



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 12, 2022
AMENDED LETTER OF DENIAL

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

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

Dear Sir/Madam:

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

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

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

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

RE: 118 Albany Avenue, Freeport, NY

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

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

Very truly yours,

Sergio A. Mauras

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

/cd

encl.

c: Village Clerk
Robert Bennett P.E.

SITE PLAN APPROVAL NEEDED

Yes: X No _____

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20201864

Location: 118 Albany Avenue, Freeport, New York 11520

Applicant: Rachel Lazarus

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

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

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

46 North Ocean Avenue, Freeport, NY

REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: May 12, 2022 - Amended

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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



SEC. 62 BLK. D LOT. 147-150

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter Of the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Rachel Lazarus

respectfully states and alleges:

Strike out inapplicable phrase

1 That the applicant (resides at) (has its principal office for the conducting of its business at) 72 Albany Avenue; Freeport, NY 11520

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

2 That the premises affected by this application is located at 118 Albany Ave; Freeport NY and that the interest which the applicant has in the property concerned is that of owner Land Map of Nassau County Sec. 62 Blk. D Lot(s) 147-150

Obtain reason for denial from Department of Buildings.

3 That (the applicant) (the applicant's duly authorized Rachel Lazarus) on or about the 10th day of October 2020, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows: constructed new elevated 4 story (28,032 SF) commercial building

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

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

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

5 That the nature of the improvements now upon said premises is as follows: vacant lot storage

Describe fully and clearly the use desired.

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

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

7 That the applicant seeks authority to make use of said premises as follows: new 4 story (3 story plus on grade parking and entry) 8 Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York Village ordinances 210-6A and 210-172(A)9 210-39 Height

Refer where possible to paragraphs and section by numbers.

9 That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: Applicant intends to use new building for trade school whose operator requires additional useful area of at least 25,000 ft2. Actual parking use aligns move with nearby Industrial B (1 space per 1000 SF) which was previously granted (as opposed to written 1 space per 400 SF)

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

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

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

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

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

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

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

Dated: May 2, 2022.

Rachel Lazarus

BY: Rachel Lazarus
ITS: owner

State of New York)
County of Nassau) ss:

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

Sworn to before me this 2nd day

of May, 2022

Notary Public [Signature]

[Signature]
Signature of Applicant
SANDRA ECHEVERRIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EC6208952
Qualified in Nassau County
Commission Expires July 13, 2025

**Notice
Conflict of Interest**

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

May 2, 2022
Date Year

[Signature]
Signature

Affidavit of Owner

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

OWNER IS APPLICANT
THIS SECTION N/A

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

Sworn to before me this _____ day

of _____, 20 _____.

Signature

Notary Public _____

RECEIVED

MAY 16 2022

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

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

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ <u>Drywells + Catch basins</u> _____ _____		
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>Rachel LAZARUS c/o Columbia Equipment</u> Date: _____ Signature: <u>XX</u> Title: _____		

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20201864

Filing Date 10/29/20

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) _____ (No.) <u>118 Albany Ave</u> _____ (Street) _____ ZONING DISTRICT <u>INDUSTRIAL</u>
	BETWEEN <u>Troy Place</u> _____ (Cross Street) AND <u>Niagara Avenue</u> _____ (Cross Street)
	SECTION <u>62</u> BLOCK <u>D</u> LOT <u>147</u> APPROX. LOT SIZE <u>100</u> x <u>122</u> LOT AREA <u>33645.42</u>

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$1,720,000</u>	D. DESCRIPTION OF PROJECT <u>PROPOSED 4-Story Building</u> <u>With GRADE Level Parking</u> <u>(SHELL ONLY) (28,032 sq ft)</u>
---	---

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>RACHEL LAZARUS</u> <u>16 COLUMBIA EQUIPMENT</u>	<u>72 ALBANY AVE.</u> <u>FREEPORT, NY 11520</u>	<u>516-442-3340</u>
2. Contractor	<u>COLUMBIA EQUIPMENT</u>	<u>72 ALBANY AVE.</u> <u>FREEPORT, NY 11520</u>	<u>516-442-3340</u>
3. Architect or Engineer	<u>ROBERT BENNETT, PE</u>	<u>8 W. MERRICK RD, STE 219</u> <u>FREEPORT, NY 11520</u>	<u>516-867-2636</u>

IV. OWNER - CONTRACTOR STATEMENT Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>RACHAEL LAZARUS c/o</u> (Print) <u>COLUMBIA EQUIPMENT</u> Address <u>72 ALBANY AVE, FREEPORT, NY</u> Phone <u>516-442-3340</u> <u>11520</u> State of New York County of Nassau <u>Rachel Lazarus</u> being duly sworn, says that <u>SHE</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>HER</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>27th</u> day of <u>May</u> , 20 <u>20</u> _____ Notary Public, County, N.Y.	V. FLOOD ZONE IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO _____ IF YES, WHICH ZONE? <u>AES</u> IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/> PROJECT DESCRIPTION Total/First Flr Square Feet <u>22,320</u> Upper Flrs Square Feet <u>8600 (2nd)</u> <u>8600 (3rd)</u> # of Fixtures <u>30</u> # of Floors <u>3</u> Occup. Type <u>IND.</u>
--	---

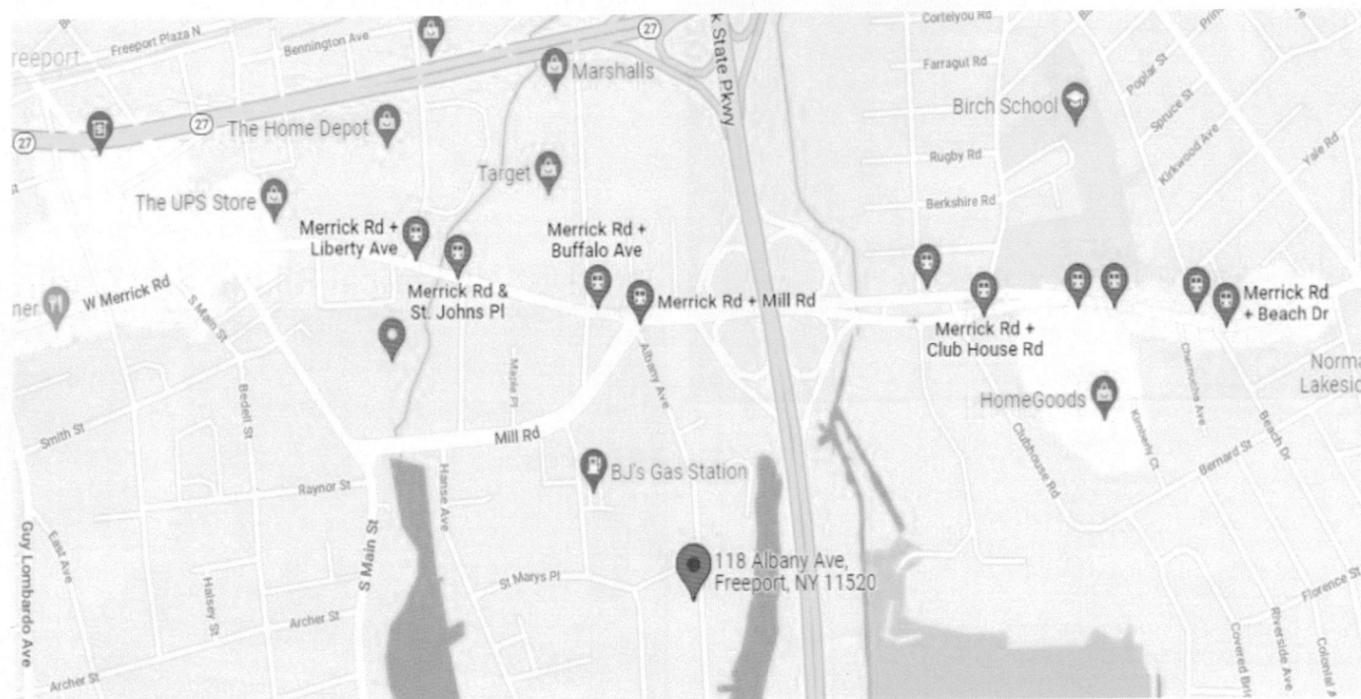
VI. VALIDATION (Official Use Only) Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
---	---

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

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

Local Transportation Options:

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



118 Albany Avenue Freeport, NY 11520

Preconstruction Design For Training Center

Located in Freeport

Projected Completion Spring 2023

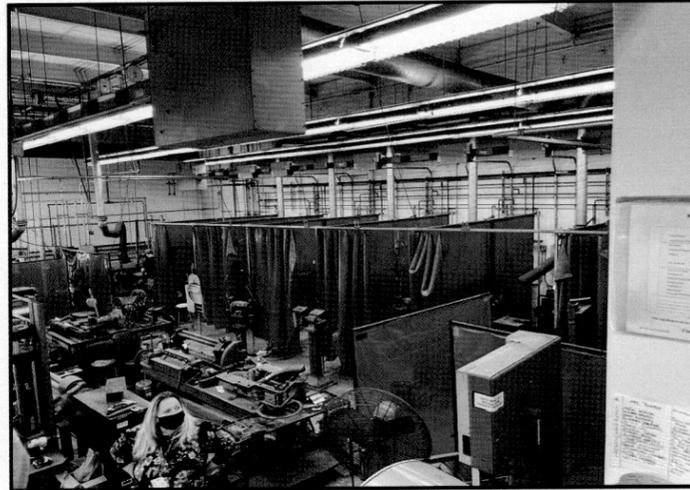
3 Full Open Floors 8600 Sq Ft per Floor



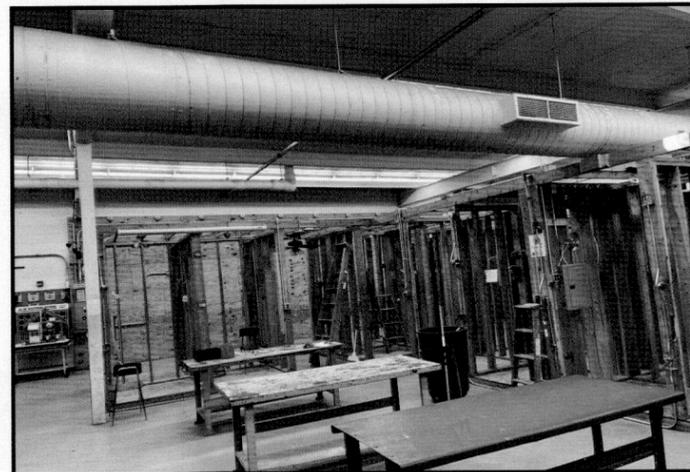
118 Albany Avenue Freeport, NY 11520

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

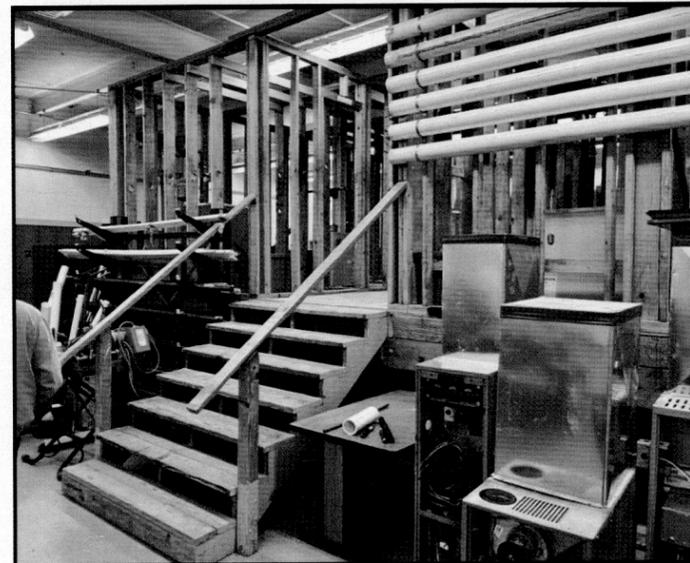
Welding/Steel Fabrication Classroom



Electrical Training Course

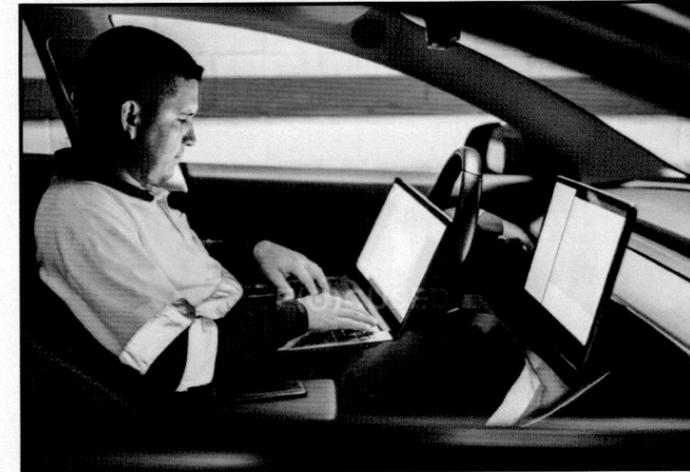


Plumbing Technician Program

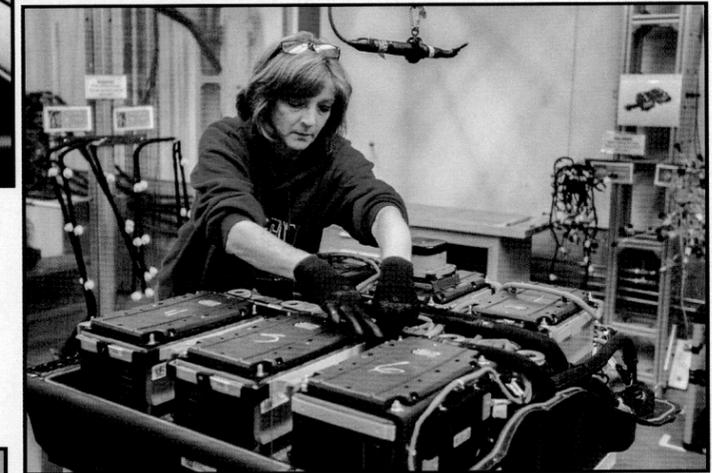


Building will have high performance 3 phase power
Set up for high speed Wifi and Data

Automotive Technology Certification



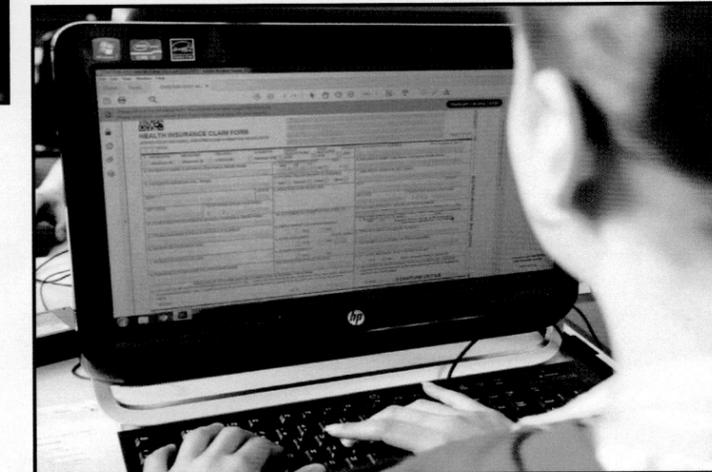
Powertrain Battery Technology



Clinical Medical Training Program



Medical Billing and Coding



PROPOSED THREE-STORY BUILDING

W/ GRADE LEVEL PARKING

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

GENERAL PROJECT NOTES

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

ABBREVIATIONS

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

SITE + BUILDING DATA

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

ENGINEER OF RECORD

MR. ROBERT A. BENNETT, PE
RABCO ENGINEERING PC
8 W MERRICK ROAD, FREEPORT NY 11520
OFFICE: 516-867-2036
EMAIL: robert@rabcoengineering.com

OWNER INFORMATION

MS. RACHEL LAZARUS
COLUMBIA EQUIPMENT COMPANY
72 ALBANY AVENUE, FREEPORT NY 11520
OFFICE: 516-442-3340
MOBILE: 347-306-1346
EMAIL: rachel@columbiaequipment.com

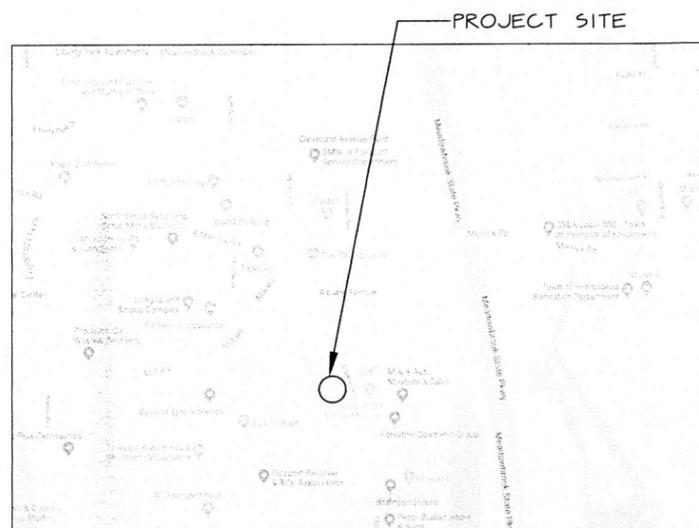
LIST OF DRAWINGS

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

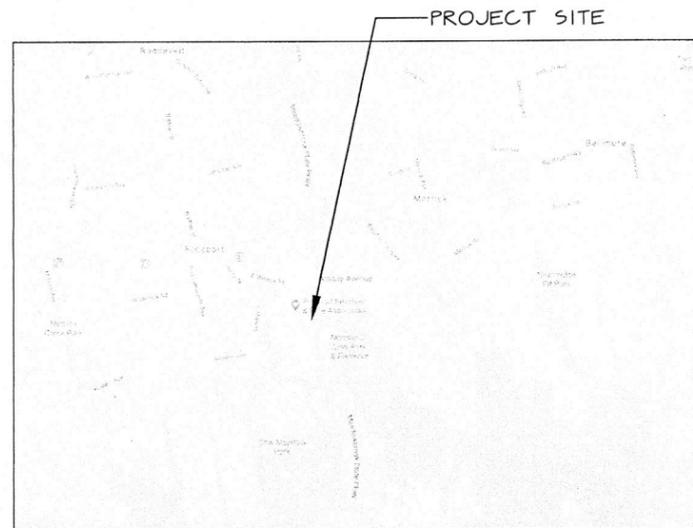
ZONING INFORMATION

TM# 62 D 168-174	FEMA FLOOD ZONE: AE B	DESIGN FLOOD ELEVATION (BFE 8+4): 12.0'		
REQUIREMENT	PERMITTED	EXISTING	PROPOSED	REMARKS
ZONING DISTRICT	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	-
LOT SIZE	12,355 SF	12,355 SF	12,355 SF	OK
USE	INDUSTRIAL	VACANT	INDUSTRIAL	OK
HEIGHT	50 FT	-	53 FT	VARIANCE REQUIRED (3 FEET)
LOT COVERAGE (% OF LOT AREA)	100% - 25' FRONT YARD SETBACK (2,500 SF)	0%	69.6%	OK
FRONT YARD	25 FT	-	25 FT	OK
LOADING DOCK SETBACK	60 FT	-	61.42 FT	OK
TOTAL BUILDING AREA	100% LOT AREA - 25' FRONT YARD SETBACK (2,500 SF)	-	24,032 SF	OK
PARKING SPACES	20 (1 SPACE/1000 SF = 24)	-	14	VARIANCE REQUIRED (15 SPACES)

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



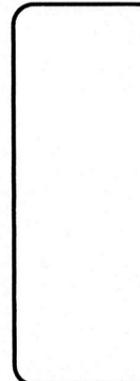
LOCATION MAP



VICINITY MAP

Date Revision

Date	Revision



ENGINEER: RABCO ENGINEERING PC
-Engineering - Inspection - Construction Management-
Robert A. Bennett, P.E.
8 W. Merrick Rd. Suite 219
Freeport, New York 11520
Tel: 516-867-2036
Fax: 516-867-2037
Email: robert@rabcoengineering.com

COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

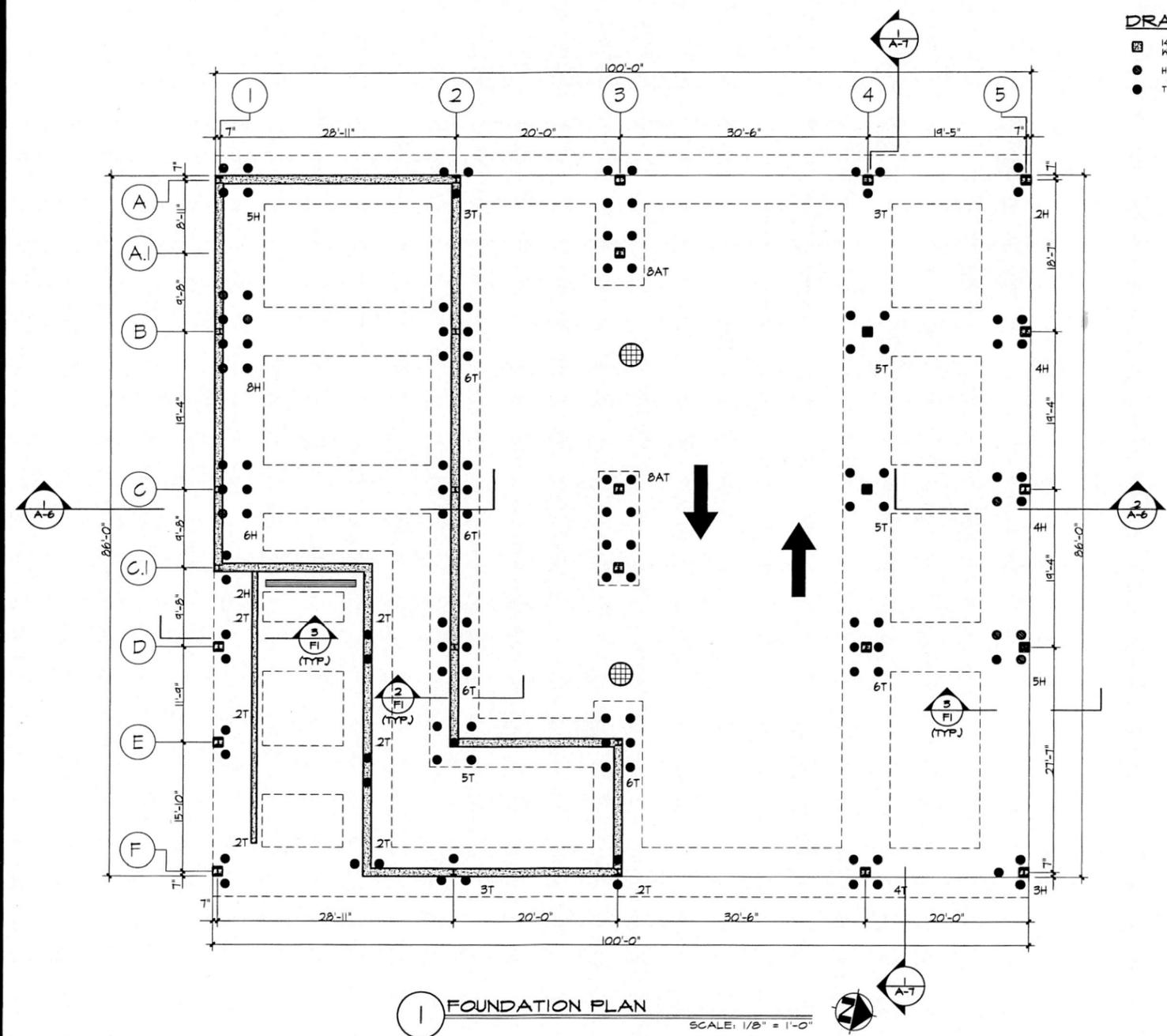


Project: 1911
Date: 1/27/22
Drawn: F.J.P.
Checked: R.A.B.

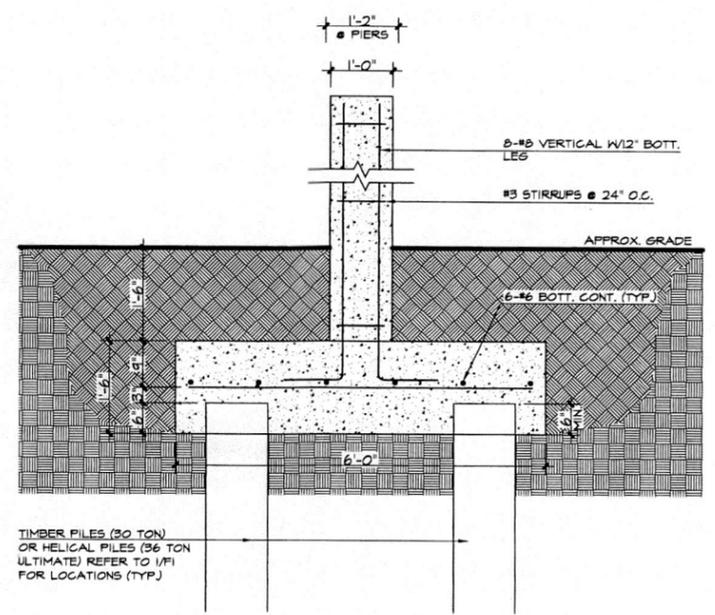
Sheet
T1

DRAWING LEGEND

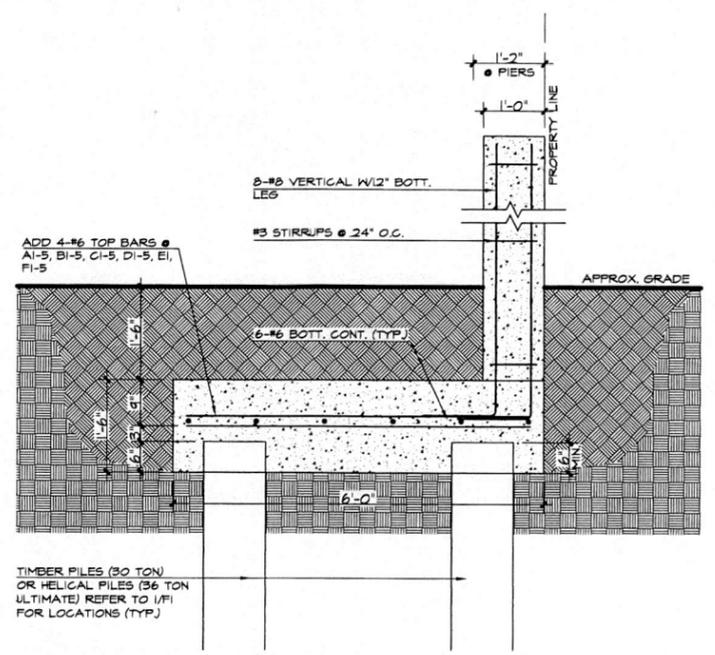
- 14"x14" CONCRETE PIER
W/1" CHAMFERED CORNERS
- H - HELICAL PILE, REFER TO DWG. F2
- T - TIMBER PILE, REFER TO DWG. F2



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



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



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

Date	Revision

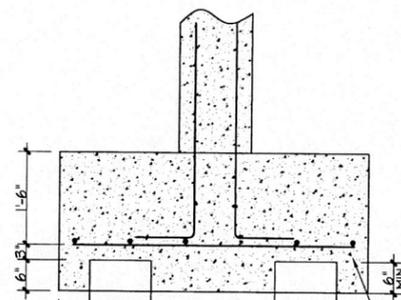
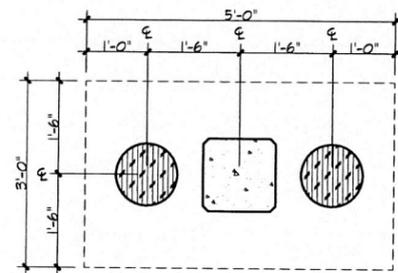
RABCO ENGINEERING PC.
Engineering - Inspection - Construction Management
Robert A. Bennett, P.E.
8 W. Merrick Rd. Suite 219
Freeport, NY 11020
Tel: 516-847-0836
Fax: 516-847-2037
Email: rabco@rabcoengineering.com

COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11020



Project No.	08050
Date	1/23/22
Drawn	
Checked	R.A.B.

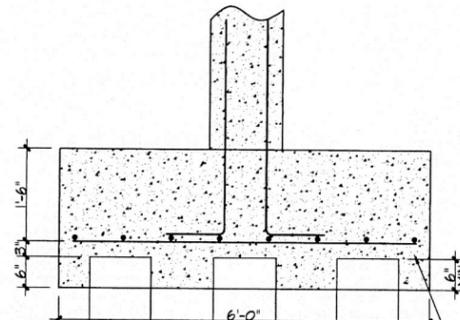
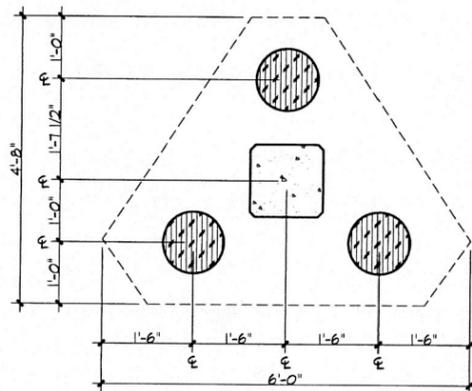
Sheet
F1



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

8-#5 BOTT. EK (TYP.)

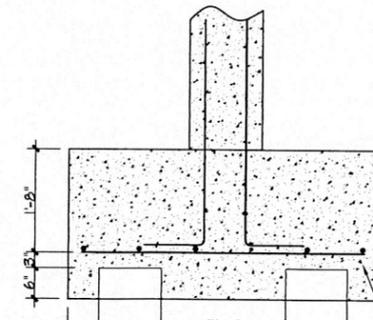
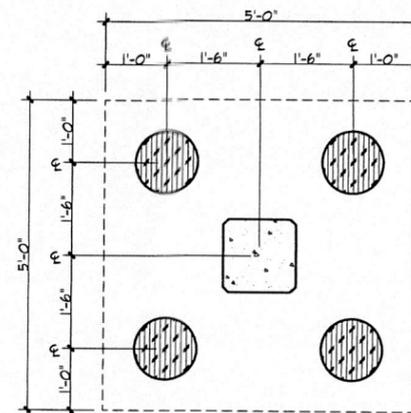
1 PILE CAP DETAIL 2T/2H
SCALE: 3/4" = 1'-0"



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

8-#5 BOTT. EK (TYP.)

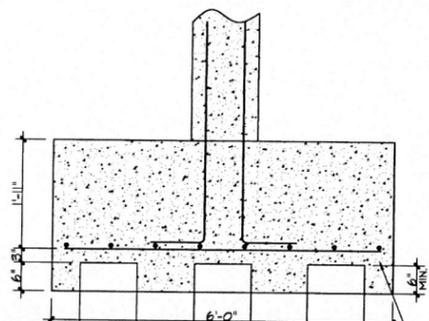
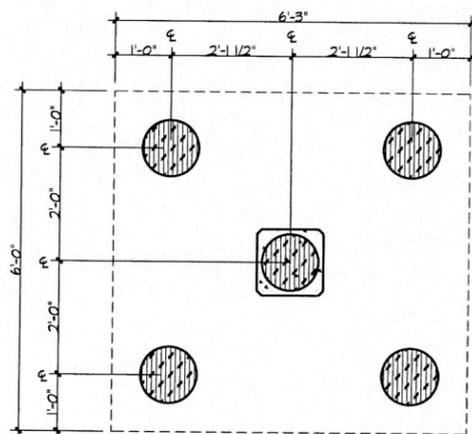
2 PILE CAP DETAIL 3T/3H
SCALE: 3/4" = 1'-0"



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

8-#5 BOTT. EK (TYP.)

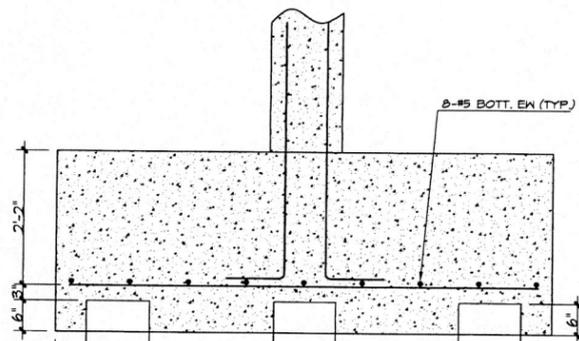
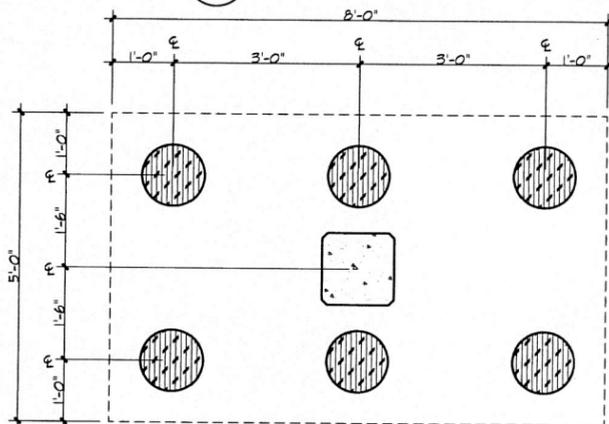
3 PILE CAP DETAIL 4T/4H
SCALE: 3/4" = 1'-0"



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

8-#5 BOTT. EK (TYP.)

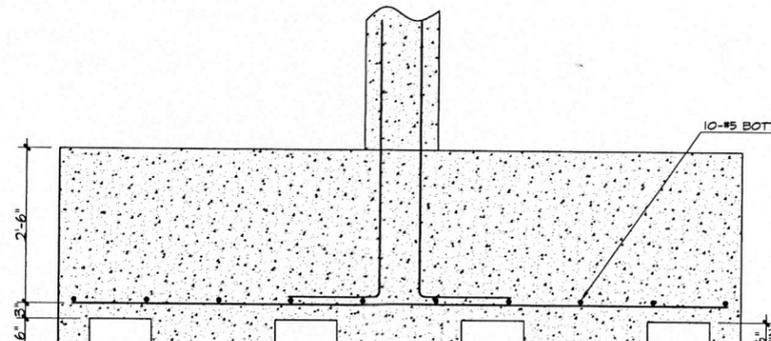
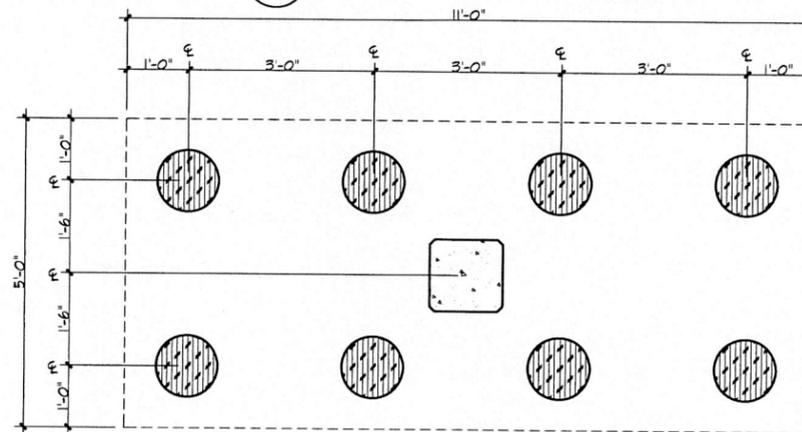
4 PILE CAP DETAIL 5T/5H
SCALE: 3/4" = 1'-0"



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

8-#5 BOTT. EK (TYP.)

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



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

10-#5 BOTT. EK (TYP.)

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

Date	Revision

RABCO ENGINEERING PC.
Engineering - Inspection - Construction Management
Robert A. Bennett, P.E.
8 W. Merrick Rd., Suite 219
Freeport, New York 11520
Tel: 516-897-2036
Fax: 516-897-2037
Email: rabco@rabcoengineering.com

COLUMBIA EQUIPMENT COMPANY
1115 ALBANY AVENUE
FREEPORT, NEW YORK 11520



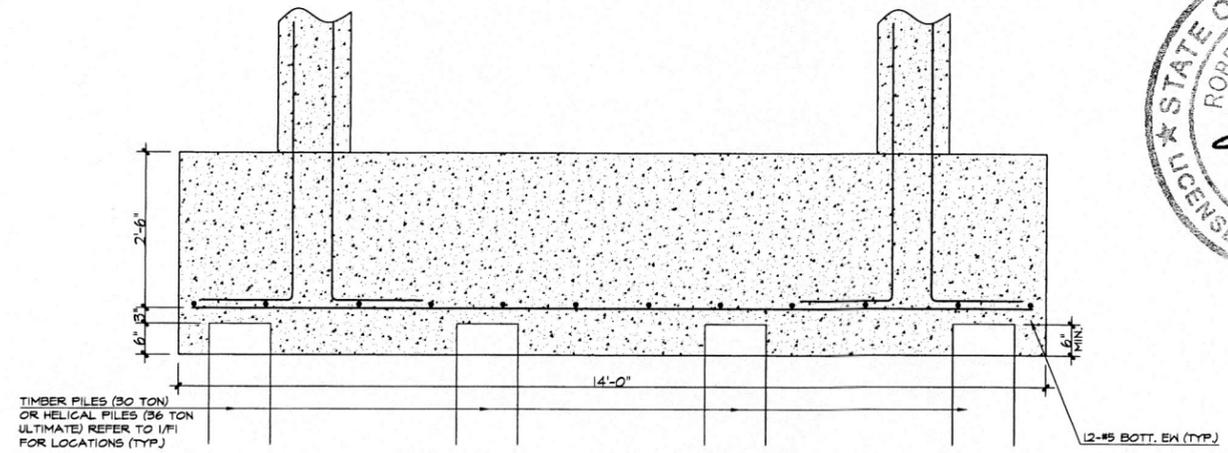
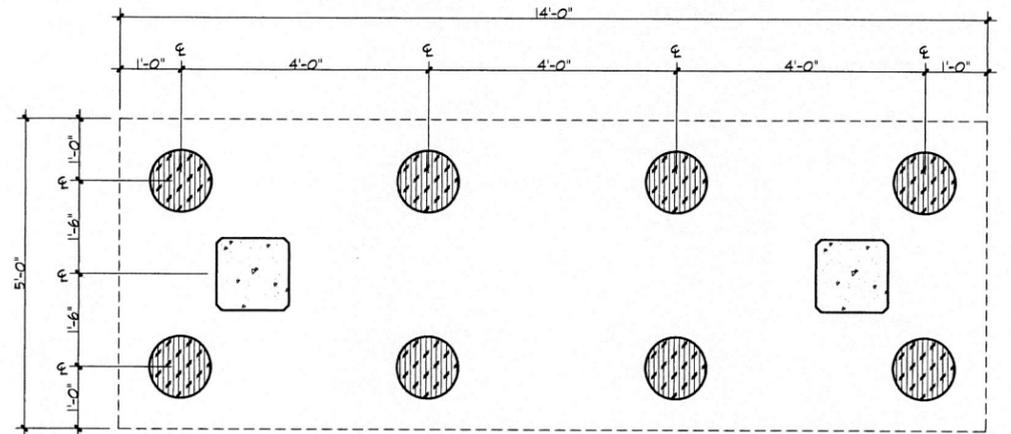
F2

TIMBER PILES SPECIFICATIONS

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

HELICAL STEEL PILES SPECIFICATIONS

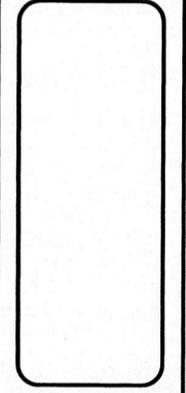
1. CONTRACTOR TO PROVIDE ALL REQUIRED SUPERVISION, LABOR, MATERIAL, TOOLS, AND EQUIPMENT FOR INSTALLATION OF HELICAL STEEL ANCHOR PIERS AS INDICATED ON DRAWINGS. RELATED WORK INCLUDES EXCAVATION, BACKFILLING, TEMPORARY PROTECTION AND SHORING, AND REINFORCED CONCRETE WORK.
2. ALL PIER INSTALLATION OPERATIONS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



TIMBER PILES (30 TON)
OR HELICAL PILES (30 TON
ULTIMATE) REFER TO I/P1
FOR LOCATIONS (TYP.)

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

Date	Revision



ENGINEER
RABCO ENGINEERING PC.
Engineering • Inspection • Construction Management

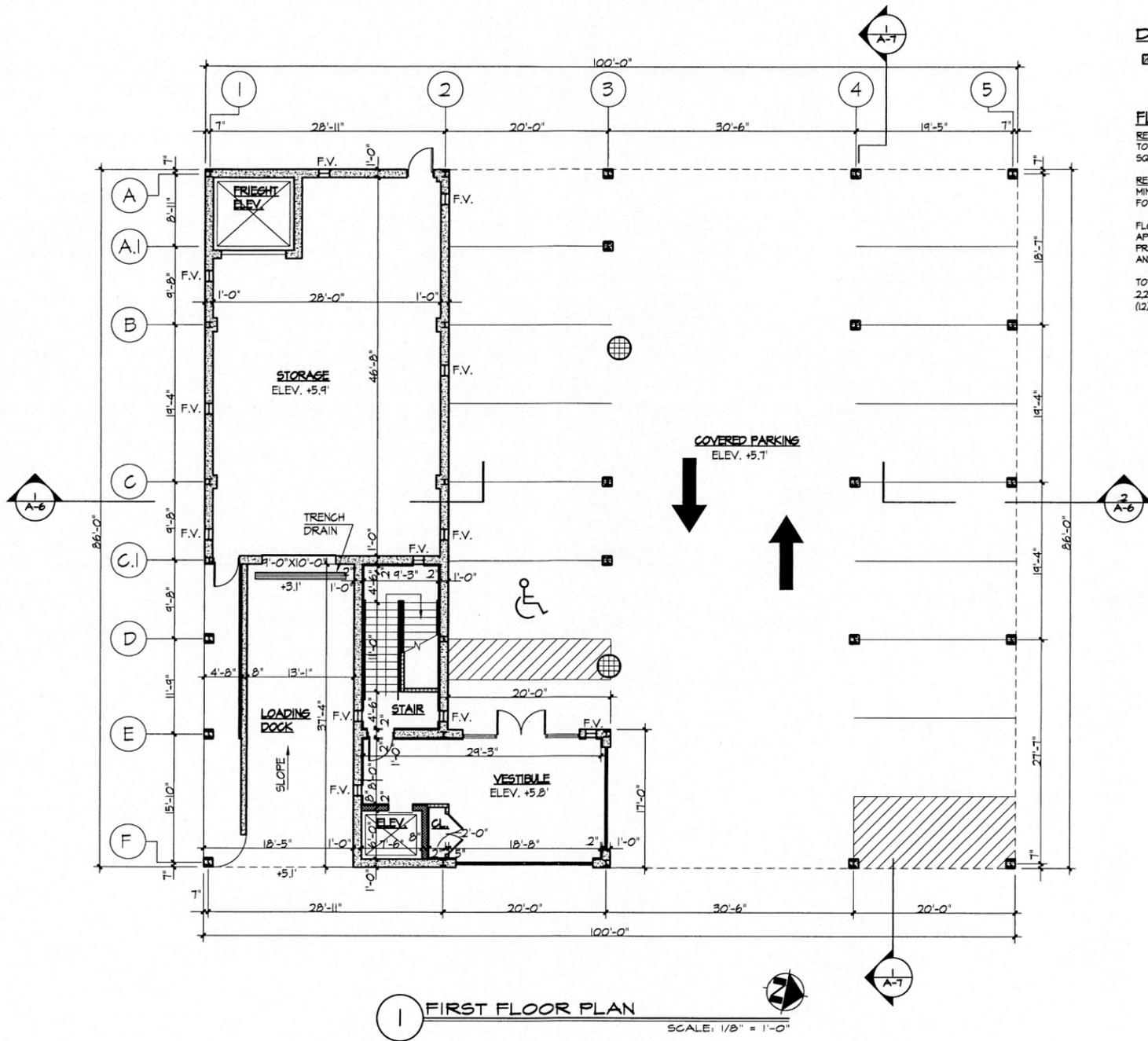
Robert A. Bennett, P.E.
9 W. Merrick Rd. Suite 219
Freeport, New York 11520
Tel: 516-897-2038
Fax: 516-897-2027
Email: rabco@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
137 ALBANY AVENUE
FREEPORT, NEW YORK 11520



Project: 1911
Date: 1/22/22
Drawn: F.J.P.
Checked: R.A.B.

Sheet
F3



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

DRAWING LEGEND

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

FLOOD VENT CALCULATIONS:

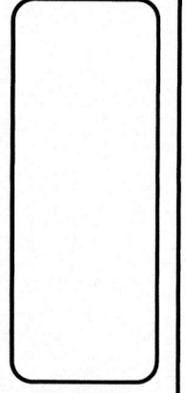
REQUIREMENT PER R324.2.2
TOTAL OPENING NET AREA = 1 SQUARE INCH FOR EACH
SQUARE FOOT OF ENCLOSED AREA.

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

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

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

Date	Revision



RABCO ENGINEERING PC.
-Engineering - Inspection - Construction Management-

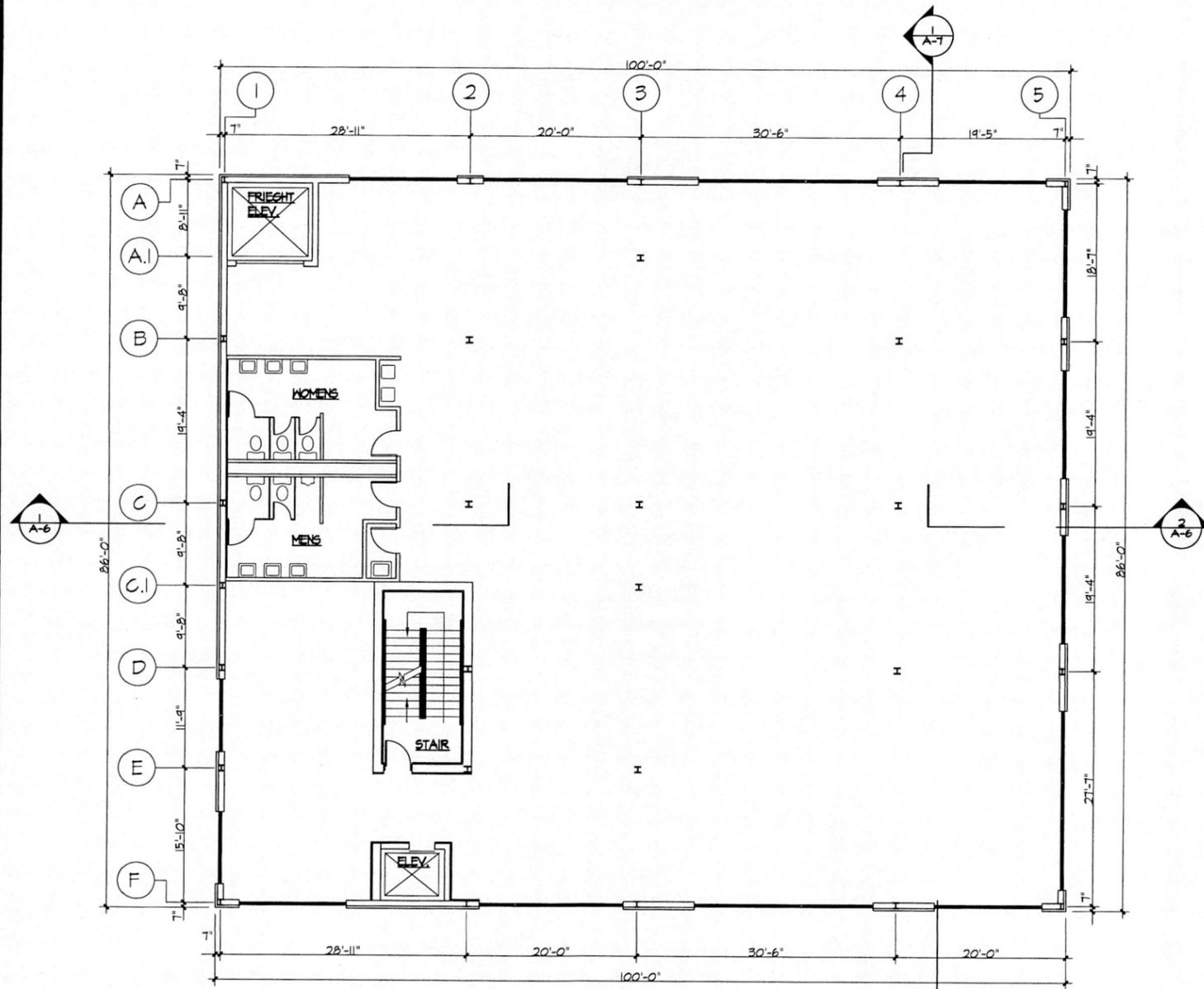
Robert A. Bennett, P.E.
Principal
8 W. Merck Rd, Suite 219
Freeport, New York 11520
Tel: 516-867-2038
Fax: 516-867-2037
Email: robert@rabcoengineering.com

COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

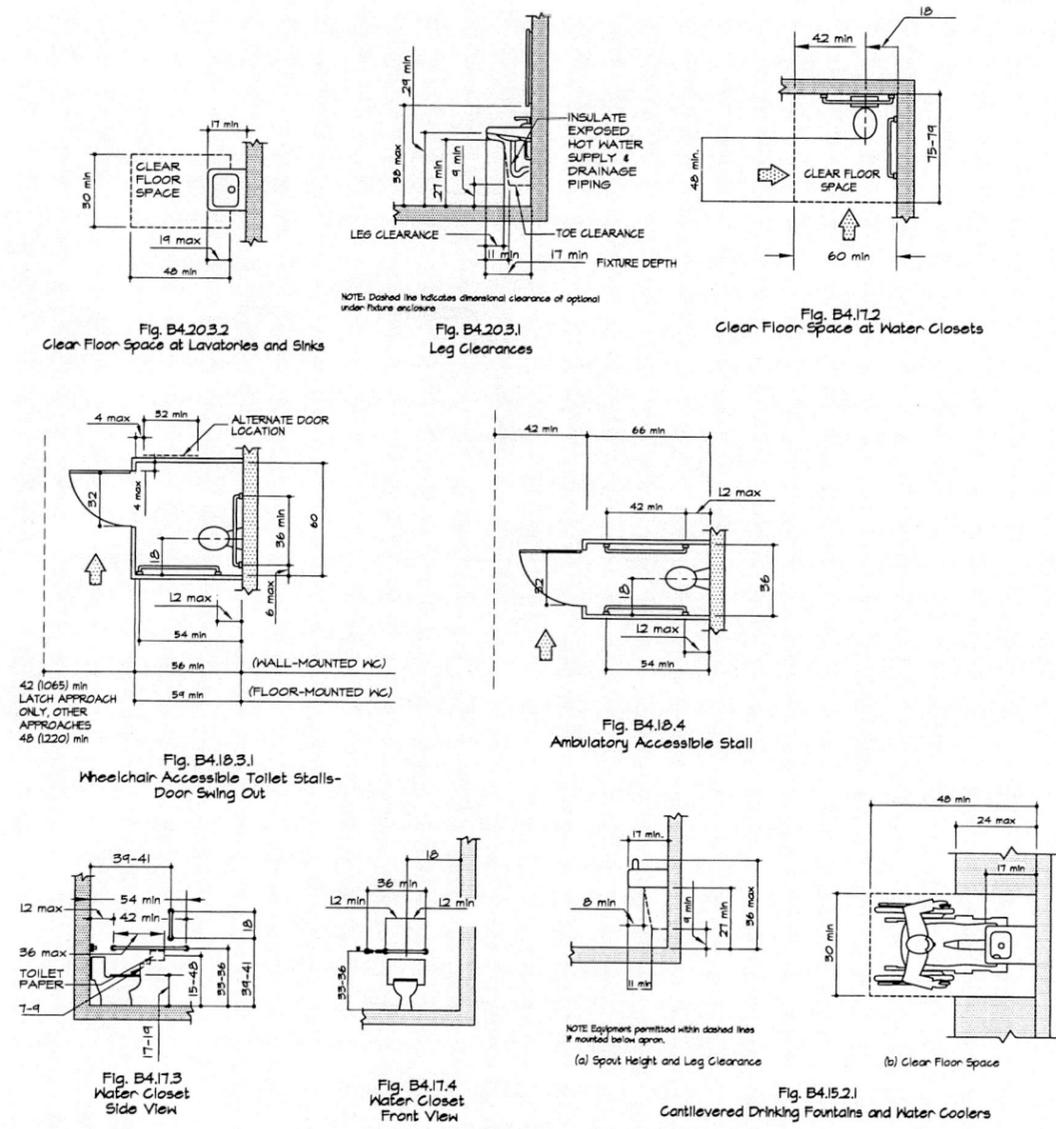


Checked R.A.B.

Sheet
A1



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



2 PROVISIONS FOR THE PHYSICALLY DISABLED BATHROOM DETAILS
NTS

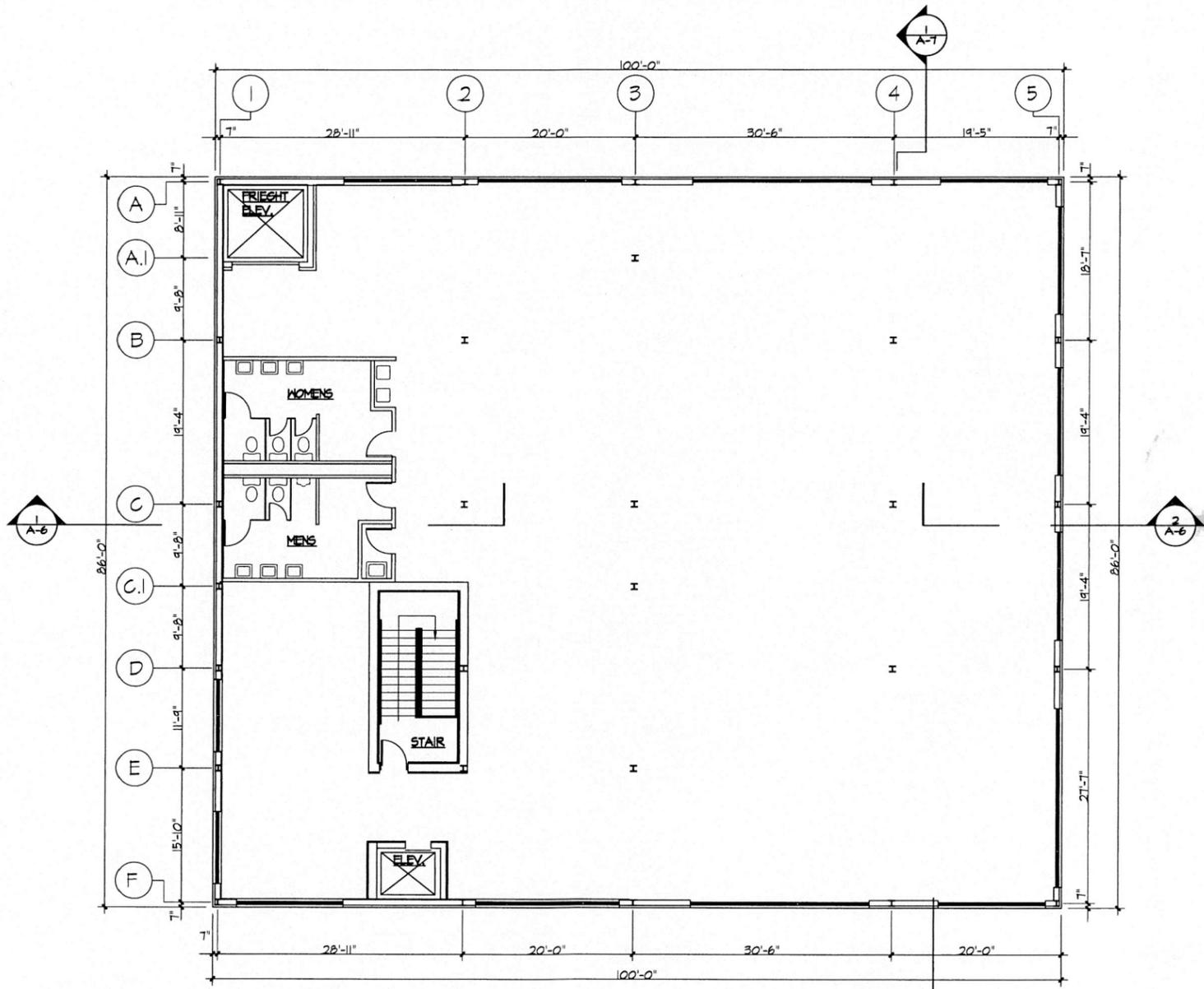
Date	Revision

ENGINEER
RABCO ENGINEERING PC.
Engineering • Inspection • Construction Management
Robert A. Bennett, P.E.
8 W. Merrick Rd., Suite 319
Freeport, New York 11520
Tel: 516-867-0838
Fax: 516-867-2037
Email: rabco@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
1181 ALBANY AVENUE
FREEPORT, NEW YORK 11520

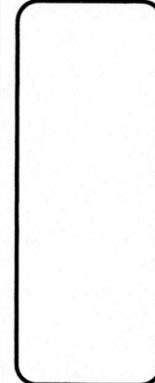


Project No. 0901
Date 1/22/22
R.A.B.
Sheet
A2



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

Date	Revision

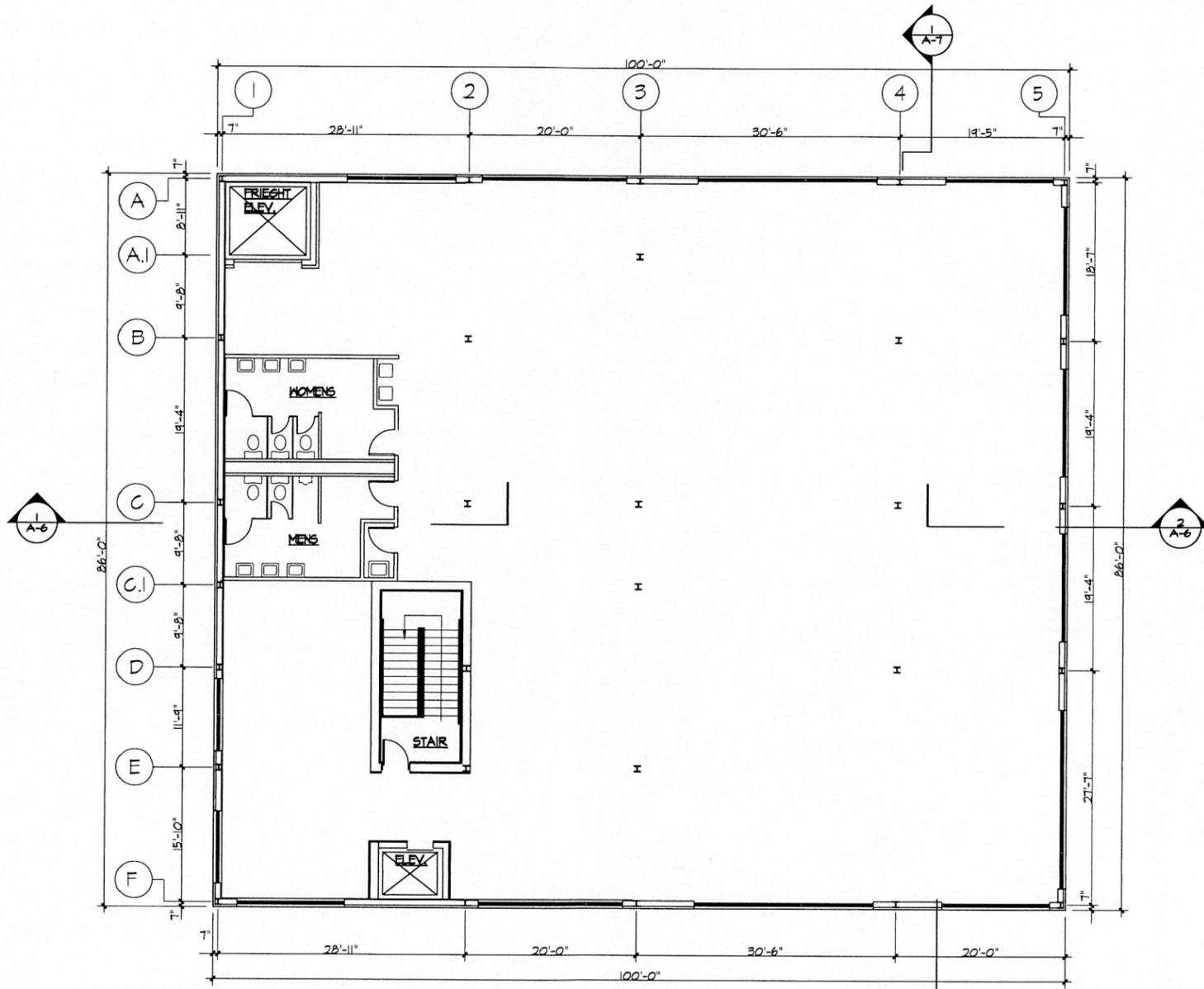


ENGINEER
RABCO ENGINEERING PC.
 -Engineering - Inspection - Construction Management-
 Robert A. Barnett, P.E.
 3 W. Mendota Rd. Suite 219
 Freeport, New York 11520
 Tel: 516-467-2938
 Fax: 516-467-2937
 Email: rob@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

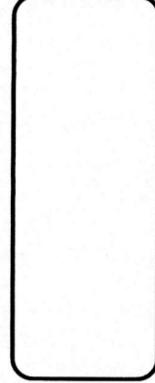


Sheet
A3



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

Date	Revision



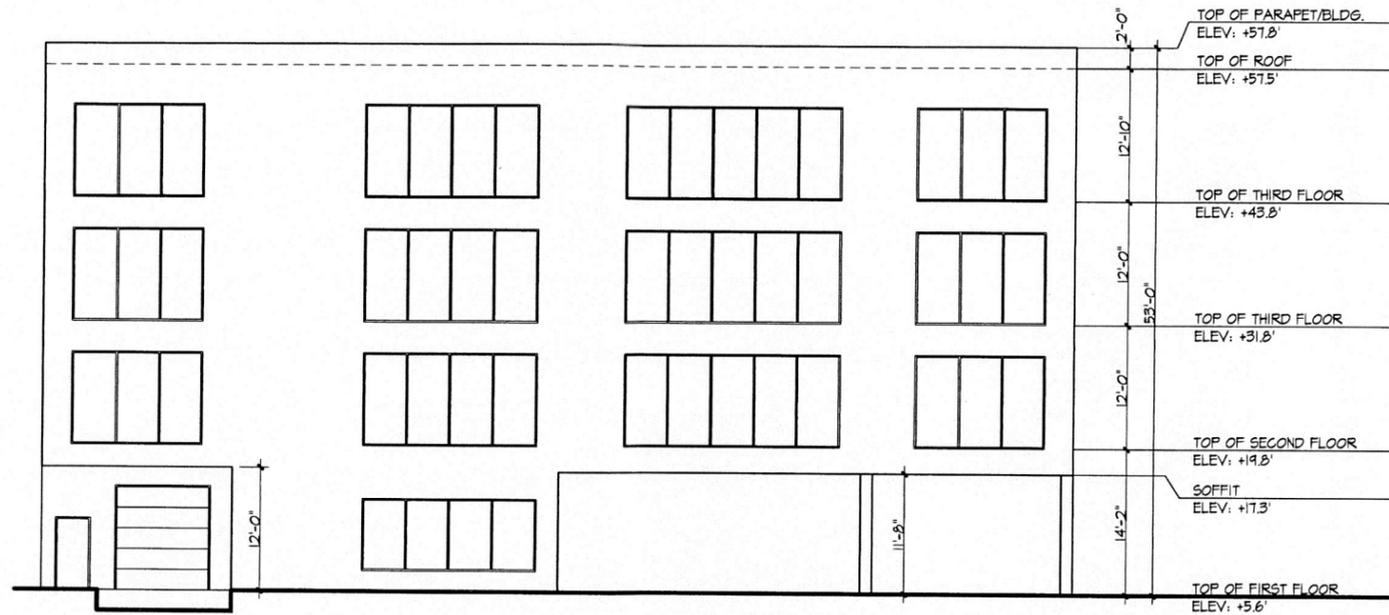
ENGINEER
RABCO ENGINEERING PC.
 • Engineering • Inspection • Construction Management
 Robert A. Bennett, P.E.
 8 W. Merrick Rd., Suite 210
 Freeport, New York 11520
 Tel: 516-487-2038
 Fax: 516-487-2037
 Email: rabco@rabcoengineering.com

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

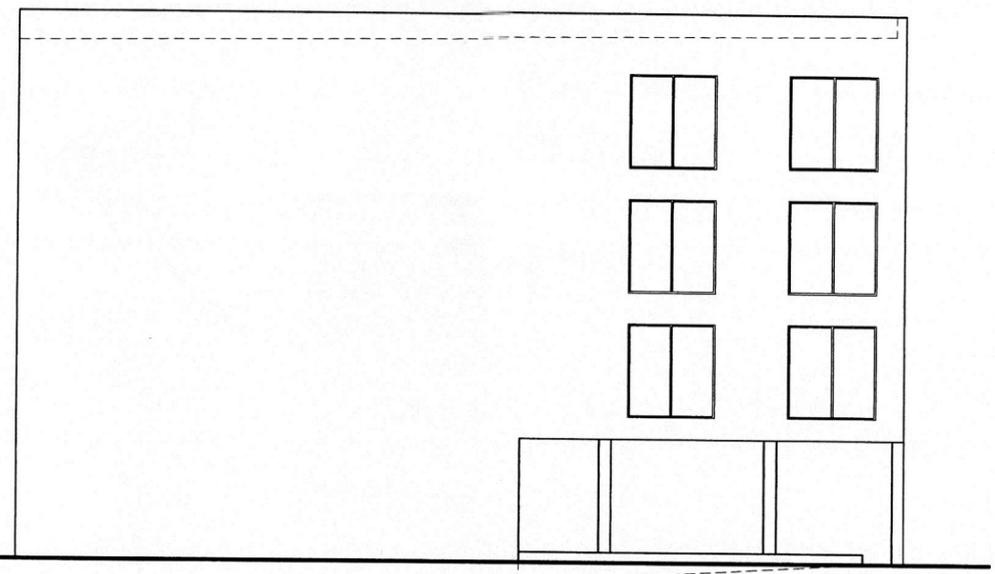


Drawn
F.J.P.
 Checked
R.A.B.

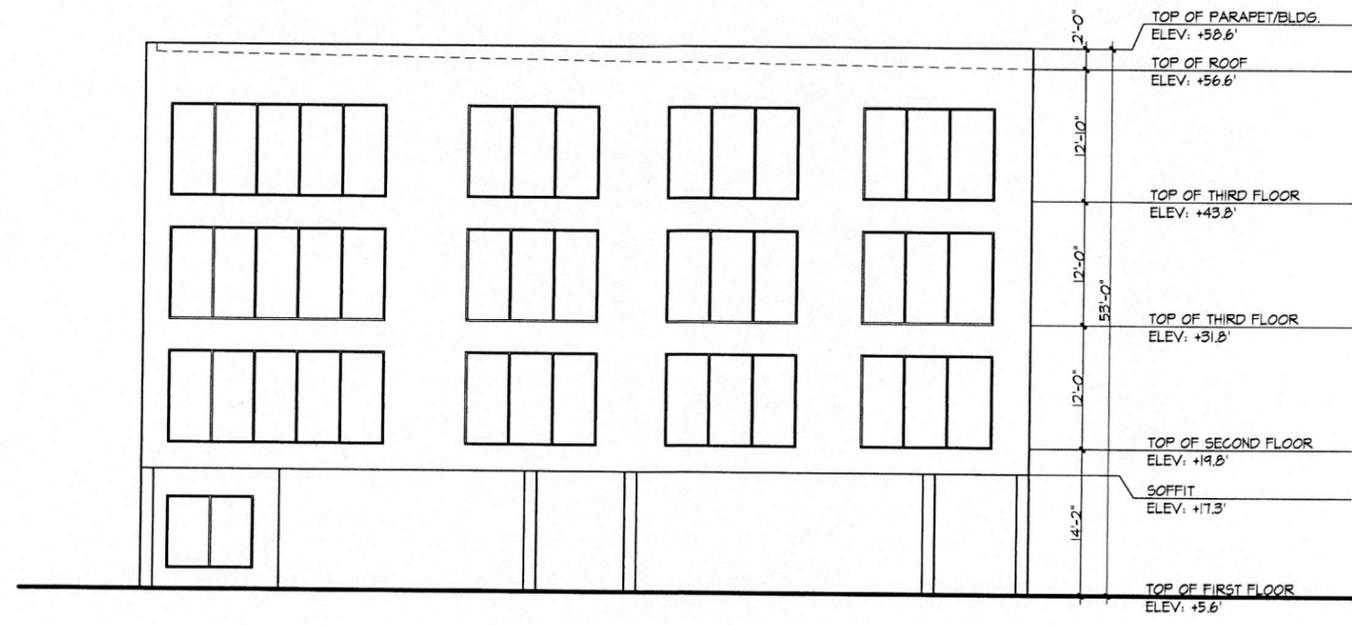
Sheet
A4



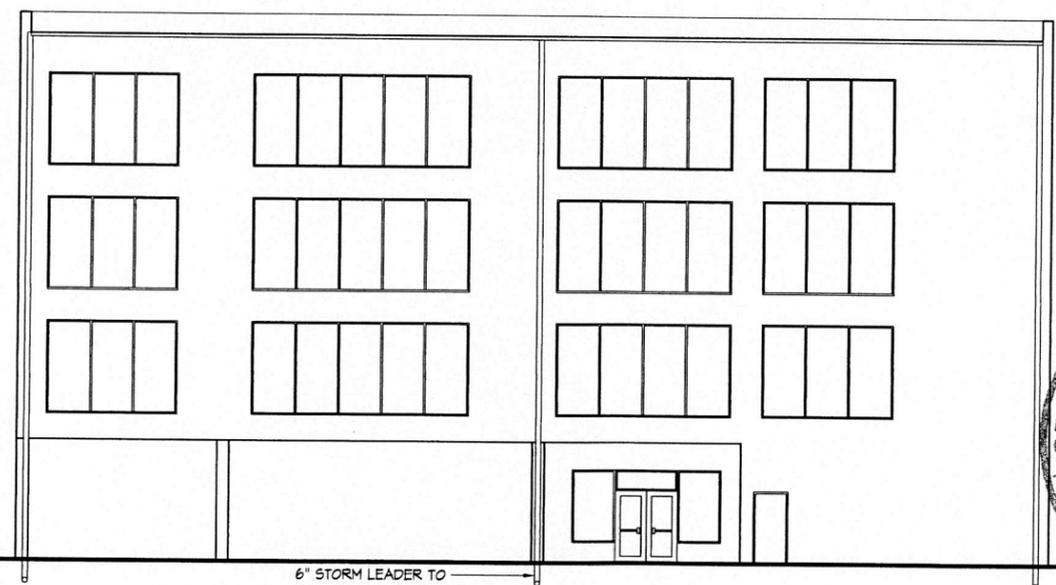
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

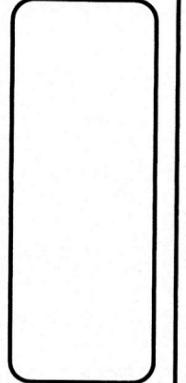


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



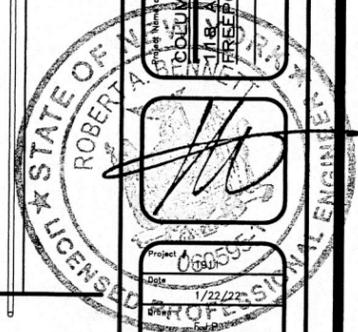
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Date	Revision



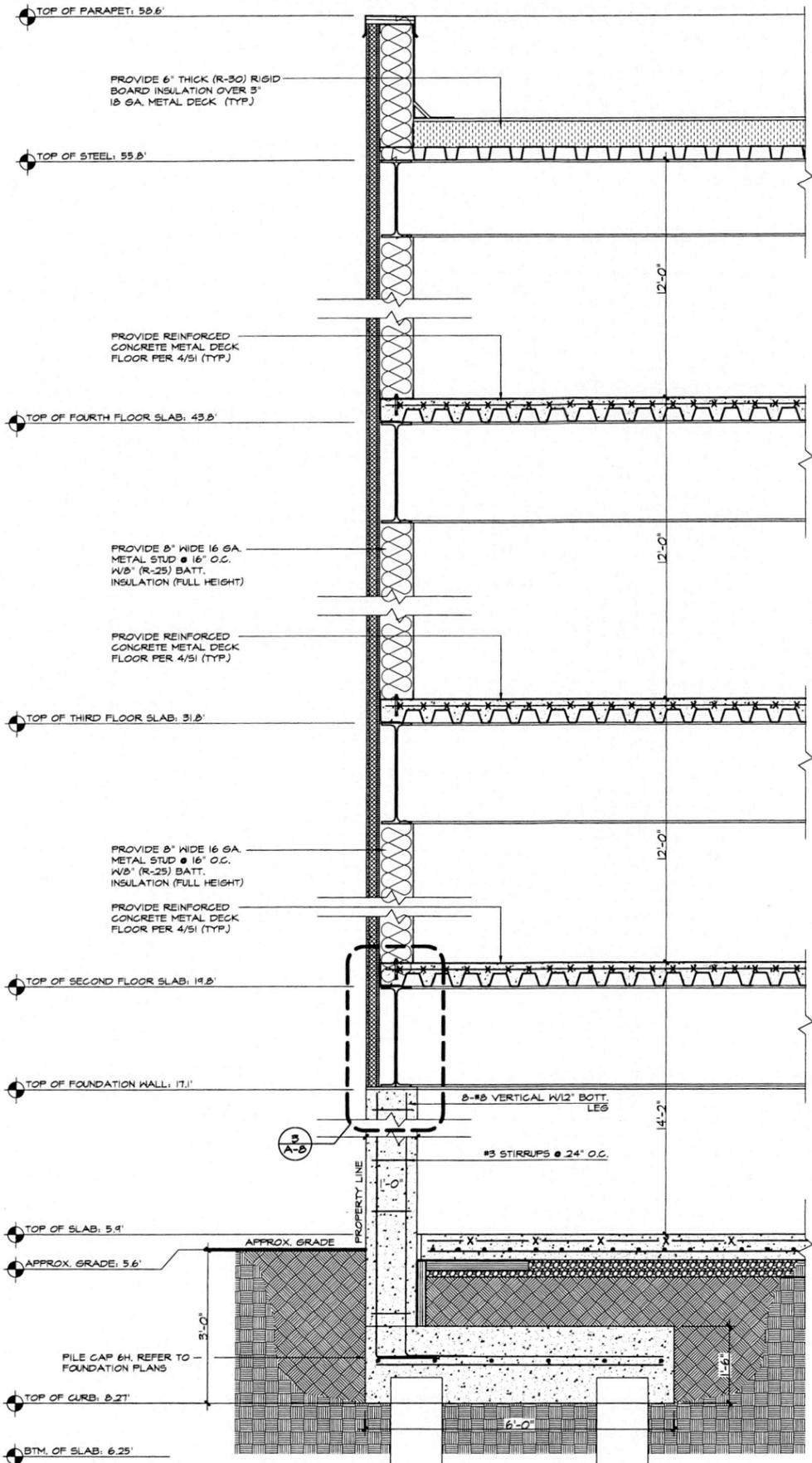
RABCO ENGINEERING PC.
 ENGINEERING • INSPECTION • CONSTRUCTION MANAGEMENT
 Robert A. Bennett, P.E.
 8 W. Merrick Rd. Suite 219
 Freeport, New York 11520
 Tel: 516-487-2036
 Fax: 516-487-2037
 Email: rabco@rabcoengineering.com

COLUMBIA EQUIPMENT COMPANY
 115 C ALBANY AVENUE
 FREEPORT, NEW YORK 11520

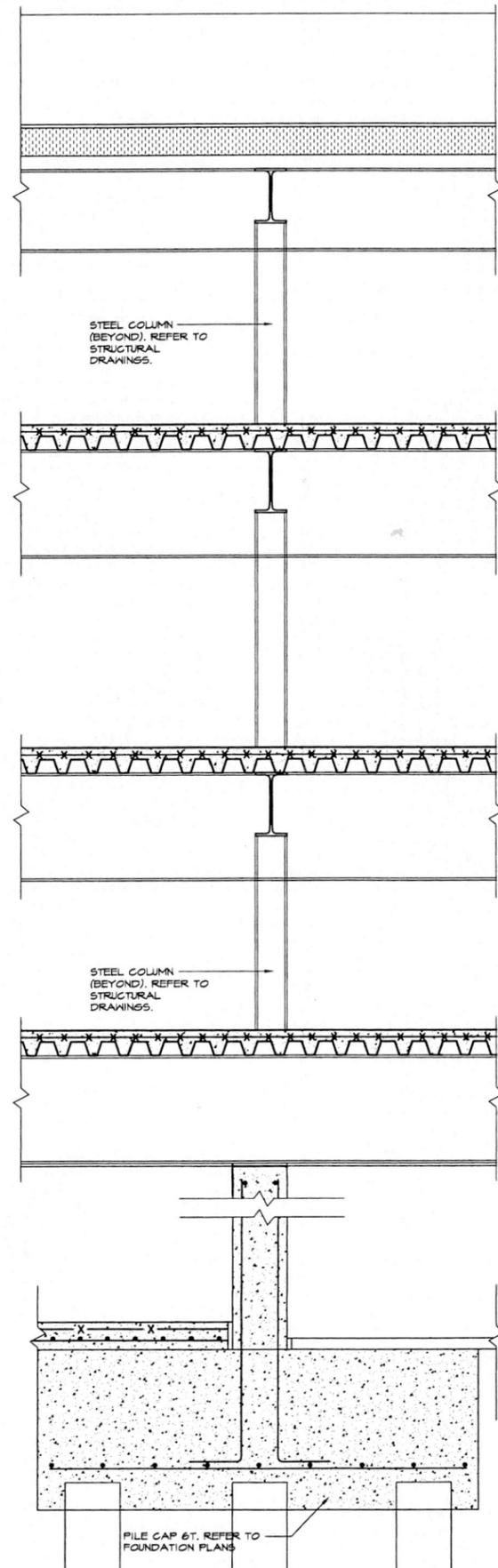


Project: 03055
 Date: 1/22/22
 Checked: R.A.B.

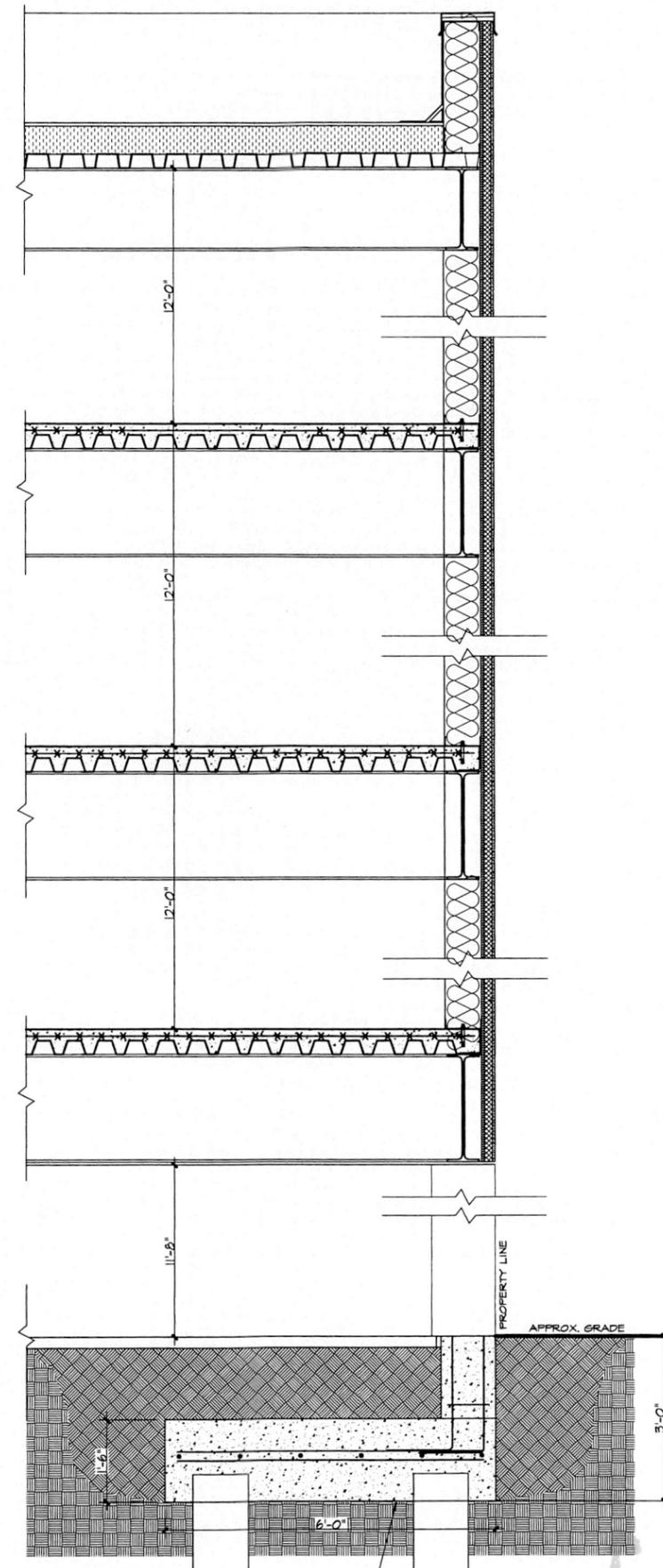
Sheet
A5



1 SECTION



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



2 SECTION

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

Date	Revision

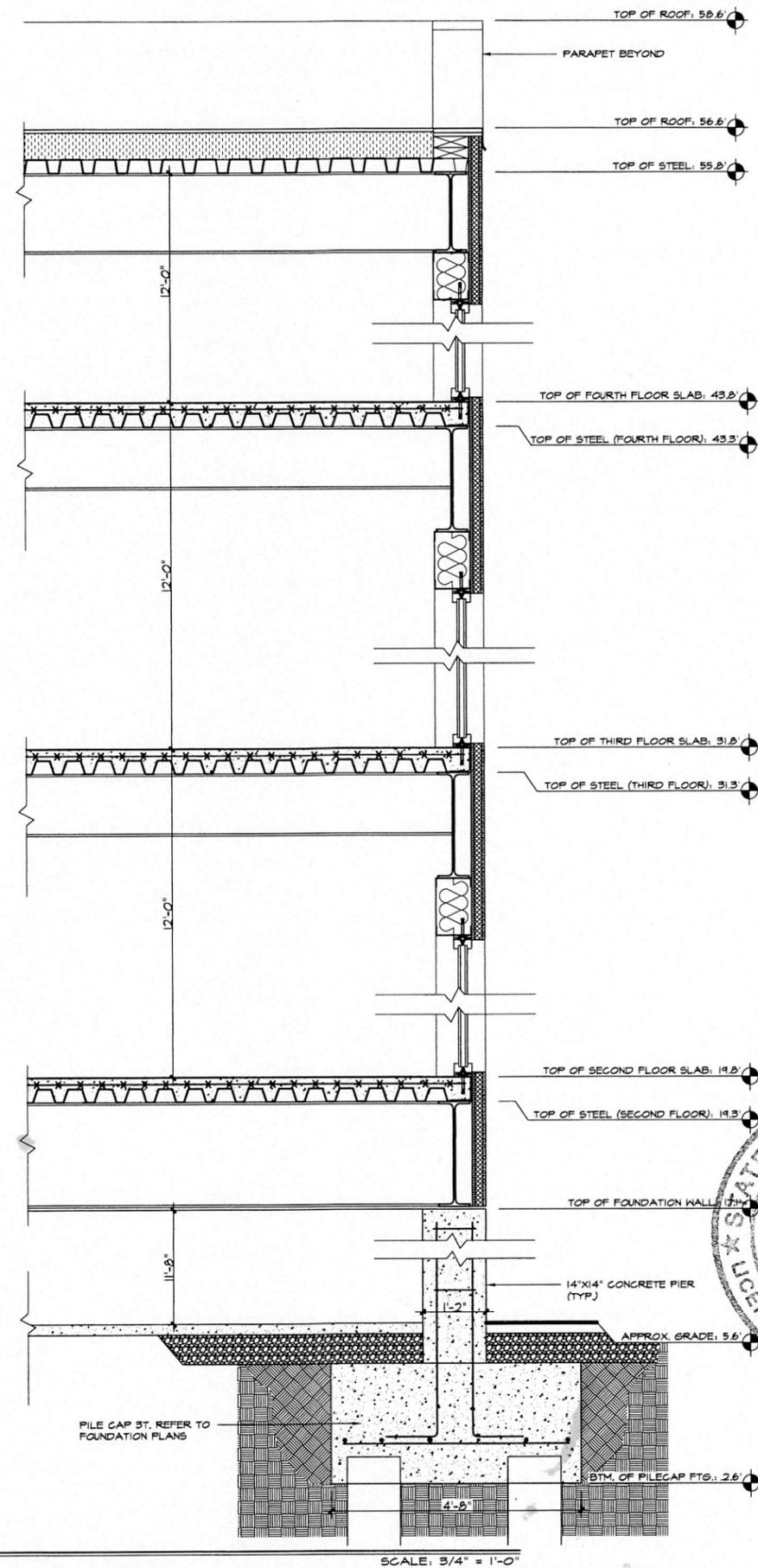
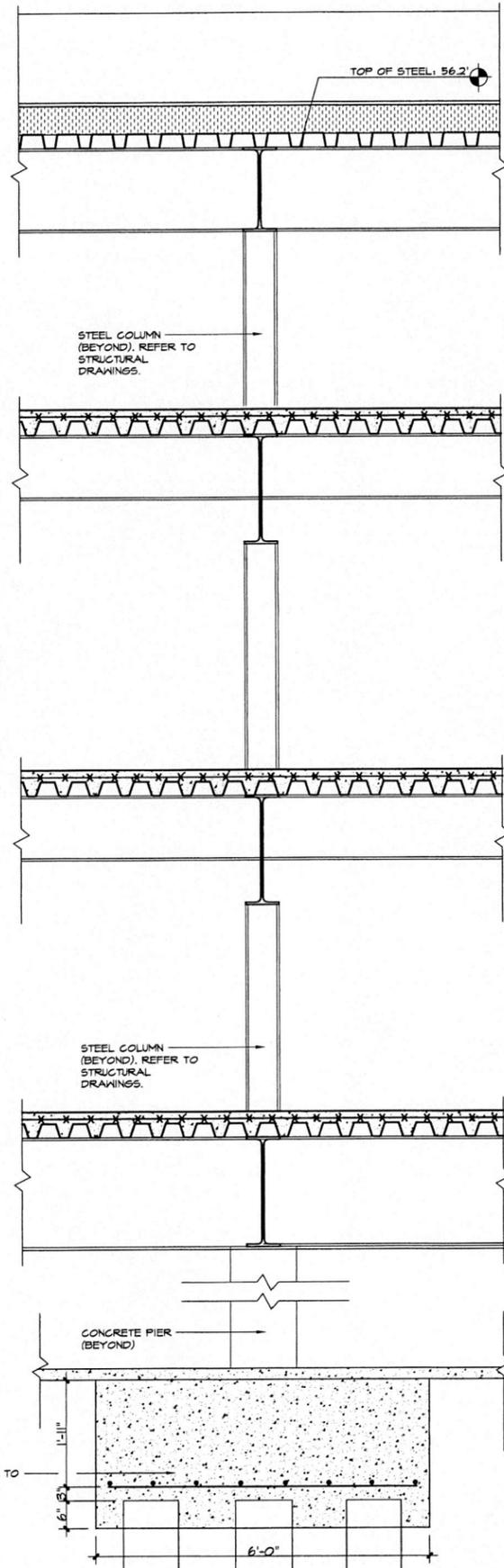
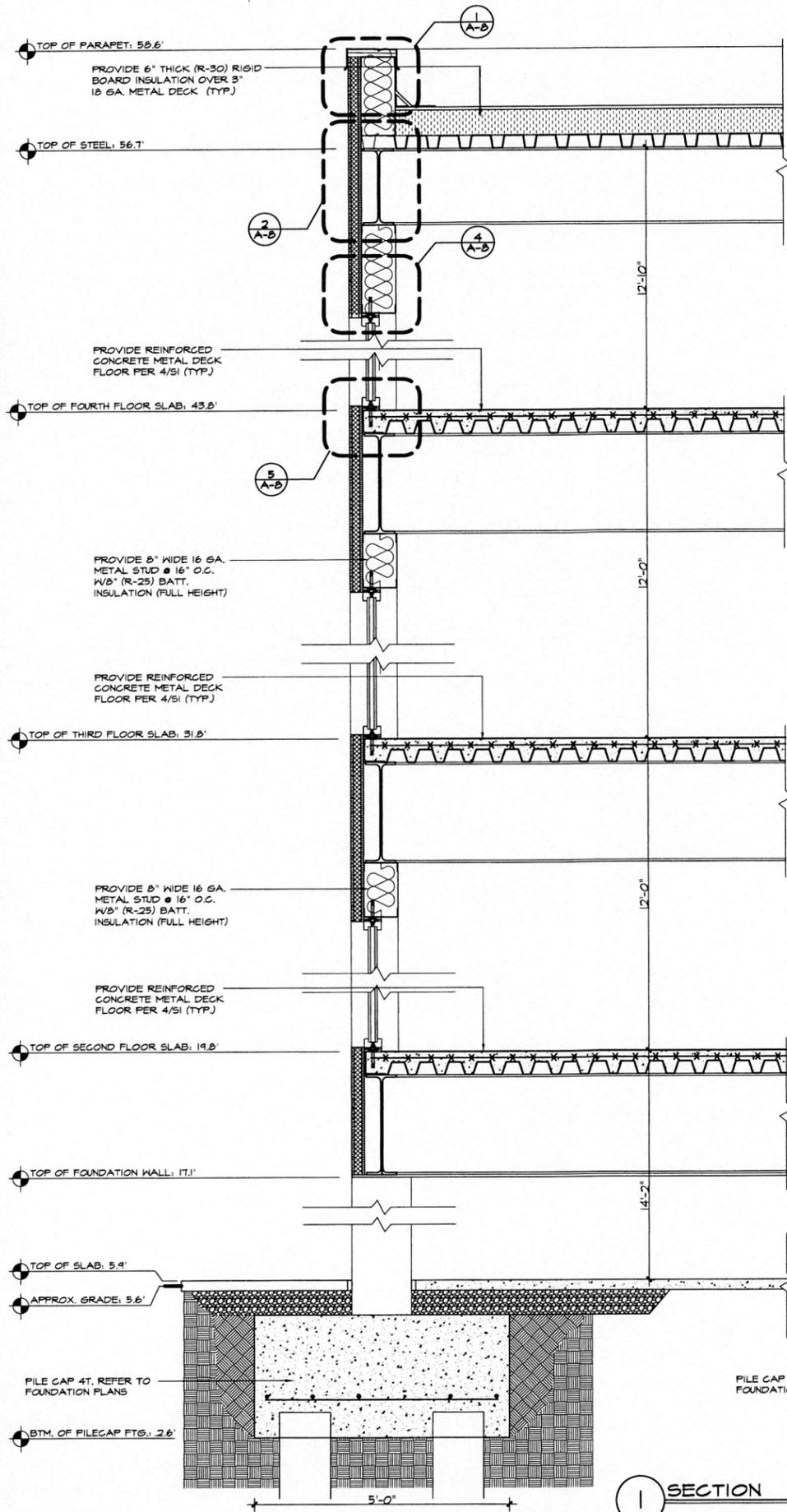
ENGINEER: **RABCO ENGINEERING PC.**
 •Engineering • Inspection • Construction Management
 Robert A. Bennett, P.E.
 8 W. Merrick Rd. Suite 219
 Freeport, New York 11520
 Tel: 516-867-2036
 Fax: 516-867-2037
 Email: rabco@rabcoengineering.com

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



DESIGNED: 1911
 DATE: 1/22/72
 DRAWN: F.J.P.
 CHECKED: R.A.B.

SHEET: **A6**



SECTION

Date	Revision

--	--

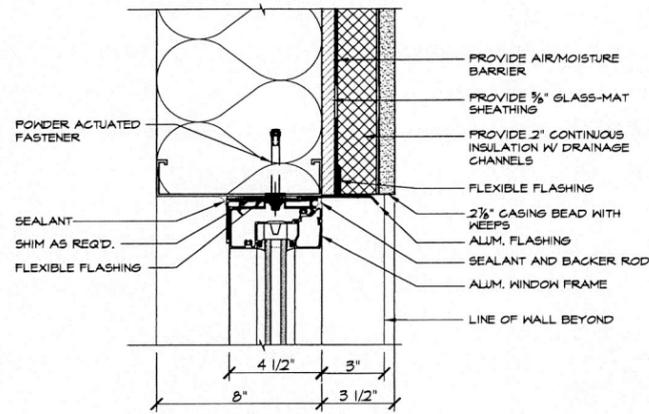
ENGINEER: **RABCO ENGINEERING P.C.**
 Engineering - Inspection - Construction Management
 Robert A. Bennett, P.E.
 8 W. Merrick Rd. Suite 219
 Freeport, New York 11520
 Tel: 516-487-2038
 Fax: 516-487-2027
 Email: robert@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
 118 ALBANY AVENUE
 FREEPORT, NEW YORK 11520

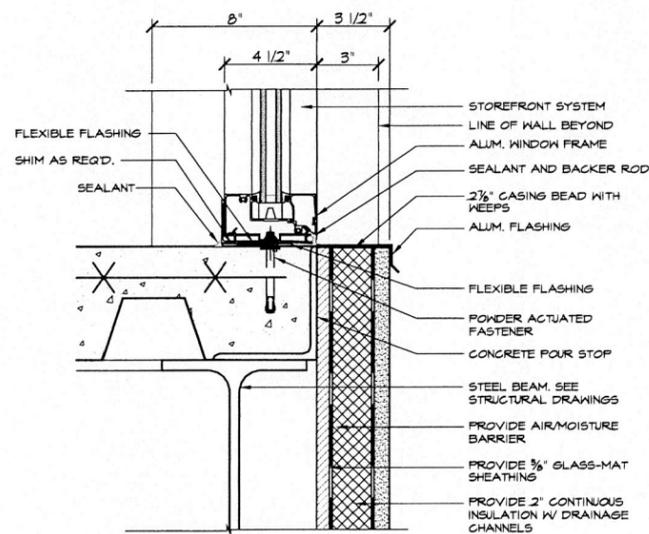


Date: 10/15/11
 Drawn: R.A.B.
 Checked: R.A.B.

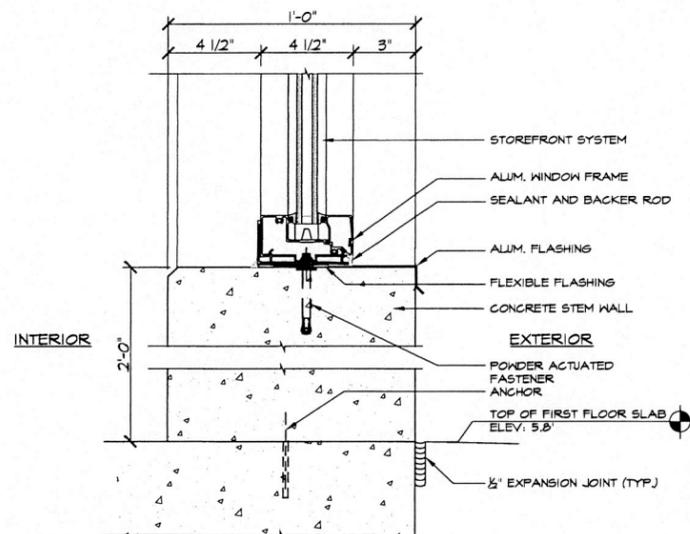
Sheet **A7**



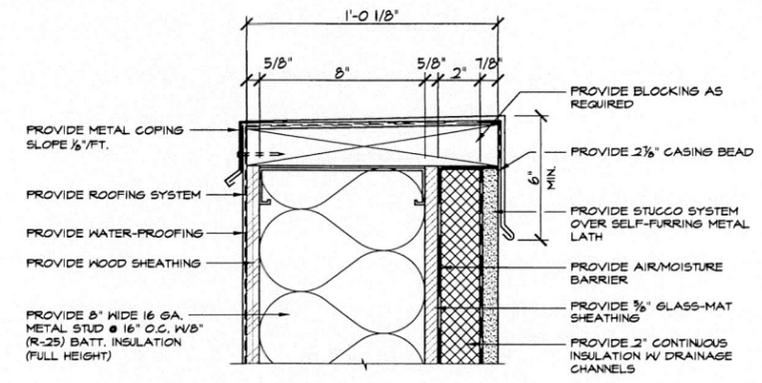
4 WALL SECTION AT WINDOW HEAD
SCALE: 3/4" = 1'-0"



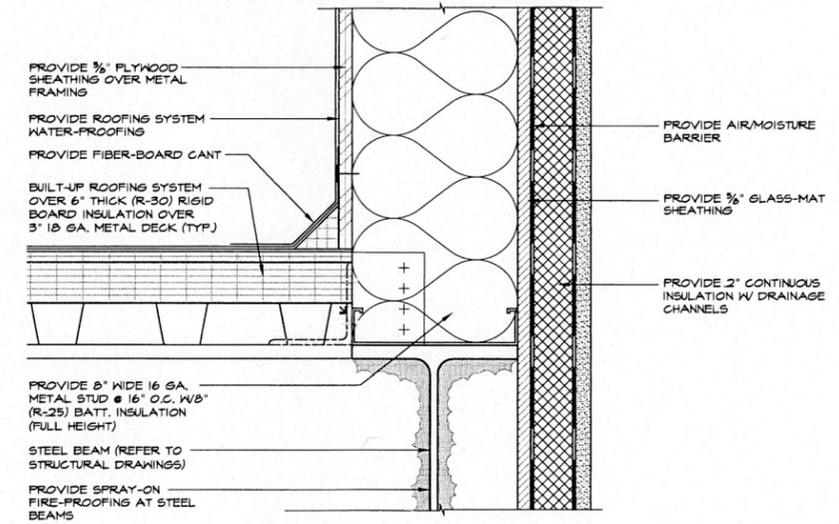
5 WALL SECTION AT WINDOW BASE
SCALE: 3/4" = 1'-0"



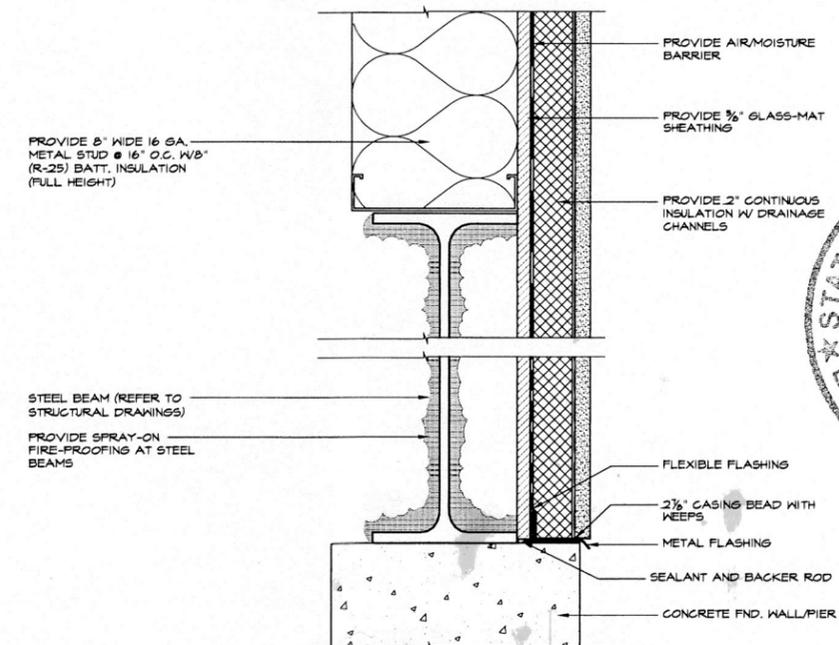
6 WALL SECTION AT WINDOW SILL (VESTIBULE)
SCALE: 3/4" = 1'-0"



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



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



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

Date	Revision

ENGINEER: RABCO ENGINEERING P.C.
-Engineering - Inspection - Construction Management
Robert A. Bennett, P.E.
8 W. Merrick Rd. Suite 219
Freeport, New York 11520
Tel: 516-487-2036
Fax: 516-487-2037
Email: robert@rabcoengineering.com

Project Name: COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520



Project No. 1911
Date 1/22/22
Drawn F.J.P.
Checked R.A.B.

Sheet **A8**

GENERAL:

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

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

11. COMPLY W/ OSHA.

CONCRETE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DUTIES:

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

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

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

METAL DECK:

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

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

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

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

5. SEE ROOF CONNECTION NOTES DRAWING A-13.

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

STRUCTURAL STEEL:

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

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

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

AISC - ALLOWABLE STRESS DESIGN

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

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

ALL BOLTS TO BE ASTM A325 TC BEARING TYPE

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

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

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

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

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

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

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

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

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

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

11. COMPLY WITH OSHA STANDARDS.

STRUCTURAL WOOD:

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

ROOF FRAMING PLAN:

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

2. TOP OF JOIST ELEVATION VARIES - SEE PLAN.

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

4. PROVIDE JOIST BRIDGING AS PER STEEL JOIST INSTITUTE.

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

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

CONCRETE TESTING:

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

MASONRY NOTES:

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

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

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

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

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

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

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

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

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

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

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

11. MASONRY SHALL BE LOAD BEARING HOLLOW BLOCK CONFORMING TO ASTM C90 W/ A MIN. COMP. STRENGTH OF FM1900 PSI PER TABLE 2105.2.2.12 OF BCNY

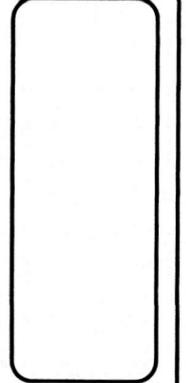
12. SEE DETAILS FOR BOND BEAMS

13. FILL TOP COURSE SOLID

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

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

Date	Revision

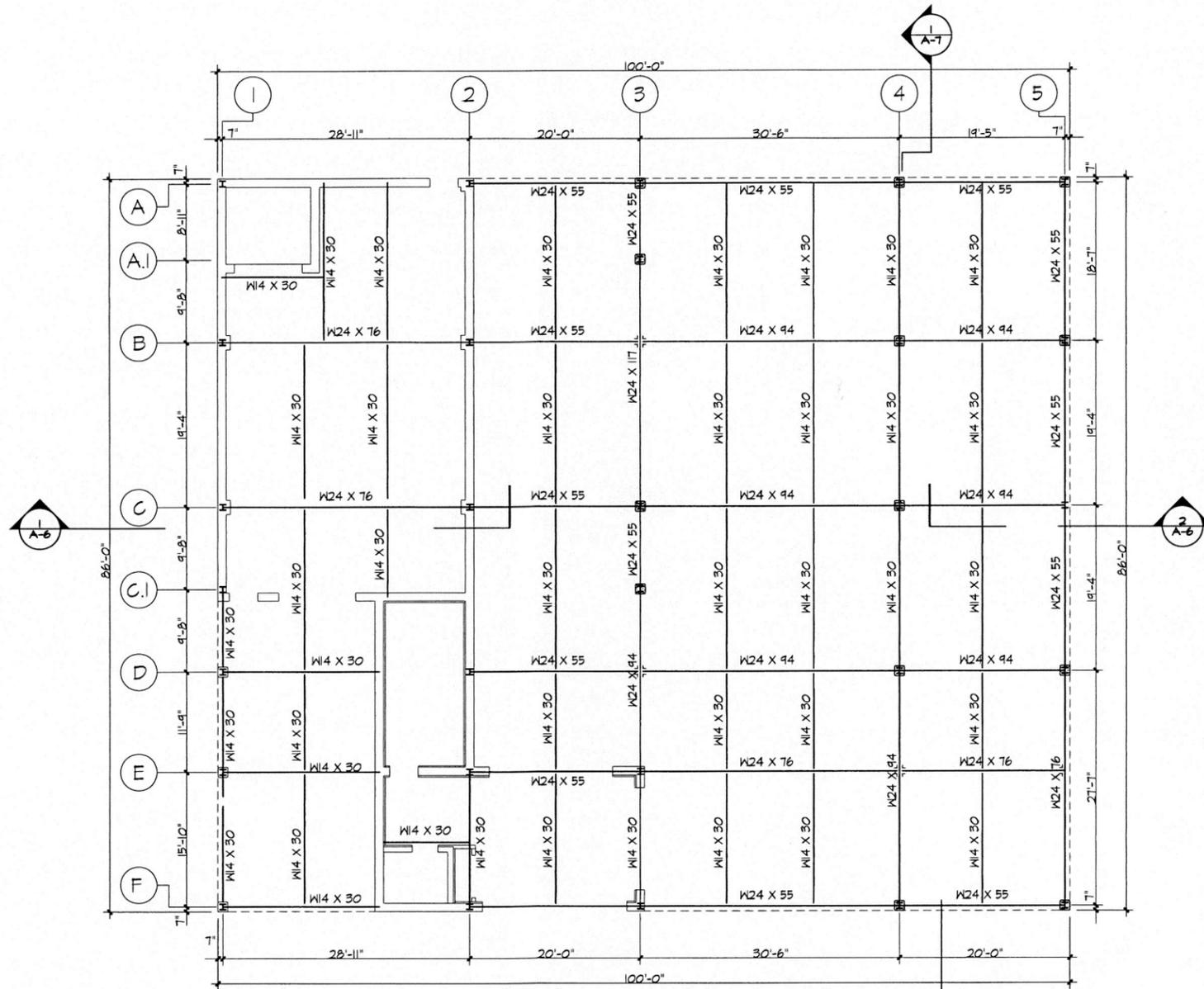


RABCO ENGINEERING PC.
 Engineering • Inspection • Construction Management
 Robert A. Bennett, P.E.
 8 W. Menck Rd. Suite 210
 Freeport, New York 11520
 Tel: 516-467-2008
 Fax: 516-467-2037
 Email: rabcoeng@rabcoengr.com

COLUMBIA EQUIPMENT COMPANY
 118 ALBANY AVENUE
 FREEPORT, NEW YORK 11520



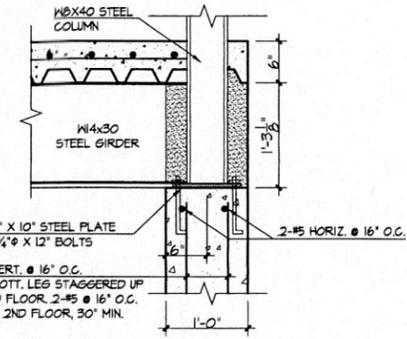
Project: 1123/22
 Date: 1/23/22
 Checked: R.A.B.
 Sheet: **SO**



NOTE:
VERIFY FUTURE ELEVATOR DIMENSIONS AT 2 ELEVATOR
LOCATIONS.

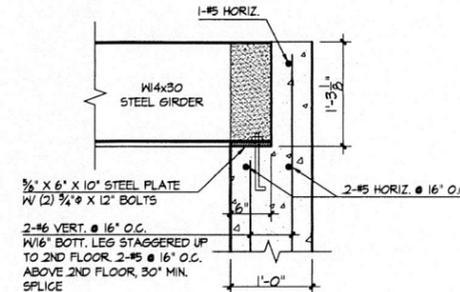
1 SECOND FLOOR FRAMING PLAN

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



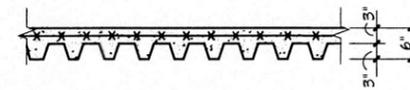
2 BEAM POCKET DETAIL

SCALE: 1" = 1'-0"



3 BEAM POCKET DETAIL

SCALE: 1" = 1'-0"



DECK = 3" DEEP, 18 GA., GALV. COMP. METAL DECK
CONC. 6" FC 4000 PSI CONC.
REINFORCING 6x6x14.0x14.0 WAF

NOTE:
PROVIDE CONTROL JOINTS @ 20' O.C. MAX.
AND AT COLUMN LOCATIONS.

4 TYP. FLOOR CONSTRUCTION DETAIL

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

Date	Revision

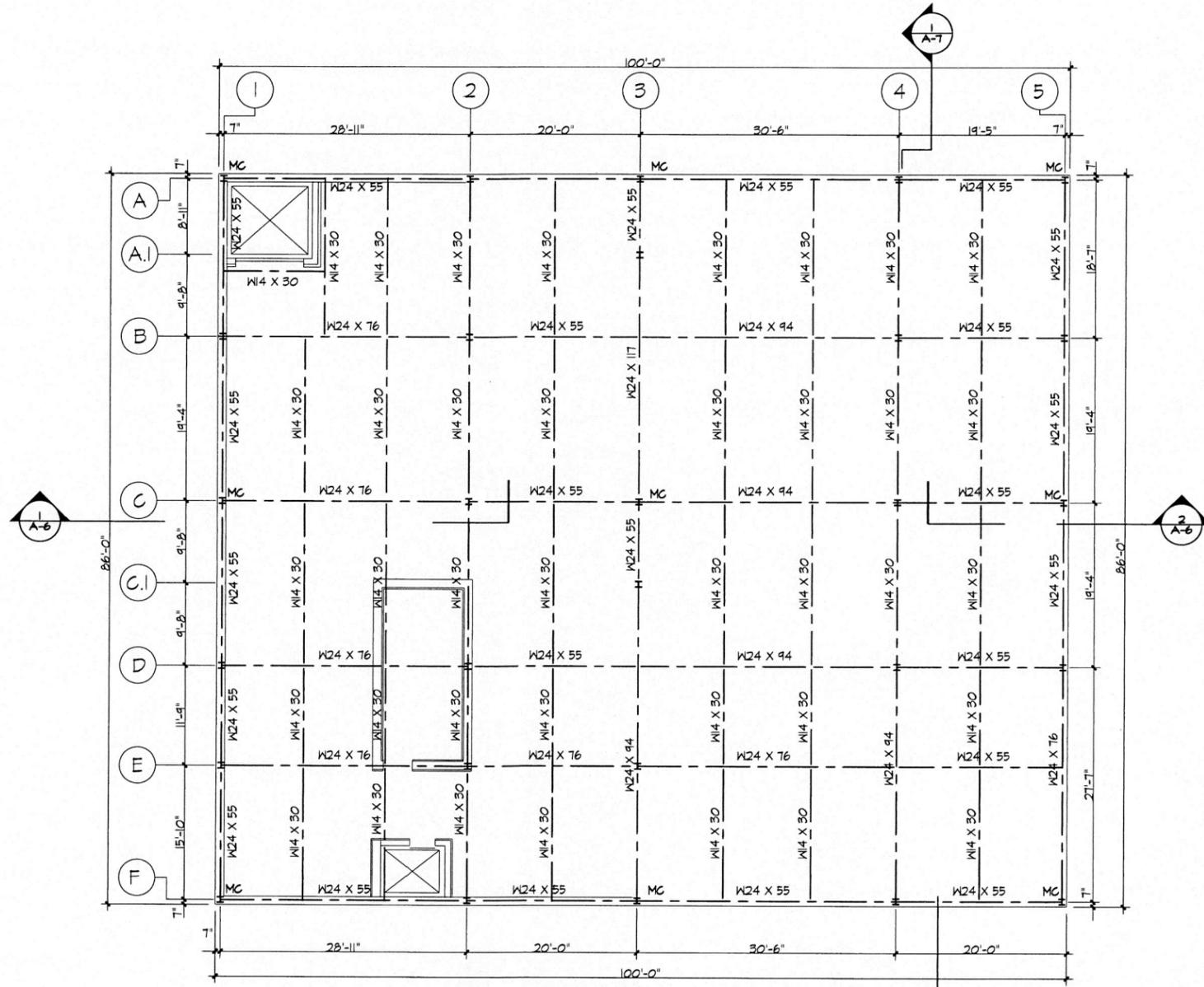
ENGINEER:
RABCO ENGINEERING PC.
Engineering - Inspection - Construction Management
Robert A. Bennett, P.E.
9 W. Merrick Rd., Suite 219
Freeport, New York 11520
Tel: 516-467-2038
Fax: 516-467-2037
Email: rabco@rabcoengineering.com

Project Name/Address
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520



Project No.	0303
Date	1/22/22
Drawn By	R.A.B.
Checked	R.A.B.

Sheet
S1



NOTE:
VERIFY FUTURE ELEVATOR DIMENSIONS AT 2 ELEVATOR
LOCATIONS.

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

Date	Revision

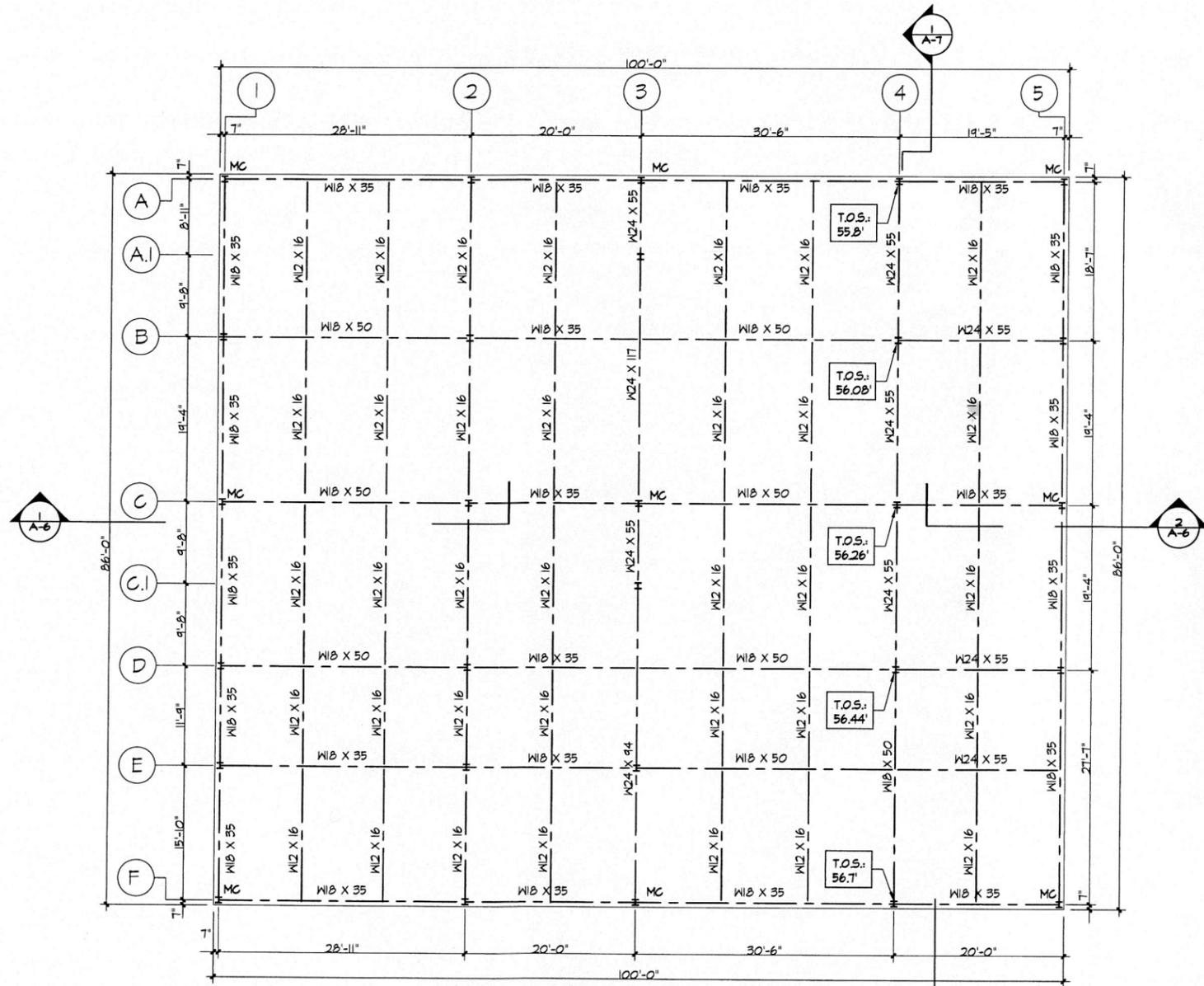
ENGINEER: **RABCO ENGINEERING PC.**
 -Engineering - Inspection - Construction Management
 Robert A. Bennett, P.E.
 8 W. Menick Rd. Suite 219
 Freeport, New York 11520
 Tel: 516-867-2038
 Fax: 516-867-2037
 Email: rabco@rabcoengineering.com

Project Name and Address:
COLUMBIA EQUIPMENT COMPANY
 118 ALBANY AVENUE
 FREEPORT, NEW YORK 11520



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

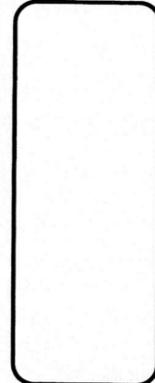
Sheet
S2



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

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

Date	Revision



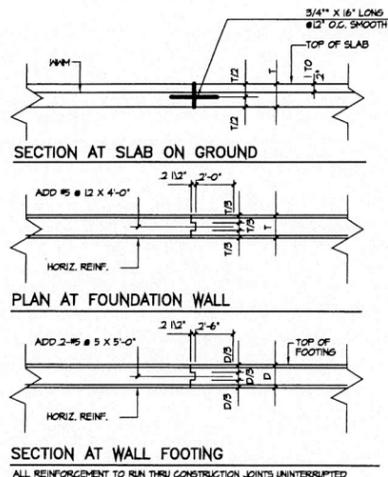
ENGINEER: **RABCO ENGINEERING PC**
-Engineering - Inspection - Construction Management-
Robert A. Bennett, P.E.
8 W. America Rd., Suite 210
Freeport, New York 11520
Tel: 516-467-2038
Fax: 516-467-2037
Email: robert@rabcoengineering.com

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

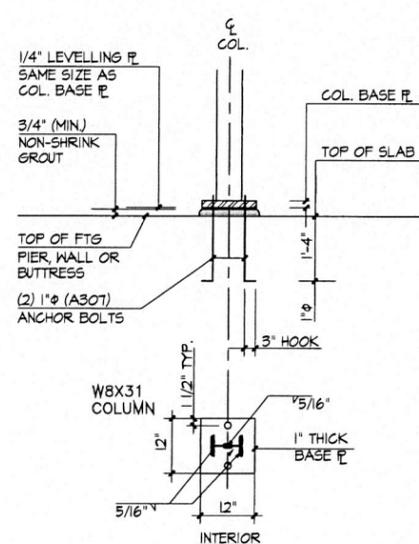


Project: 1911
Date: 1/23/12
Drawn: F.J.P.
Checked: R.A.B.

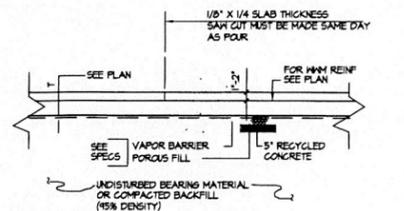
Sheet
S4



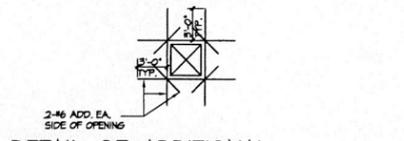
TYP. CONSTR. JOINT DETAILS
N.T.S.



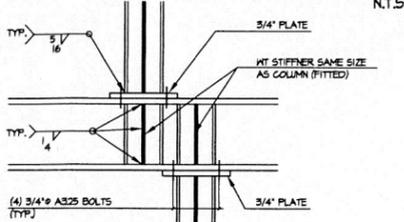
TYPICAL COLUMN BASE DETAIL
N.T.S.



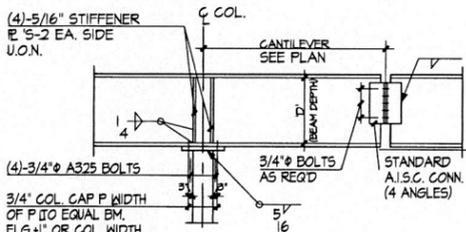
TYP. SLAB ON GROUND DETAIL
N.T.S.



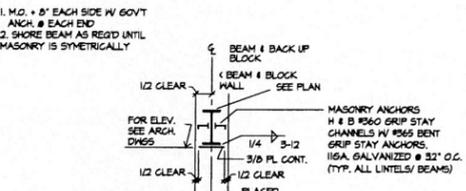
DETAIL OF ADDITIONAL REINF. AT WALL OPENING
N.T.S.



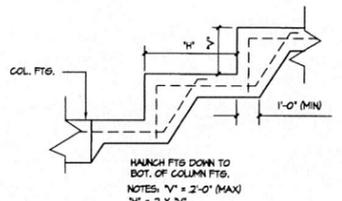
DETAIL @ COLUMN OFFSET
N.T.S.



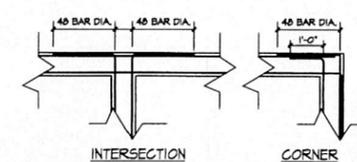
TYPICAL COLUMN CAP PLATE & CANTILEVER BEAM DETAIL
N.T.S.



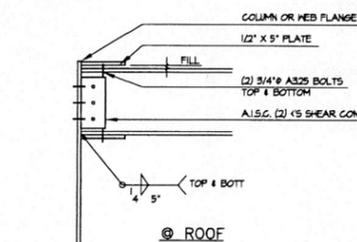
DETAIL @ LOOSE LINTEL
N.T.S.



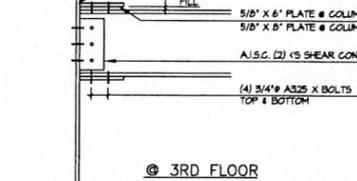
TYPICAL STEPPED FOOTING
N.T.S.



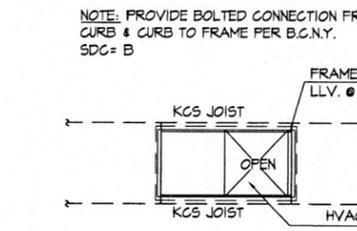
TYPICAL WALL DETAILS
N.T.S.



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



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



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

DESIGN INFORMATION
BASED ON 2020 NEW YORK STATE BUILDING CODE

SEISMIC DESIGN DATA
(PER BUILDING CODE SECTION 1613)

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

WIND DESIGN LOADS
(PER BUILDING CODE SECTION 1609)

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

SNOW DESIGN LOADS
(PER BUILDING CODE SECTION 1608)

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

LIVE DESIGN LOADS
(PER BUILDING CODE SECTION 1607)

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

*DOES NOT INCLUDE DRIFTING SNOW; COORDINATE W/SNOW

Date	Revision

ENGINEER: **RABCO ENGINEERING PC.**
 Engineering, Inspection, Construction Management
 Robert A. Bennett, P.E.
 111 W. Market St. 8th Fl. 11th
 Freeport, New York 11520
 Tel: 516-867-8988 Fax: 516-867-2037
 Email: rabco@rabcoengineering.com

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



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

Sheet **S5**

RESOLUTION NO. 10490-22

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

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

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

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

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

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

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

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

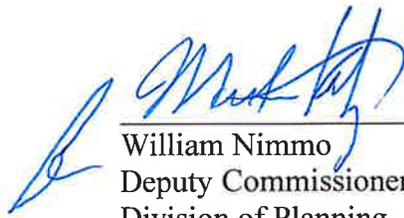
STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

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

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

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

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



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

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

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

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

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

The Chair declared the resolution duly adopted.

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



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

September 2, 2022
AMENDED LETTER OF
DENIAL

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

RE: 118 Albany Avenue, Freeport, NY
Zoning District Industrial– Sec. 62 Blk. D Lot 147-150
Building Permit Application # 20201864
Construct a new elevated 4 story, 26,172 sq. ft. commercial building

Dear Sir/Madam:

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

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

Village Ordinance §210.172(A)9- Parking required. The following number of parking spaces shall be required and maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes: Industrial and manufacturing establishments: At least one (1) parking space for every four (4) workers or for every four hundred (400) sq. ft. of floor area whichever is greater. The application submitted proposes a shell building totaling 26,172 sq. ft. This would require sixty-five (65) total parking spaces. The application provides fifteen (15) total parking spaces leaving a deficiency of fifty (50) parking spaces. This application received a variance on 8/19/21. This approval allowed parking for fourteen (14) spaces when forty-nine (49) were required creating a thirty-five (35) space relief. This application will require a variance for an additional fifteen (15) less parking spaces for a total relief fifty (50) spaces.

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

RE: 118 Albany Avenue, Freeport, NY

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-2202 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings

/cd

encl.

c: Village Clerk

Robert Bennett P.E.

SITE PLAN APPROVAL NEEDED

Yes: X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20201864

Location: 118 Albany Avenue, Freeport, New York 11520

Applicant: Rachel Lazarus

Description: Construct a new elevated four-story, 26,172 sq. ft. commercial building

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

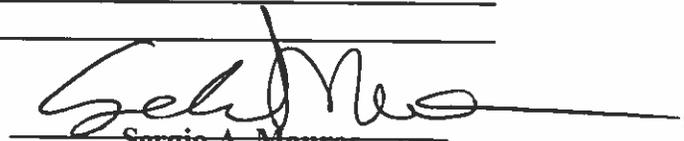
REASON(S) FOR DETERMINATION

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: September 2, 2022 - Amended


Sergio A. Mauras
Superintendent of Buildings

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

GENERAL NOTES/ 2020 RESIDENTIAL CODE OF NYS

- TO THE BEST OF CHRIS GRAY'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, NFPA 70 STANDARD, NATIONAL ELECTRIC CODE, AND LOCAL ZONING CODE.
- THESE CONSTRUCTION DOCUMENTS ARE PREPARED FOR THE PROJECT ADDRESS LISTED ON THE DRAWINGS AND ARE NOT TO BE USED AT A DIFFERENT LOCATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT. UNAUTHORIZED USE WILL ALSO BE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.
- NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR OWNER NOT OBTAINING BUILDING PERMIT OR ADDITIONAL WORK COMPLETED WITHOUT THE KNOWLEDGE OF THE BUILDING DEPARTMENT AFTER CERTIFICATE OF OCCUPANCY ISSUANCE.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AT JOB SITE BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING FORWARD.
- DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. DIMENSIONS NOTED ARE MEASURED FROM FINISHED SURFACES. PROVIDE EXACT DIMENSION CLEAR SHOW WHEN "HOLD" IS INDICATED.
- THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ARCHITECT SHALL NOT BE REQUIRED TO APPROVE UNAUTHORIZED STRUCTURAL AND/OR SPATIAL CHANGES DURING OR POST CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY TO PROVIDE BUILDING INSPECTIONS AT PROGRESSIVE STAGES OF CONSTRUCTION. IT SHALL BE CONSTRUED THAT ONCE THE FINAL INSPECTION IS COMPLETED, THE PROJECT IS IN COMPLETE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT.
- IF THE WORD "CREATED" IS USED IN ANY OF ITS FORMS HEREIN AND/OR ACCOMPANYING DOCUMENTS RELATING TO THIS PROJECT CREATED BY THE ARCHITECT, IT IS AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE CONSTRUED OR UNDERSTOOD TO BE A STATEMENT OF FACT, A WARRANTY, OR A GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.
- SHOP DRAWINGS MUST CONFORM TO THE ARCHITECTURAL DRAWINGS AND BE APPROVED BY ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.
- PROPOSED WORK IS BASED ON SURVEY PREPARED BY LICENSED SURVEYOR AND SUPPLIED BY OWNER. ARCHITECT IS NOT RESPONSIBLE FOR SURVEY ERRORS. OWNER OR CONTRACTOR IS TO HIRE SURVEYOR TO STAKE OUT WORK IF NECESSARY.
- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. CONTRACTOR TO INSPECT THE EXISTING FRAMING FOR STRUCTURAL INTEGRITY.
- R202.1 HABITABLE ROOM LIGHT AND VENTILATION.** ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
- R203.1 MINIMUM CEILING HEIGHT - HABITABLE SPACE, HALLWAYS, AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". BATHROOMS, TOILET ROOMS, AND LAUNDRY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8".** THE CEILING HEIGHT OF THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". THE CEILING HEIGHT ABOVE BATHROOM AND TOILET FIXTURES SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" ABOVE AND AREA NOT LESS THAN 30" x 30" AT THE SHOWERHEAD. BEAMS, SIDERS, DUCTS OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING THESE SPACES SHALL BE PERMITTED TO PROJECT TO A MAXIMUM OF 6" OF THE FINISHED FLOOR LEVEL.
- R202.1 GLAZING IDENTIFICATION.** EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R202.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED LIEU OF THE MANUFACTURER'S DESIGNATION.
- R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS.** BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPENING ESCAPE AND RESCUE OPENING. ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ FT, GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- R311.1.5 STAIR TREADS AND RISERS.** THE MAXIMUM RISER HEIGHT SHALL BE 6 1/2" AND THE MINIMUM TREAD DEPTH SHALL BE 4". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
- R311.2 HEADROOM.** THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY.
- R311.2 HANDRAILS.** HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND HANDRAILS.
- R311.2.5 HANDRAIL GRIP SIZE.** TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6", AND A CROSS SECTION OF NOT MORE THAN 2 1/2".
- R312.1 GUARDS REQUIRED.** SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE NOSINGS. GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.
- R312.1.3 GUARD OPENING LIMITATIONS.** REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIRS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER.
- R314.1 SMOKE ALARMS.** SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLINGS UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS NOT MORE THAN 1 FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A BATTERY SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
- R315.1 CARBON MONOXIDE ALARMS.** SHALL BE IN ACCORDANCE WITH SECTION 415 OF THE FIRE CODE OF NYS. CARBON MONOXIDE PROTECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL BURNING APPLIANCE. EXCEPTIONS, IN SLEEPING AREAS WHERE A FUEL BURNING IS LOCATED IN AN ATTACHED BATHROOM, UTILITY RM, CLOSET, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA. IN DWELLINGS UNITS WHERE A FUEL BURNING APPLIANCE IS LOCATED IN A KITCHEN, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE THE SLEEPING AREAS AND WITHIN 10' OF THE ENTRANCE OF SLEEPING AREAS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVER CURRENT PROTECTION. EXCEPTION, CARBON MONOXIDE ALARMS POWERED BY A 10 YEAR BATTERY SHALL BE AN ACCEPTABLE ALTERNATIVE IN RESIDENTIAL BUILDINGS.
- R401.4 SOIL TESTS.** IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIVE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. HIRED BY OWNER OR GENERAL CONTRACTOR.
- R402.2 CONCRETE.** Poured concrete shall have an ultimate compressive strength of 3,000 PSI MINIMUM AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS SHALL BE 3,500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED. Poured concrete footings to bear on undisturbed virgin soil with a minimum of 3,000 PSF BEARING CAPACITY AT A DEPTH BELOW THE FROST LINE WITHIN THE GROUND.
- CONCRETE MASONRY UNITS SHALL BE OF NORMAL WEIGHT CONCRETE. ALL WALLS SHALL BE BONDED WITH HORIZONTAL GALVANIZED REINFORCEMENT AT EVERY OTHER COURSE VERTICALLY.
- R405.1 FOUNDATION DRAINAGE.** DRAINS SHALL BE PROVIDED AROUND ALL FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, OR PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- R406.1 FOUNDATION DAMPROOFING.** FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.
- R602.8 FIREBLOCKING.** SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE.
- R102.4 FLASHING.** APPROVED CORROSION RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
- R100.1 FACTORY BUILT FIREPLACES.** SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127

- R100.1 FACTORY BUILT CHIMNEYS.** SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. CHIMNEYS FOR USE WITH FACTORY BUILT FIREPLACES SHALL COMPLY WITH THE REQUIREMENTS OF UL 127.
- R1006.2 EXTERIOR AIR INTAKE.** SHALL BE CAPABLE OF SUPPLYING ALL COMBUSTION AIR FROM THE EXTERIOR OF THE DWELLING OR FROM SPACES WITHIN THE DWELLING VENTILATED WITH OUTDOOR AIR SUCH AS CRAWL OR ATTIC SPACES. THE EXTERIOR AIR INTAKE SHALL NOT BE LOCATED WITHIN GARAGE OR BASEMENT OF THE DWELLING. THE EXTERIOR AIR INTAKE SHALL BE COVERED WITH A CORROSION- RESISTANT SCREEN OF 1/4" MESH.
- M102.8.1 APPLIANCES IN ATTICS.** ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
- M102.8.4 LOCAL EXHAUST RATES:** TOILET ROOMS AND BATHROOMS, 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS TO EXTERIOR OPEN AIR. KITCHENS, 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS TO EXTERIOR OPEN AIR.
- PLUMBING AND HEATING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE BY A LICENSED PLUMBER.
- ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND NEW YORK STATE RESIDENTIAL CODE BY A LICENSED ELECTRICIAN.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST ADDITION OF THE 'AMERICAN SOCIETY FOR TESTING AND MATERIALS' (ASTM) SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW UNLESS SPECIFIED OTHERWISE.
- STRUCTURAL LUMBER CALCULATIONS ARE BASED ON HEM FIR NO. 2 WITH A FIBER STRESS OF 850 PSI AND A MODULUS OF ELASTICITY OF 1,800 KSI. LUMBER TO BE CLEAN WITH NO SPLITS, CHECKS, AND SHAKES.
- LAMINATED VENEER LUMBER CALCULATIONS ARE BASED ON A FIBER STRESS OF 2,600 PSI AND A MODULUS OF ELASTICITY OF 1,900 KSI. REFER TO MANUFACTURERS MANUALS FOR MULTIPLE MEMBER CONNECTIONS AND PROPER USE.
- STRUCTURAL STEEL CALCULATIONS ARE BASED ON A36 STEEL WITH A FIBER STRESS OF 21.6 KSI AND A MODULUS OF ELASTICITY OF 29,000 KSI.

THE ARCHITECT WILL HAVE NEITHER CONTROL OVER, CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR QUALITY OF WORK, NOR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK PERFORMED. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT HAVE CONTROL OVER, CHARGE OF, NOR RESPONSIBILITY FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK. THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE CORRESPONDING BUILDING PERMIT APPLICATION. EXISTING CONDITIONS REFLECTED HEREIN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. THIS DRAWING IS THE SOLE PROPERTY OF CHRIS GRAY, ARCHITECT, AND SHALL NOT BE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION BY SAME. UNAUTHORIZED ALTERATION TO THESE PLANS IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 147. COPIES OF THESE PLANS NOT BEARING THE INKED SEAL SHALL NOT BE CONSIDERED TO BE LEGAL AND/OR VALID COPIES.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

UNINHABITABLE ATTICS WITHOUT STORAGE- NOT MORE THAN 42'	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS WITH FIXED STAIRS	30 PSF
EXTERIOR BALCONIES AND DECKS	40 PSF
GUARDS AND HANDRAILS	200 PSF
GUARDS INFILL COMPONENTS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

TABLE R301.7 DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
CEILING WITH BRITTLE FINISHES (PLASTER AND STUCCO)	L/360
CEILING WITH FLEXIBLE FINISHES (GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS- MIN LOADS WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS- MIN LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS- MIN LOADS WITH FLEXIBLE FINISHES	H/180
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

TABLE R301.6 MINIMUM ROOF LIVE LOADS OF HORIZONTAL PROJECTION

USE GROUND SNOW LOAD 20 PSF

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

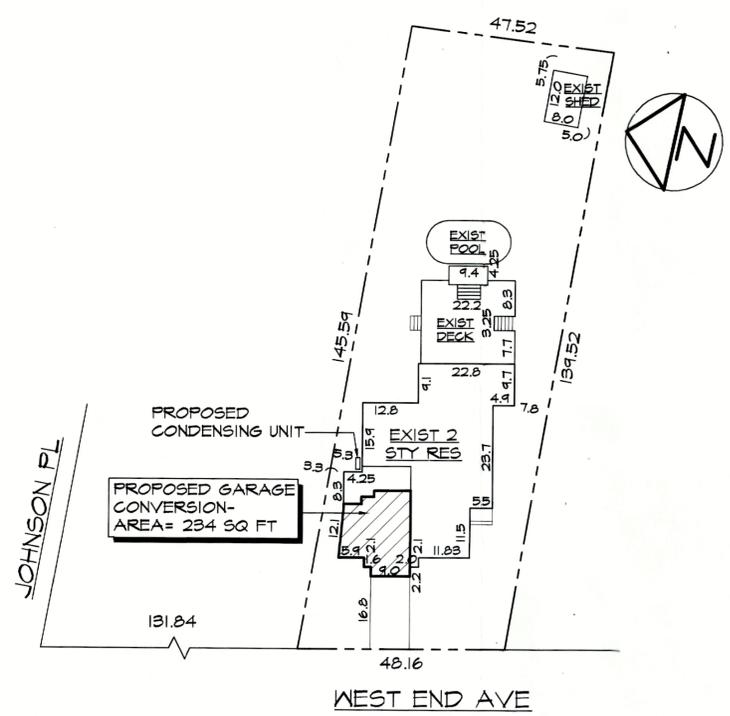
GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
WIND WIND REGION	NO
WINDBORNE DEBRIS ZONE	YES
SEISMIC DESIGN CATEGORY	B ZONE
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	3'
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	YES
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.7

VILLAGE OF FREEPORT ZONING

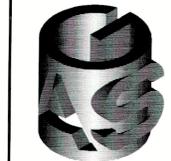
SECTION 54
BLOCK 320
LOT 121
DISTRICT RESIDENCE A
FLOOD ZONE AE-B
INTERIOR ALTERATIONS ONLY- NO CHANGE TO EXTERIOR ENVELOPE
PERMITTED USE
DWELLINGS FOR NOT MORE THAN 1 FAMILY
LOT AREA AND WIDTH
7,500 SQ FT MINIMUM
6,768 SQ FT EXISTING
75 FT MINIMUM WIDTH
48.16 FT EXISTING
EXISTING LOT IS NONCONFORMING
OFF STREET PARKING REQUIREMENTS
ONE FAMILY DWELLING 2 MINIMUM (9' x 20' MINIMUM PER SPACE)
PARKING WITHIN SIDE YARD PERMITTED
0 CARS PROVIDED
VARIANCES REQUIRED
OFF STREET PARKING
RESIDENTIAL CODE OF NYS
OCCUPANCY CLASSIFICATION
R3- ONE FAMILY DWELLING
CONSTRUCTION CLASSIFICATION
Vb- WOOD FRAME
SITE PLAN REVIEW BOARD
PUBLIC HEARING FOR NEW CONSTRUCTION, INFORMAL HEARING FOR ADDITIONS/ ALTERATIONS, NOT FOR DECKS LESS THAN 5'

NAILING SCHEDULE
TABLE 91 NRCM 2018

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3- 8d		
CEILING JOIST TO TOP PLATE (TOE NAILED)	3- 8d		
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)		3- 10d	PER RAFTER
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)		3- 10d	PER JOIST
COLLAR TIE TO RAFTER (FACE NAILED)			EACH LAP
BLOCKING TO RAFTER (TOE NAILED)	2- 8d		PER TIE
RH BOARD TO RAFTER (END NAILED)	2- 8d		EACH END
		2- 16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE NAILED)	2- 16d		PER FOOT
TOP PLATES AT INTERSECTIONS (FACE NAILED)	4- 16d		JOINTS- EACH SIDE
STUD TO STUD (FACE NAILED)	2- 16d		24"OC
HEADER TO HEADER (FACE NAILED)	1- 16d		16"OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END NAILED)	2- 16d		PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE NAILED)	2- 16d		PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4- 8d		PER JOIST
BRIDGINS TO JOIST (TOE NAILED)	2- 10d		EACH END
BLOCKING TO JOIST (TOE NAILED)	2- 10d		EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	5- 16d		EACH JOIST
LEADER STRIP TO BEAM (FACE NAILED)	3- 8d		PER JOIST
JOIST OR LEADER TO BEAM (TOE NAILED)	3- 8d		PER JOIST
BAND JOIST TO JOIST (END NAILED)	2- 16d		PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	3- 8d		PER JOIST
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	#6"OC EDGE, #12"OC FIELD
DIAGONAL BOARD SHEATHING	2- 8d	2- 10d	PER SUPPORT
1'x6' or 1'x8'	3- 8d	3- 10d	PER SUPPORT
1'x10' OR WIDER	3- 8d	3- 10d	PER SUPPORT
CEILING SHEATHING			
5/8" COOLERS	3d COOLERS		1" EDGE/ 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	#6"OC EDGE, #12"OC FIELD
STRUCTURAL FIBERBOARD PANELS 1/2"			3" EDGE/ 6" FIELD
28/32"			3" EDGE/ 6" FIELD
5/8" GALV. ROOFING NAIL (0.120"x1-1/2" LONG x 7/16" HEAD)			
1" GALV. ROOFING NAIL (0.120"x1-3/4" LONG x 9/16" HEAD)			
GYPSUM WALLBOARD			
HARDBOARD	8d	8d	#6"OC EDGE, #12"OC FIELD
PARTICLE BOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING	2- 8d	2- 10d	PER SUPPORT
1'x6' or 1'x8'	3- 8d	3- 10d	PER SUPPORT
1'x10' OR WIDER	3- 8d	3- 10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS 1" OR LESS	8d	10d	6" EDGE/ 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE/ 12" FIELD
DIAGONAL BOARD SHEATHING	2- 8d	2- 10d	PER SUPPORT
1'x6' or 1'x8'	3- 8d	3- 10d	PER SUPPORT
1'x10' OR WIDER	3- 8d	3- 10d	PER SUPPORT



RECEIVED
VILLAGE OF FREEPORT
CLERK'S OFFICE
11-1-1 P 2 12
NOV 16 2022



GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL N. BELLMORE, N.Y. 11710
PHONE 516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net grayarchserv.com



WEBER RESIDENCE
149 WEST END AVE
FREEPORT, NY 11520
VILLAGE OF FREEPORT
PROPOSED GARAGE CONVERSION

DATE 6-13-22 DRAW BY D6
A1 OF 2

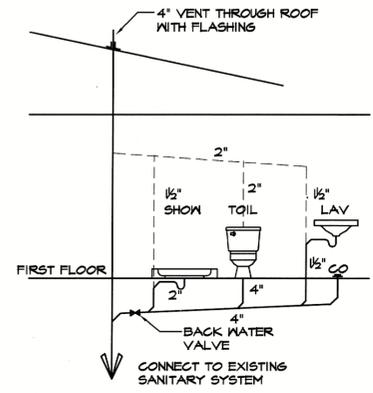


GRAY ARCHITECTURAL SERVICES, P.C.
 2401 CAPRI PL. N. BELLMORE, N.Y. 11710
 PHONE 516 679-4722 FAX 516 679-2698
 grayarchserv@verizon.net grayarchserv.com



WEBER RESIDENCE
 149 WEST END AVE
 FREEPORT, NY 11520
 VILLAGE OF FREEPORT
 PROPOSED GARAGE CONVERSION

DATE 8-13-22 DRAW BY DG
 OF 2



PLUMBING RISER DIAGRAM

PLUMBING SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE
 NO SCALE

STRUCTURAL NOTES

- 1- DOUBLE FRAME ALL OPENINGS, STAIRS, CHIMNEYS, SKYLIGHTS, UNDER PARTITIONS, UNDER BATH TUBS
- 2- PROVIDE METAL CONNECTORS AND STRAPS TO SECURE ROOF TO WALL DOWN TO FOUNDATION- REFER TO FRAMING CONNECTION DETAILS
- 3- ALL EXPOSED WOOD OR WOOD COMINGS IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR NATURALLY TREATED, ALL FASTENERS AND CONNECTORS TO BE APPROVED FOR USE WITH ACQ LUMBER
- 4- PROVIDE FULL DEPTH SOLID WOOD BLOCKING UNDER ALL WOOD POSTS ENSURING TRANSFER OF LOADS TO FOUNDATION AND FOOTINGS
- 5- ALL BUILT UP POSTS AND JACK STUDS SHALL BE THOROUGHLY NAILED TO PREVENT BURSTING APART
- 6- PROVIDE FULL DEPTH SOLID OR CROSS BRIDGINS BETWEEN JOISTS AT INTERVALS NOT EXCEEDING 8' (SAWN LUMBER ONLY)
- 7- 3 PLY BUILT UP BEAMS AND FLITCH BEAMS- PROVIDE 3/8" A325 BOLTS @ 24"oc TOP AND BOTTOM FULL LENGTH OF BEAM
- 8- ENGINEERED LUMBER- REFER TO MANUFACTURERS HANDBOOK REGARDING RECOMMENDED USES AND HANDLING OF PRODUCT
- 9- MASONRY CHIMNEYS AND BRICK/ STONE VENEERS TO WOOD FRAME STRUCTURES ARE NOT TO BE USED AS A MEANS OF STRUCTURAL SUPPORT

WINDOW NOTES

- 1- WINDOW DESIGNATIONS SHOWN ARE GENERIC UNIT DIMENSIONS- CROSS REFERENCE TO MANUFACTURERS DESIGNATIONS
- 2- WINDOWS TO BE HIGH PERFORMANCE LOW-E TYPE, NFRC CERTIFIED WITH U' VALUE OF .32 OR LESS
- 3- SKYLIGHTS TO BE HIGH PERFORMANCE LOW-E TYPE, NFRC CERTIFIED WITH U' VALUE OF .45 OR LESS
- 4- EXTERIOR WINDOWS AND DOORS SHALL RESIST A WIND DESIGN PRESSURE- REFER TO CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA CHART
- 5- COMBINATION WINDOW MULLION JOINING MATERIAL SHALL BE CAPABLE OF RESISTING 1.5 TIMES THE DESIGN PRESSURE LOAD
- 6- WINDOWS IN BUILDINGS WITHIN 1 MILE OF COAST SHALL RESIST WIND BORNE DEBRIS IMPACT OR BE FITTED WITH WOOD PANELS
- 7- INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED AND WEATHER TIGHT SEAL
- 8- PROVIDE PROPER HARDWARE TO INSURE ADEQUATE EMERGENCY ESCAPE AND RESCUE OPENING CLEARANCES AS STATED IN GENERAL NOTE 15

FINISH NOTES

- 1- CONTRACTOR TO COORDINATE FINISHES AND COLORS WITH OWNER
- 2- FINISH MATERIALS TO BE APPLIED AS PER THE MANUFACTURERS GUIDELINES

WALL LEGEND

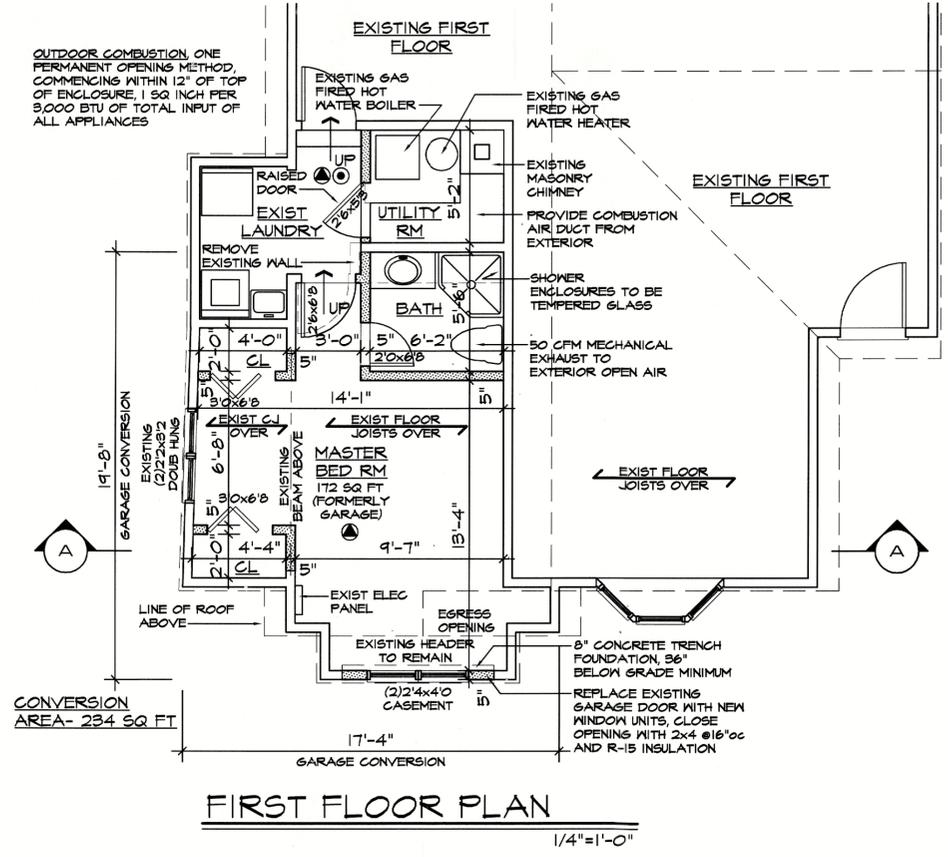
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN
	NEW FRAME WALL
	NEW FOURED CONCRETE

ELECTRICAL LEGEND

	HARDWIRED SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR, WITHIN 10' FROM BEDROOMS

CONTRACTOR AND ELECTRICIAN TO REVIEW EXACT REQUIREMENTS WITH OWNER AND COMPLY WITH ELECTRICAL CODE

SMOKE ALARMS- MUST BE INSTALLED ON ALL JOBS AS REQUIRED FOR NEW DWELLINGS (REFER TO GENERAL NOTE 22 & 23)



FIRST FLOOR PLAN

1/4"=1'-0"

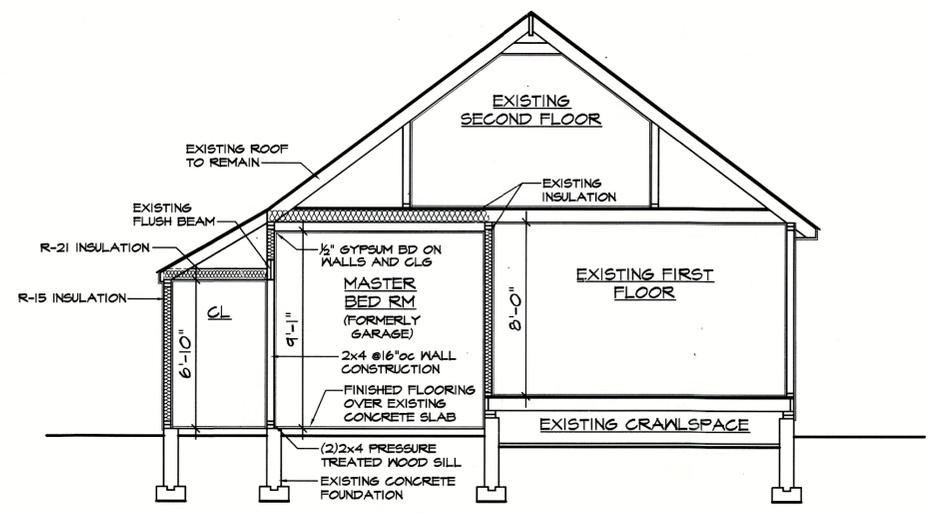
LIGHT AND VENTILATION CALCULATIONS

FLOOR	SPACE	FLOOR AREA- SF	2% NATURAL LIGHT		4% VENTILATION	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	MAST BED RM	172	13.8	21.8	6.9	17.6



FRONT ELEVATION

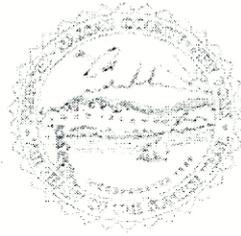
1/4"=1'-0"



SECTION 'A-A'

1/4"=1'-0"

RECEIVED
 2022 AUG - 1 P 2:12
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



2022-31

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

July 13, 2022
Letter of Denial

Jason Weber
149 Westend Avenue
Freeport, NY 11520

RE: 149 Westend Ave., Freeport, NY
Zoning District –Residence A – Sec. 54 Blk. 320 Lot 121
Building Permit Application #20222897
Description: Proposed garage conversion to living space

RECEIVED
2022 AUG - 1 P 2:11
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

2) Village Ordinance §210-172A(1). Single family dwellings: At least two (2) off street parking spaces per single family dwelling unit. The parking area provided may be installed in a side yard. The plans submitted with this application indicate that you will be converting a garage to living space leaving you with only 1 parking space. Accordingly, you will be seeking a variance for the required parking spaces.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerks Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Village Clerk's Office. **Only after this initial appointment should the additional copies be made.**

RE: 149 Westend Avenue, Freeport, NY

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

If you should have any questions or require any additional information with reference to the Zoning Board of Appeals Application, please call the **VILLAGE CLERK'S OFFICE** at **516-377-2300**.

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings

/cd
encl.

c: Village Clerk
Christopher L. Gray, R.A.

SITE PLAN APPROVAL NEEDED Yes X No _____

RECEIVED
2022 AUG - 1 P 2: 11
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222897

Location: 149 Westend Avenue, Freeport, NY

Applicant: Jason Weber

Description: Proposed garage conversion to living space

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

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

REASON(S) FOR DETERMINATION

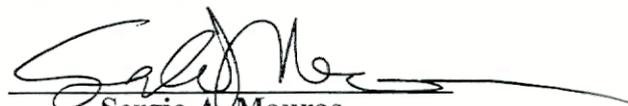
This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

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

Dated: July 13, 2022

RECEIVED
2022 AUG - 11 P 2:12
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY


Sergio A. Mauras
Superintendent of Buildings

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



SEC. 54 BLK. 32 LOT. 121

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of JASON WRBER

respectfully states and alleges:

Strike out inapplicable phrase

1 That the applicant (resides at) ~~(has its principal office for the conducting of its business at)~~
149 WEST END AVE
FREEPORT, NY 11520

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

2 That the premises affected by this application is located at 149 WEST END AVE Land Map of Nassau County Sec. 54 Blk. 32 Lot(s) 121
and that the interest which the applicant has in the property concerned is that of OWNER OF 149 WEST END AVE

3 That (the applicant) (the applicant's duly authorized AGENT CHRIS GRAY on or about the 7 day of JULY 2022, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

DRAWINGS, SURVEY, SHORT ENVIRONMENTAL, WATER LETTER

Obtain reason for denial from Department of Buildings.

4 That on or about the 13 day of JULY, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: 210-6A CONFORMITY REQUIRED
210-172 A(1) OFF STREET PARKING

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

5 That the nature of the improvements now upon said premises is as follows: PROPOSED GARAGE CONVERSION

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

6 That said premises are now being used as follows: 1 FAMILY DWELLING

Describe fully and clearly the use desired.

7 That the applicant seeks authority to make use of said premises as follows: 1 FAMILY DWELLING

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

8 Upon information and belief that a ~~(permit)~~ (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York 210-6A CONFORMITY REQUIRED
210-172 A(1) OFF STREET PARKING

Refer where possible to paragraphs and section by numbers.

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

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2022 AUG -1 P 2:11

RECEIVED

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

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

THE HEAD FOR ANOTHER BRO ROOM

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

NONE

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

~~(upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).~~

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

Dated: AUG 1, 20 22



BY: CHRIS GRAY

ITS: AGENT

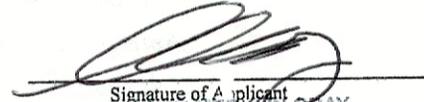
If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York)
County of Nassau) ss:

The applicant JASON WEBER named in the foregoing application, being duly sworn, depose and say that HE read the foregoing application subscribed by CHRIS GRAY and know the contents thereof; and that the same is true to HIS own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters HE believe S to be true.

Sworn to before me this 1 day
of AUG, 20 22

Notary Public MARALIN MERKLIN GRAY


Signature of Applicant
MARALIN MERKLIN GRAY
Notary Public, State of New York
No. 01ME6120194
Qualified in Nassau County
Commission Expires December 13, 2024

**Notice
Conflict of Interest**

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

AUG 1, 20 22
Date Year


Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

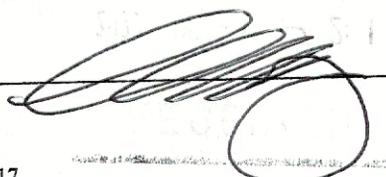
I JASON WEBER being duly sworn, depose and say:

That he/she (the owner of _____) (is the _____) of
149 WEST END AVE FREEPORT the property concerned is correct to the best of the knowledge of
deponent _____.)

That the owner JASON WEBER consents to the granting of the authority sought in the above application.

Sworn to before me this 1 day
of AUG, 20 22


Signature

Notary Public 

JUL 7

617.20
Appendix B

Short Environmental Assessment Form

Instructions for Completing

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

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

RECEIVED
2022 AUG 1 P 8: 12
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Part 1 - Project and Sponsor Information			
Name of Action or Project: WEBER RESIDENCE			
Project Location (describe, and attach a location map): 149 WEST END AVE FREEPORT NY 11520			
Brief Description of Proposed Action: PROPOSED GARAGE CONVERSION			
Name of Applicant or Sponsor: CHRIS GRAY		Telephone: 516 679-4722	
		E-Mail: GRAY.MICHSEN@VERIZON.NET	
Address: 2401 CARRILL			
City/PO: N HELLGROVE		State: NY	Zip Code: 11710
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.15 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?		.15 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		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?			
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: _____			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: _____			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: _____			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		X	
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?		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		X	
16. Is the project site located in the 100 year flood plain?			
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
 2021 AUG 21 10 22 AM
 RECEIVED

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: CHRIS GRAY Date: 7-7-22
 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

RECEIVED
 2022 AUG - 1 P 2:12
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

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

RECEIVED
2022 AUG - 1 P 2: 12
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20222897

JUL 7

Filing Date 7/7/22

FREEPORT BUILDING DEPT.

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>149 WEST END AVE</u> ZONING DISTRICT <u>RES A</u>
	BETWEEN <u>JOHNSON PL</u> AND <u>CART PL</u>
	SECTION <u>54</u> BLOCK <u>320</u> LOT <u>121</u> APPROX. LOT SIZE <u>48</u> x <u>139</u> LOT AREA <u>6768</u>

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

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>18,000</u>	<u>PROPOSED GARAGE CONVERSION</u>

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>JASON WEBER</u>	<u>149 WEST END AVE</u> <u>FREEPORT, NY 11520</u>	<u>589</u> <u>3308</u>
2. Contractor		
3. Architect or Engineer <u>CITRIS GRAY</u>	<u>2401 CARRI PL</u> <u>N BELLMORE, NY 11710</u>	<u>679</u> <u>4722</u>

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>JASON WEBER</u> (Print) Address <u>149 WEST END AVE FREEPORT</u> Phone <u>589-3308</u> State of New York County of Nassau <u>JASON WEBER</u> being duly sworn, says that <u>HE</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>HIS</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>7</u> day of <u>JULY</u> , 20 <u>22</u> Notary Public _____ County, N.Y. CHRISTOPHER L. GRAY Notary Public, State of New York No. 01GR6108433 Qualified in Nassau County Commission Expires April 19, 20 <u>24</u>	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO _____ IF YES, WHICH ZONE? <u>AE B</u> IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/> PROJECT DESCRIPTION Total/First Flr Square Feet <input type="text"/> Upper Flrs Square Feet <input type="text"/> # of Fixtures <input type="text"/> # of Floors <input type="text"/> Occup. Type <input type="text"/>

VI. VALIDATION (Official Use Only)	Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____
	Approved by: _____ RECEIVED SUPERINTENDENT OF BUILDINGS 2022 AUG -1 P 2:12



2022-32

RECEIVED

2022 AUG -2 P 1:33

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 2, 2022
UPDATED LETTER OF DENIAL

Nelson Perez Garabito
149 N. Bayview Avenue
Freeport, NY 11520

RE: Address: 149 N. Bayview Avenue, Freeport, NY
Zoning District: Residence AA Sec 54 Blk 462 Lot 32
Building Permit Application #20222624
Description: Construct a new 312 sq. ft. rear addition, a 144 sq. ft. gazebo
and maintain a 322.56 sq. ft. shed

Dear Sir/Madam:

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

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

- 2) **Village Ordinance §210-35A(2). Setbacks required: Rear yard setback.** Yards of the following depths shall be provided for the principal building on the lot: rear yard depth – 20 ft. The application submitted shows a new proposed addition with a rear yard setback of 17.3' ft. A variance is required to have a rear yard setback 2.7 ft. less than the 20 ft. minimum.

- 3) **Village Ordinance §210-35C(1). Setbacks required: Accessory structures.**
Yards of the following depths shall be provided for accessory structures. No accessory structure shall be constructed in any front yard. The application submitted shows a proposed gazebo in the secondary front yard. A variance is required to have an accessory gazebo in a secondary front yard.

- 4) **Village Ordinance §210-35C(2). Required yards, Accessory structures.** Yards of the following depths shall be provided for accessory buildings. Rear yard depths – 5 ft. The application submitted shows an existing shed with a rear yard setback of 2.5 ft. A variance is required to have an accessory

RE: 149 N. Bayview Avenue, Freeport, NY

structure with 2.5 ft. less rear yard set back than required.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,

Sergio A. Mauras

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

Enclosure

cc: Village Clerk
Joseph M. Bello, R.A.

SITE PLAN APPROVAL NEEDED

Yes: X No: _____

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2022 AUG -2 P 1:33

RECEIVED

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. 20222624

Applicant : Nelson Perez Garabito

Location: 149 N. Bayview Avenue, Freeport, NY

Description: Construct a new 312 sq. ft. rear addition, a 144 sq. ft. gazebo and maintain a 322.56 sq. ft. shed

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: August 2, 2022 - Updated

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2022 AUG - 2 P 1:33
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.

RECEIVED

2022 AUG -2 P 1:33

SEC. 54 BLK. 46 LOT. 32

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of NELSON PEREZ GARABITO

respectfully states and alleges:

Strike out
inapplicable
phrase

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

149 N. BAYVIEW AVE, FREEPORT, NY

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

2 That the premises affected by this application is located at Land Map of Nassau County

149 N. BAYVIEW AVE FREEPORT, NY Sec. 54 Blk. 46 Lot(s) 32
and that the interest which the applicant has in the property concerned is that of HIS HOME

Obtain reason for
denial from
Department of
Buildings.

3 That (the applicant) (the applicant's duly authorized JULIA ABIZAHAM) on or about the
3 day of JUNE 2022, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

CONSTRUCT A NEW 312 SQ. FT. RAMP ADDITION, GAZEBO, AND
MAINTAIN EXISTING STRUCTURE.

4 That on or about the 16 day of MAY, 2022, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

CONSTRUCT A NEW 312 SQ. FT. RAMP ADDITION, A 144 SQ. FT. GAZEBO
AND MAINTAIN A 322.56 SQ. FT. SHEED

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

5 That the nature of the improvements now upon said premises is as follows: PROPOSED
ADDITION TO A ONE STORY 1 FAM. DWELLING

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

6 That said premises are now being used as follows: RESIDENTIAL ONE FAMILY
DWELLING

Describe fully and
clearly the use
desired.

7 That the applicant seeks authority to make use of said premises as follows: ONE SINGLE FAMILY
DWELLING

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

8 Upon information and belief that a (permit) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York CHAPTER 216 ARTICLE 5 R-A DISTRICT

Refer where possible
to paragraphs and
section by numbers.

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

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

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

10. That the grounds for this application are as follows: REQUESTING MORE SPACE DUE TO FAMILY GROWTH.

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

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

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

Dated: 3 June, 20 22.

BY: NELSON PEREZ
ITS: PROPERTY OWNER

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

State of New York)
County of Nassau) ss:

The applicant Nelson Perez Garabito named in the foregoing application, being duly sworn, depose and say that He read the foregoing application subscribed by him and know the contents thereof; and that the same is true to His own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters He believe — to be true.

Sworn to before me this 3rd day

JENNY O. SABORIO of June, 20 22.
Notary Public, New York
Nassau Co. Reg #01SA5038672
Commission Expires Jan. 30, 2023
Jenny O. Saborio
Notary Public

Nelson Perez Garabito
Signature of Applicant

Notice

Conflict of Interest

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

6/03, 20 22.
Date Year

Nelson Perez Garabito
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Nelson Perez Garabito being duly sworn, depose and say:

That he/she (the owner of PREMISES) (is the N/A) of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

That the owner Nelson Perez Garabito consents to the granting of the authority sought in the above application.

Sworn to before me this 3rd day
of June, 20 22.

Notary Public Jenny O. Saborio

Nelson Perez Garabito
Signature

617.20
Appendix B
Short Environmental Assessment Form

FEB 9 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		
NEISON PEREZ		
Name of Action or Project: 149 N BAYVIEW AVE FREEPORT PROP. REAR EXTENSION, PROP. GAZEBO, MAINTAIN EX. SITED		
Project Location (describe, and attach a location map): 149 NW/5 OF N. BAYVIEW AVE CORNER OF LENA AVE		
Brief Description of Proposed Action: PROP. REAR ADDITION W/ 1/2 BATH, PROP. GAZEBO, MAINTAIN EX. SITED.		
Name of Applicant or Sponsor: NEISON PEREZ	Telephone: 516 323 9000	E-Mail: DISCOUNT306@YAHOO.COM
Address: 149 N BAYVIEW AVE		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres	0.216	VILLAGE OF FREEPORT NY CLERK'S OFFICE 2022 AUG - 2 P 1:34
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

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

RECEIVED
 2022 AUG 22 P 1:34
 CLERK OF OFFICE
 VILLAGE OF REPORNY

6

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>NELSON PEREZ</u>		Date: <u>2-9-22</u>
Signature: <u><i>Nelson Perez</i></u>		

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

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

FEB - 9 2022	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

RECEIVED
 2022 AUG - 2 P 1: 34
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

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

Name of Lead Agency _____ Date _____

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

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20220234

Filing Date 2/9/22

FEB - 9 2022

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>149 N BAYVIEW AVE</u> (No.) (Street)	ZONING DISTRICT <u>R-A</u>
	BETWEEN <u>CORNER OF LENA AVE</u> (Cross Street) AND _____ (Cross Street)	
	SECTION <u>54</u> BLOCK <u>462</u> LOT <u>32</u> APPROX. LOT SIZE <u>1 RR</u> x _____ LOT AREA <u>9,424.6</u>	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
1 New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)	RESIDENTIAL 11 <input checked="" type="checkbox"/> One Family 12 Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____ NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 Other - Specify _____
C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>7,000.00</u>	<u>PROP. ONE STORY ADDITION, PROP GAZEB MAINTAIN EX SHED</u>

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Nelson Perez Garabito</u>	<u>149 N Bayview Ave Freeport</u>	<u>516 323 9000</u>
2. Contractor <u>A & R LANDSCAPING & HOME IMPROVEMENT</u>	<u>28 ISLAND BLVD BOHETERIA NY 11716</u>	<u>516 301 7475</u>
3. Architect or Engineer <u>Jae Bello</u>	<u>11 BROADWAY Suite 3 GAITHERVILLE NY</u>	<u>631 355 0623</u>

IV. OWNER - CONTRACTOR STATEMENT Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>Nelson Perez Garabito</u> (Print) Address <u>149 N Bayview Ave Freeport</u> Phone <u>516-323-9000</u> State of New York County of Nassau <u>Nelson Perez Garabito</u> being duly sworn, says that <u>he</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>8</u> of <u>February</u> Notary Public, <u>Natalia Amaya</u> County, N.Y.	V. FLOOD ZONE IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <u>X</u> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <u>X</u> PROJECT DESCRIPTION Total/First Flr Square Feet <u>779</u> Upper Flrs Square Feet <u>*</u> # of Fixtures <u>2</u> # of Floors <u>1</u> Occup. Type _____
--	--

VI. VALIDATION (Official Use Only)	Approved by: _____ Superintendent of Buildings
Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	

PROPOSED ONE STORY ADDITION - PROPOSED GAZEBO MAINTAIN EXISTING SHED

**FREERPORT
NEW YORK**

**BELLO
Architects**

GENERAL NOTES:

THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE FULL SET OF CONTRACT DOCUMENTS, AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE WORK UNDER THIS CONTRACT SHALL CONSIST OF ALL LABOR, INSTALLATION, MATERIALS AND EQUIPMENT REQUIRED AND NECESSARY TO PERFORM ALL WORK AS SHOWN ON THE DRAWINGS SPECIFIED HEREIN AND AS REQUIRED BY CONDITIONS AT THE SITE.

ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS NOT SPECIFICALLY COVERED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

ALL WORK SHALL CONFORM TO:
THE 2020 BUILDING CODE OF NEW YORK STATE
THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
THE 2020 FIRE CODE OF NEW YORK STATE
THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
THE 2020 PLUMBING CODE OF NEW YORK STATE
THE 2020 FUEL GAS CODE OF NEW YORK STATE
ALL OTHER LOCAL CODES AND AGENCIES HAVING JURISDICTION.

ALL NEW CONSTRUCTION SHALL CONFORM TO AMERICAN WOOD COUNCIL, 2018 WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE (NFPA70) AND THE BUILDING CODES OF NEW YORK STATE.

ALL PLUMBING WORK SHALL CONFORM TO THE 2020 PLUMBING CODE OF NEW YORK STATE REQUIREMENTS AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE LOCAL COUNTIES HEALTH DEPARTMENT.

THE HVAC SUBCONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE INSTALLATION OF ALL HVAC EQUIPMENT AS NOTED ON THE DRAWINGS. ALL WORK SHALL BE IN COMPLIANCE WITH NEC, NEMA, NATIONAL PLUMBING CODE, ASME AND ASHRAE SPECIFICATIONS, INCLUDING ALL EQUIPMENT, FIXTURES, MATERIALS, ETC. REQUIRED BY STATE AND LOCAL CODES.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICABLE FILING OF ALL APPLICATIONS, PERMITS, DOCUMENTS, INSURANCE, ETC. WITH ALL REGULATORY AGENCIES AS REQUIRED IN CONNECTION WITH THIS WORK.

CONTRACTOR TO PROVIDE DETAILED PRICE BREAKDOWN. OWNER TO PROVIDE BUILDING PERMIT, SURVEY AND FINAL SURVEY.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS, TO VISIT THE SITE PRIOR TO SUBMISSION OF HIS BID TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. NO ADDITIONAL ALLOWANCES, OR EXTRA CHARGES, WILL BE PERMITTED BECAUSE OF HIS FAILURE TO PERFORM THE AFORESAID VISIT.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL SITE AND SAFETY PROTECTION (FENCING, BARRIERS, ETC.) DURING CONSTRUCTION WITH ALL APPLICABLE CODES AND ORDINANCES (OSHA, ETC.) TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE SITE AND BUILDING.

THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL CONFIRM AND VERIFY EXISTING BEARING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE. IF DISCREPANCY ARISES BASED ON FIELD CONDITIONS CONSULT WITH ARCHITECT'S OFFICE BEFORE PROCEEDING WITH WORK OR ORDERING MATERIALS.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY EXISTING DRYWELLS, SEPTIC TANKS AND UTILITIES, UNDERGROUND PIPING OR STRUCTURES THAT MAY INTERFERE WITH NEW WORK OR DEMOLITION AND TO PROTECT SAME FROM ANY DAMAGE. THE REPAIR OF ANY DAMAGE DUE TO NEW CONSTRUCTION OR DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

NOTIFY ALL CORPORATIONS, ADJACENT PROPERTY OWNERS, UTILITY COMPANIES AND/OR LOCAL AUTHORITIES OWNING CONDUIT, WIRES, PIPES OR OTHER UTILITIES RUNNING TO OR ON THE PROPERTY OR IN THE AREAS AFFECTED BY THIS CONSTRUCTION AND/OR OTHERWISE REQUIRED BY THE TOWN OR LOCAL AGENCIES HAVING JURISDICTION. CAP ALL ABANDONED UTILITY LINES IN ACCORDANCE WITH THE INSTRUCTIONS FROM UTILITY COMPANIES OR LOCAL AUTHORITIES HAVING JURISDICTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, EXCAVATION, CARTING, REFUSE AND THE LEGAL DISPOSAL OF SAME AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION AND REMOVAL OF ALL DEBRIS FROM THE SITE.

DISPOSE OF ALL (IF ANY) HAZARDOUS MATERIAL OR ASBESTOS IN AN APPROVED MANNER AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES (INCLUDING THE EPA).

THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA FREE FROM ACCUMULATION OF ALL WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION HE SHALL REMOVE HIS WASTE MATERIAL AND RUBBISH FROM THE PREMISES AND SITE AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS AND SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK "ROOM CLEAN".

THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE OWNER FOR INSTALLATION OF THE OWNERS SECURITY, TELEPHONE, OR OTHER AV SYSTEMS AND SHALL COOPERATE WITH OWNERS INDEPENDENT CONTRACTORS. THE GENERAL CONTRACTOR SHALL PROVIDE ADVANCED NOTICE TO THE OWNER AS TO WHEN TO SCHEDULE INSTALLATION SO AS NOT TO DELAY COMPLETION OF THE PROJECT.

CONTRACTOR SHALL INSTALL AS PER OWNERS DIRECTION ANY AND ALL INTERCOM, TELEPHONE, LAN, VLAN, SPEAK, ALARM, COMPUTER, AND/OR CABLE WIRING IN WALLS PRIOR TO SHEETROCKING.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY ITEM OF EXISTING CONSTRUCTION THAT IS TO REMAIN OR THAT IS DAMAGED DURING NEW CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL PROVIDE FOR ALL PROPER BRACING, SHEETPIILING, SHORING, DE-WATERING, ETC., AND THE PROTECTION AND SUPPORT OF THE EXISTING AND ADJACENT STRUCTURES AND TREES THAT ARE TO REMAIN. PROVIDE FOR ALL UNDERPINNING AS REQUIRED DUE TO FIELD AND PROJECT CONDITIONS.

ALL WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPIKED AND NAILED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKAGE THROUGHOUT.

ANY DAMAGE TO ANY EXISTING PAVEMENTS (INCLUDING PUBLIC STREETS) OR STRUCTURES TO REMAIN MUST BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED BY THE GENERAL CONTRACTOR AT NO EXTRA COST TO THE OWNER.

RESECURE AND PROPERLY SUPPORT ALL EXISTING FRAMING AND ALL OTHER CONSTRUCTION THAT MAY BE AFFECTED BY NEW CONSTRUCTION.

CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND/OR INSTRUCTIONS.

PRIOR TO ORDERING WINDOWS, CONTRACTOR TO VERIFY ALL DOOR/WINDOW OPENINGS.

CONTRACTOR SHALL BE FULLY COVERED BY WORKMANS COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.

CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.

CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.

CONTRACTOR TO EXPEDITE THE WORK AND ESTABLISH WITH THE OWNER A COMPLETION DATE.

ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR WHOSE BUILDING TRADE STATUS STANDARDLY REQUIRES SAME.

DURING THE COURSE OF CONSTRUCTION IF MODIFICATIONS TO THE DESIGN OCCUR AS A RESULT OF CLIENT, ARCHITECT, ETC. THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY OWNER, GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.

THERE IS NO OBLIGATION FOR THE ARCHITECT TO PRODUCE CERTIFICATION LETTERS REQUIRED BY THE MUNICIPALITY.

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE ARCHITECTS INSTRUMENTS OF SERVICES WHICH ARE LICENSED TO THE OWNER FOR THE SOLE USE WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVE RIGHTS, INCLUDING THE COPYRIGHT.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE GENERAL CONTRACTOR, OWNER OR ANY OTHER SUBCONTRACTORS NOR SHALL HE GUARANTEE THEIR PERFORMANCE.

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

CONCRETE & FOUNDATIONS:

DESIGN STRENGTH OF 28-DAY CONCRETE SHALL BE 3,000 PSI MINIMUM. GARAGE SLABS TO BE 5,000 PSI AIR-ENTRAINED. ALL CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4", MINIMUM CEMENT CONTENT OF 560 LBS/CY AND A MAXIMUM SLUMP OF 4". ALL CONCRETE (CONTROLLED STONE OR GRAVEL) AND REINFORCED CONCRETE WORK SHALL CONFORM TO ACI-318 SPECIFICATIONS, LATEST EDITION. CONCRETE SHALL BE AIR-ENTRAINED (6%) WHERE EXPOSED.

CONTRACTOR TO PROVIDE CYLINDER SAMPLES (3 PER TRUCK) TO BE SENT TO A TESTING LAB TO BE BROKEN OPEN AND TESTED AT 7, 14 AND 28 DAYS RESPECTIVELY. NOTIFY ARCHITECT OF RESULTS WITHIN 24 HOURS OF OBTAINING SAME. CONTRACTORS TO SUBMIT DELIVERY RECEIPTS INDICATING THE VOLUME AND STRENGTH OF CONCRETE DELIVERED.

ALL REINFORCING, AS REQUIRED, SHALL BE MINIMUM GRADE 60 CONFORMING TO ASTM A615.

PROVIDE EXPANSION, CONTROL AND CONSTRUCTION JOINTS AS REQUIRED BY APPLICABLE SECTIONS OF ACI 301-84.

THE EXCAVATION FOR ALL FOOTINGS SHALL HAVE LEVEL, SOLID AND UNDISTURBED BOTTOMS. ALL FOOTINGS SHALL BEAR ON VIRGIN, UNDISTURBED SOIL, MINIMUM DEPTHS AS PER DRAWINGS. SOIL BEARING CAPACITY IS ASSUMED AS 2,000 PSF MINIMUM. THE CONTRACTOR SHALL VERIFY SAME IN THE FIELD.

MAXIMUM SLOPE BETWEEN BOTTOMS OF FOOTINGS SHALL BE 30 DEGREE ANGLE OR REPOSE

FOOTING ELEVATIONS SHOWN ON FOUNDATION PLAN ARE BASED ON AND CONSTITUTE THE BEST AVAILABLE INFORMATION. IT MAY BE NECESSARY TO ADJUST FOOTINGS DEPTH DUE TO FIELD CONDITIONS IN ORDER TO REACH ADEQUATE BEARING MATERIAL. FOOTINGS SHALL NOT BE CONSTRUCTED UNTIL SOIL, PREPARED FOR BEARING, HAS BEEN REVIEWED BY THE ARCHITECT AND THE AUTHORITIES HAVING JURISDICTION.

NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN WALLS, BUTTRESSES, OR FOOTINGS UNLESS SPECIFICALLY SHOWN.

WHERE SLAB ON GRADE IS SUPPORTED ON BACKFILL, THE FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 8" TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FILL MATERIAL SHALL BE LIMITED TO WELL GRADED SAND OR SAND AND GRAVEL MIXTURE WITH LESS THAN 10 TO 15% FINES PASSING THE NO. 200 SIEVE AND A MAXIMUM GRAVEL SIZE OF 3".

CONCRETE SLABS ON GRADE SHALL BE POURED OVER 10 MIL THICK CLEAR POLYETHYLENE FILM VAPOR BARRIER OF TYPE RECOMMENDED FOR BELOW GRADE APPLICATION.

ALL SUBGRADE FOUNDATION WALLS FOR CRAWL SPACES OR CELLARS TO BE TREATED WITH TUFF-NOR-H DAMP-PROOFING BY TREMCO OR APPROVED EQUAL. INSTALLED PER MANUFACTURERS INSTRUCTIONS

SPREAD FOOTINGS SHALL BE LOCATED SUCH THAT WALLS AND COLUMNS ARE CENTERED OVER FOOTINGS IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED ON THE PLAN.

STANDARD PROCEDURES OF FROST PROTECTION FOR FOOTINGS AND FOOTING EXCAVATIONS SHALL BE USED FOR WINTER CONSTRUCTION. BACKFILLING OF FOOTING EXCAVATIONS SHALL BE DONE AS SOON AS POSSIBLE TO PROTECT FOOTINGS FROM FROST ACTION.

SPREAD FOOTINGS, UNLESS OTHERWISE NOTED, SHALL BE 16" THICK, REINFORCED WITH (2) CONTINUOUS # 5 REBAR @ BOTTOM, MIN 3" CLEAR OF EARTH.

SLAB ON GRADE, UNLESS OTHERWISE NOTED, SHALL BE 4" THICK, REINFORCED WITH ONE LAYER OF 6#8 W2.8X2.9 WELDED WIRE FABRIC CONFORMING TO ASTM A-186.

WELDED WIRE FABRIC FOR CONCRETE SLABS ON GRADE SHALL BE PLACED 2" BELOW TOP OF SLAB. LAP SPICE OVERLAP LENGTH TO BE 8" AND SHALL BE MEASURED BETWEEN THE OUTERMOST CROSS WIRES OF EACH FABRIC SHEET.

BOTTOM OF FOOTING SHALL BE CARRIED DOWN AT LEAST 3 FT. BELOW LOWEST LEVEL OF ADJOINING GROUND OR PAVEMENT SURFACE, AND TO BE PLACED ON INORGANIC UNDISTRESSED SOIL, W/ A MIN BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED.

CONTRACTOR TO PROVIDE AND COORDINATE INSTALLATION OF ALL SLEEVES REQUIRED TO ACCOMMODATE PLUMBING, MECHANICAL AND ELECTRICAL TRADES.

BRACE ALL FOUNDATION WALLS AS REQUIRED PRIOR TO BACKFILLING.

DO NOT BACKFILL AGAINST FOUNDATION WALLS UNLESS THEY ARE PROPERLY BRACED BY FLOOR SLABS, TEMPORARY SHORING, OR BALANCED FILL. PROVIDE 15# FELT MEMBRANE OVER TOWELED ON MASTIC FOR DAMP-PROOFING ON ALL FOUNDATION WALLS, WHERE INDICATED ON DRAWINGS.

UPON BACKFILLING FOUNDATION, CHEMICALLY TREAT SOIL FOR TERMITE PROTECTION IN ADDITION TO PROVIDING TERMITE SHIELDS AND WOLMANIZED SKILLS.

WITH A MIN. 2/8" SILL PLATE USE 6#8 ANCHOR BOLTS TYPICAL 4" O.C. (2" O.C. FOR SLAB-ON-GRADE) AND MAX. 12" FROM EACH CORNER. 7" EMBEDMENT MIN. USE 3" X 3" X 5/16" SQ. WASHER PLT. SEE PLANS FOR CORNER HOLD DOWN (HD) DESIGNATION

STRUCTURAL WORK:

REMOVE AND REPLACE ANY AND ALL DAMAGED, ROTTED OR OTHERWISE UNSOUND FRAMING. REPLACEMENT FRAMING MUST BE OF PROPER SIZE AND BEARING TO SUPPORT ANY AND ALL LOADS IMPOSED.

DIMENSIONS SHOWN ON THESE PLANS ARE NOMINAL. CONTRACTOR SHALL FIELD VERIFY ACTUAL DIMENSIONS. DIMENSIONS FOR FRAMING ARE FOR ROUGH FRAMING.

CONTRACTOR TO PROVIDE ANY UNDERPINNING, AND / OR TEMPORARY SHORING, REQUIRED FOR THE ADEQUATE EXECUTION OF THE JOB.

THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION, LATEST EDITION, MATERIALS AS FOLLOWS:

STRUCTURAL STEEL: ASTM A572, GR50,
BARS, PLATES, ANGLES, MSC: ASTM A36
SQ STEEL TUBING: ASTM A500, GRADE B
BOLTS: ASTM A325
ANCHOR BOLTS: ASTM A307
WELDING ELECTRODE: ASTM E70XX

ALL WELDING SHALL CONFORM TO AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION AND BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE W/ AWS STANDARDS.

PLACE ALL BEAMS W/ CAMBER BOWING UP

ALL NEW ROOF JOISTS, HEADERS AND TRIMMERS AND OTHER HORIZONTAL WOOD MEMBERS SHALL BE SET WITH THE CROWN

EDGE UPWARD.

PROVIDE 1" +/- NON SHRINK GROUT BELOW ALL BEARING AND BASE PLATES

ALL PIPE AND/OR LALLY COLUMNS TO BE SECURELY BOLTED, LEVELED WITH STEEL SHIMS AND PACKED TIGHT WITH NON-SHRINK GROUT.

JOIST HANGERS, HOLD DOWN CLIPS, ETC. SHALL BE SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUAL (SECURED WITH ANNULAR WALLS, ETC. AS PER MANUFACTURERS SPECIFICATIONS) FOR ALL FLUSH STRUCTURAL CONNECTIONS. PROVIDE SADDLE-TYPE, HEAVY DUTY BEAM HANGERS AS REQUIRED. ALL EXTERIOR CONNECTIONS, FASTENERS, ETC. SHALL BE STAINLESS STEEL. PROVIDE WELDED STEEL CONNECTIONS FOR ALL FRAMING HANGERS, ETC. AT STEEL BEAMS, COLUMNS, ETC.

ALL WOOD FRAMING SHALL BE CONSTRUCTED AND INSTALLED AS PER "NATIONAL DESIGN STANDARDS FOR WOOD CONSTRUCTION", LATEST EDITION.

ALL STRUCTURAL WOOD FRAMING, UNLESS OTHERWISE NOTED, SHALL BE MINIMUM DOUGLAS FIR NO. 2 OR BETTER WITH BASE DESIGN MINIMUM FB 850 PSI; FV = 75 PSI; FC (PERP) = 1,250 PSI, E = 1,300,000 PSI (SEE PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS).

ALL LUMBER SHALL BE PROPERLY SEASONED AND SHALL BE NEW UNLESS OTHERWISE APPROVED BY THE ARCHITECT. ALL LUMBER SHALL BE FREE FROM KNOTS, SHAKES, ROT, FUNGUS, OR OTHER DEFECTS.

ALL BEAMS SHALL BE PROPERLY ANCHORED AS REQUIRED. PROVIDE PREFABRICATED GALVANIZED STEEL HANGERS AT ALL FLUSH FRAMED MEMBERS. HANGERS SHALL BE THE APPROPRIATE SIZE FOR THE SUPPORTED MEMBER WITH THE SPECIFIED NUMBER OF FASTENERS

DOUBLE ALL FRAMING AROUND ALL OPENINGS UNLESS OTHERWISE NOTED.

PROVIDE AND INSTALL ALL FIRE STOPPING, CATS, BLOCKING, ETC. AT EXTERIOR WALLS AND BEARING WALLS AND AS REQUIRED BY CODE AND/OR JOB CONDITIONS AND IN ACCORDANCE WITH STANDARD ACCEPTABLE PRACTICE.

ALL NEW WINDOW AND DOOR OPENINGS SHALL HAVE STUDS TRIPLED ON JAMBS. THE INNER TWO STUDS SHALL BE CUT TO RECEIVE THE LINTEL OR HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM LINTEL OR HEADER TO BEARING BELOW. THE OUTER STUD SHALL RUN IN ONE PIECE FROM SILL TO TOP PLATES.

ALL NOMINAL JOISTS SHALL BE CROSSBRIDGED WITH SOLID BRIDGING AND/OR 5/4" X 3" BRIDGING AS INDICATED AT MID-SPAN OR INTERVALS NOT TO EXCEED 8'-0" O.C. AND SECURELY NAILED AT EACH END. BRIDGING SHALL NOT BE NAILED UNTIL AFTER PARTITIONS ARE IN PLACE. PROVIDE SOLID BRIDGING BETWEEN JOISTS OVER GIRDERS AND PLATES OF BEARING PARTITIONS. METAL BRIDGING STRAPS MAY BE SUBSTITUTED AND INSTALLED ACCORDINGLY.

STRUCTURAL WOOD FRAMING USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE ACO PRESSURE TREATED LUMBER.

NOMINAL SIZES OF LUMBER NOTED, ACTUAL NET SIZES USED FOR STRESS CALCULATIONS.

ALL DIMENSIONS ARE TO STUD FACES OR CENTERLINE OF BEAMS.

WOOD JOISTS SUPPORTED BY STEEL BEAMS TO BE CONNECTED TO 2X" L WOOD BLOCKING BOLTED TO STEEL BEAMS WITH (2) 1/2" DIAMETER BOLTS 4'-0" O.C. MINIMUM WOOD JOIST LAP IS 4".

ALL FLUSH STEEL BEAMS TO BE TOPPED WITH A 2X6" WOOD PLATE BOLTED TO STEEL BEAMS WITH (2) 1/2" DIAMETER BOLTS 4'-0" O.C.

DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO SAME AND AROUND OPENINGS.

ALL FLOOR JOISTS SUPPORTING BATHROOM FIXTURES SHALL BE DOUBLED OR 12" O.C. WHICHEVER CONDITION IS DEEMED PRACTICAL IN THE FIELD.

LVL'S AND ENGINEERED WOOD I BEAM JOISTS TO BE AS MANUFACTURED BY "TRUSS JOIST MACMILLAN CORP" OR EQUAL. LVL MEMBERS TO BE 13/4" WIDTHS OR SOLID PSL MEMBERS OF THE SAME SIZE. LVL'S SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 1,900,000 PSI.

FLITCH BEAMS SHALL BE CONSTRUCTED OF CONTINUOUS FULL LENGTH STL PLATES BOLTED TO WOOD MEMBERS WITH 5/8" DIA. BOLTS @ 12" O.C. STAGGERED, U.O.N.

PROVIDE NEW WOOD HEADERS MINIMUM (2) 2X8" AT INTERIOR WALLS (NON-BEARING) AND AS PER DRAWINGS AT (2X4" FRAMED) EXTERIOR AND INTERIOR BEARING WALLS WITH SOLID BEARING STUD SUPPORTS AT ALL NEW WINDOWS, DOORS, AND OPENINGS AS MAY BE REQUIRED BY EXISTING CONDITIONS AND NEW CONSTRUCTION UNLESS OTHERWISE SHOWN OR NOTED.

ALL PLYWOOD SHEATHING SHALL BE EXTERIOR GRADE C-D EXTERIOR, TYPE 1 EXPOSURE. APA STRUCTURAL (GRADE STAMPED) UNLESS OTHERWISE INDICATED. EXPOSED PLYWOOD SOFFITS SHALL BE A-C GRADE EXTERIOR, TYPE 1, PLYWOOD SHEATHING @ FLOORS TO BE 3/4" APA RATED. 48/24 SLOPED ROOFS AND WALLS SHALL BE SHEATHED WITH 1/2" APA RATED.

BUILDING PLAN REVIEW NOTE

VILLAGE OF FREERPORT BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE VILLAGE OF FREERPORT AS SPECIFIED IN THE BUILDING AND / OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL OF AND THE SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH THE VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.
- THE RESPONSIBILITY OF THE LICENSEE

COMPLIES WITH THE 2020 BUILDING CODE OF NEW YORK STATE, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, THE 2020 FIRE CODE OF NEW YORK STATE, THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE, THE 2020 PLUMBING CODE OF NEW YORK STATE, THE 2020 FUEL GAS CODE OF NEW YORK STATE

I, JOE BELLO, VERIFY THAT THE PROPOSED STRUCTURAL DESIGN, IS ADEQUATE AND CODE COMPLYING. ELECTRIC TO BE NEW 200AMP SERVICE. PLUMBING AND MECHANICALS TO ALL BE NEW AND CODE COMPLYING.

DRAWING LIST:

SHEET	DESCRIPTION	REVISION #	DATE
GN-1	GENERAL NOTES: SITE PLAN		
GN-2	GENERAL NOTES: PLUMBING		
GN-3	GENERAL NOTES: STRAPPING		
GN-4	GENERAL NOTES: STRAPPING & ENERGY		
GN-5	GENERAL NOTES: IECC NOTES		
A-1	PLAN: FOUNDATION - PLOT PLAN - PLUMBING RISER DIAGRAM - DETAILS		
A-2	PLAN: FIRST FLOOR - ROOF PLAN		
A-3	PLAN: SECTION - REAR ELEVATION - LEFT SIDE ELEVATION - SKY EXPOSURE DIAGRAM		
A-4	PLAN: FOUNDATION GAZEBO - FIRST FLOOR GAZEBO - SECTION GAZEBO - ELEVATIONS GAZEBO FOUNDATION SHED - FIRST FLOOR SHED - SECTION SHED - ELEVATIONS SHED		

TABLE R 301.2 (1)

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (NASSAU COUNTY)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	130 MPH, EXPOSURE 'B'	NO	NO	ZONE 1	B	SEVERE	36" REQUIRED	YES	13°	YES	AS PER FIRM	599	51°

6334 Northern Boulevard
East Norwich, New York 11732

11 Broadway - Suite 3
Amityville, New York 11701

516.308.4646 Phone
516.813.0924 Fax
Info@JoeBelloArchitects.com
www.JoeBelloArchitects.com

DATE ISSUED:

10-5-2021 - Issued For Permit
4-7-2022 - Revision Per Town
- Sky Exposure Diagram
- Rear SetBack Addition (Variance)

RECEIVED
2022 AUG - 2 PM 1:30
VILLAGE OF FREERPORT

PRIVATE RESIDENCE

149 North Bayview Avenue
Freeport
New York, 11520

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

© copyright 2021



FILE: 21362 (GAR)

SCALE: AS NOTED

DRAWN BY: G.A.R.

SHEET: GN-1

NEW YORK STATE REQUIREMENTS:

ROOFING NOTES:

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE (100 INCH) SHANK WITH A MINIMUM 3/8-INCH DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4 INCH INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.

ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER APPROVED INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), SINGLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S APPROVED INSTALLATION INSTRUCTIONS.

ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACE ROLL ROOFING, SLATE, AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES.

THE ICE BARRIER SHALL BE GRADE ICE & WATER SHIELD SELF-ADHERED SHEETING UNDERLAYMENT BY GRADE OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

THE ICE BARRIER SHALL EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

FLASHING TO BE 0.04 ALUMINUM MIN. UNLESS OTHERWISE NOTED

ALL FLASHING AT MASONRY VENEERS TO BE 16 oz COPPER

FLASHING TO EXTEND MIN. 8" UNDER SHINGLES AND UP VERTICAL FACE OF BRICK IF APPLICABLE.

PROVIDE COUNTER FLASHING TO LAP OVER STEPPED FLASHING 3 INCH MINIMUM AND TO RUN BETWEEN BRICK AND UP INTERIOR VERTICAL FACE 1 INCH MINIMUM, IF APPLICABLE

PROVIDE ALUMINUM EAVE FLASHING AT ALL GUTTER/EAVE CONDITIONS, LAP INTO GUTTER

WHERE SKYLIGHTS IN CATHEDRAL CEILINGS BLOCK THE CONTINUOUS AIR PASSAGE, NOTCH 1 INCH HOLES IN THE CRIPPLE RAFTERS ABOVE AND BELOW THE SKYLIGHT TO PROVIDE AN AIR CHANNEL INTO ADJOINING RAFTER BAYS.

CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

ALL FLUES SERVING WOOD BURNING FIREPLACES SHALL BE PROVIDED WITH A SPOKE ARRESTOR PER R1003.2

ALL FLUES TO BE PROVIDED WITH A CHIMNEY CAP PER R1003.9

CHIMNEY CLEARANCES - ANY PORTION OF A MASONRY CHIMNEY LOCATED IN THE INTERIOR OF THE BUILDING OR WITHIN THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A MINIMUM AIRSPACE CLEARANCE TO COMBUSTIBLE OF 2 INCHES. CHIMNEYS LOCATED ENTIRELY OUTSIDE THE EXTERIOR WALLS OF THE BUILDING, INCLUDING CHIMNEYS THAT PASS THROUGH THE SOFFIT OR CORNICE, SHALL HAVE A MINIMUM AIRSPACE CLEARANCE OF 1 INCH. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH SECTION R1003.19

CHIMNEY FIREBLOCKING - ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL LATH LAID ACROSS THE SPACE BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.

CHIMNEY CRICKETS - CHIMNEYS SHALL BE PROVIDED WITH CRICKETS, UNLESS THE CHIMNEY INTERSECT THE RIDGELINE. THE INTERSECTION OF THE CRICKET AND THE CHIMNEY SHALL BE FLASHED AND COUNTERSUNK IN THE SAME MANNER AS NORMAL ROOF-CHIMNEY INTERSECTIONS. CRICKETS SHALL BE CONSTRUCTED IN COMPLIANCE WITH FIGURE R1003.20 AND TABLE 1003.20.

FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127

PLUMBING NOTES:

1. ALL WORK TO BE DONE BY A PLUMBER LICENSED IN THE LOCAL MUNICIPALITY.
2. ALL PLUMBING SHALL CONFORM TO THE STANDARDS OF THE 2020 BUILDING CODE OF NEW YORK STATE, THE 2020 PLUMBING CODE OF NEW YORK STATE, 2020 FUEL GAS CODE OF NEW YORK STATE AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE LOCAL COUNTIES HEALTH DEPARTMENT.
3. THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, ETC. RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF HIS WORK.
4. THE PLUMBER SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS.
5. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS, OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW, UNLESS SO NOTED.
6. PLUMBER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM THAT COMPLIES WITH ALL APPLICABLE CODES. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED.
7. WATER DISTRIBUTION SYSTEM TO BE COPPER TUBING OR APPROVED EQUAL THROUGHOUT.

DRILLING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL COMPLY WITH SECTION R802.8. DRILLING AND NOTCHING OF TOP PLATE SHALL COMPLY WITH SECTION R802.8.1.

NO STUD SHALL BE CUT TO RECEIVE PIPING LARGER THAN 1-1/2" IN DIAMETER. IF THE RUNNING OF PIPES REQUIRES THE CUTTING OF PLATES, PROPER PROVISION SHALL BE MADE FOR TYING TOGETHER AND SUPPORTING ALL STRUCTURAL MEMBERS AFFECTED BY SUCH CUTTING.

THE CUTTING OF ANY 2X JOISTS TO FACILITATE THE INSTALLATION OF PIPING WILL ONLY BE PERMITTED WITH THE FOLLOWING LIMITATIONS: THE TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTCHED NOT TO EXCEED 2", EXCEPT THAT THE NOTCHING OF TOP OR BOTTOM EDGE OF JOIST IN THE MIDDLE THIRD OF ITS SPAN WILL NOT BE PERMITTED.

IF CUTTING OF A FLOOR JOIST MORE THAN 2" IS FOUND NECESSARY, A HEADER THE FULL DEPTH OF THE BEAM SHALL BE CUT IN TO SUPPORT THE END OF THE JOISTS.

WHERE PIPES MUST PASS THROUGH JOISTS, HOLES SHALL BE DRILLED TO RECEIVE THE PIPES. THE DIAMETER OF SUCH HOLES SHALL NOT BE MORE THAN 1/2" GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE. ALL DRILLING OF HOLES SHOULD BE THROUGH THE NEUTRAL AXIS OR CENTERLINE OF BEAM WHERE POSSIBLE.

THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2.

BATHUBS WITH SHOWER HEADS AND SHOWER COMPARTMENT FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN SIX FEET (6') ABOVE THE FLOOR.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, LIMIT THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS.

ALL POTABLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK-FLOW PREVENTER, PRESSURE TYPE VACUUM BREAKER OR HOSE CONNECTION BACKFLOW PREVENTER.

SEPARATE BRANCH SHUT-OFF VALVES WILL BE PROVIDED FOR EACH BATHROOM AND KITCHEN. EACH FIXTURE TO BE PROVIDED WITH SEPARATE SHUT-OFF VALVES.

ALL CONNECTIONS TO THE POTABLE WATER SHALL CONFORM TO NOTCHES P2902.4.1 THROUGH P2902.4.5.

WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN SECTION R806.6.

A SOIL OR WASTE PIPE, OR BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH; OR THERE SHALL BE BUILT INTO THE MASONRY WALL A PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.

PIPING SHALL BE INSTALLED IN TRENCHES SO THAT THE PIPING RESTS ON SOLID AND CONTINUOUS BEARING.

DRAIN, WASTE AND VENT PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1.

BUILDING SEWER PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.2.

THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK-FLOW PREVENTER.

THE DISCHARGE FROM CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK.

THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH SECTION P2903 OF THE CODE.

ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH SECTION 307, FIGURE R307.2 OF THE CODE. INDICATE SPACING BETWEEN PLUMBING FIXTURES AS PER FIGURE R307.2 & NON-ABSORBENT SURFACE AT TUB & SHOWER AS PER SECTION R307.2.

BOILER ROOM NOTES:

1. PROVIDE A MINIMUM OF 18" CLEARANCE AROUND BOILER.
2. NO GAS OR ELECTRIC METER IN BOILER ROOM.
3. BOILER TO BE ON CONCRETE BASE.
4. CEILING OVER BOILER ROOM TO BE MINIMUM ONE 1/2 HOUR RATED.
5. BOILER ROOM DOOR TO BE 3/4 HR. FPSC.
6. NO STORAGE IN BOILER ROOM.

ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13 THROUGH 24 OF THE RESIDENTIAL CODE OF NEW YORK STATE. ALL LOCAL RULES AND REGULATIONS AND AS SPECIFIED BY THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.

ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, LISTING LABEL AND THE CODE.

ALL FUEL, GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.

ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.1 OF THE CODE.

ALL HVAC PIPING SHALL BE INSULATED IN ACCORDANCE WITH TABLE N1103.5.

DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MINIMUM FEDERAL STANDARDS AS PER TABLE N1104.1 AND N1104.2 AS APPLICABLE.

ELECTRICAL NOTES:

PROVIDE MECHANICAL VENTILATION FOR BATHROOM AS PER R303.4, AND FOR RANGE HOODS AS PER M1503, WHERE SYSTEMS REQUIREMENTS EXCEED CFM THRESHOLD PER CODE, MAKE UP AIR IS TO BE PROVIDED THROUGH WHOLE HOUSE VENTILATION SYSTEM.

THE CONTRACTOR SHALL PROVIDE RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET (6') MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE.

ALL BATH, TOILET, KITCHEN AND GARAGE OUTLETS SHALL BE GROUND-FULT-INTERRUPTER PROTECTION APPROVED DEVICES.

PROVIDE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM WITH AIRFLOW RATES TO COMPLY WITH TABLE M1507.3(1) FOR CONTINUOUS OPERATION. USE TABLE M1507.3(2) FOR INTERMITTENT OPERATIONS REQUIREMENTS.

THE MINIMUM LOAD FOR UNDERGROUND SERVICE CONDUCTORS AND SERVICE DEVICES THAT SERVE ONE HUNDRED PERCENT (100%) OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E302.2.

WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E310.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3701.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E310.2.1.

FINAL SELECTION OF ALL ELECTRICAL LIGHTING FIXTURES TO BE BY OWNER - CONTRACTOR & ELECTRICAL CONTRACTOR TO COORDINATE ALL RELATED WORK AS PER FIXTURES SELECTED

ANY LIGHTING & ELECTRICAL OUTLET SHOWN ON PLAN IS A PRELIMINARY LAYOUT - ALL LOCATIONS TO BE VERIFIED WITH OWNER IN THE FIELD - WALK THRU WITH OWNER/ARCHITECT IS REQUIRED

SMOKE ALARM, HEAT DETECTOR, AND CARBON MONOXIDE ALARM NOTES:

PROVIDE SMOKE ALARMS AND HEAT DETECTORS PER SECTION R314 & NFPA 72

- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217
- HEAT DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539 (AS APPROPRIATE FOR INTENDED APPLICATION)
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2304
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 & UL 2304

IN NEW CONSTRUCTION SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS & HEAT DETECTORS SHALL BE PROVIDED IN NEW GARAGES.

EXISTING DWELLINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J OF 2020 RESIDENTIAL CODE OF NEW YORK STATE

LOCATIONS: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERFERING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF THE BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
5. ALL LAUNDRY ROOMS / ROOMS CONTAINING CLOTH DRYER

ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTED ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

915 FIRE CODE OF NEW YORK STATE: CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA 10 FT OF THE ENTRANCE TO THE SLEEPING AREA, AND AT A MIN. ON EVERY STORY THAT CONTAINS A CARBON MONOXIDE SOURCE

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AT EVERY LOCATION SPECIFIED BY CODE PLUS ANY ADDITIONAL LOCATION REQUIRED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE. ALL CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN LOCATIONS THAT AVOIDS DEAD AIR SPACES, TURBULENT AIR SPACES, FRESH AIR RETURNS, OPEN WINDOWS, HVAC DUCTS, CLOSED DOORS, AND OTHER SUCH OBSTRUCTIONS THAT COULD PREVENT CARBON MONOXIDE FROM REACHING THE DETECTOR.

MISCELLANEOUS:

PROVIDE METAL DRIP FLASHING OVER ALL WINDOWS AND DOORS AS REQUIRED.

PROVIDE CAULKING AT ALL WOOD AND METAL JOINTS, AND ALL DOORS & WINDOWS.

PROVIDE AND INSTALL 5/8" GYPSUM BOARD (MINIMUM), (TYPE "X" AS NOTED), TYPICAL ALL WALLS AND CEILINGS, UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD SHALL BE TAPED AND SPACKLED (3 COATS).

PROVIDE AND INSTALL 5/8" GYPSUM BOARD TYPE "X" OR APPROVED EQUAL "FIRE CODE" GYPSUM BOARD (MINIMUM 3/4 HOUR RATED) AT GARAGE AND OVER BOILER ROOM EQUIPMENT AND WALLS ADJACENT TO HABITABLE SPACE AS REQUIRED BY STATE AND LOCAL BUILDING CODES.

THE GENERAL CONTRACTOR IS TO PROVIDE AND ALLOW FOR NEW FLOOR FINISHES THROUGHOUT.

THE CONTRACTOR MUST ALLOW AND PROVIDE FOR ALL NEW PLUMBING (GAS, WATER, ETC.), PIPING AND/OR REPIPING AND EQUIPMENT AS MAY BE REQUIRED.

PROVIDE ACCESS TO ATTIC / CRAWL SPACE AREAS BY MEANS OF 24"X18" REMOVABLE PANELS IN CLOSET CEILINGS, OR AS INDICATED ON DRAWINGS.

PROVIDE NEW FULL CAVITY INSULATION IN ACCORDANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS AT ALL EXISTING EXTERIOR WALLS AND ROOF ENVELOPE AREAS EXPOSED DURING NEW CONSTRUCTION.

WINDOWS:

ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:

UP TO 4'-0" TO BE PROVIDED WITH (2) 2x6 HEADERS;

UP TO 8'-0" OPENINGS SHALL BE PROVIDED WITH (2) 2x12

GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING

HAZARDOUS GLAZING SHALL COMPLY WITH R308.1 & MEET THE CRITERIA FOR CATEGORY 11 AS INDICATED IN 2020 RCHYS 308.4

ALL WINDOWS & DOORS TO BE BY WEATHER SHIELD, MUNTIN BARS AS PER ELEVATIONS. 4-9/16" JAMBS. FINISHES AS SELECTED BY OWNER. HARDWARE AS SELECTED BY OWNER. NEW WINDOW IN EXISTING 2X4 WALL CONSTRUCTION TO HAVE 4 9/16" JAMBS. GENERAL CONTRACTOR TO FIELD VERIFY TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.

ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO R310.1.1. SUCH OPENING SHALL NOT IMPEDE EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF (6.7) SF., WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 5'-4" ABOVE FINISHED FLOOR.

ANY WINDOW WITH AN INTERIOR SILL HEIGHT OF 24" OR LESS, AND EXTERIOR SILL HEIGHT GREATER THAN 72" SHALL BE EQUIPPED WITH AN OPERING CONTROL DEVICE COMPLYING WITH R312.2.

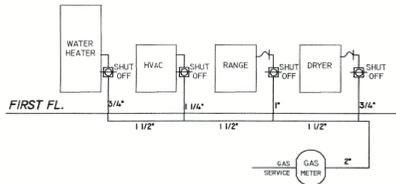
ALL SHOWER DOORS AND OTHER GLASS LESS THAN 18" A.F.F. TO BE TEMPERED (MIN. 3/16" THICKNESS).

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-6	6-7	>7
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

RUN TIME % IN EACH 4 HOUR SEGMENT	25%	33%	50%	66%	75%	100%
	FACTOR	4	3	2	1.5	1.3

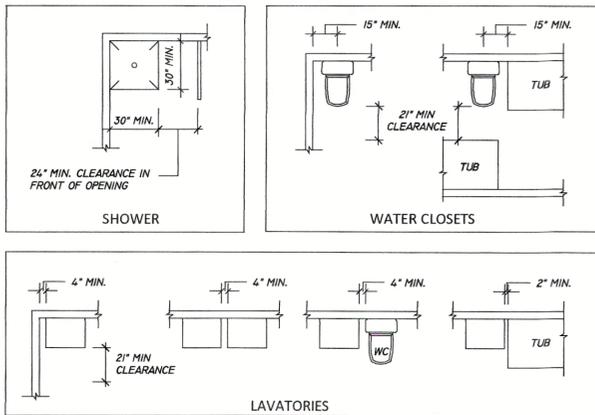
ROOF

SECOND FL.



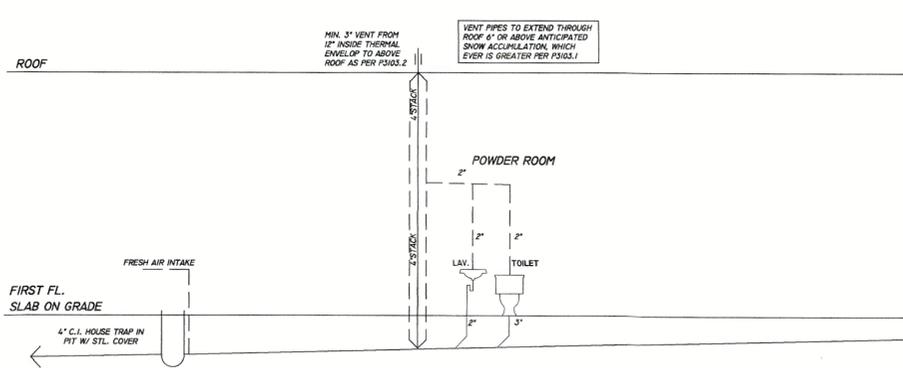
GAS RISER DIAGRAM

NOT TO SCALE



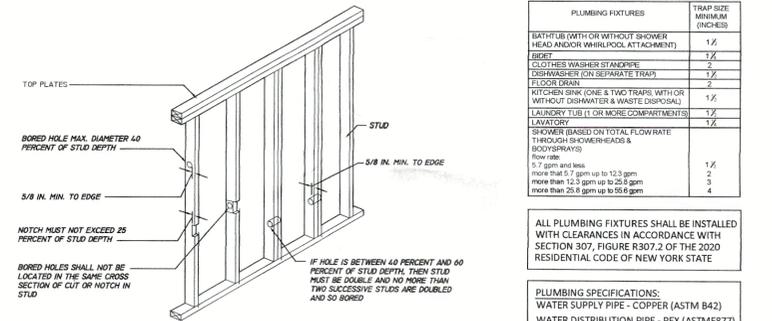
JOIST NOTCHING & HOLE LIMITS

NOT TO SCALE



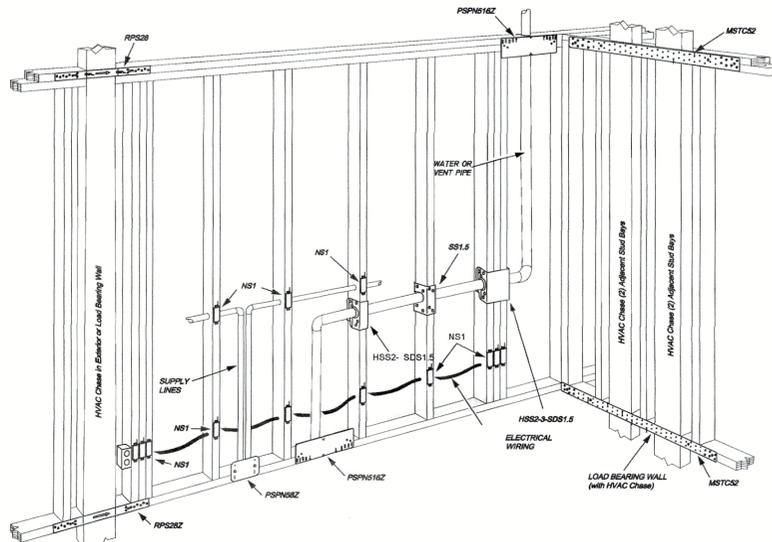
PLUMBING RISER DIAGRAM

NOT TO SCALE



WALL NOTCHING & HOLE LIMITS

NOT TO SCALE



Plumbing, Electrical & HVAC Protection Guards

NOT TO SCALE

6334 Northern Boulevard
East Norwich, New York 11732

11 Broadway - Suite 3
Amityville, New York 11701

516 308 4646 Phone
516 813 0924 Fax
Info@JoeBelloArchitects.com
www.JoeBelloArchitects.com

DATE ISSUED:

- 10-5-2021 - Issued For Permit
- 4-7-2022 - Revision Per Town
- Sky Exposure Diagram
- Rear SetBack Addition (Variance)

RECEIVED
 PLUMBING OFFICE
 2022 AUG 2 P 1:35
 WILLAGE OFFICE/PERMIT UNIT

PRIVATE RESIDENCE

149 North Bayview Avenue
Freeport
New York, 11520

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

© copyright 2021



FILE: 21362 (GAR)
SCALE: AS NOTED
DRAWN BY: G.A.R.
SHEET: GN-2

DESIGN LOAD INFORMATION: TABLE 301.5	
GROUND SNOW LOAD	SEE CLIMATIC DATA GN-1
3 SECOND DESIGN WIND GUST SPEED	SEE CLIMATIC DATA GN-1
UNINHABITABLE ATTIC W/O STORAGE	LL=10 PSF
UNINHABITABLE ATTICS W/ LIMITED STORAGE	LL=20 PSF
HABITABLE ATTICS OR W/ FIXED STAIRS	LL=30 PSF
EXTERIOR BALCONIES & DECKS	LL=40 PSF
FIRE ESCAPES	LL=40 PSF
GUARDS & HANDRAILS	LL=200 PSF
GUARDS IN-FILL COMPONENTS	LL=50 PSF
PASSENGER VEHICLE GARAGE	LL=50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	LL=40 PSF
SLEEPING ROOMS	LL=30 PSF
STAIRS	LL=40 PSF

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS: TABLE 301.7	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPED GREATER THAN 3:12 W/ FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS W/ BRITTLE FINISHES (INC. PLASTER & STUCCO)	L/360
CEILINGS W/ FLEXIBLE FINISHES (INC. GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXT. WALLS - WIND LOAD W/ PLASTER OR STUCCO FINISH	H/360
EXT. WALLS - WIND LOAD W/ OTHER BRITTLE FINISH	H/240
EXT. WALLS - WIND LOAD W/ FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

PRESUMPTIVE LOAD-BEARING VALUES OF FOUND. MAT. TABLE 401.4.1	
STRUCTURAL MEMBER	LOAD BEARING PRESSURE (PSF)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL / AND OR GRAVEL (GW& GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT	1,500b

b. WHERE IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE TABLE R402.2			
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c)		
	WEATHER POTENTIAL		
	NEGLECTIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO WEATHER	2,500	2,500	2,500c
BASEMENT SLABS AND INTERIOR SLABS ON GRADE (EXCEPT FOR GARAGE FLOOR SLABS)	2,500	2,500	2,500c
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2,500	3,000d	3,000d
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS	2,500	3,000def	3,500def

a. AT 28 DAYS PSI.
b. SEE TABLE R301.2(1) FOR WEATHER POTENTIAL.
c. CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE d.
d. CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (% BY VOLUME CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.
e. SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT.
f. FOR GARAGE FLOORS WITH A STEEL-TROWELED FINISH, REDUCTION OF THE TOTAL AIR CONTENT (% BY VOLUME OF CONCRETE) TO NOT LESS THAN 3% IS PERMITTED IF THE SPECIFIC COMPRESSIVE STRENGTH OF CONCRETE IS INCREASED TO NOT LESS THAN 4,000 PSF

WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS TABLE R301.2.1.2			
FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
#8 WOOD SCREWS W/ 2" EMBEDMENT LENGTH	16"	10"	8"
#10 WOOD SCREWS W/ 2" EMBEDMENT LENGTH	16"	12"	9"
3/4" LAG SCREWS W/ 2" EMBEDMENT LENGTH	16"	16"	16"

A. THIS TABLE IS BASED ON 180 MPH WIND SPEEDS AND A 45-FOOT MEAN ROOF HEIGHT.
B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. FASTENERS SHALL BE LOCATED NOT LESS THAN 1" FROM THE EDGE OF THE PANEL.
C. ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF NOT LESS THAN 2" INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2 1/2" FROM EDGE OF CONCRETE BLOCK OR CONCRETE.
D. PANELS ATTACHED TO MASONRY OR MASONRY/STUCCO SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1,500 POUNDS
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1mm) AND A SPAN OF NOT MORE THAN 8 FEET (2438 MM) SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOAD DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDING AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IS ACCORDANCE WITH TABLE 301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET (12,728 MM) OR LESS WHERE THE ULTIMATE WIND SPEED IS 180 MPH (290KPH) OR LESS

NOTE:
MIN. WIDTH OF CONCRETE OR MASONRY FOOTINGS TO COMPLY WITH TABLE R403.1

NAILING SCHEDULE			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	7-16d	7-40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	7-16d	7-40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	2-10d	2-12d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d ¹	2-16d ¹	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGE
TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	PER 2"x4" STUD
	3-16d	3-40d	PER 2"x6" STUD
	4-16d	4-40d	PER 2"x8" STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDOJOIST OR BLOCKING (FACE-NAILED)	2-16d ^{1,2}	2-16d ^{1,2}	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d ¹	3-16d ¹	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	6" EDGE / 6" FIELD
STRUCTURAL PANELS @ GABLE RAKE OVERHANGS	8d	10d	4" EDGE / 4" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	6" EDGE / 12" FIELD
STRUCTURAL FIBERBOARD PANELS			
1 / 2"	16 GA. GALV. ROOFING NAILS	-	3" EDGE / 6" FIELD
25 / 32"	16 GA. GALV. ROOFING NAILS	-	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	6" EDGE / 12" FIELD
PARTICLEBOARD PANELS	8d	8d	(SEE MANUFACTURE)
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. ALTERNATIVE NAILING SCHEDULES SHALL BE USED WHERE WALL SHEATHING IS REDUCED. FOR EXAMPLE, IF WALL SHEATHING IS NAILED 3 INCHES ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SHALL BE USED TO MAINTAIN THE LOAD PATH.
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.

APA PORTAL NOTES:

- STRONG-WALL SHEARWALL IS MANUFACTURED BY SIMPSON STRONG-TIE
- INSTALLATION OF PRODUCT SHALL BE DONE IN STRICT CONFORMANCE TO THE DRAWINGS INSTALLATION GUIDE, T-SWGUIDE. MODIFICATIONS TO THIS PRODUCT AND THE STRONG-WALL AND ASSOCIATED SYSTEMS OR CHANGES IN THE INSTALLATION METHODS SHOWN ON THESE DRAWINGS AND THE INSTALLATION GUIDE SHOULD ONLY BE MADE BY A QUALIFIED ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER. THE PERFORMANCE OF SUCH MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES IS THE SOLE RESPONSIBILITY OF THE DESIGNER. REFER TO I.C.B.O. PFC-5485 FOR FURTHER INFORMATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT, PROJECT ENGINEER, OR BUILDING DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE POSITION OF THE STRONG-WALL IN RELATION TO THE REST OF THE BUILDING SYSTEM AS SHOWN ON THE PROJECT DRAWINGS.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING OFFICIAL.
- THE BUILDING STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE UNIFORM BUILDING CODE AND ANY OTHER LOCAL, STATE OR FEDERAL REQUIREMENTS THAT MAY APPLY. VERIFY DESIGN REQUIREMENTS WITH THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING A COMPLETE LOAD PATH NECESSARY TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

2020 ENERGY CONSERVATION CONSTRUCTION CODE COMPLIANCE STATEMENT:
THE PROPOSED BUILDING REPRESENTED IN THIS DOCUMENT IS CONSISTENT WITH THE BUILDING PLANS, SPECIFICATIONS, AND OTHER CALCULATIONS SUBMITTED WITH THIS PERMIT APPLICATION. THE PROPOSED SYSTEMS HAVE BEEN DESIGNED TO MEET THE 2020 ENERGY CONSERVATION CODE REQUIREMENTS. SEE RES CHECK COMPLIANCE REPORT

BELLO Architects
6334 Northern Boulevard
East Norwich, New York 11732
11 Broadway - Suite 3
Amityville, New York 11701
516.308.4646 Phone
516.813.0924 Fax
info@JoeBelloArchitects.com
www.JoeBelloArchitects.com

DATE ISSUED:
10-5-2021 - Issued For Permit
4-7-2022 - Revision Per Town
- Sky Exposure Diagram
- Rear Setback Addition (Variance)

RECEIVED
2022 AUG - 2 P 1:35
PLANNING OFFICE
TOWN OF FREEPORT, NY

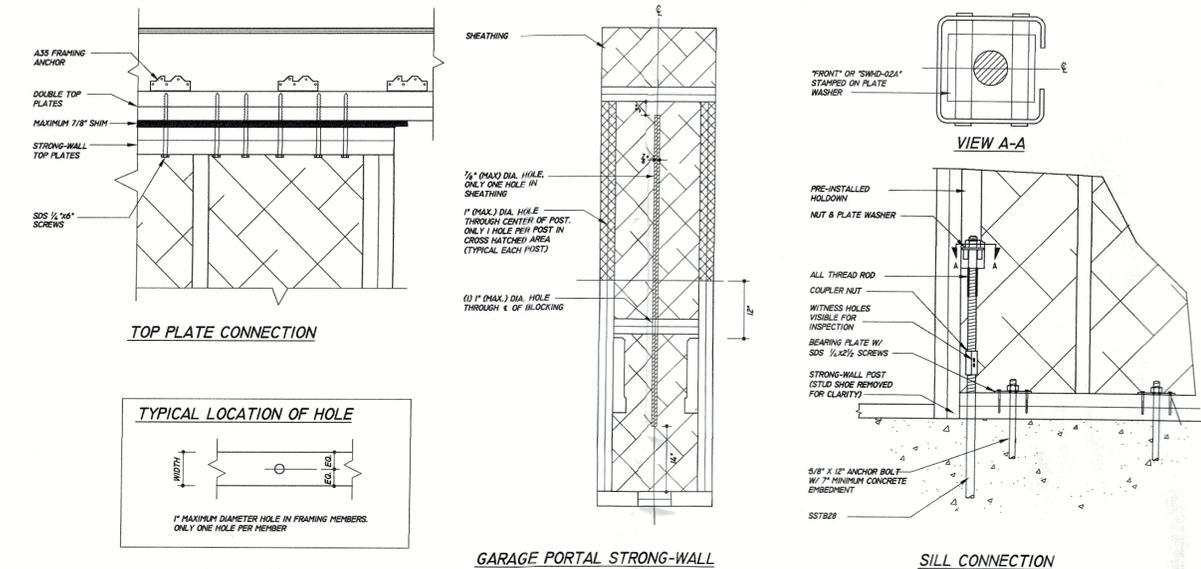
PRIVATE RESIDENCE
149 North Bayview Avenue
Freeport
New York, 11520

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgment, such plans and/or specifications are in compliance with the latest New York State Building Code.
© copyright 2021



FILE: 21362 (GAR)
SCALE: AS NOTED
DRAWN BY: G.A.R.
SHEET:

GN-4



TYPICAL APA PORTAL DETAIL

NOT TO SCALE

ENERGY CONSERVATION CODE:

ENERGY CONSERVATION NOTES:

CHAPTER 1: SCOPE AND ADMINISTRATION:

R 104 INSPECTIONS:

R104.4 APPROVED INSPECTION AGENCIES. THE CODE OFFICIAL IS AUTHORIZED TO ACCEPT REPORTS OF THIRD PARTY INSPECTION AGENCIES NOT AFFILIATED WITH THE BUILDING DESIGN OR CONSTRUCTION, PROVIDED SUCH AGENCIES ARE APPROVED AS TO QUALIFICATIONS AND RELIABILITY RELEVANT TO THE BUILDING COMPONENTS AND SYSTEMS THEY ARE INSPECTING.

R 106 REFERENCED STANDARDS:

R106.2 APPLICATION OF REFERENCES. REFERENCES TO CHAPTER OR SECTION NUMBERS, OR TO PROVISIONS NOT SPECIFICALLY IDENTIFIED BY NUMBER, SHALL BE CONSTRUED TO REFER TO SUCH CHAPTER, SECTION OR PROVISION OF THIS CODE.

CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY:

R401 GENERAL:

R401.2 COMPLIANCE. PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- SECTIONS R401 THROUGH R404.
- SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY."
- AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406

R402 BUILDING THERMAL ENVELOPE:

R402.1 GENERAL (PRESCRIPTIVE). THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402.1.5

R402.1.2 INSULATION AND FENESTRATION CRITERIA. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 402.1.2, BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.

R402.4 AIR LEAKAGE (MANDATORY). THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT THE AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R402.4.4 THROUGH R402.4.4.

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES I AND II, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8.

R403 SYSTEMS:

R403.1 CONTROLS (MANDATORY). AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.3.1 INSULATION (PRESCRIPTIVE). SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.

R404 ELECTRICAL POWER AND LIGHTING SYSTEMS:

R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

R406 ENERGY RATING INDEX COMPLIANCE ALTERNATIVE:

R406.2 COMPLIANCE REPORT. COMPLIANCE SOFTWARE TOOLS SHALL GENERATE A REPORT THAT DOCUMENTS THAT THE ERI OF THE RATED DESIGN COMPLIES WITH SECTIONS R406.3 AND R406.4. THE COMPLIANCE DOCUMENTATION SHALL INCLUDE THE FOLLOWING INFORMATION:

- ADDRESS OR OTHER IDENTIFICATION OF THE RESIDENTIAL BUILDING.
- AN INSPECTION CHECKLIST DOCUMENTING THE BUILDING COMPONENT CHARACTERISTICS OF THE RATED DESIGN. THE INSPECTION CHECKLIST SHALL SHOW RESULTS FOR BOTH THE ERI REFERENCE DESIGN AND THE RATED DESIGN, AND SHALL DOCUMENT ALL INPUTS ENTERED BY THE USER NECESSARY TO REPRODUCE THE RESULTS.
- NAME OF INDIVIDUAL COMPLETING THE COMPLIANCE REPORT.
- NAME AND VERSION OF THE COMPLIANCE REPORT.

TABLE R 402.4.1.1 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.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/ SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACE SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATES AND FRAMING 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 FRAMING SHALL BE INSULATED BE COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOWS / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOIST	RIM JOIST SHALL INCLUDE THE AIR BARRIER.	RIM JOIST SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	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, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF THE FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDED 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 FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY 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 WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT SHOWER AND TUB SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB.	EXTERIOR WALLS ADJACENT TO SHOWER AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR 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	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMEND BY THE MANUFACTURE. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	

A. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400

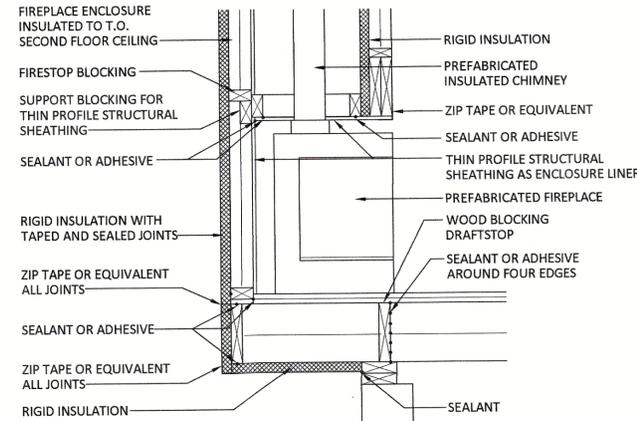
TABLE R 402.1.2 INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4 EXCEPT MARINE	0.32	0.55	0.40	49	20 OR 13+5
MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE	
8/13	19	10 / 13	10, 2 FT.	10/13	

WINDOW SPECIFICATIONS:

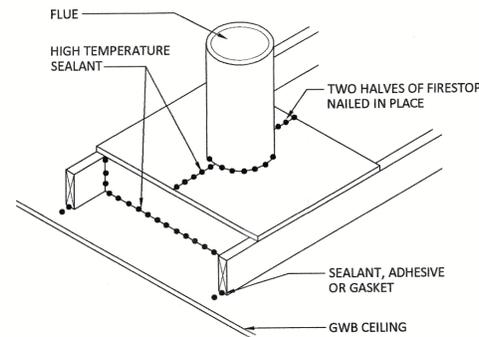
MANUFACTURER: WEATHER SHEILD

TYPE	U VALUE	SHGC	VISIBLE LIGHT TRANSMITTANCE
CASEMENT	0.26	0.17	0.39
AWNING	0.24	0.16	0.32
DOUBLE HUNG	0.27	0.18	0.40
SKYLIGHT (LAMINATED)	0.55	0.40	0.66
FRENCH DOOR (HINGED)	0.27	0.17	0.41
FRENCH DOOR (GLIDING)	0.28	0.18	0.41



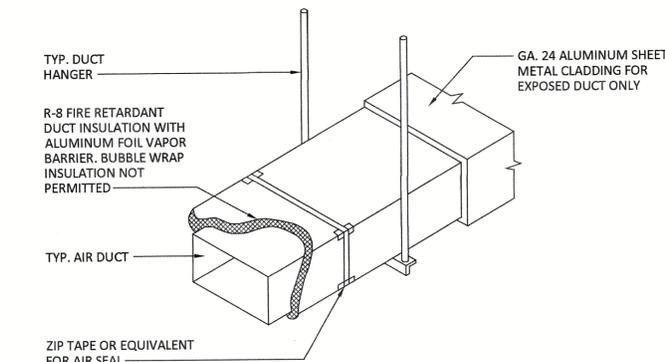
AIRSEAL LOCATIONS (PREFAB. FIREPLACE)

NOT TO SCALE



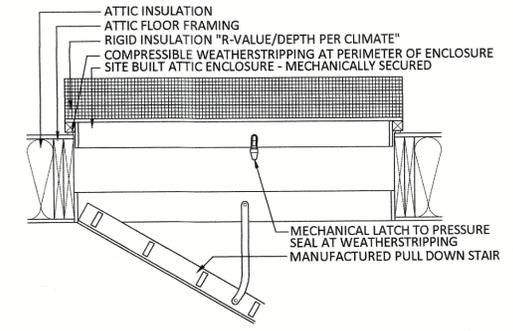
AIRSEAL LOCATIONS (FLUE)

NOT TO SCALE



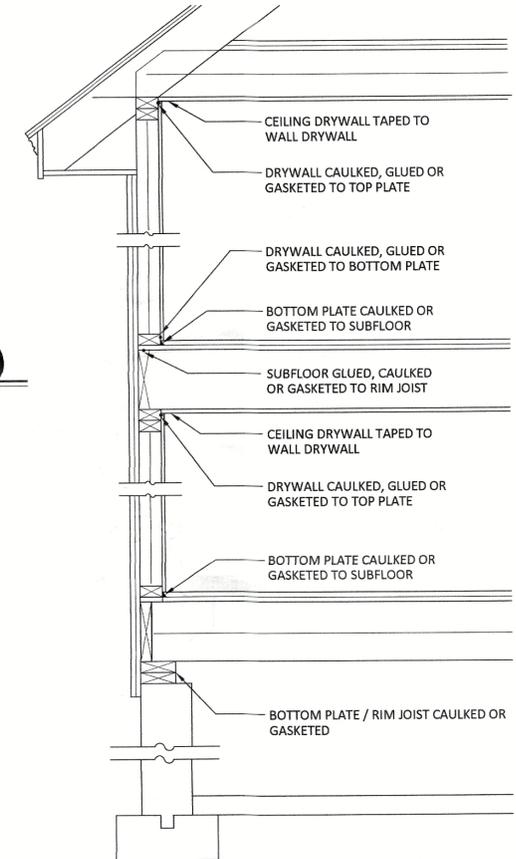
TYP. DUCT INSULATION

NOT TO SCALE



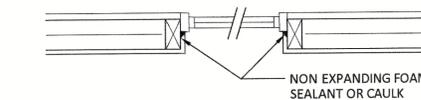
TYPICAL AIRSEAL & INSULATION @ PULL DOWN ATTIC STAIRS

NOT TO SCALE

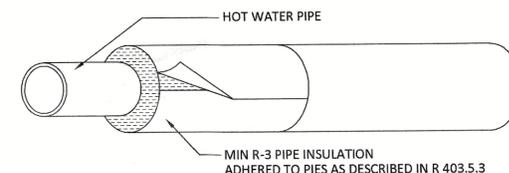


TYPICAL AIRSEAL LOCATIONS (WALL)

NOT TO SCALE



AIRSEAL LOCATIONS (WINDOW)



TYP. HOT WATER PIPE INSULATION

NOT TO SCALE

BELLO
Architects

6334 Northern Boulevard
East Norwich, New York 11732

11 Broadway - Suite 3
Amityville, New York 11701

516.308.4646 Phone
516.813.0924 Fax
Info@JoeBelloArchitects.com
www.JoeBelloArchitects.com

DATE ISSUED:

10-5-2021 - Issued For Permit
4-7-2022 - Revision Per Town
- Sky Exposure Diagram
- Rear SetBack Addition (Variance)

RECEIVED
2022 AUG -2 P 1:35
VILLAGE OFFICE
WILSON ST. FRENCHTON, NY

PRIVATE RESIDENCE

149 North Bayview Avenue
Freeport
New York, 11520

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

© copyright 2021

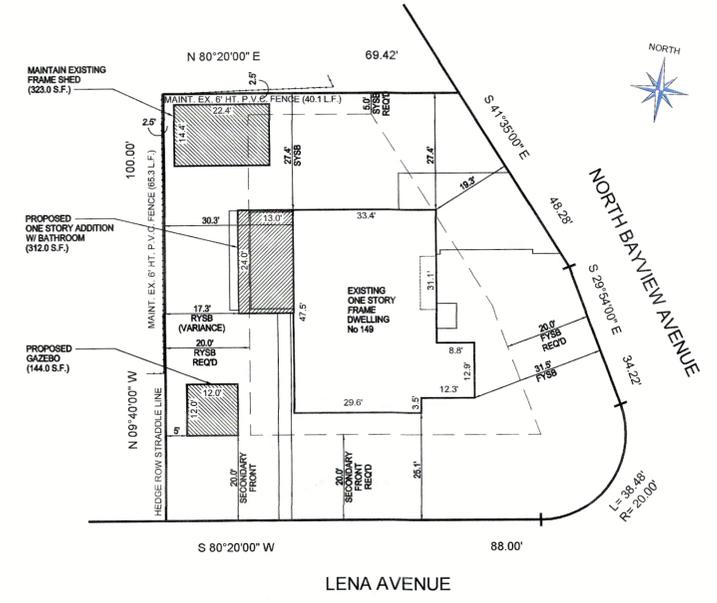
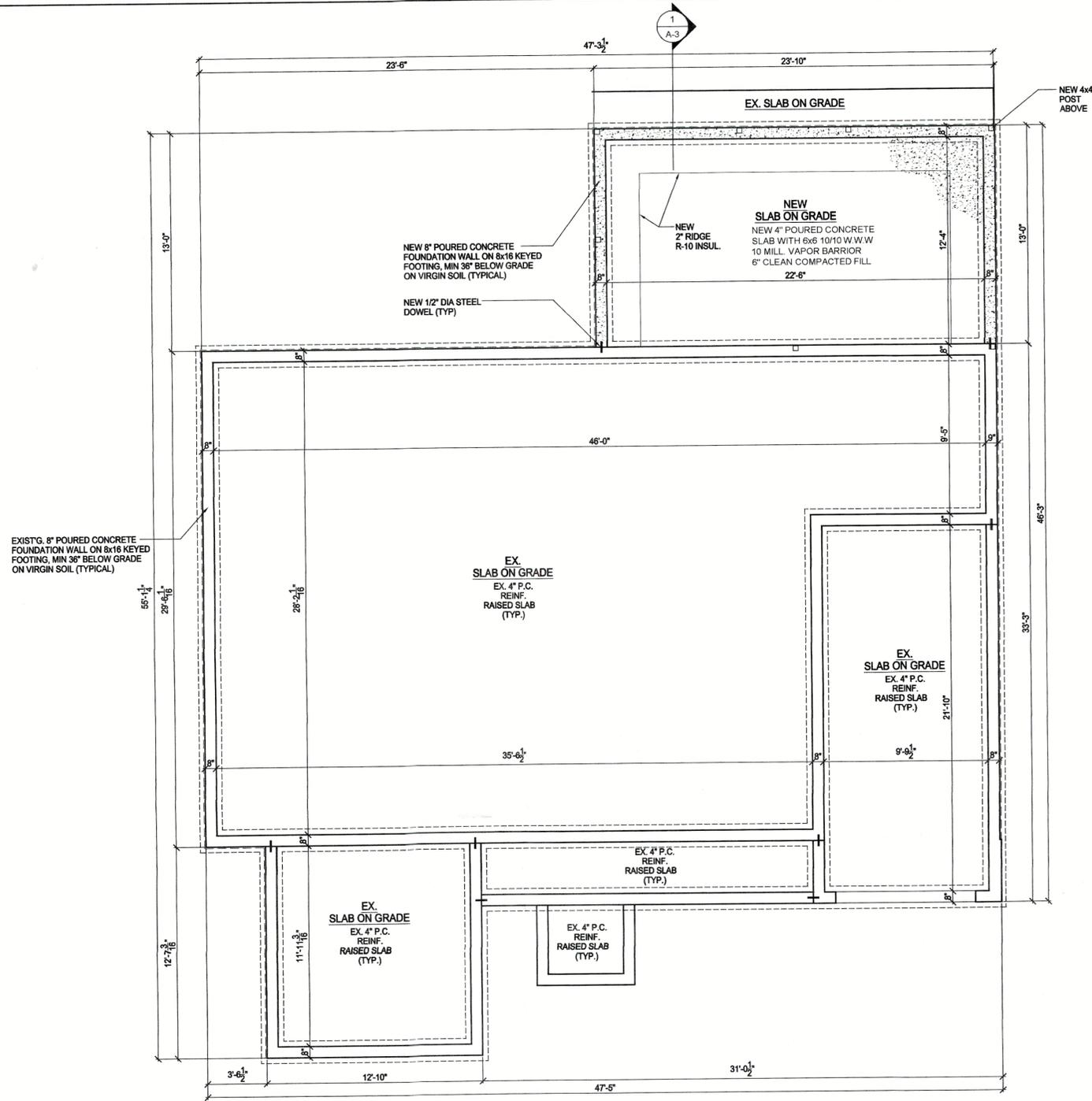


FILE: 21362 (GAR)

SCALE: AS NOTED

DRAWN BY: G.A.R.

SHEET: GN-5



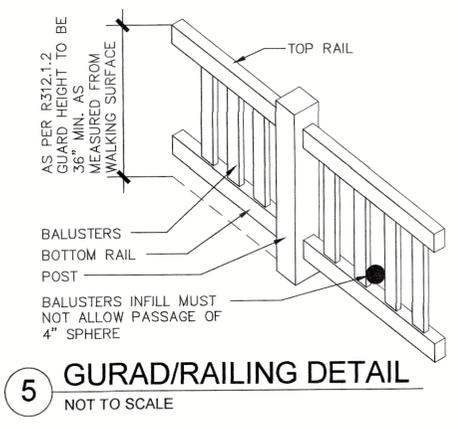
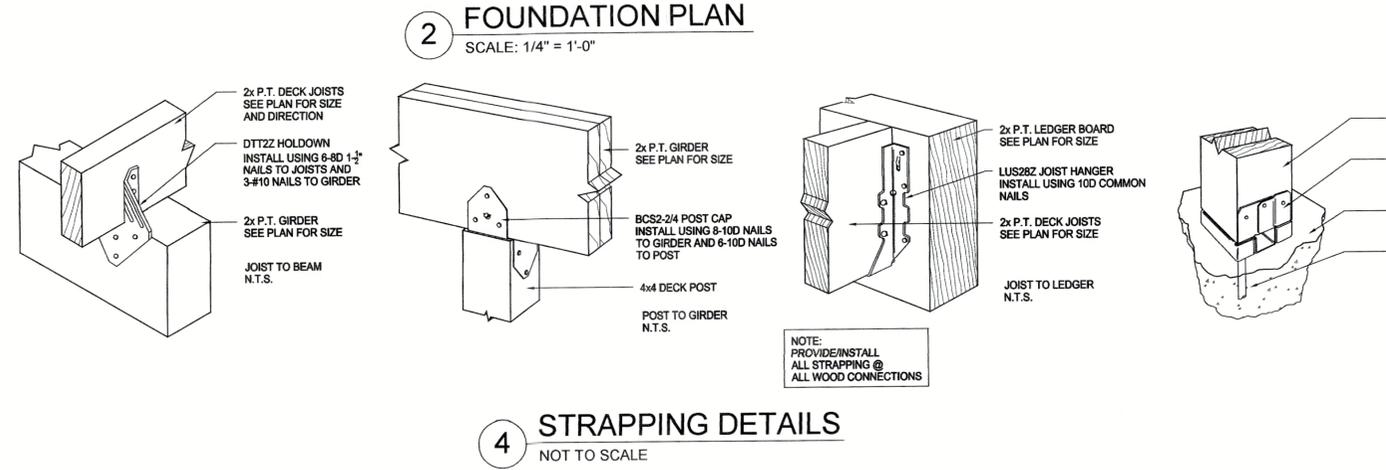
Legend

	NEW CONSTRUCTION: 8" P.C. FOUNDATION WALLS		MULTI SENSOR SMOKE AND CARBON MONOXIDE DETECTOR INSTALLED PER 2015 IRC
	EXISTING CONSTRUCTION: 8" P.C. FOUNDATION WALLS		MULTI SENSOR SMOKE DETECTOR INSTALLED PER 2015 IRC
	NEW CONSTRUCTION: 2x4 EXTERIOR WALLS		WINDOW TAG SEE SC-1 SHADED INDICATES EGRESS COMPLIANT
	NEW CONSTRUCTION: 2x4 INTERIOR WALLS U.O.N.		DOOR TAG SEE SC-1
	EXISTING CONSTRUCTION: 2x4 EXTERIOR WALLS		
	EXISTING CONSTRUCTION: 2x4 INTERIOR WALLS U.O.N.		
	EXISTING TO BE REMOVED		
	SHEAR WALL HOLD DOWN CONNECTOR PER 2015 IRC. SEE GN-03		
	POST ABOVE		
	SOLID POST IN WALL OR COLUMN		
	STEEL BRIDLE OR FLUSH CONNECTION		
	NEW HEADER OR GIRDER		

ZONING ANALYSIS
149 NORTH BAYVIEW AVENUE, FREEPORT, N.Y.
SECTION: 54 BLOCK: 462 LOT: 32

ISSUE	REQUIRED/ PERMITTED	MAINTAIN EXISTING
LOT AREA	5,000.0 SQ. FT.	9,424.4 SQ. FT. (NO CHANGE)
LOT COVERAGE	30.0% = 2,827.3 SQ. FT.	26.0% = 2,463.7 S.F.
SIDE YARD MIN	5.0 FT.	27.4 FT. (TO REAR ADDITION)
SIDE YARD AGG.	N/A	N/A
MIN. REAR YARD	20.0 FT.	17.3 FT. (TO REAR ADD. (VARIANCE))
MAX. HEIGHT	35.0 FT.	14'-9"
FRONT YARD	20.0 FT.	31.5 FT. (TO N. BAYVIEW AVENUE) 20.0 FT. (TO LENA AVENUE)
GROSS FLOOR AREA	= 2,463.4 SF	1,684.7 S.F. FIRST FLOOR 312.0 S.F. ADD. ONE STORY 323.0 S.F. FRAME SHED 144.0 S.F. ADD. GAZEBO 2,463.7 S.F. TOTAL

INFO. TAKEN FROM SURVEY PREPARED BY GERALD T. O'BUCKLEY PROFESSIONAL LAND SURVEYORS, ON NOVEMBER 21, 2018



- STRUCTURE LEGALIZATION NOTES**
- 1) THE PURPOSE OF THESE DRAWINGS ARE TO MAINTAIN AN EXISTING CONDITION.
 - 2) ALL PLUMBING TO COMPLY WITH STATE AND LOCAL CODES.
 - 3) ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN THE ELECTRICIAN TO PROVIDE THE HOMEOWNER WITH AN UPDATE ELECTRICAL APPROVAL CERTIFICATE AT THE COMPLETION OF THE JOB.
 - 4) DIMENSIONS HAVE PRECEDENCE OVER SCALE.
 - 5) ALL CONCRETE TO BE 3500 P.S.I.
 - 6) ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
 - 7) ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
 - 8) THESE PLANS REPRESENT EXISTING CONDITIONS AS BEST COULD BE DETERMINED BY VISUAL INSPECTION.
 - 9) THESE PLANS ARE NOT TO BE USED FOR FUTURE CONSTRUCTION PROJECTS OR LEGALIZATIONS.
 - 10) THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION MEANS OR METHODS.

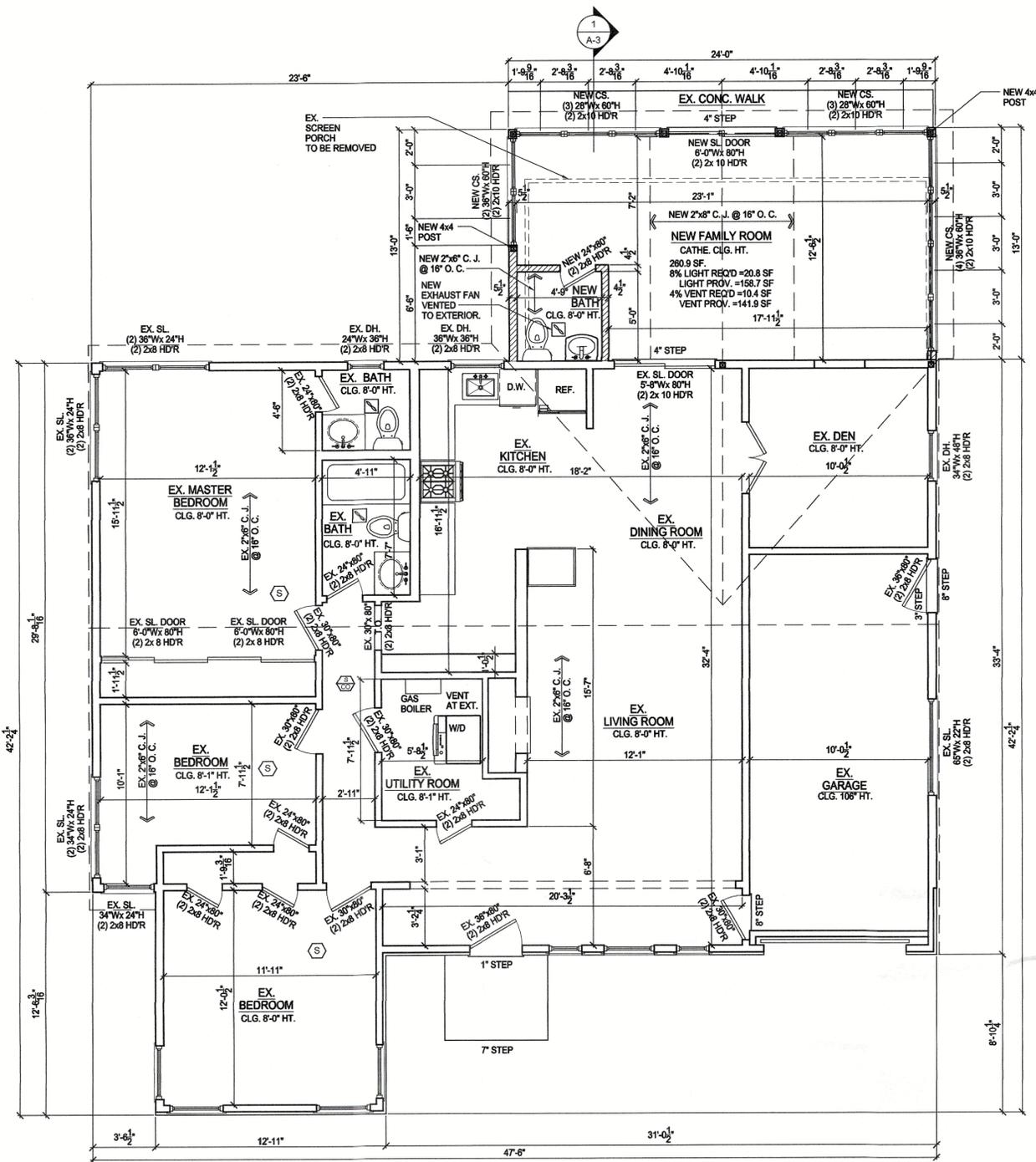
PRIVATE RESIDENCE
149 North Bayview Avenue
Freeport
New York, 11520

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

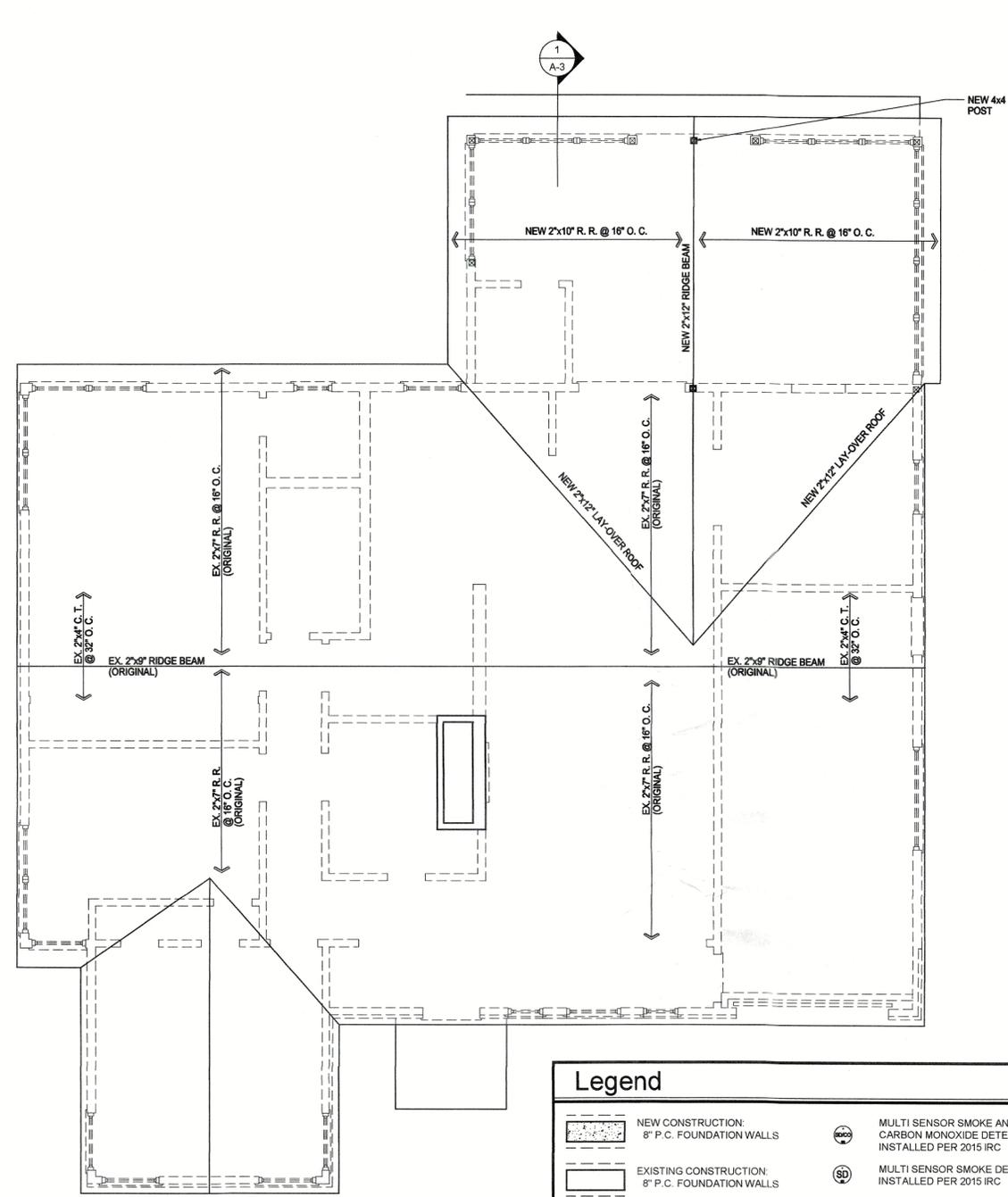
© copyright 2021



FILE: 21362 (GAR)
SCALE: AS NOTED
DRAWN BY: G.A.R.
SHEET: A-1



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



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

Legend

	NEW CONSTRUCTION: 8" P.C. FOUNDATION WALLS		MULTI SENSOR SMOKE AND CARBON MONOXIDE DETECTOR INSTALLED PER 2015 IRC
	EXISTING CONSTRUCTION: 8" P.C. FOUNDATION WALLS		MULTI SENSOR SMOKE DETECTOR INSTALLED PER 2015 IRC
	NEW CONSTRUCTION: 2x4 EXTERIOR WALLS 2x4 INTERIOR WALLS U.O.N.		WINDOW TAG SEE SC-1 SHADED INDICATES EGRESS COMPLIANT
	EXISTING CONSTRUCTION: 2x4 EXTERIOR WALLS 2x4 INTERIOR WALLS U.O.N.		DOOR TAG SEE SC-1
	EXISTING TO BE REMOVED		
	SHEAR WALL HOLD DOWN CONNECTOR PER 2015 IRC. SEE GN-03		
	POST ABOVE		
	SOLID POST IN WALL OR COLUMN		
	STEEL BRIDLE OR FLUSH CONNECTION		
	NEW HEADER OR GIRDER		

- STRUCTURE LEGALIZATION NOTES**
- THE PURPOSE OF THESE DRAWINGS ARE TO MAINTAIN AN EXISTING CONDITION.
 - ALL PLUMBING TO COMPLY WITH STATE AND LOCAL CODES.
 - ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN THE ELECTRICIAN TO PROVIDE THE HOMEOWNER WITH AN UPDATE ELECTRICAL APPROVAL CERTIFICATE AT THE COMPLETION OF THE JOB.
 - DIMENSIONS HAVE PRECEDENCE OVER SCALE.
 - ALL CONCRETE TO BE 3000 P.S.I.
 - ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
 - ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
 - THESE PLANS REPRESENT EXISTING CONDITIONS AS BEST COULD BE DETERMINED BY VISUAL INSPECTION.
 - THESE PLANS ARE NOT TO BE USED FOR FUTURE CONSTRUCTION PROJECTS OR LEGALIZATIONS.
 - THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION MEANS OR METHODS.

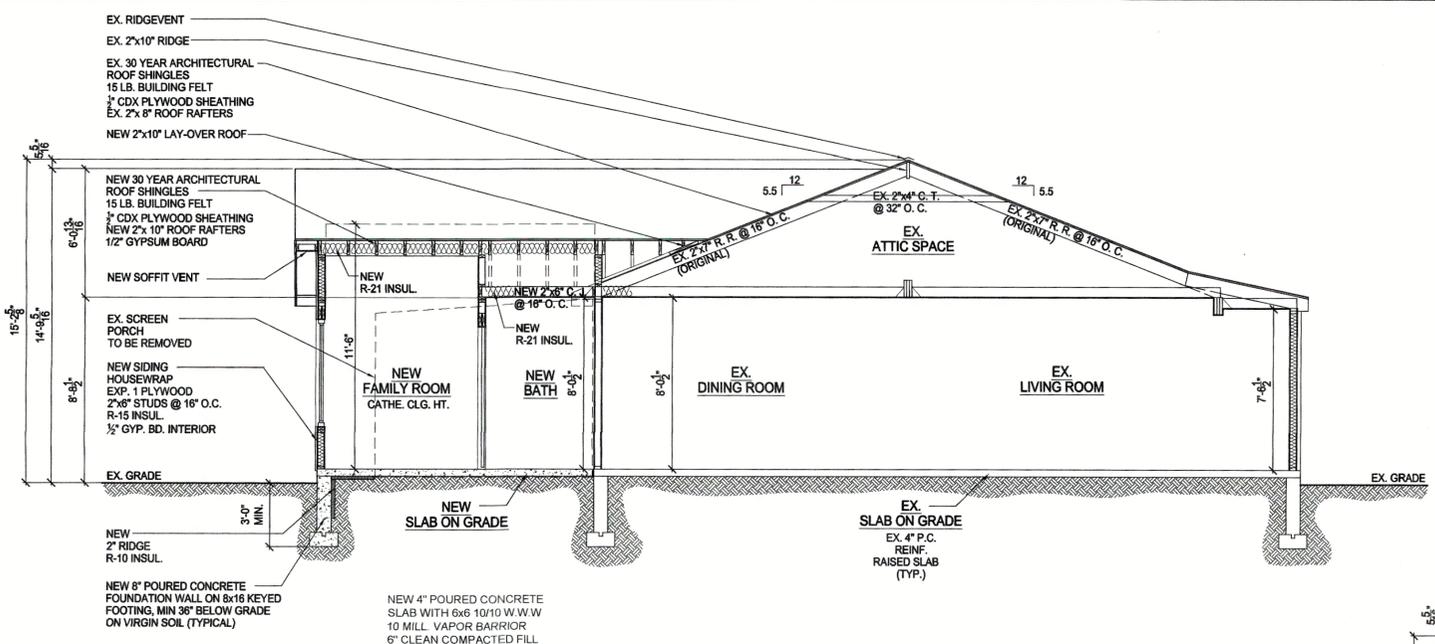
RECEIVED
MAY 2 11 35
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

PRIVATE RESIDENCE
149 North Bayview Avenue
Freeport
New York, 11520

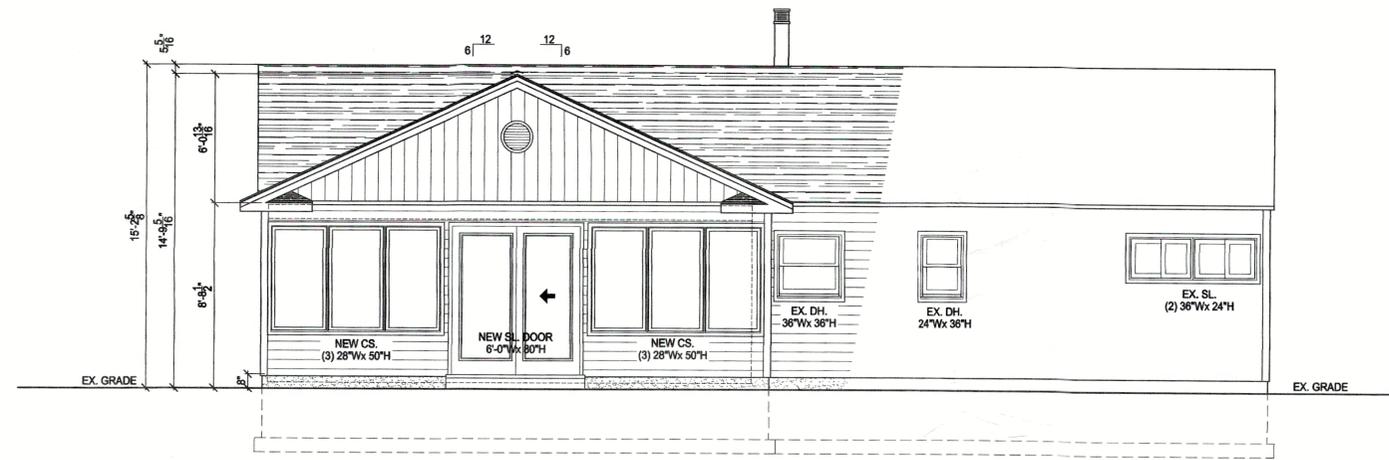
When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.
© copyright 2021



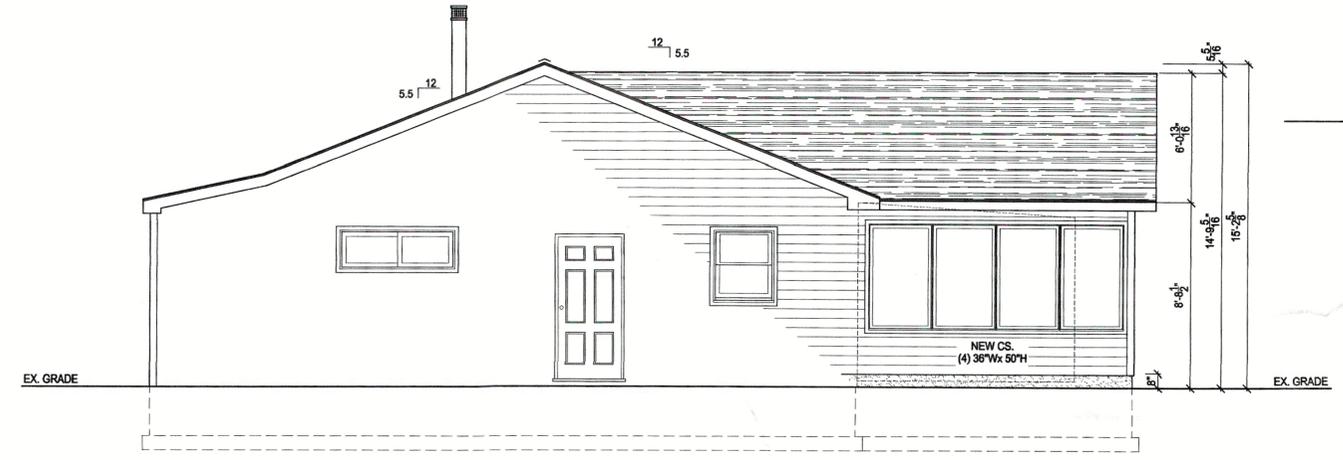
FILE: 21362 (GAR)
SCALE: AS NOTED
DRAWN BY: G.A.R.
SHEET: A-3



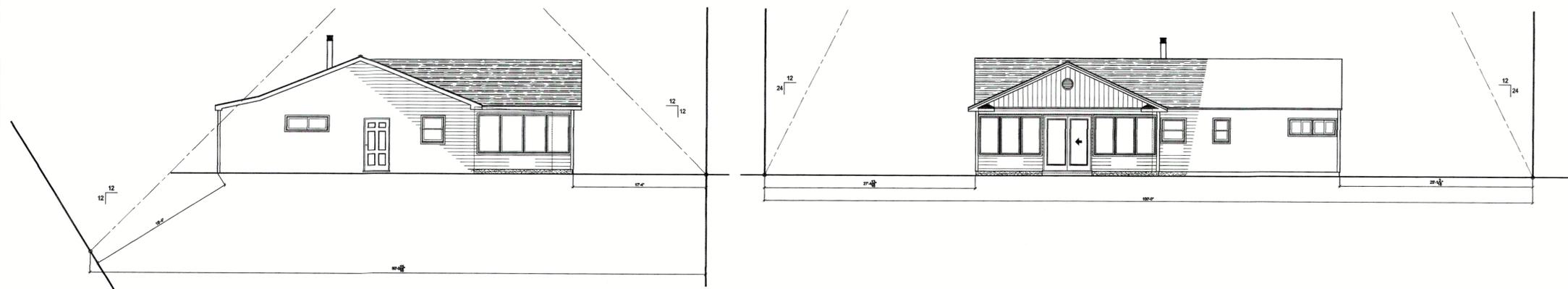
1 SECTION
SCALE: 1/4" = 1'-0"



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

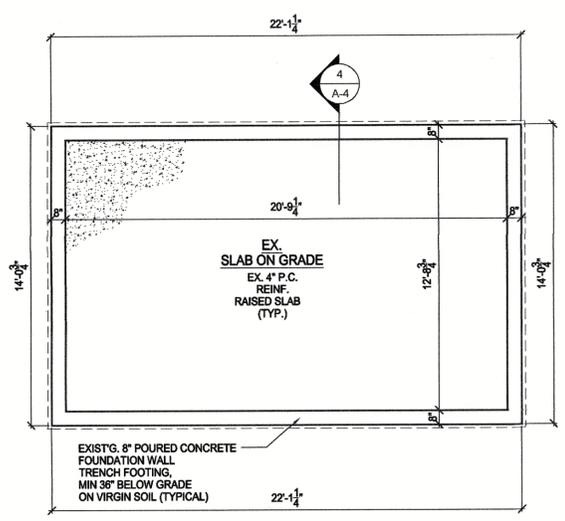


2 LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

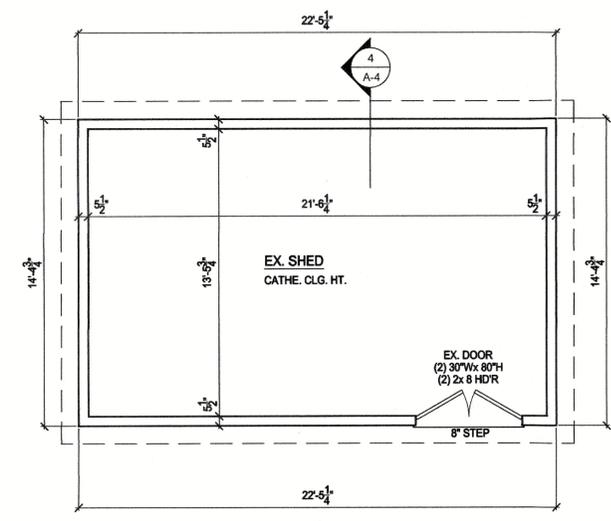


4 SKY EXPOSURE DIAGRAM
NOT TO SCALE

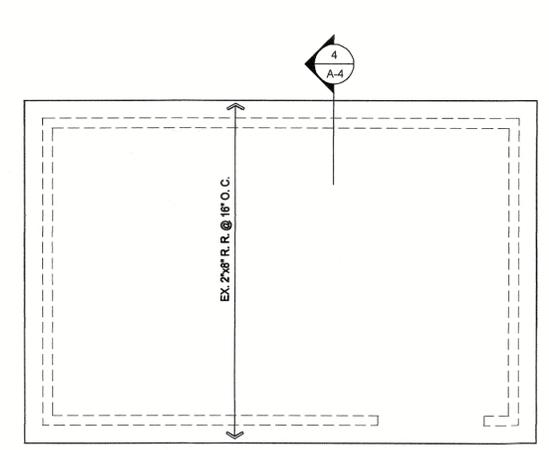
- STRUCTURE LEGALIZATION NOTES**
- 1) THE PURPOSE OF THESE DRAWINGS ARE TO MAINTAIN AN EXISTING CONDITION.
 - 2) ALL PLUMBING TO COMPLY WITH STATE AND LOCAL CODES.
 - 3) ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN THE ELECTRICIAN TO PROVIDE THE HOMEOWNER WITH AN UPDATE ELECTRICAL APPROVAL CERTIFICATE AT THE COMPLETION OF THE JOB.
 - 4) DIMENSIONS HAVE PRECEDENCE OVER SCALE.
 - 5) ALL CONCRETE TO BE 3500 P.S.I.
 - 6) ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - 7) ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
 - 8) THESE PLANS REPRESENT EXISTING CONDITIONS AS BEST COULD BE DETERMINED BY VISUAL INSPECTION.
 - 9) THESE PLANS ARE NOT TO BE USED FOR FUTURE CONSTRUCTION PROJECTS OR LEGALIZATIONS.
 - 10) THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION MEANS OR METHODS.



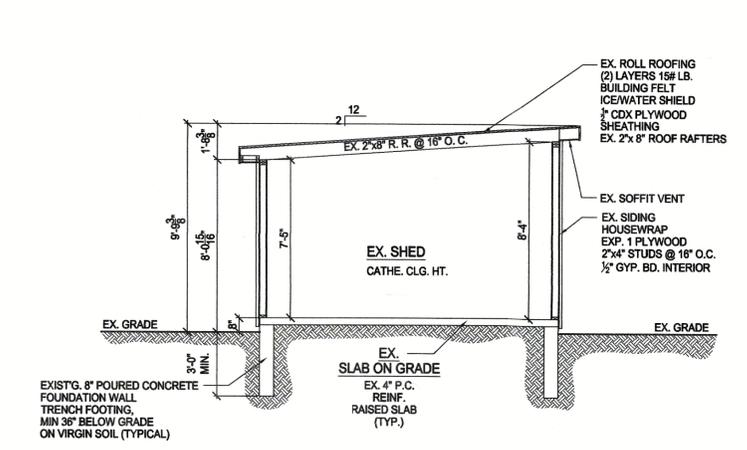
1 FOUNDATION - SHED
SCALE: 1/4" = 1'-0"



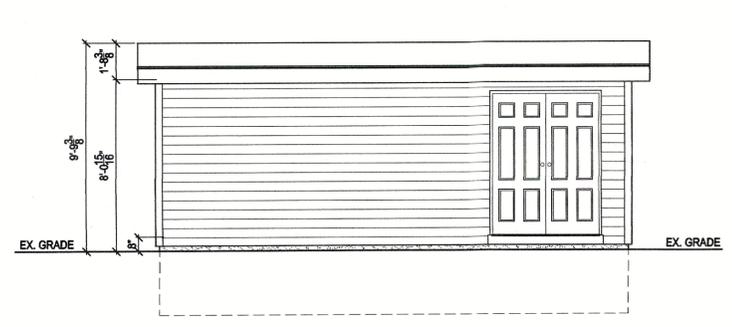
2 FIRST FLOOR - SHED
SCALE: 1/4" = 1'-0"



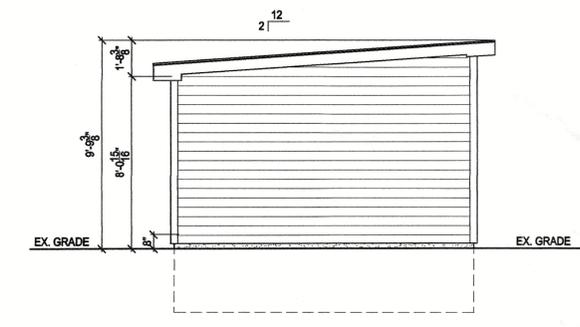
3 ROOF - SHED
SCALE: 1/4" = 1'-0"



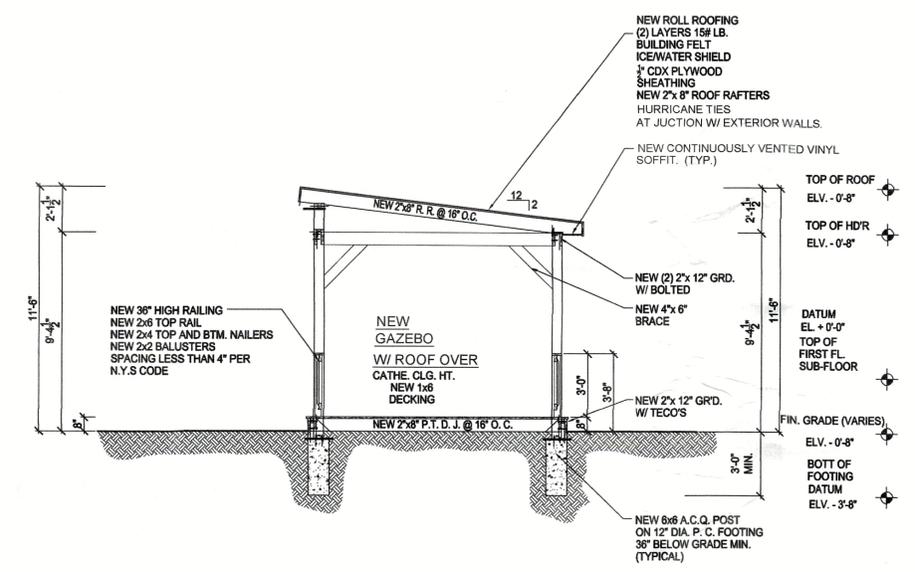
4 SECTION - SHED
SCALE: 1/4" = 1'-0"



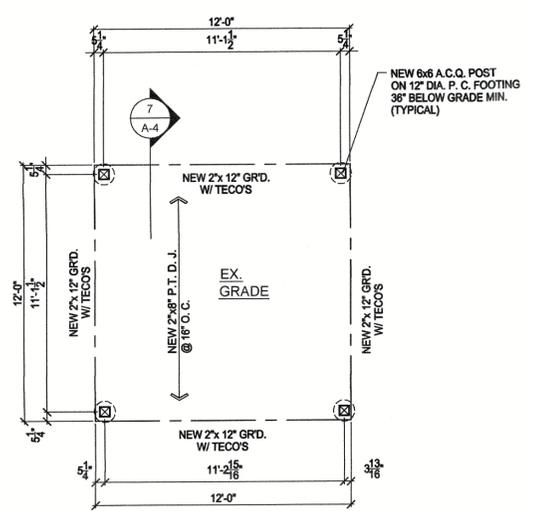
5 FRONT ELEVATION - SHED
SCALE: 1/4" = 1'-0"



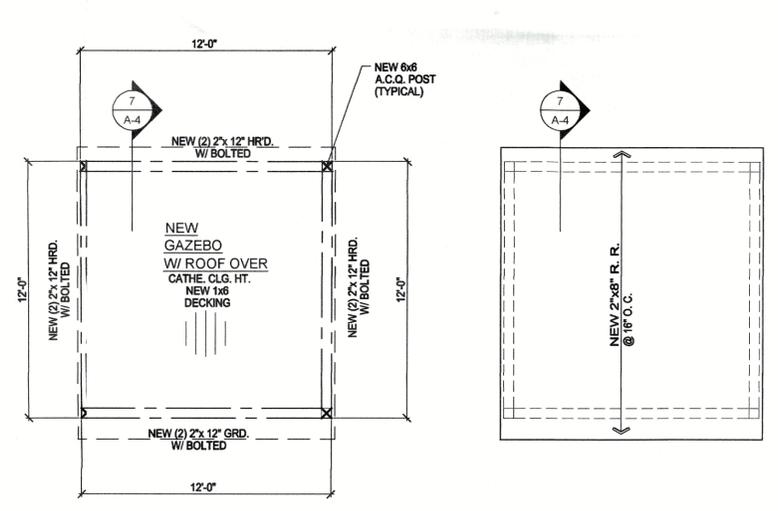
6 RIGHT SIDE ELEVATION - SHED
SCALE: 1/4" = 1'-0"



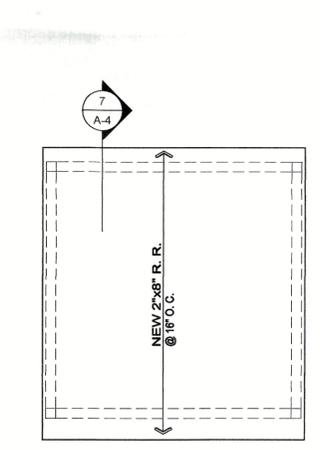
7 SECTION - GAZEBO
SCALE: 1/4" = 1'-0"



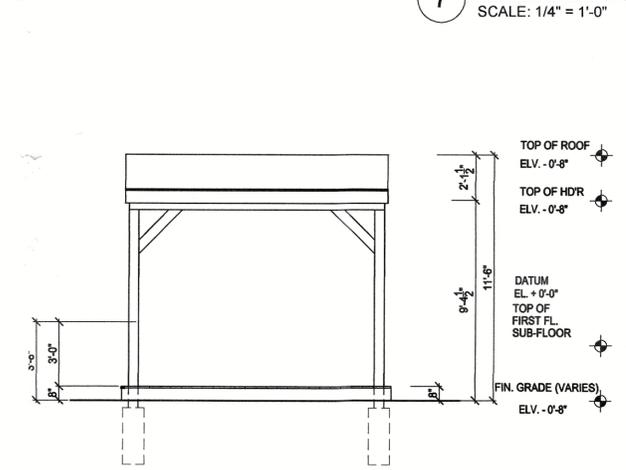
8 FOUNDATION - GAZEBO
SCALE: 1/4" = 1'-0"



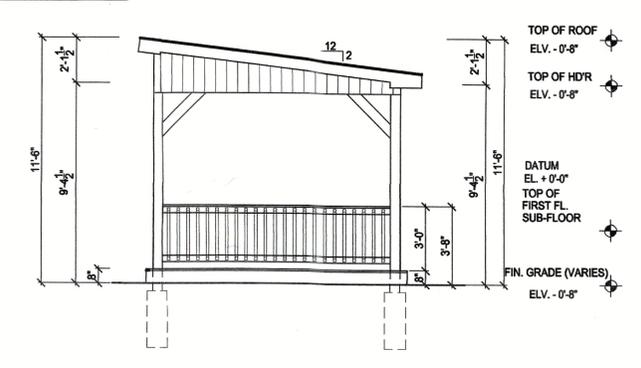
9 FIRST FLOOR - GAZEBO
SCALE: 1/4" = 1'-0"



10 ROOF - GAZEBO
SCALE: 1/4" = 1'-0"



11 FRONT ELEVATION - GAZEBO
SCALE: 1/4" = 1'-0"



12 LEFT SIDE ELEVATION - GAZEBO
SCALE: 1/4" = 1'-0"

- STRUCTURE LEGALIZATION NOTES**
- 1) THE PURPOSE OF THESE DRAWINGS ARE TO MAINTAIN AN EXISTING CONDITION.
 - 2) ALL PLUMBING TO COMPLY WITH STATE AND LOCAL CODES.
 - 3) ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN THE ELECTRICIAN TO PROVIDE THE HOMEOWNER WITH AN UPDATE ELECTRICAL APPROVAL CERTIFICATE AT THE COMPLETION OF THE JOB.
 - 4) DIMENSIONS HAVE PRECEDENCE OVER SCALE.
 - 5) ALL CONCRETE TO BE 3500 P.S.I.
 - 6) ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - 7) ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
 - 8) THESE PLANS REPRESENT EXISTING CONDITIONS AS BEST COULD BE DETERMINED BY VISUAL INSPECTION.
 - 9) THESE PLANS ARE NOT TO BE USED FOR FUTURE CONSTRUCTION PROJECTS OR LEGALIZATIONS.
 - 10) THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION MEANS OR METHODS.





INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

RECEIVED
AUG 08 2022
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

July 11, 2022
Letter of Denial

Rosa Galdamez
35 James Burrel Avenue
Hempstead, NY 11550

RE: 131 S. Main St., Freeport, NY AKA 129-133 S. Main St., Freeport, NY
Zoning District –Manufacturing – Sec. 62 Blk. 198 Lot 318
Building Permit Application #20222724
Description: Interior alterations for Bar/Restaurant

Dear Sir/Madam:

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

- 1) Village Ordinance §210-6A.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.
- 2) Village Ordinance §210-172A(4). Restaurants, discotheques, cabarets and bars.** At least one (1) parking space for each three (3) authorized occupants. The application you have submitted indicates an occupant load of forty-two (42) persons and zero (0) parking spaces provided. Accordingly, you will be seeking a variance for fourteen (14) parking spaces.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerks Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Village Clerk's Office. **Only after this initial appointment should the additional copies be made.**

RE: 131 S. Main St., Freeport, NY

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

If you should have any questions or require any additional information with reference to the Zoning Board of Appeals Application, please call the VILLAGE CLERK'S OFFICE at **516-377-2300**.

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
Anthony Arce, R.A.

/cd
encl.

c: Village Clerk

SITE PLAN APPROVAL NEEDED Yes ___ No X

RECEIVED
AUG 08 2022
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED
AUG 08 2022
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. 20222724

Location: 131 S. Main St., Freeport, NY aka 129-133 S. Main St., Freeport, NY

Applicant: Rosa Galdamez

Description: Interior alterations for Bar/Restaurant

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

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

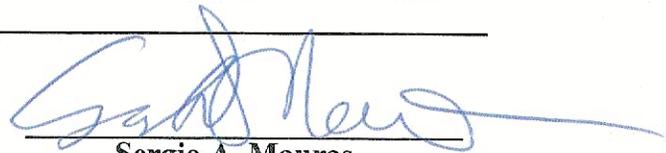
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: July 11, 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
AUG 08 2022
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SEC. 62 BLK. 198 LOT. 318

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of Rosa Galdamez

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

Index No. _____

COMPLY WITH
ORIGINAL NOTES

The application of 131 S MAIN ST FREEPORT, AKA - 129-131 S. MAIN ST
respectfully states and alleges:

Strike out
inapplicable
phrase

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

Rosa Galdamez 14 James LL Burrell Ave
Hempstead NY 11550

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

2. That the premises affected by this application is located at

131 SOUTH MAIN ST

Land Map of Nassau County

Sec. 62 Blk. 198 Lot(s) 318

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

the business owner wishes to expand their
business (129 S. MAIN ST) to the adjacent tenant space

3. That (the applicant) (the applicant's duly authorized Anthony Arce (RA) on or about the

25 day of July 20 22 filed in the office of the Department of Buildings of the Village of

Freeport, New York, an application for a Building Permit. Documents filed with said application were

as follows: FLOOR PLANS: A-0 PROJECT INFO
A-1 FLOOR PLAN & RCP / A-2 - INTERIOR ELEV & DETAILS
A-3 BAR & BATHROOM DETAILS

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 11 day of JULY, 20 22 the Department of Buildings denied said

application; upon information and belief that the reason for said denial was as follows:

1. \$ 210 - 6A - Must conform to regulations for the district
2. 210 - 172A(4) - PARKING - 1 SPACE PER 3 AUTHORIZED OCCUPANTS

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

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

ADD (2) ADA BATHROOMS, FULL SERVICE BAR &
DINING SEATING, NEW CEILING LIGHTING

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

6. That said premises are now being used as follows: PREVIOUS TENANT:

BK COFFEE SUPPLIERS, NY.

Describe fully and
clearly the use
desired.

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

SEEKS EXPAND THEIR EXISTING DELI/REST INTO
THE ADJACENT SPACE, SERVING FOOD FROM KITCHEN

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

8. Upon information and belief that a ~~(permit)~~ (variance) for such use may be granted by this Board by

virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York _____

Refer where possible
to paragraphs and
section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the

application involves a subdivision of property, describe the existing property: THE EXISTING
PROPERTY DOES NOT HAVE ON SITE PARKING

MOST OF THE PATRONS LIVE IN WALKING DISTANCE,
THEREFORE, WOULD NOT NEED THE PARKING
AS REQUIRED BY THE CODE.

THERE IS METERED PARKING ON BOTH SIDES
OF MAIN ST, AND PUBLIC PARKING WITHIN 200 FEET

Short Environmental Assessment Form

APP 1 2 2022

Project Building Dept
Freeport, NY

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: BAR / REST							
Project Location (describe, and attach a location map): 131 GOUTH MAIN ST							
Brief Description of Proposed Action: NEW BAR RESTAURANT W/ 2 NEW ADA BATHROOMS							
Name of Applicant or Sponsor: Rosa Galdamer		Telephone: 516 902 9417	RECEIVED AUG 0 8 2022 CLERK'S OFFICE VILLAGE OF FREEPORT, NY				
Address: 14 James LL Burrell Ave		E-Mail: rosagaldamer.20@yahoo.com					
City/PO: Hempstead	State: NY	Zip Code: 11550					
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>X</td> <td></td> </tr> </table>	NO	YES	X	
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:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
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		NA					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

PROJECT REVIEW

APR 22 2022

Freeport Building Dept.
Freeport, NY

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

RECEIVED

AUG 08 2022

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

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

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

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ROSA GALDAMEZ</u> Date: <u>7/11/22</u>		
Signature: <u>[Signature]</u>		

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

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

RECEIVED

AUG 08 2022

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

AUG 7 8 2022

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

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

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

RECEIVED
AUG 08 2022
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

DEPARTMENT OF BUILDINGS

APR 12 2022

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20222724

Filing Date 4/12/22

Freeport Building Dept.
Freeport, NY

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 131 So Main St ZONING DISTRICT _____
 (No.) (Street)

BETWEEN E. Merrick Rd AND Thelma Ct
 (Cross Street) (Cross Street)

SECTION 62 BLOCK 19e LOT 318 APPROX. LOT SIZE 40 X 100 LOT AREA 4000

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

A. TYPE OF IMPROVEMENT

1 | | New building
 2 | Addition (Alteration) of residential, enter number of new housing units added. If none-state none ✓
 3 | | Swimming Pool
 4 | | Repair (replacement)
 5 | | Bulkhead (New, Repair)
 6 | | Fence
 7 | | Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
 11 | | One Family
 12 | | Two families
 13 | | Apartment - Enter No. of Units _____
 14 | | Transient hotel, motel, or dormitory - Enter No. of Units _____
 15 | | Garage or Accessory Structure
 16 | | Other - Specify _____

NON RESIDENTIAL - Complete Part "E"
 17 | | Industrial
 18 | | Office, bank, professional
 19 | | Stores, mercantile
 20 | | Church, other religious
 21 | | Hospital, Institutional
 22 | | Other - Specify Bar/Restaurant

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 20,000

D. DESCRIPTION OF PROJECT

Interior Alteration - Bar/Restaurant
2 new Bathrooms, Ceiling/Lighting
Bar Counters

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Rosa Galdamez	35 James II Burrell Ave Hempstead NY 11550	516 902 9417
2. Contractor	Reginaldo Lopez	29 Pearsall Ave Freeport NY 11520	516 406 79 26
3. Architect or Engineer	Anthony Arce	447 Jackson Ave West Hempstead NY 11552	516 220 1949

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. N9WC5 Company Wellfeet Exp. Date 3/21/23
10596
 Contractor or Owner Reginaldo Lopez
 Address 29 Pearsall Ave Freeport 11520
 Phone 516-406 7926

State of New York
 County of Nassau
Reginaldo Lopez being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 (His or Her) NOTARY PUBLIC-STATE OF NEW YORK
 No. 01LI6066956
 Sworn to before me this 11 day of April, 2022
 of Mesheena C Little My Commission Expires 11-26-2025
Mesheena C Little (Applicant Signature)
 Notary Public, County, N.Y.

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO X

PROJECT DESCRIPTION

Total/First Flr Square Feet 875

Upper Flrs Square Feet ✓

of Fixtures _____

of Floors 1

Occup. Type B

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee \$ _____

Approved by: _____ RECEIVED

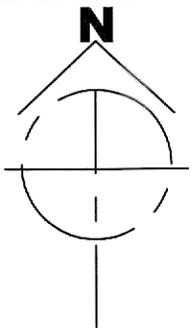
AUG 08 2022
 Superintendent of Buildings
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

129-131 MAIN ST

PARKING ACCESS



ARIAL VIEW OF FACINITY



PROJECT DESCRIPTION:	ADDRESS: 129-131 SOUTH MAIN ST. FREEPORT NY			
NEW RESTAURANT CONNECTED WITH EXISTING ADJACENT DELI	SECTION	62	BLOCK	198
	LOT	318	ZONE DISTRICT	B BUSINESS

RECEIVED

AUG 08 2022

CLERK OF THE BOARD
VILLAGE OF FREEPORT, NY

Project :
Restaurant Expansion
129-131 S. Main St.
Freeport NY



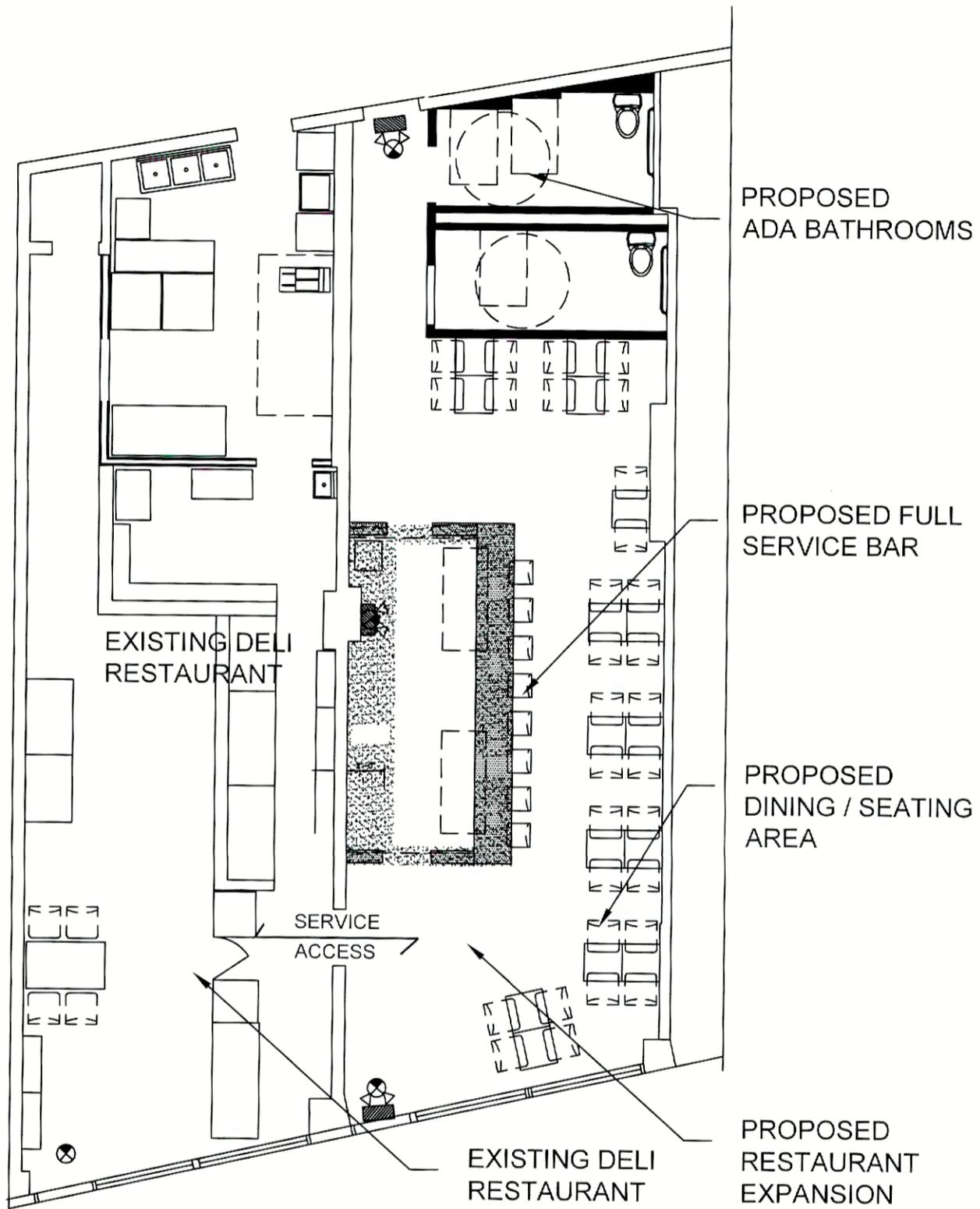
ARCHITECTURE PC
447 Jackson Ave.
West Hempstead New York, 11021
Tel: 516 220-1949

DATE:
8.8.22

SCALE:

DWG NO:

Z-1



RECEIVED
 AUG 08 2022
 VILLAGE OF FREEPORT, NY

OVERALL FLOOR PLAN
 1/8"=1'- 0"

Project :
 Restaurant Expansion
 129-131 S. Main St.
 Freeport NY



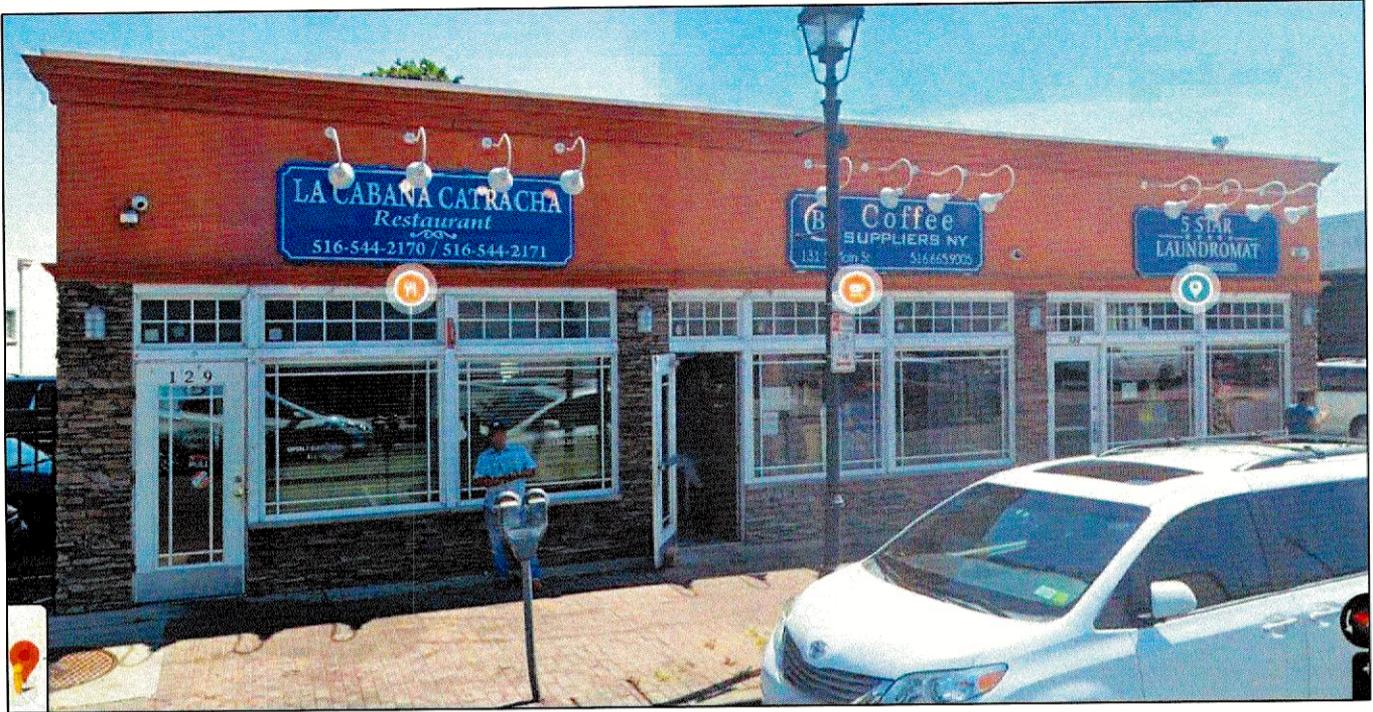
ARCHITECTURE PC
 447 Jackson Ave.
 West Hempstead New York, 11021
 Tel: 516 220-1949

DATE:
 8.8.22

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

DWG NO:

Z-2



STOREFRONT



EXISTING DELI INTERIOR

RECEIVED

AUG 08 2022

VILLAGE OF FREEPORT, NY

Project :
 Restaurant Expansion
 129-131 S. Main St.
 Freeport NY



ARCHITECTURE PC
 447 Jackson Ave.
 West Hempstead New York, 11021
 Tel: 516 220-1949

DATE:
 8.8.22

SCALE:

DWG NO:

Z-3



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

July 20, 2022
LETTER OF DENIAL

Bruzzone Shipping Ind.
224 Buffalo Avenue
Freeport, NY 11520

RE: 224 Buffalo, Freeport, NY
Zoning District: Industrial B Sec 62 Blk 230 Lot 42
Building Permit Application #20222908
Description: Proposed 14,000 sq. ft. second story addition

RECEIVED
2022 AUG - 9 A 9:53
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

2) **Village Ordinance §210-172A. Required parking spaces.** The following number shall be provided and satisfactorily maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintainer and/or used for any of the following purposes:

Village Ordinance 210-172A(10) Industrial and manufacturing establishments located in Industrial B District: at least one (1) parking space for every 1,000 sq. ft. of floor area. The drawings submitted with this application indicate with the proposed 14,000 sq. ft. second story addition, your total square footage will be 41,920 sq. ft. thus requiring 42 parking spaces. Your drawings show you are providing only 24 parking spaces. Accordingly, you will be seeking a parking variance for 18 parking spaces.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's**

RE: 224 Buffalo Avenue, Freeport, NY

Office at 516-377-2202 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings

Enclosure

cc: Village Clerk
Robert Bennett, PE

SITE PLAN APPROVAL NEEDED

Yes: X No: _____

RECEIVED
2022 AUG -9 A 9:53
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2022 AUG -9 A 9:54

SEC. 62 BLK. 230 LOT. 42

CLERK'S OFFICE
BOARD OF APPEALS OF THE VILLAGE OF FREEPORT
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Fred Bruzzone

respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (~~resides at~~) (has its principal office for the conducting of its business at)
224 Buffalo Ave; Freeport, New York

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

2. That the premises affected by this application is located at Land Map of Nassau County
224 Buffalo Ave Sec. 62 Blk. 230 Lot(s) 42
and that the interest which the applicant has in the property concerned is that of owner

3. That (the applicant) (the applicant's duly authorized Fred Bruzzone) on or about the
13th day of July 2022, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

Construction drawings, applications, environmental
assessment

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 20th day of July, 2022, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

210-6A conformity required
210-172A Parking

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

5. That the nature of the improvements now upon said premises is as follows: single level
29,100 SF industrial storage/shipping facility

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

6. That said premises are now being used as follows: industrial B shipping facility

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: 2nd level addition
expansion / same use

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

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

Refer where possible
to paragraphs and
section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the
application involves a subdivision of property, describe the existing property:
no expansion of building footprint -
partial 2nd level expansion only

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

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

10. That the grounds for this application are as follows: No change in use or footprint

11. That any deed restrictions running with the land prohibiting the desired use are as follows: NOT APPLICABLE

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

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

Dated: July 25, 2022.

[Signature]
BY: Fred Bruzzone
ITS: owner

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

State of New York)
County of Nassau) ss:

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

LISA GALLO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA637878
Qualified in Nassau County
My Commission Expires: 2025

to before me this 25 day
July, 2022.
[Signature]
Notary Public

[Signature]
Signature of Applicant

**Notice
Conflict of Interest**

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

July 25, 2022.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Notary Public _____

Signature

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2022 AUG -9 A 9:54

RECEIVED

617.20
Appendix B
Short Environmental Assessment Form

2022 2900

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.

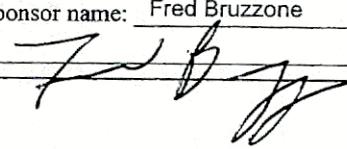
Part 1 - Project and Sponsor Information			
Name of Action or Project: Proposed 2nd Story Commercial Addition		<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> RECEIVED 2022 AUG - 9 A 9:54 CLERK'S OFFICE VILLAGE OF FREEPORT, NY </div>	
Project Location (describe, and attach a location map): West side of Buffalo Ave 405.38' South of St Marys Place			
Brief Description of Proposed Action: Proposed 2nd Story Commercial Addition			
Name of Applicant or Sponsor: Fred Bruzzone		Telephone: 516-239-7120	
Address: 224 Buffalo Ave		E-Mail:	
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
3.a. Total acreage of the site of the proposed action? _____ 0.59 acres			
b. Total acreage to be physically disturbed? _____ 0.41 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.59 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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			

RECEIVED

2022 AUG -9 A 9:54

CLEER'S OFFICE
VILLAGE OF FREEPORT, NY

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

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: Fred Bruzzone	Date: 7/8/22	
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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

RECEIVED
 2022 AUG - 9 A 9 54
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

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

RECEIVED
2022 AUG - 9 A 9:55
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20222808

Filing Date July 14/2022

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>224 Buffalo Ave.</u> ZONING DISTRICT <u>Ind B</u>
	BETWEEN <u>St. Marys Place</u> AND <u>Hanse Ave.</u>
	SECTION <u>62</u> BLOCK <u>230</u> LOT <u>42</u> APPROX. LOT SIZE <u>570 x 249</u> LOT AREA <u>42,450</u>

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

A. TYPE OF IMPROVEMENT 1 New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)	B. PROPOSED OR EXISTING USE RESIDENTIAL 11 One Family 12 Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____ _____
---	--

RECEIVED
JUL 13 2022
FREEPORT BUILDING DEPT.

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>350,000</u>	D. DESCRIPTION OF PROJECT <u>Proposed 2nd Story Addition</u> _____ _____
--	--

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or lessor	<u>Bruzzone Shipping, Inc</u> <u>Fred Bruzzone</u>	<u>224 Buffalo Ave.</u> <u>Freeport NY 11520</u>	<u>516-239-7120</u>
2. Contractor			
3. Architect or Engineer	<u>RABCO Engineering PC</u> <u>Robert Bennett, PE</u>	<u>8 W. Memick Rd. Suite 219</u> <u>Freeport NY 11520</u>	<u>516-867-2036</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner Fred Bruzzone
 (Print) _____
 Address 224 Buffalo Ave. Freeport
 Phone 516-239-7120

State of New York
 County of Nassau
Fred Bruzzone being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 (His or Her)

Sworn to before me this 12th day of July, 2022
Lisa Gallo
 Notary Public, State of New York
 Nassau County
 Commission Expires AUG 20, 2022

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
 YES NO _____
 IF YES, WHICH ZONE? AE8

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet	<u>29,100 N/A</u>
Upper Flrs Square Feet	<u>12,819</u>
# of Fixtures	
# of Floors	<u>2</u>
Occup. Type	<u>Ind</u>

VI. VALIDATION (Official Use Only)

Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	<p style="font-size: 2em; color: blue;">RECEIVED</p> Approved by: _____ Superintendent of Buildings
--	--

SECOND STORY ADDITION TO EXISTING WAREHOUSE

BRUZZONE SHIPPING
224 BUFFALO AVENUE
FREEPORT N.Y 11520

FOR ZONING BOARD SUBMISSION
AND REVIEW ONLY

GENERAL PROJECT NOTES

- ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES. PROVIDE MINIMUM OF ONE SMOKE DETECTOR AND ADDITIONAL FIRE SAFETY EQUIPMENT AS REQUIRED BY ALL APPLICABLE CODES.
- CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE ENGINEERING SERVICES ON THIS PROJECT ARE TERMINATED WITH THE PREPARATION OF THESE PLANS. THE ENGINEER, ROBERT A. BENNETT, HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION, FIELD SUPERVISION OR INSPECTION.
- ALL MATERIALS ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.
- WRITTEN DIMENSIONS ON THESE DRAWINGS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- COPYRIGHT 2011. REPRODUCTION OF THESE PLANS, IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. ANY USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE ENGINEER IS ILLEGAL, AND MAY SUBJECT THE USER THEREOF TO THE PAYMENT OF FULL COMMISSIONS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TESTS, CERTIFICATES, PERMITS, TEST HOLES, SOIL BEARING CAPACITY VERIFICATION, AND OTHER TESTS AND REPORTS AND PHOTOGRAPHS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL REMOVE ALL WASTES RESULTING FROM HIS OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN N.Y.S. COMPENSATION INSURANCE AS REQUIRED BY NEW YORK STATE LAW.
- THE WORK IS TO BE SCHEDULED AND EXISTING AREAS PROTECTED FROM WEATHER DAMAGE DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND SUB-CONTRACTORS (NOT THE ARCHITECT) TO DETERMINE THE EXTENT AND NATURE OF ANY EXISTING AND/OR PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL EXITS SHALL BE READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS TAKEN OFF AHEAD OF THE MAIN DISCONNECT. LOCATION OF EVERY EXIT ON EVERY FLOOR AS APPLICABLE, SHALL BE CLEARLY INDICATED BY LIGHTED EXIT SIGNS.
- ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS.
- IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, DEPRESSIONS, FLOOR FINISHES, FILLS, ANCHORS, HANGERS, CURBS AND OTHER MISCELLANEOUS ITEMS BEFORE PLACING CONCRETE.
- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL WORK IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION, NOR JOB SITE SAFETY. PERIODIC SITE VISITS DO NOT CONSTITUTE SUPERVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR METHODS AND MEANS OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH THE N.Y.S. BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS 4.05.14.
- CONTRACTOR SHALL PROVIDE, AND BE RESPONSIBLE FOR, ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.

ABBREVIATIONS

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

SITE DATA

ZONING	INDUSTRIAL B
SECTION	62
BLOCK	230
LOTS	42
LOT AREA	
LOT OCCUPIED	
% LOT OCCUPIED	

SYMBOL LEGEND

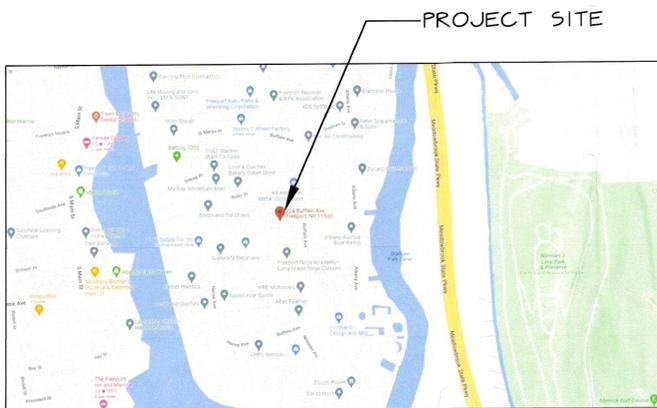
	ROOM NAME DESIGNATION
	SECTION OR ELEVATION DESIGNATION
	DETAIL DESIGNATION

FACILITY KEY MAP



LIST OF DRAWINGS

SHEET	DRAWING NUMBER	DRAWING TITLE
1	T-1	TITLE PAGE
2	SP-1	EXISTING SURVEY
3	SP-2	SITE PLAN
4	A-1	FIRST FLOOR PLAN
5	A-2	PROPOSED SECOND FLOOR PLAN
6	A-3	PROPOSED ROOF FRAMING PLAN
7	A-4	PROPOSED ROOF PLAN
8	A-5	ELEVATIONS
9	A-6	ELEVATIONS
10	A-5	SECTIONS AND DETAILS



LOCATION MAP



VICINITY MAP

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7.209 FOR ANY PERSON, UNLESS HE OR SHE IS AN ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR IS ALTERED BY "FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036 FAX 516 867-2037

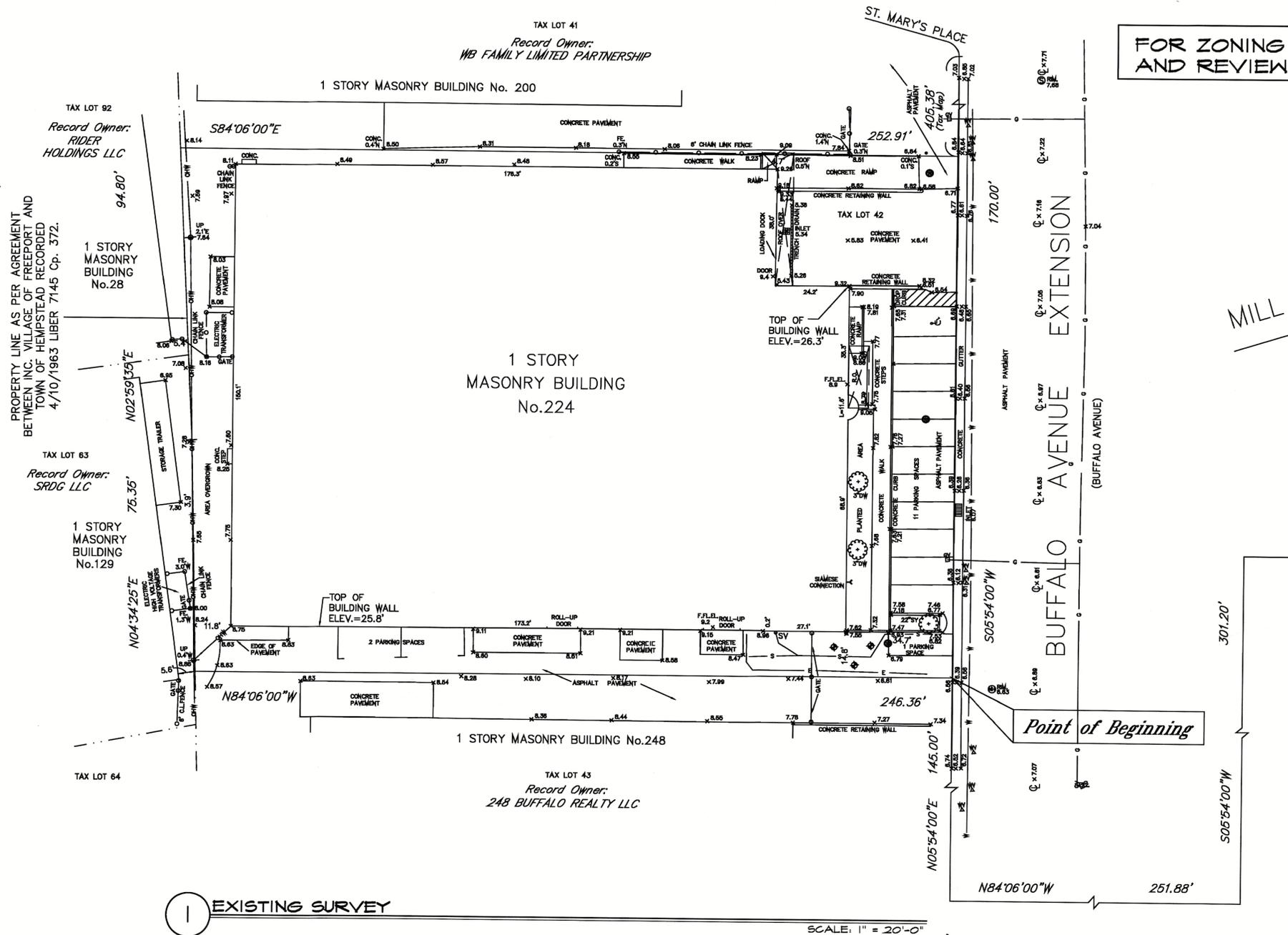
Project Name and Address
BRUZZONE SHIPPING
224 BUFFALO AVENUE
FREEPORT, NEW YORK 11520



Project # 2201
Date 7/2/22
Drawn F.J.P.
Checked R.A.B.

Sheet
T1

(DEED)



FOR ZONING BOARD SUBMISSION AND REVIEW ONLY

Legend

- UTILITY POLE
- OH— OVERHEAD WIRE
- ⊙ SANITARY SEWER MANHOLE
- ⊞ DRAIN INLET
- ⊙ GENERIC MANHOLE
- ⊞ WATER VALVE
- ⊞ GAS VALVE
- ⊞ CATCH BASIN
- G— GAS LINE
- W— WATER LINE
- S— SANITARY SEWER LINE
- E— ELECTRIC LINE
- ⊙ DW DOGWOOD TREE
- ⊙ SY SYCAMORE
- ⊙ BOLLARD
- ⊙ MONITORING WELL
- ⊙ SOIL BORING
- ⊙ HANDICAP PARKING SPACE
- ⊙ SV SEWER VENT
- ⊙ HYDRANT
- ⊙ CENTERLINE ROAD
- ⊙ ROOF OVER

Date	Revision
7/2/22	1

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS REGISTERED AS A SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO PREPARE, SIGN, SEAL, OR ISSUE ANY INSTRUMENT BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING OF HIS OR HER SEAL AND SIGNATURE, OR THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036

BRUZZONE SHIPPING
 224 BUFFALO AVENUE
 FREEPORT, NEW YORK 11520



Project #	2201
Date	7/2/22
Drawn	F.J.P.
Checked	R.A.B.

Sheet
SP1

Description of Property

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 WHICH IS DISTANT THE FOLLOWING FIVE COURSES AND DISTANCES FROM THE EXTREME SOUTHERLY END OF THE ARC OF A CURVE CONNECTING THE WESTERLY SIDE OF ALBANY AVENUE AND THE SOUTHERLY SIDE OF MILL ROAD;

- 1,188 FEET SOUTHERLY AS MEASURED ALONG THE WESTERLY SIDE OF ALBANY AVENUE;
- NORTH 84 DEGREES 06 MINUTES WEST, 139.99 FEET;
- SOUTH 5 DEGREES 54 MINUTES WEST, 301.20 FEET;
- NORTH 84 DEGREES 06 MINUTES WEST, 251.88 FEET TO THE WESTERLY SIDE OF BUFFALO AVENUE EXTENSION;
- NORTH 5 DEGREES 54 MINUTES EAST, 145 FEET ALONG THE WESTERLY SIDE OF SAID BUFFALO AVENUE EXTENSION TO THE POINT OF BEGINNING; AND FROM SAID POINT OF BEGINNING:

RUNNING THENCE NORTH 84 DEGREES 06 MINUTES WEST, 246.36 FEET TO THE BOUNDARY LINE BETWEEN THE TOWN OF HEMPSTEAD AND THE INCORPORATED VILLAGE OF FREEPORT;

THENCE ALONG SAID BOUNDARY LINE AS SAID LINE WAS FIXED BY A BOUNDARY LINE AGREEMENT DATED FEBRUARY 4, 1963 AND RECORDED APRIL 10, 1963 IN LIBER 7145 CP 372, THE FOLLOWING TWO COURSES:

1. NORTH 4 DEGREES 34 MINUTES 25 SECONDS EAST, 75.35 FEET;
2. NORTH 2 DEGREES 59 MINUTES 35 SECONDS EAST, 94.80 FEET;
- THENCE SOUTH 84 DEGREES 06 MINUTES EAST, 252.91 FEET TO THE WESTERLY SIDE OF BUFFALO AVENUE EXTENSION; AND

THENCE SOUTH 5 DEGREES 54 MINUTES WEST ALONG THE WESTERLY SIDE OF BUFFALO AVENUE EXTENSION, 170 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 42,339 SQ. FT. OR 0.972 ACRES, MORE OR LESS.

General Notes:

- PROPERTY LIES WITHIN THE INCORPORATED VILLAGE OF FREEPORT, NASSAU COUNTY, NEW YORK AND ITS TAX MAP DESIGNATION IS SECTION 62 BLOCK 250 LOT 42.
- THIS SURVEY MAP WAS PREPARED UTILIZING A TITLE REPORT ISSUED BY REGAL TITLE AGENCY (AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY), TITLE NUMBER RT-37721, HAVING AN EFFECTIVE DATE OF APRIL 08, 2011 WHICH WAS PROVIDED TO AK ASSOCIATES FOR USE IN PREPARING AN ALTA/ACSM LAND TITLE SURVEY.
- PER FEMA FLOOD ZONE INFORMATION: SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE AE - B (ELEV. 8') AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 36059C, PANEL NO. 0239C, COMMUNITY NUMBER 360484 AND DATED 9-11-2009.
- ELEVATIONS REFER TO NAVD88.

ALTA/ACSM LAND TITLE SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Schedule-B Exceptions from Coverage

THE FOLLOWING EASEMENTS, DECLARATION AND AGREEMENTS OF RECORD ARE LISTED AS EXCEPTIONS FROM COVERAGE IN SCHEDULE B OF THE ABOVEMENTIONED TITLE REPORT:

- BOUNDARY LINE AGREEMENT BETWEEN THE INCORPORATED VILLAGE OF FREEPORT AND THE TOWN OF HEMPSTEAD DATED 2/4/1963, RECORDED 4/10/1963, IN LIBER 7145 CP. 372 AFFECTS SUBJECT PARCEL. THE PURPOSE OF THE AGREEMENT WAS FOR ASCERTAINING AND FIXING THE LOCATION OF THE TITLE LINE AND FOR THE FURTHER PURPOSE OF SETTLING ANY DIFFERENCES AND DISPUTES BETWEEN THE PARTIES ON THE TRUE BOUNDARY LOCATION AND COURSE.
- DECLARATION BY THE INCORPORATED VILLAGE OF FREEPORT, NEW YORK DATED FEBRUARY 24, 1965, RECORDED MARCH 1, 1965, IN LIBER 7364 CP. 709 AFFECTS STREETS ONLY AND DOES NOT AFFECT SUBJECT PARCEL. THE DOCUMENT DESCRIBES A PARCEL RELATING TO THE ABANDONMENT OF BUFFALO AVENUE AND THE PROPOSED BUFFALO AVENUE EXTENSION.
- EASEMENT TO THE INCORPORATED VILLAGE OF FREEPORT DATED DECEMBER 26, 1967, RECORDED MARCH 14, 1968, IN LIBER 7802 CP. 178 DOES NOT AFFECT SUBJECT PARCEL. THE DOCUMENT DESCRIBES AN EASEMENT AND RIGHT OF WAY ACROSS ADJACENT PROPERTY TO THE NORTH.
- EASEMENT TO THE INCORPORATED VILLAGE OF FREEPORT DATED APRIL 25, 1968, RECORDED JULY 19, 1968, IN LIBER 7857 CP. 420 DOES NOT AFFECT SUBJECT PARCEL. THE DOCUMENT DESCRIBES AN EASEMENT AND RIGHT OF WAY ACROSS ADJACENT PROPERTY TO THE NORTH.

Surveyor's Certification

TO: NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(c), 8, 9, 11(a), 12, 13, 14, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 6, 2011 AND UPDATED ON SEPTEMBER 10, 2012. NO NEW TITLE REPORT WAS FURNISHED FOR THIS UPDATE.

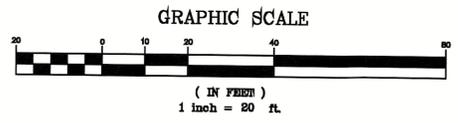
DATE:

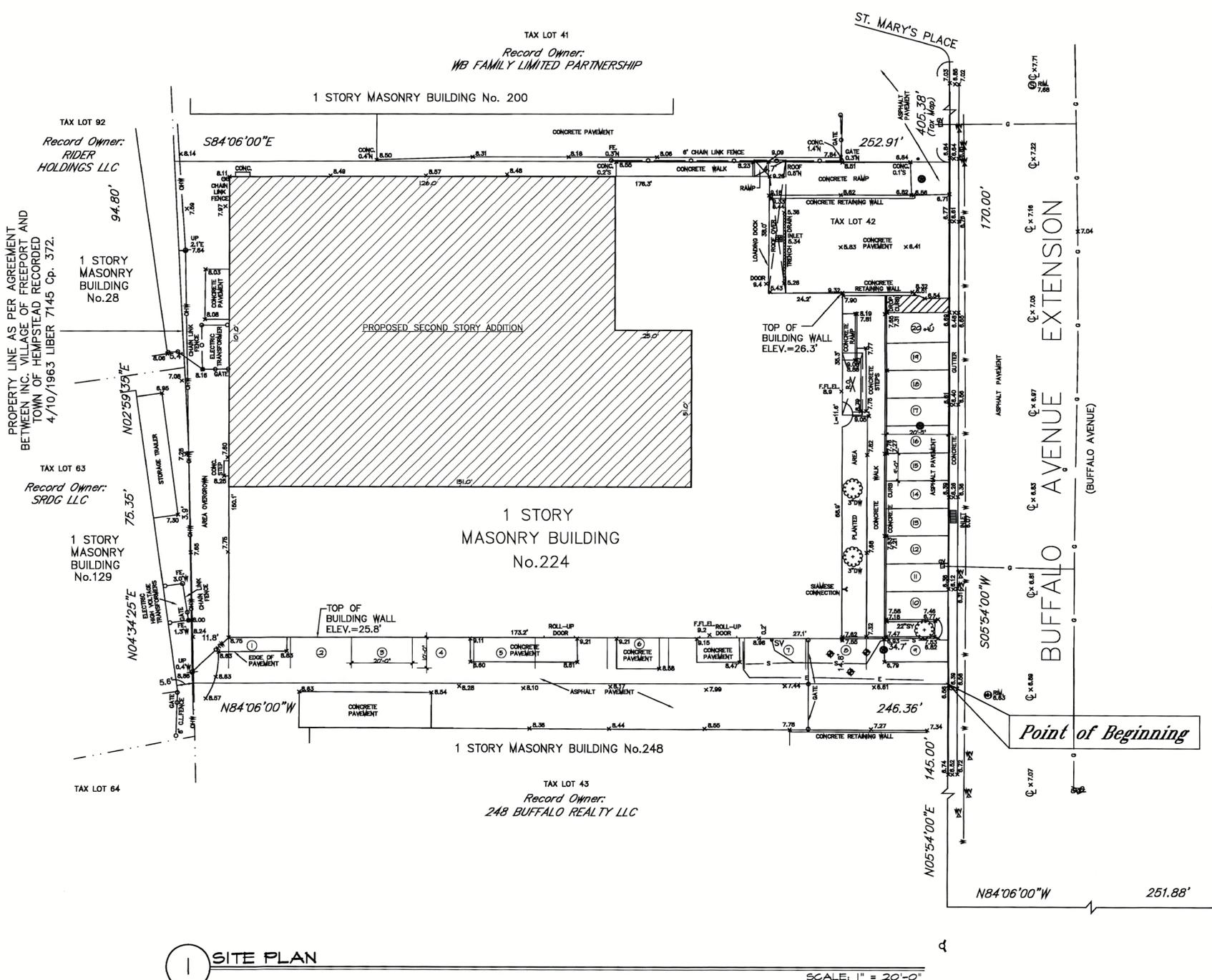
RALPH ANDERSON, L.S.
 N.Y. License No. 49462

DANIEL A. KADYSZEWSKI, L.S.
 N.Y. License No. 50238

Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORD DRAWINGS FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.





1 SITE PLAN

SCALE: 1" = 20'-0"

Legend

- UTILITY POLE
- OHW— OVERHEAD WIRE
- ⊗ SANITARY SEWER MANHOLE
- ⊕ DRAIN INLET
- ⊙ GENERIC MANHOLE
- ⊗ WATER VALVE
- ⊕ GAS VALVE
- ⊕ CATCH BASIN
- G— GAS LINE
- W— WATER LINE
- S— SANITARY SEWER LINE
- E— ELECTRIC LINE
- ⊙ DW DOGWOOD TREE
- ⊙ SY SYCAMORE
- ⊙ BOLLARD
- ⊙ MONITORING WELL
- ⊙ SOIL BORING
- ⊙ HANDICAP PARKING SPACE
- ⊙ SEWER VENT
- ⊙ HYDRANT
- ⊙ CENTERLINE ROAD
- ⊙ ROOF OVER

FOR ZONING BOARD SUBMISSION AND REVIEW ONLY

ZONING INFORMATION				
TM# 5-62 B-230 L-42				
REQUIREMENT	PERMITTED	EXISTING	PROPOSED	REMARKS
ZONING DISTRICT	INDUSTRIAL B	INDUSTRIAL B	INDUSTRIAL B	OK
LOT SIZE (MINIMUM)	20,000 SF	42,480 SF	42,480 SF	OK
USE	INDUSTRIAL B	INDUSTRIAL B	INDUSTRIAL B	OK
HEIGHT	50 FT	18 FT	35.5 FT	OK
LOT COVERAGE (% OF LOT AREA)	75% MAX. - 42,480 SF = 31,838 SF	24,167 SF = 68.74%	24,167 SF = 68.74%	NO CHANGE
FRONT YARD	35 FT	34.7 FT	34.7 FT	NO CHANGE
REAR YARD	5 FT (MIN)	12 FT - 11 FT	12 FT - 11 FT	NO CHANGE
SIDE YARD	5 FT MIN. (1 SIDE) 15 FT MIN. (2ND SIDE)	5 FT (NORTH) 15 FT (SOUTH)	5 FT (NORTH) 15 FT (SOUTH)	NO CHANGE
LOADING DOCK SETBACK	60 FT	61.42 FT	61.42 FT	NO CHANGE
FLOOR AREA	-	24,167 S.F.	43,162 SF (18,995 SF ADDITION)	OK
PARKING CALCULATIONS	24,167 SF/1000 = 24.17 (1 SPACE/1000 SF) = 30 SPACES REQUIRED	20	20	VARIANCE REQUIRED (10 SPACES)

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 14-B, SECTION 226, FOR ANY PERSON WHO IS NOT A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, INCLUDING BUT NOT LIMITED TO, THE ALTERING, COPYING, REPRODUCING, OR TRANSMITTING OF ANY INFORMATION, OR TO ALTER THE NOTATION, ALTERED BY HIS OR HER SIGNATURE, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ENGINEER:
RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

Project Name and Address
BRUZZONE SHIPPING
 224 BUFFALO AVENUE
 FREEPORT, NEW YORK 11520



Project # 2201
 Date 7/2/22
 Drawn F.J.P.
 Checked R.A.B.

Sheet
SP2

RECEIVED

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO SEAL OR ALTER THE SEAL OF ANY PROFESSIONAL ENGINEER BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL BE HELD RESPONSIBLE FOR THE SAME AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

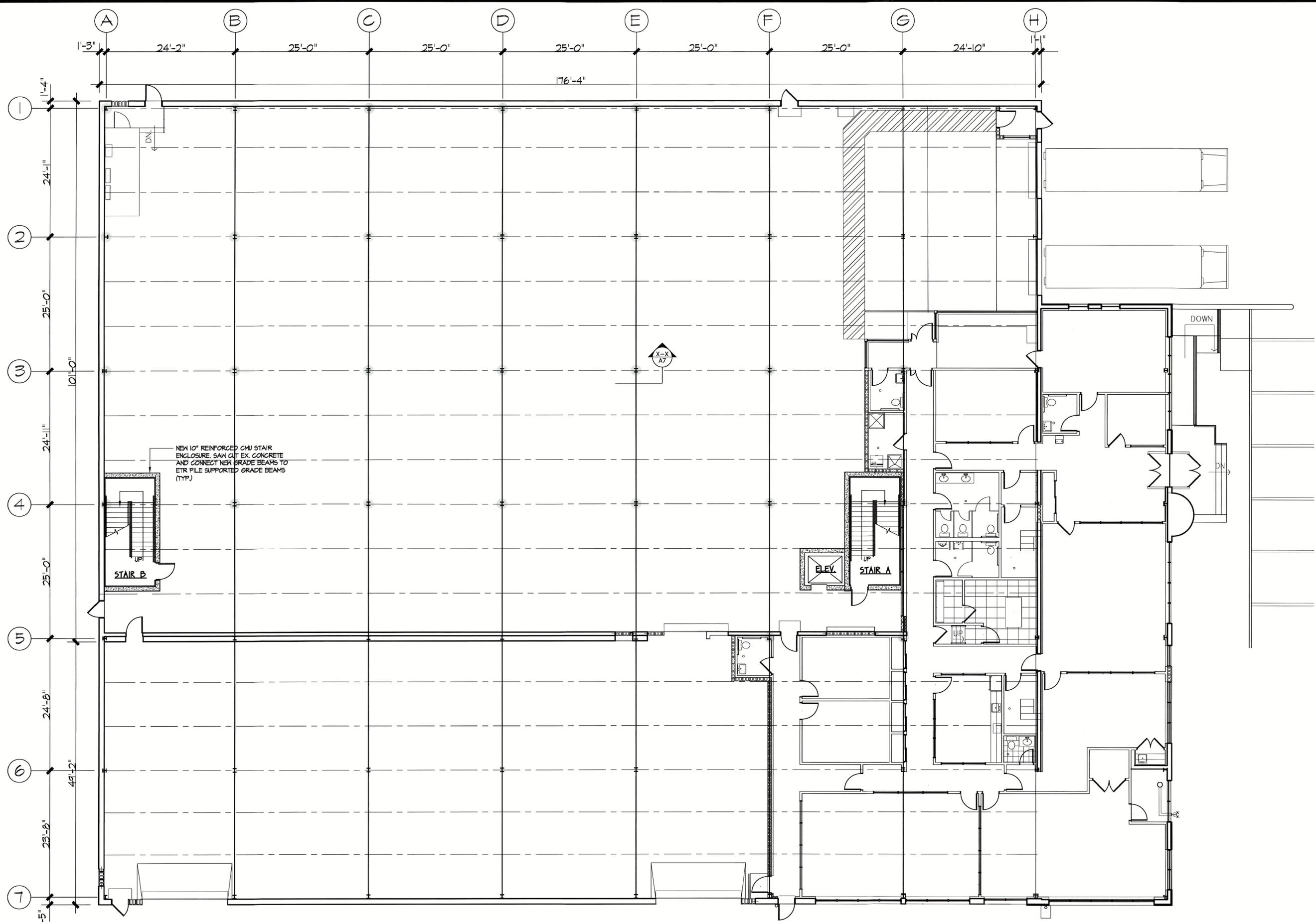
RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

BRUZZONE SHIPPING
 224 BUFFALO AVENUE
 FREEPORT, NEW YORK 11520



Project #	2201
Date	7/2/22
Drawn	F.J.P.
Checked	R.A.B.

Sheet
A1



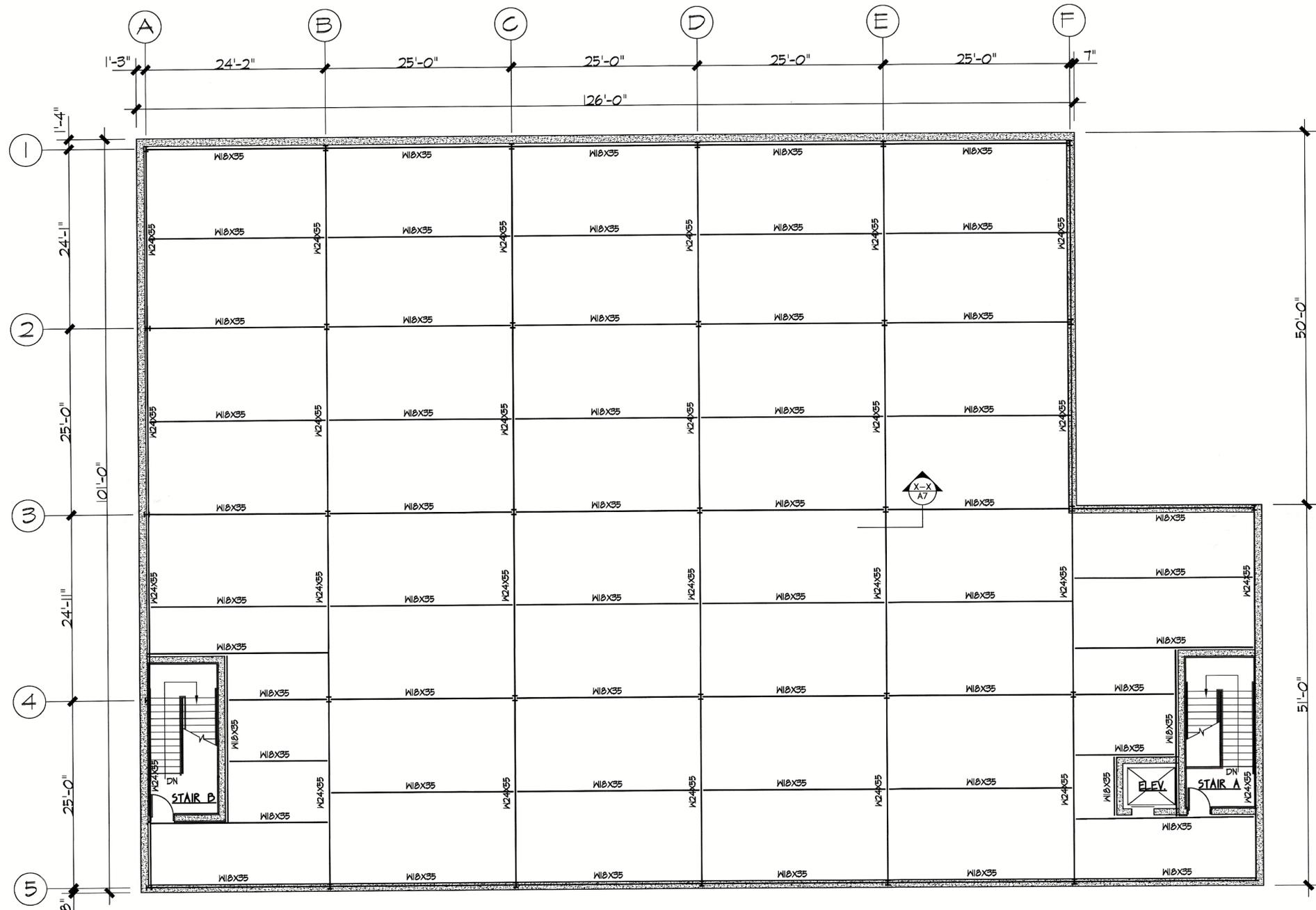
DRAWING LEGEND
 REINFORCE ETR STEEL
 COLUMN PER 2/A-5 (TYP.)

1 FIRST FLOOR PLAN

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



**FOR ZONING BOARD SUBMISSION
 AND REVIEW ONLY**



DRAWING LEGEND

- ← 3" RIBBED TYPE N
18 GA. DECK (TYP.)
- I W8x31 (TYP.)

1 PROPOSED SECOND FLOOR PLAN

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



FOR ZONING BOARD SUBMISSION
AND REVIEW ONLY

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 146 SECTION 7209, FOR ANY PERSON UNLESS HE OR SHE IS AN ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL BE CONSIDERED TO HAVE ALTERED THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ENGINEER:
RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036 FAX 516 867-2037

Project Name and Address
BRUZZONE SHIPPING
224 BUFFALO AVENUE
FREEPORT, NEW YORK 11520



Project #	2201
Date	7/2/22
Drawn	F.J.P.
Checked	R.A.B.

Sheet
A2

RECEIVED

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 148 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, TO PREPARE, SEAL, SIGN, OR ISSUE ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR OR TO ALTER, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

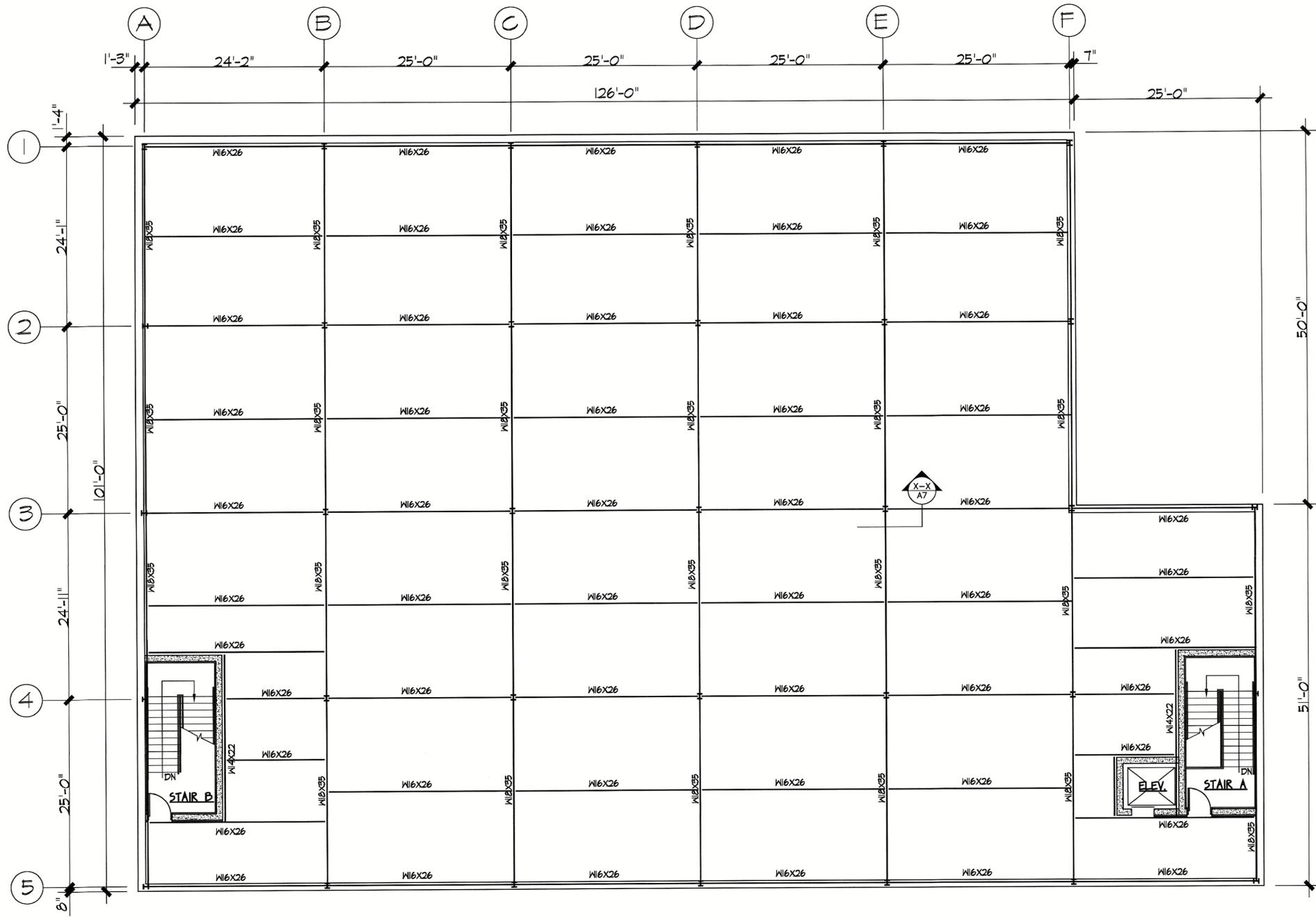
ENGINEER:
RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

Project Name and Address
BRUZZONE SHIPPING
 224 BUFFALO AVENUE
 FREEPORT, NEW YORK 11520



Project #	2201
Date	7/2/22
Drawn	F.J.P.
Checked	R.A.B.

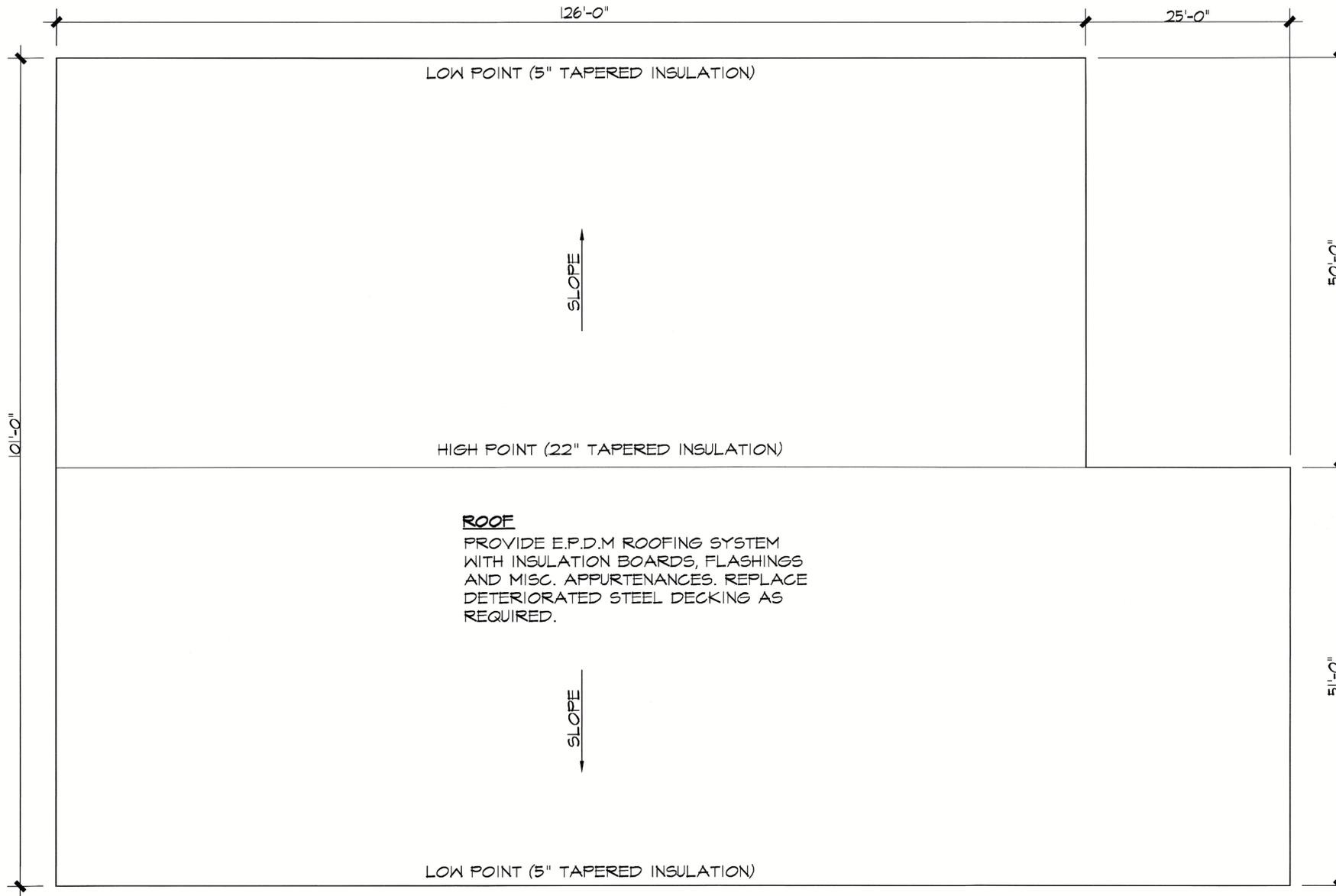
Sheet
A3



DRAWING LEGEND
 3" RIBBED TYPE N 18 GA. DECK (TYP.)
 W18x31 (TYP.)

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

FOR ZONING BOARD SUBMISSION
 AND REVIEW ONLY



ROOF
 PROVIDE E.P.D.M ROOFING SYSTEM WITH INSULATION BOARDS, FLASHINGS AND MISC. APPURTENANCES. REPLACE DETERIORATED STEEL DECKING AS REQUIRED.

1 PROPOSED ROOF PLAN

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



FOR ZONING BOARD SUBMISSION AND REVIEW ONLY

ROOFING WILL BE FULLY SUPPLEMENTED W/ NEW RIGID BOARD TAPERED INSTALLATION RANGING FROM 5" MIN TO 22" MAX (R25-R110) WITH AN AVERAGE RATING OF R62. THE FOLLOWING CERTIFIES THAT THE ABOVE IS IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THE IECC (INTERNATIONAL ENERGY CONSERVATIVE CODE) CHAPTER 13, SECTION 1301.

Date	Revision
2022	A

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 130-B, § 302.1(1) FOR ANY PERSON WHO IS NOT A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR SHALL BE AFFIXED TO THE ITEM BY HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

BRUZZONE SHIPPING
 224 BUFFALO AVENUE
 FREEPORT, NEW YORK 11520



Project #	2201
Date	7/2/22
Drawn	F.J.P.
Checked	R.A.B.

Sheet
A4

RECEIVED

RECEIVED

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LAND SURVEYOR OR LAND SURVEYOR'S ASSISTANT, TO PREPARE, SEAL OR ALTER ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

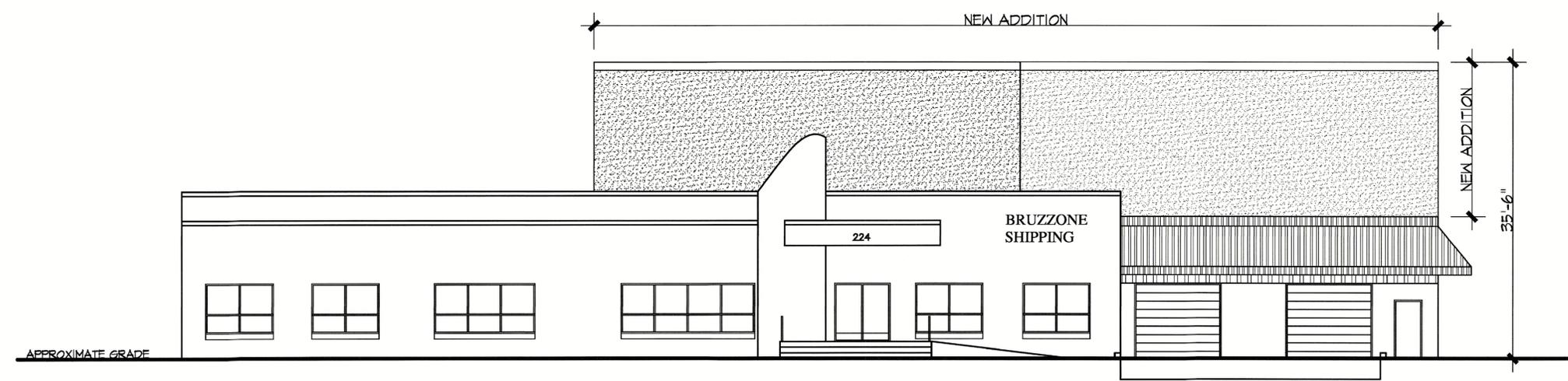
RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

Project Name and Address
BRUZZONE SHIPPING
 224 BUFFALO AVENUE
 FREEPORT, NEW YORK 11520

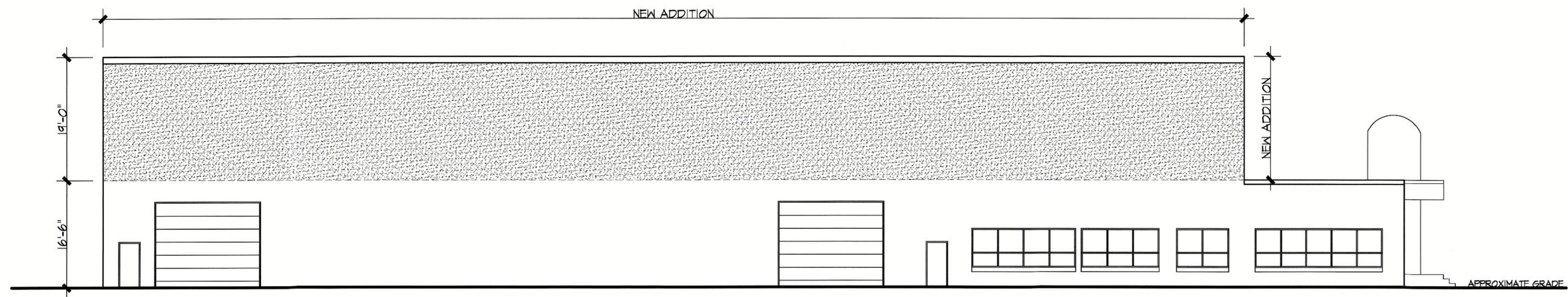


Project # 2201
 Date 7/2/22
 Drawn F.J.P.
 Checked R.A.B.

Sheet
A5

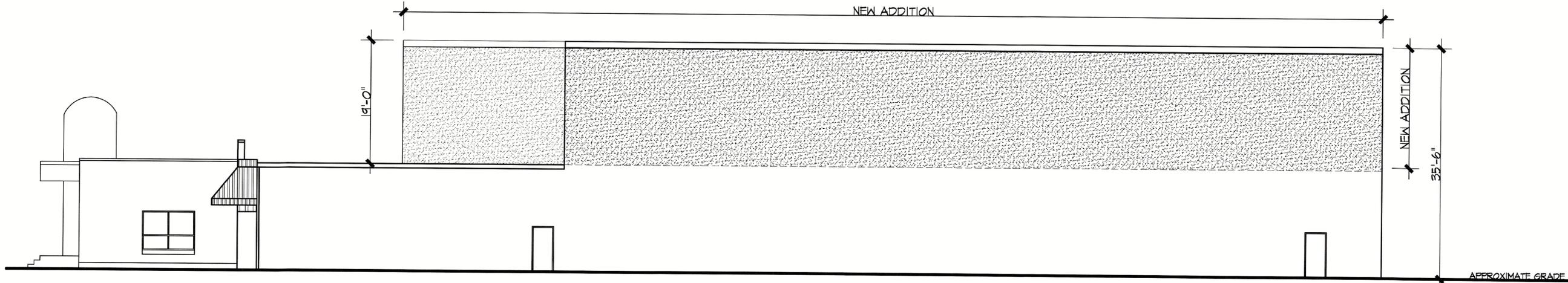


1 EAST ELEVATION (BUFFALO AVENUE) SCALE: 1/8" = 1'-0"



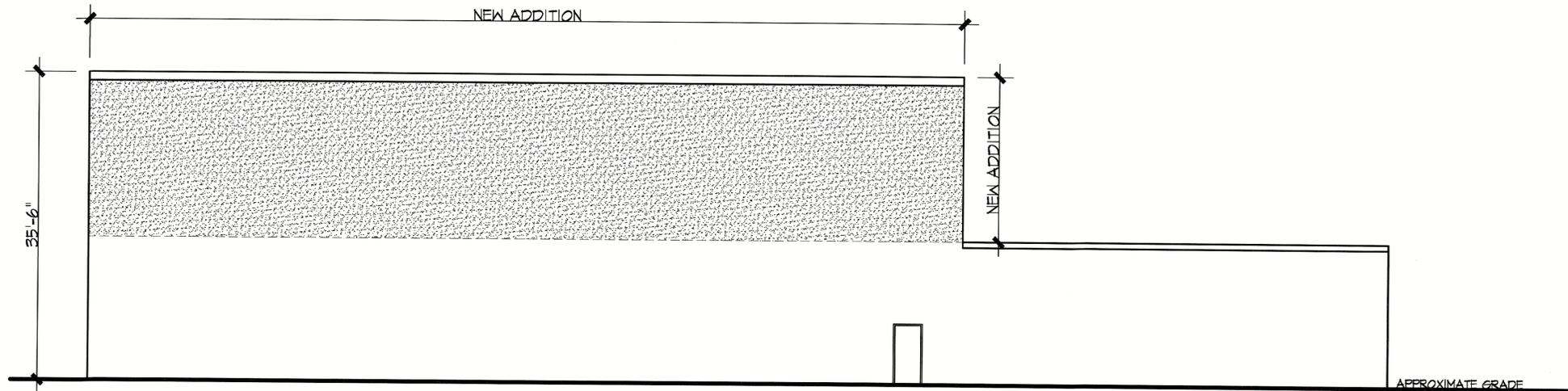
2 SOUTH ELEVATION SCALE: 1/8" = 1'-0"

FOR ZONING BOARD SUBMISSION
 AND REVIEW ONLY



1 NORTH ELEVATION

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



2 WEST ELEVATION

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

FOR ZONING BOARD SUBMISSION
AND REVIEW ONLY

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 2001, FOR ANY PERSON, UNLESS HE OR SHE IS AN ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY MANNER, OR IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR'S SIGNATURE AND THE DATE OF SUCH ALTERATION, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A FULL SPECIFIC DESCRIPTION OF THE ALTERATION.

ENGINEER:
RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036 FAX 516 867-2037

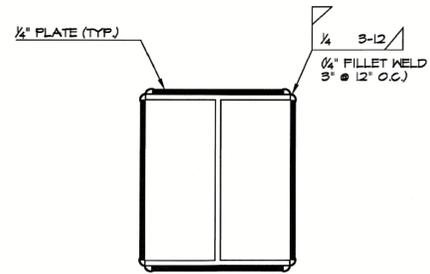
Project Name and Address
BRUZZONE SHIPPING
224 BUFFALO AVENUE
FREEPORT, NEW YORK 11520



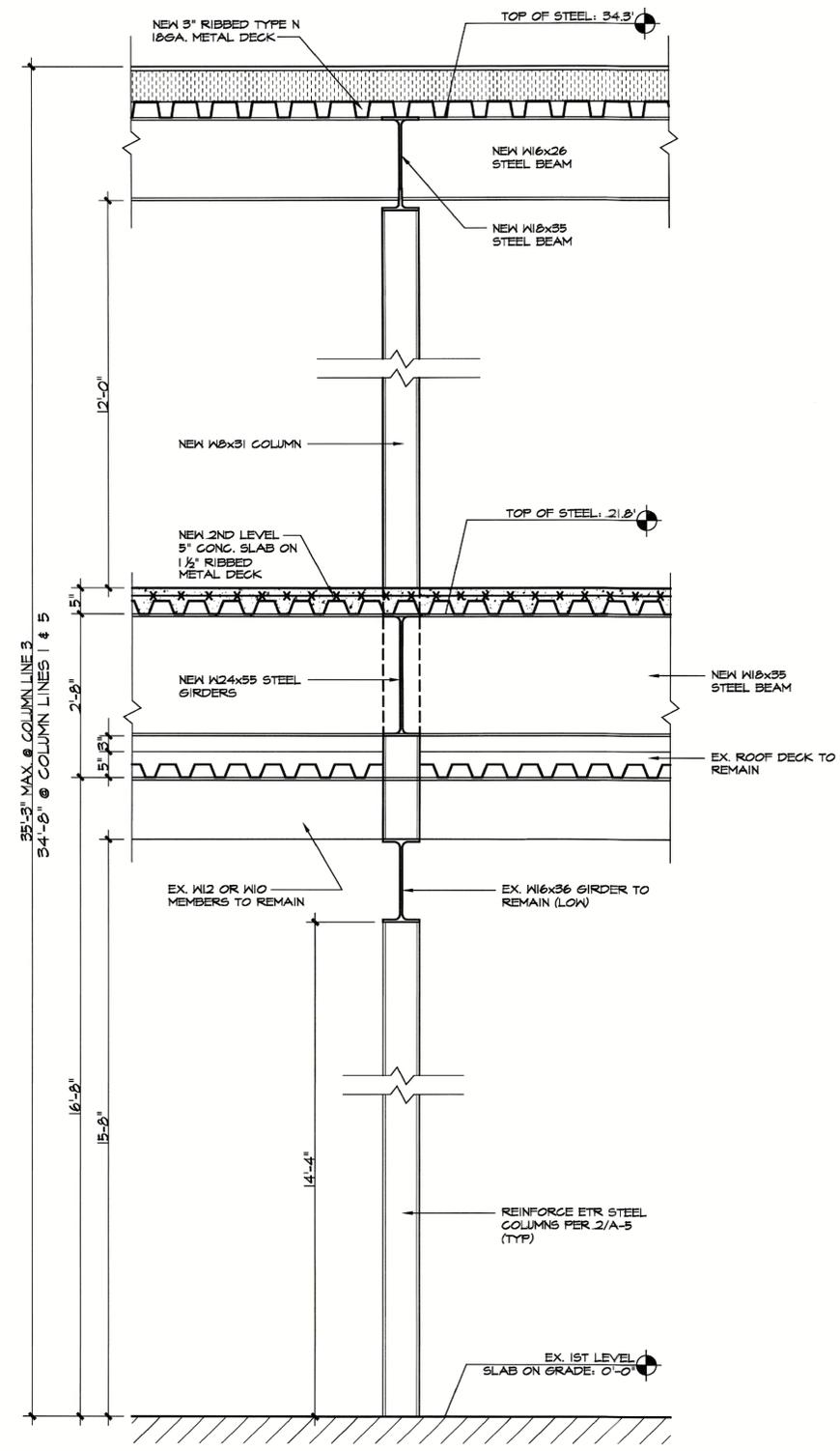
Project # 2201
Date 7/2/22
Drawn F.J.P.
Checked R.A.B.

Sheet
A6

RECEIVED



2 STEEL COLUMN REINFORCING DETAIL
NTS



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

FOR ZONING BOARD SUBMISSION
AND REVIEW ONLY

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO PREPARE, SIGN, SEAL, OR OTHERWISE AUTHORIZE ANY SURVEY OR MAP BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL BE CONSIDERED TO HAVE ALTERED HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ENGINEER:
RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036 FAX 516 867-2037

Project Name and Address
BRUZZONE SHIPPING
224 BUFFALO AVENUE
FREEPORT, NEW YORK 11520



Project #	2201
Date	7/2/22
Drawn	F.J.P.
Checked	R.A.B.

Sheet
A7

RECEIVED

RECEIVED

2022 AUG 24 P 4: 15

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

AUGUST 1, 2022

UPDATED LETTER OF DENIAL

Louis G. Ramirez
170 N. Main Street
Freeport, NY 11520

RE: **170 N. Main Street, Freeport, NY**
Zoning District - Service Business – Sec. 55 Blk. 258 Lot 149-150
Building Permit Application #20212315
Description– Increase internal seating capacity to 16 seats.

Dear Sir/Madam:

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

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

Village Ordinance §210-172A(4). Parking required. The following number of parking spaces shall be provided and satisfactorily maintained for each building lot or combination thereof; restaurants, discotheques, cabarets and bars: At least one (1) parking space for each three (3) authorized occupants. The application as submitted shows the addition of sixteen (16) fixed seats in the establishment. This requires six (6) parking spaces. The application will need a variance for six (6) parking spaces.

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

If you should have any questions or require additional information with reference to the Zoning Board Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make

RE: 170 N. Main Street, Freeport, NY

application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

RECEIVED

2022 AUG 24 P 4: 15

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras

Superintendent of Buildings

Jonathan Smith, Building Inspector

/mcl

encl.

c: Village Clerk

James Lerner, Architect

SITE PLAN APPROVAL NEEDED

Yes: _____ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

RECEIVED

X Negative Declaration

~~Positive Declaration~~
~~2022 AUG 24 P 4:15~~

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. #20212315

Location: 170 N. Main Street, Freeport, NY

Applicant: Louis G. Ramirez

Description: Increase internal seating capacity to 16 seats

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)

Updated Dated: August 1, 2022

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED

2022 AUG 24 P 4: 14

SEC. 55 BLK 258 LOT. 149
150

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of L415
LOUIS G RAMIREZ

respectfully states and alleges:

Strike out inapplicable phrase

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

170 N. MAIN ST. 151 ROSE ST.
FREEPORT, N.Y. 11520

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

2. That the premises affected by this application is located at

Land Map of Nassau County

170 N. MAIN ST. FREEPORT

Sec. 55 Blk 258 Lot(s) 149-150

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

3. That (~~the applicant~~) (the applicant's duly authorized MARIA J MILO) on or about the 1ST day of Aug, 2021, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

INCREASE INTERNAL SEATING CAPACITY
TO 16 SEATS

Obtain reason for denial from Department of Buildings.

4. That on or about the 1ST day of AUGUST, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

VILLAGE ORDINANCE 210-6A + VILLAGE
ORDINANCE 210-172A (A) SEE ATTACHED SHEET.

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

5. That the nature of the improvements now upon said premises is as follows: EXISTING
MERCANTILE STORE, 170 N MAIN USED AS
DELI / RESTAURANT.

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

6. That said premises are now being used as follows: DELI - RESTAURANT.

Describe fully and clearly the use desired.

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

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

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York: VILLAGE ORDINANCE 210-6A +
VILLAGE ORDINANCE 210-172A (A)
SEE ATTACHED SHEET 3 of 3.

Refer where possible to paragraphs and section by numbers.

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

NO SUBDIVISION OF PROPERTY INVOLVED.

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

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

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

10. That the grounds for this application are as follows: Village Ordinance 210-6A + Village Ordinance 210-172 A(A) SEE ATTACHED SHEET 3 of 3.

11. That any deed restrictions running with the land prohibiting the desired use are as follows: No Restrictions with regard to Deli USE; Parking Variance Required Increase Seating CAPACITY

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

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

Dated: AUGUST 11, 20 22. LUIS G. RAMIREZ
BY: Luis G. Ramirez
AS: owner

State of New York)
County of Nassau) ss: Luis G. Ramirez LGR.

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

Sworn to before me this 11th day of August, 20 22.
Notary Public [Signature]
CARY D. KESSLER
Notary Public, State of New York
No. 01KE4513500
Qualified in Nassau County
Commission Expires September 30, 2025

Notice of Conflict of Interest

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

Aug. 11, 20 22.
Date Year
[Signature]
Signature

Affidavit of Owner N/A
To be completed only if the owner is not the applicant.

State of New York)
County of Nassau) ss:
I MARIA J MIRO being duly sworn, depose and say:
That he/she (the owner of 1002 Merrick Ave. Merrick, NY) (is the AGENT) of
170 N. MAIN ST., FREEPORT, NY 11520 the property concerned is correct to the best of the knowledge of
deponent MARIA J MIRO

That the owner LOUIS G. RAMIREZ consents to the granting of the authority sought in the above application.
Sworn to before me this _____ day of _____, 20 ____.
Notary Public _____
Signature Louis G. Ramirez.

In Matter of the Application of Louis G. Ramirez
170 N. Main Street, Freeport, N.Y. 11520

RECEIVED

2022 AUG 24 P 4: 14

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Continuation #4:

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

Village Ordinance 210-172A. Parking required. The following number of parking spaces shall be provided and satisfactorily maintained for each building lot or combination thereof; restaurants, discotheques, cabarets and bars: At least one (1) parking space for each three (3) authorized occupants. The application submitted shows the addition of sixteen (16) fixed seats in the establishment. This requires six (6) parking spaces. The application will need a variance for six (6) parking spaces.

Continuation #8:

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

Village Ordinance 210-172A. Parking required. The following number of parking spaces shall be provided and satisfactorily maintained for each building lot or combination thereof; restaurants, discotheques, cabarets and bars: At least one (1) parking space for each three (3) authorized occupants. The application submitted shows the addition of sixteen (16) fixed seats in the establishment. This requires six (6) parking spaces. The application will need a variance for six (6) parking spaces.

Continuation #10:

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

Village Ordinance 210-172A. Parking required. The following number of parking spaces shall be provided and satisfactorily maintained for each building lot or combination thereof; restaurants, discotheques, cabarets and bars: At least one (1) parking space for each three (3) authorized occupants. The application submitted shows the addition of sixteen (16) fixed seats in the establishment. This requires six (6) parking spaces. The application will need a variance for six (6) parking spaces.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20210315

Filing Date 7-1-2021

Application for Erection of Buildings or Alterations

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

RECEIVED

2022 AUG 24 10 45 AM

I. LOCATION OF BUILDING
 AT (LOCATION) 475 N Main St. (No.) (Street) ZONING DISTRICT Service Business
 CLERK'S OFFICE Westbury (Cross Street) AND _____ (Cross Street)
 SECTION 555 BLOCK 258 LOT 149-150 APPROX. LOT SIZE 40 x 175.8 LOT AREA 7,032

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

<p>A. TYPE OF IMPROVEMENT</p> <p>1 New building</p> <p>2 Addition-Alteration (If residential, enter number of new housing units added. If non-state none _____)</p> <p>3 Swimming Pool</p> <p>4 Repair (replacement)</p> <p>5 Bulkhead (New, Repair)</p> <p>6 Fence</p> <p>7 Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>11 One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>11 One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>
<p>RESIDENTIAL</p> <p>11 One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>		

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>1,000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>Interior Alterations to existing Deli / Grocery - Increase Seating 10 Seats to 16 Seats</u></p>
---	---

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Louis G. Ramirez</u>	<u>170 N. Main St.</u> <u>Freeport, NY 11520</u>	<u>516-378-0070</u>
2. Contractor <u>North Main Food</u>	<u>170 N Main St</u> <u>Freeport, NY 11520</u>	<u>378-0070</u>
3. Architect or Engineer <u>James Lerner</u> <u>Architect</u>	<u>424 Madison St.</u> <u>Westbury, NY 11590</u>	<u>876-6521</u>

<p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner <u>Louis G. Ramirez</u> (Print) Address <u>170 N Main St, Freeport</u> Phone <u>516-378-0070</u></p> <p>State of New York County of Nassau <u>Louis G. Ramirez - Diti</u> being duly sworn, says that <u>He</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>His</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. (His or Her)</p> <p>Sworn to before me this <u>15th</u> day of <u>July</u>, 20<u>21</u></p> <p>_____ Notary Public, County, N.Y. (Applicant Signature)</p>	<p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/> IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <input type="text"/></p> <p>Upper Flrs Square Feet <input type="text"/></p> <p># of Fixtures <input type="text"/></p> <p># of Floors <input type="text"/></p> <p>Occup. Type <input type="text"/></p>
---	--

VI. VALIDATION (Official Use Only)

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

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

2022 AUG 24 P 4: 15

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.

INC. VILLAGE OF FREEPORT NY

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>N Main Food</i>			
Project Location (describe, and attach a location map): <i>170 N Main St., Freeport NY 11520</i>			
Brief Description of Proposed Action: <i>Interior Alterations to Exist Deli / Grocery Increase Seating 10 Seats to 16</i>			
Name of Applicant or Sponsor:		Telephone:	
Address:		E-Mail:	
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Village of Freeport</i>		NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

RECEIVED
2022 AUG 24 P 4:15
CLEAN'S OFFICE
VILLAGE OF FREEPORT, NY

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

VILLAGE OF FREEPORT, NY

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>Eddie Kerkala</u>	Date: <u>7/1/21</u>	
Signature: <u>XX [Signature]</u>		

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

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

VILLAGE OF FERRIS
DEPARTMENT OF BUILDINGS

CLERK'S OFFICE
2022 AUG 24 P 4:16
VILLAGE OF FERRIS, MN

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

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

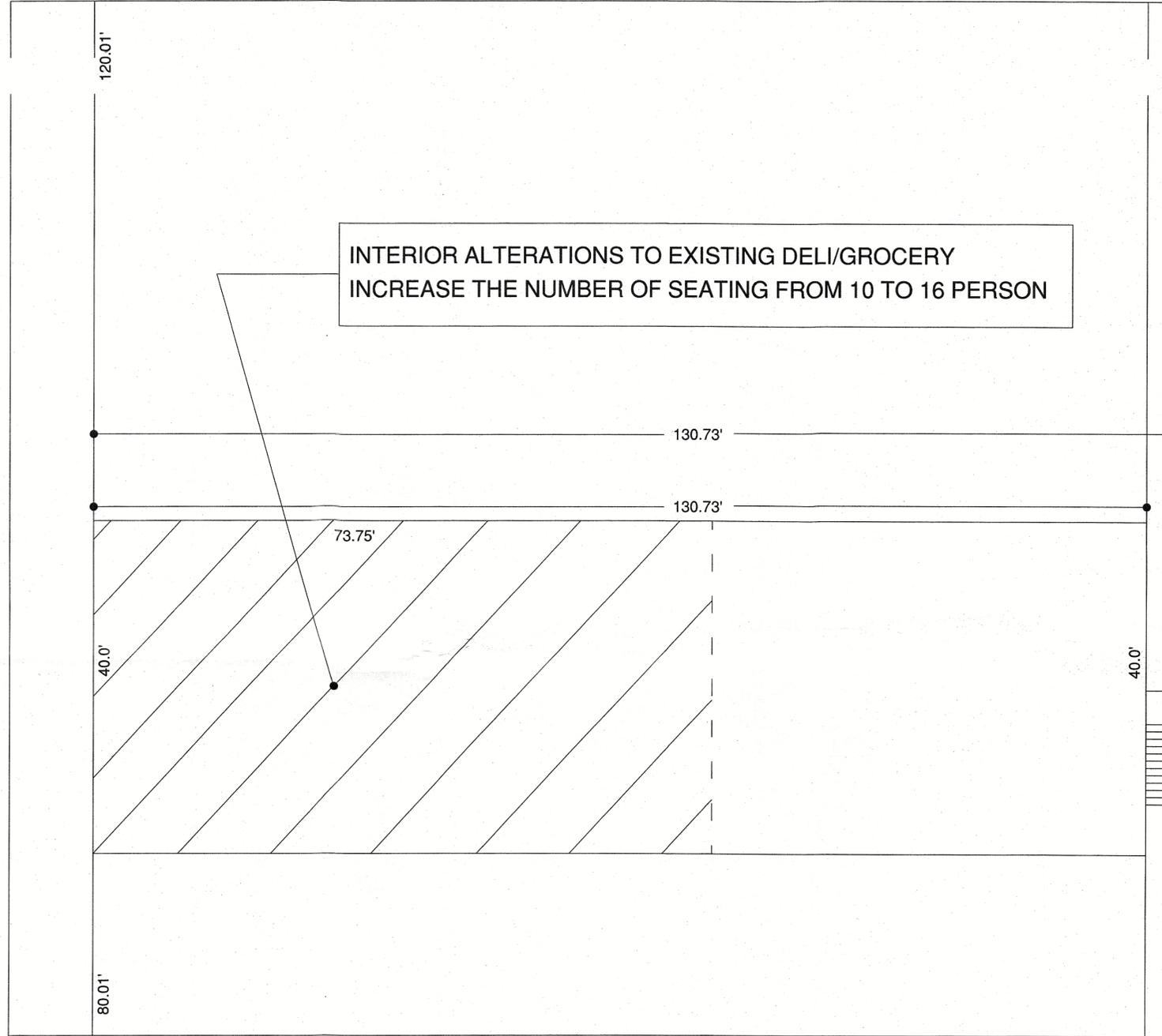
VILLAGE OF FREEPORT BY
 DEPARTMENT OF BUILDINGS
 100 N. 1ST ST. FREEPORT, NY 11520

RECEIVED
 2022 AUG 24 P 4: 16
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

EAST DEAN AVENUE

NORTH MAIN STREET



EAST LENA AVENUE

Plot Plan
Sc. 1/8"=1'-0"

GENERAL NOTES

- Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.
- All work shall be in compliance with the 2020 Building Codes of the State of New York & Fire Prevention Codes, NYS DEC, Board of Fire Underwriters, Village of Freeport and any other authorities having jurisdiction.
 - The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
 - The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
 - The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public. Any materials and property not included in the scope of work shall be similarly protected against damage and if necessary, shall be restored to its original state.
 - The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
 - All Plumbing, Electrical and other work as required is to be performed by approved Village of Freeport, licensed contractors.
 - The Contractor shall at all times keep the site free from the accumulating of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

CARBON MONOXIDE DETECTOR NOTES

Carbon Monoxide detectors/alarms shall be listed and labeled as complying with UL 2034-2002 and shall be installed in accordance with the manufacturer's installation instructions. Detectors shall be hard wired to the building's wiring system and shall have a battery back up system. Detectors shall be interconnected so that if a single detector is triggered all alarms that are part of the system shall sound. Alarm sound emitted by the detector shall be differentiated from other types of alarms installed in the building, (smoke, fire, security, etc.)

ELECTRICAL NOTES

All electrical work shall be done by a Village of Freeport Licensed electrician. All work shall conform to the New York State Building Code & NEC, the requirements of the Village of Freeport, and Nassau County. The electrician shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs and an Underwriters' Lab Certificate to the Owner.

PLUMBING NOTES

All plumbing work shall be done by a Village of Freeport Licensed plumber. All work shall conform to the New York State Building and Plumbing Codes, the requirements of a Village of Freeport Water Dept., and Nassau County. The plumber shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs to the Owner.

ZONING INFORMATION

BUSINESS B ZONE (NO CHANGE)
EXISTING DELI/GROCERY (10 SEATS)
PROPOSED DELI/GROCERY (INCREASE TO 16 SEATS)

SEE OCCUPANCY PLAN & CALCULATIONS SHEET 3 OF 3

PLOT AREA = 80' X 40' = 3,200 S.F. (NO CHANGE)
BUILDING AREA = 130.15' X 40' = 5,206 S.F. (NO CHANGE)

PORTION OF BUILDING USED AS DELI/GROCERY 40' X 73'-9" = 2,950 S.F.

PARKING CALCULATIONS:
5206 S.F. - 2,950 = 2,256 S.F. / 200 = 11.28
12 PARKING SPACES REQUIRED FOR OTHER LANDLORD SPACE
2,950 / 100 = 29.5, 30 SPACES REQUIRED FOR DELI/GROCERY
30 REQ'D PKG. + 12 REQ'D PKG = 42 REQUIRED

OR 16 SEATS / 3 SEATS = 5.33, 6 PKG. SPACES
42 IS GREATER THAN 16, 42 REQUIRED SPACES
PARKING SPACES PROVIDED = 0

Sheet Legend

Sht. #	Description
1 of 3	Plot Plan and Zoning Calculations General Notes & Specifications
2 of 3	Floor Plan / Reflected Ceiling Plan
3 of 3	Wall Details, Plumbing Riser Diagram Occupancy Calculations

Legend

Sht. #	Description
	Existing Interior Walls
	Acoustical Ceiling
	1x6 Fluorescent Light
	2x2 Fluorescent Light
	2x2 Fluorescent Light
	Surface Mtd. Fluorescent Light
	Elevation #
	Section #
	Mechanical Vent (M.V.)
	SD = Smoke Detector
	CD = Carbon Monoxide Detector
	Illuminated Exit Sign

Note: All Conditions Existing unless otherwise noted.

RECEIVED
2022 AUG 24 P 4:16
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

Existing Deli / Grocery (Increase Seating 10 to 16 Person)

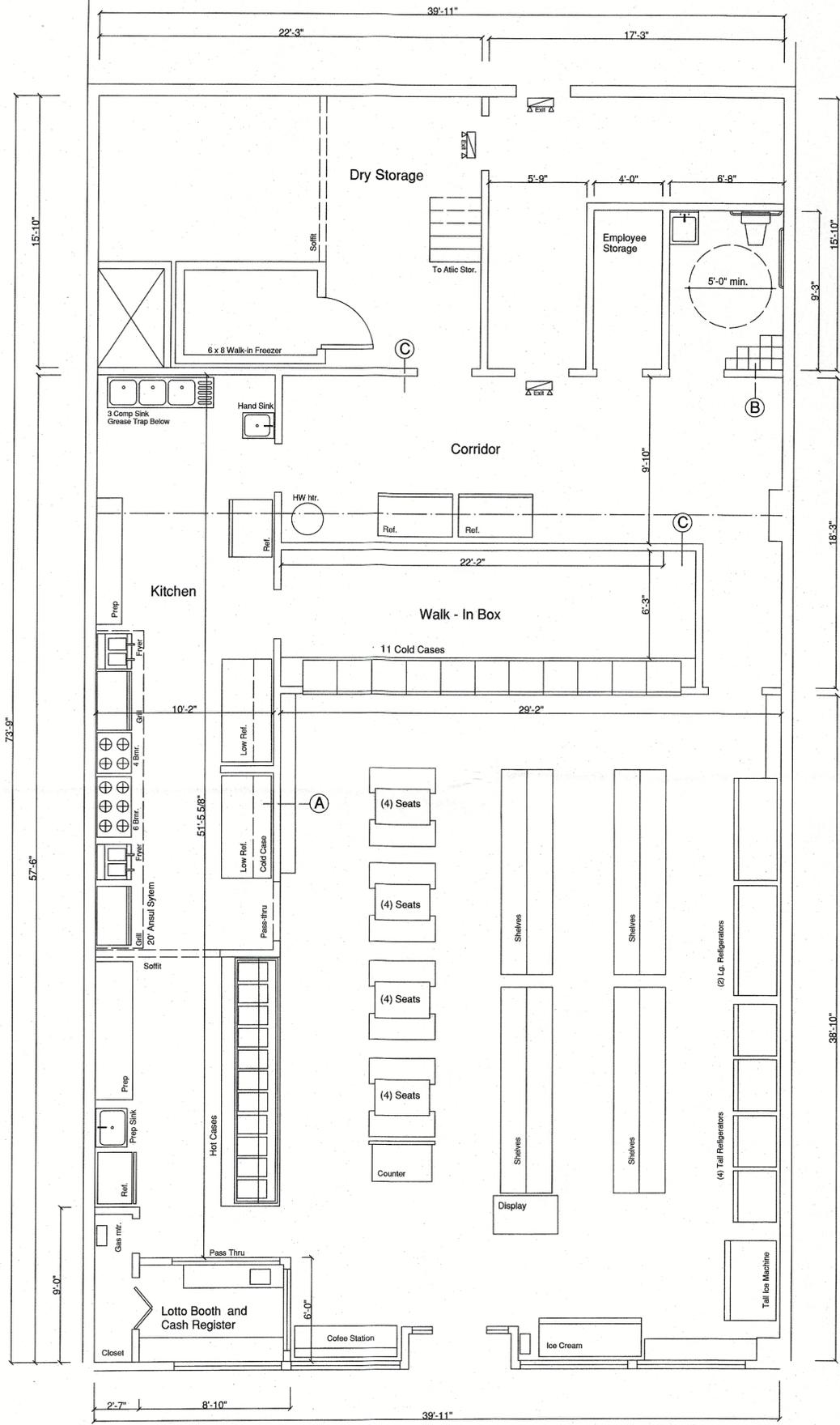
North Main Food
170 North Main St.
Freeport, New York



James Lerner, Architect
424 Madison Street
Westbury, NY 11590
Tel. (516) 876-6521

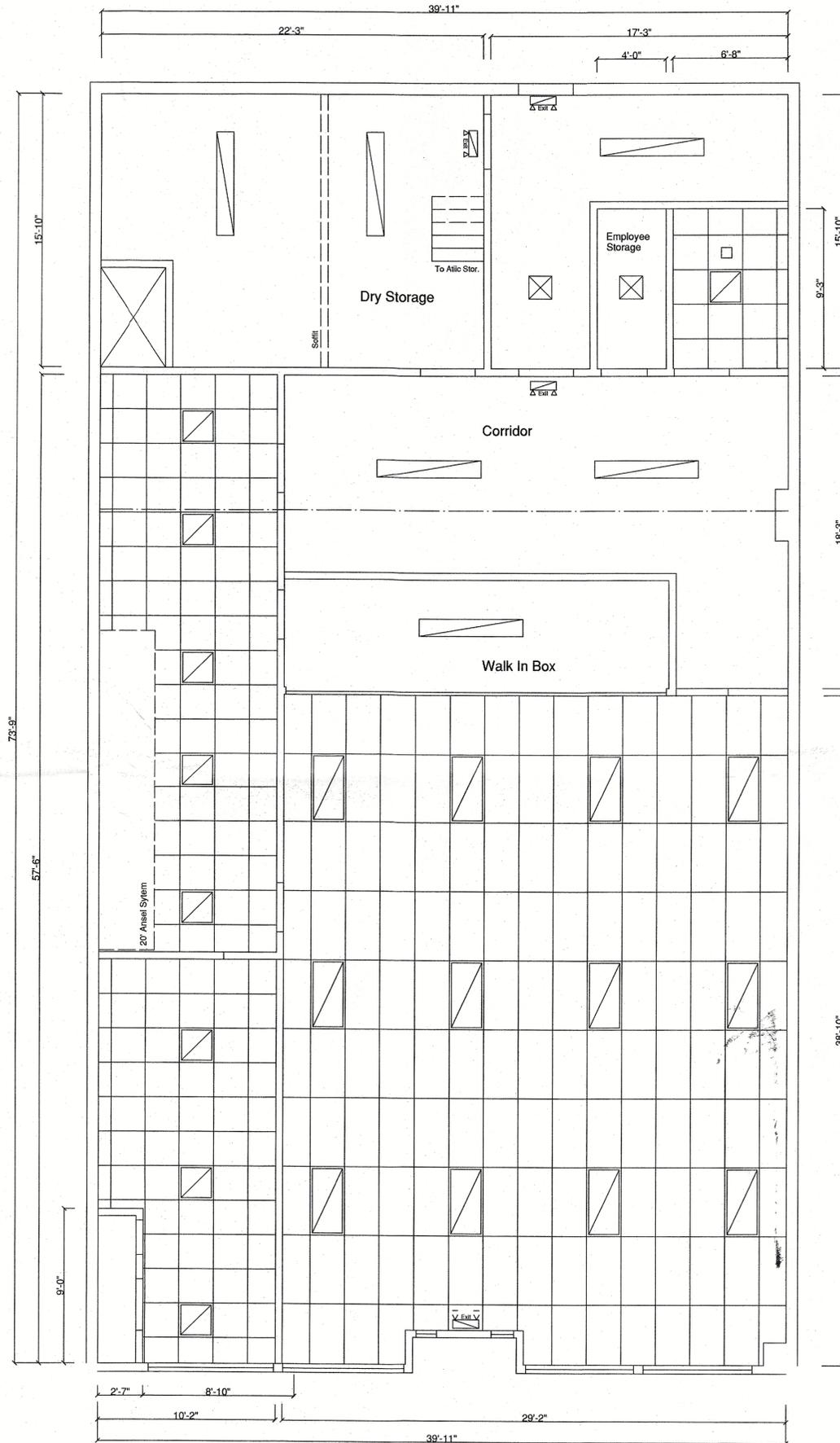
Maria J. Miro Design and Drafting
1002 Merrick Ave.
N. Merrick, NY 11566
Tel. (516) 547-5251 Email: kemdk89@aol.com

Project: North Main Food
170 North Main St.
Freeport, New York
Scale: AS NOTED
Date: 8/11/21
Drawn by: MJM
Checked by: JL
Sheet No: 1 of 3



Floor Plan

Sc. 1/4"=1'-0"



Reflected Ceiling Plan

Sc. 1/4"=1'-0"

RECEIVED
 2022 AUG 24 P 4:16
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

Existing Deli / Grocery (Increase Seating 10 to 16 Person)

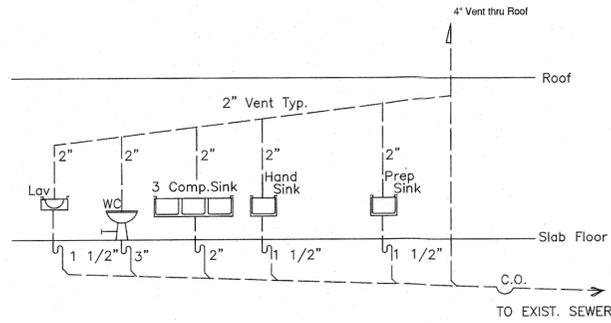
North Main Food
 170 North Main St.
 Freeport, New York

James Lerner, Architect
 424 Madison Street
 Westbury, NY 11590
 Tel. (516) 876-6521

Maria J. Miro Design and Drafting
 1002 Merrick Ave.
 N. Merrick, NY 11566
 Tel. (516) 547-5251 Email: kandkd@aol.com

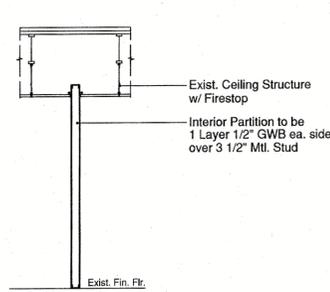


Project: North Main Food
 170 North Main St.
 Freeport, New York
 State: as noted
 Date: 6/11/21
 Drawn by: MJM
 Checked by: JL
 Sheet No: **2 of 3**

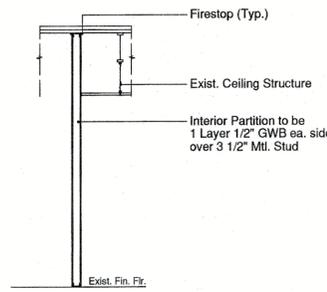


Plumber and Riser Diagram

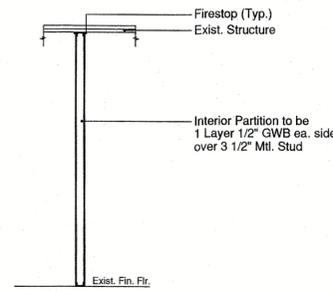
Sc. = N.T.S.



A Wall Detail
Sc. 1/4"=1'-0"



B Wall Detail
Sc. 1/4"=1'-0"



C Wall Detail
Sc. 1/4"=1'-0"

OCCUPANCY & ZONING CALCULATIONS

EXISTING GROCERY/DELI (UNDER 10 SEATS) PROPOSED INCREASE SEATS GROCERY/DELI 16 SEATS
BUSINESS B ZONE - (NO CHANGE USE OR FOOTPRINT OF BUILDING)

EXISTING BUILDING SIZE: 130.15 X 40.0' = 5,206 S.F.

EGRESS SUMMARY

EXIT ACCESS TRAVEL DISTANCE FOR NON-SPRINKLERED BUILDINGS
IBC - CHAPTER 3 "USE AND OCCUPANCY CLASSIFICATION - SECTION 306.3"
BUSINESS AREAS - BUSINESS B ZONE

PER TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

EGRESS SUMMARY

REQUIRED:
OCCUPANT LOAD EXCEEDS 49 OCCUPANTS THEREFORE EGRESS REQUIREMENTS MUST COMPLY WITH TABLE 1006.3.2 "MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY."

PROVIDED:
TWO EXITS REQUIRED, TWO EXITS PROVIDED WITH A MINIMUM DISTANCE OF 1/2 OF THE MAXIMUM OVERALL LENGTH OF THE AREA SERVED.

EXIT ACCESS AND TRAVEL DISTANCE:

REQUIRED:
EXISTING ACCESS TRAVEL DISTANCE CANNOT EXCEED 300 L.F. IN A NON-SPRINKLERED BUILDING AS PER THE IBC CHAPTER 10, TABLE 1017.2.

PROVIDED:
MAXIMUM EXIT TRAVEL DISTANCE IS 69 FT., COMPLIES WITH IBC, CHAPTER 10, TABLE 1017.2.

MINIMUM COMPONENT WIDTH:

COMPONENT:	REQUIRED WIDTH:	PROVIDED WIDTH	
DOOR	SECTION 1010.11	32" SINGLE DOOR CLR.	36" - COMPLIES
CORRIDOR	TABLE 1020.2	NOT LESS THAN 44"	5'-3" - COMPLIES
EXIT PASSAGEWAY	SECTION 1024.2	NOT LESS THAN 44"	6'-7" - COMPLIES

Occupancy Calculations

AREA A: (STANDING AREA)
Front of Deli Counters (Includes Booth Area)
5' x 30' = 150 S.F.
Back of Display Cases:
6' x 8'-4" = 50 S.F.
150 + 50 = 200/5 = 40 Person
TOTAL STANDING = 40 PERSON

AREA B: (SEATING AREA)
24' x 3'=9" = 90 S.F. / 15 Gross = 6 PERSON
TOTAL SEATING = 6 PERSON

AREA C: (BACK OF COUNTER)
(2) Person
TOTAL BACK COUNTER = 2 PERSON

AREA D: (KITCHEN AREA)
10.17' x 51'-5" = 522.9 S.F.
Total Kitchen Area = 522.9 S.F.
522.9 S.F. / 200 Gross = 2.61, 3 Person Total
TOTAL KITCHEN AREA = 3

AREA E (DRY STORAGE)
15'-10" X 22'-3" = 352.2 S.F.
352.2 S.F. / 300 S.F. = 1.1, Say 2 Person Total
TOTAL STORAGE AREA = 2 PERSON

TOTAL OCCUPANCY = 53
TOTAL SEATING = 16

PLUMBING SUMMARY

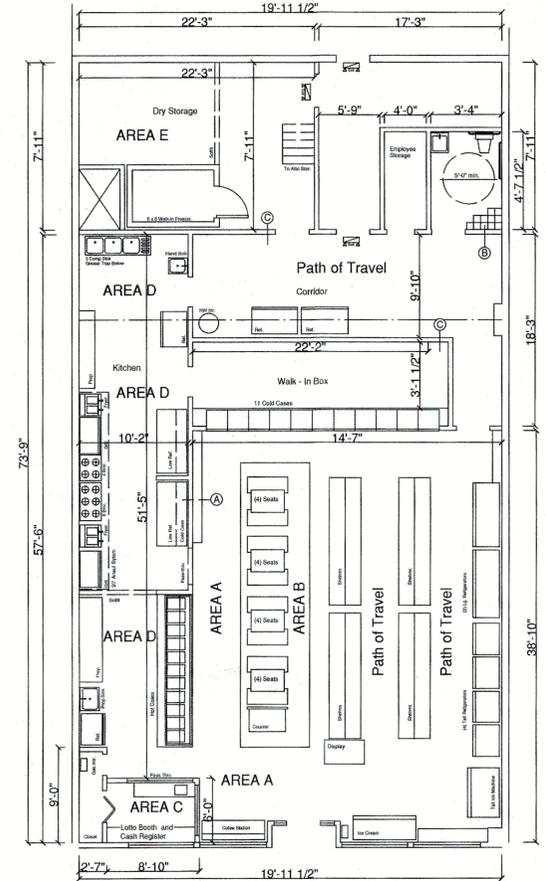
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
TABLE 2902.1

53 OCCUPANTS:
WATER CLOSETS:
REQUIRED:
1 PER 25 FOR THE FIRST 50 AND
1 PER 50 FOR THE REMAINDER EXCEEDING 50
PROVIDED:
1 FOR THE FIRST 50, 3 REMAINING (COMPLIES)

LAVATORIES:
REQUIRED:
1 PER 40 FOR THE FIRST 80 AND
1 PER 80 FOR THE REMAINDER EXCEEDING 80
PROVIDED:
1 FOR THE FIRST 53, COMPLIES

SERVICE SINKS (COMPLIES)
(1) HAND SINK PROVIDED
(1) PREP SINK PROVIDED
(1) 3 - COMPARTMENT SINK PROVIDED (WITH GREASE TRAP)
(1) MOP SINK PROVIDED

DRINKING FOUNTAIN
REQUIRED:
1 PER 100
PROVIDED:
53 OCCUPANTS, 0 PROVIDED - COMPLIES



Occupancy Plan
Sc. 1/8"=1'-0"

Existing Deli / Grocery (Increase Seating 10 to 16 Person)

North Main Food
170 North Main St.
Freeport, New York

James Lerner, Architect
424 Madison Street
Westbury, NY 11590
Tel: (516) 876-6521

Maria J. Miro Design and Drafting
1002 Merrick Ave.
N. Merrick, NY 11566
Tel: (516) 547-5251 Email: kandags@aol.com

Project: North Main Food
170 North Main St.
Freeport, New York
State: as noted
Date: 6/11/21
Drawn by: M.J.M.
Checked by: J.L.
Scale: 3 of 3



RECEIVED
2022 JUN 24 P 4: 16
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY