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INC. VILLAGE OF FREEPORT 2022 NOV -8 A 10: 34

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

November 1, 2022
LETTER OF DENIAL

Masood Bhutta
55 Bedell Street
Freeport, NY 11520

RE: **55 Bedell Street, Freeport, NY**
Zoning District – Res A District
Sec: 62 Blk: 46 Lot: 13
Building Permit Application #20223002
Description: Front addition and alterations to two-family dwelling

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 §210-21A. Permissible extensions of use. A non-conforming use and, except as provided in Subsection B, a non-conforming building shall not be extended, but the extension of such a use to any portion of a nonconforming building which existed prior to the effective date hereof shall not be deemed an extension of such non-conforming building which existed prior to the effective date hereof shall not be deemed an extension of such non-conforming use. No non-conforming use, however shall be extended to displace a conforming use.

The plans submitted with this application indicate an existing outside porch will be converted to a bedroom and an office. Accordingly, you will be seeking a variance to extend the non-conformity of a two-family dwelling.

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.

RE: 55 Bedell Street, Freeport, NY

Please contact 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
Robert Bennett, P.E.

SITE PLAN APPROVAL NEEDED

Yes: X No _____

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SEC. 62 BLK. 46 LOT. 13

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of
Masood Bhutta

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Masood Bhutta

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)
55 Bedell Street, Freeport NY 11520

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

2. That the premises affected by this application is located at 55 Bedell Street, Freeport NY 11520 **Land Map of Nassau County**
Sec. 62 Blk. 46 Lot(s) 13
and that the interest which the applicant has in the property concerned is that of the owner

Obtain reason for
denial from
Department of
Buildings.

3. That (the applicant) (the applicant's duly authorized April Madigan) on or about the
3rd day of November 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:
Building Permit application, Survey, Plan Set, NC Residential Assessment, NYS Short
Environmental Assessment

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

4. That on or about the 1st day of November, 2022, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows: Village
Ordinance Sec 210-6A, Permissible Extension of Use of a Two Family Dwelling

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

5. That the nature of the improvements now upon said premises is as follows: Proposed Front
Addition and Interior Renovations

Describe fully and
clearly the use
desired.

6. That said premises are now being used as follows: Two Family Dwelling

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

7. That the applicant seeks authority to make use of said premises as follows: Two Family Dwelling

Refer where possible
to paragraphs and
section by numbers.

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 Section 210-6A of the Village Ordinance to extend the non-conformity of a
two family dwelling

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

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

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

10. That the grounds for this application are as follows: Requesting continued use of existing two family residence; Renovations were initiated to update outdated property and prevent any further damage from leaking roof.

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: 3rd Day of November, 20 22

[Signature]

BY: April Madigan
ITS: Authorized Representative/Expeditior

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

HAROON IFTIKHAR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011F6382449
Qualified in Kings County
Commission Expires 10-22-2026

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

M. Bhutta
Signature of Applicant

Notary Public [Signature]

**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.

11-3-, 2022
Date Year

M. Bhutta
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Masood Bhutta being duly sworn, depose and say:

That he/she (the owner of 55 Bedell St, Freeport NY) (is the _____ of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

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

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

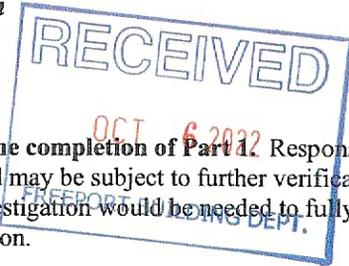
M. Bhutta
Signature

Notary Public [Signature]

HAROON IFTIKHAR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011F6382449
Qualified in Kings County
Commission Expires 10-22-2026

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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.

Part 1 - Project and Sponsor Information			
55 Bedell Street, Freeport NY 11520			
Name of Action or Project: Proposed Addition			
Project Location (describe, and attach a location map): North East Corner of Bedell Street and Raynor Street			
Brief Description of Proposed Action: Proposed Addition			
Name of Applicant or Sponsor: April Madigan		Telephone: 516-324-6742	
		E-Mail: AMexpediter@gmail.com	
Address: 8 West Merrick Rd			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.47 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.47 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: April Madigan	Date: 09/26/22	
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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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- 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.

AM Expediting LLC

09/26/22

Name of Lead Agency

Date

April Madigan

President

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20223022

Location: 55 Bedell Street, Freeport, NY

Applicant: Masood Bhutta

Description: Front addition and alterations to two family dwelling

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: November 1, 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.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20223028

Filing Date 10/6/2022

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>55 Bedell Street, Freeport</u> ZONING DISTRICT _____ (No.) (Street)
	BETWEEN <u>Raynor Street</u> AND <u>S. main Street</u> (Cross Street) (Cross Street)
	SECTION <u>602</u> BLOCK <u>46</u> LOT <u>13</u> APPROX. LOT SIZE <u>55</u> X <u>150</u> LOT AREA <u>8,250</u>

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

A. TYPE OF IMPROVEMENT 1 New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 One Family 12 <input checked="" type="checkbox"/> Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____ NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, Institutional 22 Other - Specify _____	
C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>100,000</u>		D. DESCRIPTION OF PROJECT <u>Front Addition + Alterations to Two Family Dwelling.</u>	

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessor <u>Masood Bhutta / 55 Bedell Realty LLC</u>	<u>55 Bedell Street, Freeport NY 11520</u>	<u>516-324-6742</u>
2. Contractor		
3. Architect or Engineer <u>Robert Bennett / RABC Engineering, PC</u>	<u>8 W. Merrick Rd, Suite 219 / Freeport NY 11520</u>	<u>516-867-2036</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner Masood Bhutta
(Print)

Address 55 Bedell St, Freeport

Phone 516-324-6742

State of New York

County of Nassau

Masood Bhutta being duly sworn, says that He is the contractor-as
(Print) (No or She)

owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
(His or Her)

Sworn to before me this 10th day

of September, 2022

Notary Public - State of New York
No. 0178382449

Qualified in Kings County

My Commission Expires 10-22-2022

M. Bhutta
(Applicant Signature)

County, N.Y.

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES NO

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

Occup. Type

VI. VALIDATION (Official Use Only)

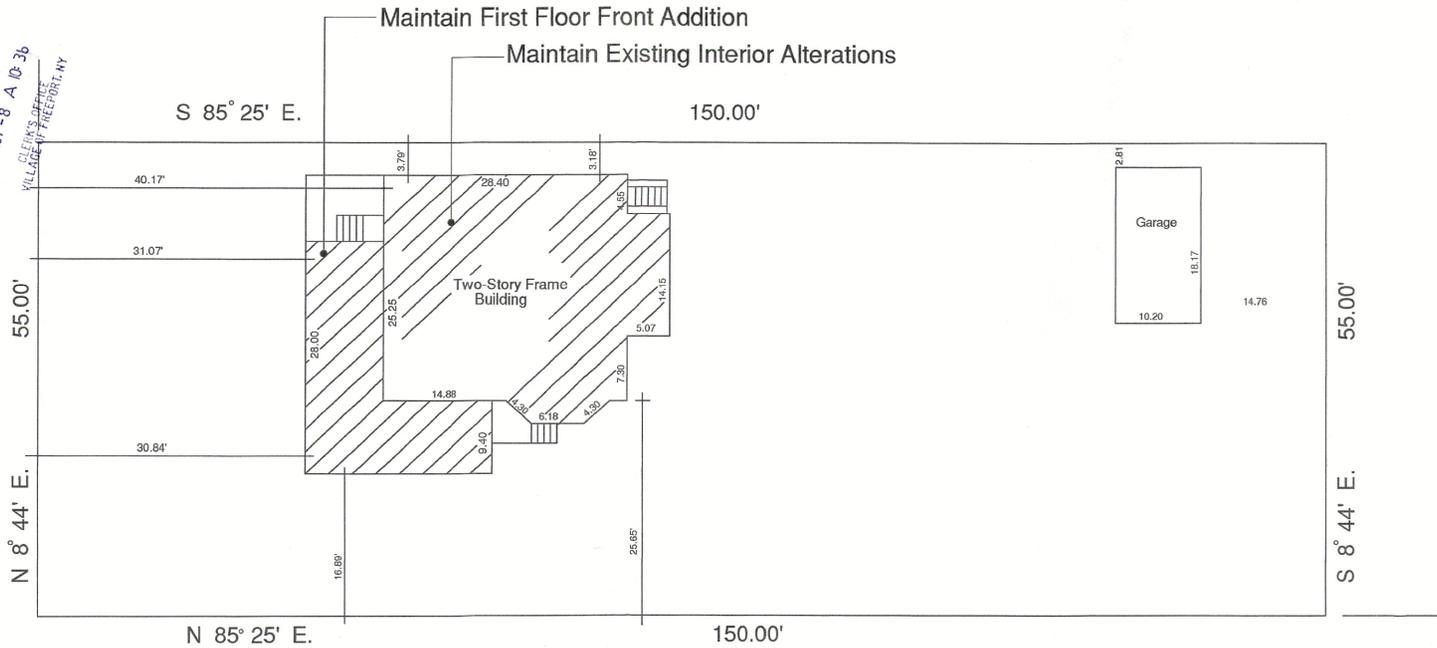
Building Permit Number _____
Building Permit Issued _____
Building Permit Fee \$ _____

Approved by: _____

Superintendent of Buildings

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Bedell Street



Raynor Street



Plot Plan

SCALE: 1" = 10'



Village of Freeport Zoning Table (55 Bedell Street)					
	Permitted/Req'd	Existing	Proposed	Comments	Variance Required
Zoning:	RES A	RES A	RES A	NO CHANGE	
Section:	52				
Block:	46				
Lot:	13				
Lot Area 210-32:	5,000 S.F.	8250 S.F.	8250 S.F.	O.K. (NO CHANGE)	
Street Frontage 210-32:	Min. 50 L.F.	50 L.F.	50 L.F.	O.K. (NO CHANGE)	
Lot Coverage 210-33:	30% 8250 = 2475 S.F.	840 S.F. = 10.2	1254.95 = 9.9%	O.K.	
Height 210-31:	35'	26'	26'	O.K. (NO CHANGE)	
Floor Area Ratio 210-33:	40% of 8250 = 3,300	2103.75 or 25.5%	2103.75 or 25.5%	O.K.	
Front Yard Setback 210-35:	Bedell Street 20' Required	30.84'	30.84'	O.K.	
Front Yard Setback 210-35:	Raynor St 20' Required	16.89'	16.89'	Existing Porch Enclosed	
Rear Yard Setback 210-35:	20' or 20% of Lot Depth = 30'	75.69'	75.69'	O.K. (NO CHANGE)	
Side Yard Setback 210-35 (north):	5.0'	3.18'	3.18'	(NO CHANGE)	
Side Yard 210-35:	Corner Lot	Corner Lot	Corner Lot	O.K. (NO CHANGE)	
Sky Plane Exposure Front 210-31:	1/1	< 1/1	< 1/1	O.K. (NO CHANGE)	
Sky Plane Exposure Rear 210-31:	1/1	< 1/1	< 1/1	O.K. (NO CHANGE)	
Sky Plane Exposure South Side 210-31:	1.5/1	2.3/1	2.3/1	(NO CHANGE)**	
Sky Plane Exposure North Side 210-31:	1.5/1	< 1/1	< 1/1	O.K. (NO CHANGE)	

** Non-Compliant, but this remains in general conformance with the zoning code.

It is a violation of New York State Education Law Article 145, Section 7209, for any person unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load	Wind Design				Seismic Design Load	Subject to damage from:			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazard Zone	Mean Annual Temperature	Air Freezing Index
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost-line Depth	Termite					
25 psf	130 mph	No	No	Within 1 Mile of Shoreline	B	Severe	48"	Moderate to Heavy	15 F	As per Sec. 905.2.7.1 YES	No	52.9	1500 or less

Legend	
Symbol	Description
	Exist 8" W. PC Foundation Wall on Exist. 24" W. x 12" D. PC Fig.
	Exist 2x4 Wd. Stud Construction
	8" W. C.B. Foundation Wall on Exist. 24" W. x 12" D. PC Fig.
	2x4 Wd. Stud Construction
	Elevation # Sheet #
	Section # Sheet #
	Smoke Detector
	Carbon Monoxide Detector

Sheet Legend	
Sht. #	Description
1 of 6	Plot Plan and Notes
2 of 6	Elevations
3 of 6	Elevations
4 of 6	Basement / Foundation Plan and First Floor Plan
5 of 6	Second Floor Plan and Attic / Roof Framing plan
6 of 6	Details and Stud Table

STRUCTURAL LOADS

Live Loads, minimum lbs. per square foot

Exterior Balcony	65psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
	20psf
	20psf

Dead Loads

WEIGHTS OF MATERIALS lbs (per sq.ft.)
Ceramic Tile 1/4" thick
1" mortar base
Hardwood Flooring 3/4" thick

5/8" Gypsum Board w/spackle

TYPICAL DEAD LOADS lbs per square foot

Floor with mud set tile finish = 21 psf
Floor with hardwood finish = 12 psf

MAXIMUM ALLOWABLE DEFLECTION

Floor and Ceiling Joists
Live Load = 1/360
Total Load = 1/480
Roof Rafters with no interior finish ceiling
Live Load = 1/180
Total Load = 1/240
Roof Rafters with interior finish ceiling
Live Load = 1/360
Total Load = 1/480

GENERAL NOTES

Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.

- All work shall be in compliance with codes of the Village of Freeport N.Y. State 2020 Building and Fire Prevention Codes, NYS DEC, Board of Fire Underwriters 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 clear" condition.

ROOFING NOTES:

Asphalt Strip Shingles shall have a minimum of six fasteners per shingle in the 110-120mph wind zones.

Ice Protection. In areas where the Average Daily Temperature in January is 25°F (-4°C) or less or when Table RR301.2(1) criteria so designates, an Ice Barrier of a Self-Adhering Polymer Modified Bitumen Sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the Building.

Underlayment Application. For roof slopes from 2 units Vertical in 12 units Horizontal (17% Slope), up to 4 units Vertical in 12 Horizontal (33% Slope), Underlayment shall be two layers applied in the following manner;

Apply a 19-inch (483mm) Strip of Underlayment Felt parallel with and starting at the Eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36 inch-wide sheets of Underlayment, overlapping successive sheets 19 inches, and fastened sufficiently to hold in place. For roof slopes of 4 units vertical in 12 units horizontal (33% Slope) or greater, underlayment shall be one layer applied in the following manner;

Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 6 inches, Fastened sufficiently to hold in place. End laps shall be offset 6 feet.

RR905.2.8 Flashing. Flashing for asphalt shingles shall comply with this section.

RR905.2.8.1 Base and Cap Flashing. Base and Cap Flashing shall be installed in accordance with Manufacturer's Installation Instructions. Base Flashing shall be of other corrosion resistant metal of minimum nominal 0.019 inch thickness or mineral surface roll roofing weighing a minimum of 7lbs per 100 square feet. Cap Flashing shall be corrosion resistant metal of minimum nominal 0.019 inch thickness.

RR905.2.8.2 Valleys. Valley Linings shall be Installed in accordance with Manufacturer's Installation Instructions before applying shingles. Valley Linings of the following type shall be permitted;

For Open Valley (Valley Lining Exposed) lined with metal, the valley shall be at least 24 inches wide and of any of the Corrosion-Resistant Metals in the Table RR905.2.8.2 shown below.

For Closed Valleys (Valley Covered With Shingles), Valley Lining of one ply of smooth roll roofing complying with ASTM D 224 Type II or Type III and at Least 36 inches wide, or Metal Valley Lining as described above, or ice shield as detailed above shall be permitted.

Table RR905.2.8.2 Valley Lining & Flashing Material

MATERIAL	MINIMUM GAGE THICKNESS (inches)	WEIGHT (pounds)
Copper	—	1
Aluminum	0.024	—
Stainless Steel	28	28
Galvanized Steel	0.0179	26 (Zinc Coated G90)
Zinc Alloy	0.027	2 1/2
Lead	—	2
Painted Terns	—	28

RR905.2.8.3 Crickets and Saddles. A Cricket Saddle shall be installed on the ridge, (high), side of all Chimneys, Cricket or Saddle Coverings shall be non-corrosive sheet metal as indicated in the table above.

RR905.2.8.4 Sidewall Flashing. Flashing against a vertical sidewall shall be by the Step-Flashing method.

RR905.2.8.5 Other Flashing. Flashing against a vertical front wall, as well as Soil Stack, Vent Pipes and Chimney Flashing, shall be applied according to Asphalt Shingle Manufacturer's Printed Instructions. All pipe penetrations shall receive pre-formed rubber boot sized to fit the pipe.

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.)

SMOKE DETECTOR NOTES

All smoke detectors shall conform to the requirements of the N.Y. State Building Code section R317.

Smoke detectors shall be required as follows:
1. In all sleeping rooms
2. Immediately outside of all sleeping rooms.
3. At a minimum one per floor level excluding crawl spaces.

All detectors shall be interconnected such that if one detector is triggered the alarms of all detectors will sound.

All detectors shall hard wired and have battery back up in the event of a power outage.

Equipment and installation shall conform to NFPA 72 for household fire warning equipment.

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 & N.E.C., the requirements of the Village of Freeport and Suffolk 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.

LIGHT & VENTILATION NOTES

All habitable rooms excluding hallways, bathroom, and closets shall have at minimum:
1. Clear unobstructed glass area in area to 8% of the floor area in which the glass is located.

2. Operable sources of ventilation with clear unobstructed area equal to 4% of the floor area in which the opening is located.

Bathrooms shall have mechanical ventilation equal to a minimum of 50 cfm

Stairs shall be provided with artificial lights located at the landings and controlled by a three way switch located at the top and bottom of the stair.

Clothes Dryers shall be vented to the exterior of the building. Ventilation duct work shall be rigid metal a minimum of .016" thick. Duct run shall not exceed 25'-0" and the maximum length shall be reduced by 5'-0" for each 90 degree bend in the run and 2'-6" for each 45 degree bend in the run. Exhaust ducts shall be equipped with a backdraft damper.

EMERGENCY EGRESS OPENING NOTES

Basements with habitable space and all sleeping rooms shall have at least one emergency egress opening which shall be operable from the interior without the use of a key or special tools.

The minimum sizes of the opening shall be as follows:
1. Minimum Opening Area = 5.7sq.ft.
2. Minimum opening height = 24"
3. Minimum Opening width = 20"
4. Maximum sill height above adjacent floor = 44"

The location and size of Emergency Egress Openings are indicated on the plans as "EEO". If an EEO is not indicated for a sleeping room or habitable basement the contractor shall contact the Architect prior to the start of construction.

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 Department, and Suffolk County. The plumber shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs to the Owner.

Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
55 Bedell Street
Freeport, New York 11520



Seal:
Rabco Engineering, P.C.
Robert Bennett, P.E.
8 West Merrick Rd; Suite 219
Freeport, New York 11520
Tel. (516) 867-2036 Fax: (516) 867-2037
Email: robert@rabcoengineering.com

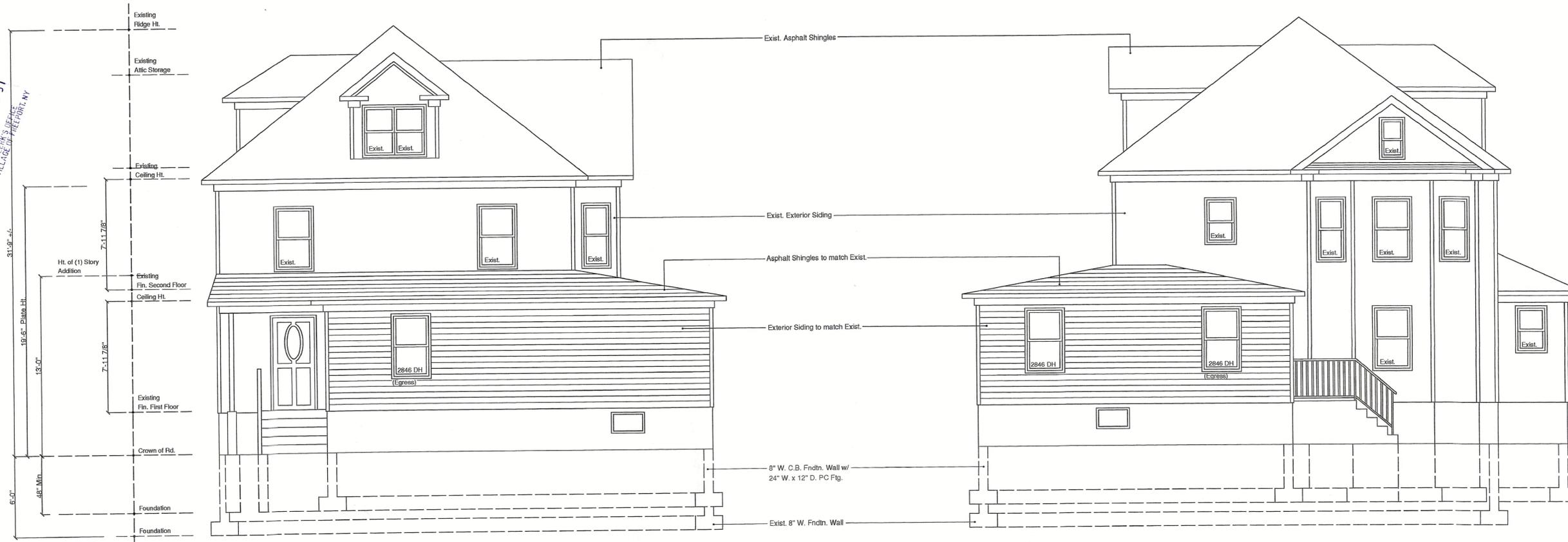
Maria J. Miro Design and Drafting
1002 Merrick Avenue, N. Merrick, N.Y. 11566
Tel.: 516-547-5251 Email: kanck93@aol.com

Title: Maintain Existing Interior Alterations and First Floor Front Addition

Project: Residence @:
55 Bedell Street
Freeport, New York 11520

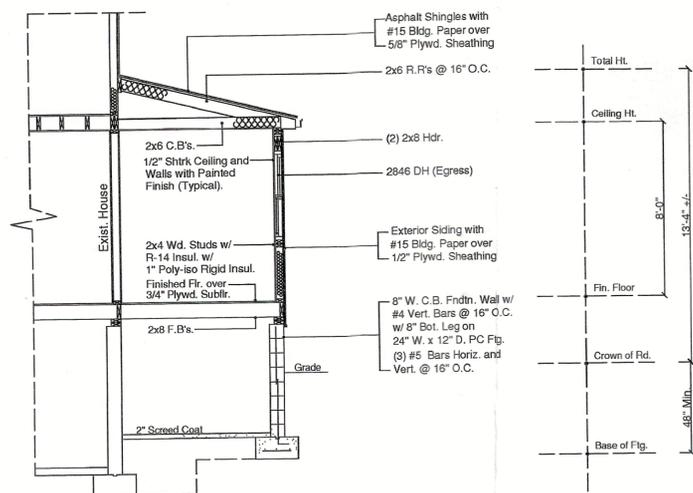
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Date: 9/24/22
Drawn by: M.J.M.
Checked by: RAB
Sht. No.: 1 of 8

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1 Front Elevation (West-Bedell St.)
Sc. 1/4"=1'-0"

2 Side Elevation - (South Raynor St.)
Sc. 1/4"=1'-0"



A-A Section
Sc. 1/4"=1'-0"

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Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
55 Bedell Street
Freeport, New York 11520



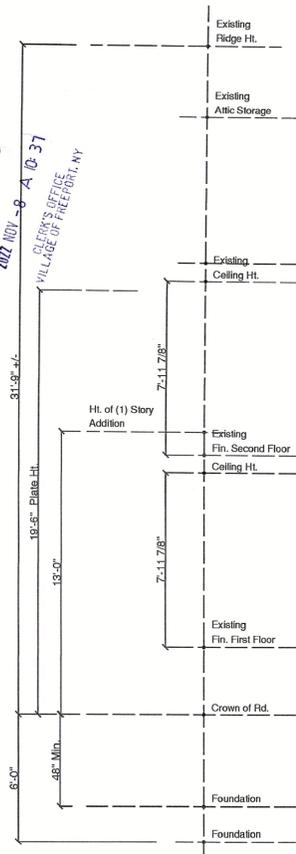
Rabco Engineering, P.C.
Robert Bennett, P.E.
8 West Merrick Rd, Suite 219
Freeport, New York 11520
Tel: (516) 867-2036 Fax: (516) 867-2037
Email: robert@rabcoengineering.com

Maria J. Miro Design and Drafting
1002 Merrick Avenue, N. Merrick, N.Y. 11566
Tel.: 516-547-5251 Email: kandk93@aol.com

Title: Maintain Existing Interior Alterations and First Floor Front Addition		
Project: Residence @: 55 Bedell Street Freeport, New York 11520		
Scale: as noted	Drawn by: MJM	Sht. No.: 2 of 8
Date: 9/24/22	Checked by: RAB	

9/29/22: Per Engineer

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3 Rear Elevation (East)
Sc. 1/4"=1'-0"



4 Side Elevation - North
Sc. 1/4"=1'-0"

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Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
55 Bedell Street
Freeport, New York 11520



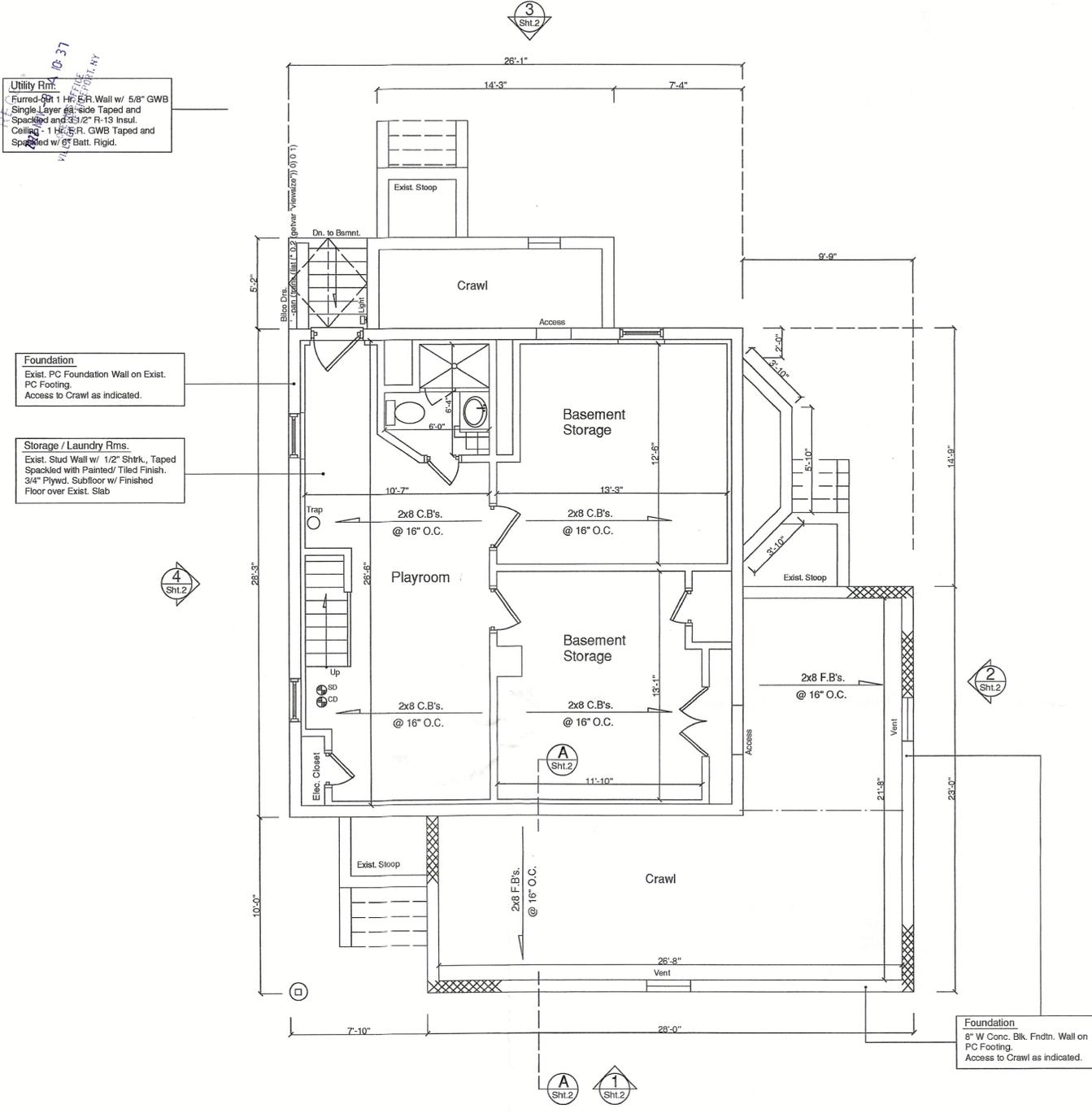
Seal:
Rabco Engineering, P.C.
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8 West Merrick Rd; Suite 219
Freeport, New York 11520
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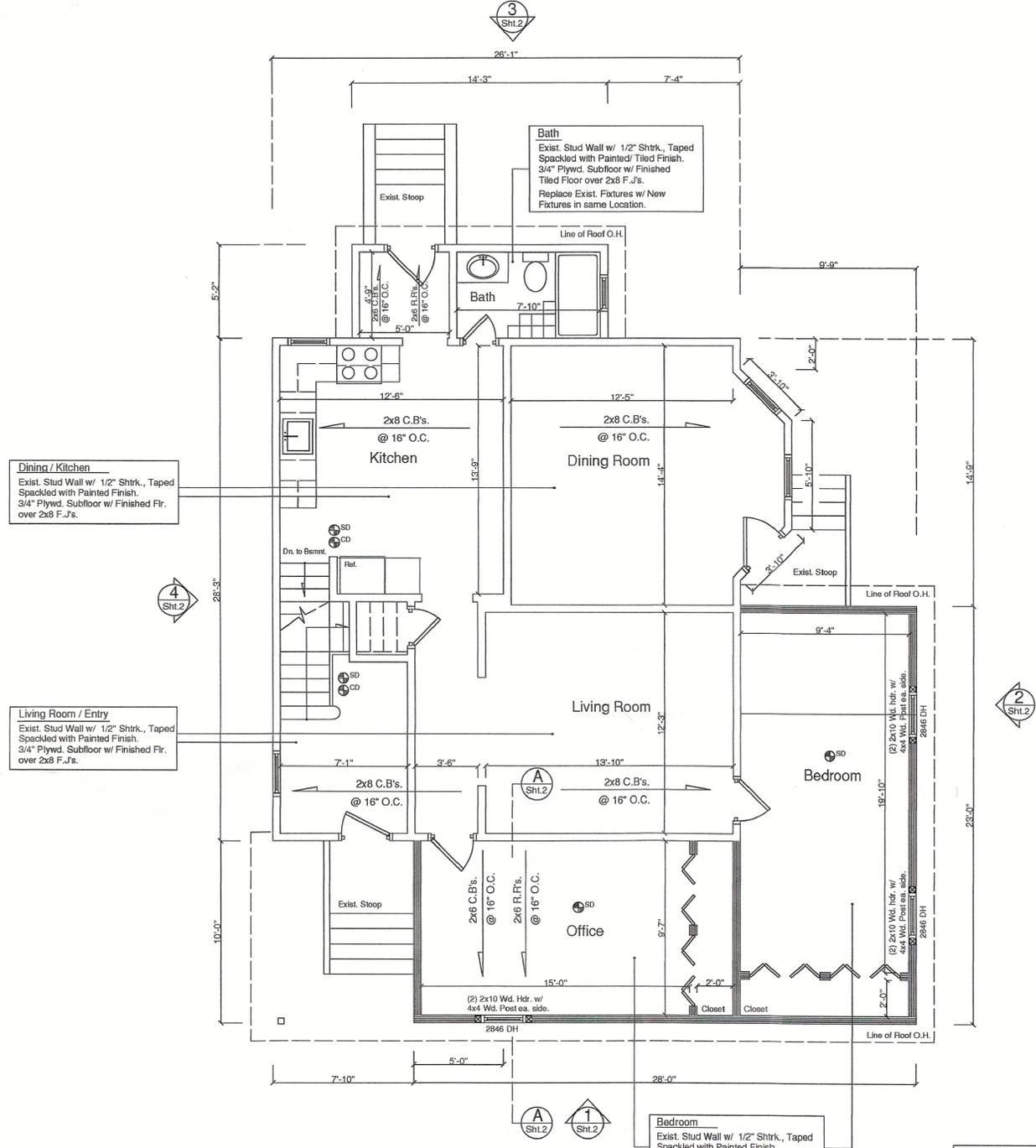
Title: Maintain Existing Interior Alterations and First Floor Addition

Project: Residence @:
55 Bedell Street
Freeport, New York 11520

Scale: as noted	Drawn by: MJM	Shr. No.:
Date: 9/24/22	Checked by: RAB	3 of 8



Basement / Foundation Plan
Sc. 1/4"=1'-0"



First Floor Plan
Sc. 1/4"=1'-0"

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Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
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Freeport, New York 11520

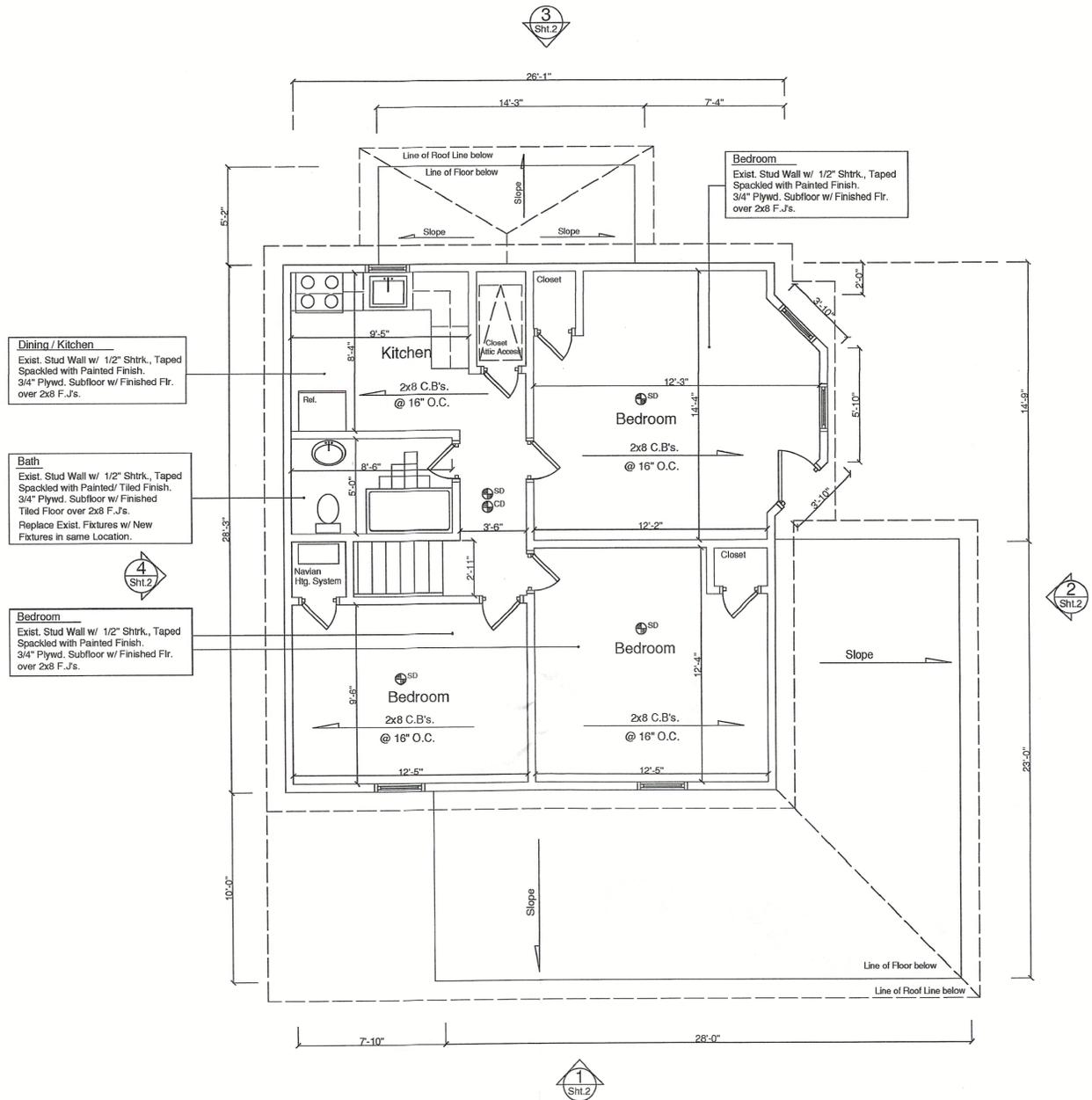


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Freeport, New York 11520
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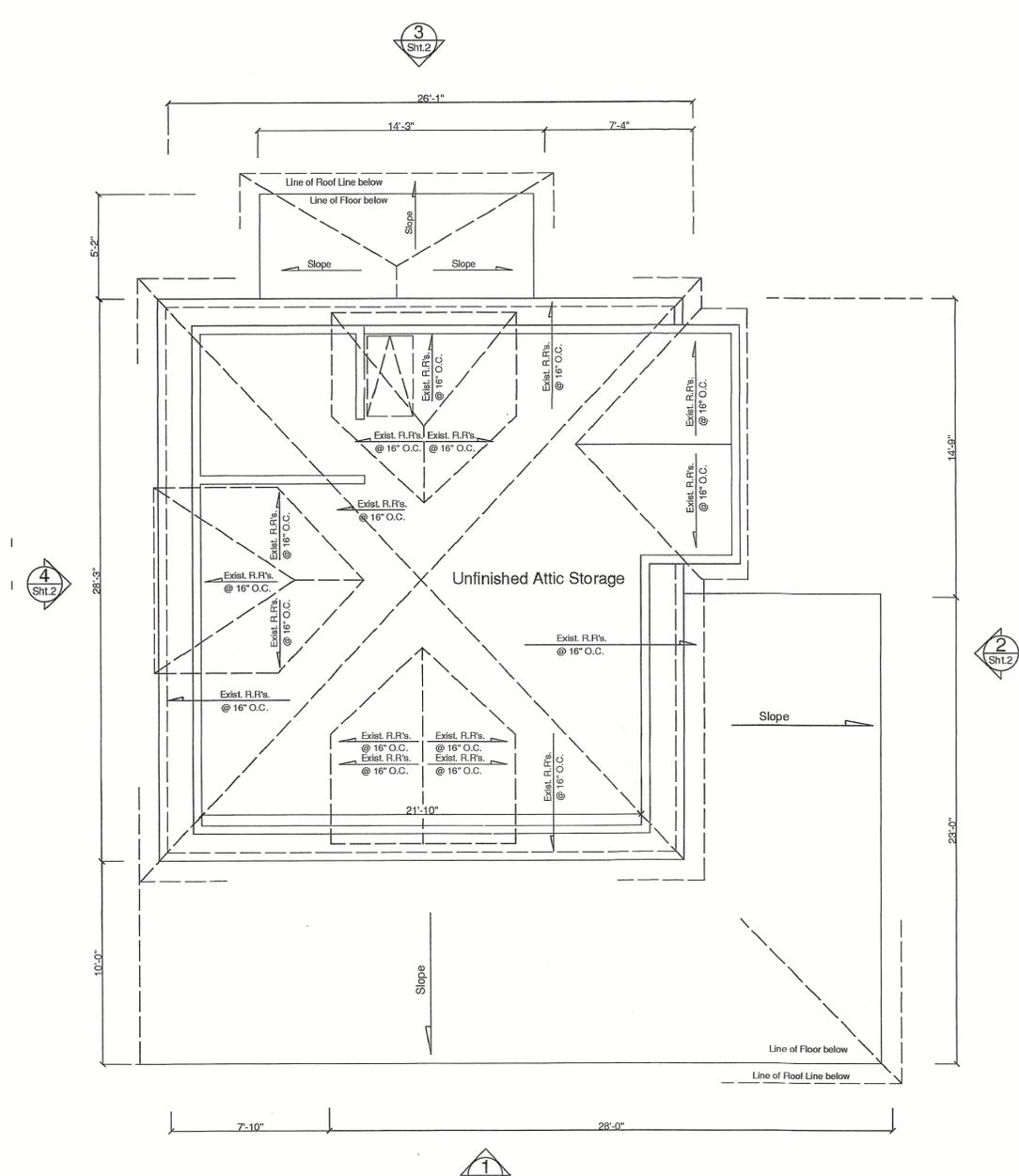
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1002 Merrick Avenue, N. Merrick, N.Y. 11566
Tel.: 516-547-5251 Email: kandk93@aol.com

Title: Maintain Existing Interior Alterations and First Floor Front Addition		
Project: Residence @: 55 Bedell Street Freeport, New York 11520		
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Date: 9/24/22	Checked by: RAB	4 of 8

9/29/22: Per Engineer



Second Floor Plan
Sc. 1/4"=1'-0"



Attic / Roof framing Plan
Sc. 1/4"=1'-0"

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Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
55 Bedell Street
Freeport, New York 11520

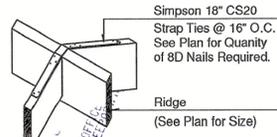


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Robert Bennett, P.E.
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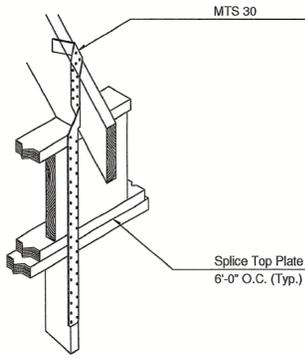
Maria J. Miro Design and Drafting
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Title: Maintain Existing Interior Alterations and First Floor Front Addition		
Project: Residence @: 55 Bedell Street Freeport, New York 11520		
Scale: as noted	Drawn by: MJM	Sheet No.: 5 of 8
Date: 9/24/22	Checked by: RAB	

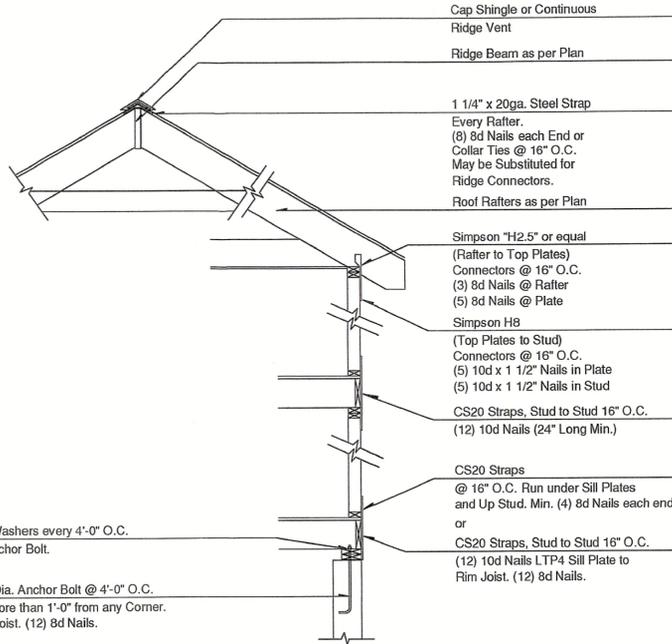
9/29/22: Per Engineer



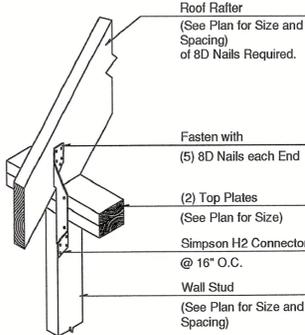
Simpson Rafter to Ridge Connection Detail
Scale - N.T.S.



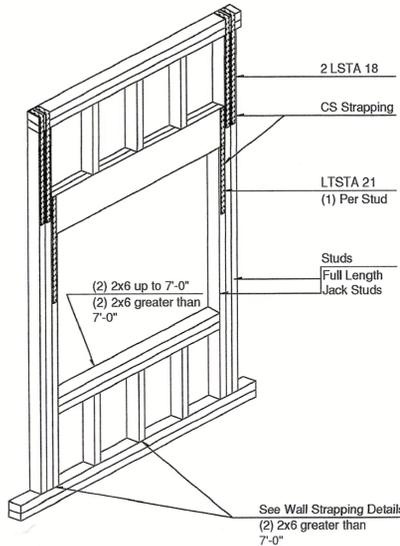
Rafter Tie-Down Detail
Scale - N.T.S.



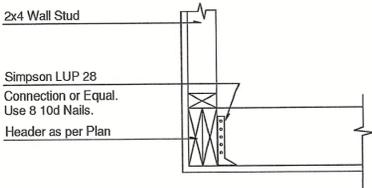
Tie Down / Foundation Detail 'A'
Scale - N.T.S.



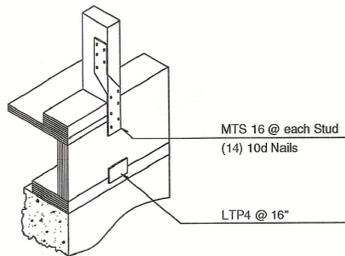
Simpson H2 Connector Detail
Scale - N.T.S.



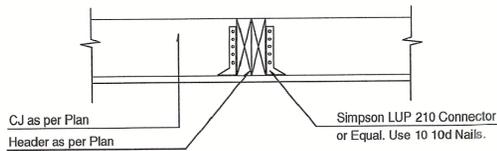
Typical Header Opening
Scale - N.T.S.



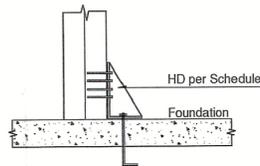
Typical Flush Header / Joist Connection at Ceiling
Scale - N.T.S.



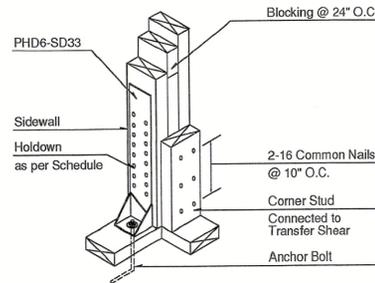
Wall Strap Detail
Scale - N.T.S.



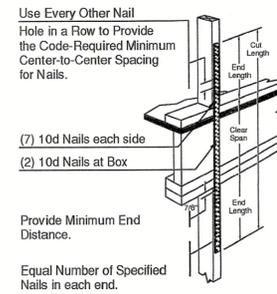
Typical Flush Header / Joist Connection at Ceiling 2
Scale - N.T.S.



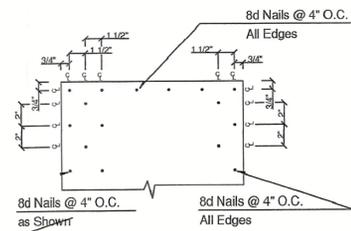
HD Holddown
Scale - N.T.S.



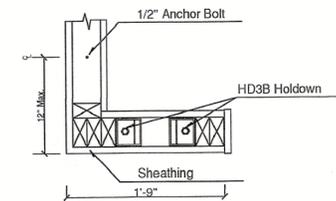
Corner Stud @ H.D.
Scale - N.T.S.



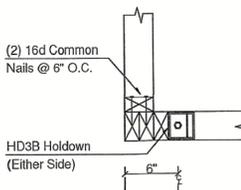
Wall Strap
Scale - N.T.S.



Elevation View Wall Bracing Details
Scale - N.T.S.

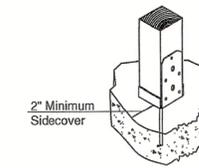


Plan View

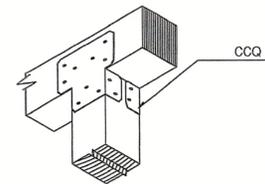


Typical Corner Holddown Detail
Scale - N.T.S.

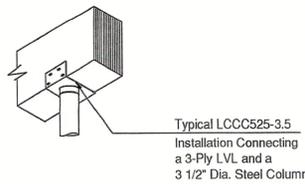
Wall Stud Spacing	
16	
Header Span (Ft.)	Number of Full Ht. Studs Req'd. @ each end of Header
2	1
4	2
6	3
8	3
10	4
12	5
14	5
16	6



Post Base Connection
Scale - N.T.S.



Post Top Detail
Scale - N.T.S.



Girder Connection to Pipe Column
Scale - N.T.S.

Header Supporting	Header Span (Ft.)	Ground Snow Load				
		30 PSF				
		Header Width				
		3" (2-2x)	4.5" (3-2x)	5"	6" (4-2x)	
Roof and Ceiling	2	1	1	1	1	
	4	2	1	1	1	
	6	3	2	2	2	
	8	3	2	2	2	
	10	4	3	3	2	
	12	5	3	3	3	
Roof and Ceiling and One Center Bearing Floor	2	1	1	1	1	
	4	2	2	2	1	
	6	3	2	2	2	
	8	4	3	3	2	
	10	5	3	3	3	
	12	6	4	4	3	
Roof and Ceiling and One Clear Span Floor	2	1	1	1	1	
	4	2	2	2	1	
	6	3	2	2	2	
	8	4	3	3	2	
	10	5	4	3	3	
	12	6	4	4	3	
Roof and Ceiling and Two Clear Span Floor	2	2	1	1	1	
	4	3	2	2	2	
	6	3	3	3	3	
	8	6	4	4	3	
	10	8	5	5	4	
	12	9	6	6	5	

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Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
55 Bedell Street
Freeport, New York 11520

©: Maria J. Miro Design and Drafting
1002 Merrick Avenue, N. Merrick, N.Y. 11566
Tel.: 516-547-5251 Email: kandi65@aol.com

Project: Maintain Existing Interior Alterations and First Floor Front Addition
Residence @:
55 Bedell Street
Freeport, New York 11520
Tel.: (516) 867-2038 Fax: (516) 867-2037
Email: robert@rabcoengineering.com

Scale: as noted Date: 09/24/22

Drawn by: MJM
Checked by: RAB

Sheet No.: 6 of 8

09/26/22: P.E. Engineer

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 VILLAGE OF FREEPORT, NY



1 Front Elevation
 Scale: 1/8"=1'-0"

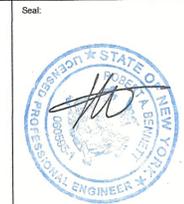


2 Side Elevation - (South Raynor St.)
 Scale: 1/8"=1'-0"

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 Robert Bennett, P.E.
 8 West Merrick Rd; Suite 219
 Freeport, New York 11520
 Tel: (516) 867-2036 Fax: (516) 867-2037
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Maria J. Miro Design and Drafting
 1002 Merrick Avenue, N. Merrick, N.Y. 11566
 Tel.: 516-547-5251 Email: kandk93@aol.com

Title: Maintain Existing Interior Alterations and First Floor Front Addition

Project: Residence @:
 55 Bedell Street
 Freeport, New York 11520

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3 Rear Elevation (East)
 Sc. 1/8"=1'-0"



4 Side Elevation - North
 Sc. 1/8"=1'-0"

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 55 Bedell Street
 Freeport, New York 11520



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 Robert Bennett, P.E.
 8 West Merrick Rd; Suite 219
 Freeport, New York 11520
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Project: Residence @:
 55 Bedell Street
 Freeport, New York 11520

9/29/22: Per Engineer

Scale: as noted	Drawn by: MJM	Shr. No.:
Date: 9/24/22	Checked by: RAB	8 of 8



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

October 4, 2022
LETTER OF DENIAL

Dimitri Giasemis
PO Box 437
Wading River, NY 11792

RE: 199 Westside Ave., Freeport, NY
Zoning District – Res. A Sec. 62 Blk. 034, Lot 135
Building Permit Application #20222973
Description–Restore use of a two-family dwelling

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2022 NOV -9 A 11:32
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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 §210-38A. Prohibited uses. Any use not herein specifically permitted is prohibited. Two-family uses are not permitted in this district.

The referenced property is in its 8th year of vacancy as per our vacant property registration. It began its 8th year on 03/1/2022. Furthermore, a review of electrical records indicates electrical usage has been off since 07/22/2015. Accordingly you will be seeking a variance for prohibited uses.

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

RE: 199 Westside Ave., Freeport, NY

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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes _____ No X

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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		CLERK'S OFFICE VILLAGE OF FREEPORT, NY	2022 NOV -9 A 11: 32	RECEIVED
Name of Action or Project:		199 WESTSIDE AVE		
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
RESTORE USE OF TWO FAMILY DWELLING				
Name of Applicant or Sponsor:		Telephone: 017/488-9827		
DIMITRI GIASEMI		E-Mail: dgiasemi@gmail.com		
Address:				
PO BOX 437				
City/PO:		State:	Zip Code:	
WADING RIVER		NY	11792	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			✓	
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
			✓
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 checked="" 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 checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
			✓

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dimitri GILSON</u>	Date: <u>9/2/2022</u>	
Signature: _____		

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

	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.

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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)

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222973

Location: 199 Westside Avenue, Freeport, NY

Applicant: Dimitri Giasemis

Description: Restore use of a two-family dwelling

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

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

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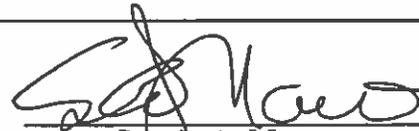
REASON(S) FOR DETERMINATION

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: October 4, 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.



SEC. 62 BLK. 034 LOT. 135

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 199 WESTSIDE AVE, FREEPORT NY
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~~)

PO BOX 437
WADING RIVER NY 11792

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 199 WESTSIDE AVE Land Map of Nassau County

Sec. 62 Blk. 034 Lot(s) 135

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

3. That (the applicant) (~~the applicant's duly authorized~~) on or about the 1 day of SEP 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:

DEPT OF BUILDINGS APPLICATION

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 10 day of OCTOBER 20 22 the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

PROMIBITED USE

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:

ELECTRICAL AND PLUMBING

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

6. That said premises are now being used as follows: TWO FAMILY HOUSE

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: TWO FAMILY HOUSE

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

Refer where possible
to paragraphs and
section by numbers.

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

N/A

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GEN'S OFFICE

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: HOME WAS ALWAYS A TWO FAMILY HOUSE

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

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: OCTOBER 19, 2022 DIMITRI GIASEMIS

BY: 0

ITS: OWNER

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

State of New York)
County of Nassau) ss:

The applicant DIMITRI GIASEMIS named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by MYSELF 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 THAT to be true.

Sworn to before me this 19 day
of October, 2022.

Notary Public [Signature]

[Signature]

Signature of Applicant
LISA M DEBOURG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE6294362
Qualified in Nassau County
My Commission Expires December 16, 2025

Notice
Conflict of Interest

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

Oct 19, 2022.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

That he/she (the owner of _____) (is the _____ of

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

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

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

Notary Public _____

[Signature]
Signature

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DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2022973
 Filing Date 9-22

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) 199 WESTSIDE AVE (No.) (Street) ZONING DISTRICT RESIT

BETWEEN _____ (Cross Street) AND _____ (Cross Street)

SECTION 62 BLOCK 034 LOT 135 APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

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FREEDOM BUILDING DEPT.

A. TYPE OF IMPROVEMENT

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

B. PROPOSED OR EXISTING USE

RESIDENTIAL

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

NON RESIDENTIAL - Complete Part "E"

- 17 | | Industrial
- 18 | | ~~Freight~~ **Storage**
- 19 | | ~~Store~~ **mercantile**
- 20 | | Church, other religious
- 21 | | Hospital, Institutional
- 22 | | Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT \$ N/A

D. DESCRIPTION OF PROJECT

RESTORE USE OF
TWO FAMILY DWELLING

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>DIMITRIOS GIASEMIS</u>	<u>PO BOX 437</u> <u>WADING RIVER NY 11792</u>	<u>917</u> <u>488</u> <u>9927</u>
2. Contractor <u>N/A</u>		
3. Architect or Engineer <u>N/A</u>		

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner _____ (Print)

Address _____

Phone _____

State of New York
 County of Nassau
Dimitrios N. Giasemis 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 1st day of September 2022

CAROLYN DEAN
 Notary Public, State of New York
 No. 01065936122
 Qualified in Nassau County
 Commission Expires November 21, 2023

(Applicant signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

Occup. Type

VI. VALIDATION (Official Use Only)

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

199 WESTSIDE AVE FREEPORT, NY

DOOR SCHEDULE:	
DOOR TAG	DESCRIPTION
01	36"W x 80"H WOOD ENTRANCE DOOR
02	24"W x 80"H WOOD INTERIOR DOOR
03	30"W x 80"H WOOD INTERIOR DOOR
04	30"W x 36"H WOOD ENTRANCE DOOR

DOOR NOTES:
ALL DOOR ROUGH OPENINGS TO BE VERIFIED IN THE FIELD.

WINDOW SCHEDULE:		
TAG	DESCRIPTION	WIND. SILL
A	44"W x 58"H SLIDING WINDOW	20" A.F.F.
B	34"W x 58"H SLIDING WINDOW	20" A.F.F.
C	18"W x 54"H SLIDING WINDOW	28" A.F.F.
D	38"W x 58"H SLIDING WINDOW	28" A.F.F.
E	22"W x 52"H SLIDING WINDOW	30" A.F.F.
F	22"W x 40"H SLIDING WINDOW	40" A.F.F.
G	30"W x 50"H SLIDING WINDOW	28" A.F.F.
H	44"W x 50"H FIXED WINDOW	28" A.F.F.
I	70"W x 78"H SLIDING WINDOW	19" A.F.F.
J	54"W x 42"H SLIDING WINDOW	30" A.F.F.
K	26"W x 42"H SLIDING WINDOW	30" A.F.F.
L	34"W x 24"H SLIDING WINDOW	44" A.F.F.
M	36"W x 24"H SLIDING WINDOW	44" A.F.F.
N	22"W x 34"H SLIDING WINDOW	48" A.F.F.

WINDOW NOTES:
I - ALL WINDOW ROUGH OPENINGS TO BE VERIFIED IN FIELD.

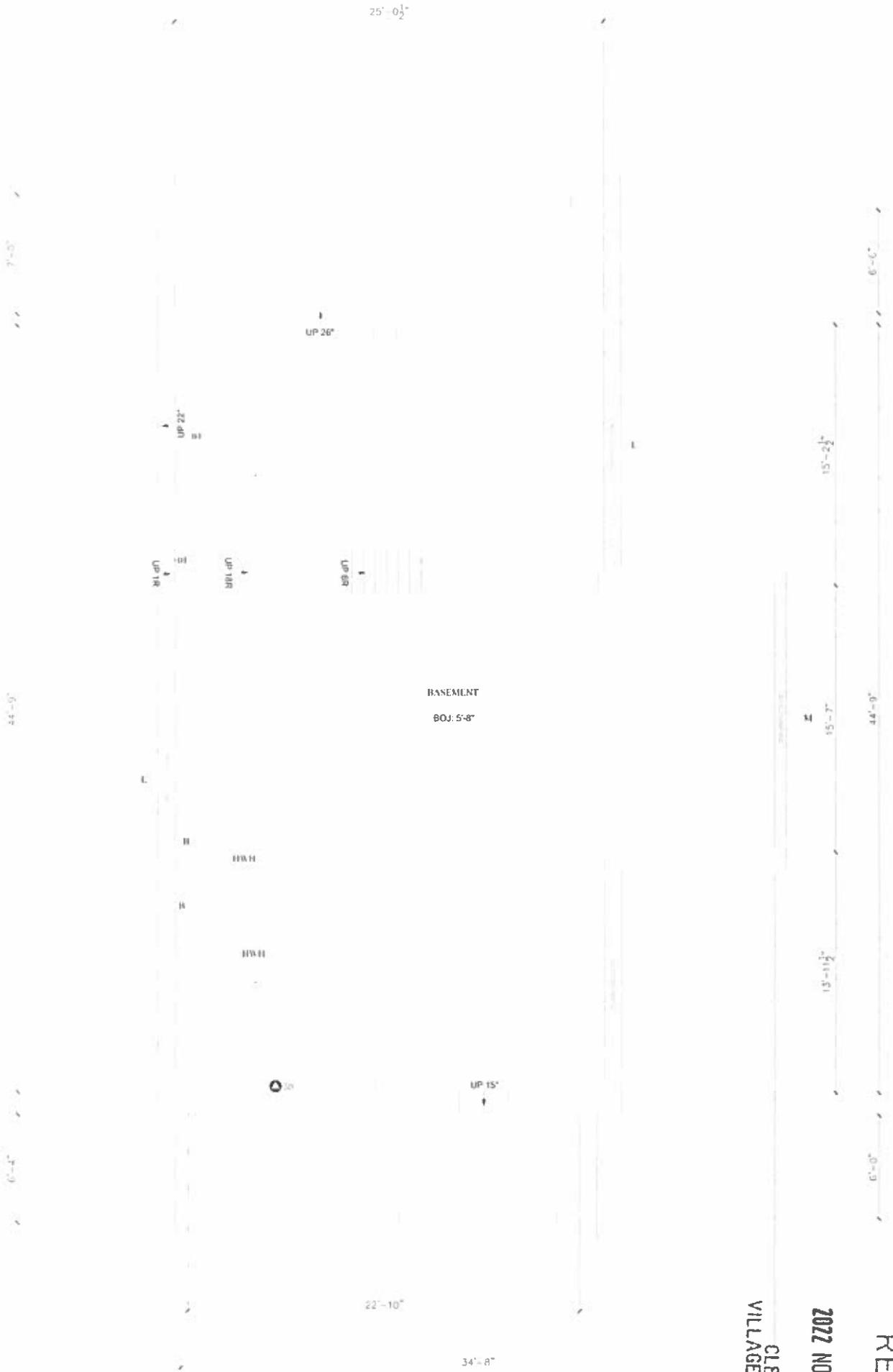
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VILLAGE OF FREEPORT, NY

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○ WINDOW & DOOR SCHEDULE

199 WESTSIDE AVE FREEPORT, NY



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

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199 WESTSIDE AVE FREEPORT, NY



2 EXISTING FIRST FLOOR PLAN

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

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199 WESTSIDE AVE FREEPORT, NY



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

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