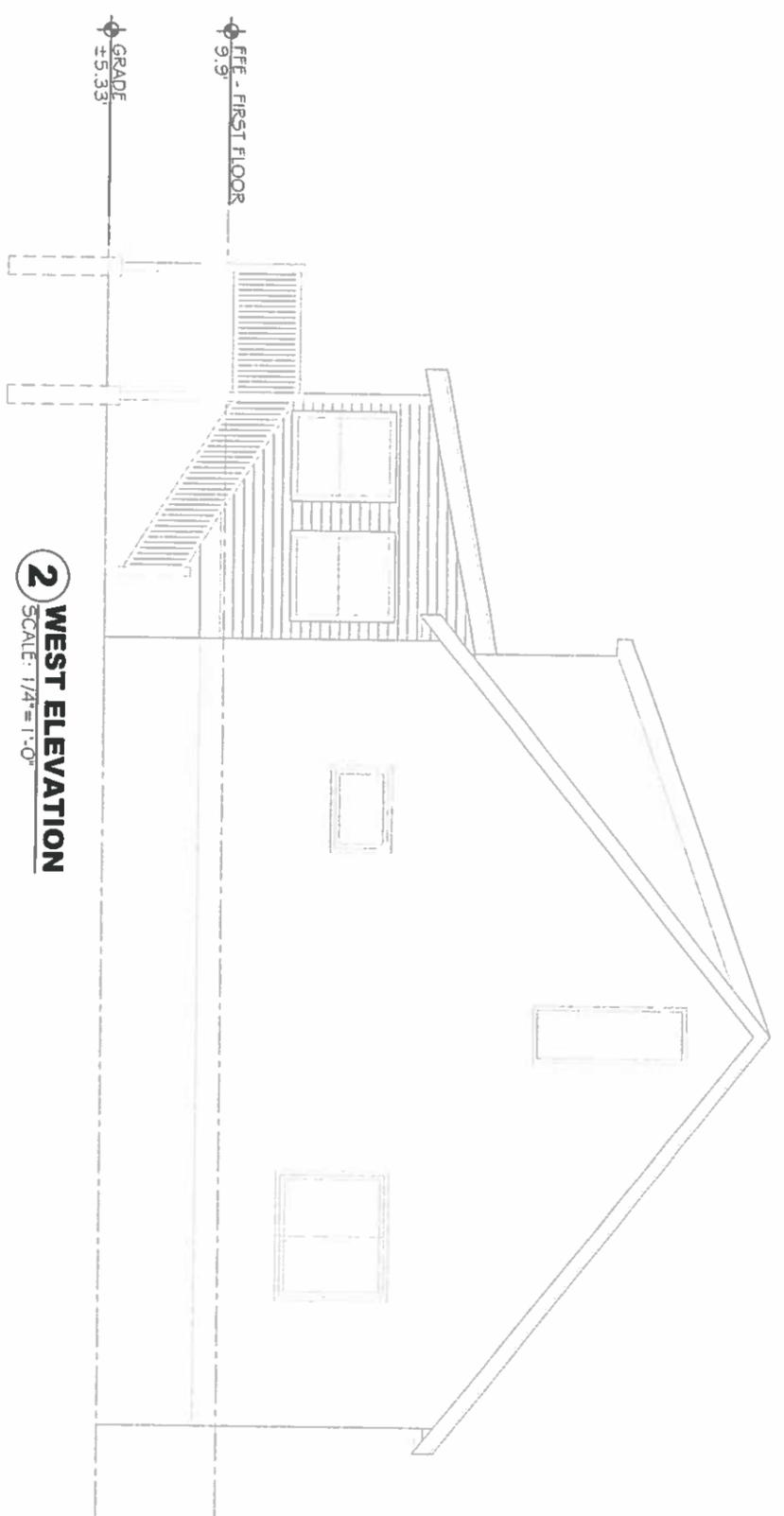
274 EAST MAIN STREET
EAST GLIST, N.Y. 11720
TEL: 631-277-3005
FAX: 631-277-3008

CITY OF LOTS 68-69 INCLUSIVE,
AS SHOWN ON MAP OF
WOODCLEFT BEACH
MADE SEPTEMBER 12, 1928
IN THE INSTRUMENTS OF RECORD
BOOKS OF RECORDS
NASSAU COUNTY, NEW YORK
SECTION 62 - LOTS 149 - LOTS 436-438

186 NASSAU AVENUE, FREEPORT

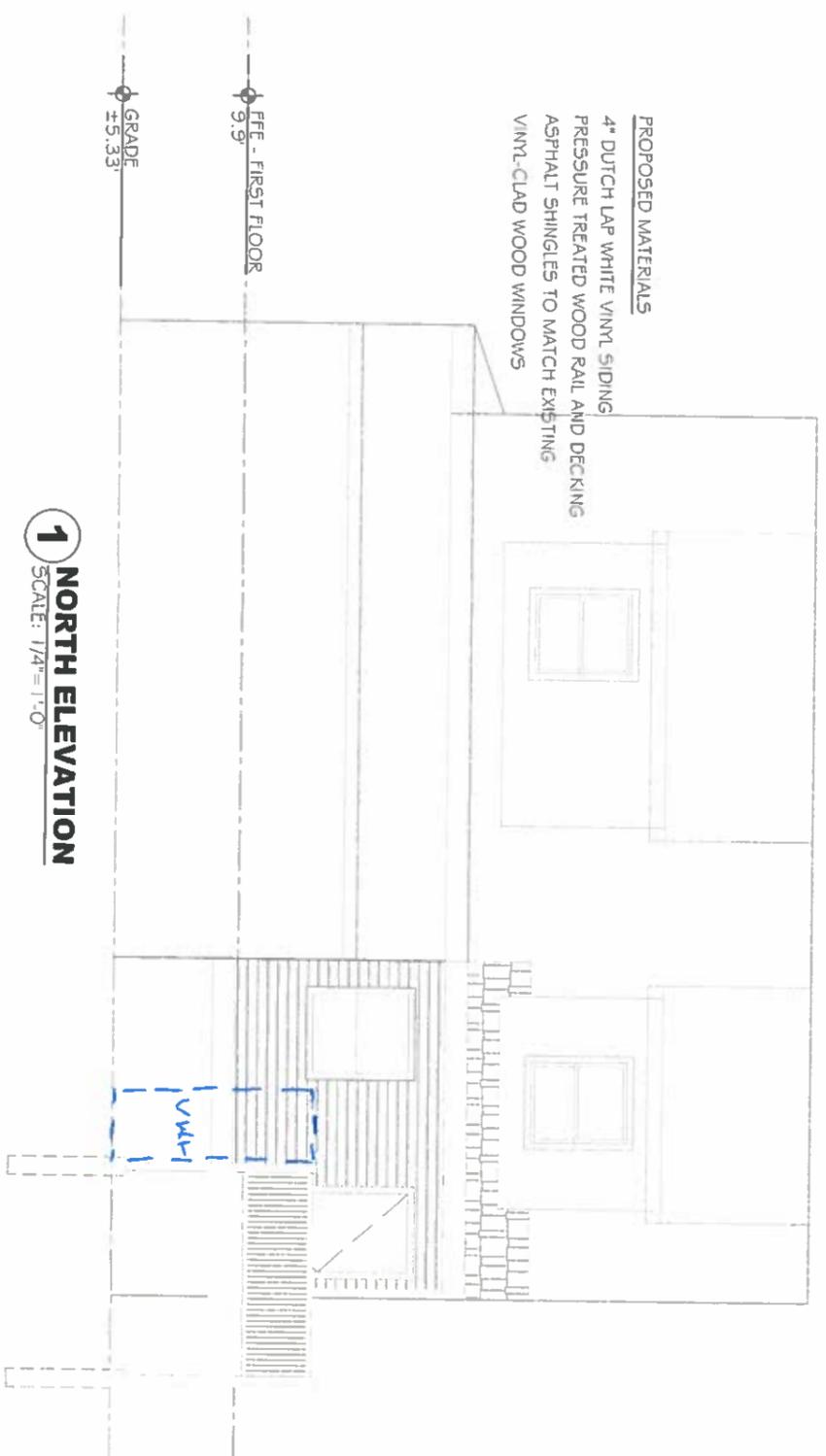
TETREAULT
RESIDENCE
186 NASSAU AVENUE
FREEPORT, NY

ARCHITECT
the
elevated
studio



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

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



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

REVISIONS
PROJECT NAME

TETREAULT
RESIDENCE

186 NASSAU AVENUE
FREEPORT, NY

DRAWING NAME
EXTERIOR
ELEVATIONS

Handwritten signature and initials
HKS
Architect
0280933

SEAL & SIGNATURE

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

Application Date: ~~6/1/2022~~
Fees Paid: ~~\$1,000~~

SP# 3559

\$225

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: 894 S Long Beach Ave Freeport NY 11520 ZONING DISTRICT Rest A
SECTION 62 BLOCK 156 LOT 557 LOT SIZE: 18,360.38 S.F.
0.42 AC

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>George Koutsogiannis</u>			Name: <u>Benjamin A. Mathews</u>
Address: <u>110 East 2nd St Freeport NY 11520</u>			Address: <u>894 S Long Beach Avenue Freeport NY 11520</u>
Telephone #: <u>516 852 4657</u>			Telephone #: <u>313-573-6532</u>

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: Residential

Description of Proposed Work: Raise Roof Build Grand Porch & Porch

I request a preliminary meeting: _____ YES NO

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

_____ YES _____ NO

[Signature]
APPLICANT'S SIGNATURE

5/31/22
DATE

Sworn to before me this 31st day of May, 2022
[Signature]
Notary Public

CAROLYN DEAN
Notary Public, State of New York
Reg. No. 01DEB038122
Qualified in Nassau County
Commission Expires November 21, 2028

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

Benjamin Mathews
PROPERTY OWNER'S SIGNATURE

05-27-22
DATE

Sworn to before me this 27 day of May, 2022
[Signature]
Notary Public

JOHN W NUNZIATA
Notary Public - State of New York
NO. 01NU6356115
Qualified in Nassau County
My Commission Expires Mar 30, 2028



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 24, 2022
SITE PLAN LETTER

Benjamin Mathews
894 South Long Beach Avenue
Freeport, NY 11520

RE: 894 S. Long Beach Avenue, Freeport, NY
Zoning District - Residence A Sec. 62 Blk. 156 Lot. 557
Building Permit Application #20222700
Description: Raise existing roof, change roof line & build new front porch

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
Rabco Engineering
New York Home Improvements

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. 20222700

Applicant : Benjamin Mathews

Location: 894 S. Long Beach Avenue, Freeport, NY

Description: Raise existing roof, change roof line and build new front porch

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

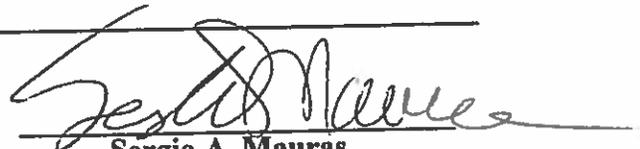
REASON(S) FOR DETERMINATION

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 24, 2022


Sergio A. Mauras
Superintendent of Buildings

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 894 South Long Beach Av. Freeport			
Brief Description of Proposed Action: Raise Roof Front Porch Exterior Renovation			
Name of Applicant or Sponsor: George Koutsogiannis		Telephone:	
Address: 110 East 2nd Street Freeport		E-Mail: newyorkhomeimp@aol.com	
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		<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, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				
	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>George Koutsouyannis</u>	Date: <u>3-21-22</u>	
Signature: <u>[Signature]</u>	Title: <u>Contractor</u>	

New York Home Improvements Inc.

110 East 2nd Street

Freeport, NY 11520

newyorkhomeimp@aol.com

516 852-4657

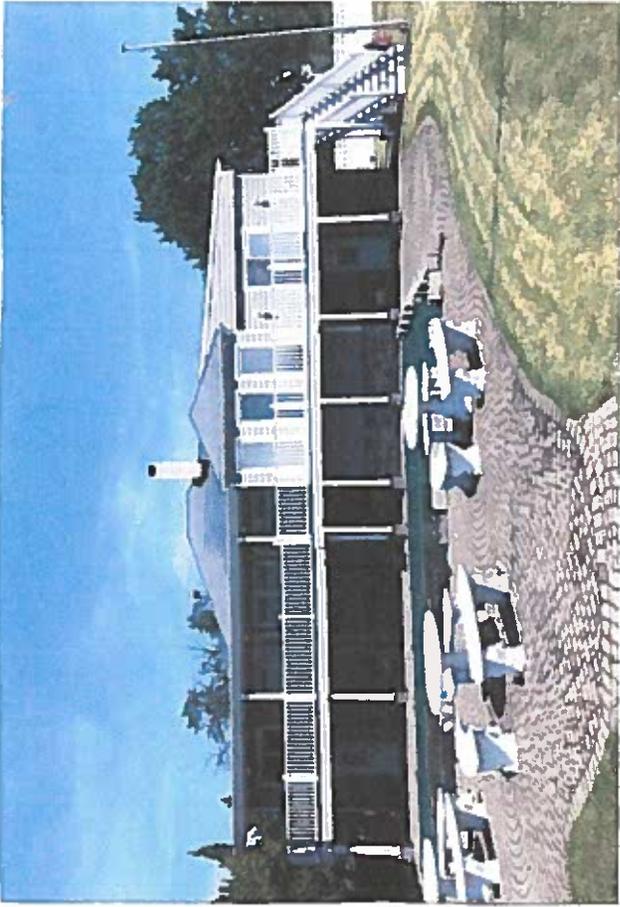
Re:

894 South Long Beach Ave.

- **Siding to match existing shake. (grey)**
- **Roof Architectural GAF black.**
- **Overhangs white beaded soffits**
- **Fascia white**
- **Window trim White**
- **Railings to match existing rear and side white vinyl.**
- **Lower cultured stone to remain**
- **Front doors see picture attached**



George Koutsogiannis



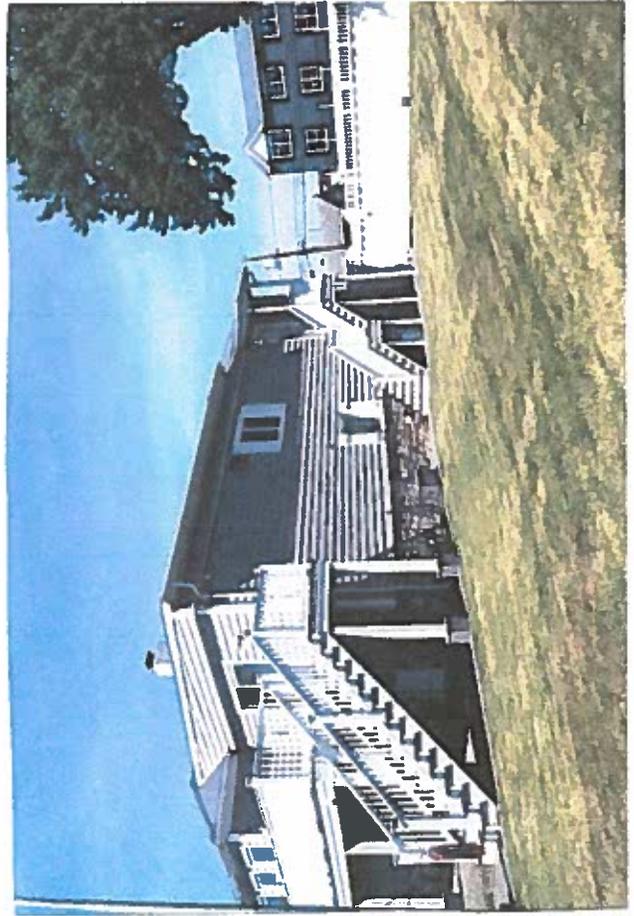
Rear



North



Front



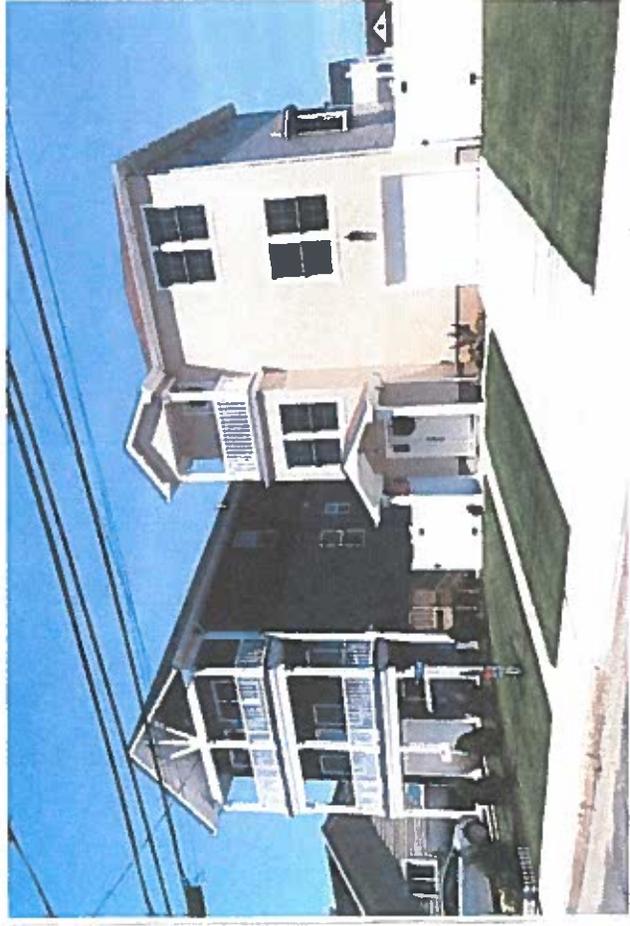
South



908 S. Long Beach Ave



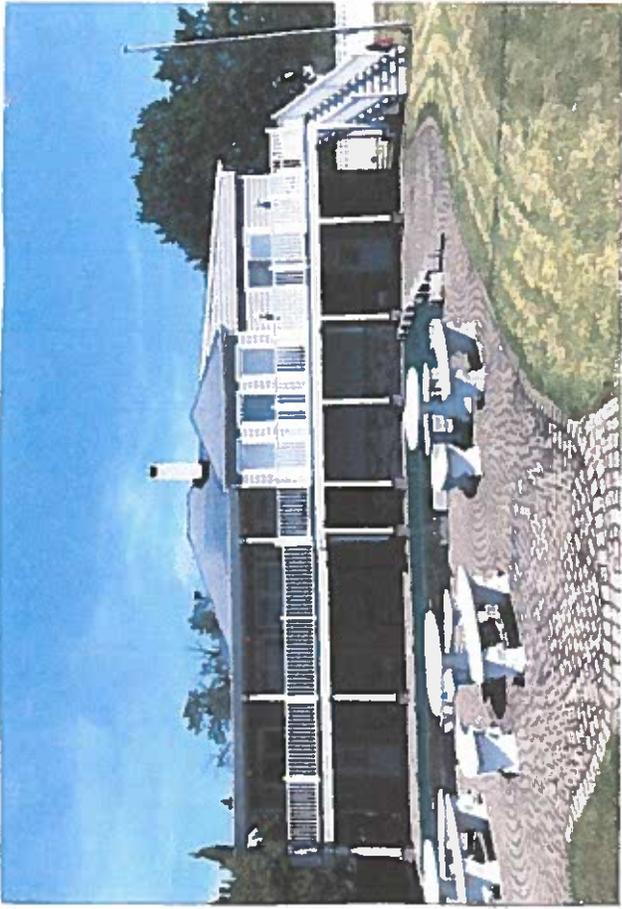
895 S. Long Beach Ave



875 S. Long Beach Ave



897 South Long Beach Ave



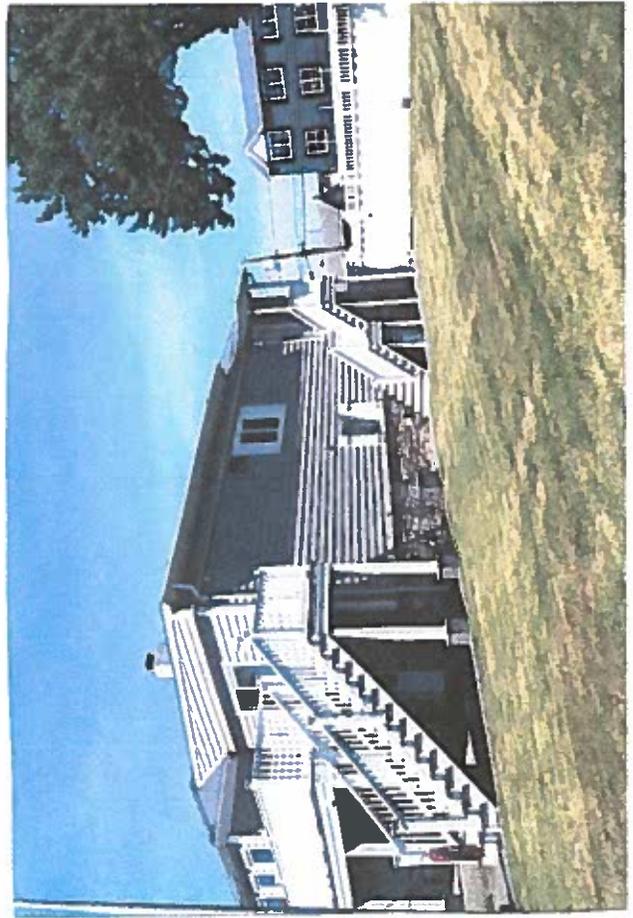
Rear



North



Front



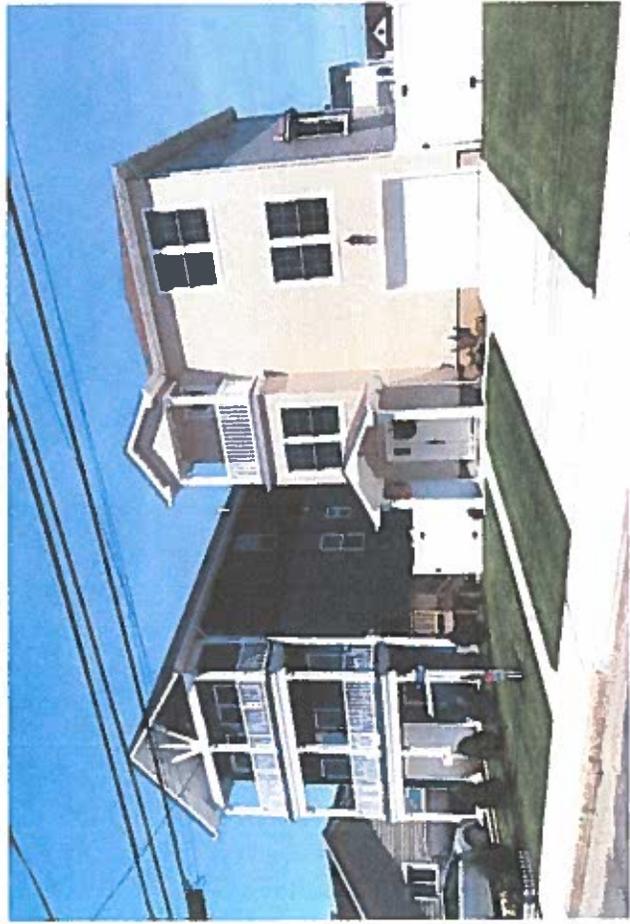
South



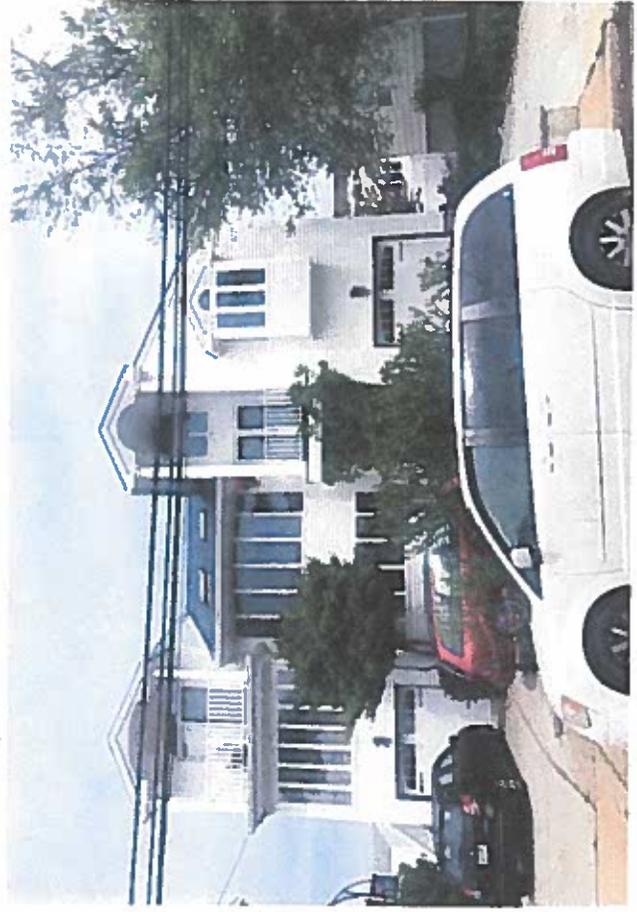
908 S. Long Beach Ave



895 S. Long Beach Ave



875 S. Long Beach Ave



897 South Long Beach Ave



PERSPECTIVE VIEW
894 S. LONG BEACH AVE.

THE MATHEWS F

894 SOUTH LONG BEACH AVENUE

ZONING INFORMATION:

RESIDENCE B

	REQUIRED/ALLOWED:	PROPOSED:
LOT AREA: Min	5,000 S.F.	18,360 S.F. OK
FRONTAGE: Min	50 FT.	120 FT. OK
LOT COVERAGE:	30%	
LOT AREA:		
HOUSE: (No Change)	5508 S.F.	2779.77 S.F. OK
EXISTING DECKS (Previously App'd) (No Change)		REAR COVERED DECK = 366.37 S.F. REAR SUN DECK = 217 S.F. 230.90 S.F.
NEW FRONT COVERED PORCH:		
TOTAL BUILDING AREA =		3594.04 S.F. OK
PERCENTAGE OF LOT COVERAGE =	19.6% ALLOWED = 30%	

	REQUIRED/ALLOWED:	PROPOSED:
FLOOR AREA =	50%	15% OK
FLOOR AREA =	9180 S.F.	3594.04 S.F. OK
FRONT YARD SB=	20 FT.	26.33' OK
REAR YARD SB=	20 FT.	79.16 FT. OK
MIN SIDE YARD SB=	5 FT.	10.83' & 45.10' OK
SIDE YARD AGGREGATE:	25% 30 FT	55.93 FT OK

AF&PA WOOD FRAME CONSTRUCTION 2001 EDITION FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF FRAMING		
RAFTER TO TOP PLATE, TOE NAILED	-8d	3 PER RAFTER
CEILING JOISTS TO PLATE, TOE NAILED	-8d	3 PER JOIST
CEILING JOIST TO PARALLEL RAFTERS, FACE NAILED	16d	5 EACH LAP
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAILED	16d	5 EACH LAP
COLLAR TIE TO RAFTER, FACE NAILED	8d	3 PER TIE
BLOCKING TO RAFTER, TOE NAILED	2-8d	EACH END
R-W BOARD TO RAFTER, END NAILED	2-16d	EACH END
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16d 3-16d	
WALL FRAMING		
TOP PLATE TO TOP PLATE, FACE NAILED	2-16d	PER FOOT
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAILED	4-16d	EACH SIDE
STUD TO STUD, FACE NAILED	2-16d	24" O.C.
HEADER TO HEADER, FACE NAILED	16d	16" O.C. ALONG EDGES
TOP OR SOLE PLATE TO STUD, END NAILED	2-16d / 3-16d	PER 2x4 / PER 2x6
BOTTOM PLATE TO FLOOR JOIST / BAND JOIST FACE NAILED	2-16d	PER FOOT
STUD TO SOLE PLATE, TOE NAILED	3 - 8d OR 2-16d	PER FOOT
DOUBLE TOP PLATES, END NAILED	2-16d	12" O.C.
DOUBLE TOP PLATES, MINIMUM 48-INCHES OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUOUS HEADER TO STUD, TOE NAILED	4-8d	
CONTINUOUS HEADER TO STUD, TWO PIECES	16d	16" O.C. ALONG EACH EDGE
FLOOR FRAMING		
JOIST TO SILL OR GIRDER, TOE NAILED	4-8d	PER JOIST
BLOCKING TO JOIST, TOE NAILED	2-8c	EACH END
BLOCKING TO JOIST, TOE NAILED	2-8c	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST, END NAILED	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d	PER FOOT
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	(2) 16d	12" O.C.
CEILING SHEATHING		
C.W.B.	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8d	12" - 24" O.C.
FIBERBOARD PANELS		
7/16"	6d	3" EDGE / 6" FIELD
25/32"	8d	3" EDGE / 6" FIELD
PARTICLEBOARD PANELS	8d	12" - 24" O.C.
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE / 12" FIELD
MORE THAN 1"	10d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING		
1"x6" OR 1"x8"	2-8d	PER SUPPORT
1"x10" OR WIDER	3-8d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" O.C. AT THE PANEL EDGES. IF WALL SHEATHING IS NAILED 3" O.C. AT THE PANEL EDGES TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN LOAD PATHS.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION IS TO CONFORM TO N.Y.S. AND LOCAL BUILDING CODES.
2. ALL PLUMBING IS TO CONFORM TO LOCAL AND COUNTY HEALTH REQUIREMENTS.
3. ELECTRIC IS TO CONFORM TO LOCAL N.E.C. AND UNDERWRITERS REQUIREMENTS.
4. CONCRETE IS TO BE 3000PSI MIN. ON 1 TON PSF. SOIL BEARING CAPACITY, VERIFY. CONCRETE FOR GARAGE SLABS AND EXPOSED STEPS TO BE 3500 PSI.
5. DOUBLE FRAME AROUND ALL OPENINGS AND UNDER PARALLEL PARTITIONS AND BATHTUBS.
6. NOTIFY ENGINEER OF ALL CHANGES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES WITHOUT NOTIFICATION.
7. DO NOT SCALE THE DRAWINGS.
8. TEDO CONNECTIONS REQUIRED AT ALL FLUSH STRUCTURAL LOAD CARRYING CONDITIONS.
JOISTS AND RAFTERS:
DOUG-FIR LARCH NO. 2 AND BETTER.
9. HEADERS AND GIRDERS:
DOUG-FIR LARCH NO. 2 AND BETTER.
10. PRE-FABRICATED FIREPLACES AND FLUES TO BE U.I. APPROVED.
11. INSTALL SMOKE AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH ALL MUNICIPAL AND STATE CODE REQUIREMENTS.
12. ALL WORK SHALL CONFORM TO "RESIDENTIAL CODE" OF THE STATE OF NEW YORK 2020 EDITION

ASPHALT ROOF SHINGLE NOTE

1. ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR D 3462.
2. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS, ALUMINUM, OR COPPER ROOFING NAILS. MINIMUM 12 GAGE, SHANKED WITH A MINIMUM 3/8 INCH DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND SHEATHING.
3. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF 6 FASTENERS REQUIRED BY THE MANUFACTURER. (6 MIN.)
4. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN SIX FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

SAFETY GLASS REQUIREMENTS

SAFETY GLAZING REQUIRED AT THE FOLLOWING LOCATIONS:

1. ANY GLAZING IN ANY TYPE OF DOOR.
2. GLAZING IN ANY WALL ENCLOSED A TUB, SHOWER, SAUNA, OR STEAM ROOM. *
3. ANY WINDOW WITHIN 2' OF A DOOR *
4. ANY INDIVIDUAL PANE OF GLASS > 9.0 SQ FEET WHERE THE BOTTOM IS <18" ABOVE ANY FLOOR WITHIN 3' OF THE WINDOW.
5. GLAZING IN WALLS OF INDOOR POOLS, HOT TUBS, SPAS WITHIN 5' OF THE WATER. *
6. GLAZING IN STAIRWAYS AND LANDINGS WITHIN 3'-0" HORIZONTALLY OF A WALKING SURFACE. *

* THE REQUIREMENT DOES NOT APPLY IF THE BOTTOM EDGE OF THE GLASS IS MORE THAN 60" ABOVE THE FLOOR.

GENERAL NOTES: MICRO-LAM BEAMS

1. A MINIMUM OF 1.5" OF BEARING LENGTH IS REQUIRED. SEE DRAWINGS FOR POST SIZE REQUIRED.
2. BEARING ACROSS FULL LENGTH OF BEAM IS ASSUMED.
3. LATERAL SUPPORT REQUIRED AT BEARING POINTS.
4. 16" & 18" DEEP BEAMS ARE TO BE USED IN MULTIPLE UNITS ONLY.
5. NAILING PATTERN FOR ASSEMBLY OF MULTIPLE UNITS TO BE A MINIMUM (2) ROWS OF 16d NAILS AT 12" O.C., (3) ROWS OF 16d NAILS AT 12" O.C. FOR 14", 16" & 18" BEAMS.
6. ASSUME F_b = 2800 psi, E = 2,000,000 psi
7. MICRO-LAM BEAMS ARE MANUFACTURED BY "TRUS JOINT CORP." AND DISTRIBUTED BY "MAJOR BUILDING PRODUCTS", MEDFORD, N.Y.
8. ALL JOIST HANGERS TO BE "MICRO-LAM" METAL LUMBER CONNECTORS. SEE DRAWINGS FOR HANGER DESIGNATION.

NEW WINDOW AND GLASS DOOR STORM PROTECTION:

(110 MPH BASIC WIND SPEED, WITHIN ONE MILE FROM SHORELINE).

ALL NEW WINDOWS AND GLASS DOORS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OR ASTM E 1886.

OR

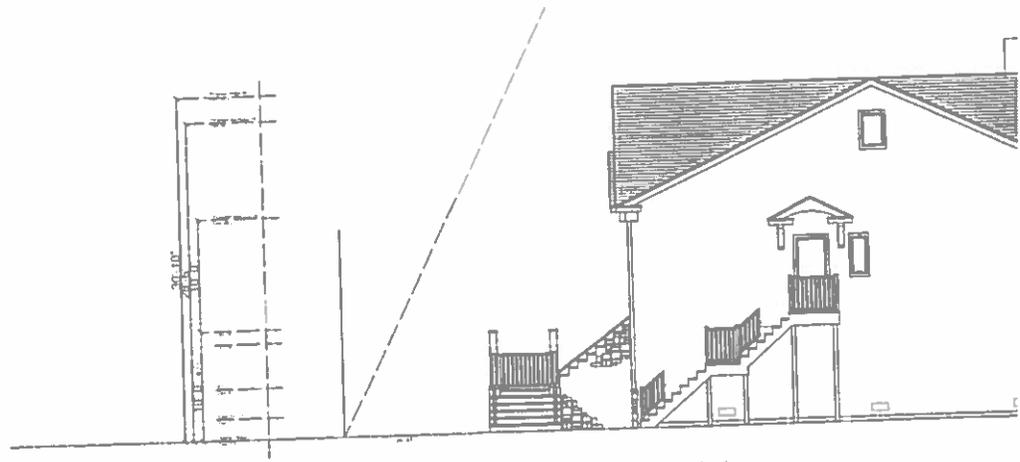
CONTRACTOR TO PROVIDE PRE-CUT 1/2" PLYWOOD PANELS TO COVER THE GLAZED OPENINGS (SCREW INTO TRIM ONLY). PRE DRILL EDGES AT 9" O.C. TO ACCEPT 2 1/2" #8 WOOD SCREWS TOP AND

Project to be made



① Front Elevation - East
1/4" = 1'-0"

NO. 12345 1 - ALL WORK AND MATERIALS TO BE
 PERMITTED BY - 12345 12345 12345 12345 12345



② Side Elevation - North
1/4" = 1'-0"

NO. 12345 1 - ALL WORK AND MATERIALS TO BE
 PERMITTED BY - 12345 12345 12345 12345 12345

Application Date _____
Fees Paid _____

SP# 3560

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: 153 NORTH OCEAN AVE ZONING DISTRICT Residence A
SECTION 55 BLOCK 171 LOT 116 LOT SIZE: 63'x105'=6,615sq

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>ANDREW L. PETTIT, ARCHITECT</u>			Name: <u>PER VON SCHEELE</u>
Address: <u>412 EIGHTH AVE S-E</u> <u>N.Y. NY 10001</u>			Address: <u>215 EAST 58 STREET</u> <u>N.Y. NY 10022</u>
Telephone #: <u>212 947 2692</u>			Telephone #: <u>212 514 4508</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: FINISH BASEMENT
INSTALL ACCESS DOOR FROM BASEMENT TO YARD
REINFORCE SAFETY RAIL AT TERRACE
Construct deck on attached garage roof

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 19th
day of April, 2022
Debra A. Freedman
Notary Public



DATE 4/18/22

Property Owner's Consent:
I, PER VON SCHEELE 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 20th
day of April, 2022
Debra A. Freedman
Notary Public



DATE 4/20/22

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: _____

2022 JUN - 7 A 10:13
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

SUBMISSION CHECKLIST

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 16, 2022
SITE PLAN LETTER

Per Von Scheele
315 East 58th Street
New York, NY 10022

RE: 153 N. Ocean Avenue, Freeport, NY
Zoning District –Residence A Sec. 55 Blk. 171 Lot 116
Building Permit Application #20212497
Description- Construct a new cellar entrance and construct deck on attached garage roof

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
Andrew Pettit, R.A.

ZBA Approval Needed:
Yes ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20212497

Location: 153 N. Ocean Avenue, Freeport, NY

Applicant: Per Von Scheele

Description: Construct a new cellar entrance and construct deck on attached garage roof

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

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

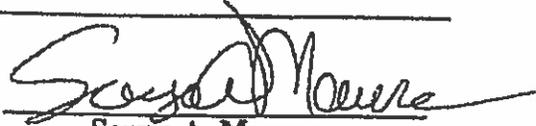
REASON(S) FOR DETERMINATION

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

A)

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

Dated: March 16, 2022


Sergio A. Mauras
Superintendent of Buildings

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

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: INSTALL NEW EXIT FROM CELLAR / FINISH CELLAR / INSULATION			
Project Location (describe, and attach a location map): 153 NORTH OCEAN AVENUE, FREEPORT, NY 11520			
Brief Description of Proposed Action: OPEN DOOR @ CELLAR FOR DIRECT ACCESS TO YARD FINISH CELLAR W. INSULATION & GYP BOARD WALLS			
Name of Applicant or Sponsor: PETER VON SCHEELE		Telephone: 917 514 4508	
Address: 315 EAST 38th ST. NEW YORK NY		E-Mail: PUSCHEELEC@msil.com	
City/PO: NEW YORK		State: NY	Zip Code: 10022
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: FREEPORT BUILDING DEPT.		NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.152 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.152 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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

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

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

 a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: PER VAN SCHEFF Date: 10/20-21

Signature: [Handwritten Signature] Title: land owner

GENERAL DESCRIPTION

ADDRESS 153 NORTH OCEAN AVENUE FREEPORT, NEW YORK 11520
 SECTION / BLOCK / LOT 55 / 171 / 116
 DISTRICT RESIDENCE A
 MAP BUILDING ZONE MAP VILLAGE OF FREEPORT
 COUNTY TOWN OF HEMPSTED / NASSAU COUNTY NY
 LOT SIZE 63'-0" x 105'-0"
 BUILDING HEIGHT 25'-0" HT. (2 STORIES CELLAR)
 EXISTING CONSTRUCTION CLASS 3, NONFIREPROOF

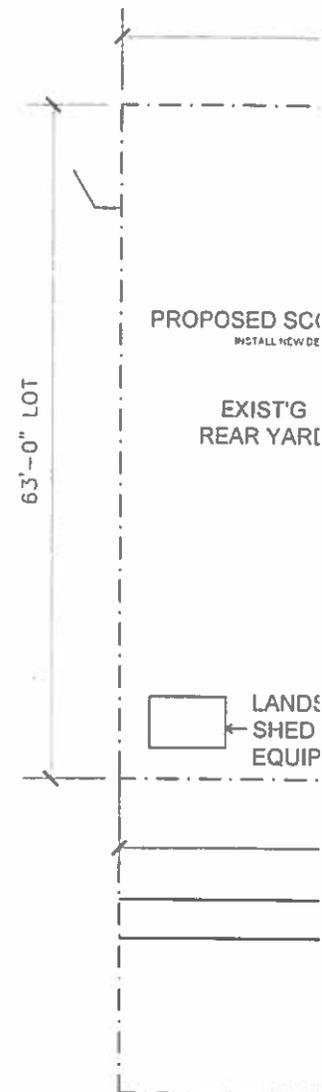
ZONING MAP



- RESIDENCE AA
- RESIDENCE A
- BUSINESS AA

NYS DEPARTMENT OF BUILDING PROPERTY PROFILE OVERVIEW

PROPERTY IS NOT LOCATED IN SFHA



1 SITE
SCALE :

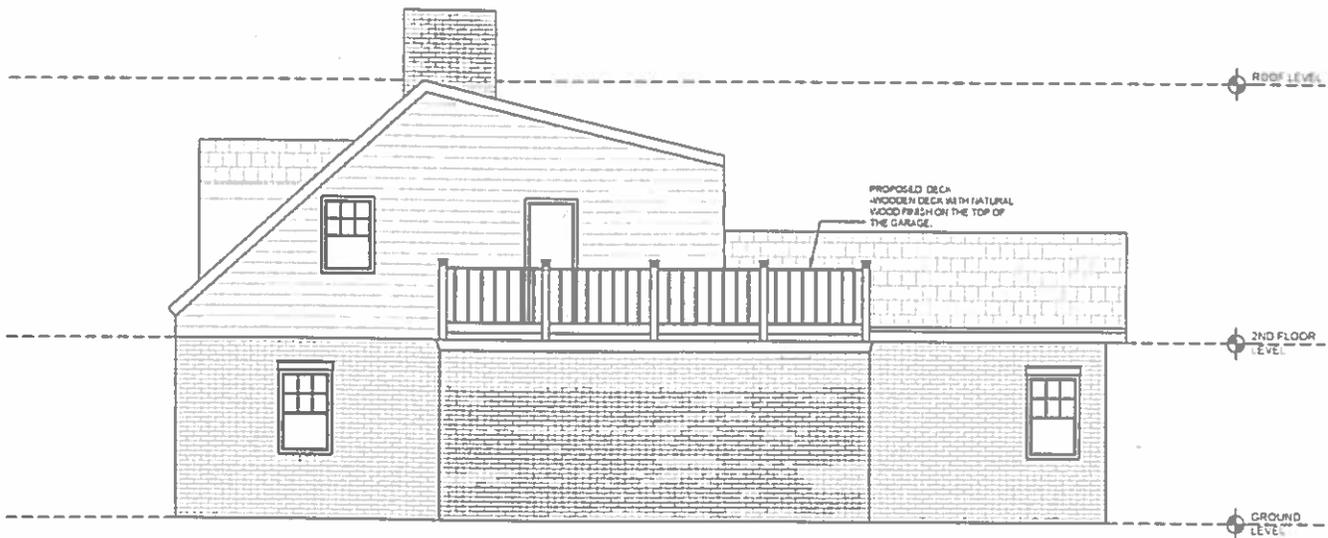
- F. USE RESIDENTIAL
- H. NO SITE IMPROVEME
- I. NO WATERFRONT PU
- J. EXISTING SEWAGE V
- K. NO PLANTING OR BUI
- N. NO LIGHTING OR SIG.
- O. N/A
- P. N/A
- Q. N/A
- R. NO EFFECT ON EROS

CLIENT:
 PER VON SCHEELE
 153 North Ocean Avenue,
 Freeport, NY 11520

DRAWING TITLE :
SITE PLAN



1 FRONT(EAST) ELEVATION
 SCALE : N.T.S.



3 NORTH ELEVATION
 SCALE : N.T.S.

CLIENT:
 PER VON SCHEELE
 153 North Ocean Avenue,
 Freeport, NY 11520

DRAWING TITLE :
 ELEVATIONS

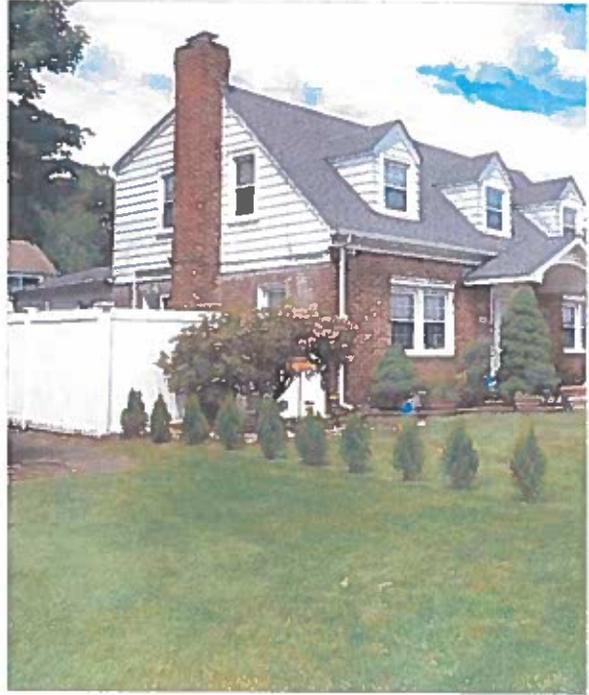
NEIGHBORHOOD PHOTOS



KEY PLAN



VIEW A



VIEW B

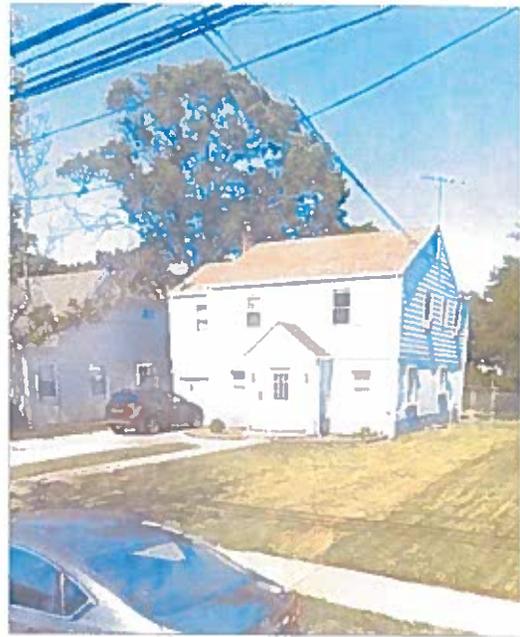
CLIENT:
PER VON SCHEELE
153 North Ocean Avenue,
Freeport, NY 11520

DRAWING TITLE :
PHOTOS OF FOUR SIDES OF SUBJECT

NEIGHBORHOOD PHOTOS



KEY PLAN



VIEW C



VIEW D

CLIENT:
PER VON SCHEELE
153 North Ocean Avenue,
Freeport, NY 11520

DRAWING TITLE :
PHOTOS OF FOUR SIDES OF SUBJECT

SITE PHOTOS



CLIENT:
PER VON SCHEELE
153 North Ocean Avenue,
Freeport, NY 11520

DRAWING TITLE :
PHOTOGRAPHS

SITE PHOTOS



CLIENT:
PER VON SCHEELE
153 North Ocean Avenue,
Freeport, NY 11520

DRAWING TITLE :
PHOTOGRAPHS



PROPOSED NEW CONCRETE STAIRCASE WITH RAILING AND DOOR FOR CELLAR FLOOR.



PROPOSED NEW CONCRETE STAIRCA FOR CELLAR FLOOR.

CLIENT:
PER VON SCHEELE
153 North Ocean Avenue,
Freeport, NY 11520

DRAWING TITLE :
PHOTOS OF PROPOSED WORK



PROPOSED NEW CONCRETE STAIRCASE WITH RAILING AND DOOR FOR CELLAR FLOOR.



SECOND FLOOR



PROPOSED NEW CONCRETE STAIRCASE WITH RAILING AND DOOR FOR CELLAR FLOOR.



SECOND FLOOR

CLIENT:
PER VON SCHEELE
153 North Ocean Avenue,
Freeport, NY 11520

DRAWING TITLE :
PHOTO OF PROPOSED WORK



PROP
-WOODEN DECK WI
WOOD FINISH ON
T

SECOND FLOOR DECK ON THE GARAGE ROOF



SECOND FLOOR DECK ON THE GARAGE ROOF

CLIENT:
PER VON SCHEELE
153 North Ocean Avenue,
Freeport, NY 11520

DRAWING TITLE :
PHOTO OF PROPOSED WORK

Application Date: 6/8/22
Fees Paid: \$225.00

SP# 3561

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: 79 Ray St ZONING DISTRICT Res A
SECTION 02 BLOCK 91 LOT 5 LOT SIZE: 7500

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>	
Name: <u>Terard Drewes</u>			Name: <u>Terard Drewes</u>	
Address: <u>79 Ray St</u> <u>Freeport</u>			Address: <u>79 Ray St</u> <u>Freeport</u>	
Telephone #: <u>516-852-1326</u>			Telephone #: <u>516-852-1326</u>	

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: Residential

Description of Proposed Work: Expand rear 2nd floor Br

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.

RECEIVED
2022 JUN - 8 AM 10:09
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APPLICANT'S SIGNATURE
DONNA L SULLIVAN DATE 6/6/2022
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024

Sworn to before me this 6 day of June, 2022
Donna L Sullivan
Notary Public

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

PROPERTY OWNER'S SIGNATURE
DONNA L SULLIVAN DATE 6/6/2022
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024

Sworn to before me this 6 day of June, 2022
Donna L Sullivan



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 4, 2022
SITE PLAN LETTER

Jerard Drewes
79 Ray Street
Freeport, NY 11520

RE: 79 Ray Street, Freeport, NY
Zoning District - Residence A Sec. 62 Blk. 091 Lot. 5
Building Permit Application #20222780
Description- Expand rear second floor bedroom

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
Mark D. Geiselman, R.A.

RECEIVED
2022 JUN - 8 A 10: 09
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. 20222780

Applicant : Jerard Drewes

Location: 79 Ray Street, Freeport, NY

Description: Expand rear second floor bedroom

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

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

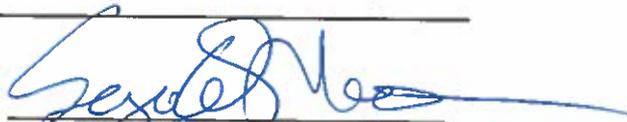
REASON(S) FOR DETERMINATION

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

A)

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

Dated: May 4, 2022


Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2022 JUN - 8 A 10: 09
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

617.20
Appendix B
Short Environmental Assessment Form

2022780

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			
Jerard Drewes			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
79 Ray St Freeport NY 11520			
Brief Description of Proposed Action:			
Expanding 2nd Floor Bedroom			
Name of Applicant or Sponsor:		Telephone: 516 852 1326	
Jerard Drewes		E-Mail: 24HourAppraisals, Inc@gmail.com	
Address:			
79 Ray St			
City/PO:		State:	Zip Code:
Freeport NY 11520		NY	11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			X
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			

RECEIVED
 2022 JUN - 8 A 10:09
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED
 JUN 8 2022
 FREEPORT VILLAGE DEPT

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>		
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<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?	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
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?	<input checked="" type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
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"/>		
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
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Terrod Graves</u>	Date: <u>4/9/22</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?	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: a. public / private water supplies? 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	

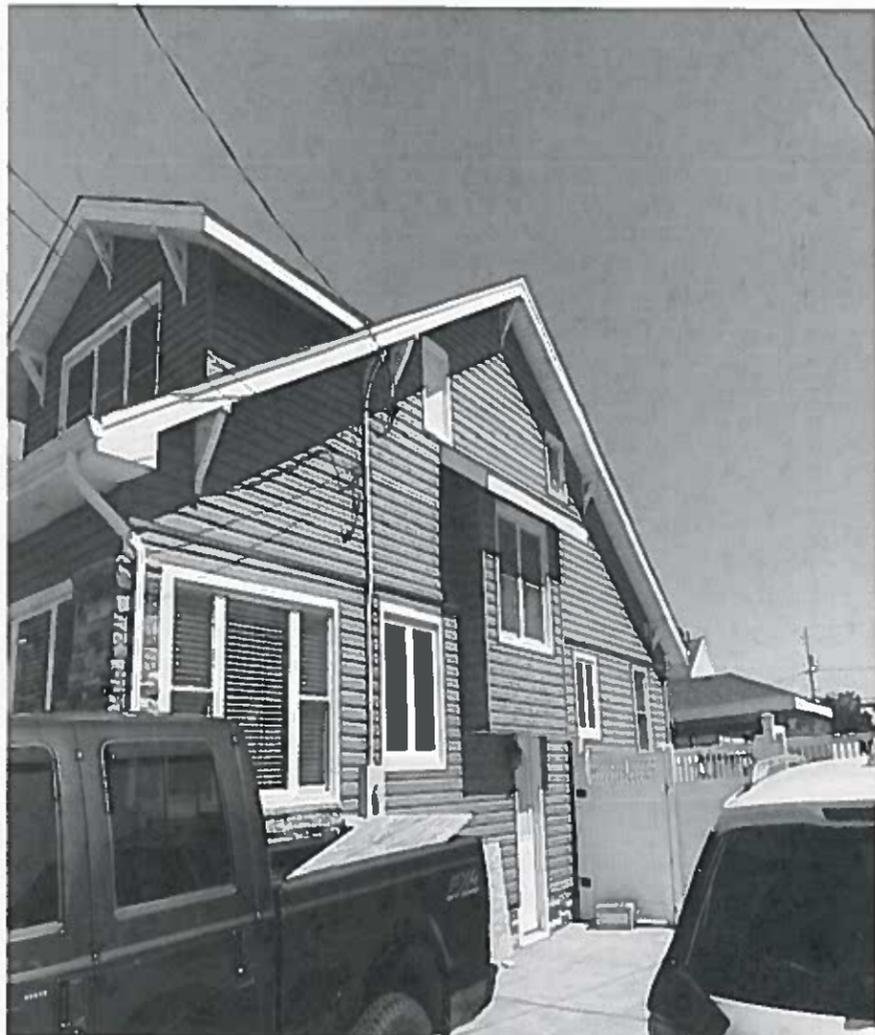
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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources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

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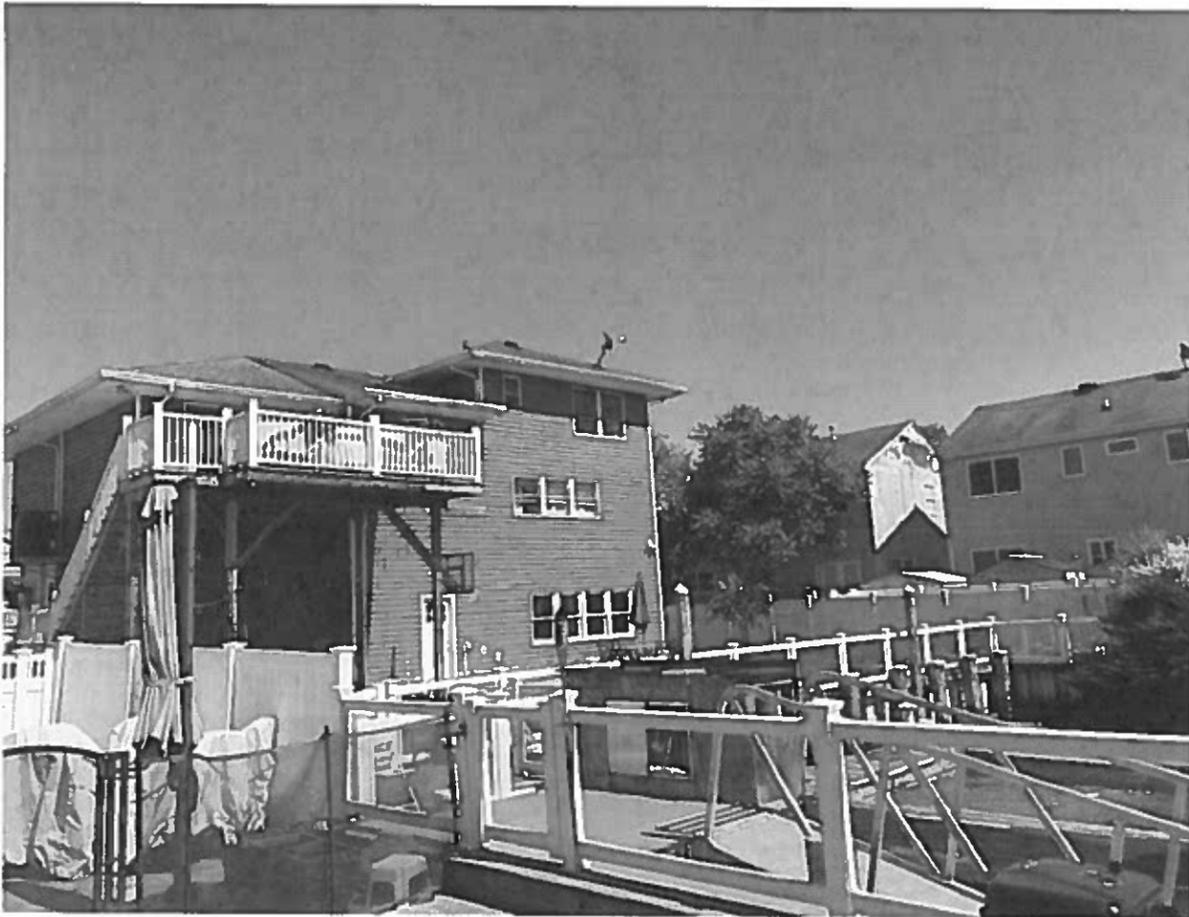
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input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



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NI02.4 AIR LEAKAGE (MANDATORY).

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION NI02.4.1 THROUGH NI02.4.6.

NI02.4.1 BUILDING THERMAL ENVELOPE

THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS NI02.4.1.1 AND NI02.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

NI02.4.1.1 INSULATION

THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS INDICATED IN TABLE NI02.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA INDICATED IN TABLE NI02.4.1.1 AS APPLICABLE TO THE METHOD OF CONSTRUCTION WHERE REQUIRED BY THE BUILDING OFFICIAL. AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

NI02.4.1.2 TESTING

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 A/R CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RES-NET-100 380 ASTM E199 OR ASTM E817 AND REPORTED AT A PRESSURE OF 0.2 INCH H₂O (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE DURING TESTING.

1. EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
2. DAMPERS INCLUDING EXHAUST, INTAKE MAKEUP AIR, BACKDRAFT AND FLEE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
3. INTERIOR DOORS, WHERE INSTALLED AT THE TIME OF TEST SHALL BE OPEN.
4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
5. HEATING AND COOLING SYSTEMS, WHERE INSTALLED AT THE TIME OF TEST SHALL BE TURNED OFF.
6. SUPPLY AND RETURN REGISTERS, WHERE INSTALLED AT THE TIME OF TEST, SHALL BE FULLY OPEN.

WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PREPARED AND SIGNED BY THE THIRD PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL.

NI02.4.2 FIREPLACES

NEW HOOD BURNING FIREPLACES SHALL HAVE TIGHT-FITTING DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, WHERE USING TIGHT-FITTING DOORS ON FACTORY-BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 21, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE.

NI02.4.3 PENETRATION AIR LEAKAGE

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.3 CFM PER SQUARE FOOT (0.5 L/S/M²) AND FOR SWINGING DOORS NOT GREATER THAN 0.5 CFM PER SQUARE FOOT (0.8 L/S/M²) WHEN TESTED IN ACCORDANCE WITH NFRC 400 OR AAMA/NAMA/IGSA 101/52/1440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

EXCEPTION: SITE-BUILT WINDOWS, SKYLIGHTS AND DOORS

NI02.4.4 ROOMS CONTAINING FUEL-BURNING APPLIANCES

IN CLIMATE ZONES 5 THROUGH 8 WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL-BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM THAT IS ISOLATED FROM INSIDE THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED IN ACCORDANCE WITH THE ENVELOPE REQUIREMENTS OF TABLE NI02.2 WHERE THE WALLS, FLOORS AND CEILING SHALL MEET A MINIMUM OF THE BASEMENT WALL R-VALUE REQUIREMENT. THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED AND ANY WATER LINES AND DUCTS IN THE ROOM INSULATED IN ACCORDANCE WITH SECTION NI03. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO AN R-VALUE OF NOT LESS THAN R-5.

EXCEPTIONS:

1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE
2. FIREPLACES AND STOVES COMPLYING WITH SECTION NI02.4.2 AND NI02.4.3.

NI02.4.5 RECESSED LIGHTING

RECESSED LUMINAIRE INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRE SHALL BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT GREATER THAN 2.0 CFM (0.94 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT PRESSURE DIFFERENTIAL OF 1.575 PSI (108 PA). RECESSED LUMINAIRE SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

NI02.4.6 TENANT SEPARATION WALLS (MANDATORY)

FIRE SEPARATION BETWEEN DWELLING UNITS IN TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) SHALL BE INSULATED WITH NO LESS THAN R-10, AND THE WALLS SHALL BE AIR SEALED IN ACCORDANCE WITH SECTION NI02.4.

NI02.5 MAXIMUM PENETRATION U-FACTOR AND SHGC (MANDATORY)

THE AREA-WEIGHTED AVERAGE MAXIMUM PENETRATION U-FACTOR PERMITTED USING TRADEOFFS FROM SECTION NI02.5.1 OR NI03 SHALL BE 0.48 IN CLIMATE ZONE 4 AND 5 AND 0.40 IN CLIMATE ZONES 6 THROUGH 8 FOR VERTICAL PENETRATION AND 0.75 IN CLIMATE ZONES 4 THROUGH 8 FOR SKYLIGHTS. THE AREA-WEIGHTED AVERAGE MAXIMUM PENETRATION SHGC PERMITTED USING TRADEOFFS FROM SECTION NI03 IN CLIMATE ZONES 1 THROUGH 3 SHALL BE 0.50.

SECTION NI03 SYSTEMS

NI03.1 CONTROLS (MANDATORY)

AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

NI03.1.1 PROGRAMMABLE THERMOSTAT

THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (5°C) OR UP TO 65°F (2°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 75°F (24°C).

NI03.1.2 INSULATION (PRESCRIPTIVE)

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES (76 MM) IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES (76 MM) IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES (76 MM) IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES (76 MM) IN DIAMETER.

EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

NI03.1.3 SEALING (MANDATORY)

DUCTS, AIR HANDLERS AND FILTER BONES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

EXCEPTIONS:

1. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
 2. FOR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 PA), ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED FOR CONTINUOUSLY WELDED JOINTS AND SEAMS AND LOCKING-TYPE JOINTS AND SEAMS OTHER THAN THE SNAP-LOCK AND BUTTON-LOCK TYPES.
- NI03.2 SEALED AIR HANDLER**
AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 143.

NI03.3 DUCT TESTING (MANDATORY)

DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:

1. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH H₂O (25 PA) ACROSS THE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH H₂O (25 PA) ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

EXCEPTIONS:

1. A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
2. A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED FOR DUCTS SERVING HEAT OR ENERGY RECOVERY VENTILATORS THAT ARE NOT INTEGRATED WITH DUCTS SERVING HEATING OR COOLING SYSTEMS.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

NI03.3.4 DUCT LEAKAGE (PRESCRIPTIVE)

THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.3, SHALL BE AS FOLLOWS:

ROUGH-IN TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113 L/MIN) PER 100 SQUARE FEET (9.29 M²) OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CUBIC FEET PER MINUTE (85 L/MIN) PER 100 SQUARE FEET (9.29 M²) OF CONDITIONED FLOOR AREA.

POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113 L/MIN) PER 100 SQUARE FEET (9.29 M²) OF CONDITIONED FLOOR AREA.

NI03.3.5 BUILDING CAVITIES (MANDATORY)

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLenums.

NI03.4 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY)

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F (41°C) OR BELOW 55°F (5°C) SHALL BE INSULATED TO A MINIMUM OF R-3.

NI03.4.1 PROTECTION OF PIPING INSULATION

PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

SECTION NI04 ELECTRICAL POWER AND LIGHTING SYSTEMS

NI04.1 LIGHTING EQUIPMENT (MANDATORY)

NOT LESS THAN 40 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.

TABLE NI02.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT

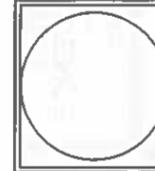
CLIMATE ZONE	PENETRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED PENETRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R-VALUE
3	0.52	0.55	0.40	18	20 OR 13-5"	5/13	18	10/13	10, 2"	0/15

- a. R-VALUES ARE MINIMUMS, U-FACTORS AND SHGC ARE MAXIMUMS, WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- b. THE PENETRATION U-FACTOR INCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED PENETRATION.
- c. "13-5" MEANS R-13 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL.
- d. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS, AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
- e. RESERVED.
- f. RESERVED.
- g. ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY PROVIDING NOT LESS THAN AN R-VALUE OF R-18.
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13-5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
- i. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION NI02.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

TABLE NI02.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	A R-IMPENETRABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY AIR GAPS IN THE AIR BARRIER SEALED. DOORS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
HALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF NOT LESS THAN R-5 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAME WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND IN CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS & DOORS	THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTEND FROM THE BOTTOM OF THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE PERMANENTLY ATTACHED TO THE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS AND FLEE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE, SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALLS	THE AIR BARRIER INSTALLED ON EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.	
CONCEALED SPRINKLERS	WHERE REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILING.	

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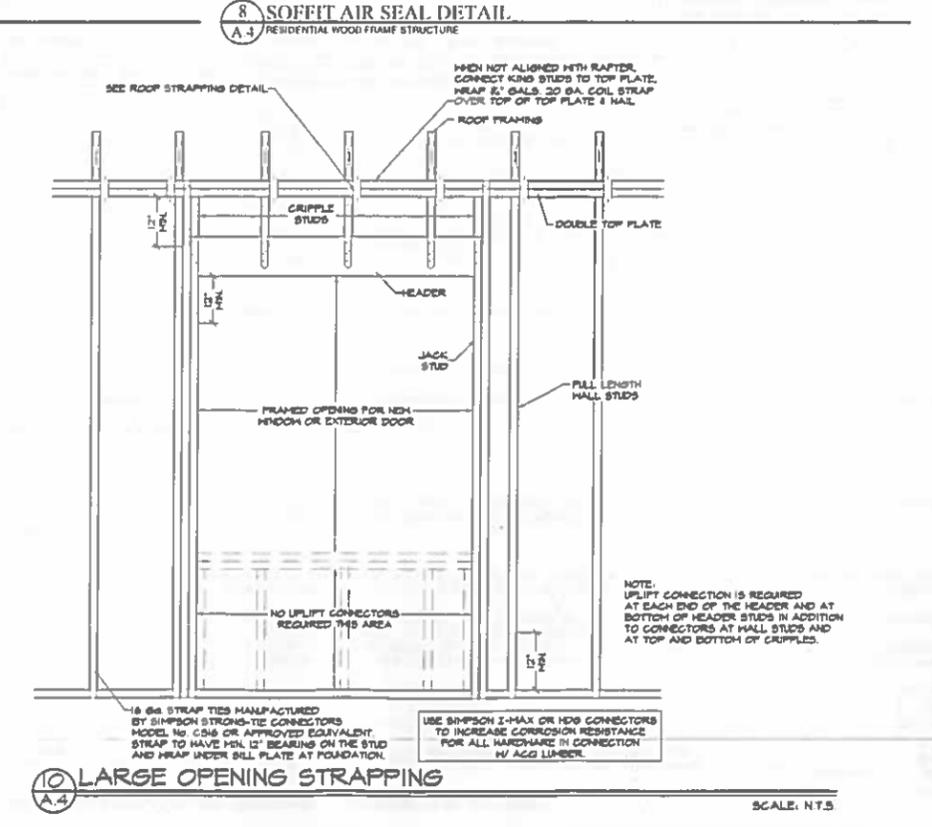
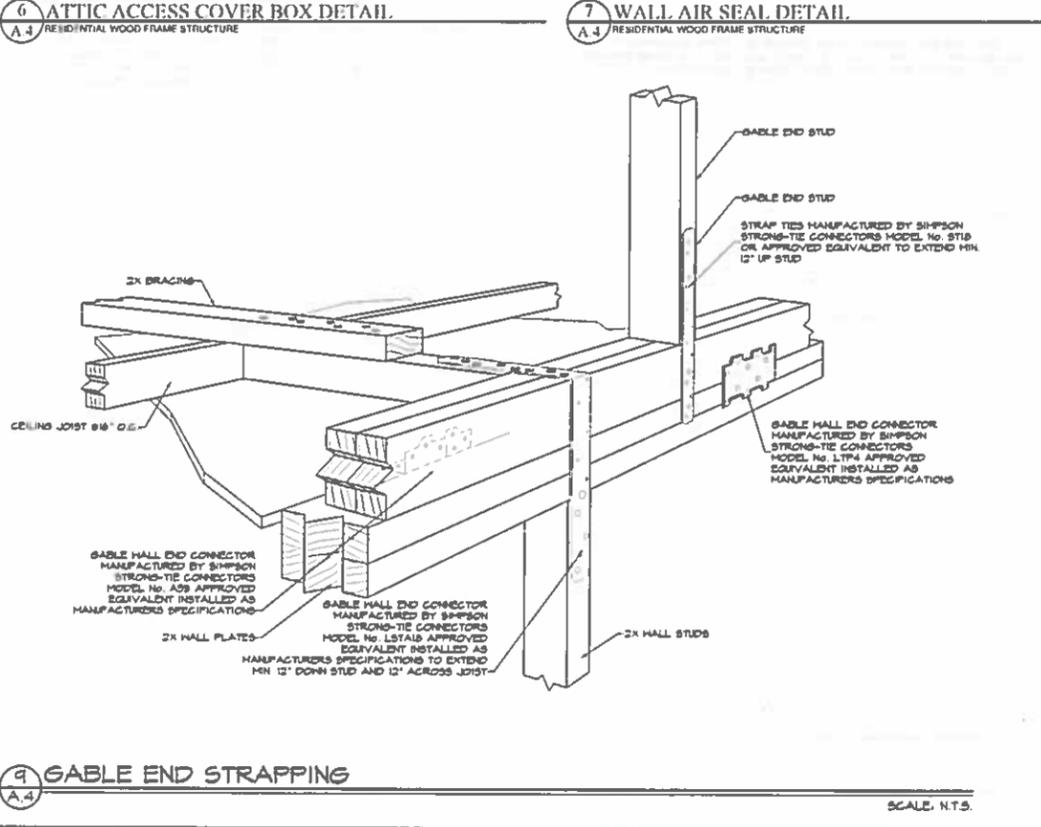
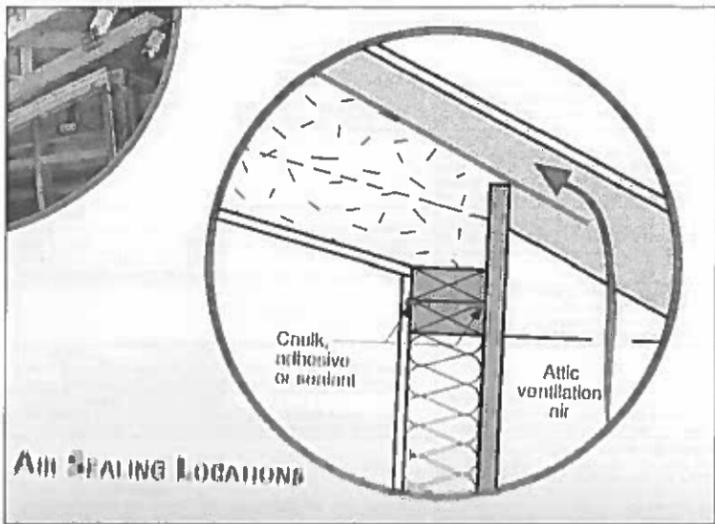
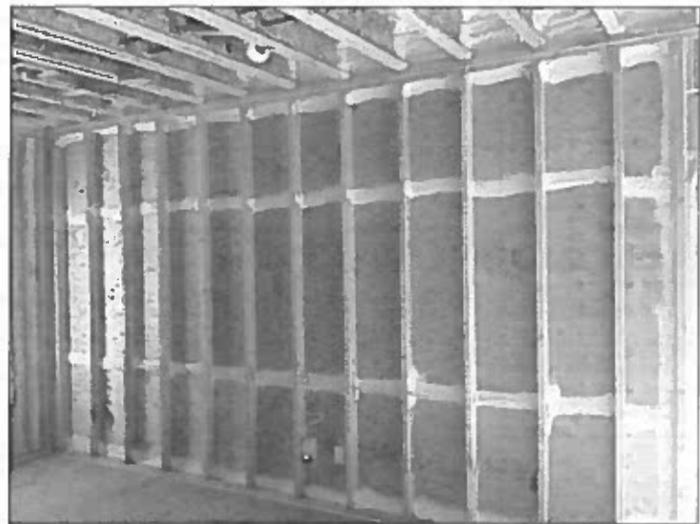
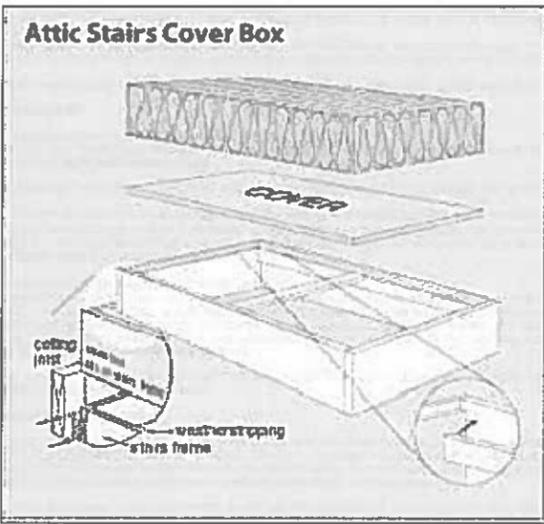
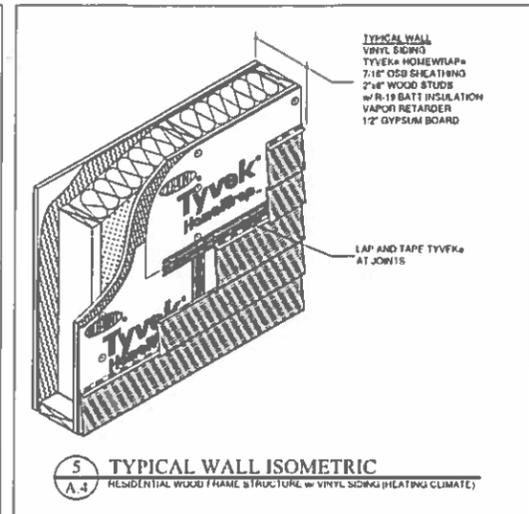
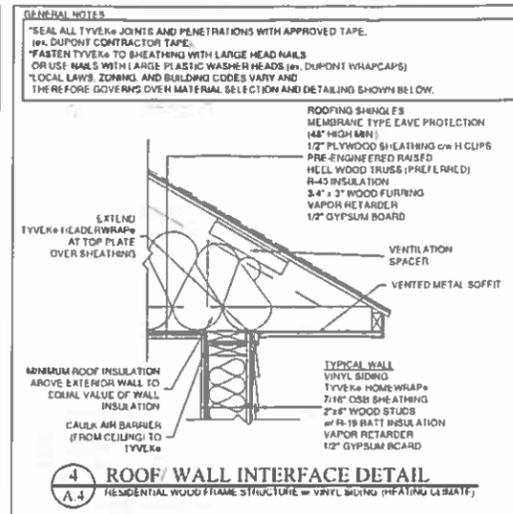
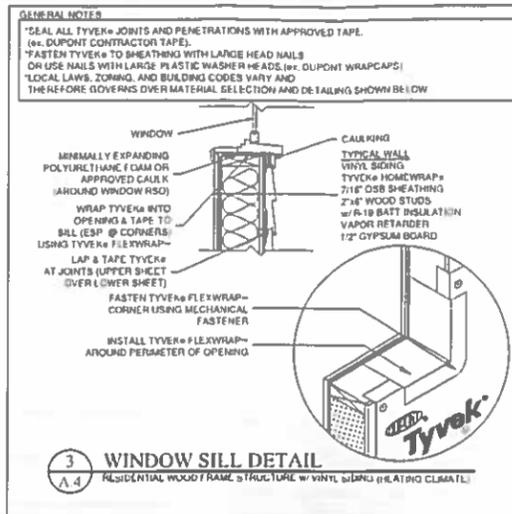
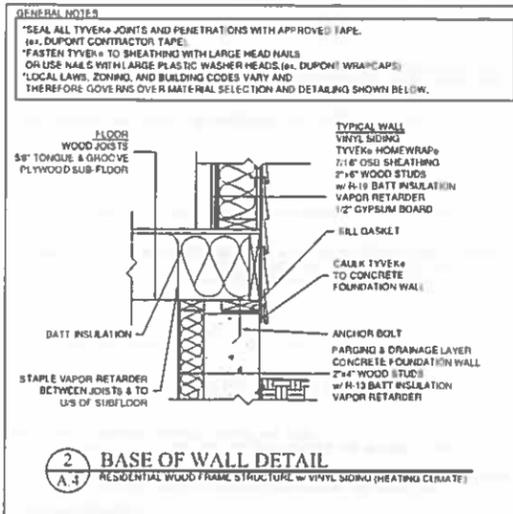
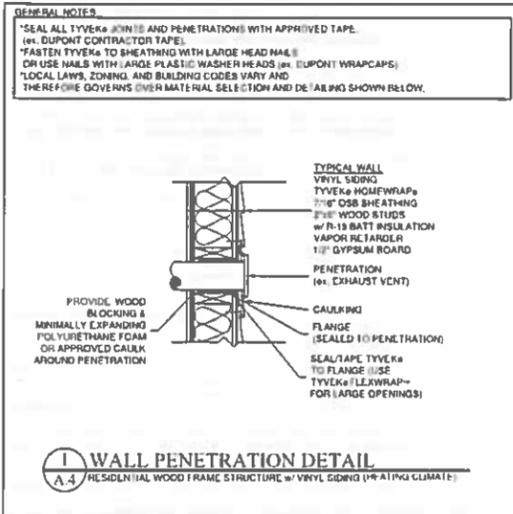
REV #, DATE, NOTE

**PROPOSED ADDITION
 DREWES RESIDENCE
 79 RAY STREET
 FREEPORT, NY 11520**

**DRAWING NUMBER
 A.3**

**DATE: 12/12/2020
 SCALE: AS NOTED**

LOG#_DC-20-30



Mark D. Geiselman Architect, PC
 Post Office Box 871 • Long Beach • New York • 11561
 tel: 516-432-0918 • e-mail: mdgarchitect@hotmail.com

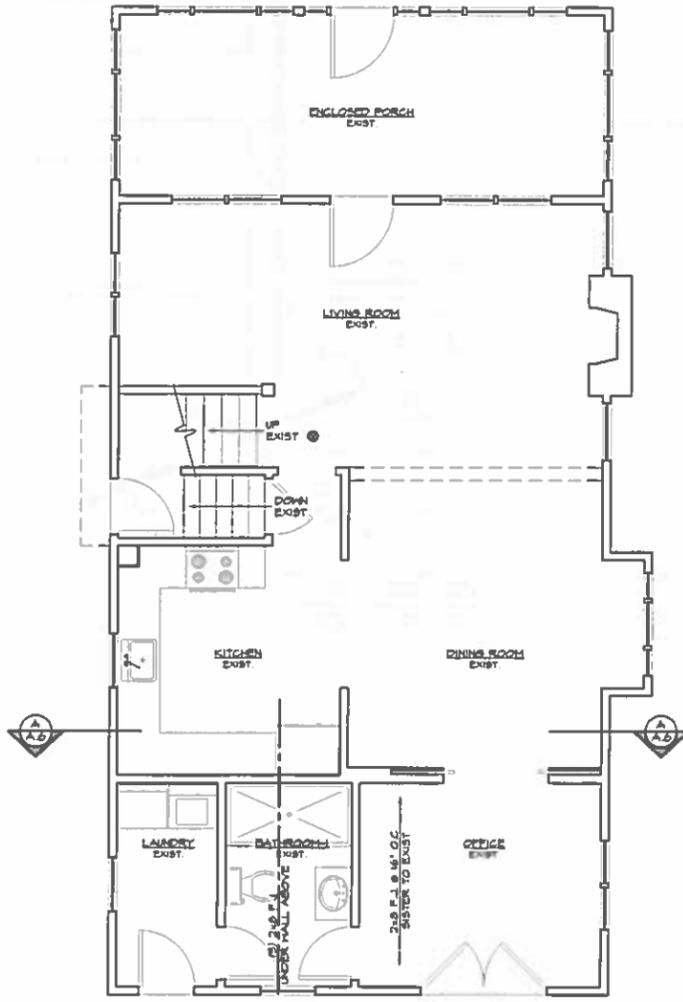
CONSULTANTS:

CHECKED BY: MDG
DRANN BY:

REV #: **DATE:** **NOTE:**

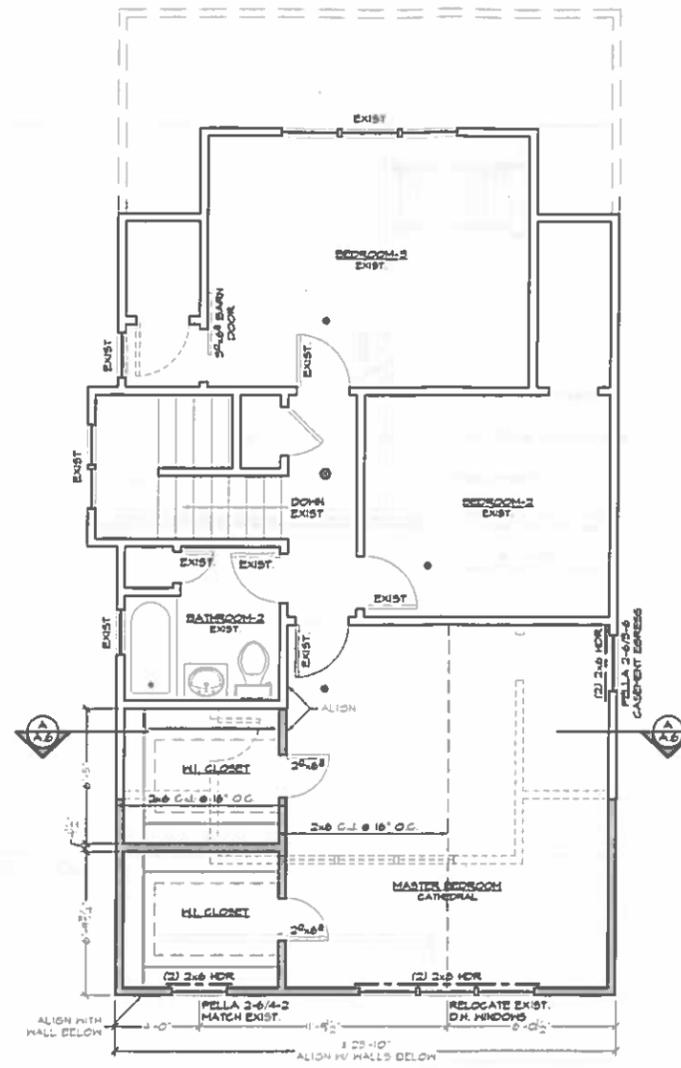
PROPOSED ADDITION
DREWES RESIDENCE
 714 RAY STREET
 FREEPORT, NY 11520

JOB#: DR-20-30
DATE: 12.12.2020
SCALE: AS NOTED
DRAWING NUMBER: A.4



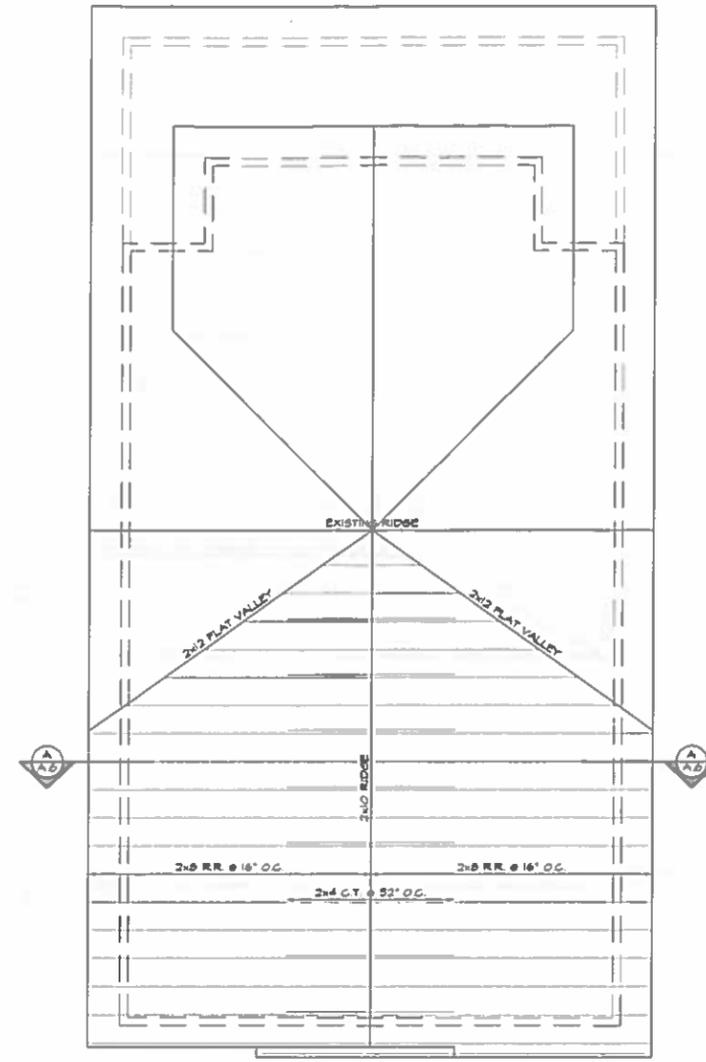
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

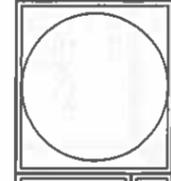


ROOF FRAMING PLAN

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

- HALL KEY
- EXIST TO BE REMOVED
 - EXIST TO REMAIN
 - NEW WOOD FRAME CNST
 - NEW POURED CONCRETE
 - HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT R314 OF IRC W/ NYS SUFF
 - HARD WIRED SMOKE & CO DETECTOR W/ BATTERY BACK-UP AS PER SECT R315 OF RC W/ NYS SUFF
 - 80 CFM FAN TO EXTERIOR

Mark D. Geiselman Architect, PC
 Post Office Box 871 • Long Beach • New York • 11561
 tel: 516.432.0918 • e-mail: mdgarchitects@hotmail.com



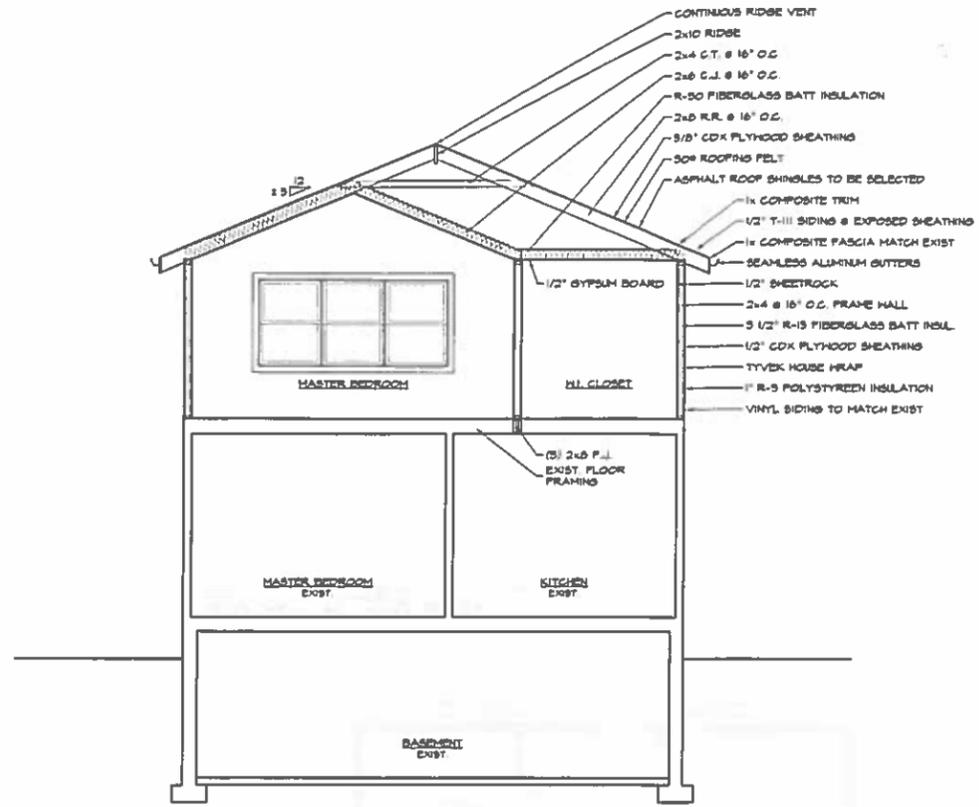
CONSULTANTS
 NYS LIC. #0208571

CHECKED BY: NDB
 DRAWN BY:

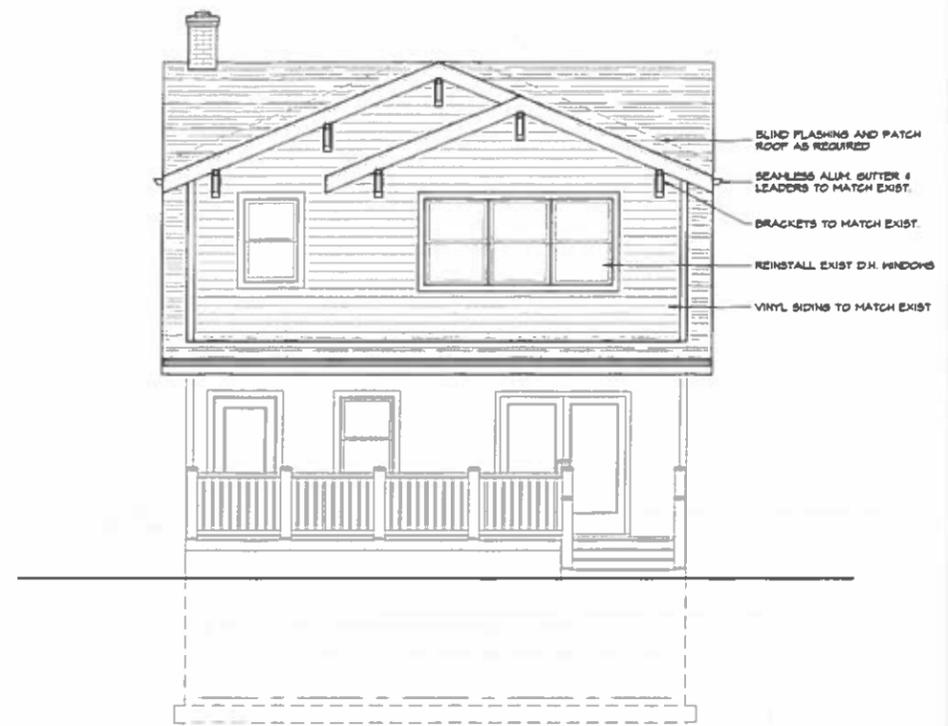
REV #, DATE, NOTE

PROPOSED ADDITION
DREWES RESIDENCE
 79 RAY STREET
 FREEPORT, NY 11520

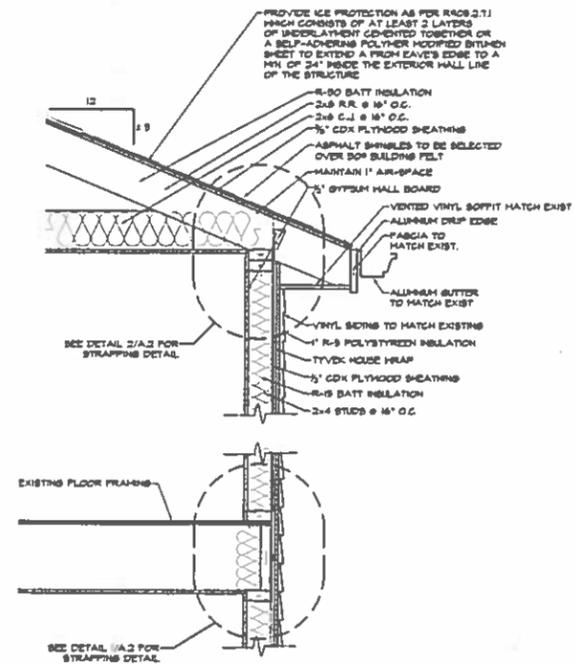
DATE: 12/2/2020
 SCALE: AS NOTED
 DRAWING NUMBER
A.5



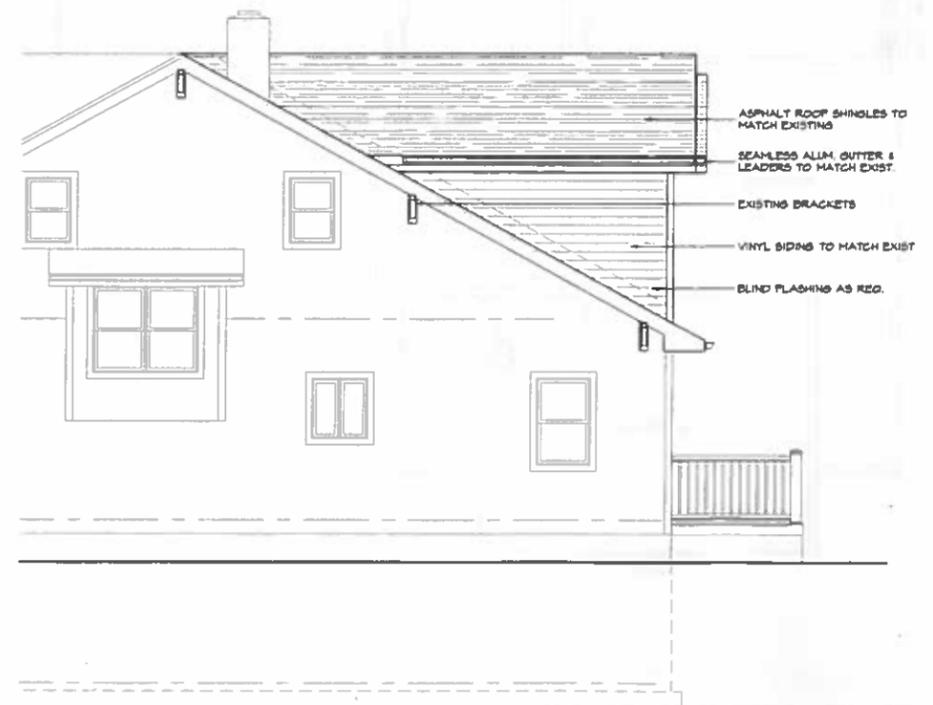
BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



WALL DETAIL
SCALE: 1" = 1'-0"



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



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

Mark D. Geiselman Architect, PC
Post Office Box 871 • Long Beach • New York • 11561
tel: 516.432.0918 • e-mail: mdgarchitects@hotmail.com

CONSULTANTS:

CHECKED BY: HOB
DRAWN BY:

REV. #. **DATE.** **NOTE.**

**PROPOSED ADDITION
DREWES RESIDENCE
74 RAY STREET
FREEPORT, NY 11520**

**DR-20-90
DATE: 12/2/2020
SCALE: AS NOTED
DRAWING NUMBER
A.6**

DRAWING: BUILDING SECTION, ELEVATIONS

NYS LIC #020957

Oct 17 2008 10:00AM Gary E. Dolan, Esq.

5167974245

P. 2

10/17/2008 10:11 FAX 516 548 1288

CLARK

GUARANTEED TO:
WATER-COUNTY TITLE
INSURANCE COMPANY
FREEPORT FEDERAL SAVINGS
& LOAN ASSN.
Chapman & Komaroff
By: JAC

MAP OF
PROPERTY AT
FREEPORT
N.Y.

SURVEYED OCT. 28, 1950

BALDWIN & CORNELIUS CO. INC

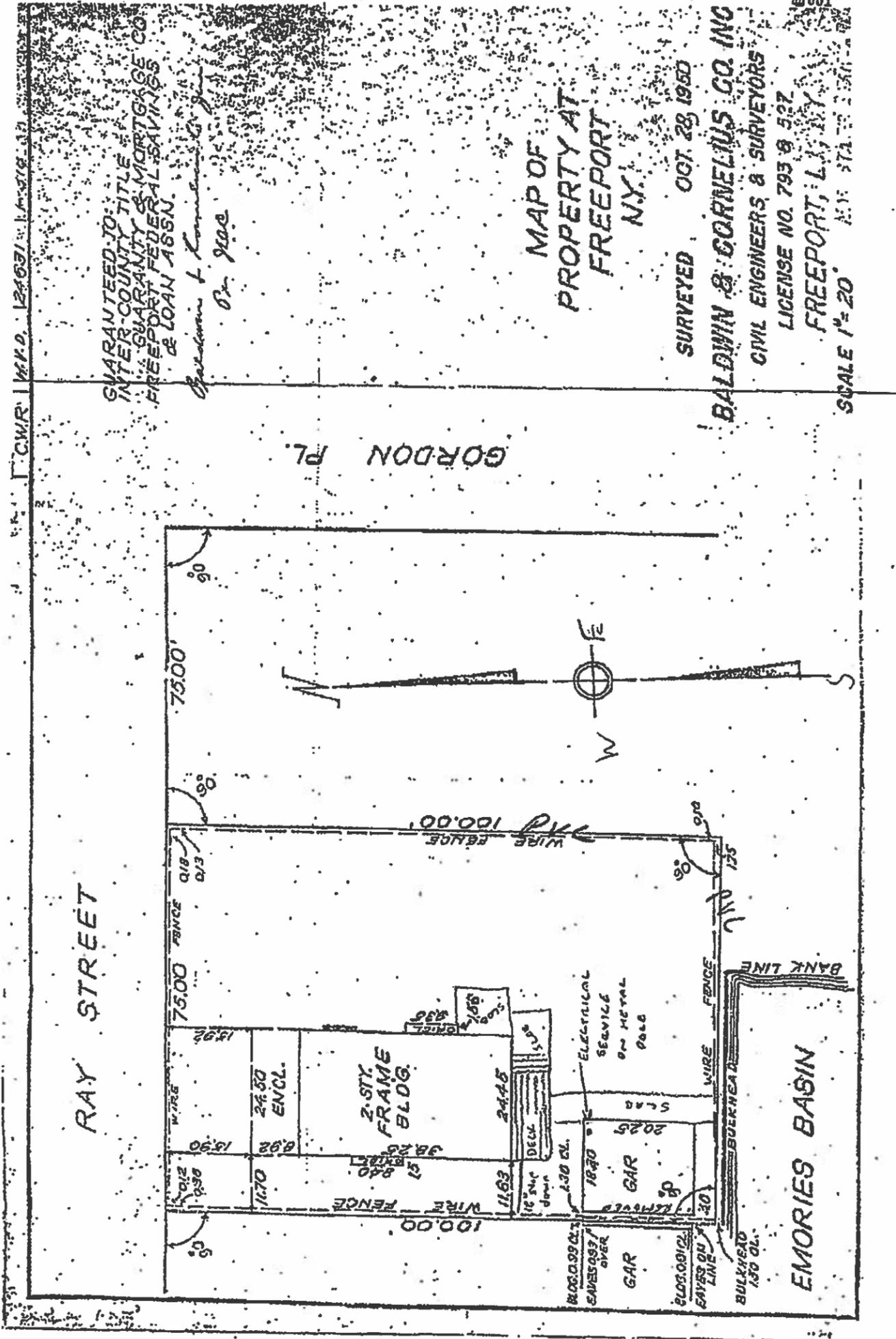
CIVIL ENGINEERS & SURVEYORS

LICENSE NO. 793 & 527

FREEPORT, L.I., N.Y.

SCALE 1" = 20'

MEL, HERE ARE THE CHANGES

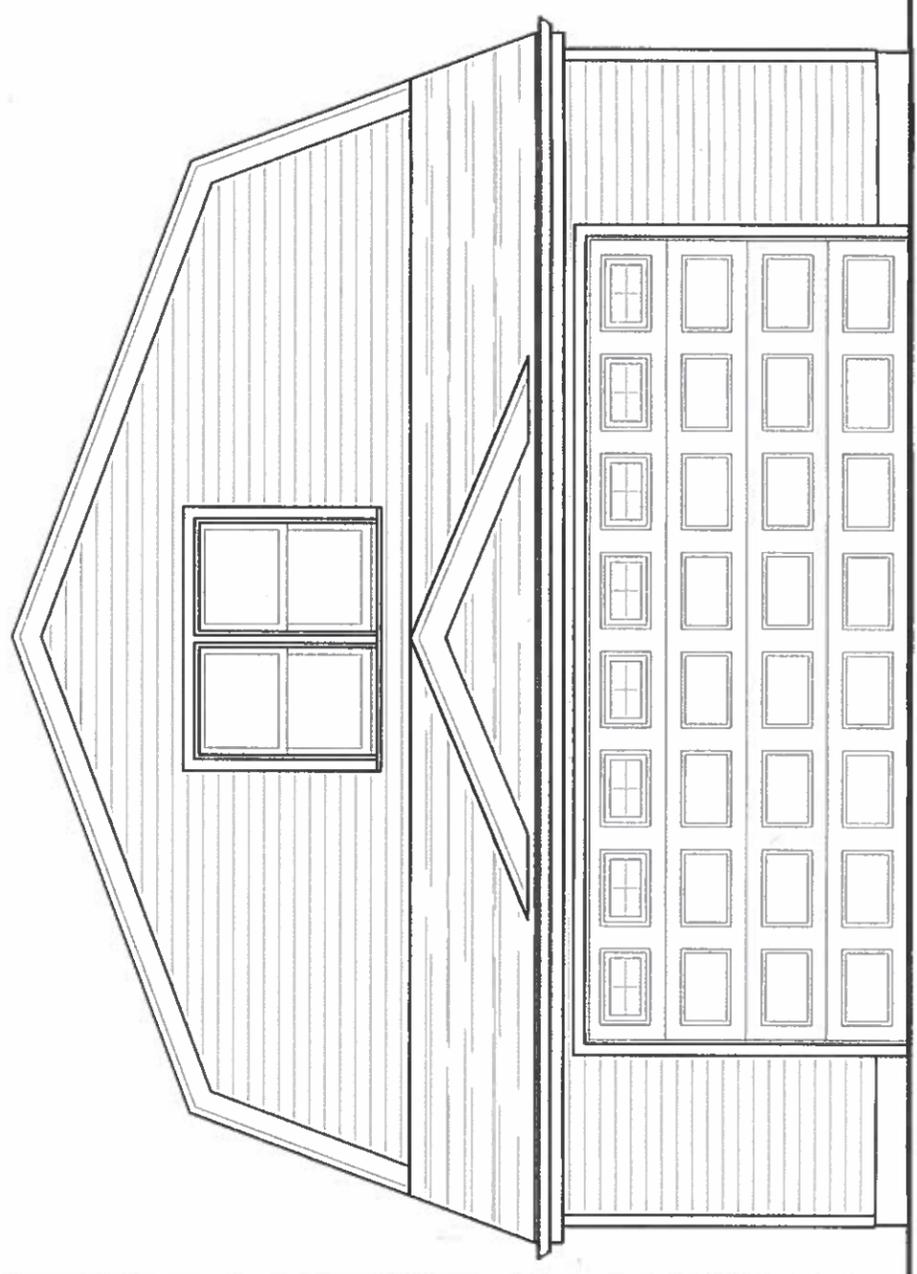
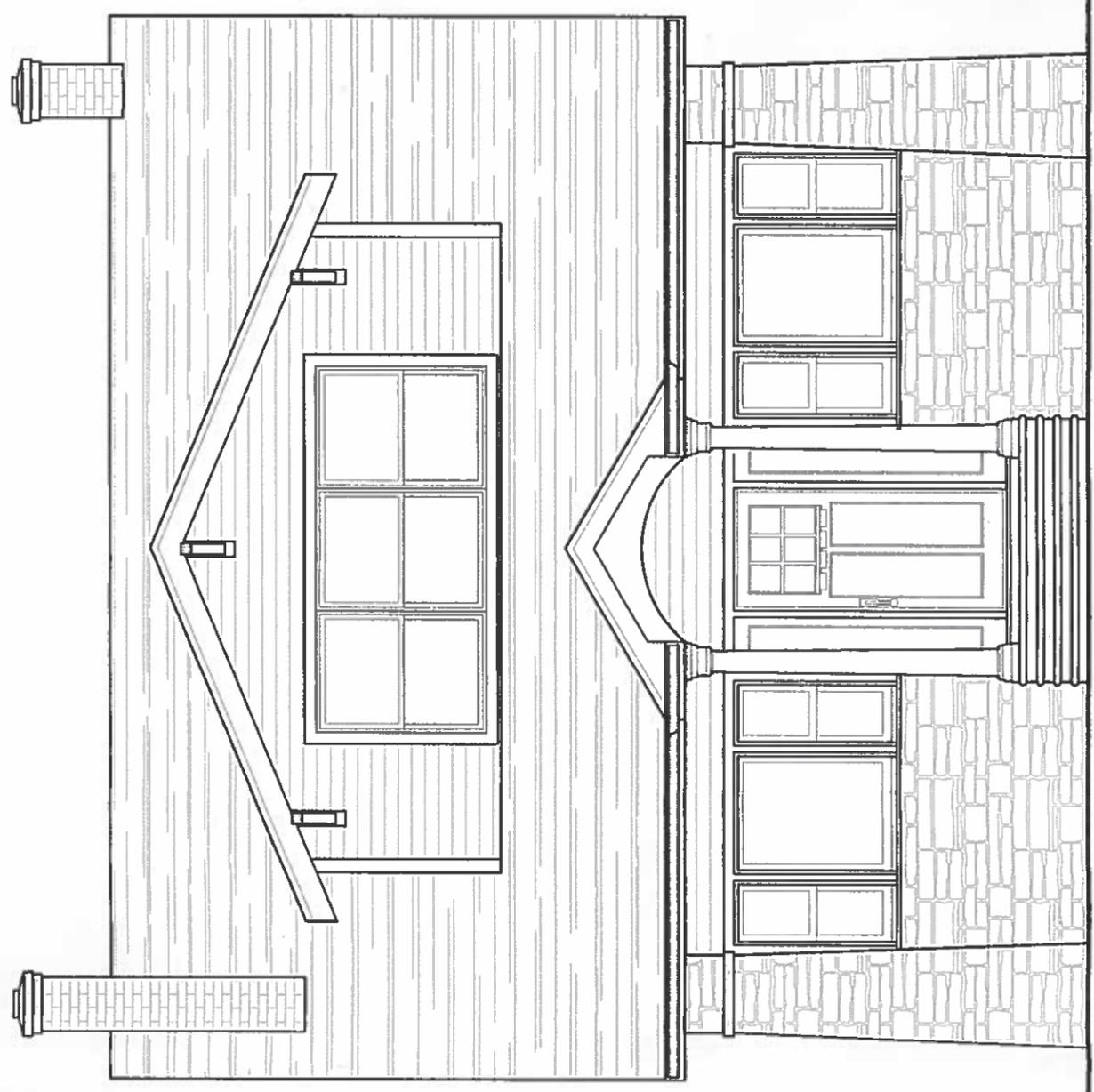


JOB#: DR-20-50
DATE: 12.12.2020
SCALE: AS NOTED

E.I.

PROPOSED ADDITION
DREMES RESIDENCE
79 RAY STREET
FREEPORT, NY 11520

Mark D. Geiselman Architect, PC
Post Office Box 871 • Long Beach • New York • 11561
tel: 516.432.0918 • e-mail: mdgarchitects@hotmail.com



NORTH ELEVATION (exist)

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

Application Date: 3/29/22

FEE PAID: 100.00

**INCORPORATED VILLAGE OF FREEPORT
APPLICATION FOR LAND SUBDIVISION
PLANNING BOARD**

Application must be filed with the Village Clerk's Office, which application shall consist of original and six (6) copies of the Application Form; original and six (6) copies of the Tax Map and Composite Survey showing exactly how the property is proposed to be subdivided and the exact location where houses would be located on each lot; individual Survey for each proposed lot, and original and six (6) copies of a completed Environmental Assessment Form.

The fee is \$100.00 for a three (3) lot subdivision and an additional \$25.00 for each proposed lot in excess of three (3). The fee shall be paid at the time the Application for Land Subdivision is submitted.

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

NAME OF PROPOSED SUBDIVISION: _____

LOCATION OF PROPOSED SUBDIVISION: 401 South Ocean Ave
(STREET NAME AND LOCATION ON STREET)

LOT SIZE: 175 x 100 ZONING DISTRICT: Res A

SECTION 62 BLOCK 170 LOT 1

APPLICANT	OWNER OF RECORD*
Name: <u>Michael Gregory</u>	Name: <u>Marti Homes LLC</u>
Address: <u>204 Westbury Ave</u> <u>Castle Place, NY 11514</u>	Address: <u>1500 Jerusalem Ave</u> <u>Merrick, NY 11564</u>
Telephone #: _____	Telephone #: <u>Michael Gregory</u>

* If Corporation, Name, Address and Title of Corporate Officers:

NAME, ADDRESS AND TELEPHONE NUMBER OF ATTORNEY FOR APPLICANT AND/OR OWNER:

Michael Solomon, Esq.

30 South Ocean Ave Ste 202

Freeport NY 11520

516 378-4202

NAME, ADDRESS AND TELEPHONE NUMBER OF LICENSED ENGINEER AND/OR SURVEYOR:

Doranne E TAY LS

PO box 32

Seldon NY 11784

(516) 660-9489

The proposed subdivision currently consists of _____ acres, and will include _____ proposed lots. (Exclude existing streets and/or area under water).

Present Land Use: Vacant Land

Proposed Land Use: Subdivide property
into 3 separate lots

Description of Proposed Construction:

Subdivide property into 3 separate Lots

1. Does the proposed subdivision require a change in the current zoning? YES NO
If yes, indicate the requested zoning district _____

2. Is the applicant the owner of the property to be subdivided? YES NO
If not the owner, indicate the applicant's interest in the property. _____

A copy of the Deed or Deeds recorded in the Nassau County Clerk's Office must be annexed to this application.

Date of Deed 12/20/21 Liber 14178 Page 750

Date of Deed _____ Liber _____ Page _____

3. Does the preliminary subdivision layout cover the entire holding of the applicant? YES NO

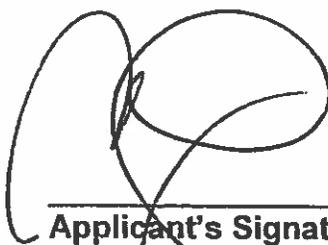
If no, state the sections (by number) to be filed _____

4. Is any area shown on this Preliminary Layout proposed to be dedicated for future public use? YES NO

If yes, give the number of acres _____

5. Does the applicant intend to request any waivers or variances from the usual requirements for lot size, frontage, yards, etc., upon submission of the application for final approval of the subdivision plat? YES NO

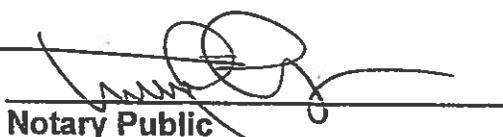
If yes, list in detail the waivers and/or variances to be requested:


Applicant's Signature

2/3/2022
Date

State of New York)
County of Nassau) ss.:

On this 3rd day of February, 2022, before me personally came, Michael Gregory, to me known to be the person described in and who executed the forgoing application, and who acknowledged to me that HE executed same.


Notary Public

MICHAEL SOLOMON
Notary Public, State of New York
No. 02S09104234
Qualified in Nassau County
Commission Expires Dec 31, 2026

AFFIDAVIT OF OWNER

(To be completed only if the applicant is not the owner)

State of New York)
County of Nassau) ss.:

_____ being duly sworn, deposes and says that: ___HE is the owner of the property which is the subject of this application and that ___HE consents to the filing of this application and consents to the granting of the application for subdivision sought herein.

Signature of Owner

Sworn to before me this _____
day of _____, 20__.

Notary Public

FOR VILLAGE USE ONLY

DATE OF THIS APPLICATION 3/30, 2022

APPROVED

DISAPPROVED

DATE OF DECISION: _____, 20__

Signed: _____
Chairman, Planning Board

DATE: _____, 20__

APPROVED – SUBJECT TO THE FOLLOWING CONDITIONS:

DISAPPROVED – but the following suggestions were made, whereby the application for subdivision would be reconsidered for approval:

APPLICANT NOTIFIED ON : _____, 20__.

PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST

Bruce Blakeman
County Executive

Kenneth G. Arnold
Commissioner



Nassau County Department of Public Works Nassau County Planning Commission

1194 Prospect Avenue
Westbury, New York 11590-2923
www.nassaucountyny.gov

Marty Glennon
Chair

Jeffrey Greenfield
1st Vice-Chair
Leonard Shapiro
2nd Vice Chair
Neal Lewis
3rd Vice Chair
Ronald J. Ellerbe
Murray Forman
Khandan Kalaty
Reid Sakowich
Lisa Warren

May 9, 2022

Lisa DeBourg
Dep. Village Clerk
Village of Freeport
46 North Ocean Avenue
Freeport, New York 11520

Dear Ms. DeBourg:

Please be advised that pursuant to Section 239-L&M of the General Municipal Law, the following case have been reviewed and it has been determined that it falls outside the jurisdiction purview of the Nassau County Planning Commission.

401 S. Ocean Ave. (3-lot subdivision)

Sincerely,

A handwritten signature in cursive script that reads "Martin Katz".

Martin Katz
Nassau County DPW, Division of Planning

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App.

Location: 401 S. Ocean Avenue, Freeport, NY Section 62/ Block 170/ Lot 1

Applicant: Inc. Village of Freeport

Description: Application for subdivision to create three (3) lots for the construction of three (3) one-family dwellings

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

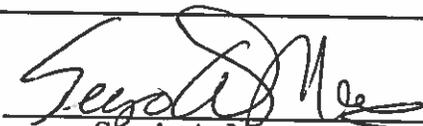
REASON(S) FOR DETERMINATION

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: April 21, 2022


Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2022 APR 25 P 4: 17
VILLAGE OF FREEPORT
PLANNING OFFICE

LAURA CURRAN
County Executive



ANN-MARGARET BARRIGA, ESQ.
Acting County Assessor

NASSAU COUNTY
DEPARTMENT OF ASSESSMENT

Letter No: 22-1043963

Dear Permits R Us:

On 01/04/2022, I, Ann-Margaret Barriga, Acting Nassau County Assessor, hereby verify that the Legal Identification (Nassau County Tax Map Number) for this property is accurate and is identified on Nassau County Land and Tax Maps as:

Section: 62
Block: 170
Lot: 1
Condo:
Unit:

Pursuant to Section 6-33.0 of the Nassau County Administrative Code, this verification letter shall be presented for recording pursuant to Title A of Chapter 19 of this Code.

Sincerely Yours,

A handwritten signature in cursive script that reads "Ann-Margaret Barriga".

Ann-Margaret Barriga
Acting Nassau County Assessor
240 Old Country Rd.
Mineola, NY 11501

** Please note, the County Assessor and County Clerk Databases are formatted differently and may have different place holders for section, block, and lots. Accordingly, please ensure your section, block and lot conform with the official record of the Nassau County Clerk.

**** Electronically Filed Document ****

Instrument Number: 2021-161587

Recorded As: EX-D12 - COMMERCIAL

Recorded On: December 20, 2021

Recorded At: 03:38:52 pm

Receipt Number: 2461284

Number of Pages: 4

Processed By: 001 KS

Book-VI/Pg: Bk-D VI-14178 Pg-750

Total Rec Fee(s): \$615.00

** Examined and Charged as Follows **

12 - COMMERCIAL DEED	\$ 60.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-RP5217 Commercial Fee	\$ 250.00
EX-TP-584 Affidavit Fee	\$ 5.00				

	Tax Amount	Consid Amt	RS#/CS#		
Tax-Transfer	\$ 0	\$ 455000.00	RE 11823	Basic	\$ 0.00
HEMPSTEAD				Local NY CITY	\$ 0.00
EXEMPT				Additional MTA	\$ 0.00
				Spec ASST	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 0.00

Tax Charge: \$ 0

Property Information:

Section	Block	Lot	Unit	Town Name
62	170	1		HEMPSTEAD

*****THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

date of conveyance 11/19/2021

62
170

THIS INDENTURE, made the ~~19th~~ ^{16th} day of November, in the year 2021

BETWEEN Christopher Peterson, residing at 1386 Newbridge Road, Bellmore, NY 11710; Steven Brown, residing at 1670 Michalicki Place, Merrick, NY 11566; and Brian Watters, residing at 396 Chestnut Avenue, East Meadow, New York 11554

party of the first part, and Marti Homes LLC, with an address at 1500 Jerusalem Avenue, Merrick, New York 11566 party of the second part,

WITNESSETH, that the party of the first part, in consideration of

\$10.00 (ten) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Nassau, State of New York, said premises being known as 401 South Ocean Avenue, Freeport, New York 11520

More particularly described on Schedule A annexed hereto.

Said premises being the same premises conveyed to grantors herein by deed from Rebecca Y. Sassouni dated 08/25/2003 and recorded on 09/23/2003 in Liber 11672 page 276.

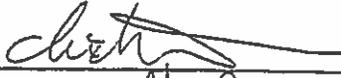
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

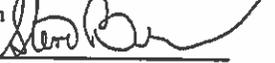
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Christopher Peterson


Steven Brown


Brian Watters

ALL STATE ABSTRACT CORP.

Title Number: N100357-05
Page 1

SCHEDULE A

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

BEGINNING at a point at the corner formed by the intersection of the Easterly side of South Ocean Avenue with the Southerly side of Carman Street;

RUNNING THENCE Easterly along the Southerly side of Carman Street 175.00 feet;

RUNNING THENCE Southerly parallel with South Ocean Avenue, 100.00 feet;

RUNNING THENCE Westerly parallel with Carman Street, 175.00 feet to the Easterly side of South Ocean Avenue;

RUNNING THENCE Northerly along the Easterly side of South Ocean Avenue, 100.00 feet to the corner, at the point or place of BEGINNING.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:

On the 19 day of Nov in the year 2021, before me, the undersigned, personally appeared Christopher Peterson and Steven Brown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


ANGELO J. SANTOMAURO
Notary Public, State of New York
No. 018A6308846
Qualified in Suffolk County
Commission Expires August 4, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____

(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____

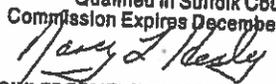
to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto _____

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Suffolk, ss:

On the 16th day of November in the year 2021, before me, the undersigned, personally appeared Brian Watters, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NANCY L HEALY
Notary Public, State of New York
No. 01HE6000732
Qualified in Suffolk County
Commission Expires December 22, 2021


ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me the undersigned personally appeared _____

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed With Covenants

Title No. N100357-05

Christopher Peterson and Steven Brown and Brian Watters
TO
Martí Homes LLC

SECTION: 62
BLOCK: 170
LOT: 1
COUNTY OR TOWN: Nassau

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

RETURN BY MAIL TO:
Bruce Barnes, Esq.
The Law Offices of Bruce Barnes
400 Garden City Plaza, Suite 430
Garden City, New York 11530

STATE OF NEW YORK
COUNTY OF NASSAU
COUNTY CLERK'S OFFICE

I MAUREEN O'CONNELL, County Clerk of the County of Nassau and the Supreme and County Courts, Courts of Record thereof, DO HEREBY CERTIFY, that I have compared the annexed with the original

DEED: 14178 PAGE(S): 750

FILED AND ENTERED in my office 12-20-2021 and the same is a true transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said County at Mineola, NY,



on this 26 day of January 2022


Maureen O'Connell
County Clerk

PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR MARTI HOMES, LLC.		2. PROJECT NAME	
3. PROJECT LOCATION: INC. VILLAGE OF FREEPORT Municipality		NASSAU County	
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map S/E/C OF CARMAN STREET AND SOUTH OCEAN AVENUE			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration			
6. DESCRIBE PROJECT BRIEFLY: PROPOSED 3 LOT SUBDIVISION			
7. AMOUNT OF LAND AFFECTED: Initially .40 acres Ultimately .40 acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant / Sponsor Name MARTI HOMES, LLC.		Date: December 13, 2021	
Signature 			

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
 Yes No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- 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 AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)



VILLAGE OF FREEPORT
Water & Sewer Department
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2379 FAX (516) 378-0364
E-Mail waterquestions@freeportny.gov

ROBERT T. KENNEDY
MAYOR

ROBERT FISENNE
Superintendent of Public Works

December 13, 2021

Brandi Elardo
Marti Homes
1500 Jerusalem Avenue
Merrick, NY 11520

Reference: New Construction of 2 Story Single Family Home
401 S. Ocean Avenue, Freeport, NY 11520 – Lot A
Section: 62 / Block: 170 / Lot: 1 – Parcel A

Dear Ms. Elardo:

This will acknowledge the receipt of your request received December 8, 2021 concerning the availability of water service at the above referenced location. The water production facilities of the Freeport Municipal Water Department will be able to provide water service to the referenced location only in accordance with the details of the request and subject to the system operation and performance, water conservation plan, rules and regulations and Chapter 201- Water, of the Code of Ordinances of the Village of Freeport.

The following requirements are made part of the availability letter:

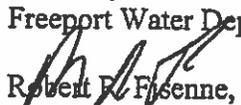
- 1) Compliance with State and local Health Department regulations for Cross Connection.
- 2) All plumbing fixtures are to be of the water saving type as required by law. Water closets are to be low flush with an average flush volume of no more 1.6 gallons per flush.
- 3) Shower heads must use no more than 3 gallons per minute.
- 4) Lavatory faucets must use no more than 3 gallons per minute.
- 5) All other faucets must use no more than 3 gallons per minute.
- 6) Urinals must flush at no more than 1 gallon.
- 7) Lavatory faucets designed for use in public buildings and facilities, and all drinking water fountains, must be self-closing.
- 8) **Plumbing permit must be obtained from the Building Department.**
- 9) **Other as required subject to all building department, zoning board and site plan approvals.**
- 10) **Double Check Valve**

December 8, 2021

Page 2

Limitations on water production imposed by the New York State Department of Environmental Conservation have reduced the quantity of water available to our consumers. Therefore, please be advised that water availability is also subject to future restrictions on water usage as imposed by the Freeport Water Department. The applicant for the building permit must also demonstrate their implementation and compliance with all water conservation measures as required by the Water Department.

Sincerely,
Freeport Water Department


Robert F. Fisenne, P.E.
Superintendent of Public Works



VILLAGE OF FREEPORT
Water & Sewer Department
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2379 FAX (516) 378-0364
E-Mail waterquestions@freeportny.gov

ROBERT T. KENNEDY
MAYOR

ROBERT FISENNE
Superintendent of Public Works

December 13, 2021

Brandi Elardo
Marti Homes
1500 Jerusalem Avenue
Merrick, NY 11520

Reference: New Construction of a framed 2 Story Single Family Home
401 S. Ocean Avenue, Freeport, NY 11520
Section: 62 / Block: 170 / Lot: 1 – Parcel B

Dear Ms. Elardo:

This will acknowledge the receipt of your request received December 8, 2021 concerning the availability of water service at the above referenced location. The water production facilities of the Freeport Municipal Water Department will be able to provide water service to the referenced location only in accordance with the details of the request and subject to the system operation and performance, water conservation plan, rules and regulations and Chapter 201- Water, of the Code of Ordinances of the Village of Freeport.

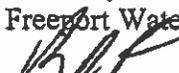
The following requirements are made part of the availability letter:

- 1) Compliance with State and local Health Department regulations for Cross Connection.
- 2) All plumbing fixtures are to be of the water saving type as required by law. Water closets are to be low flush with an average flush volume of no more 1.6 gallons per flush.
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- 9) **Other as required subject to all building department, zoning board and site plan approvals.**
- 10) **Double Check Valve**

Limitations on water production imposed by the New York State Department of Environmental Conservation have reduced the quantity of water available to our consumers. Therefore, please be advised that water availability is also subject to future restrictions on water usage as imposed by the Freeport Water Department. The applicant for the building permit must also demonstrate their implementation and compliance with all water conservation measures as required by the Water Department.

Sincerely,

Freeport Water Department



Robert R. Fisenne, P.E.

Superintendent of Public Works



VILLAGE OF FREEPORT
Water & Sewer Department
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2379 FAX (516) 378-0364
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ROBERT T. KENNEDY
MAYOR

ROBERT FISENNE
Superintendent of Public Works

December 13, 2021

Brandi Elardo
Marti Homes
1500 Jerusalem Avenue
Merrick, NY 11520

Reference: New Construction of a framed 2 Story Single Family Home
401 S. Ocean Avenue, Freeport, NY 11520
Section: 62 / Block: 170 / Lot: 1 – Parcel C

Dear Ms. Elardo:

This will acknowledge the receipt of your request received December 8, 2021 concerning the availability of water service at the above referenced location. The water production facilities of the Freeport Municipal Water Department will be able to provide water service to the referenced location only in accordance with the details of the request and subject to the system operation and performance, water conservation plan, rules and regulations and Chapter 201- Water, of the Code of Ordinances of the Village of Freeport.

The following requirements are made part of the availability letter:

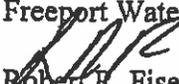
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- 10) Double Check Valve

December 8, 2021

Page 2

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Sincerely,
Freeport Water Department


Robert K. Fisenne, P.E.
Superintendent of Public Works



First in Service First in Value

December 8, 2021

Marti Homes LLC
1500 Jerusalem Ave.
Merrick NY 11566

Re: Electric Availability
Single Family House
401 S Ocean Ave
Freeport, N.Y. 11520
Section 62, Block 170 Lot 1-A,B,C

To whom it may concern:

Freeport Electric can provide power to the above mentioned location.

Please have your electrical contractor contact me prior to the start of construction to obtain a service location.

If you have any questions regarding this project please contact me at (516) 377-2235.

Thank you,

Lester A. Endo Jr.
Supervisor, Electric Service

Via Email office@martihomes.net
C: Building Department

First in Service First in Value
46 North Ocean Ave, Freeport, NY 11520 Tel: 516-377-2220 Fax: 516-377-2359



First in Service First in Value

December 8, 2021

Marti Homes LLC
1500 Jerusalem Ave.
Merrick NY 11566

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Single Family House
401 S Ocean Ave
Freeport, N.Y. 11520
Section 62, Block 170 Lot 1-A,B,C

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Thank you,

Lester A. Endo Jr.
Supervisor, Electric Service

Via Email office@martihomes.net
C: Building Department

First in Service First in Value
46 North Ocean Ave, Freeport, NY 11520 Tel: 516-377-2220 Fax: 516-377-2359



First in Service First in Value

December 8, 2021

Marti Homes LLC
1500 Jerusalem Ave.
Merrick NY 11566

Re: Electric Availability
Single Family House
401 S Ocean Ave
Freeport, N.Y. 11520
Section 62, Block 170 Lot 1-A,B,C

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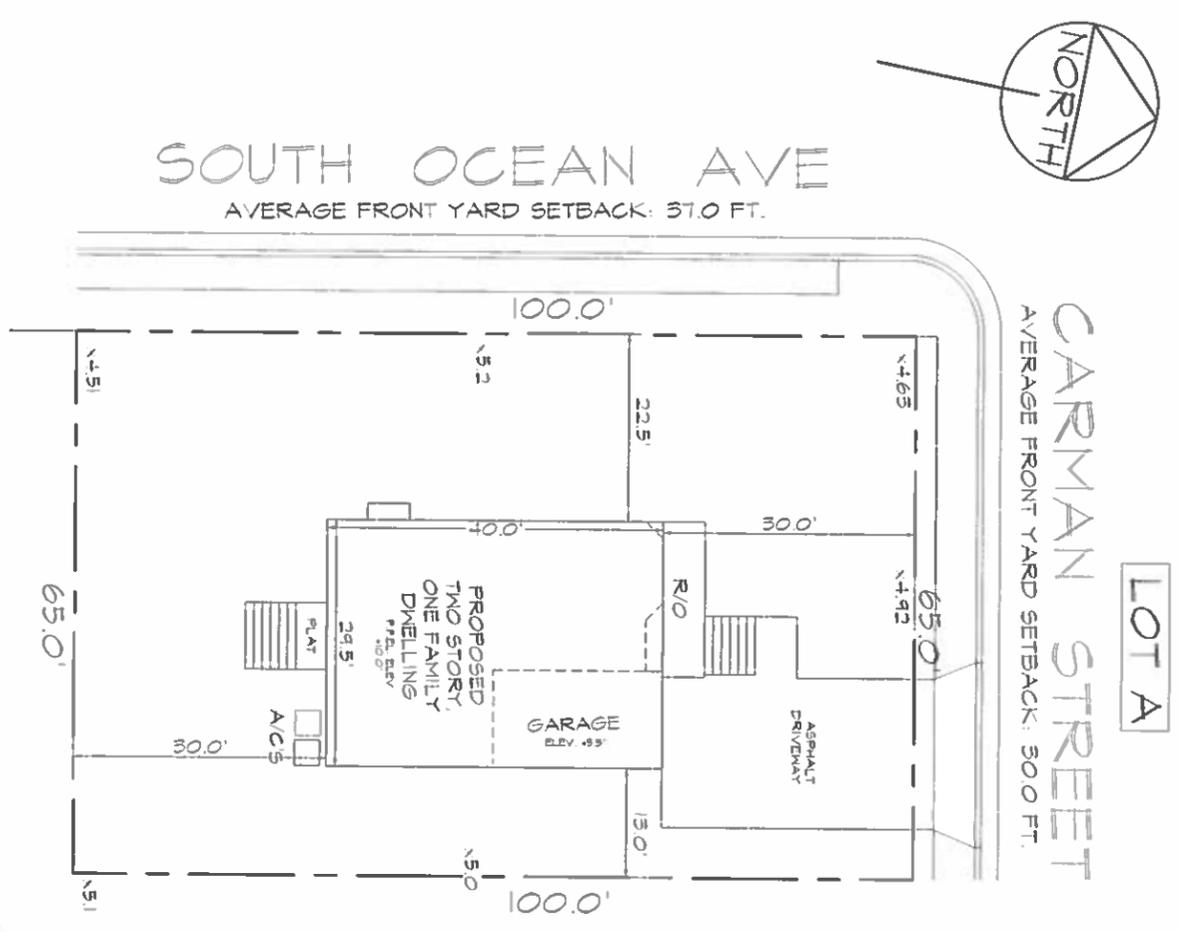
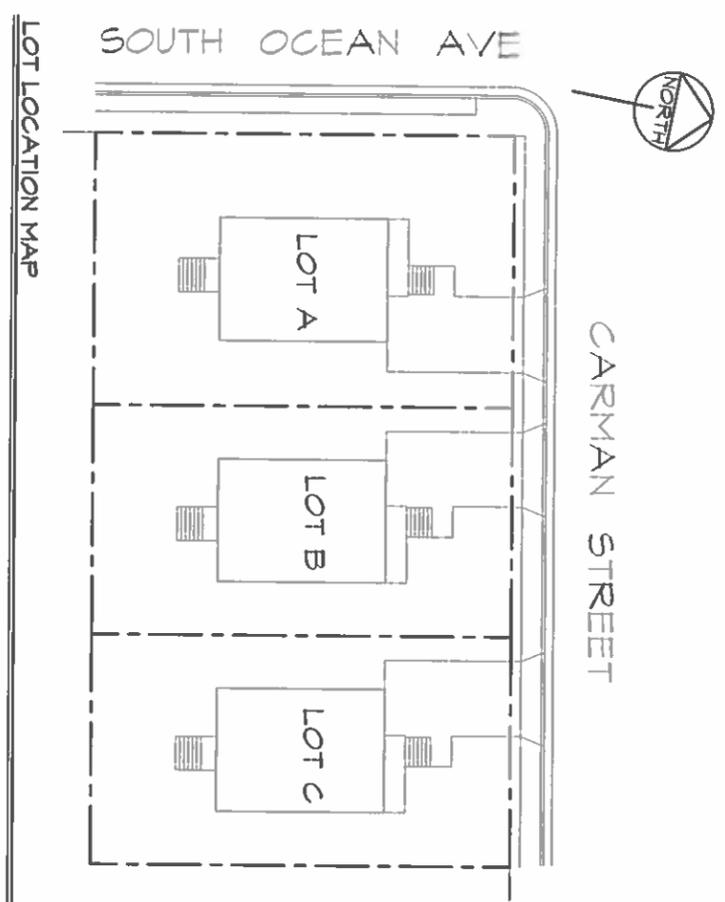
Thank you,

A handwritten signature in black ink, appearing to read "Lester A. Endo Jr.", written in a cursive style.

Lester A. Endo Jr.
Supervisor, Electric Service

Via Email office@martihomes.net
C: Building Department

First in Service First in Value
46 North Ocean Ave, Freeport, NY 11520 Tel: 516-377-2220 Fax: 516-377-2359



ZONING INFORMATION #A
INC. VILLAGE OF FREEPORT
SECTION 62 BLOCK 170 LOT 1

ZONE: RES-A	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	6,500 SQ.FT.
FRONTAGE	50 FT.	65 FT.
FRONT YARD	AVG. 30 FT.	30 FT.
REAR YARD	20 FT.	30 FT.
SIDE YARD (MIN)	5 FT.	13 FT.
SIDE YARD (5 OCEAN AVE)	20 FT.	22.5 FT.
BUILDING HEIGHT	35 FT.	51.75 FT.
PRINCIPAL COVERAGE	30 %	21.4 %
SKY EXPOSURE FRONT/REAR	1V:1H	COMPLIES
SKY EXPOSURE SIDES	2V:1H	COMPLIES

FLOOR AREA SQUARE FOOTAGES	
FIRST FLOOR (NO GARAGE)	950 S.F.
SECOND FLOOR	1165 S.F.
ATTACHED GARAGE	230 S.F.

RENDERING

PLOT PLANS & ZONING

SCALE: 1" = 10'-0"

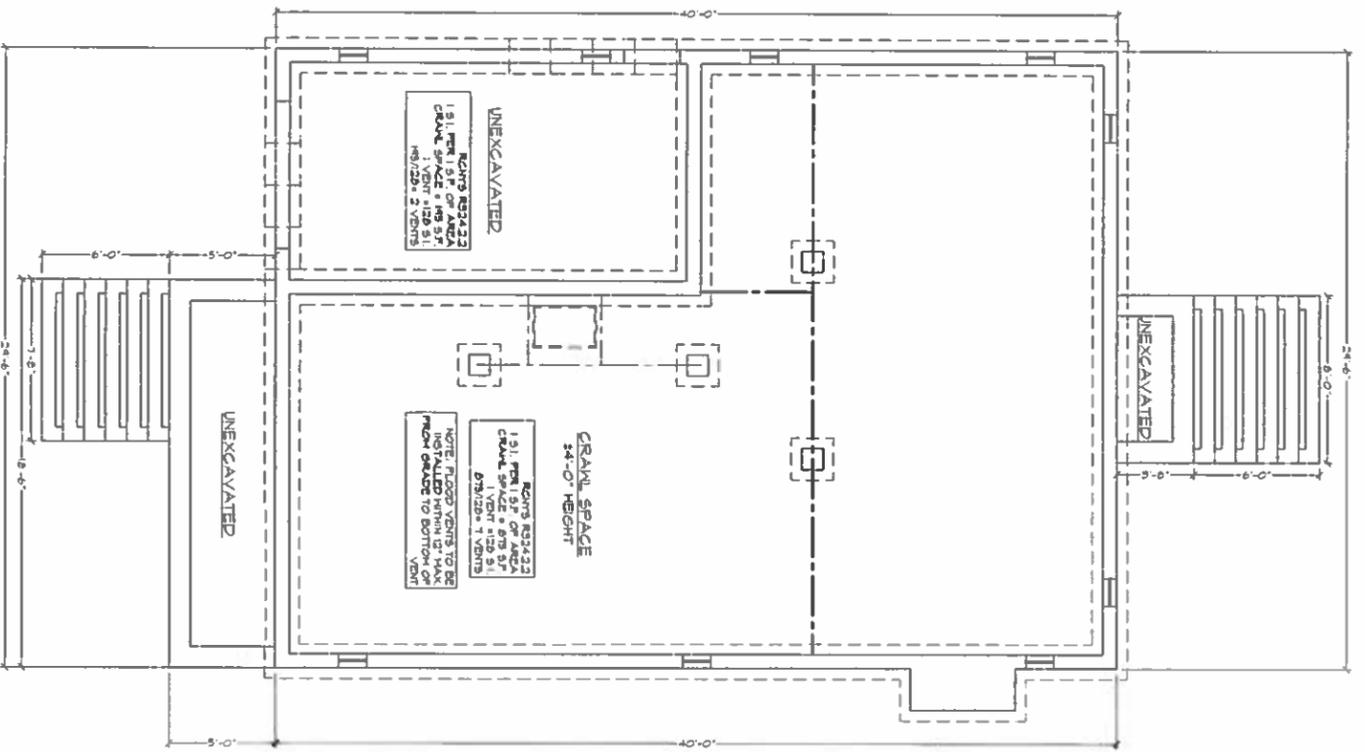
PROPOSED TWO STORY, ONE FAMILY DWELLING
LOT A
CARMAN STREET & SOUTH OCEAN AVE, FREEPORT, 11520

ARCHITECT SEAL

REGISTERED ARCHITECT
NORTH CAROLINA
017841
STATE OF NORTH CAROLINA

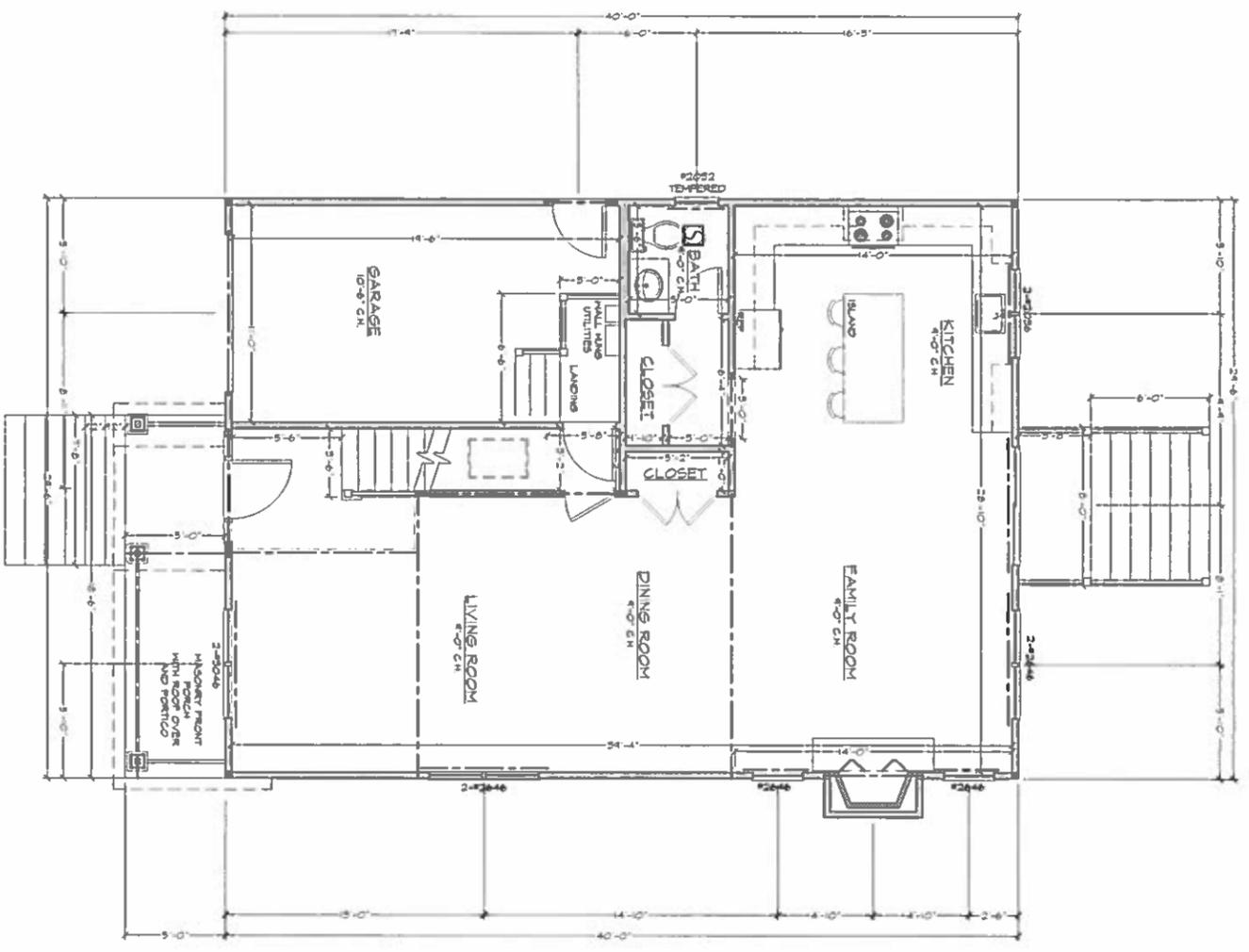
SCALEAS NOTED
DATE: 2-1-22

D.1



PROPOSED FOUNDATION PLAN

SCALE 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED TWO STORY, ONE FAMILY DWELLING
LOT A

CARMAN STREET & SOUTH OCEAN AVE, FREEPORT, 11520

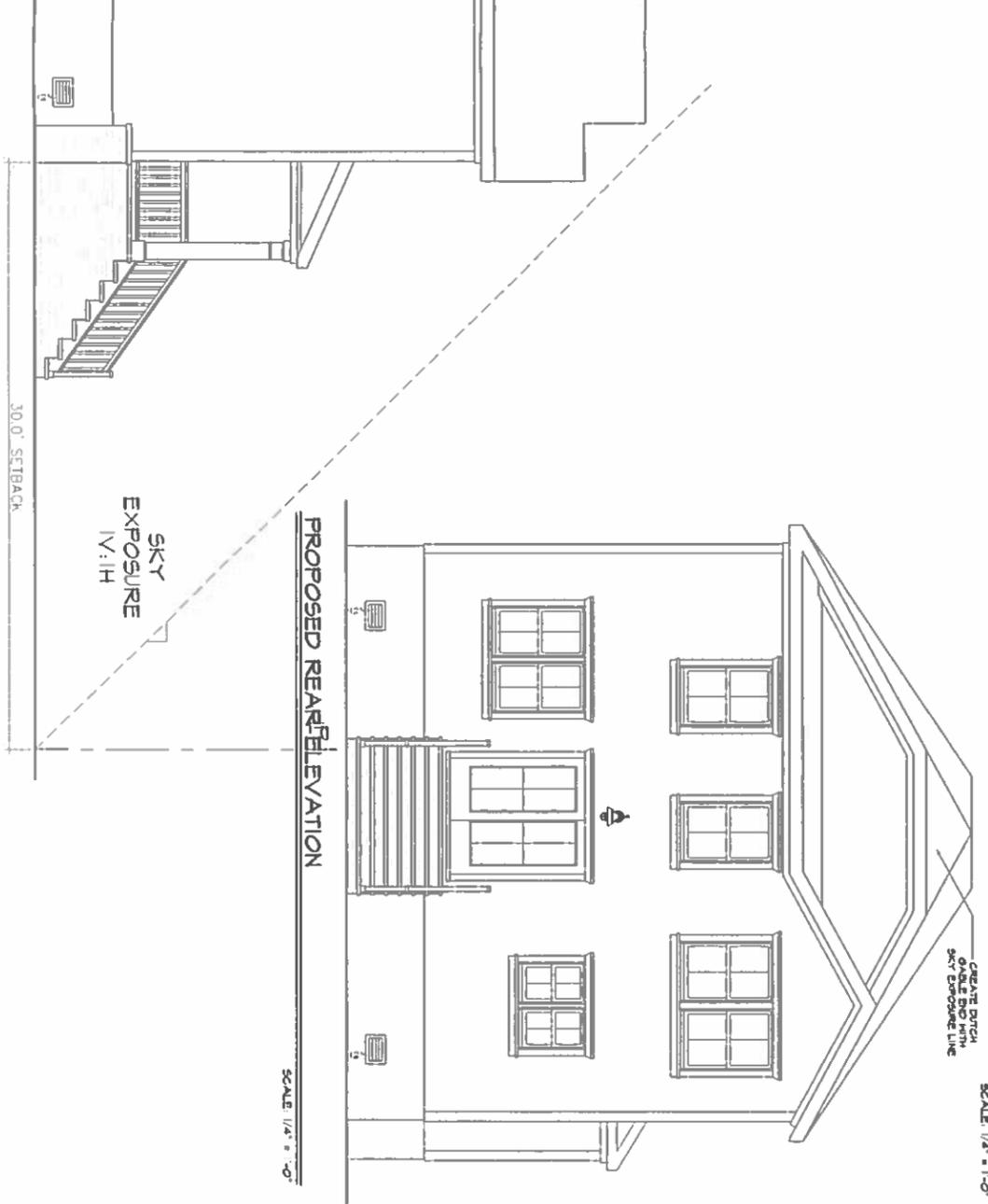
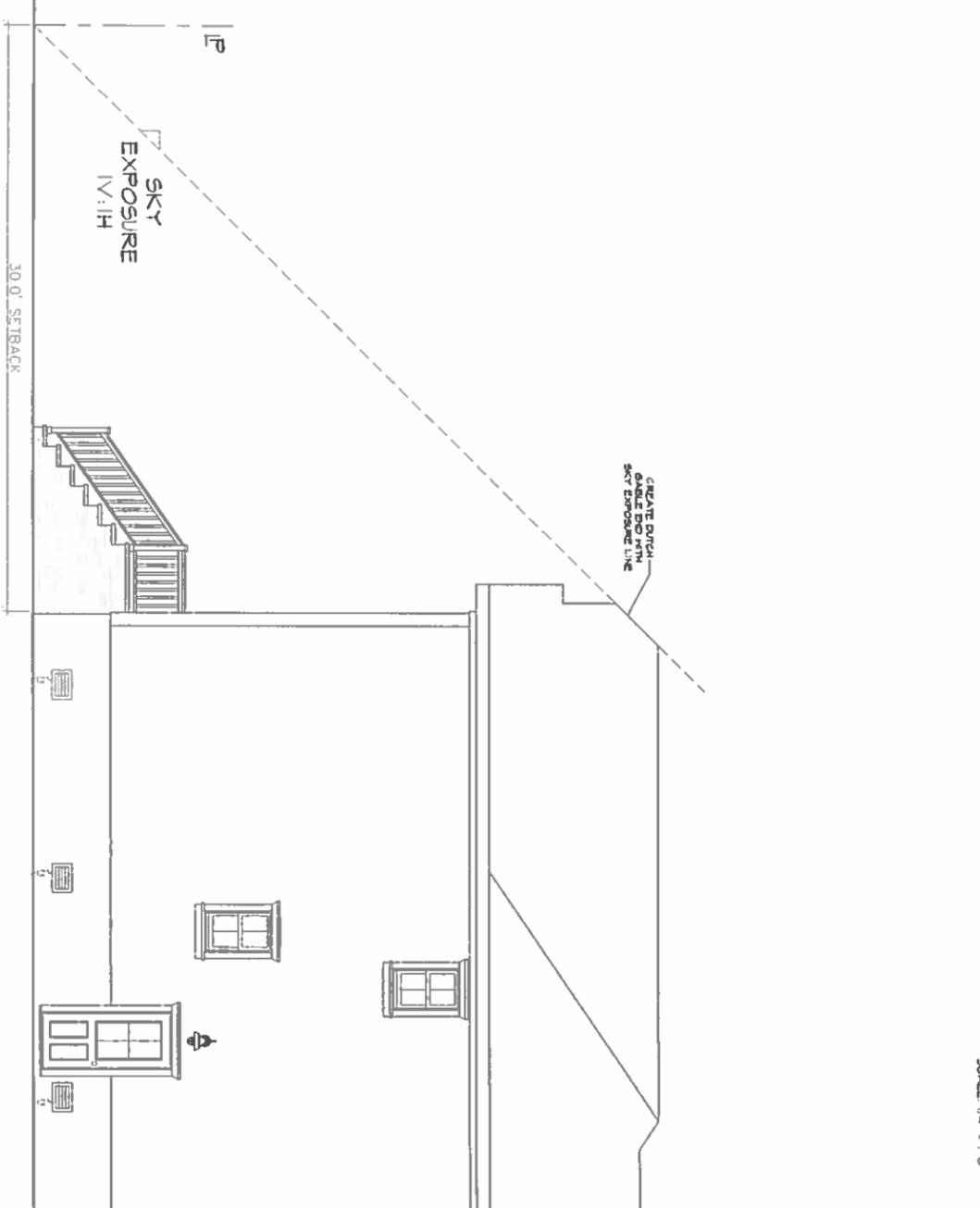
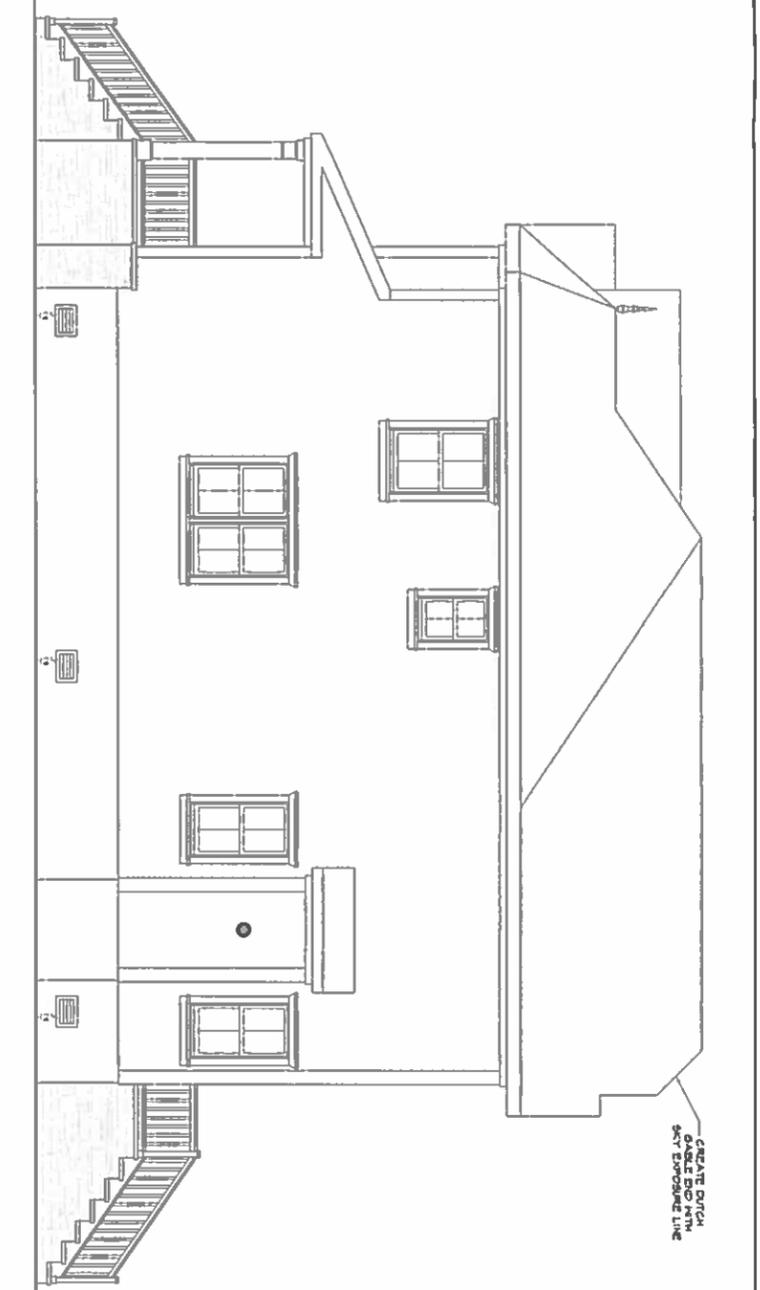
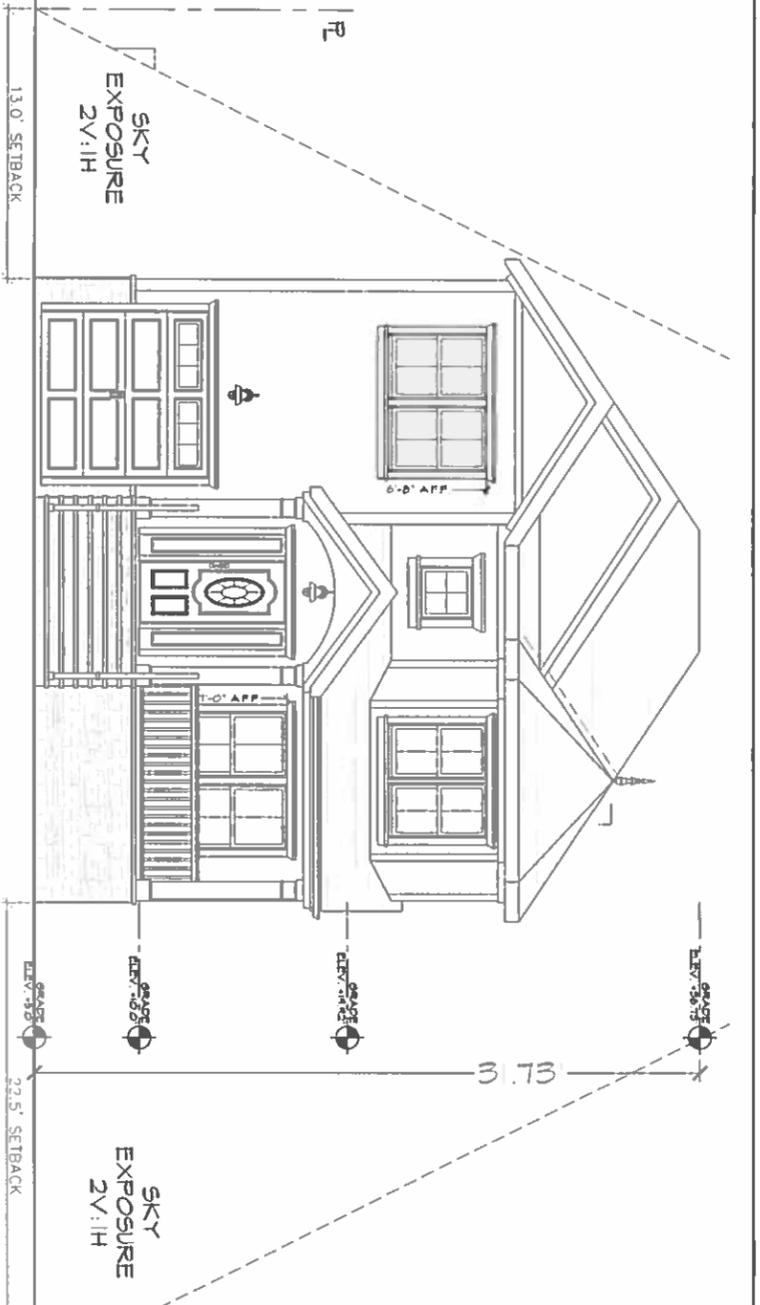
ARCHITECT SEAL



SCALEAS NOTED

DATE: 2-1-22

D.2



PROPOSED SIDE ELEVATION & FRONT/REAR SKY EXPOSURE

SCALE 1/4" = 1'-0"

ARCHITECT SEAL

REGISTERED ARCHITECT

DATE: 2--22

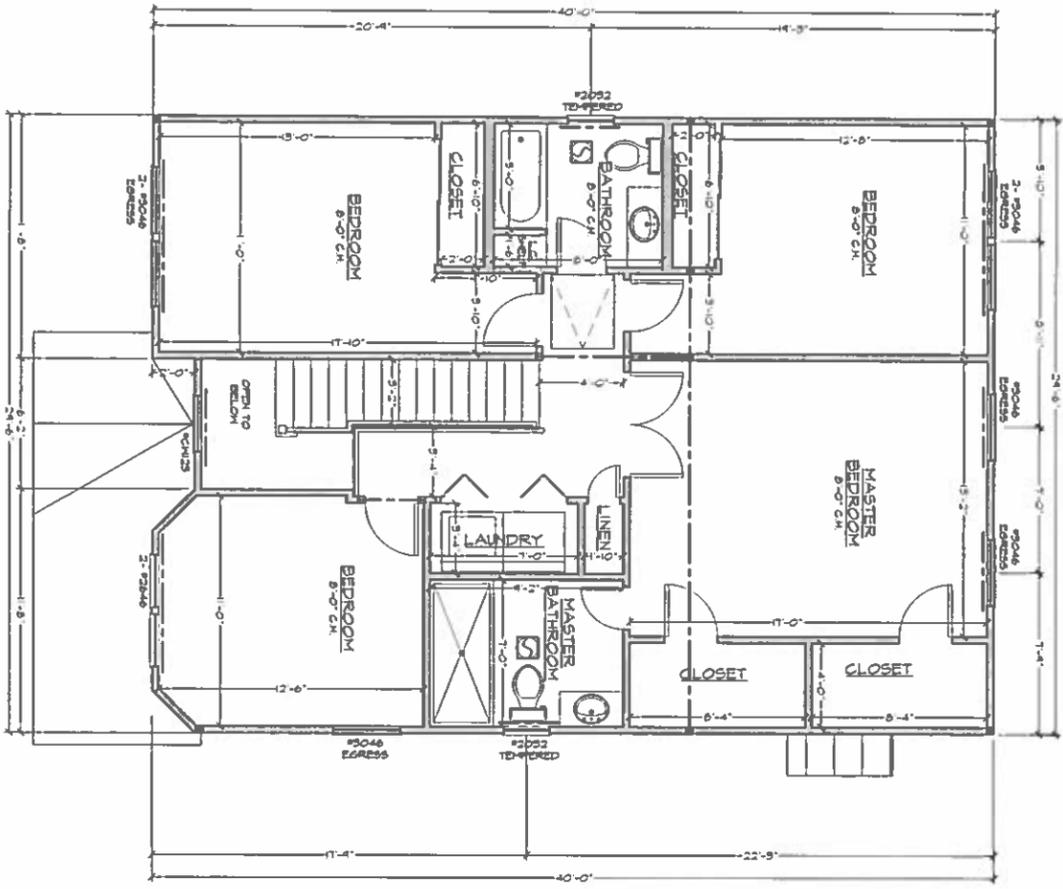
SCALEAS NOTED

D.4

PROPOSED TWO STORY, ONE FAMILY DWELLING

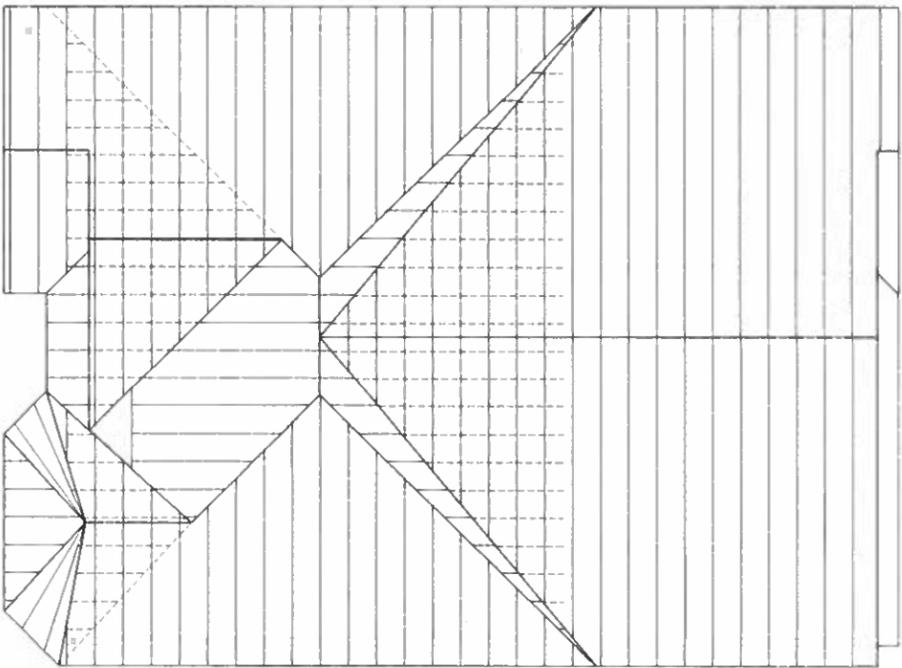
LOT A

CARMAN STREET & SOUTH OCEAN AVE, FREEPORT, 11520



PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

PROPOSED TWO STORY, ONE FAMILY DWELLING
LOT A

CARMAN STREET & SOUTH OCEAN AVE, FREEPORT, 11520



SCALEAS NOTED

DATE: 2-1-22

D.B.