



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

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

ROBERT T. KENNEDY  
MAYOR

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VILLAGE OF FREEPORT, NY

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

JULY 12, 2022

**LETTER OF DENIAL**

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

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

Dear Sir/Madam:

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

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

**Village Ordinance §210-172A(12):** All non-residential buildings in any zoning district except as otherwise required in this section: at least one parking space for each 400 square feet of the floor area of the building or structure plus parking space for two (2) cars for each individual store, shop, or business in the building or structure. The plans that you have submitted with this application indicates a building of 8,691 sq. ft. plus four (4) separate stores. This will require twenty-nine (29) parking spaces. Your application indicates zero (0) parking spaces. Accordingly, you will be seeking a parking variance.

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the

current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

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

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
Joseph Madigan, Plans Examiner

/mw  
encl.  
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes: X No \_\_\_\_\_

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

Negative Declaration

Positive Declaration

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

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

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

Project:

Building Application # 20222882

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

Applicant: Greenwood & Sons Inc.

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

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

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

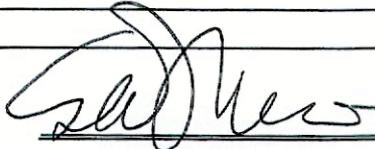
**REASON(S) FOR DETERMINATION**

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

A)

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

DATED: Freeport, New York  
July 12, 2022

  
Sergio Mauras  
Superintendent of Buildings

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

SEC. 55 BLK. 262 LOT. 9

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of GREENWOOD & SONS INC

respectfully states and alleges:

Strike out  
inapplicable  
phrase

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

PO BOX 229  
BALDWIN NY 11510

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

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

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

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

PARKING VARIANCE

3. That (the applicant) \_\_\_\_\_) on or about the

6 day of 27 2022, filed in the office of the Department of Buildings of the Village of

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

as follows:

PERMIT APPLICATION, SHORT ENVIRONMENTAL ASSESSMENT  
FORM & NOTARIZED ARCHITECTURAL BLUEPRINT

Obtain reason for  
denial from  
Department of  
Buildings.

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

210-172A(12) PARKING

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

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

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE  
STORES

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

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

PARKING & STORAGE

Describe fully and  
clearly the use  
desired.

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

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE  
STORES FOR RENTAL

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

7. Upon information and belief that a \_\_\_\_\_ (variance) for such use may be granted by this Board by

virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
State of New York 210-172A(12) PARKING

Refer where possible  
to paragraphs and  
section by numbers.

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

N/A

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

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

10. That the grounds for this application are as follows: INCREASE RENTAL SPACES TO PAY MORTGAGE & TAXES

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

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

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

Dated: 7/14, 20 22

GREENWOOD & SONS INC

BY: [Signature]

ITS: LEASEE

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

State of New York )  
County of Nassau ) ss:

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

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

[Signature]  
Signature of Applicant

Notary Public [Signature]

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

Notice  
Conflict of Interest

**QUALIFIED IN QUEENS & LONG ISLAND**  
**COMMISSION EXPIRES 2025**

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

\_\_\_\_\_, 20\_\_\_\_\_  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I Michael Kofke being duly sworn, depose and say:

That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

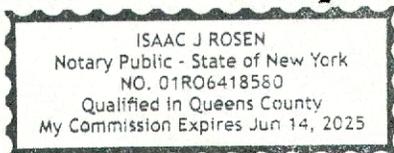
That the owner Michael Kofke consents to the granting of the authority sought in the above application.

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

[Signature]  
Signature

Notary Public [Signature]

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617.20  
Appendix B

Short Environmental Assessment Form

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**Instructions for Completing**

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

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

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VILLAGE OF FREEPORT, NY

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>SUB DIVIDE STRUCTURE</b>			
Project Location (describe, and attach a location map): <b>179 N. MAIN ST. FREEPORT NY 11510</b>			
Brief Description of Proposed Action: <b>SUB DIVIDE STRUCTURE TO CREATE FOUR SEPERATE INTERIOR STORES</b>			
Name of Applicant or Sponsor: <b>BILL GREENWOOD</b>		Telephone: <b>516 640 4845</b>	
		E-Mail: <b>WAREHOUSE228@GMAIL.COM</b>	
Address: <b>179 N. MAIN ST</b>			
City/PO: <b>Freeport</b>	State: <b>NY</b>	Zip Code: <b>11510</b>	
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?		<b>N/A</b> acres	
b. Total acreage to be physically disturbed?		<b>N/A</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>N/A</b> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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JUN 27 2022

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

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

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

Applicant/sponsor name: Bill GREENWOOD Date: 6/12/22  
 Signature: [Signature]

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

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

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

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

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. \_\_\_\_\_

Filing Date 6/27/2022

2022288:  
2022088

## Application for Erection of Buildings or Alterations

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

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

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

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

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT <u>\$15860</u>	<u>SUB DIVIDE STRUCTURE TO CREATE FOUR SEPARATE &amp; INTERIOR STORES</u>

### III. IDENTIFICATION - To be completed by all applicants

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

### IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workman's Compensation Law.  
 Workman's Compensation Certificate No. EIT 286553602 Company EMPLOYERS Exp. Date 6/22

Contractor or Owner SUNNY BLUE GLASS CORP  
 Address 1419 128th St College Pt NY 11356  
 Phone 917 519 9811

State of New York  
 County of Nassau  
GUANGZHONG MENG being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.  
 Sworn to before me this 13th day of JUNE, 2022  
DIANA M PAUL JONES  
 Notary Public, State of New York  
 No. 01PA4831934 (Applicant Signature)  
 County, Qualified in Queens County  
 Comm. Exp. 5/31/2023

### V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
 YES \_\_\_\_\_ NO   
 IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?  
 YES \_\_\_\_\_ NO

#### PROJECT DESCRIPTION

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

### VI. VALIDATION (Official Use Only)

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

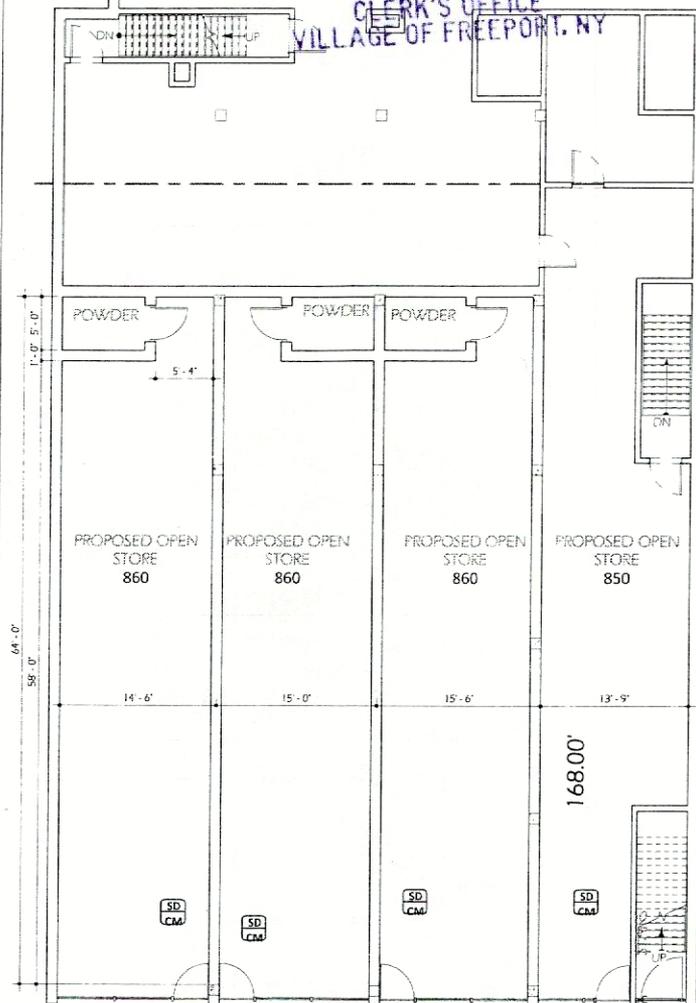
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# 179 N. MAIN STREET

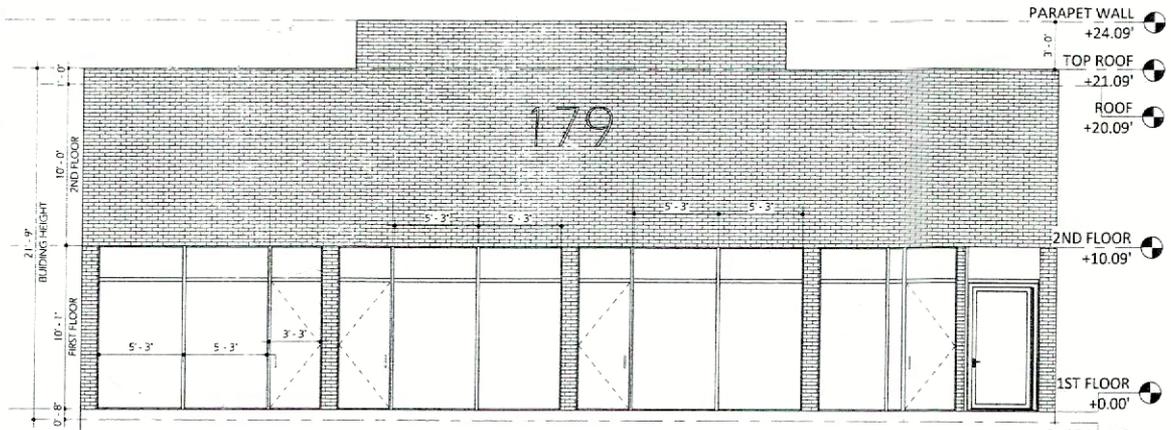
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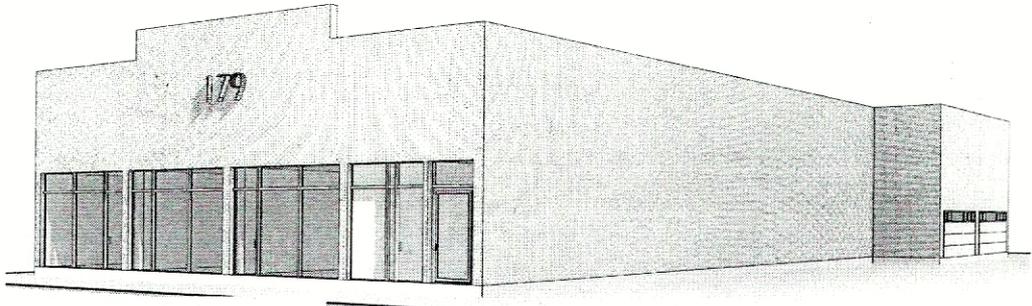
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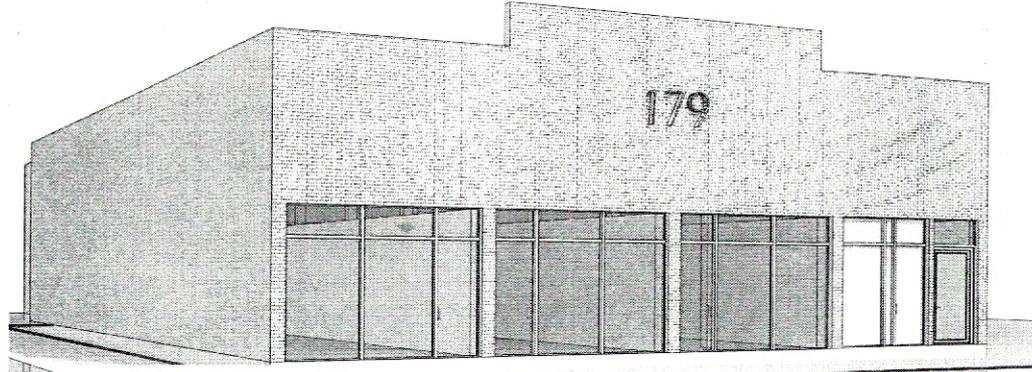
**1** PROPOSED 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



**3** FRONT VIEW  
SCALE:



**4** FRONT VIEW  
SCALE:

BILL GREENWOOD

179 N MAIN STREET  
FREEPORT NY 11520

INTERIOR RENOVATION @ 1ST

COVER SHEET

Consultant: Christian C. Prevulus  
Address: Bridgeport, NY 11203  
Phone: (347) 362 0707  
e-mail: cprevulus@cadkay.com



3/21/2022 11:12:21 AM





For Sale Or Lease ~ Industrial / Retail Property

# 179 N Main Street

Freeport, NY 11520

**METRO**  
REALTY SERVICES LLC



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

#### Comments:

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

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

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

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

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

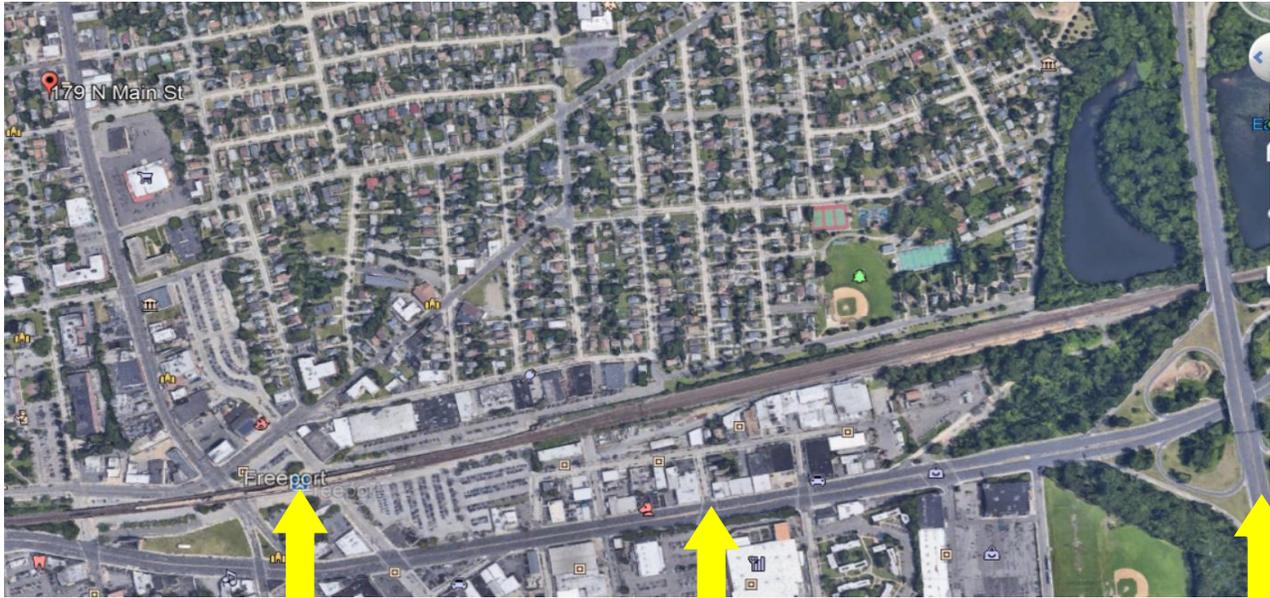
Metro Realty Services, LLC  
201 Moreland Road, Suite 4, Hauppauge, NY 11788  
T (631) 770-0700 ~ F (631) 770-0710  
[info@metrorealtyservices.com](mailto:info@metrorealtyservices.com) ~ [www.metrorealtyservices.com](http://www.metrorealtyservices.com)

For Sale Or Lease ~ Industrial / Retail Property

# 179 N Main Street

Freeport, NY 11520

**METRO**  
REALTY SERVICES LLC



LIRR STATION

SUNRISE HIGHWAY

MEADOWBROOK  
PARKWAY



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

Metro Realty Services, LLC  
201 Moreland Road, Suite 4, Hauppauge, NY 11788  
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For Sale Or Lease ~ Industrial / Retail Property

# 179 N Main Street

Freeport, NY 11520

**METRO**  
REALTY SERVICES LLC

Interior Storage  
Space



Warehouse Space  
17.6' Ceiling Height



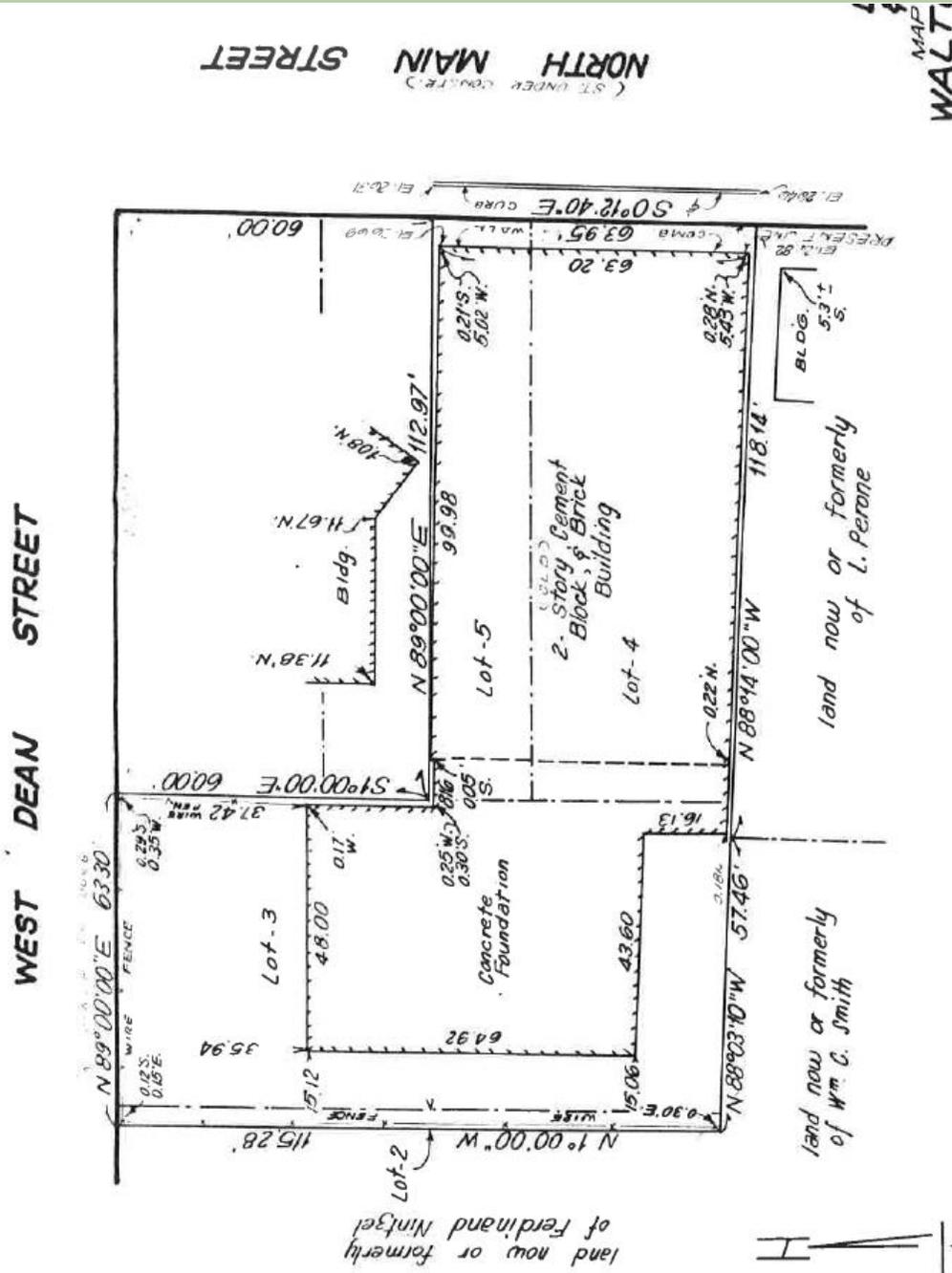
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For Sale Or Lease ~ Industrial / Retail Property

# 179 N Main Street

Freeport, NY 11520



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**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

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

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

JULY 12, 2022

**LETTER OF DENIAL**

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

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

Dear Sir/Madam:

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

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

**Village Ordinance §210-172A(12):** All non-residential buildings in any zoning district except as otherwise required in this section: at least one parking space for each 400 square feet of the floor area of the building or structure plus parking space for two (2) cars for each individual store, shop, or business in the building or structure. The plans that you have submitted with this application indicates a building of 8,691 sq. ft. plus four (4) separate stores. This will require twenty-nine (29) parking spaces. Your application indicates zero (0) parking spaces. Accordingly, you will be seeking a parking variance.

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the

current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

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

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
Joseph Madigan, Plans Examiner

/mw

encl.

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes: X No \_\_\_\_\_

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

Negative Declaration

Positive Declaration

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

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

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

Project:

Building Application # 20222882

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

Applicant: Greenwood & Sons Inc.

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

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

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

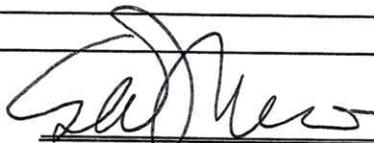
**REASON(S) FOR DETERMINATION**

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

A)

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

DATED: Freeport, New York  
July 12, 2022

  
Sergio Mauras  
Superintendent of Buildings

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. \_\_\_\_\_

Filing Date 6/27/2022

20202088  
20202088

## Application for Erection of Buildings or Alterations

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

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

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

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

<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT <u>\$15860</u>	<b>D. DESCRIPTION OF PROJECT</b> <u>SUB DIVIDE STRUCTURE TO CREATE FOUR SEPARATE &amp; INTERIOR STORES</u>
---	---

### III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>GREENWOOD &amp; SONS INC</u>	<u>P.O. Box 225 BALDWIN NY 11510</u>	<u>516 640 4845</u>
2. Contractor <u>SUNNY BLUE GLASS CORP</u>	<u>149 128th St College Pt NY 11356</u>	<u>917 519 9811</u>
3. Architect or Engineer <u>Cleaton Prevalus</u>	<u>14 Starks Pl Lynbrook NY 11563</u>	<u>347 362 0707</u>

### IV. OWNER - CONTRACTOR STATEMENT

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

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

State of New York  
 County of Nassau  
GUANGZHONG MENE being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.  
 Sworn to before me this 13th day of JUNE, 2022  
 Notary Public, State of New York  
DIANA M PAUL JONES (Applicant Signature)  
 No. 01PA4831934  
 Comm. Exp. 5/31/2023

### V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
 YES \_\_\_\_\_ NO   
 IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?  
 YES \_\_\_\_\_ NO

#### PROJECT DESCRIPTION

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

### VI. VALIDATION (Official Use Only)

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

617.20  
Appendix B  
**Short Environmental Assessment Form**

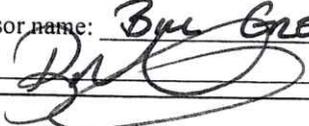
**Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">SUB DIVIDE STRUCTURE</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">179 N. MAIN ST, FREEPORT NY 11510</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">SUB DIVIDE STRUCTURE TO CREATE FOUR SEPERATE INTERIOR STORES</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">BILL GREENWOOD</p>		Telephone: <b>516 640 4845</b> E-Mail: <b>WAREHOUSE228@GMAIL.COM</b>	
Address: <p style="text-align: center; font-size: 1.2em;">179 N. MAIN ST</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">Freeport</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11510</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>N/A</u> acres	
b. Total acreage to be physically disturbed?		<u>N/A</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>N/A</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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

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

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

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

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

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

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

---

Name of Lead Agency \_\_\_\_\_ Date \_\_\_\_\_

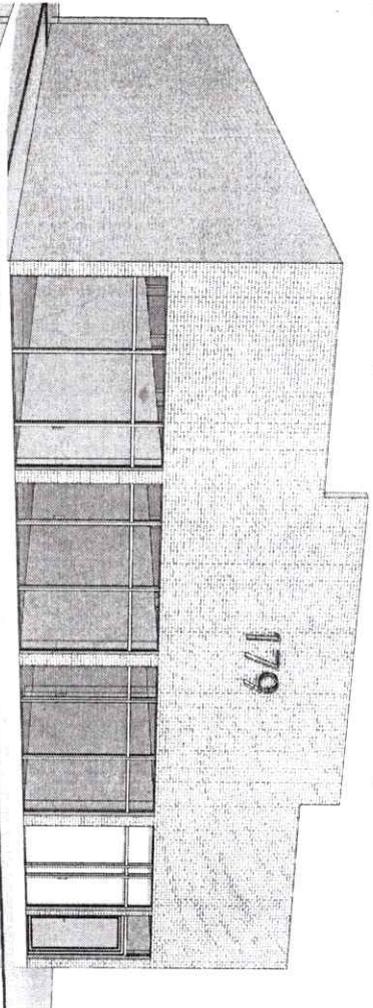
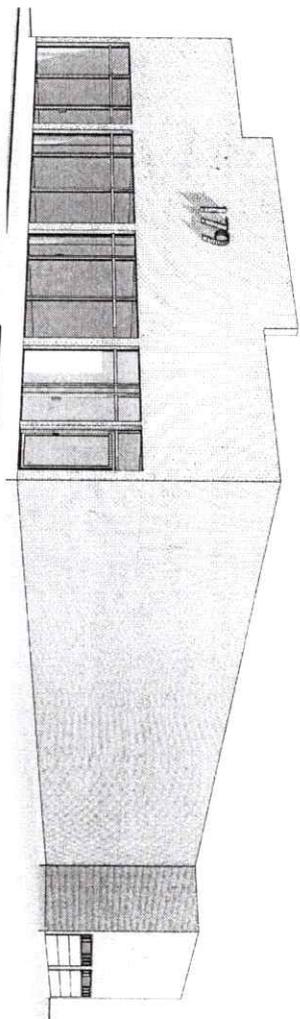
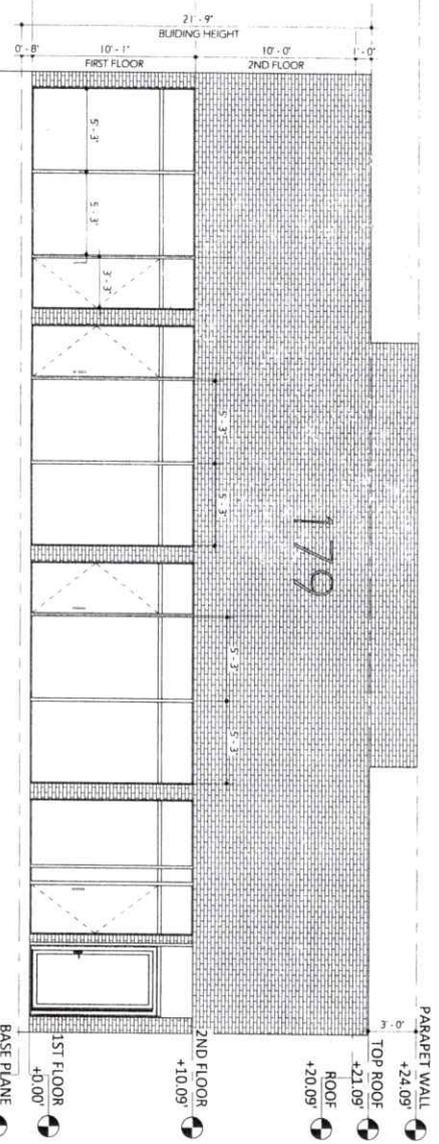
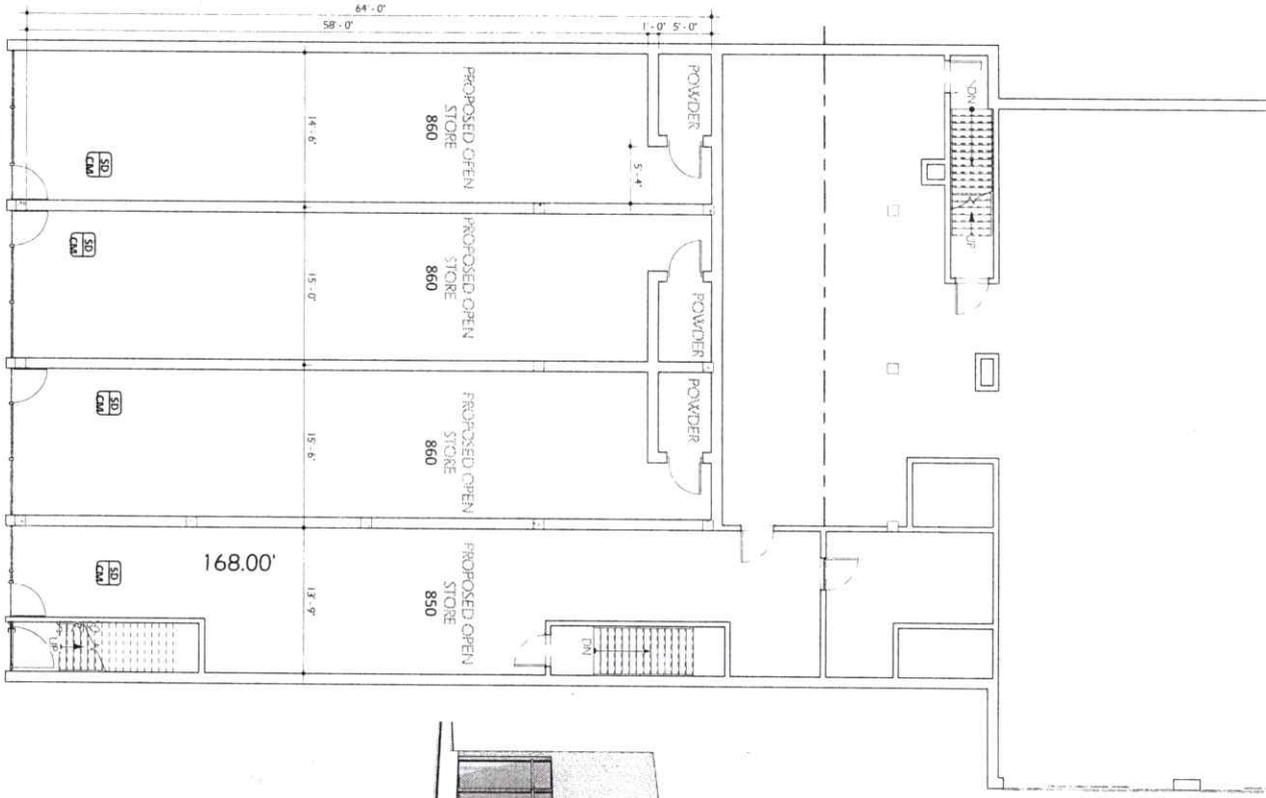
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Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer \_\_\_\_\_

---

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

# 179 N. MAIN STREET



BILL GREENWOOD

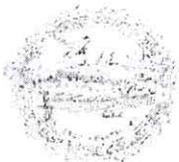
179 N MAIN STREET  
FREEPORT NY 11520

INTERIOR RENOVATION @ 1ST

COVER SHEET

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





SEC. 55 BLK. 262 LOT. 9

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of GREENWOOD & SONS INC

respectfully states and alleges:

Strike out  
inapplicable  
phrase

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

PO BOX 229  
BALDWIN NY 11510

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

2 That the premises affected by this application is located at 179 North MAIN ST Land Map of Nassau County  
Sec. 55 Blk. 262 Lot(s) 9

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

PARKING VARIANCE

3 That (the applicant) \_\_\_\_\_) on or about the  
6 day of 27 2022, filed in the office of the Department of Buildings of the Village of  
Freeport, New York, an application for a Building Permit. Documents filed with said application were  
as follows:

PERMIT APPLICATION, SHORT ENVIRONMENTAL ASSESSMENT  
FORM & NOTARIZED ARCHITECTURAL BLUEPRINT

Obtain reason for  
denial from  
Department of  
Buildings.

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

210-172A(12) PARKING

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

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

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE  
STORES

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

That said premises are now being used as follows:

PARKING & STORAGE

Describe fully and  
clearly the use  
desired.

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

DIVIDE STRUCTURE TO CREATE FOUR SEPERATE  
STORES FOR RENTAL

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

Upon information and belief that a \_\_\_\_\_ (variance) for such use may be granted by this Board by  
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
State of New York 210-172A(12) PARKING

Refer where possible  
to paragraphs and  
section by numbers.

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

N/A

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

10. That the grounds for this application are as follows: INCREASE RENTAL SPACES TO PAY MORTGAGE & TAXES

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

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

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

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

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

BY: [Signature]  
ITS: LEASEE

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

State of New York )  
County of Nassau ) ss:

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

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

[Signature]  
Signature of Applicant

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

**Notice 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.

**QUALIFIED IN QUEENS & LONG ISLAND**  
**COMMISSION EXPIRES 2025**

\_\_\_\_\_, 20\_\_\_\_\_  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I Michael Kafke being duly sworn, depose and say:

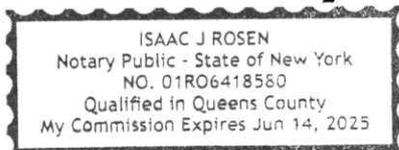
That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

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

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

[Signature]  
Signature

Notary Public [Signature]







**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

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

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

September 7, 2022  
**AMENDED LETTER OF DENIAL**

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

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

Dear Sir/Madam:

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

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

**Village Ordinance §210-172A(12):** All non-residential buildings in any zoning district except as otherwise required in this section: at least one parking space for each 400 square feet of the floor area of the building or structure plus parking space for two (2) cars for each individual store, shop, or business in the building or structure. The plans that you have submitted with this application indicates a building of 8,691 sq. ft. plus four (4) separate stores. This will require twenty-nine (29) parking spaces. Your application indicates zero (0) parking spaces. Accordingly, you will be seeking a parking variance.

A variance was granted on June 22, 1961 in which the area proposed to be used as parking in the current application was specifically mandated to be used as buffer space. As such, a variance will be required to use buffer space as parking space.

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  
Joseph Madigan, Plans Examiner

/cd  
encl.  
c: Village Clerk

SITE PLAN APPROVAL NEEDED  
Yes: X No       

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2022 SEP 28 P 3:11  
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 Application # 20222882

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

Applicant: Greenwood & Sons Inc.

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

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

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

REASON(S) FOR DETERMINATION

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

A)

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

DATED: September 7, 2022-Updated



Sergio Mauras  
Superintendent of Buildings

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

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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](mailto: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.

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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.

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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 1<sup>ST</sup> 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 1<sup>ST</sup> 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 11<sup>th</sup> 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

[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.

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:  
1002 Merrick Ave. Merrick, NY.

That he/she (the owner of AGENT) (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]  
Signature  
LOUIS G. RAMIREZ.

In Matter of the Application of Louis G. Ramirez  
170 N. Main Street, Freeport, N.Y. 11520

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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

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2022 AUG 24 P 4:15

**I. LOCATION OF BUILDING**  
 AT (LOCATION) 4:15 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><b>A. TYPE OF IMPROVEMENT</b></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>B. PROPOSED OR EXISTING USE</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></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><b>NON RESIDENTIAL - Complete Part "E"</b></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><b>RESIDENTIAL</b></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><b>NON RESIDENTIAL - Complete Part "E"</b></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><b>RESIDENTIAL</b></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><b>NON RESIDENTIAL - Complete Part "E"</b></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><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>1,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></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><b>IV. OWNER - CONTRACTOR STATEMENT</b></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>15</u> day of <u>July</u>, 20<u>21</u></p> <p>_____          Notary Public, County, N.Y. (Applicant Signature)</p>	<p><b>V. FLOOD ZONE</b></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><b>PROJECT DESCRIPTION</b></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

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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

<b>Part 1 - Project and Sponsor Information</b>			
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			

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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: Eddie Kerak Date: 7/1/21

Signature: XX [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)?		

VILLAGE OF FERRIS  
DEPARTMENT OF BUILDINGS

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2022 AUG 24 P 4:16

	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 11731

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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 \_\_\_\_\_

---

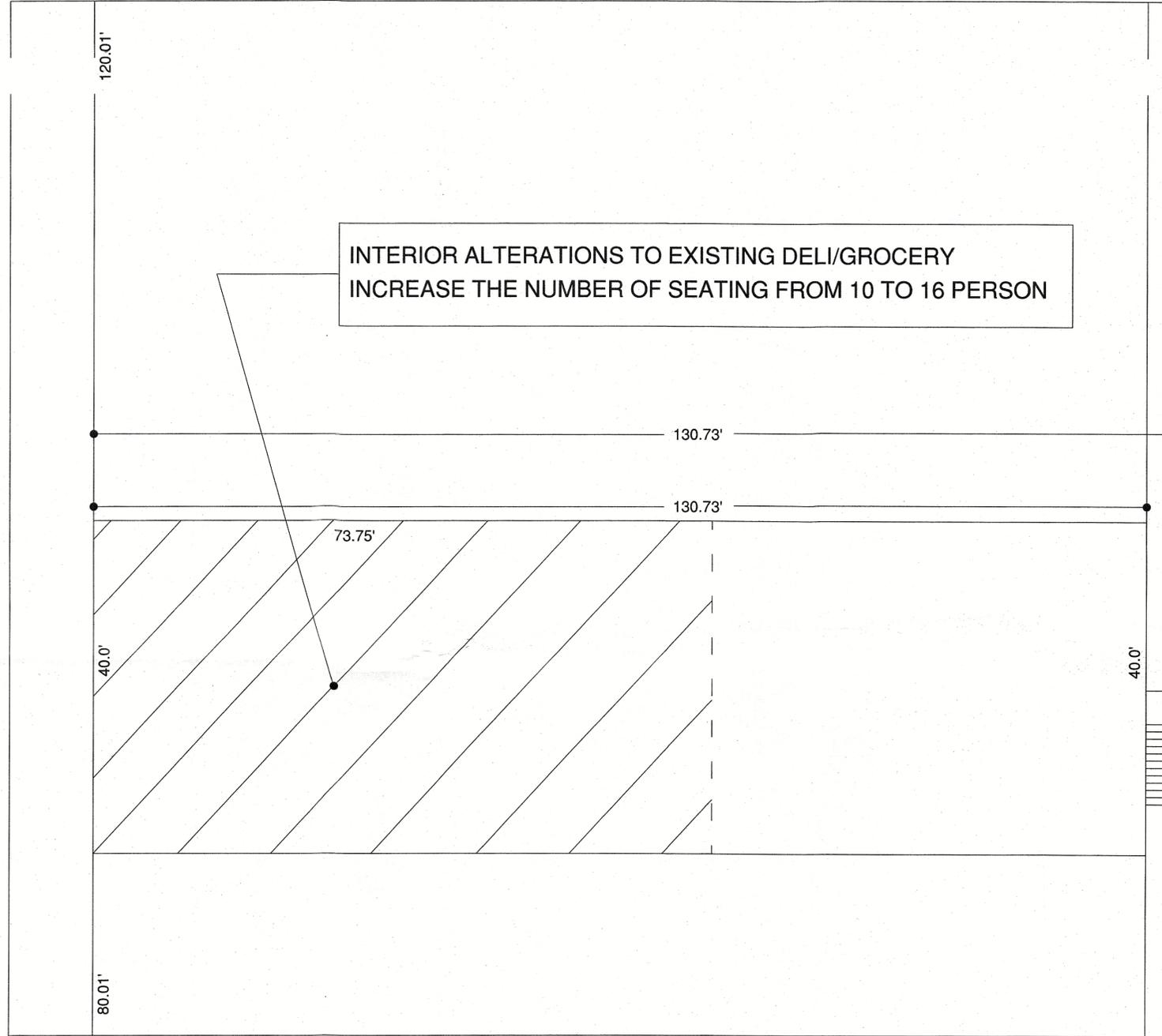
Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer \_\_\_\_\_

---

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

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.

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Existing Deli / Grocery (Increase Seating 10 to 16 Person)

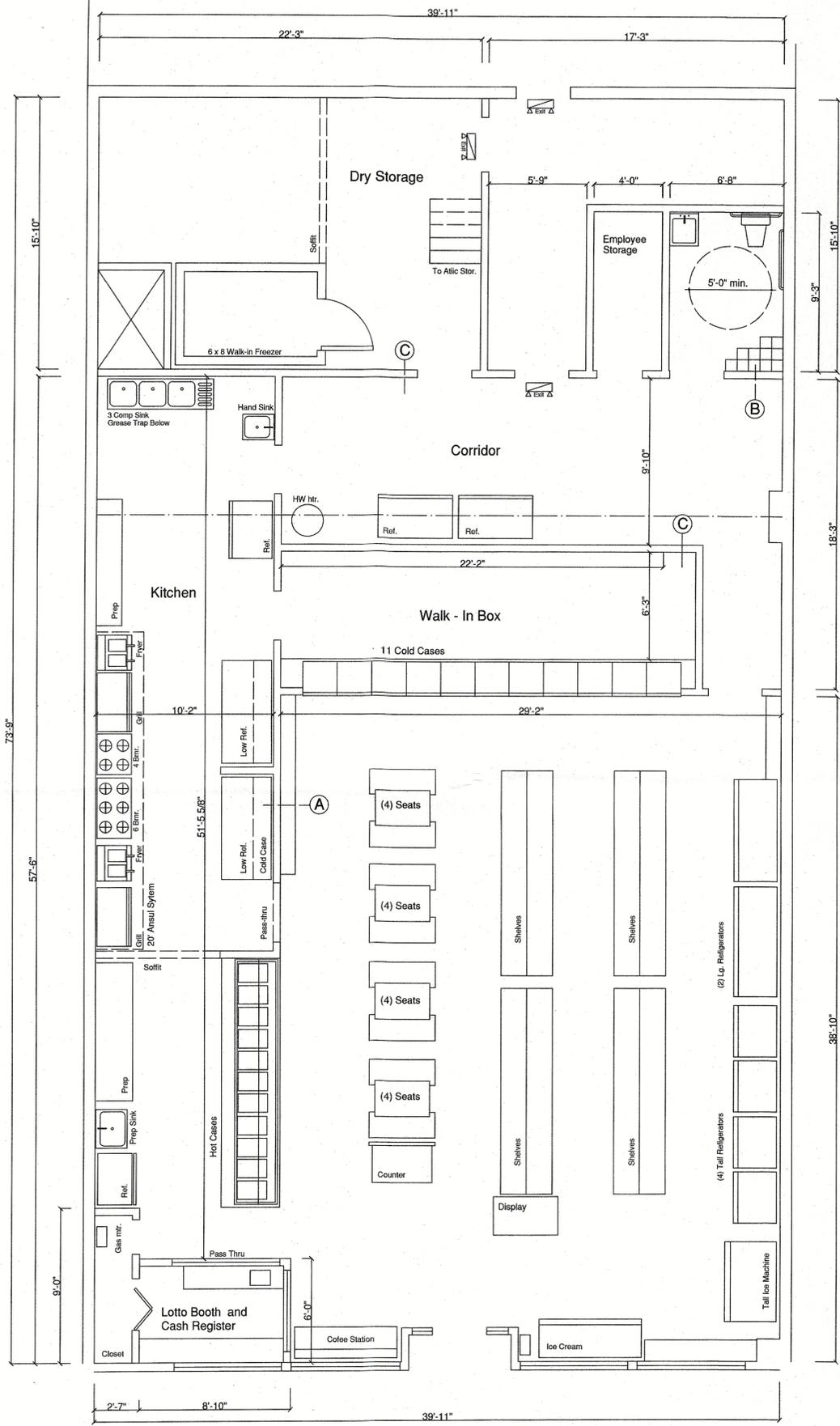
North Main Food  
170 North Main St.  
Freeport, New York



James Lerner, Architect  
424 Madison Street  
Westbury, NY 11590  
Tel. (516) 876-6521

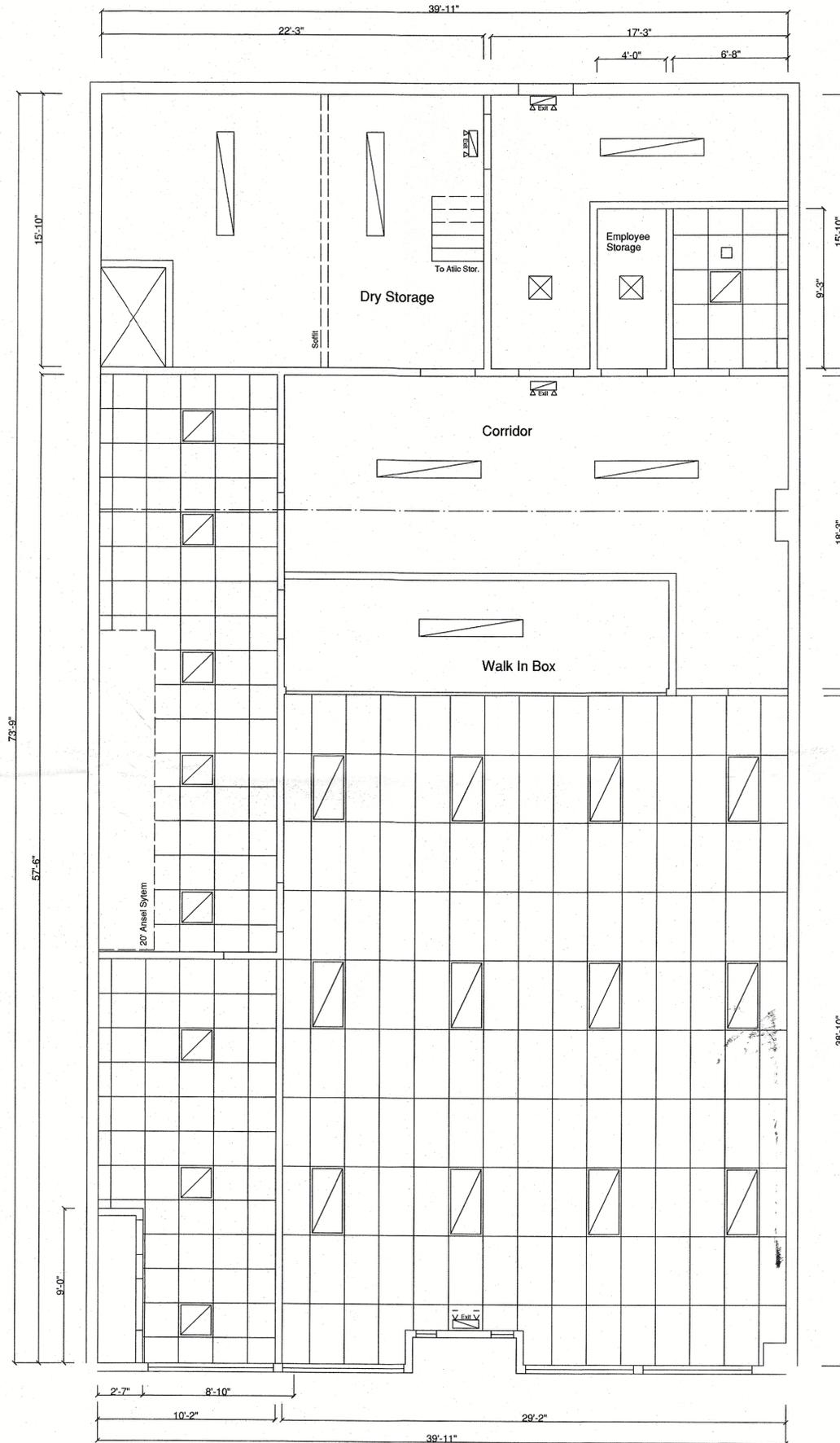
Maria J. Miro Design and Drafting  
1002 Merrick Ave.  
N. Merrick, NY 11566  
Tel. (516) 547-5251 Email: kemdk89@aol.com

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"

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**Existing Deli / Grocery (Increase Seating 10 to 16 Person)**

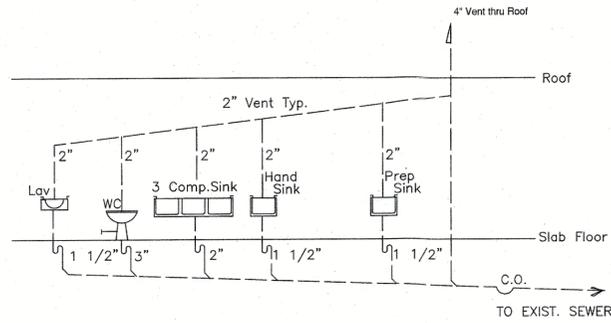
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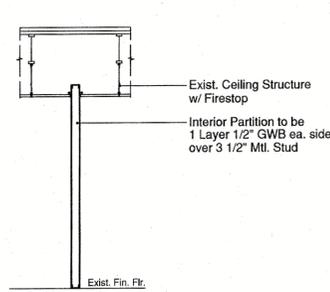


Project:	North Main Food
Drawn by:	MJM
Checked by:	JL
Date:	6/11/21
Sheet No.:	2 of 3

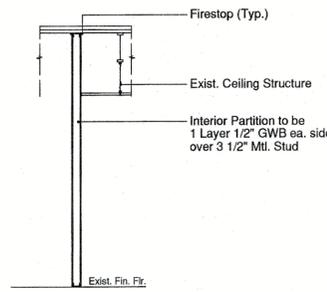


**Plumber and Riser Diagram**

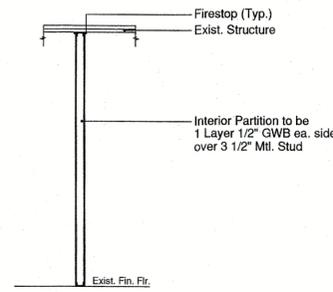
Sc. = N.T.S.



**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

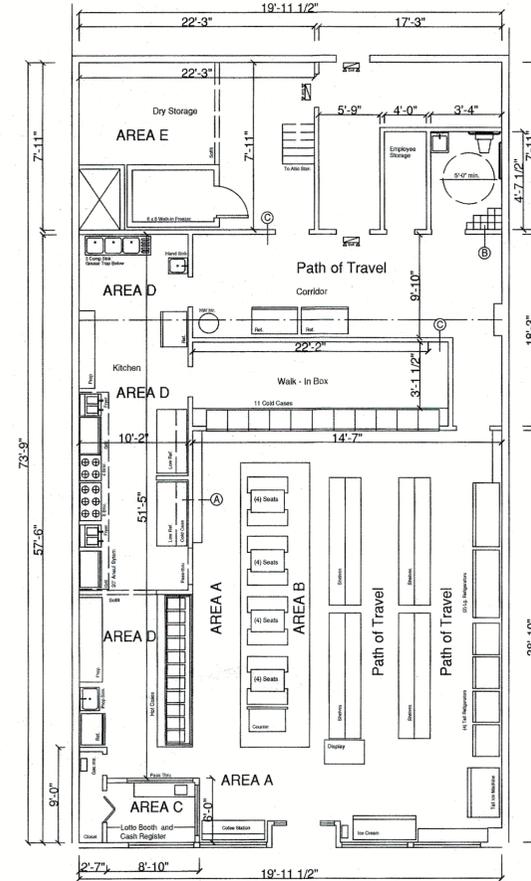
**53 OCCUPANTS:**

**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

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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: MJM  
Checked by: JL  
Scale: 3 of 3



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**INC. VILLAGE OF FREEPORT**

2022 SEP 28 A 9 14

**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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

August 24, 2022  
**LETTER OF DENIAL**

67 South Jara LLC  
133 Clark Ave  
Massapequa, NY 11757

RE: 67 S. Main St., Freeport, NY  
Zoning District – Bus. B - Sec. 55, Blk. 205 Lot 19  
Building Permit Application #20222789  
Description—Commercial Alterations - 2 retail spaces on 1<sup>st</sup> floor,  
2 bedroom apartment on the 2<sup>nd</sup> floor and no change in basement

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 §210-80 (A) "Permitted Uses"** All uses permitted in Residence AA, Residence A, Business AA and Business Districts except residential . Accordingly you will be seeking a variance for Residential use.

**Village Ordinance §210- 172A(2)(a) "Required parking spaces:** Apartment houses and multifamily residences; parking spaces accessible to all tenants shall be provided on the premises in accordance with the following schedule:

**(1) Type of Residence:** Two or more bedrooms, number of spaces required per Dwelling Unit is 2 parking spaces. The plans submitted with this application indicate a 2 bedroom apartment. Accordingly you will seeking for a parking variance.

**Village Ordinance §210-172A(12)** All non-residential building in any zoning district except as otherwise required in this section: at least one parking space for each 400 square feet of the floor area of the building or structure plus parking space for two cars for each individual store, or business in the building or structure. The plans submitted with this application indicate 2,967 sq. ft. of retail space/400sq. ft.= 7.41 spaces+ 2 spaces for each individual store +2 for the two bedroom apartment.

Total required parking spaces is 12. The plans submitted with this application indicate zero (0) parking spaces provided. Accordingly you will be seeking a variance for parking.

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

c: Village Clerk  
Augustine Angba, R.A.

SITE PLAN APPROVAL NEEDED

Yes  X  No  \_\_\_\_\_

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

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X Negative Declaration

Positive Declaration

2022 SEP 28 A 11:40

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. 20222789

Location: 67 S. Main Street, Freeport, NY

Applicant: 67 South Jara LLC

Description: Commercial alterations – 2 retail spaces on 1st. floor, 2 bedroom apartment on the 2<sup>nd</sup> floor and no change in basement

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

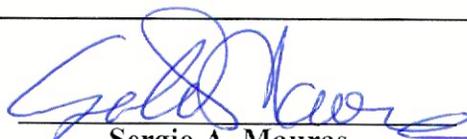
This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

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

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

\_\_\_\_\_

Dated: August 24, 2022



Sergio A. Mauras  
Superintendent of Buildings

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

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VILLAGE OF FREEPORT, NY

SEC. 55 BLK. 205 LOT. 19

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 67 South Jara LLC - Commercial Alterations

respectfully states and alleges:

- 2 retail spaces on 1st Floor  
- 2 bedroom apartment on the 2ND Floor  
- No change in basement.

Strike out  
inapplicable  
phrase

1 That the applicant (resides at) ~~(has its principal office for the conducting of its business at)~~  
133 Clark Ave, Massapequa NY 11758

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 67 South Main Street, Freeport, NY 11520 Land Map of Nassau County  
Sec. 55 Blk. 205 Lot(s) 19

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

67 South Jara LLC (owner).

3 That (the applicant) ~~(the applicant's duly authorized~~ 67 South Jara LLC ) on or about the  
26 day of April 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: Application For erection of building or alterations, Short

environmental Assessment Form, Survey, drawings, contractor  
license, worker compensation, Nassau County Assessor sheet.

Obtain reason for  
denial from  
Department of  
Buildings.

That on or about the 24 day of August, 2022, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows: S210-6A,  
S 210-80(A) and S210-172A(2)(a). Residential use not  
allowed and Required parking spaces.

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

That the nature of the improvements now upon said premises is as follows: 1st Floor interior  
renovation two retail spaces. one will be owner occupied and the  
second for rent. 2ND Floor: Convert retail to 1 family residential.

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

That said premises are now being used as follows: Existing Cellar is storage (No change),  
1st Floor Retail space - 2ND Floor office/storage to be  
re-designed as one family apartment.

Describe fully and  
clearly the use  
desired.

That the applicant seeks authority to make use of said premises as follows: Cellar as Storage,  
1st Floor Commercial and 2ND Floor residential.

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

4 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  
210-80(A) "permitted uses" - Village Ordinance 210-172A(2)(A)  
Required parking spaces.

Refer where possible  
to paragraphs and  
section by numbers.

5 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.

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: Allow residential use on the second floor and review required parking spaces.

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: 09-27-22, 2022. BY: Beatriz E Firpo

ITS: EXPEDITER

State of New York )  
County of Nassau ) ss:

The applicant 67 South Jura LLC named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by \_\_\_\_\_ and know the contents thereof; and that the same is true to my own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters I believe \_\_\_\_\_ to be true.

Sworn to before me this 27 day  
of 09, 2022.

Notary Public Leandro Firpo



**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.

9-27, 2022  
Date Year

Dyanis Amunly  
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 \_\_\_\_\_.

\_\_\_\_\_  
Signature

Notary Public \_\_\_\_\_

617.20  
Appendix B  
Short Environmental Assessment Form

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**Instructions for Completing**

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

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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: 1st and 2ND Floor Interior Renovation.							
Project Location (describe, and attach a location map): 67 South Main Street Freeport NY 11520							
Brief Description of Proposed Action: Commercial Alterations - 2 Retail Spaces on 1st Floor, 2 bedroom apartment on the 2ND Floor and no change in basement. - 1st Floor, interior metal framing with 5/8 sheet rock for office space. New tile on floor. Replace back door and stair case from basement. Install ceiling tiles through out. - 2ND Floor = Metal stud. Framing and 5/8" sheet rock. Hard wood flooring, ceramic tile for bathrooms and kitchen. fixture installation.							
Name of Applicant or Sponsor: 67 South Jara LLC (DeYuniva Haverly)		Telephone: 516 993 5510					
Address: 133 Clark Ave		E-Mail: msdianahaverly@gmail.com					
City/PO: MuskaPequa		State: NY	Zip Code: 11758				
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" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">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" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action?		0.1 acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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 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 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 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?	<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)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input 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: 6711 South Jara LLC Date: 09-27-22

Signature: [Handwritten Signature]

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

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

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

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

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20222789

Filing Date 4-26-2022

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## Application for Erection of Buildings or Alterations

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

1. LOCATION OF BUILDING: CLERK'S OFFICE OF FREEPORT

IDENTIFICATION NO. 67 (No.)

STREET South Main Street (Street)

CROSS STREET W. Merrick (Cross Street)

ZONING DISTRICT Commercial

BETWEEN 55 (Cross Street) AND 19 (Cross Street)

SECTION 55 BLOCK 205 LOT 19

APPROX. LOT SIZE 20 x 150 LOT AREA 3,000 ±

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

**A. TYPE OF IMPROVEMENT**

- 1 | New building
- 2 | Addition-Alteration (if residential, enter number of new housing units added. If non-residential name)
- 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 1
- 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 | Store, mercantile
- 20 | Church, other religious
- 21 | Hospital, institutional
- 22 | Other - Specify Mixed Residential-Commercial

**C. COST**

10 TOTAL COST OF IMPROVEMENT \$ 65,000

**D. DESCRIPTION OF PROJECT**

Basement = No Changes  
1st Floor = Interior Renovation 2 Retail Spaces.  
2nd Floor = Interior Renovation 2 bedrooms Apt.

**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>67 South Jarq LLC</u>	<u>133 Clark Ave Massapequa NY 11758</u>	<u>516 993 5510</u>
2. Contractor	<u>RJG Construction Inc</u>	<u>29 Northcote Rd Westbury NY 11590</u>	<u>516 860 6352</u>
3. Architect or Engineer	<u>Green Design app letter</u> <u>Hope Drafting Svc.</u>	<u>130 N. Windhorst Avenue Bethpage NY 11714</u> <u>125 Cortland Street Copiague NY 11726</u>	<u>516 476 8168</u> <u>631 575 6254.</u>

**IV. OWNER - CONTRACTOR STATEMENT**

Building permit is issued subject to the provisions of Section 87 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner RJG Construction Inc (Print)  
 Address 29 Northcote Rd Westbury NY 11590  
 Phone 516 860 6352

State of New York  
 County of Nassau  
Deyanira Haverly being duly sworn, says that she (He or She) is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alteration, is correct to the best of Her (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 26 day of April, 2022

[Signature] Notary Public, County, N.Y.

[Signature] Applicant Signature

**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 2,914

Upper Flrs Square Feet 1,447

# of Fixtures \_\_\_\_\_

# of Floors 2

Occup. Type Mixed



**VI. VALIDATION (Official Use Only)**

Building Permit Number \_\_\_\_\_

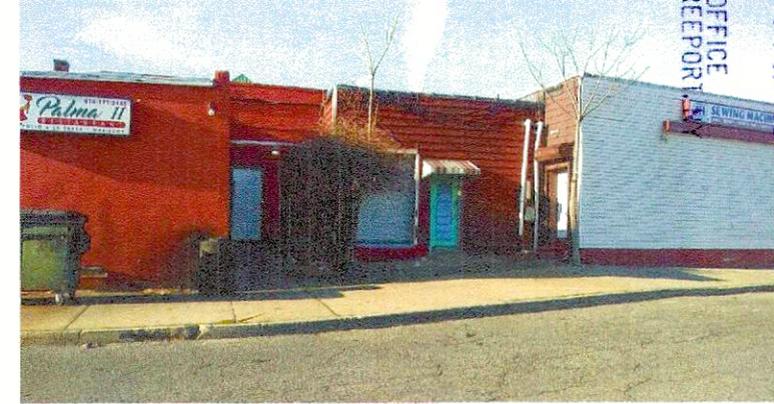
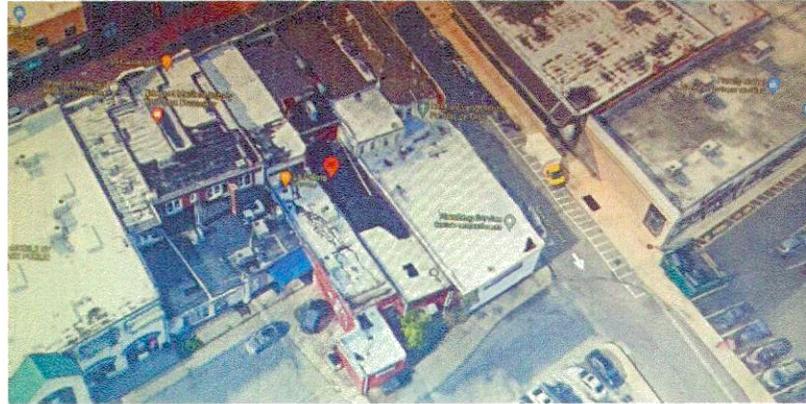
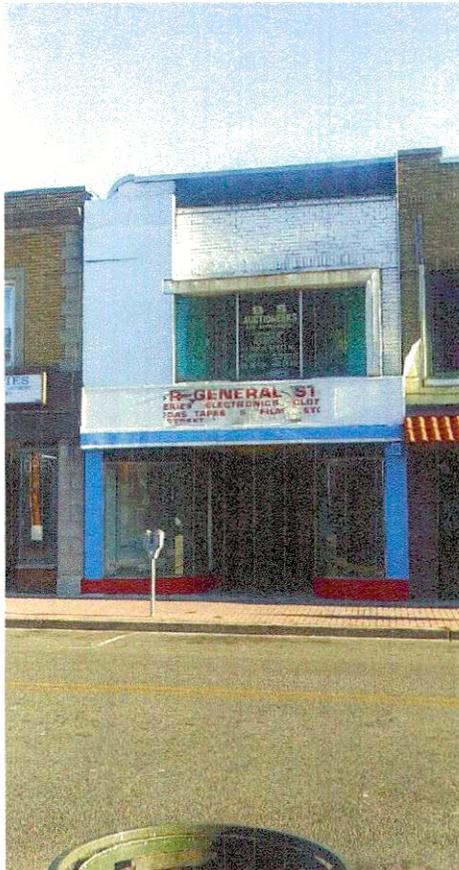
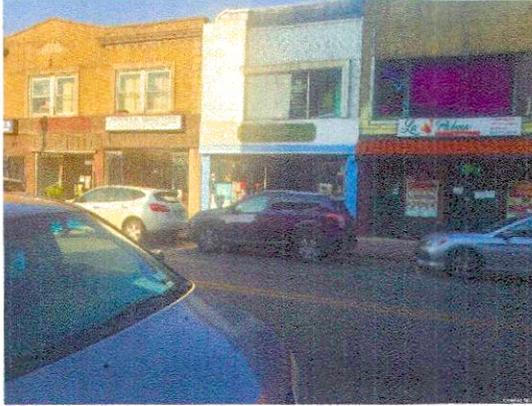
Building Permit Issued \_\_\_\_\_

Building Permit Fee \$ \_\_\_\_\_

Approved by: \_\_\_\_\_

Superintendent of Buildings

# 67 SOUTH MAIN STREET, FREEPORT, NY 11520



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VILLAGE OF FREEPORT

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TITLE No:

SURVEY No: N-55-205-19

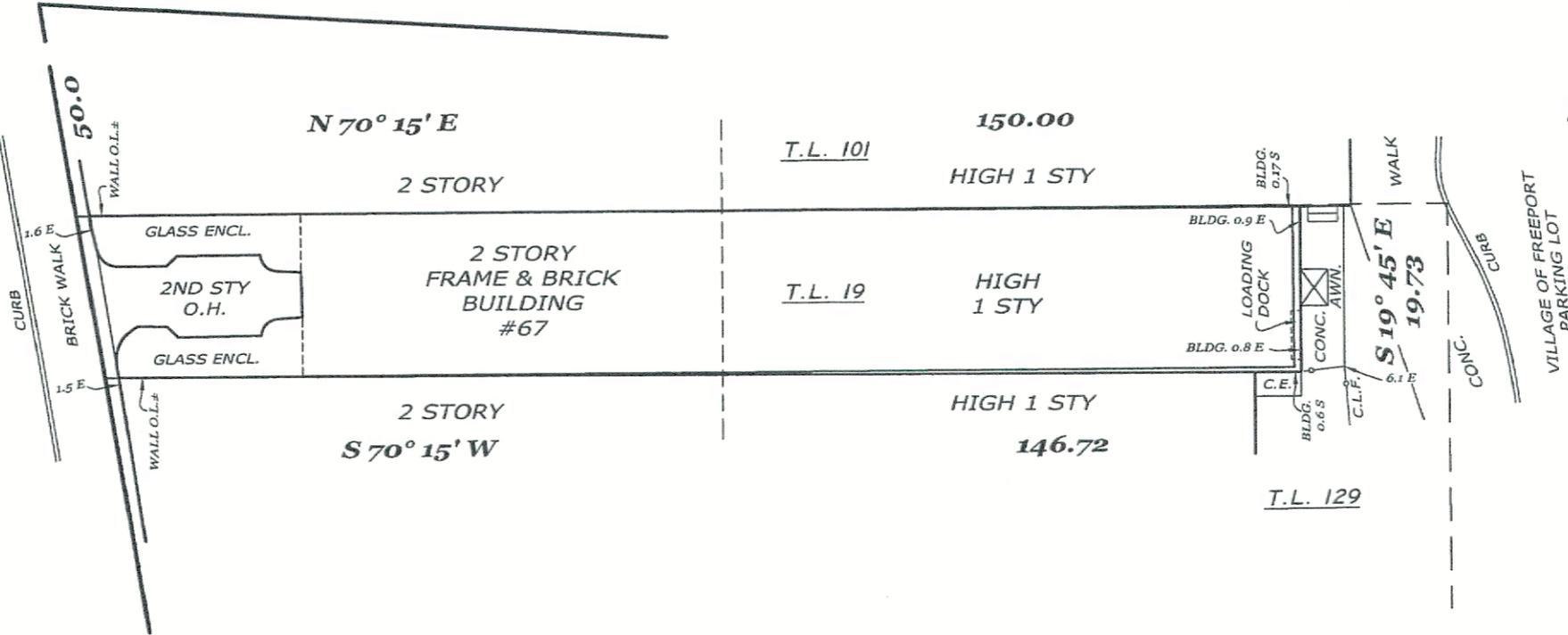
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CLERK'S OFFICE  
VILLAGE OF FREEPORT, N.Y.  
MAIN ST.

SOUTH

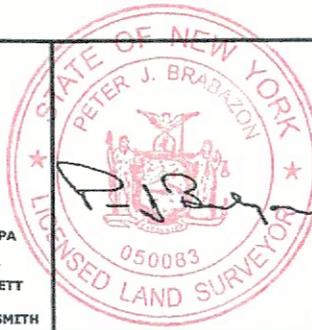
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20.00



**Peter J. Brabazon PLS, P.C.**  
**Professional Land Surveyor**  
 430 West Old Country Rd, Hicksville NY 11801  
 Phone: (516) 822-5111 Fax: (516) 822 4395  
 www.BrabazonSurveying.com

Successor to:

KENNETH S. O'BRIEN - BALDWIN & CORNELIUS - PETER & WALTER KEMPA  
 - FREDERICK W. KAHLER - GEORGE H. WALBRIDGE CO. (W. SUFFOLK)  
 - PETER L. PFLEIDERER JR. - ARTHUR W. LEACH - H.F. BISHOP - ROBERT  
 D. JONES (NASSAU) - SHAH ASSOCIATES - JULIUS JARGSTORFF - MURRETT  
 H. DELORME - WILLIAM H. SEAMAN - JEFFREY J. ROBERTSON - H.A.  
 SCHMIELAU - IVAN E. CZIPOTT - C.A. MONROE - KAHLER & PYNCHON - SMITH



SURVEY OF PROPERTY AT: **FREEPORT**  
 MAP: **NASSAU COUNTY TAX MAP**  
 SECTION: **55** BLOCK: **205** LOT(S): **19**  
 FILED: \_\_\_\_\_ CASE No. \_\_\_\_\_  
 MAP No.: \_\_\_\_\_ COUNTY OF: **NASSAU**, N.Y.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATIONAL LAW  
 COPIES OF THIS SURVEY NOT BEARING THE SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID  
 TRUE COPY. OFFSETS OF BUILDINGS AND OTHER POSSESSIONS ARE NOT  
 TO BE USED FOR CONSTRUCTION OR DESIGN PURPOSES. SUBSURFACE CONDITIONS ARE NOT SHOWN. EASEMENTS & RIGHT OF  
 WAY OF RECORD IF ANY, NOT SHOWN. GUARANTEES INDICATED HEREON ARE NOT TRANSFERABLE.

SURVEY DATE: 02/15/2022

GUARANTEED TO:  
- NOT FOR TITLE PURPOSES -

LEGEND

O.H.S.W.  
 O.L.

FENCE SHRUBS/HEDGES  
 OVER HEAD SERVICE WIRES  
 ON-LINE

**REFERENCE STANDARDS**

ALL INFORMATION AND SPECIFICATIONS SHOWN WITHIN THESE DOCUMENTS REFLECTS NORMAL BUILDING PRACTICES AND REFERENCES THE FOLLOWING PUBLICATIONS:

- 2020 FIRE CODE OF NEW YORK STATE
- ENERGY CONSERVATION CONSTRUCTION CODE 2020
- 2020 BUILDING CODE OF NEW YORK STATE

**ENERGY CONSERVATION CONSTRUCTION CODE**

THE FOLLOWING SHOWS COMPLIANCE WITH ECCC'S REQUIREMENTS ON A COMPONENT PERFORMANCE APPROACH HAS PER ECCC'S SECT. 402.1 & SECT. 502.1 EACH OF THE FOLLOWING CONSTRUCTION METHODS ARE ACCEPTABLE AS PER THESE REQUIREMENTS AND ALL OF THE BUILDING COMPONENTS PRESCRIBED ON THE PLANS COINCIDE WITH EACH OF THESE METHODS.

**BUILDING PLAN REVIEW NOTE**

A VILLAGE FREEPORT BUILDING PLANS EXAMINER HAS REVIEWED THIS DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE VILLAGE FREEPORT AS SPECIFIED IN THE BUILDING CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE IS INTERPRETED AS AN ATTESTATION THAT TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION THE WORK IN THE DOCUMENT:

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

**SITE INFORMATION**

**ZONING:**  
COMMERCIAL BUILDING - NON CONFORMING  
ADDRESS: 67 SOUTH MAIN STREET, FREEPORT, NY 11520  
VILLAGE: FREEPORT  
COUNTY: NASSAU

LOT AREA: 5,000 S.F.  
YEAR BUILT: 1903  
BLOCK: 205  
LOT: 19  
SECTION: 55

**NOTE:**  
PLANS FILED FOR:  
1ST FLOOR: INTERIOR RENOVATION RETAIL SPACE  
2ND FLOOR: INTERIOR RENOVATION  
CONVERT RETAIL TO 1 FAMILY RESIDENTIAL

**SCOPE OF WORK:**

CELLAR: 1,399 SQ.FT. NO CHANGE. EXISTING STAIR CASE TO BE REPLACED  
1ST FLOOR: BUILDING FRONT ENTRY TO BE REDESIGNED.  
INTERIOR RENOVATION, RETAIL SPACE 1 1,378 SQ.FT. FRONT  
INTERIOR RENOVATION, RETAIL SPACE 2 1,185 SQ.FT. REAR  
INTERIOR RENOVATION, NEW DESIGN BUILDING FRONT ENTRY 122 SQ.FT.  
2ND FLOOR: INTERIOR RENOVATION 2 BEDROOMS APARTMENT CONVERSION 1,447.5 SQ.FT. (INCLUDED 186 SQ.FT. ADDITION PROPOSED)

**DRAWING LIST**

- ZO-100.00 SITE INFORMATION
- ZONING CALCULATIONS
- SITE PLAN
- BUILDING PHOTOS
- N-101.00 GENERAL NOTES
- A-102.00 EXISTING FLOOR PLANS
- A-103.00 EXISTING ELEVATIONS
- A-104.00 PROPOSED FLOOR PLANS
- A-105.00 FLOOR PLAN RETAIL SPACES
- A-106.00 FLOOR PLAN APARTMENT
- A-107.00 PROPOSED ELEVATIONS
- A-108.00 PROPOSED SECTIONS
- EXISTING AND PROPOSED
- A-109.00 STREET ELEVATIONS

**ZONING CALCULATIONS**

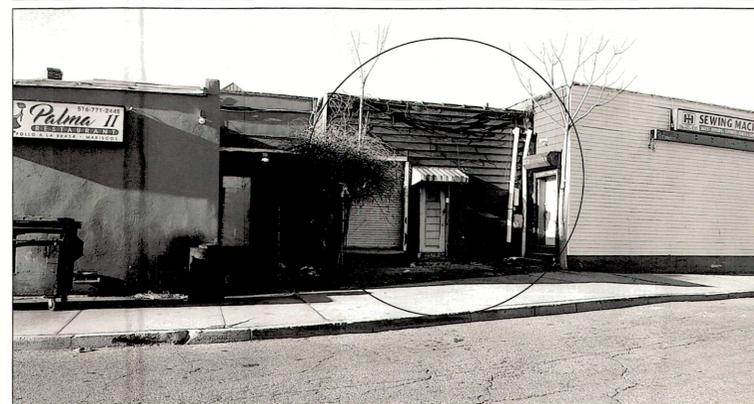
**SITE INFORMATION**

ADDRESS: 67 SOUTH MAIN STREET, FREEPORT, NY, 11520      YEAR BUILT: 1,903  
SECTION: 55  
BLOCK: 205  
LOT: 19  
ZONE: B- BUSINESS

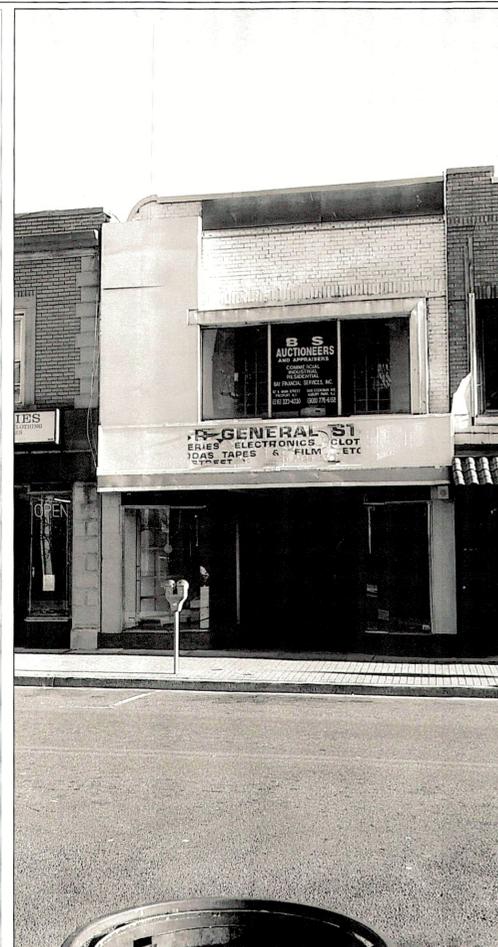
	REQUIRED/ALLOWED	EXISTING	PROPOSED
USE	1ST FLOOR RETAIL	RETAIL	RETAIL-NO CHANGE
USE	2ND FLOOR RETAIL	RETAIL	RESIDENTIAL 1 FAMILY- 2 BEDROOMS
EXISTING NON CONFORMING USE CHANGED TO A NON CONFORMING MIXED USE			
USE	CELLAR RETAIL/STORAGE	RETAIL/STORAGE	RETAIL/STORAGE NO CHANGE
LOT COVERAGE	100 %	100 %	100 % - NO CHANGE
LOT AREA	5,000	2,967.2	2,967.2
PERMITTED USES	RETAIL / STORE 1 FAMILY RES.	RETAIL / STORE	RETAIL / STORE 1 FAMILY RESIDENCE
BUILDING HEIGHT	50 FT	27 FT	27 FT
MIN. FLOOR AREA	800 SF/1 FAMILY	0	1,447.5 SF
FRONT YARD	5 FT	0	0
SIDE YARD	5 FT - RES. A	0	0
REAR YARD	20 FT - RES. A	0	0
REQUIRED PARKING SPACES			
2 BEDROOM APARTMENT	2	0	0
RETAIL STORE 1/400 SF = 2,967.2/400	8	0	0
PLUS 2 FOR BUSINESS	2	0	0
TOTAL	12	0	0



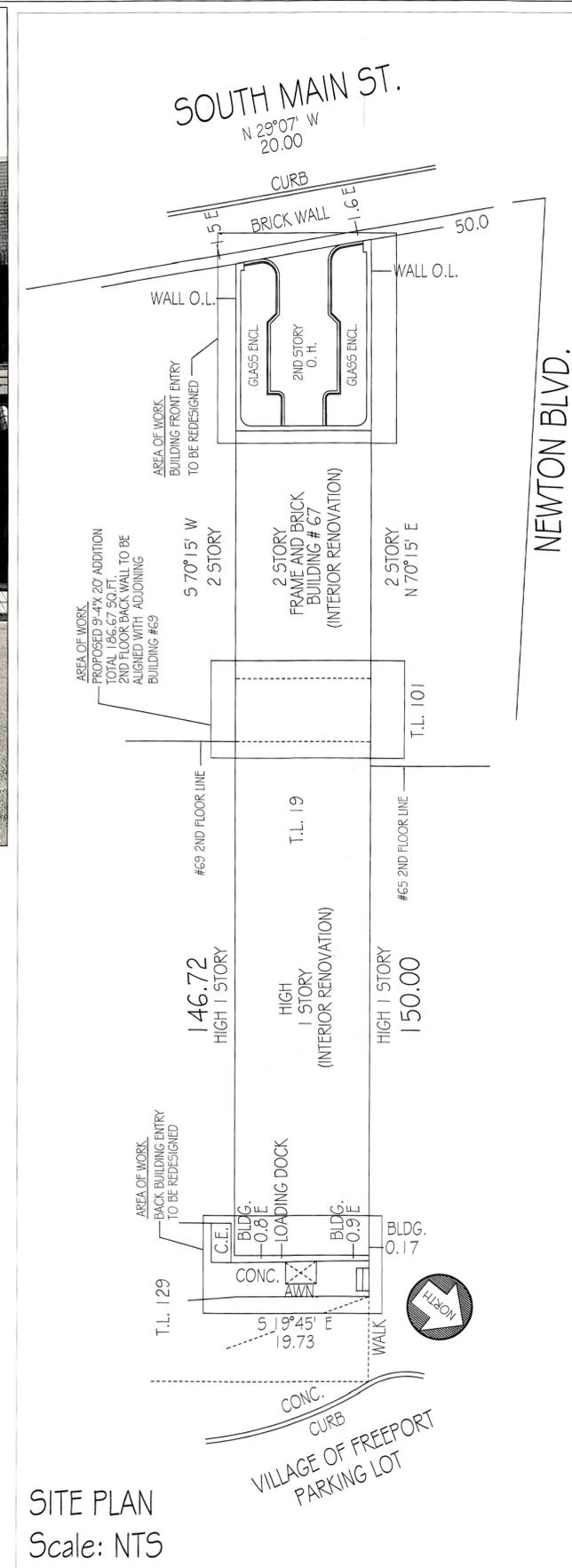
FRONT ELEVATION



BACK ELEVATION



SOUTH MAIN STREET VIEW



SITE PLAN  
Scale: NTS

**PROPERTY LOCATION:**

67 SOUTH MAIN STREET  
FREEPORT, NY 11520

**LEGEND:**

- EXISTING WALL TO REMAIN  
FIRST FLOOR 8" CONCRETE BLOCK  
SECOND FLOOR WOOD FRAME
- NEW EXTERIOR WALL CONSISTING OF 2 X 4 WOOD STUDS @ 16" O.C., 1/2" GYP. BD., 3 1/2" FIBER GLASS INSULATION WITH VAPOR BARRIER (R-3) BETWEEN WOOD STUDS 1/2" EXTERIOR PLYWOOD SHEATHING, BUILDING PAPER AND VINYL SIDING FINISHED.
- NEW 1 HR FIRE RATED DRYWALL PARTITION CONSISTING OF 2 X 4" WOOD STUDS WITH TOP AND BOTTOM WOOD RUNNERS AND ONE LAYER OF 5/8" THICK GYPSUM BOARD ON EACH SIDE. BSA CAL # 301-60-SM
- HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
- 75 CFM MM EXHAUST FAN (WHERE IS REQUIRED)
- EXISTING DOOR
- NEW DOOR

**GREEN DESIGN**

Architect - Brian O'Connor  
130 N. Windhorst Avenue  
Bethpage, NY, 11714  
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**DRAWING NAME:**

EXISTING FLOOR PLANS

STAMP A./E.:      DATE:



DRAWING No:

ZO-100.00

DATE: 06/15/2022      PAGE No: 1 OF 10

DOB STAMP:

DOB APPLICATION #:

## GENERAL NOTES:

1. Architect/ Engineer are not responsible for job supervision.
2. Contractor to verify adequacy of existing bearing walls and headers to bear new second story construction.
3. Contractor to confirm that all asbestos insulation has been removed from the premises by a licensed asbestos removal company before construction begins.
4. These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgement are in compliance with the New York State Energy Conservation Construction Code and the 2020 Building Code of New York State.
5. It is a violation of the New York State Education Law for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alteration must be made in compliance with the New York State Education Law, and Construction Code. The professional whose seal appears hereon assumes no responsibility for any such alteration or re-used without his written consent.
6. The liability of Brian O'Connor interrater for errors, omissions, and/or negligence resulting in personal injuries, property damage, or any consequential damage is limited to the amount of the fee paid for these drawings. The retention or use of all or any part of these drawings will constitute acceptance of this limitation of liability. Copyright 2012 Brian O'Connor, Green Design Architect.
7. The issuing and/or granting of any certificate of use or occupancy is totally and completely under the control of the town, village, city or county government. The architect assume absolutely no responsibility for the issuing and or granting of any certificates of use and/or occupancy.

## GENERAL NOTES:

1. CONFORM ALL WORK TO NYS BUILDING CODE 2020
2. DRAWINGS SHOW EXISTING CONSTRUCTION WITH NEW WORK NOTED.  
NEW AND EXISTING WORK IS WOOD FRAME CONSTRUCTION
3. VERIFY DIMENSIONS AND CONDITIONS ON SITE. FAILURE TO CONSIDER ANY ITEM SHALL NOT CONSTITUTE GROUNDS FOR AN EXTRA. DIMENSIONES AREA TO FACE OF ROUGH MASONRY WALLS, SHEET ROCK AND CENTER LINES OF STRUCTURAL STEEL
4. NOTIFY THE COMMISSIONER OF THE DEPT OF BUILDINGS 24 HOURS BEFORE BEGINNING WORK FOR WHICH A PERMIT HAS BEEN ISSUED.
5. SEMI CONTROLLED INSPECTIONS INCLUDE UNREINFORCED MASONRY. INSPECT BEDDING AND PLACING UNITS, CHECK SIZES, THICKNESS OF WALLS AND WYTHES, COLUMNS, PROVISIONS FOR CURING AND PROTECTING AGAINST FREEZING.
6. CONTRACTOR OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS, INCLUDING CERT. OF OCCUPANCY
7. NOTIFY OWNERS OF ADJOINING PROPERTIES AND SERVICES FACILITIES, 5 DAYS BEFORE APPLYING FOR PERMIT IF EXCAVATION MAY AFFECT THEM, PROTECT AND SUPPORT THEM.
8. PROVIDE EQUIPMENT AND TEMPORARY CONSTRUCTION TO SAFEGUARD PERSONS AND PROPERTY GUARD, SHIELD OR BARRICADE ALL MACHINERY, TOOLS, SERVICE LINES, CONDUITS, TO PREVENT CONTACT BY PUBLIC. MAINTAIN STRUCTURAL INTEGRITY OF ADJOINING WALLS, GROUNDS, PROPERTY, PROTECT THEM FROM INJURY. LOCATE AND PROTECT UTILITIES NOTIFY COMPANIES 72 HOURS BEFORE WORKING ON UTILITIES.
9. MATERIALS, ASSEMBLIES, FORMS AND OTHER METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL:  
A- HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE;  
B-HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS, BY THE COMMISSIONER; OR  
C-BE APPROVED BY THE BOARD OF STANDARS AND APPEALS, UNDERWRITERS LABORATORY OR HAVE A MATERIALS AND EQUIPMENT ACCEPTANCE NUMBER
10. CONTRACTOR SHALL FILE WORKMEN COMPENSATION WITH TOWN AND OBTAIN DISABILITY INSURANCE AND IF REQUIRED, OBTAIN PERMITS AND PAY ALL FEES REQUIRED BY THE DEPARTMENT OF BUILDINGS
11. BUILDER SHALL TAKE NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE WORKMEN, THE EXISTING STRUCTURE AND THE OCCUPANTS.
12. A LICENSED ELECTRICIAN SHALL PERFORM ANY AND ALL ELECTRICAL WORK IN ACCORDANCE WITH NYS ELECTRICAL CODE AND NBFU CODE AND SHALL REGISTER WORK WITH DEPARTMENT HAVING JURISDICTION. PRIOR TO FINAL PAYMENT TO BUILDER, A COMPLETION CERTIFICATE SHALL BE ISSUED TO THE OWNER.
13. ANY AND ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER WHO SHALL FILE ALL WORK PERFORMED.
14. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR PRIOR ARCHITECTS APPROVAL.
17. USE 3000 PSI STONE CONCRETE FOR CELLAR
18. USE 4000 PSI STONE CONCRETE ELSEWHERE WITH AGGREGATE ASTM C530
19. USE PORTLAND CEMENT ASTM 150
20. MIX AIR ENTRAINING AGENT IN ALL CONCRETE TO REMAIN EXPOSED
21. MIX A MAXIMUM OF 5 GALLONS OF WATER/ SACK
22. FIRE STOP PER NYS CODE
23. USE DOUBLE GLAZED WINDOWS WITH THERMAL BREAK AAMA SEAL FOR DH-AZHP
24. FLASH AND CAULK WITH ACRYLIC - LATEX ROUND ALL WINDOWS AND DOORS
25. UNDERCUT BATHDOOR 1"
26. CONCEAL ALL PIPES AND DUCTS IN FINISHED SPACES
27. CLOSE UP MASONRY HOLES THRU WHICH HEATING PIPES PASS; THRU
28. WALLS, WITH MATERIAL OF SAME FIRE RESISTANCE.
29. WHERE PIPES PASS THRU FLOOR LEVELS, FILL SOLIDLY TO FRA, IMG WITH 1HR RATED FIBERGLASS INSULATION AND FIRE RATED CAULK.
30. CLOSE FURRED OR HUNG CEILING THAT WILL CONCEAL PIPES, ONLY IF ALREADY TESTED
31. CONTRACTOR OR THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AGAINST ALL EXPENSES AND ATTORNEYS FEES FOR ANY LAWSUITS OR ACTION ARISING IN WHOLE OR IN PART FROM ANY ACT OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE OWNER.

## NYS ENERGY CODE

Contractor to comply with the 2020 NYS Energy Code Code requirements, including but not limited to

### A. OUTDOOR DESIGN CONDITION CLIMATE ZONE 4

1. Winter, NYS Freeport 11-13 F
2. Summer, NYS Freeport 89 FDB

### B. INTERIOR DESIGN CONDITIONS

1. Winter 72 F DB and 30% Maximum relative humidity
2. Summer 78 F DB and 60% Maximum relative humidity

### C. HEATING 5000 - 5750 DEGREE DAYS

1. Walls to 2 stories  $U_w = .24$
2. Roof/Ceiling  $U_r = 0.5$
3. Floors  $U_f = .08$
4. Slab Unheated  $U_s = .20$

### D. INSULATION - SPRAYED ON FOAM INSULATION

Roofs  
Attic + Others: R53  
Walls, Above grade  
Wood Frame: R21  
Wood Below Grade: R10  
Floors - Joist / Framing: R-30

WINDOWS: U-Factor  
Non Metal Framing: 0.28  
Metal Frame Fixed: 0.30  
Entrance Door: 0.77

Certificate of R value installed  
From certified installer Spray Foam Insulation

1. Insulate Slabs on Grade or Walls Below Grade With  $R=5.0$  Penmeter Insulation for at Less at 24"
2. Basement/ Crawl Space = R-5
3. Insulate Roof/ Ceiling with  $R=19, 10"$  Fiberglass Batts and Vapor Barner
4. Windows = R 1.7

### E. AIR LEAKAGE PER E402.4 Table 4-4 Max In 110 MPH Wind:

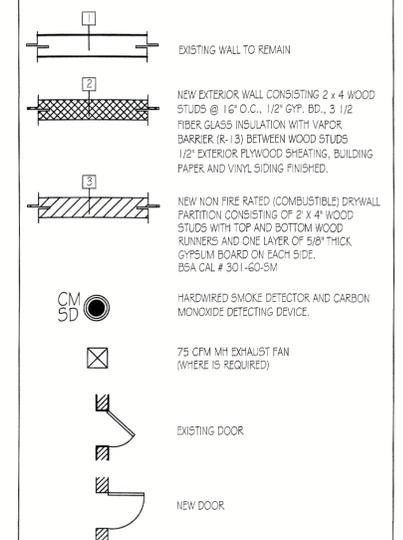
1. Windows CFMLF 0.55 Non Metal or Metal Clad
2. Doors CFM/LF Sliding Glass 0.55  
1.0 CFM/SF Swing Type  
1.1.10 CFM/LF Others (Single Glass Door- Metal W/Thermal Break )

- F. 1. Double Glaze Windows
2. Caulk, Gasket, Weather Strp or Seal Joints Around Windows and Door Frames, Openings between Walls and Roof/ Ceiling, Holes thru Walls, Utility Floors.
3. Calculate Heating Loads per E402.4.
4. Comply Controls to E503.3.2: Set Thermostats from 65-75 for Heating, from 65-72 for Cooling.
5. Shut off Mechanical Ventilation per E503.6.
6. Insulate Piping: Up to 1", 1/2" on Local Branches, E503.3 and E504.4.
7. Construct Ducts and Insulate Them per E503.3.
8. HVAC Equipment to Have Minimum Performance Coefficients per 503.2.
9. Water Heaters, Tanks and Boilers to Have Minimum Efficiencies and Maximum Standby Losses E504.2.
10. Conserve Hot Water with Devices Limiting Flow to 3GPM at 60 PSI on Lavs and Showers, E504.6.
11. Install Electnc System per E505.1 and 505.2.
12. meter Electricity Separatel to Units 102.6
13. Install Exterior Lighting per E805.5 and 806.2

## PROPERTY LOCATION:

67 SOUTH MAIN STREET  
FREEPORT, NY 11520

## LEGEND:



## GREEN DESIGN

Architect - Brian O'Connor  
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## DRAWING NAME:

EXISTING FLOOR PLANS

STAMP A./E.: DATE:



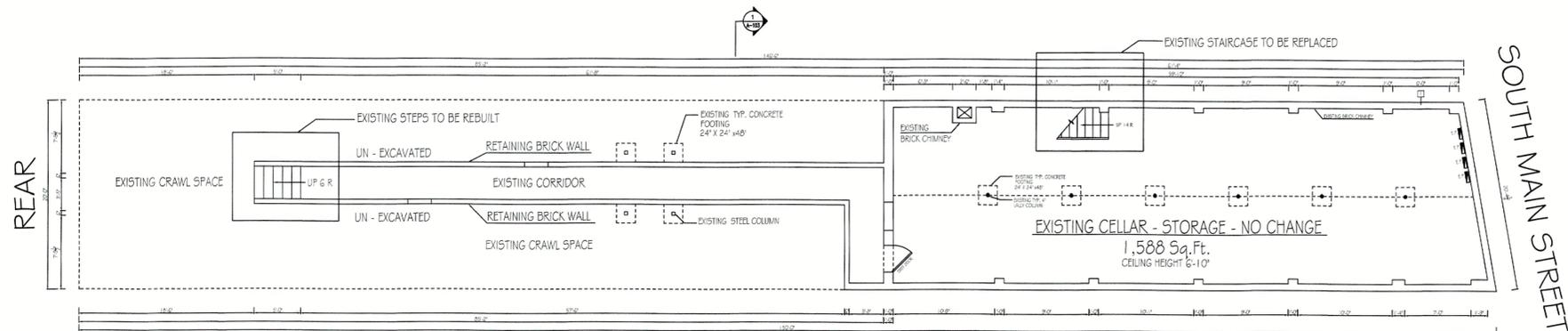
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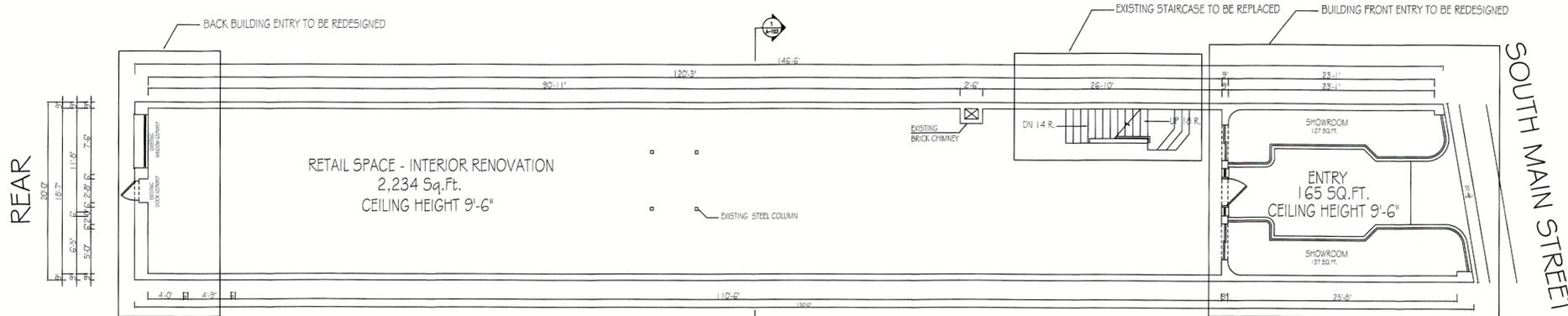
DATE: 06/15/2022 PAGE No: 2 OF 10

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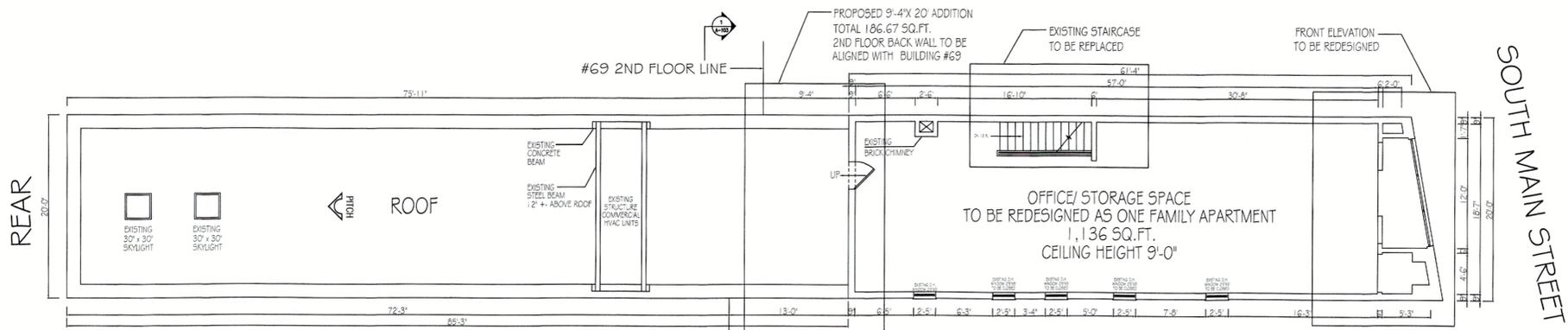
DOB APPLICATION #:



**EXISTING CELLAR PLAN**  
SCALE 1/8" = 1'-0"



**EXISTING 1ST FLOOR**  
SCALE 1/8" = 1'-0"



**EXISTING 2ND FLOOR**  
SCALE 1/8" = 1'-0"

PROPERTY LOCATION:  
67 SOUTH MAIN STREET  
FREEPORT, NY 11520

**LEGEND:**

- EXISTING WALL TO REMAIN
- NEW EXTERIOR WALL CONSISTING OF 2 x 4 WOOD STUDS @ 16" O.C., 1/2" GYP. BD., 3 1/2" FIBER GLASS INSULATION WITH VAPOR BARRIER (R-3) BETWEEN WOOD STUDS, 1/2" EXTERIOR PLYWOOD SHEATHING, BUILDING PAPER AND VINYL SIDING FINISHED.
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- HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
- 75 CFM MH EXHAUST FAN (WHERE IS REQUIRED)
- EXISTING DOOR
- NEW DOOR

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DRAWING NAME:  
**EXISTING FLOOR PLANS**

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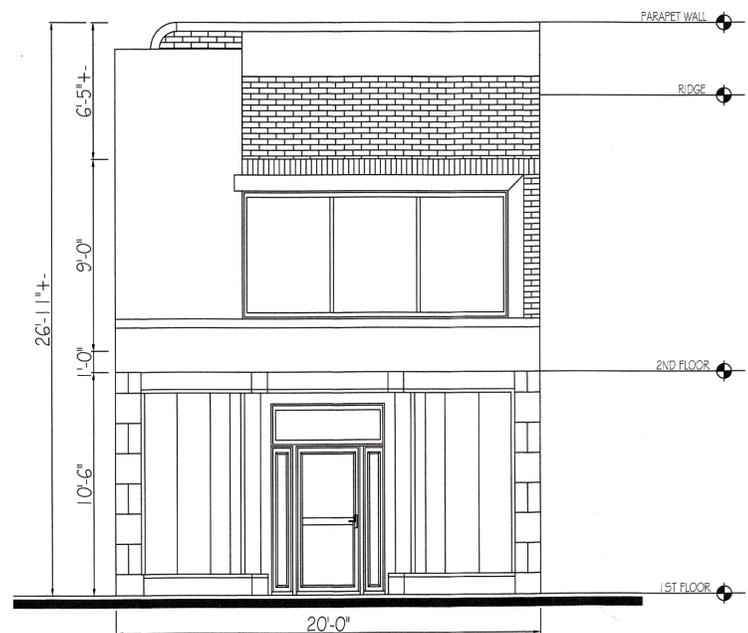


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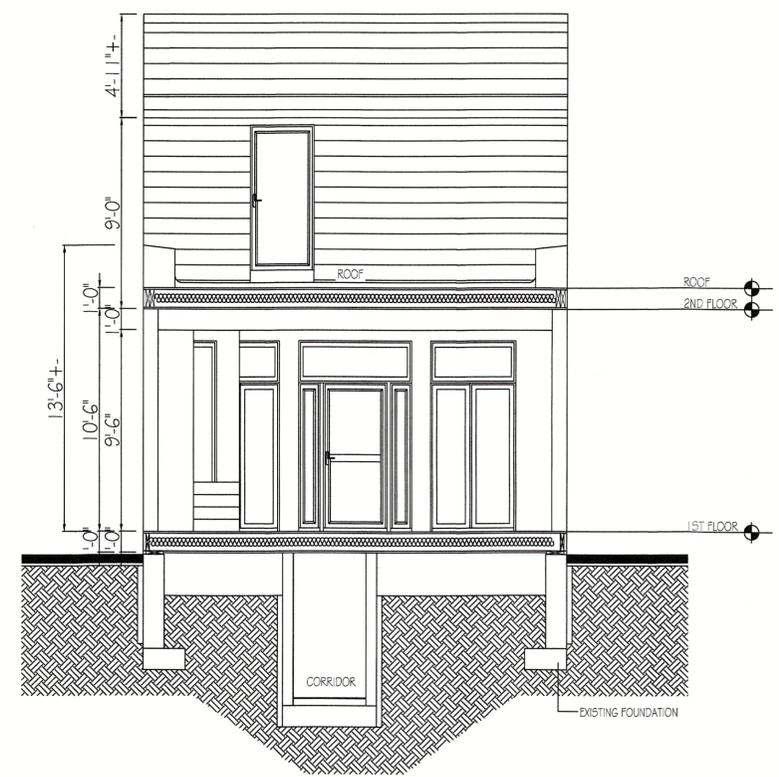
**EXISTING FRONT ELEVATION**

SCALE 1/4" = 1'-0"



**EXISTING BACK ELEVATION**

SCALE 1/4" = 1'-0"



**EXISTING SECTION A-A - ELEVATION**

SCALE 1/4" = 1'-0"

PROPERTY LOCATION:  
67 SOUTH MAIN STREET  
FREEPORT, NY 11520

- LEGEND:
- EXISTING WALL TO REMAIN
  - NEW EXTERIOR WALL CONSISTING OF 2 x 4 WOOD STUDS @ 16" O.C., 1/2" GYP. BD., 3 1/2" FIBER GLASS INSULATION WITH VAPOR BARRIER (R-13) BETWEEN WOOD STUDS, 1/2" EXTERIOR PLYWOOD SHEATHING, BUILDING PAPER AND VINYL SIDING FINISHED.
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  - HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
  - 75 CFM MH EXHAUST FAN (WHERE IS REQUIRED)
  - EXISTING DOOR
  - NEW DOOR

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DRAWING NAME:  
**EXISTING ELEVATIONS**

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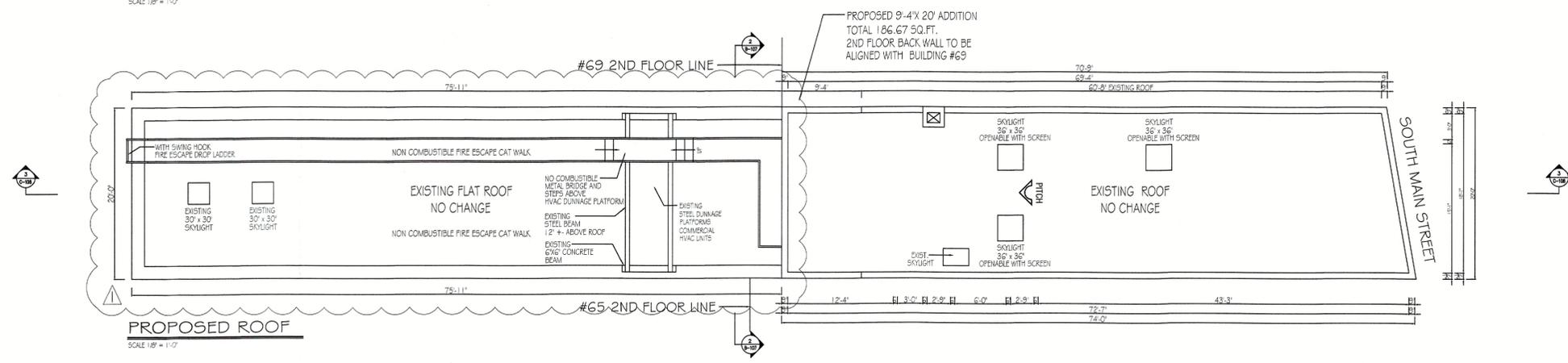
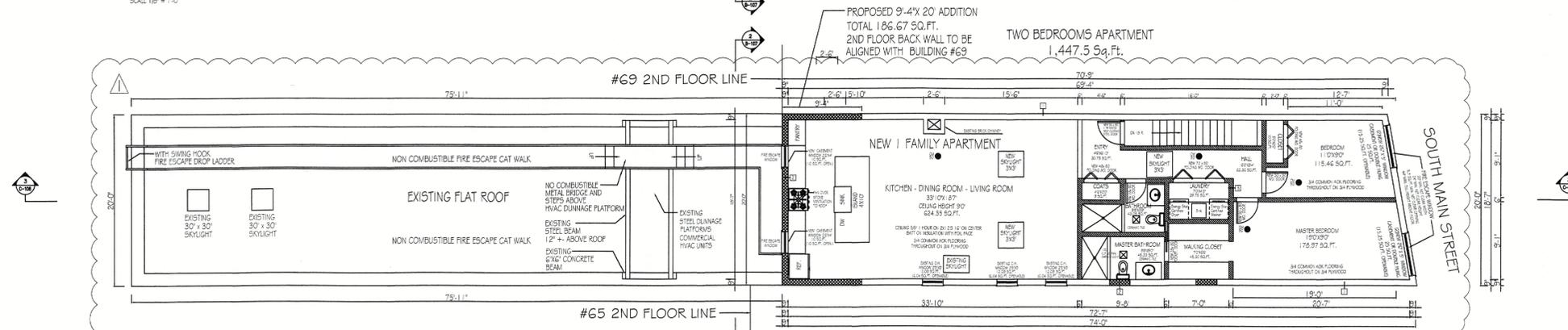
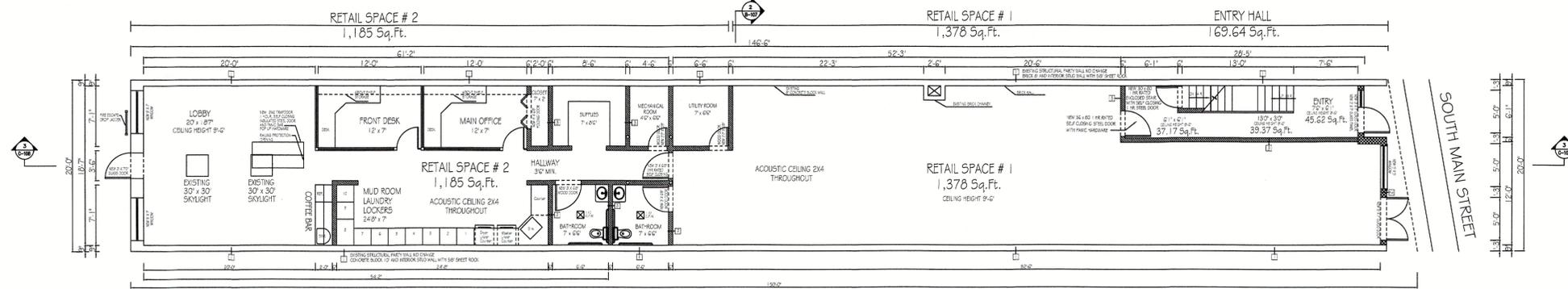
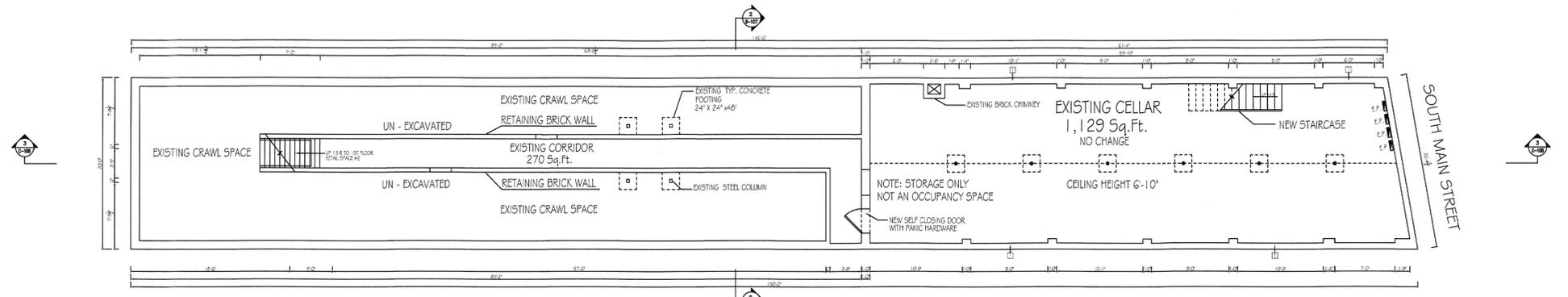


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**A-103.00**

DATE: 06/15/2022 PAGE No: 4 OF 10

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DOB APPLICATION #:



PROPERTY LOCATION:  
**67 SOUTH MAIN STREET  
FREEPORT, NY 11520**

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  - 75 CFM MH EXHAUST FAN (WHERE IS REQUIRED)
  - EXISTING DOOR
  - NEW DOOR

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DRAWING NAME:  
**PROPOSED FLOOR PLANS**

STAMP A./E.: DATE:

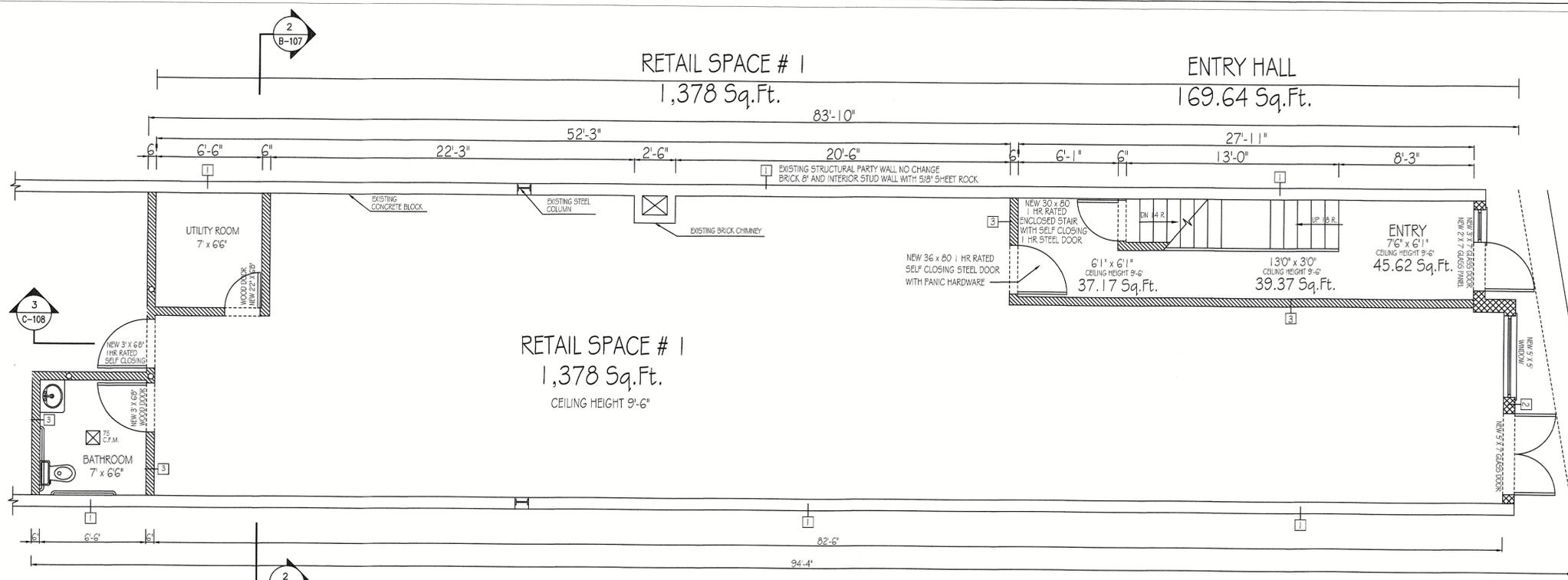


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DATE: **06/15/2022** PAGE No: **5 OF 10**

DOB STAMP:

DOB APPLICATION #:



**RETAIL SPACE #1 1,613 SQ.FT.**

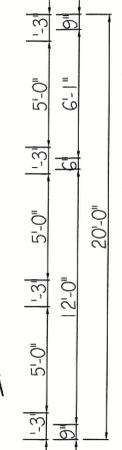
SCALE 1/4" = 1'-0"



SOUTH MAIN STREET

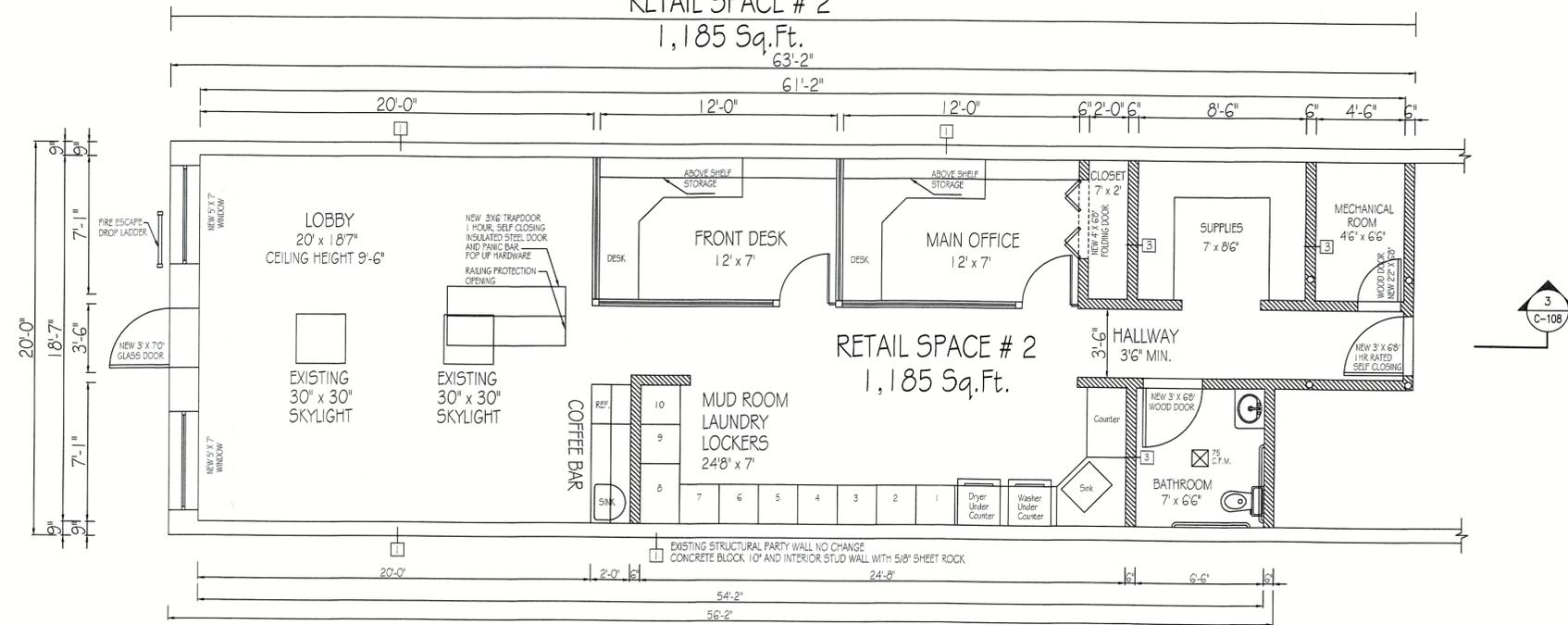
PROPERTY LOCATION:  
67 SOUTH MAIN STREET  
FREEPORT, NY 11520

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  - HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
  - 75 CFM EXHAUST FAN (WHERE IS REQUIRED)
  - EXISTING DOOR
  - NEW DOOR



**RETAIL SPACE #2**

1,185 Sq.Ft.



**RETAIL SPACE #2 1,136 SQ.FT.**

SCALE 1/4" = 1'-0"



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DRAWING NAME:  
**FLOOR PLANS RETAIL SPACES**

STAMP A./E.: DATE:



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**A-105.00**

DATE: 06/15/2022 | PAGE No: 6 OF 10

DOB STAMP:  
DOB APPLICATION #:

PROPERTY LOCATION:  
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  - CM 5D HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
  - 75 CFM M.H. EXHAUST FAN (WHERE IS REQUIRED)
  - EXISTING DOOR
  - NEW DOOR

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DRAWING NAME:  
**FLOOR PLAN APARTMENT**

STAMP A./E.: DATE:



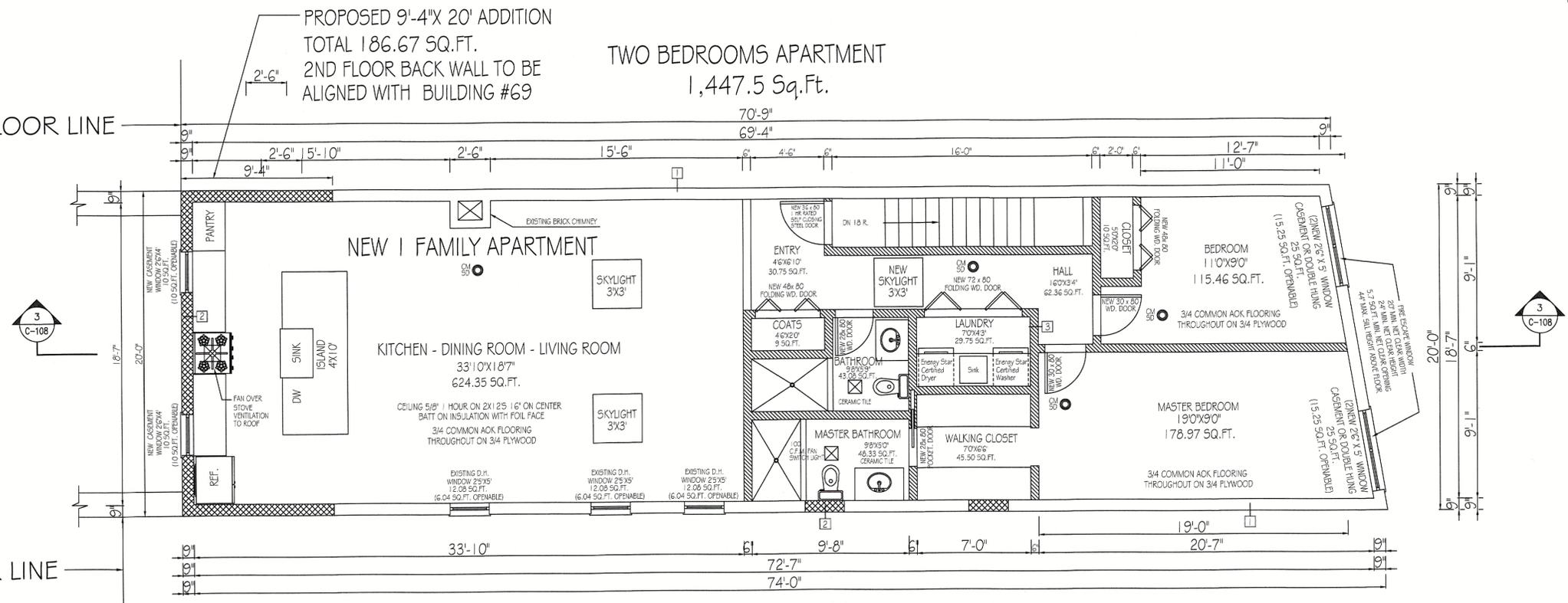
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**A-106.00**

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DOB STAMP:

DOB APPLICATION #:

**TWO BEDROOMS APARTMENT**  
1,447.5 Sq.Ft.



**TWO BEDROOMS APARTMENT 1,318 SQ.FT.**

SCALE 1/4" = 1'-0"

SECOND FLOOR APARTMENT ILLUMINATION AND VENTILATION REQUIRED							
1 FAMILY APT.	SQ.FT.	10% WINDOW AREA REQUIRED	OPENABLE AREA REQUIRED	WINDOW SIZE	UNIT	TOTAL SQ.FT. ILLUMINATION	TOTAL SQ.FT. VENTILATION
KITCHEN	624.35	62.43	31.21	2'6"X4'	2	20	20
LIVING / DINING ROOM				2'5"X5'	3	36.24	72.24
ENTRY	30.75			3'X3' Skylight	2	18	18
HALL	62.36						
COATS	9						
BATHROOM	43.08						
LAUNDRY	29.75						
BEDROOM	115.46	11.54	5.77	2'6"X5'	2	25	15.25
CLOSET	10						
MASTER BEDROOM	178.97	17.89	8.94	2'6"X5'	2	25	15.25
WALKING CLOSET	45.50						
MASTER BATHROOM	48.33						

#69 2ND FLOOR LINE

#65 2ND FLOOR LINE

PROPERTY LOCATION:  
67 SOUTH MAIN STREET  
FREEPORT, NY 11520

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- HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
- 75 CFM VAV EXHAUST FAN (WHERE IS REQUIRED)
- EXISTING DOOR
- NEW DOOR

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DRAWING NAME:  
**PROPOSED ELEVATIONS**

STAMP A./E.: DATE:

DRAWING No:  
**A-107.00**

DATE: 06/15/2022 PAGE No: 8 OF 10

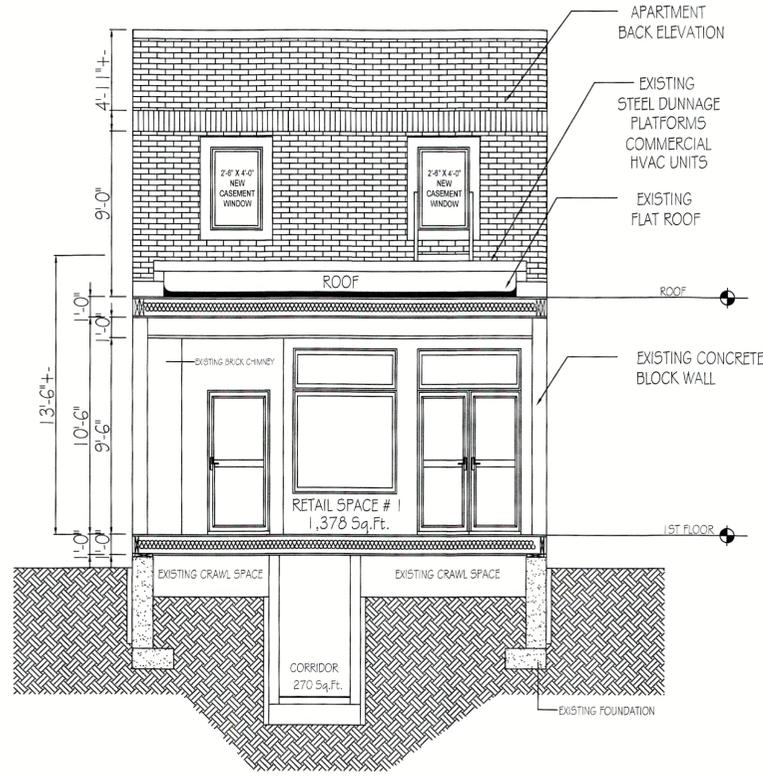
DOB STAMP:  
DOB APPLICATION #:



**PROPOSED FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**PROPOSED BACK ELEVATION**  
SCALE 1/4" = 1'-0"



**PROPOSED SECTION B-B - ELEVATION**  
SCALE 1/4" = 1'-0"

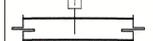
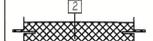
**1 WALL TYPE EXTERIOR WALL**  
DOUBLE HEADER  
VINYL SIDING OR BRICK PANELS  
2x4 WOOD STUDS  
R21 SPRAY FOAM INSULATION  
1 HR SHEETROCK  
1/2" PLYWOOD  
SILL PLATE  
8" CONCRETE BALKS  
METAL STUD @ 16" O.C.  
2x4 WOOD STUDS @ 16" O.C.  
1 HR SHEETROCK  
FIBERGLASS BOARD INSULATION OR SPRAY FOAM R-10

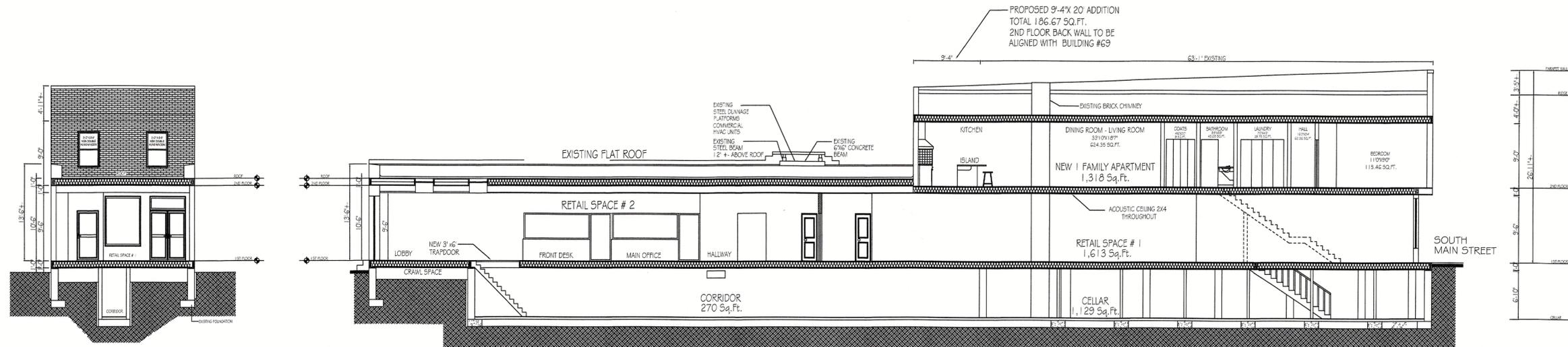
**2 WALL TYPE EXTERIOR WALL**  
DOUBLE HEADER  
VINYL SIDING OR BRICK FACE PANELS  
2x4 WOOD STUDS  
R21 SPRAY FOAM INSULATION  
1 HR SHEETROCK  
5/8" PLYWOOD

**3 WALL TYPE 1 HR RATED INTERIOR WALLS**  
3 1/2" R-13 BATT INSULATION  
5/8" TYPE GYP BOARD 1 HR RATED  
2x4 WOOD STUDS

PROPERTY LOCATION:  
 67 SOUTH MAIN STREET  
 FREEPORT, NY 11520

LEGEND:

-  EXISTING WALL TO REMAIN
-  NEW EXTERIOR WALL CONSISTING OF 2 X 4 WOOD STUDS @ 16" O.C., 1/2" GYP. BD., 3 1/2" FIBER GLASS INSULATION WITH VAPOR BARRIER (R-13) BETWEEN WOOD STUDS, 1/2" EXTERIOR PLYWOOD SHEATING, BUILDING PAPER AND VINYL SIDING FINISHED.
-  NEW NON FIRE RATED (COMBUSTIBLE) DRYWALL PARTITION CONSISTING OF 2 X 4" WOOD STUDS WITH TOP AND BOTTOM WOOD RUNNERS AND ONE LAYER OF 5/8" THICK GYPSUM BOARD ON EACH SIDE. EBA CAL # 501-60-5M
-  CM SD HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
-  75 CFM M/H EXHAUST FAN (WHERE IS REQUIRED)
-  EXISTING DOOR
-  NEW DOOR



**GREEN DESIGN**  
 Architect - Brian O'Connor  
 130 N. Windhorst Avenue  
 Bethpage, NY, 11714  
 (516)476-8168  
 GreenDesign411@aol.com

**HOPE DRAFTING SVC**  
 Beatriz E. Firpo  
 125 Cortland St.  
 Copiague, NY, 11726  
 (631)575-8254  
 bfirmo13@gmail.com

DRAWING NAME:  
**PROPOSED SECTIONS**

STAMP A./E.: DATE:



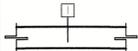
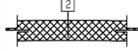
DRAWING No:  
**A-108.00**

DATE: 06/15/2022 PAGE No: 9 OF 10

DOB STAMP:  
 DOB APPLICATION #:

PROPERTY LOCATION:  
 67 SOUTH MAIN STREET  
 FREEPORT, NY 11520

LEGEND:

-  EXISTING WALL TO REMAIN
-  NEW EXTERIOR WALL CONSISTING OF 2 x 4 WOOD STUDS @ 16" O.C., 1/2" GYP. BD., 3 1/2" FIBER GLASS INSULATION WITH VAPOR BARRIER (R-13) BETWEEN WOOD STUDS, 1/2" EXTERIOR PLYWOOD SHEATHING, BUILDING PAPER AND VINYL SIDING FINISHED.
-  NEW NON-FIRE RATED (COMBUSTIBLE) DRYWALL PARTITION CONSISTING OF 2 x 4" WOOD STUDS WITH TOP AND BOTTOM WOOD RUNNERS AND ONE LAYER OF 5/8" THICK GYPSUM BOARD ON EACH SIDE. BSA CAL # 301-60-5M
-  CM SD HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
-  X 75 CFM MH EXHAUST FAN (WHERE IS REQUIRED)
-  EXISTING DOOR
-  NEW DOOR



SOUTH MAIN STREET VIEW  
 SCALE 1/8" = 1'-0"



SOUTH MAIN STREET VIEW  
 SCALE 1/8" = 1'-0"

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DRAWING NAME:  
**EXISTING AND PROPOSED  
 STREET ELEVATIONS**

STAMP A./E.: DATE:



DRAWING No:  
**A-109.00**

DATE: 06/15/2022 PAGE No: 10 OF 10

DOB STAMP:

DOB APPLICATION #:

Bruce Blakeman  
*County Executive*



Kenneth G. Arnold, PE  
*Commissioner*

William Nimmo  
*Deputy Commissioner*

## Nassau County Department of Public Works Nassau County Planning Commission

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1194 Prospect Avenue  
Westbury, New York 11590-2923  
[www.nassaucountyny.gov](http://www.nassaucountyny.gov)

Leonard Shapiro  
Chair

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Murray Forman  
Denise Gold  
Khandan Kalaty  
Reid Sakowich  
Lisa Warren

Oct. 24, 2022

Robin Cantelli  
BZA  
Village of Freeport  
46 North Ocean Avenue  
Freeport, New York 11520

Dear Ms. Cantelli:

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

**BZA # 2022-41 (67 S. Main St.)**

Sincerely,

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

Martin Katz  
Nassau County DPW, Division of Planning