

Application Date: 5/31/23
Fees Paid: 225.00

SP# 3643

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 77 Babylon TPKE ZONING DISTRICT Residence A
SECTION 55 BLOCK 238 LOT 160 LOT SIZE: 50.13 x 138.08

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Carlos Rivera</u>		Name: <u>Mauro Aguilar</u>
Address: <u>711 Grand Av. Freeport NY 11520</u>		Address: <u>77 Babylon TPKE Freeport NY 11520</u>
Telephone #: <u>516 369-4205</u>		Telephone #: <u>516 348-5778</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain and repair existing extended driveway (10x35) & proposed widening of existing driveway (20x23)

I request a preliminary meeting: _____ YES NO

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

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

YES _____ NO

[Signature]
APPLICANT'S SIGNATURE

Sworn to before me this 25th day of May, 2023

[Signature]
Notary Public

OSCAR G. CEDILLOS
Notary Public, State of New York
No. 01CE5046390
Qualified in Nassau County
Commission Expires July 17, 2023

05-25-2023
DATE

RECEIVED
2023 MAY 31 AM 59
VILLAGE CLERK'S OFFICE
FREEPORT NY

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

[Signature]
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 25th day of May, 2023

[Signature]
Notary Public

OSCAR G. CEDILLOS
Notary Public, State of New York
No. 01CE5046390
Qualified in Nassau County
Commission Expires July 17, 2023

05-25-2023
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 24, 2023
AMENDED SITE PLAN LETTER

Carlos Rivera
311 Grand Avenue
Freeport, NY 11520

RE: 77 Babylon Turnpike, Freeport, NY
Zoning District: Residence A Sec. 55 Blk. 238 Lot 160
Building Permit Application #20233197
Description: Maintain & repair existing extended driveway (10' x 35') & proposed widening of existing driveway (20' x 23')

Dear Sir/Madam:

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

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

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

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

VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2023 MAY 31 A 10:59
RECEIVED

Very truly yours

Sergio A. Mauras
Superintendent of Buildings

c/d
encl.
c : Village Clerk

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Permit Applications 20233197

Location: 77 Babylon Turnpike, Freeport, NY

Applicant: Carlos Rivera

Description: Maintain & repair existing extended driveway (10' x 35') & proposed widening of existing driveway (20' x 23')

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

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

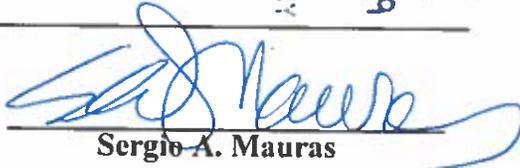
REASON(S) FOR DETERMINATION

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

A) _____

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

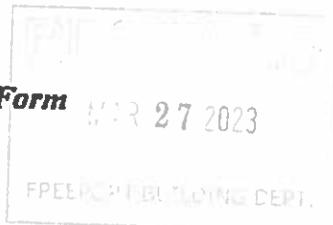
Dated: May 24, 2023 - AMENDED


Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2023 MAY 31 A 10:59
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information	
Name of Action or Project:	
Project Location (describe, and attach a location map): 77 Babylon TPOE	
Brief Description of Proposed Action: Exitway Driveway will be extended	
Name of Applicant or Sponsor: Cedric Johnson	Telephone: 516 369 4205
Address: 311 Grand Av. S.W.	E-Mail: cedricjohnson12@gmail.com
City/PO: Freeport NY	State: NY
Zip Code: 11520	VILLAGE OF FREEPORT, NY
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 A 127 B 128
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO YES X
3.a. Total acreage of the site of the proposed action?	0.15454 acres
b. Total acreage to be physically disturbed?	0.0126 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.154 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?			<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:				
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Carlos Alvarez</u>	Date: <u>3/27/23</u>	
Signature: <u>[Signature]</u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

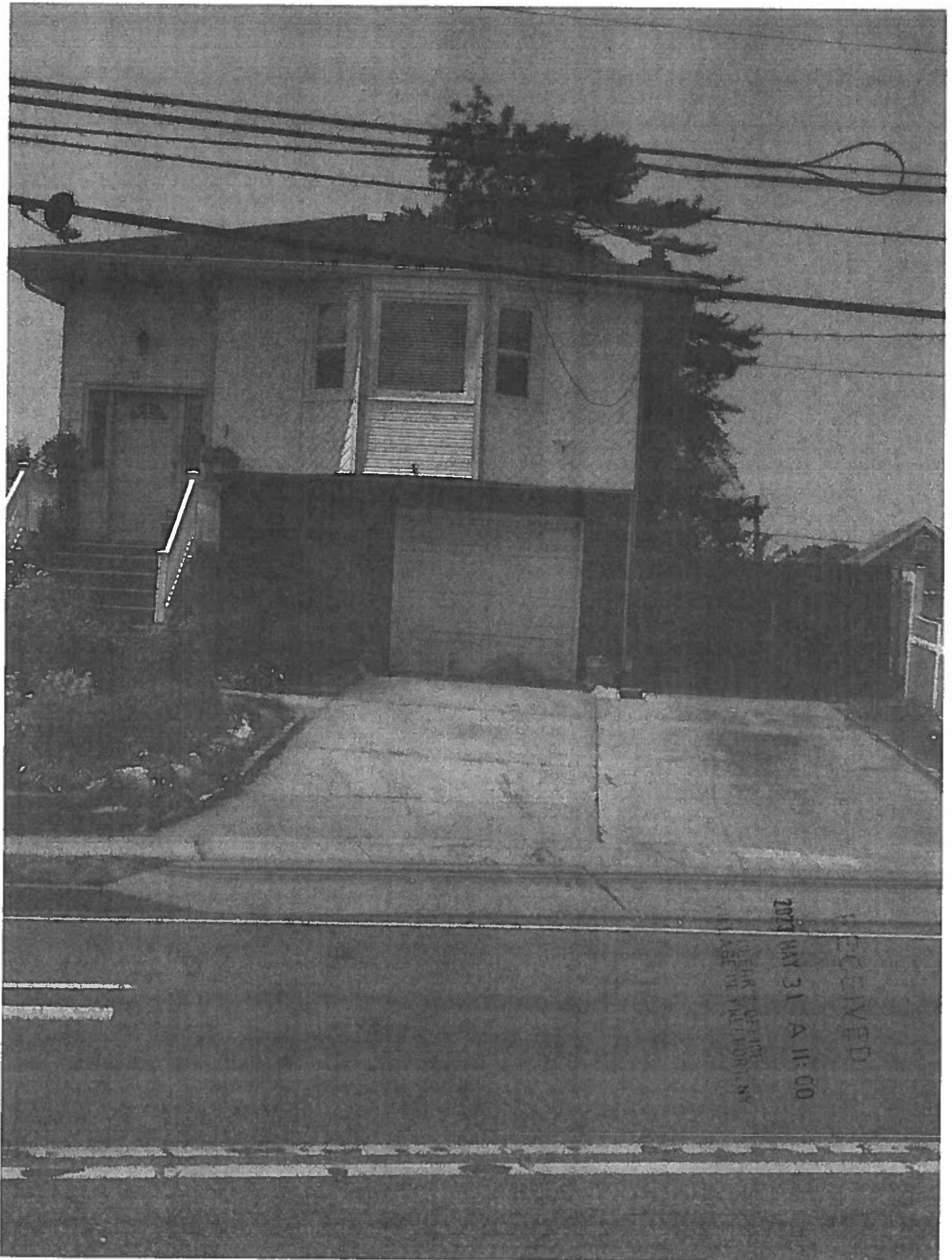
MAY 27 2023

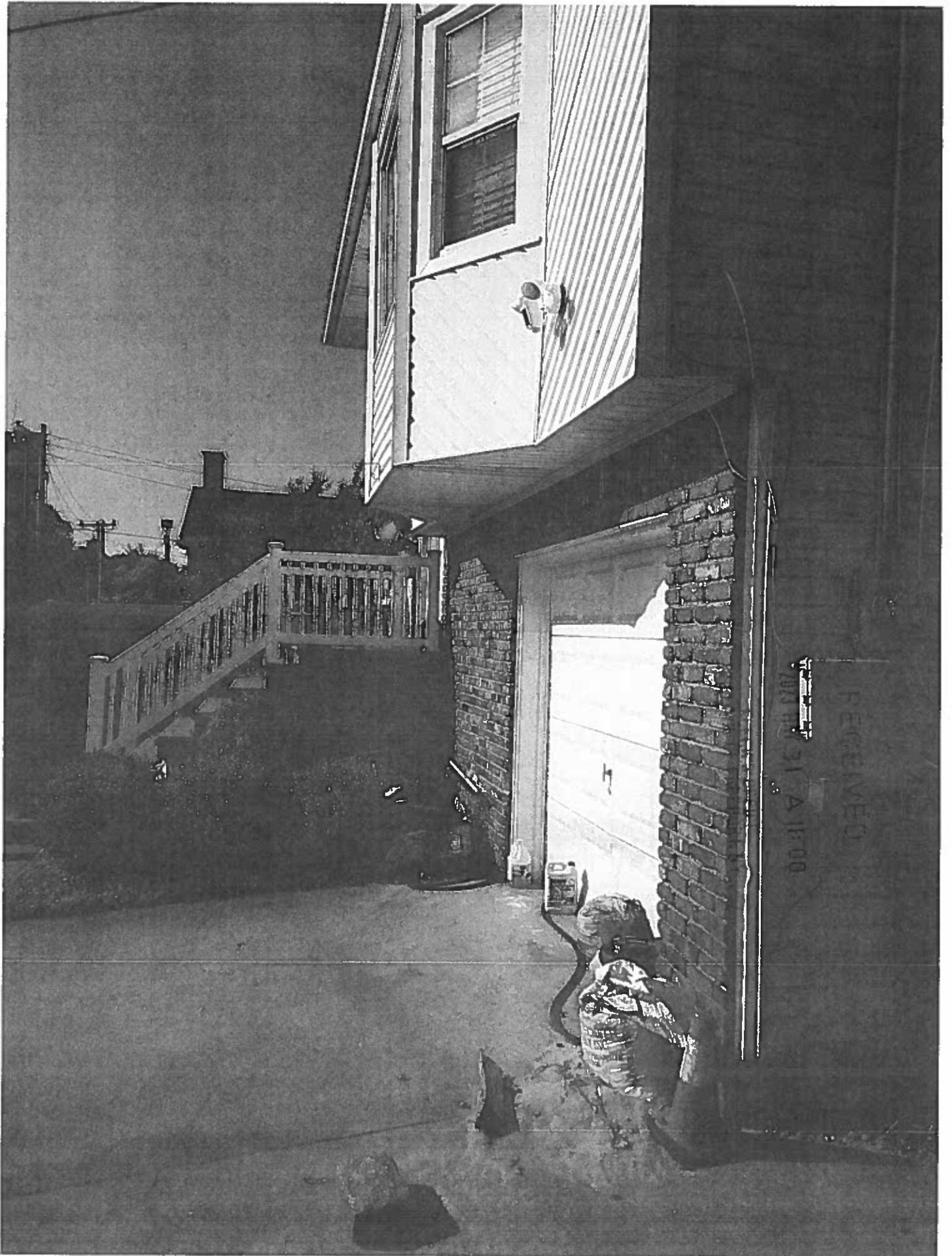
RECEIVED
 2023 MAY 31 A 11:00
 CLERK'S OFFICE
 VILLAGE OF FREEPORT

<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)



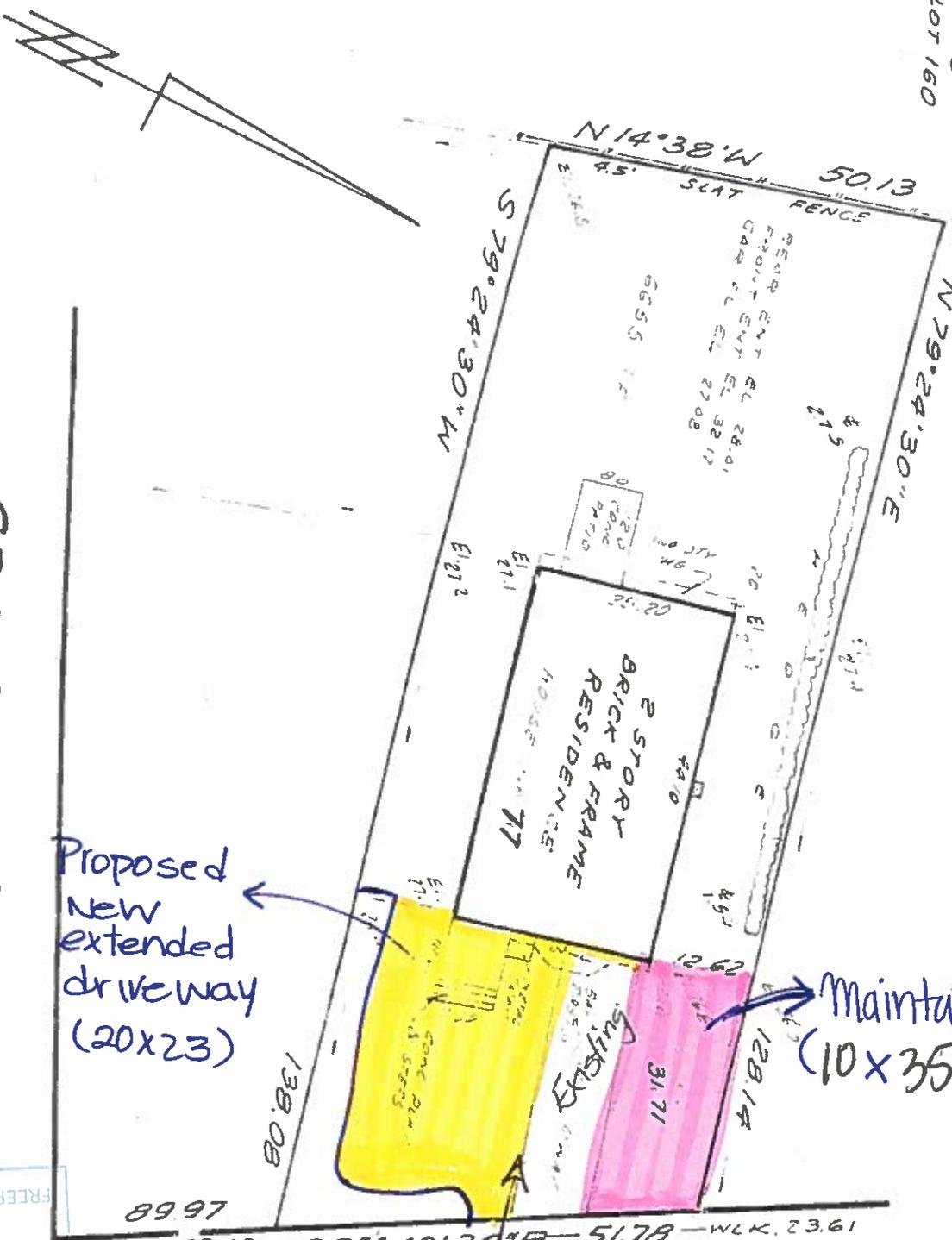








10 COUNTY TAX MAP
 SECT 55
 BCK 238
 PLOLOT 160



GRAND AVENUE

HEMPSTEAD - BABYLON TPKE.

MAP FILED _____
 CASE NO. _____
 BLDG'S JOB NO. _____

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND ANY OTHER CONSTRUCTION.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, LOAN/AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FREEPORT BUILDING DEPT.
 MAY 27 2023

MM	11-18-87	ELN	238
MM	J.P.D.	FILE NO.	20366
MM		JOB NO.	

2023 MAY 31 A 11:00

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

NOTE RECEIVED LOCATION
 2023 MAY 31 A 11:00
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
 Surveyed and existing boundaries
 shown with gray lines

FINAL SURVEY: SEP 30 1989
 MAP OF
PROPERTY
 SITUATED AT
FREEPORT
 NASSAU COUNTY, NEW YORK

SURVEYED: OCT 5, 1987
BALDWIN & CORNELIUS, P.C.
 CIVIL ENGINEERS & SURVEYORS
 LIC NO. 2250 PE-LS
FREEPORT, L.I., N.Y.
 SCALE 1" = 20'

Application Date: 5/5/23
Fees Paid: \$500

SP# 3033

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 224 Buffalo Avenue ZONING DISTRICT INDUST. B
SECTION 62 BLOCK 230 LOT 42 LOT SIZE: 42,450 SF

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Robert Bennett</u>	Name: <u>Fred Bruzzone</u>
Address: <u>2 West Merrick Rd</u> <u>Freeport, NY 11520</u>	Address: <u>224 Buffalo Ave</u> <u>Freeport, NY 11520</u>
Telephone #: <u>516-867-2036</u>	Telephone #: <u>516 790 2032</u>

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

Present Land Use: Industrial B Proposed Land Use: Industrial B
(NO CHANGE)

Description of Proposed Work: new 14,000 ft² second level addition

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.
_____ YES NO

RECEIVED
2023 MAY -5 PM 2:51
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 27th
day of February, 20 23
[Signature]
Notary Public

LISA GALLO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA6379785
Qualified in Nassau County
My Commission Expires 8/22/2026

DATE 02/27/22

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 27th
day of February, 20 23
[Signature]
Notary Public

LISA GALLO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA6379785
Qualified in Nassau County
My Commission Expires 8/22/2026

DATE 02/27/22



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 1, 2023
UPDATED SITE PLAN LETTER

Fred Bruzzone
224 Buffalo Avenue
Freeport, NY 11520

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

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

/cd
Encl.

c: Village Clerk
Robert Bennett, PE
ZBA approval needed : Yes ___ No X

RECEIVED
2023 MAY -5 P 2:51
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222908

Location: 224 Buffalo Avenue, Freeport, NY

Applicant: Bruzzone Shipping Inc.

Description: Proposed 14,000 sq. ft. second story addition

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

RECEIVED
2023 MAY - 5 PD 2:51
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Updated Dated: May 1, 2023

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.

617.20
Appendix B
Short Environmental Assessment Form

2022290

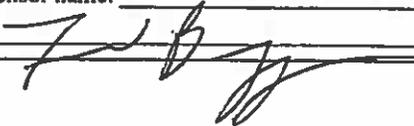
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Proposed 2nd Story Commercial Addition			
Project Location (describe, and attach a location map): West side of Buffalo Ave 405.38' South of St Marys Place			
Brief Description of Proposed Action: Proposed 2nd Story Commercial Addition			
Name of Applicant or Sponsor: Fred Bruzzone		Telephone: 516-239-7120	
		E-Mail:	
Address: 224 Buffalo Ave			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES X 2:57 D
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES X
3.a. Total acreage of the site of the proposed action?		0.59 acres	
b. Total acreage to be physically disturbed?		0.41 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.59 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO		YES X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES X
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO		YES X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO		YES X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO		YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO		YES X
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO		YES X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			RECEIVED 2023 MAY - 5 PLANNING DEPARTMENT MILWAUKEE, WI
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO		YES X
16. Is the project site located in the 100 year flood plain?	NO		YES X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO		YES X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Existing storm water system to remain			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Fred Bruzzone</u>	Date: <u>7/8/22</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)?		

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

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

DATE: November 17, 2022

APPROVAL

Building Department Permit Application# 20222908

Chairman, regarding Application #2022-34 for the premises located at 224 Buffalo Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-172(A)(10) seeking approval for a proposed 14,00 square foot second story addition.

I, Charles Hawkins, move that this Board make the following findings of fact:

A public hearing was held on September 22, 2022 wherein architect Robert Bennett, of Rabco Engineering, represented applicant. He explained that Bruzzone Shipping is seeking an expansion. They do shipping and receiving for various entities, including governmental work. They need more space. They plan to move the secretarial/administrative work upstairs and increase conference room space. They are planning to add 2-4 more employees. They currently have 20 parking spaces. The current building requires 30, and with the addition, an extra 12 parking spaces are required. Thus, 42 spaces are required and 20 are being provided according to the applicant.

Mr. Bruzzone explained that they currently have about 40 employees and some are drivers, so they are not in the facility. They do have training occasionally, but the people come by railroad and company vehicles pick them up at the train station. The expansion is meant to help spread people out, due to general space issues and Covid.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty may be considered self-created, but that alone is not dispositive.

The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

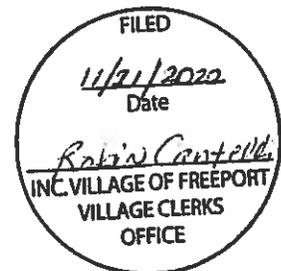
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.

Second by: Ben Jackson

The Clerk polled the Board:

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





Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Front east facade; looking West

Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Front east facade; looking west



Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Front east facade; looking southwest

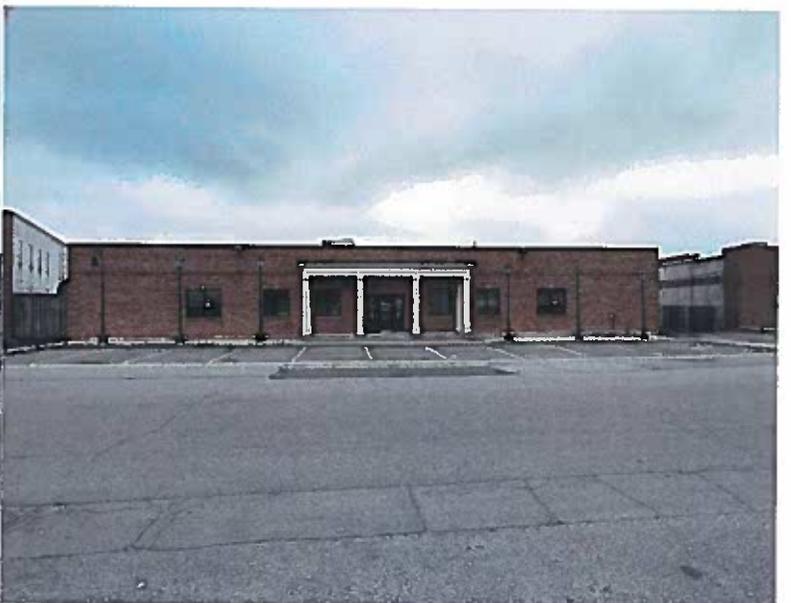
Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; North side facade; looking southwest

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Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property immediately north at 200 Buffalo Avenue, east facade looking west

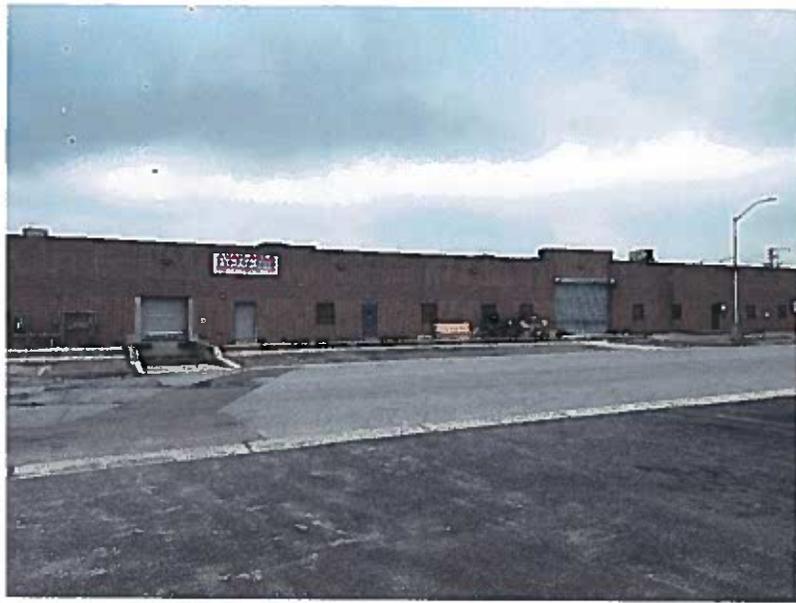
Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property northwards at ~180 Buffalo Avenue, east facade looking west



Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property northwards across the street at 177 Buffalo Avenue, west facade looking east

Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property Sentry Electric northwards across the street at 185 Buffalo Avenue, west facade looking east

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Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring vacant property across the street at 215 Buffalo Avenue, west facade looking east

Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property, Chocolate Works, southwards across the street at 225 Buffalo Avenue, west facade looking east



Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property, Chocolate Works, southwards across the street at 225 Buffalo Avenue, west facade looking east

Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property, southwards across the street at 233 Buffalo Avenue, west facade looking east

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Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring property, Bruzzone shipping annex, southward at 272 Buffalo Avenue, east facade looking west

Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; Neighboring vacant property immediately southward at 248 Buffalo Avenue, east face looking west



Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; south face looking northwest

Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; south face looking northeast

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Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; rear facade looking north

Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; north facade looking east



Bruzzone Shipping; 224 Buffalo Avenue; Freeport, New York; February 26, 2023; building at rear of property looking northwest

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**RABCO ENGINEERING, P.C.
8 WEST MERRICK ROAD, SUITE 219
FREEPORT, N.Y. 11520
TEL.: 516-867-2036**

MATERIAL LIST:

**WALLS: EXTERIOR STUCCO FINISH
BEHR WHITE COLOR 52**

**TRIM: ALUMINUM COPING
COLOR, BROWN**

WINDOWS: SMOKY GRAY

FRONT ENTRY DOORS: BLACK

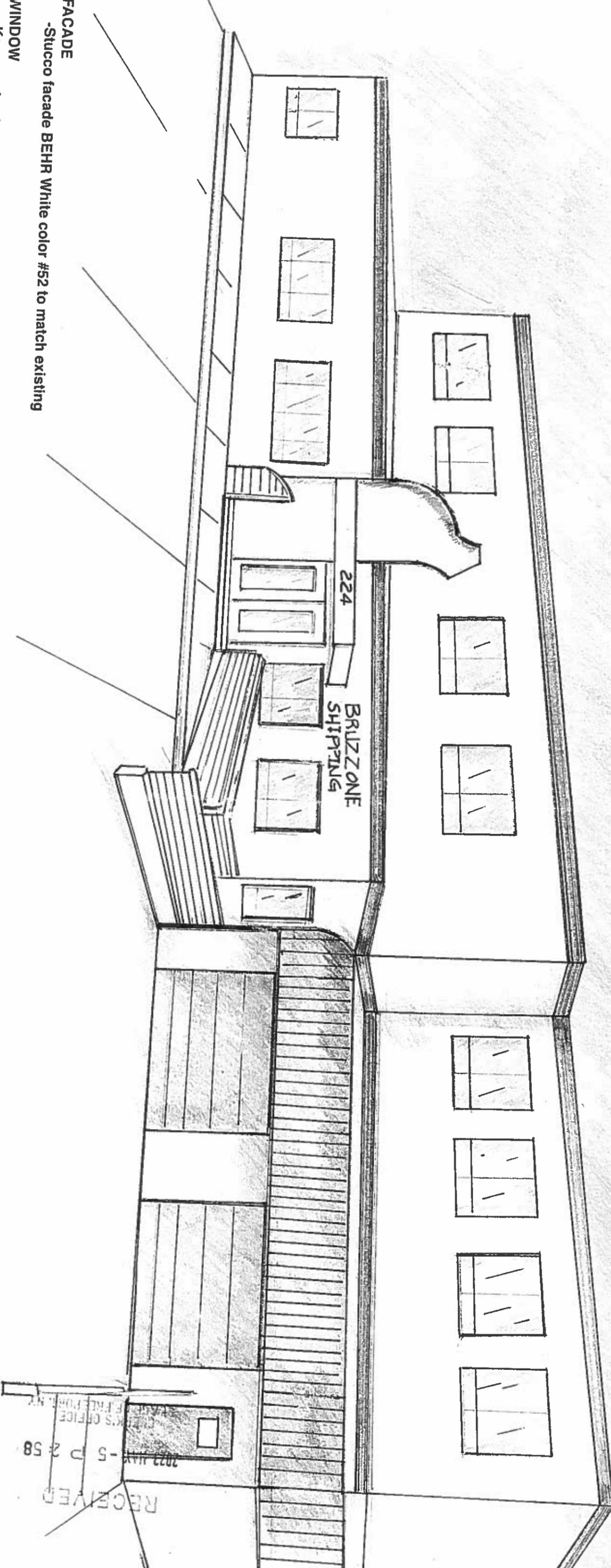
**GARAGE DOORS: COMMERCIAL DOORS
METAL
COLOR: BLACK**

**EXTERIOR DOOR AT GARAGE:
SECURITY METAL DOOR
COLOR: BLACK**

**EXISTING EXTERIOR AWNING ABOVE GARAGE:
EXTERIOR ALUMINUM
COLOR: BROWN**

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FACADE

-Stucco facade BEHR White color #52 to match existing

WINDOW

-Kawner aluminum window to match
-trim color black to match existing

PARAPET TRIM

-Aluminum Brown Trim to match existing

ROOF

-new flat EDNM roof system

224

BRUZZONE
SHIPPING

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ENGINEER'S OFFICE
ARCHITECTURAL ENGINEERING
NEW YORK, NY

**Bruzzone Shipping
w/ NEW PARTIAL 2nd LEVEL ADDITION
224 Buffalo Avenue; Freeport, New York**



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OFFICE OF FREEPORT, NY

**Bruzzone Shipping
EXISTING FRONT EAST FACADE
224 Buffalo Avenue, Freeport, New York**



PROPERTY LINE AS PER AGREEMENT
BETWEEN INC VILLAGE OF FREEPORT AND
TOWN OF HEMPSTEAD RECORDED
4/10/1963 LIBER 7145 CP 372

- Legend**
- UTILITY POLE
 - O/R/PHOTO WIRE
 - SANITARY SEWER MAINLINE
 - DRAIN INLET
 - DEBRIS MAINLINE
 - WATER VALVE
 - GAS VALVE
 - CATCH BASIN
 - WATER LINE
 - SANITARY SEWER LINE
 - ELECTRIC LINE
 - DOGWOOD TREE
 - STACMORP
 - BOLLARD
 - MORNING WELL
 - SOL BORING
 - HANDICAP PARKING SPACE
 - SEWER VENT
 - HYDRANT
 - CENTRIFUGAL PUMP
 - ROOF GIER

Schedule-B Exceptions from Coverage

1. THE FOLLOWING EASEMENTS, DECLARATIONS AND AGREEMENTS OF RECORD ARE LISTED AS EXCEPTIONS FROM COVERAGE IN SCHEDULE B OF THE ABOVE-MENTIONED TITLE REPORT:
 5. BOUNDARY LINE AGREEMENT DATED 2/4/1983, RECORDED 2/10/1983 IN LIBER 7145 CP 372 AFFECTS SUBJECT PARCEL. THE PURPOSE OF THE AGREEMENT WAS FOR ASCERTAINING AND FIXING THE LOCATION OF THE TRUE LINE AND FOR THE FURTHER PURPOSE OF SETTLING ANY DIFFERENCES AND DISPUTES BETWEEN THE PARTIES ON THE TRUE BOUNDARY LOCATION AND COURSE.
 6. DECLARATION BY THE INCORPORATED VILLAGE OF FREEPORT NEW YORK DATED FEBRUARY 24, 1965, RECORDED MARCH 1, 1965, IN LIBER 7264 CP 709 AFFECTS SUBJECT PARCEL AND DOES NOT AFFECT SUBJECT PARCEL. THE DOCUMENT DESCRIBES A PARCEL RELATIVE TO THE ABANDONMENT OF BUFFALO AVENUE AND THE PROPOSED BUFFALO AVENUE EXTENSION.
 7. EASEMENT TO THE INCORPORATED VILLAGE OF FREEPORT DATED DECEMBER 26, 1987, RECORDED MARCH 14, 1988, IN LIBER 7902 CP 178 DOES NOT AFFECT SUBJECT PARCEL. THE DOCUMENT DESCRIBES AN EASEMENT AND RIGHT OF WAY ACROSS ADJACENT PROPERTY TO THE NORTH.
2. EASEMENT TO THE INCORPORATED VILLAGE OF FREEPORT DATED APRIL 25, 1984, RECORDED JULY 19, 1985, IN LIBER 7857 CP 420 DOES NOT AFFECT SUBJECT PARCEL. THE DOCUMENT DESCRIBES AN EASEMENT AND RIGHT OF WAY ACROSS ADJACENT PROPERTY TO THE NORTH.

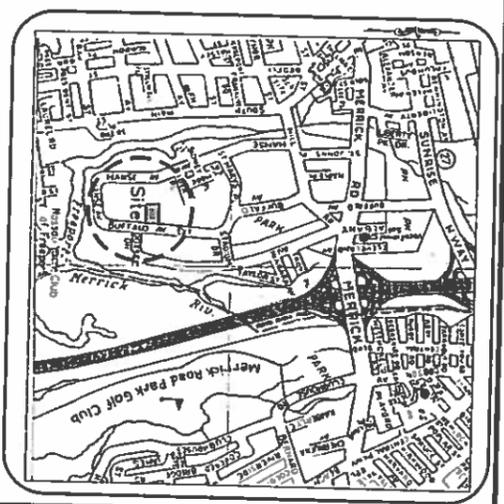
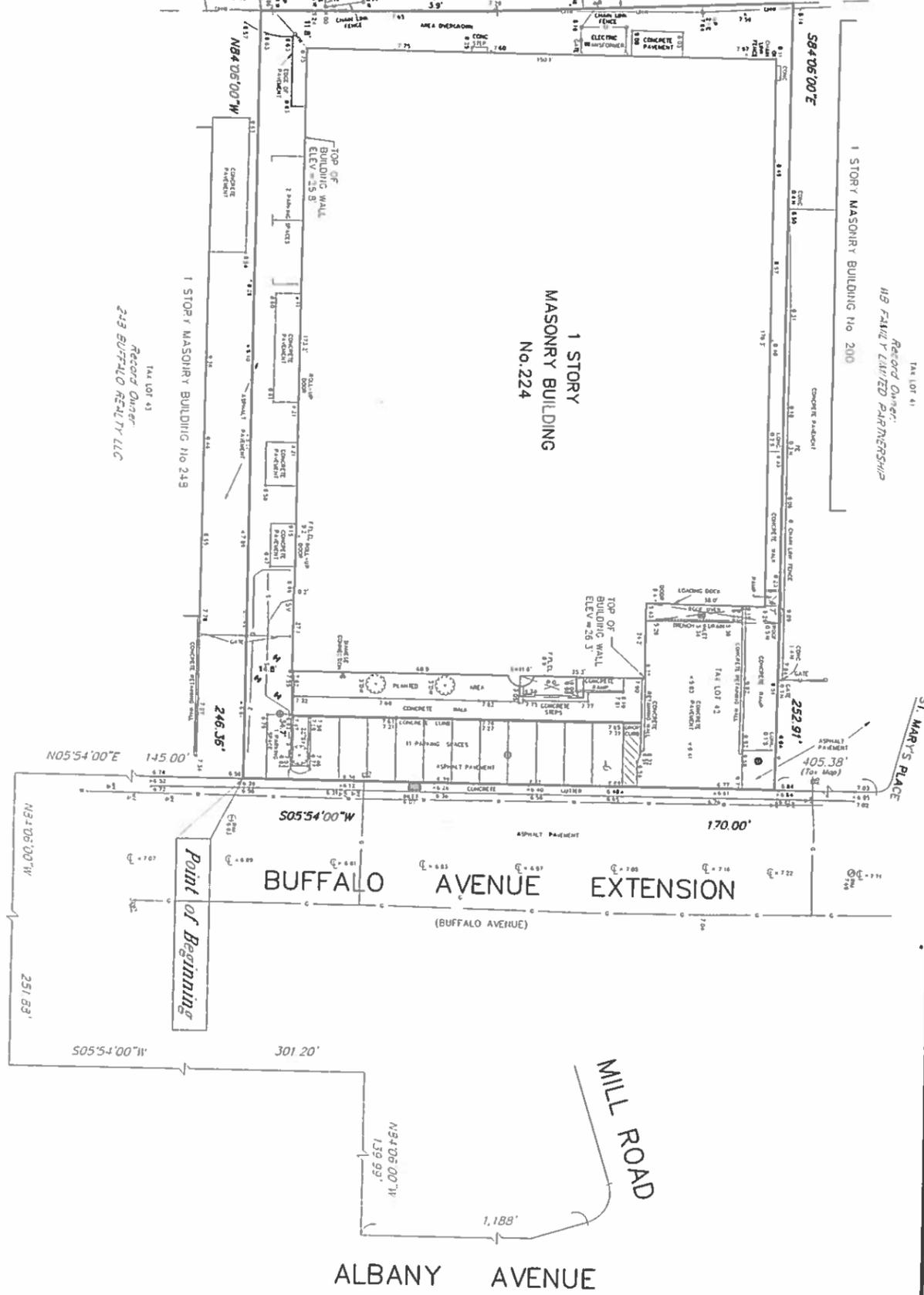
Surveyor's Certification

I, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND THE RULES THEREIN 2.3, 4.5, 7(6), 8.9, 11(6), 12.13, 14, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 6, 2011 AND UPDATED ON 1 SEPTEMBER 10, 2012. NO NEW TITLE REPORT WAS FURNISHED FOR THIS UPDATE.

Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORDS. THE SURVEYOR MAKES NO CLAIMS THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THE LOCATION AS ACCURATELY AS POSSIBLE FROM INFORMATION AND LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AND LOCATED THE UNDERGROUND UTILITIES.



Description of Property

ALL THAT CERTAIN PLOT, PIECE OR PART OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERIGED, SITUATE LYING AND BEING IN THE INCORPORATED VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEING AT A POINT WHICH IS DISTANT THE FOLLOWING FIVE COURSES AND DISTANCES FROM THE EXTREME SOUTHWEST CORNER OF THE ARC OF A CURVE CONNECTING THE WESTERLY SIDE OF ALBANY AVENUE AND THE SOUTHWEST CORNER OF MILL ROAD:

1. 1.038 FEET SOUTHERLY AS MEASURED ALONG THE WESTERLY SIDE OF ALBANY AVENUE.
2. 1.038 FEET SOUTHERLY AS MEASURED ALONG THE WESTERLY SIDE OF ALBANY AVENUE.
3. SOUTH 5 DEGREES 54 MINUTES WEST, 139.99 FEET.
4. NORTH 84 DEGREES 06 MINUTES WEST, 201.20 FEET.
5. NORTH 5 DEGREES 54 MINUTES EAST, 145 FEET ALONG THE WESTERLY SIDE OF SAID BUFFALO AVENUE EXTENSION TO THE POINT OF BEGINNING, AND FROM SAID POINT OF BEGINNING:

General Notes:

1. PROPERTY LIES WITHIN THE INCORPORATED VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK AND ITS TAX MAP DESIGNATION IS SECTION 62 BLOCK 300 LOT 112.
 2. THIS SURVEY MAP WAS PREPARED UTILIZING A TITLE REPORT ISSUED BY REGAL TITLE AGENCY (AS AGENT FOR FIDELITY HANDY) THE INSURANCE COMPANY OF THE HUNTER RIVER, 37711 HAVING AN EFFECTIVE DATE OF APRIL 08, 2011 WHICH WAS PROVIDED BY ASSOCIATES FOR USE IN PREPARING AN ALTA/ACSM LAND TITLE SURVEY.
 3. PER FEMA FLOOD ZONE INFORMATION:
- SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE AE - B (ELEV. 8) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 36095C PANEL NO. 0239C, COMMUNITY NUMBER 360484 AND DATED 9-11-2009.
5. ELEVATIONS REFER TO NAVD83.

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: ROHM AND HAAS ELECTRONIC MATERIALS LLC
 MAP OF: Described Property being LOT 42, BLOCK 200, SECTION 62
 LOCATED AT: Inc Village of the Nassau County Land and Tax Map
 COUNTY OF: Nassau, New York
 CERTIFIED TO: Rohm and Haas Electronic Materials LLC

AK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 13 CLINTON AVENUE
 ROCKY HILL, CT 06154
 TEL: 860-379-8811 FAX: 860-379-8848

TITLE No.: NA
 SCALE: 1" = 20'
 UPDATED: September 10, 2012
 SURVEYED ON: September 6, 2011



DAVID A. KADZEWSKI, L.S.
 N.Y. License No. 50238

RAULPH AMESON, L.S.
 N.Y. License No. 19432

Application Date: 5/5/23
Fees Paid: 6575.00

SP# 3634

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 74 BROADWAY AVE. ZONING DISTRICT BUS B
SECTION 55 BLOCK 234 LOT 48+50 LOT SIZE: 6,666 SF.

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>MARIA J MIRO</u>		Name: <u>EL BALCON PROPERTIES CORP</u>
Address: <u>1002 Merrick Ave.</u>		Address: <u>c/o Roberto Delgado</u>
<u>N. Merrick, N.Y. 11566</u>		<u>41 Madison Ave, Hempstead, NY 11550</u>
Telephone #: <u>516-547-5251</u>		Telephone #: <u>516-783-1470</u>

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

Present Land Use: BUS B Proposed Land Use: _____
VACANT LAND Proposed Apt Building

Description of Proposed Work: NEW 4 STORY APT. building with (3) 2-BEDROOM UNITS AND SIX (6) 1-BEDROOM UNITS WITH PARKING AT GRADE (UNDER BUILDING)

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.
_____ YES NO

[Signature] APPLICANT'S SIGNATURE MARIA J MIRO DATE 3/28/23
Sworn to before me this 28 day of MARCH, 2023.
VINCENT DELLACCIO
Notary Public, State of New York
No. 010E4720102
Qualified in Suffolk County
Commission Expires Jan. 31, 2027

Notary Public

Property Owner's Consent: ROBERTO DELGADO am (are) the owner(s) of the subject property and consent to the filing of this application. owner EL BALCON PROPERTIES CORP.

[Signature] PROPERTY OWNER'S SIGNATURE ROBERTO DELGADO DATE 3/28/23
Sworn to before me this 28 day of MARCH, 2023.
VINCENT DELLACCIO
Notary Public, State of New York
No. 010E4720102
Qualified in Suffolk County
Commission Expires Jan. 31, 2027

Notary Public

FOR VILLAGE USE ONLY

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

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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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 4, 2023
AMENDED SITE PLAN LETTER

El Balcon Properties Corp
41 Madison Avenue
Hempstead, NY 11550

RE: 74 Broadway Avenue, Freeport, NY
Zoning District – Business B Sec. 55 Blk. 234 Lot 48
Building Permit Application #20180557
Description– New 4 story, 2,334 sq. ft. apartment building with three (3) two- bedroom
units and six (6) one-bedroom units with parking under building (at grade)

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/al
encl.
c: Village Clerk

ZBA Approval Needed: Yes X No

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project : Building Permit App. 20180557

Location: 74 Broadway, Freeport, NY

Applicant: El Balcon Properties Corp.

Description: - New 4 story, 2,334 sq. ft. apartment building with three (3) two- bedroom units and six (6) one-bedroom units with parking under building (at grade)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: May 4, 2023



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

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

DATE: April 26, 2023

APPROVAL

Building Department Permit Application#20180557

Chairman, regarding Application #2023-01 for the premises located at 74 Broadway, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-80A, 210-47A, 210-48, 210-49C and D, 210-51A and B, 210-54 seeking approval to construct a new four story 2, 334 square foot apartment building with three two bedroom units and six one-bedroom units with parking under building at grade.

I, Anthony Mineo, move that this Board make the following findings of fact:

A public hearing was held on March 16, 2023 wherein applicant, El Balcon Properties, was represented by Maria Miro, of Miro Design and Drafting. She explained that the owner Roberto Delgado was present at the hearing, as was real estate expert Barry Nelson. El Balcon has been doing business in the Village for over 20 years, mainly new construction. They are proposing a 9 unit apartment building in a business B zone, with 18 parking spaces provided, when 15 are required.

The first variance at issue is height. Apartment buildings are limited in height to 32 feet, however, the Business B zone, where it is proposed, allows for 50 feet. The proposed height is 41.4 feet, with a six foot bulkhead extension. The building next door is taller than the proposed building.

Ms. Miro also explained that the lot area is in question. 15,000 square feet are required and 6,666 is provided. Additionally, for 9 units, a lot size of 8,910 could be required. Ms. Miro explained that they are proposing open space and recreation on the roof of the building. They are also open to more greenery and shrubs in the front of the building.

Mr. Delgado spoke about the height of the building, as well as his willingness to put recreation space on the roof. He explained that he is providing 18 parking spaces when only 15 are required. He explained that he is seeking a use variance because he believes that a business use is not the best option at that location because there are already many small businesses. He has owned the property for about five years, and opted for residential use. He plans to provide a washer/dryer in each unit, a gate to access parking, energy efficiency, and an elevator. Originally, he proposed 12 units, but opted to scale down to ensure he could provide adequate parking.

He needs a side yard variance due to the staircases on both sides of the building. The building itself, minus the stairs has a 10 foot side yard setback. In regards to distance from the surrounding buildings, one side has a 12 foot setback, and the other has a 10 foot setback.

When asked about lot area and apartment size, Mr. Delgado explained that he only has 33% lot coverage. Business B would normally allow up to 100% lot coverage, except for required open spaces.

Barry Nelson explained about the number of apartment buildings within the vicinity of the proposed building. He also explained about some mixed use in the area, as well as an auto repair center and warehouse. He explained that the proposed residential use blends well in the neighborhood. If it were to be developed as a business use, it would have to provide parking underneath, with offices on floors 2, 3, and 4, which would not

make sense in the area. He opined that retail at ground level would not work, due to the lack of parking. He went through the finances of an apartment building, and opined that to make a reasonable return of office space, it would need to fetch rents of \$20-33 per square foot. Right now, he shows retail rents at \$20 per square foot for office.

Mr. Delgado spoke again and explained that he does the work. He has a plumbing license, and he is a general contractor. He builds, owns and runs the building.

A neighbor spoke about concerns of people blocking the driveway. They also had concerns about losing space to park in front of 74 Broadway, due to the proposed curb cuts. As to questions about sightlines, the proposed building has columns set back 20 feet from the street.

As to the proposed use variance

1. Applicant has demonstrated that applicable zoning regulations and restrictions have caused unnecessary hardship. Applicant has demonstrated to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence. Applicant provided solid evidence that an elevated multi-floor office building would not be able to realize a return on the building. Retail would not work either due to the need to provide parking.
 - b. that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - c. that the requested use variance, if granted, will not alter the essential character of the neighborhood;
 - d. that the alleged hardship has not been self-created.

Regarding the area variances for height, lot area, density, lot coverage, open space, required yards, and required front yards in apartment buildings:

2. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.

The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

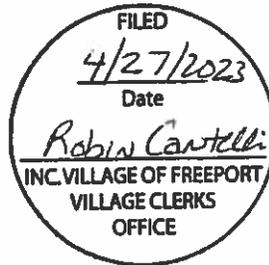
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.

Second by: Ben Jackson

The Clerk polled the Board:

Member Mineo	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor



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VILLAGE OF FREEPORT, NY

617.20
Appendix B
Short Environmental Assessment Form

AUG 02 2018
WILSON COUNTY GOVT

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: PROPOSE NEW APARTMENT BUILDING		AUG 02 2018	
Project Location (describe, and attach a location map): BROADWAY, FREEPORT, NY		FREEPORT (DISTRICT) ENGINEER	
Brief Description of Proposed Action: New 4 story, 2,334 sq. ft. apt bldg with three (3) 2 bedroom units and six (6) 1 bedroom units with parking building (at grade)			
Name of Applicant or Sponsor: EL-BALCON PROPERTIES		Telephone: (516) 250-2155	
Address: 242 BROOKSIDE AVE		E-Mail:	
City/PO: ROOSEVELT, NY 11575		State: NY	Zip Code: 11575
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. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p>0.15 acres</p> <p>0.15 acres</p> <p>0.15 acres</p> </div> <div style="width: 50%; text-align: center;"> <p>2023 MAY -5 P 2:49</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">CLERK'S OFFICE MUNICIPALITY OF FREEPORT, NY</p> </div> </div>	
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			

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REC-107

AUG 03 2013

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

FREDERICK HILBERG DEPT.

2013
CLERK'S OFFICE
SULLY
NY

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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>ET BALCON PROPERTIES</u> Date: <u>7/16/2018</u> Signature: <u>[Signature]</u>		

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

AUG 02 2018		No, or small impact may occur	Moderate to large impact may occur
TREPONT BUILDING DEPT.			
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		NO	
2. Will the proposed action result in a change in the use or intensity of use of land?		NO	
3. Will the proposed action impair the character or quality of the existing community?		NO	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		NO	
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?		NO	
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?		NO	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		NO NO	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		NO	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		NO	

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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?	NO	
11. Will the proposed action create a hazard to environmental resources or human health?	NO	

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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FREETPORT BUILDING DEPT.

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 VILLAGE OF FREETPORT, NY

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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.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

BALCON CORP
Building the future

74 Broadway Freeport NY 11550

Roof

Owens Corning Tru Definition Harbor Blue

Siding

Ovation Double 4-1/2 Dutch Lap White from Mastic

Windows

United Windows

Series 5900 Brickmould DH Black

Columns

Stucco White (can be dark blue too)

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VILLAGE OF FREEPORT, NY

INCORPORATED VILLAGE OF FREEPORT ZONING BOARD OF APPEALS

IN THE MATTER OF APPLICATION #2031-1 - EL BALCON PROPERTIES CORP.



#74 BROADWAY, FREEPORT, NEW YORK 11520
SECTION 55, BLOCK 234, LOTS 48 & 50, BUSINESS B ZONE.

Prepared by:
Barry C. Nelson
Nelson Realty Group, Inc.
220 Pettit Avenue
Bellmore, New York 11710
516.222.9025
1bcn@optonline.net

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

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#56 BROADWAY, APARTMENT BUILDING IMMEDIATELY WEST OF SUBJECT PROPERTY.

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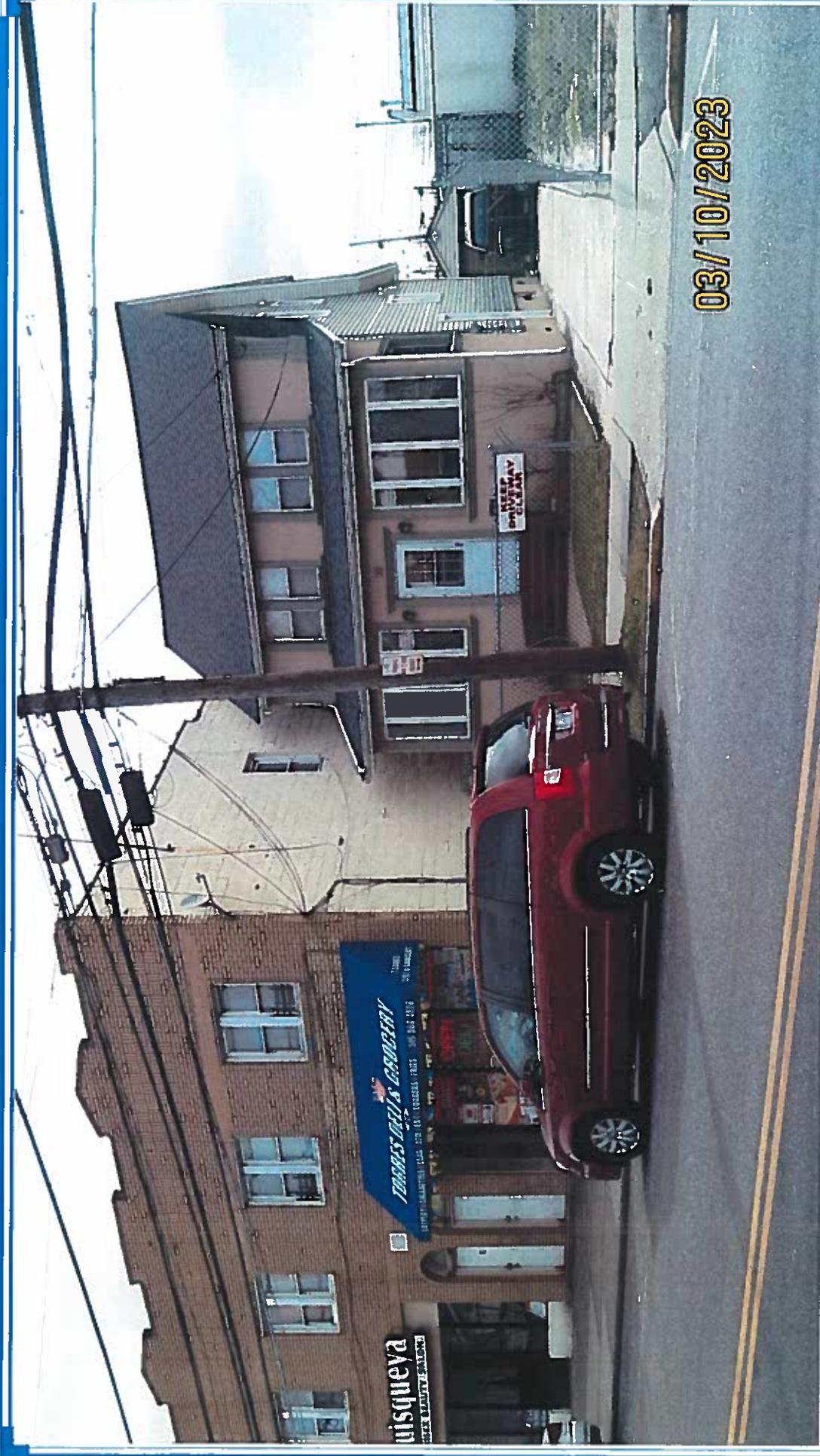


#56 BROADWAY, APARTMENT BUILDING IMMEDIATELY WEST OF SUBJECT PROPERTY.

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VILLAGE OF FREEPORT, NY

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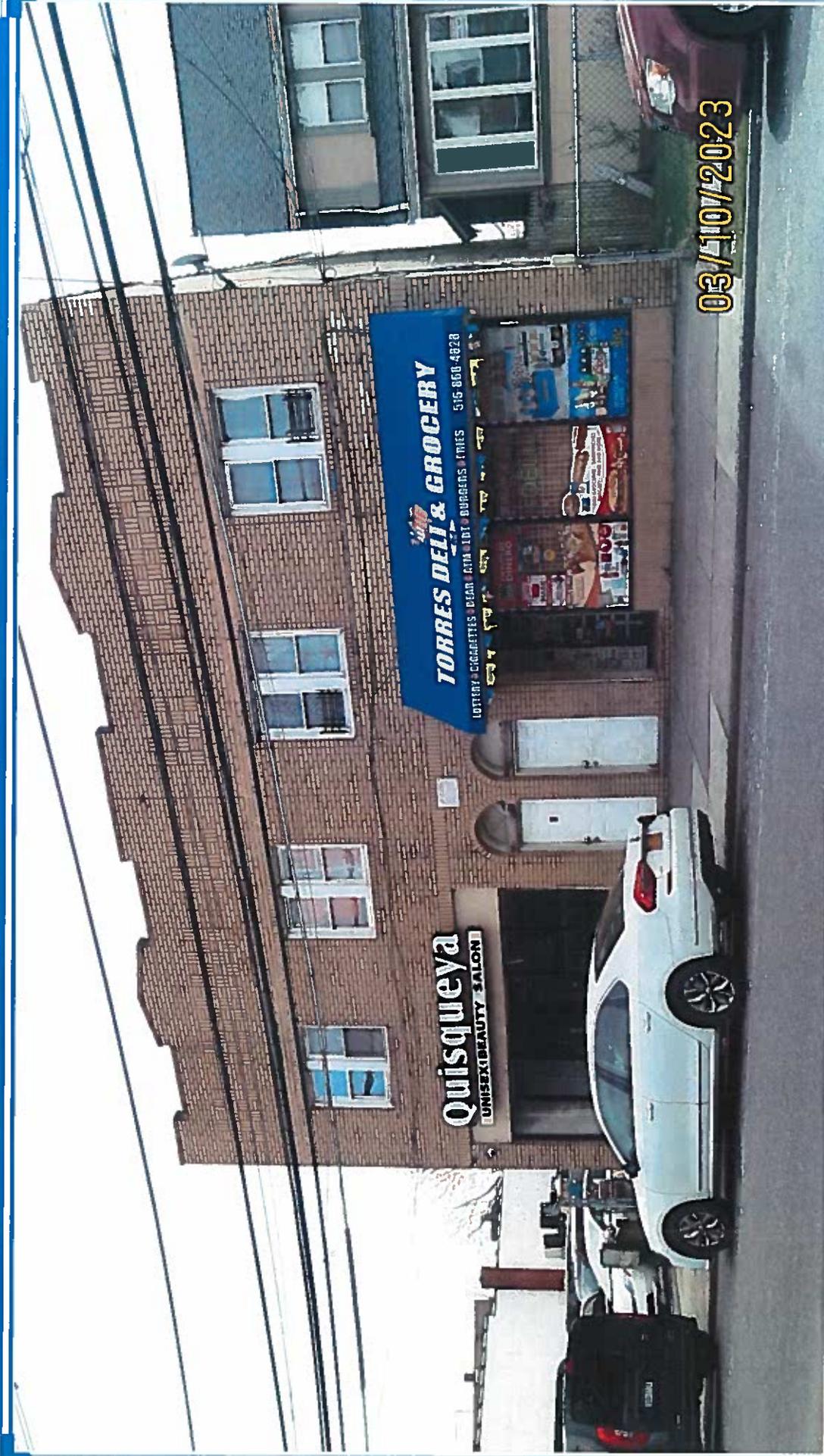


USES AND PATTERN OF DEVELOPMENT IMMEDIATELY TO THE EAST OF SUBJECT PROPERTY.

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#84 BROADWAY, 2ND FLOOR PROPERTY TO THE EAST OF SUBJECT PROPERTY, MIXED-USE PROPERTY.

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VILLAGE OF FREEPORT, NY

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03/10/2023

**#45 BROADWAY, 5-STORY APARTMENT BUILDING AT THE NORTHWEST CORNER OF
BROADWAY AND GRAFFING PLACE!**

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VILLAGE OF FRIE POND

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**RESIDENCES OPPOSITE SUBJECT PROPERTY ON THE NORTH SIDE OF BROADWAY, LOOKING
NORTHEASTERLY.**

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VILLAGE OF FALLPORT, NY

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03/10/2023

#95 BROADWAY, APARTMENTS NORTH SIDE OF BROADWAY EAST OF SUBJECT PROPERTY.

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VILLAGE OF FREEPORT, NY

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BALCON CORP
Building the future

74 Broadway Freeport NY 11550

Roof

Owens Corning Tru Definition Harbor Blue

Siding (4) SIDES

Ovation Double 4-1/2 Dutch Lap White from Mastic

Windows

United Windows

Series 5900 Brickmould DH Black

Columns

Stucco White (can be dark blue too)

Entry + Exit Doors:

Glass: Smoky Finish -
To Match Windows.

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BROADWAY

66.66'

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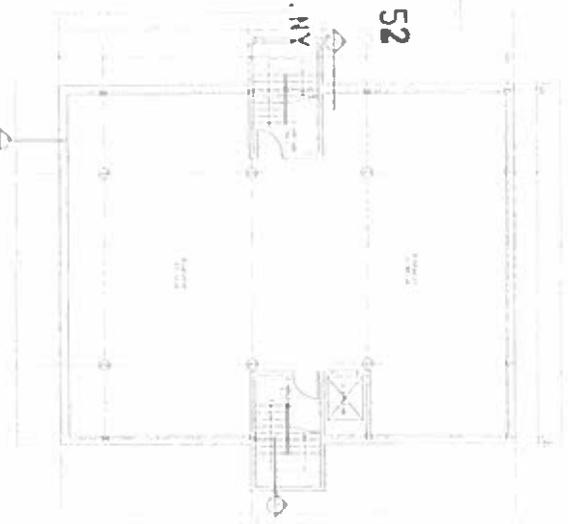
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



1 FIRST FLOOR PLAN

2 BASEMENT FLOOR PLAN



3 SITE PLAN

MOUNT AVENUE

ZONING ANALYSIS

3 TOWNWAY FREEPORT NY
ZONING DISTRICT 9
37' HEIGHT MAX 15' MIN
PROPOSED BUILDING HEIGHT 44'-0"
37' MAX HEIGHT 20' MIN
W/BACKSPOURING
FRONT YARD 10'
REAR YARD 10'
MINIMUM 10'

APPLICANT: JIA DE GOSWAMI
ARCHITECT: PEI-DAU LIU, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
PHONE: (516) 580-1787
EMAIL: liuarchitect@aol.com



A-101

NO.	DATE	DESCRIPTION
1	5	

PROPOSED APARTMENT BUILDING

74 BROADWAY
FREEPORT NY

SITE PLAN, BASEMENT & GROUND FLOOR PLAN



NO.	DATE	DESCRIPTION

PEI-DAU LIU, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Phone: (516) 580-1787 Email: liuarchitect@aol.com

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

PEI-DAU LIU, ARCHITECT
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572
 Phone: (516) 580-1787 Email: liuarchitect@aol.com

NO.	DATE	REVISION

Pei-Dau Liu
 PEI-DAU LIU
 ARCHITECT

PROPOSED APARTMENT BUILDING
 74 BROADWAY
 FREEPORT, NY
 SHEET NO. 4
 PROPOSED SOUTH & WEST ELEVATIONS

A-104
 4 of 5



PROPOSED APARTMENT BUILDING

74 BROADWAY, FREEPORT, NEW YORK

Application Date: 5/14/23
Fees Paid: 385.50

SP# 3636

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 67 S. Main St., Freeport, NY ZONING DISTRICT Business B. (20X150)
SECTION 55 BLOCK 205 LOT 19 LOT SIZE: 3,000 Sq-Ft.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:	<u>67 South Jara LLC</u> <u>Jayana Haverly.</u>		Name: <u>67 South Jara LLC</u>
Address:	<u>133 Clark Avenue</u> <u>Massapequa NY 11758</u>		Address: <u>133 Clark Avenue</u> <u>Massapequa, NY 11758</u>
Telephone #:	<u>9172517614</u> <u>5169935510</u>		Telephone #: <u>5169935510</u>

Attorney Name: Anthony C. Curcio Address: 200 Broadhollow Road, Suite 207
(optional) Phone #: 631 9438351 Melville, New York 11747

Present Land Use: Commercial Proposed Land Use: Commercial and Residential

Description of Proposed Work: Commercial Alterations - 2 retail spaces on 1st floor, 2 bedroom apartment on the 2nd floor and no change in basement.

I request a preliminary meeting: YES NO

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

YES NO

Jayana Haverly
APPLICANT'S SIGNATURE

09-27-22
DATE

Sworn to before me this 27
day of 09, 2022
Leandro Firpo
Notary Public



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Property Owner's Consent:
I, 67 South Jara LLC, am (are) the owner(s) of the subject property and consent to the filing of this application.

Jayana Haverly
PROPERTY OWNER'S SIGNATURE

09-27-22
DATE

Sworn to before me this 27
day of 09, 2022
Leandro Firpo
Notary Public



FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 12, 2023

UPDATED SITE PLAN LETTER

67 South Jara LLC.
133 Clark Avenue
Massapequa, NY 11758

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 1st floor,
2 bedroom apartment on the 2nd floor and no change in basement

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

/cd

Encl.

c: Village Clerk
Augustine Angba, R.A.

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VILLAGE OF FREEPORT, NY

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 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 2nd 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: May 12, 2023 - Updated

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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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: 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: 1st Floor: Interior Metal Framing with 5/8" sheetrock for office space. New tile on floor. Replace back door and stair case from basement. Install ceiling tiles throughout - Commercial Alterations - 2 Retail spaces. 2nd Floor = Metal Stud Framing and 5/8" sheetrock. Hardwood flooring, ceramic tile for both rooms and kitchen. Fixture installation - 2 Bedroom Apartment. Basement = No change.							
Name of Applicant or Sponsor: 67 South Java LLC (Deyanira Haverly).		Telephone: 516 993 5510					
Address: 133 Clark Ave		E-Mail: msdianahaverly@gmail.com					
City/PO: Massapequa		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> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">RECEIVED</td> </tr> </table>	NO	YES	X	RECEIVED
NO	YES						
X	RECEIVED						
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> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">RECEIVED</td> </tr> </table>	NO	YES	X	RECEIVED
NO	YES						
X	RECEIVED						
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?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	X		
		X	
		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	X		
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	X		

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 VILLAGE OF FERRISPORT, MN
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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: 67 South Jordan LLC Date: 4-26-2022
 Signature: *Seyanira Hummer*

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	Y	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
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)?	X	

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

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

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 VILLAGE OF INDIAN SPRING

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

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

DATE: February 16, 2023

APPROVAL

Building Department Permit Application#20222789

Chairman, regarding Application #2022-41 for the premises located at 67 South Main Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-80A, 210-172A2A, 210-172A12 seeking approval for a commercial alteration for two retail spaces on the first floor, and a two bedroom apartment on the second floor, with no change to the basement.

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

A public hearing was held on January 19, 2023 wherein applicant was represented by attorney Anthony Curcio. He was joined by Barry Nelson, a real estate expert and Sean Mulryan, a traffic engineer.

Mr. Curcio explained that he had a meeting with the Village wherein his client proposed to enter into a lease with the Village for 4 parking spaces in the municipal lot to the east of the subject property. He explained that 12 spaces are needed in the application, 0 are provided on-site, but with 4 spaces rented from the Village, he only needs 8. The current use of the property is a single commercial space on the first floor and a single commercial space on the second floor.

The applicant proposes a front and rear commercial space on the first floor. The owner will use the rear commercial space for her Merry Maids cleaning service franchise. The business will operate from 8-4, Monday through Friday, and 9-12 on Saturday. Cleaning crews arrive at the location at about 8:30AM to pick up cleaning supplies, and then leave for the day, returning at the end of the day to drop off cleaning supplies. The crews use their own vehicles, so there will be no company vehicles parking overnight. There will be at most 2 employees, a receptionist, and a quality control manager who will be in the office, as well as out on the road.

Mr. Curcio explained that the proposed use requires less parking than the present configuration, which would require 16 spaces. He explained that there are similar mixed use in the area, and cited examples wherein the zoning board granted variances for mixed use.

Barry Nelson explained that rents for the first floor would be approximately \$28 a square foot, and \$18 a square foot for the second floor. The rate of return would only about 3.8% which no investor would choose at this point, given interest rates at banks. However, with an apartment on the second floor, the return on investment is about 7%, which is a more reasonable rate of return.

Sean Mulryan presented on the parking situation. He explained that he did an analysis on the Olive Building back in 2015. He explained that there is ample parking in the municipal lot and on the street to accommodate parking.

Regarding the proposed variance for residential use on the second floor:

1. Applicant has demonstrated that applicable zoning regulations and restrictions have caused unnecessary hardship. Applicant has demonstrated to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
 - b. that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

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FREEPORT, ME

- c. that the requested use variance, if granted, will not alter the essential character of the neighborhood;
- d. that the alleged hardship has not been self-created.

Regarding the area variances for parking:

- 2. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.

The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

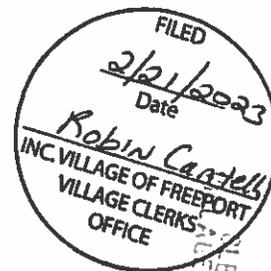
I further move that this application be granted subject to the following conditions:

- 1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
- 2. Applicant must obtain the required permits from the Building Department.
- 3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.
- 4. Before the building permit is to be issued, applicant must provide building department with a lease with the Village or another party for 4 off-street spaces.

Second by: Charles Hawkins

The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	In Favor



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 VILLAGE OF FREEPORT, NY

67 SOUTH MAIN STREET, FREEPORT, NY 11520



FRONT



BACK



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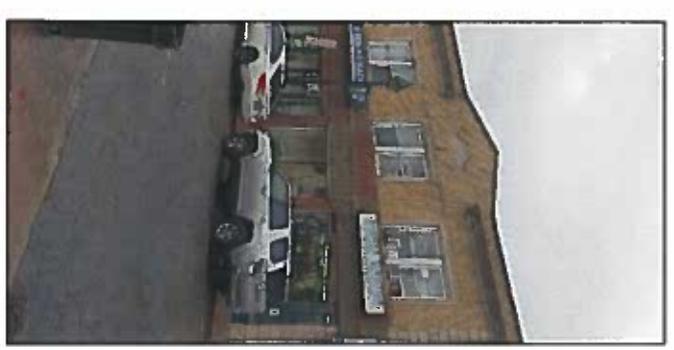
2023 MAY 16 A 9:57

CLERK'S OFFICE
VILLAGE OF FREEPORT

PHOTOS OTHERS PARCELS NEXT TO AND IN FRONT OF SUBJECT PARCEL



69 South Main St.
Freeport, NY 11520
Left Side of Subject parcel



61-65 South Main St.
Freeport, NY 11520
Right Side of Subject Parcel



71-73-75 South Main St.
Freeport, NY 11520
Left side of Subject parcel

77 South Main St.
Freeport, NY 11520



Back Right Side of
Subject Parcel.

68-72 South Main St.
Freeport, NY 11520



Across Street of
Subject Parcel

Back Right Side of Subject Parcel
87-89 South Main St. 85 South Main St.
Freeport, NY 11520 Freeport, NY 11520



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23 MAY 91 10 58 AM '91
CLERK'S OFFICE
CLERK OF FREEDOM, NY

67 SOUTH MAIN STREET, FREEPORT, NY 11520
 PHOTOS OTHERS PARCELS NEXT TO AND IN FRONT OF SUBJECT PARCEL

SUBJECT PARCEL
 (Back)

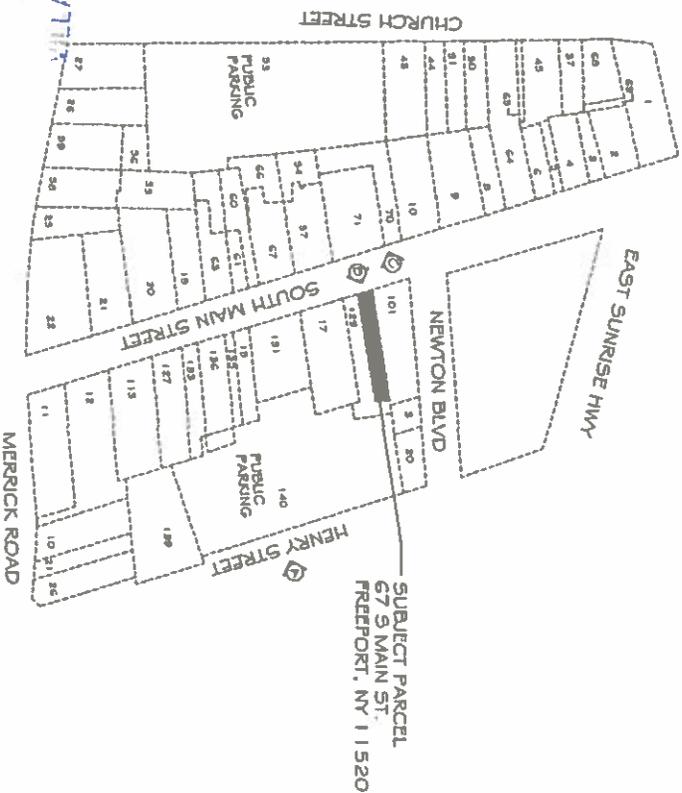


A. Henry Street and Public Parking View (Next to Subject Parcel)



SUBJECT PARCEL
 (Front)

B. South Main Street View (Next to Subject Parcel)

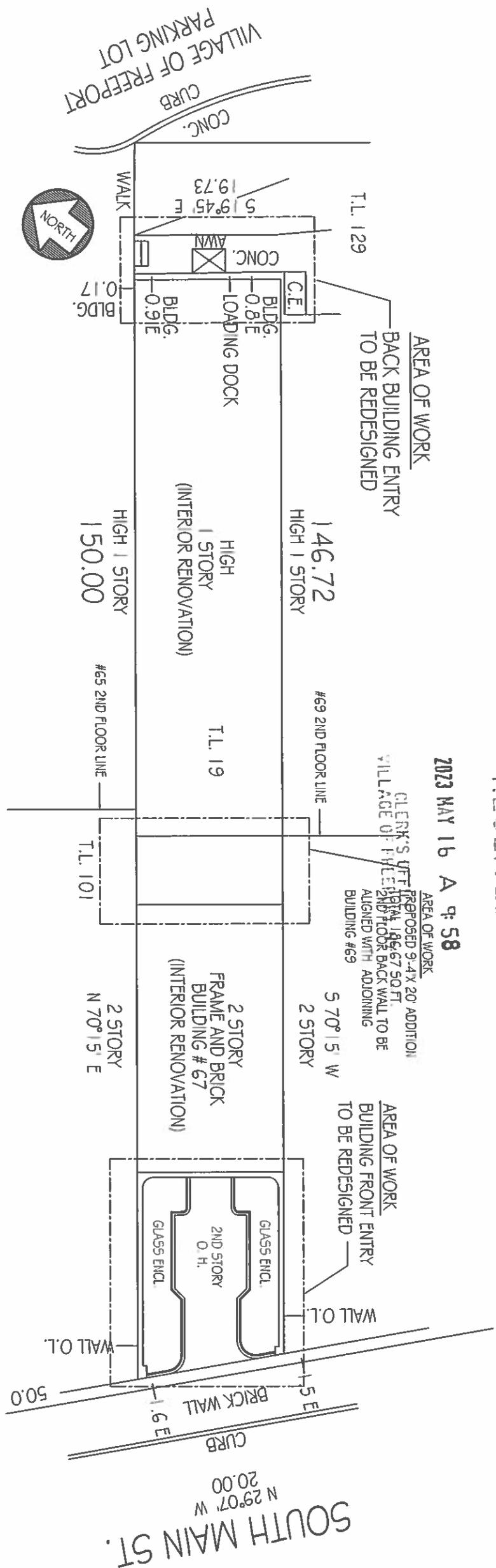


C. South Main Street View (Front to Subject Parcel) Across Street of subject Parcel

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 TOWN OF FREEPORT, NY
 85 b A 91 JAN 2022

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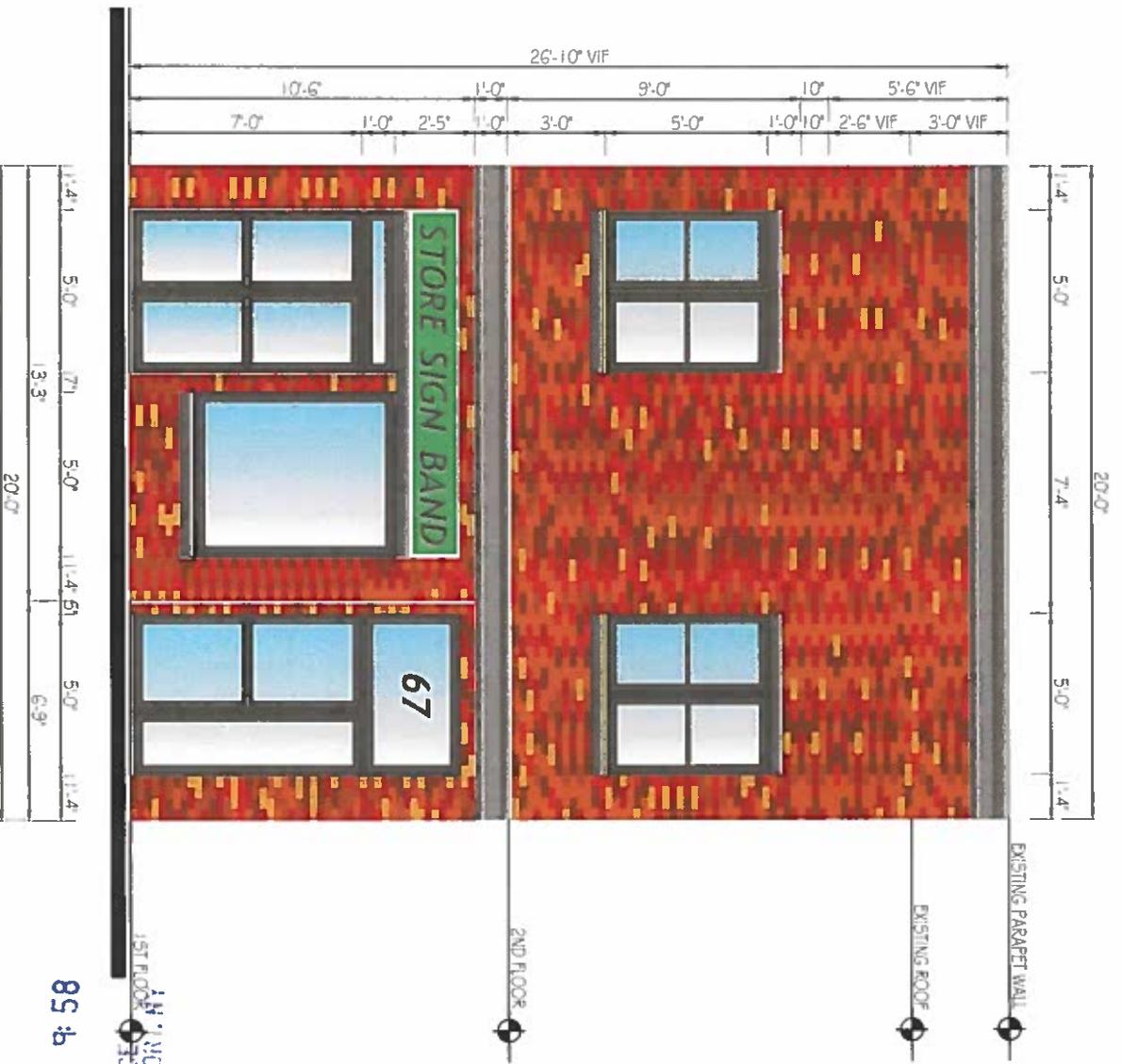


SOUTH MAIN ST.
N 29° 07' W
20:00

PLOT PLAN

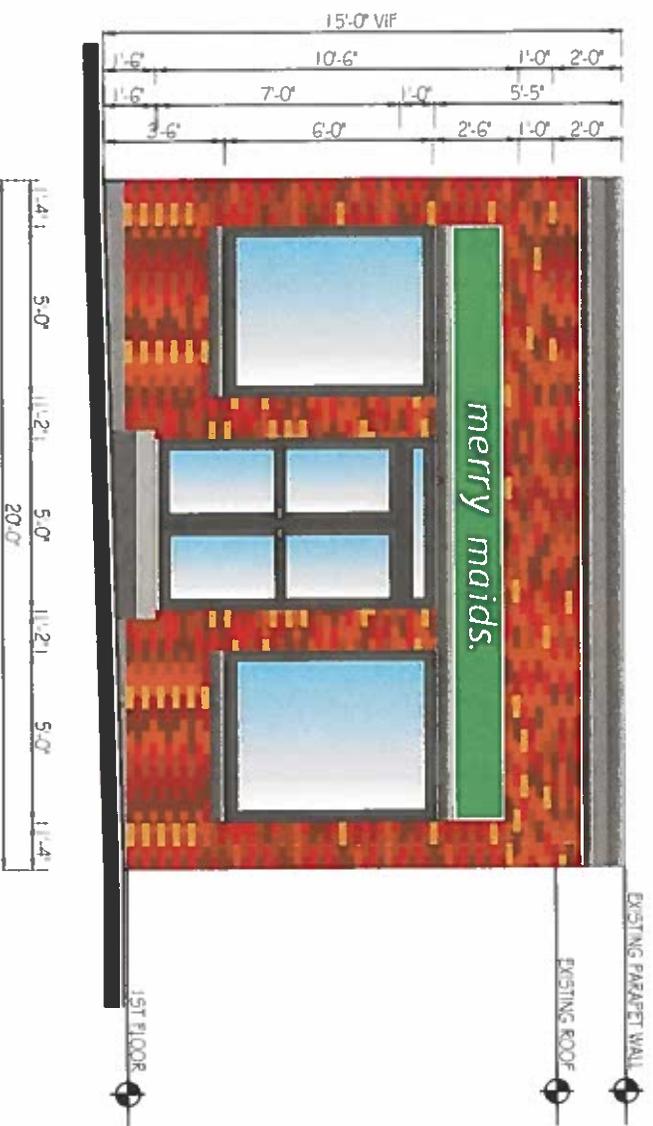
SCALE NTS

67 SOUTH MAIN STREET, FREEPORT, NY 11520



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 85 b A 91 JAN 2023
 TOWN ENGINEERING & ARCHITECTURE
 100 N. MAIN ST. FREEPORT, NY 11520

PROPOSED FRONT ELEVATION
 SOUTH MAIN STREET VIEW
 SCALE 1/4" = 1'-0"



PROPOSED BACK ELEVATION
 PUBLIC PARKING VIEW
 SCALE 1/4" = 1'-0"

-  Brackwebb Castle Gate
Thin Brick Sheets - Flats
Color: Castle gate is a distinctive blend of reds, grays and blacks, tumbled for an old weathered look
-  Gray Stucco Molding
Style will be determinate on Site by Owner and Contractor
-  Clear Glass With Black Aluminum Trim

Colonial Collection - Information Sheet



Pictured: Tumbled Castle Gate | Grey mortar

Red clay variations as a base with pops of burnt mocha, white wash, and earthy contrasts.

Available Sizes	2 1/4" Modular
Available Textures	Tumbled
ASTM Specifications	C1088 *special shapes, corners, trim pieces & loose brick slabs
ASTM Type	TBS - grade SW
ASTM Dimensions	2 1/4" x 7 5/8" x 1/2"
Comprehensive Strength	3,000 lbs psi
System Designs	Residential: TMS 402 ACI 530 ACSE 5 Commercial: TMS 402
Cleaning Recommendations	See BIA Technical Note 20 "Cleaning Brick"

Available Formats



Brickwebb Sheets - Flats
BW-37006CS



Brickwebb Sheets - Corners
BWC-37006CS



Thin Brick Singles - Flats
TB-27006CS



Thin Brick Singles - Corners
TBC-27006CS



Thin Brick Sample
S-27006

Colors illustrated above are fairly represented, but may be depicted differently through photography limitations.

Application Date: 5/18/23
Fees Paid: \$325

SP# 3638

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

RECEIVED

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

PROPERTY ADDRESS: 231 South Brookside Ave ZONING DISTRICT: Residence A
SECTION 54 BLOCK 208 LOT 104 LOT SIZE: 55' X 100'

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Felice McCoy</u>		Name: <u>"same" applicant</u>	
Address: <u>231 South Brookside Ave Freeport New York</u>		Address: <u>5 21</u>	
Telephone #: <u>(516) 674-8691</u>		Telephone #:	

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: Residential

Description of Proposed Work: Garage (two door car)
Maintain a 20x24 single story two car garage

I request a preliminary meeting: YES NO

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

The subject property is zoned Residence A or Residence AA.

The proposed construction is not a new building or dwelling.

It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

YES

NO

[Signature]
APPLICANT'S SIGNATURE

5/17/23
DATE

Sworn to before me this 17 day of May, 2023
[Signature]
Notary Public

STEVEN M. DILEO
NOTARY PUBLIC, State of New York
No. 01D16276110
Qualified in Nassau County
Term Expires February 11, 2025

Property Owner's Consent:

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

[Signature]
PROPERTY OWNER'S SIGNATURE

5/16/23
DATE

Sworn to before me this 16 day of May, 2023
[Signature]
Notary Public

STEVEN M. DILEO
NOTARY PUBLIC, State of New York
No. 01D16276110
Qualified in Nassau County
Term Expires February 11, 2025

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO

Date of Hearing: _____
Date of Decision: _____

Approved _____ Denied _____
Date: _____

Village Clerk's Signature: _____



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2023 MAY 18 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 12, 2023

UPDATED SITE PLAN LETTER

Felice McCoy
231 South Brookside Avenue
Freeport, NY 11520

RE: 231 South Brookside Avenue, Freeport, NY
Zoning District: Residence A Sec. 54 Blk. 208 Lot 64
Building Permit Application #20233122
Description: Maintain a 20'x24' single story two car garage

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Michael Angelone, R.A.,
c/d
encl.
c : Village Clerk

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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2023 MAY 18 AM 11:22
Positive Declaration

X Negative 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. 20233122

Location: 231 S. Brookside Ave., Freeport, NY

Applicant: Felice McCoy

Description: Maintain a 20'x24' single story two car garage

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

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

REASON(S) FOR DETERMINATION

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

A)

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

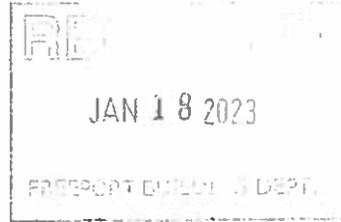
Dated: May 12, 2023-Updated

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.

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: GARAGE SINGLE STORY			
Project Location (describe, and attach a location map): 231 SOUTH BROOKSIDE AVE. FRPT NY 11520			
Brief Description of Proposed Action: ERECT TWO CAR ONE STORY GARAGE ON NORTH-EAST CORNER BEHIND HOUSE.			
Name of Applicant or Sponsor: FELICE MCCOY		Telephone: 5166448691	
Address: 231 SOUTH BROOKSIDE AVE. FRPT		E-Mail: FELICE444@LIVE.COM	
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		X	
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>FELICE MCCOY</u>		Date: <u>12.22.22</u>
Signature: <u>[Signature]</u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
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)?		

2023 MAY 18 11:22
 CLERK'S OFFICE
 VILLAGE OF FORT PIERCE

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

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

- 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)

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

DATE: April 26, 2023

APPROVAL

Building Department Permit Application# 20233122

RECEIVED
2023 MAY 18 A 11: 23
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Chairman, regarding Application #2023-6 for the premises located at 231 S. Brookside Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-43C(2)(3) seeking approval to maintain a 20' x 24' single story two car garage.

I, Diego Pinzon, move that this Board make the following findings of fact:

1. A public hearing was held on April 26, 2023 wherein the applicant was represented by architect Lawrence Ezeani. He explained that the applicant had pre-existing structures and was creating one large garage. The homeowner had three structures and was combining them. Applicant requires a .25 foot variance for the rear yard, and a 1.33 foot side yard setback.
2. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.
3. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

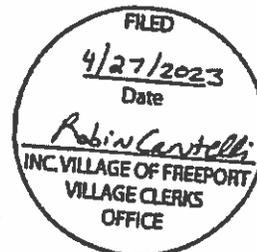
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. If anything changes from this application, applicant must return to the Board for further review.

Second by: Ben Jackson

The Clerk polled the Board:

Member Mineo	In Favor
Member Jackson	In Favor
Alternate Member Pinzon	In Favor
Chair Rhoden	In Favor



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2023 MAY 18



231
South
Brookside



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2023 MAY 18

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VILLAGE OF F...



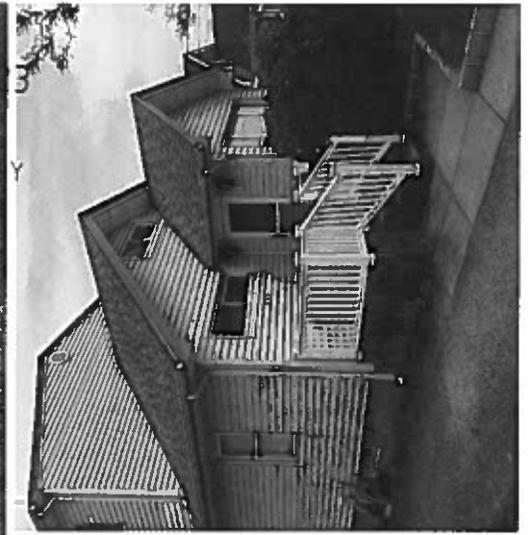
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MASTER LIST FOR GARAGE

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CLERK'S OFFICE
VILLAGE OF FREELPORT, NY

DOORS

(1) 36" EXTERIOR DOOR
6 PANEL DESIGN (WHITE)

(2) 8' X 7' GARAGE DOOR (WHITE)

(2) 72" X 24" WINDOWS (WHITE)

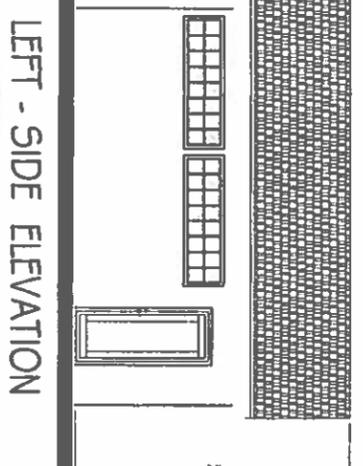
(3) SOLAR MOTION LIGHTS (BLACK)

CAPPING @ AROUND DOOR & WINDOW
(BLACK)

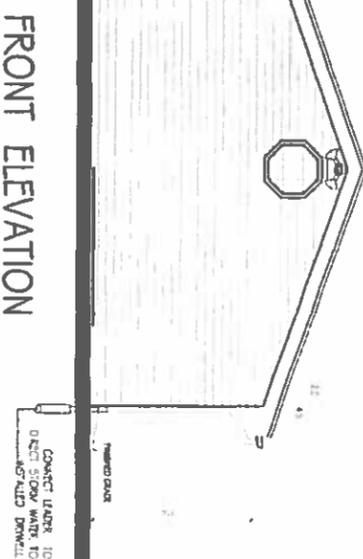
ROOF ARCHITECTURAL STANGLES
(CEDAR CLEAR)

SUDDIN @ ^{Vinyl} ~~BEREST~~ STAIN to match
the house

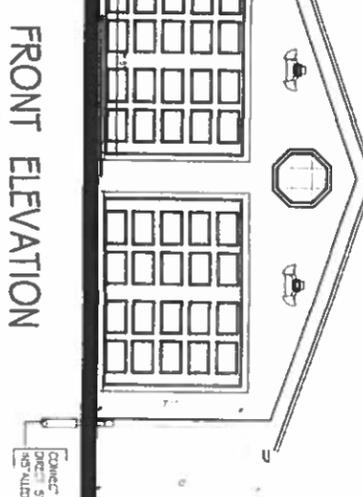
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 2023 MAY 18 A 11:23
 CLERK'S OFFICE
 VILLAGE OF FISHKILL



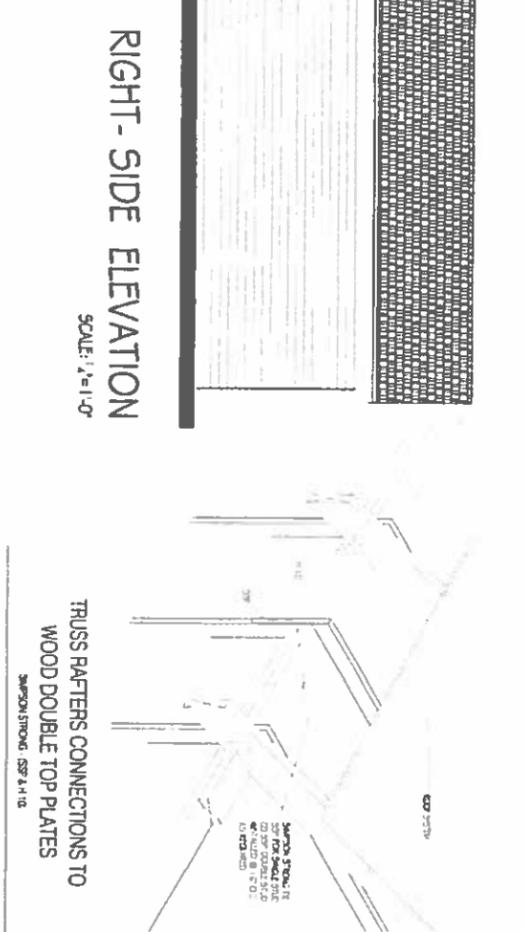
LEFT - SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



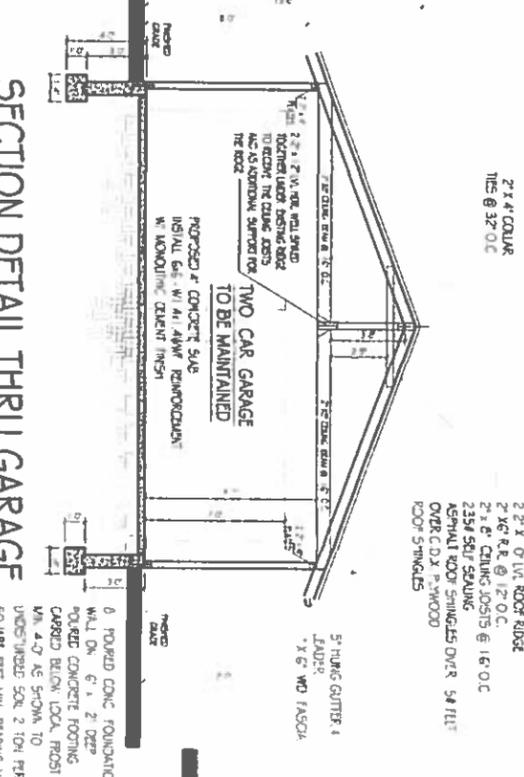
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



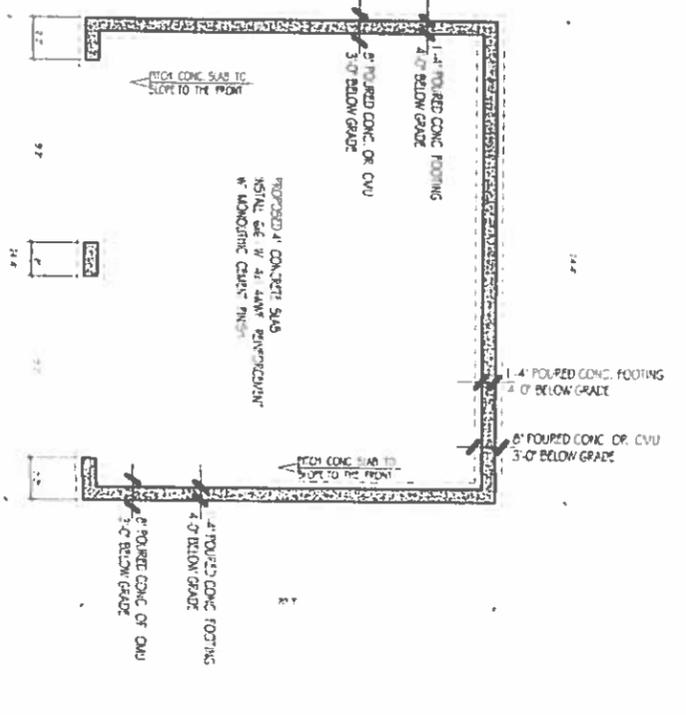
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



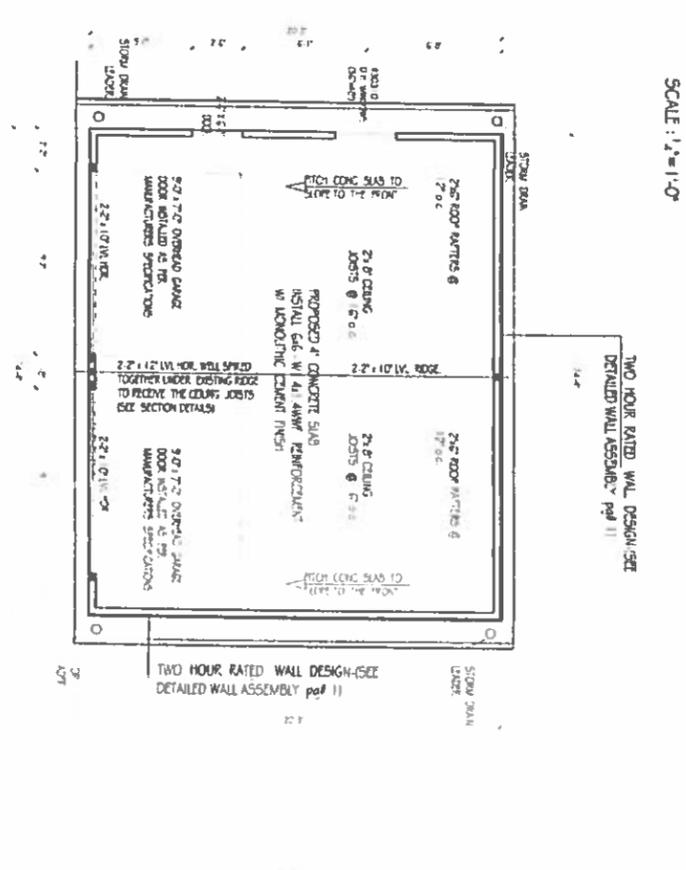
RIGHT - SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



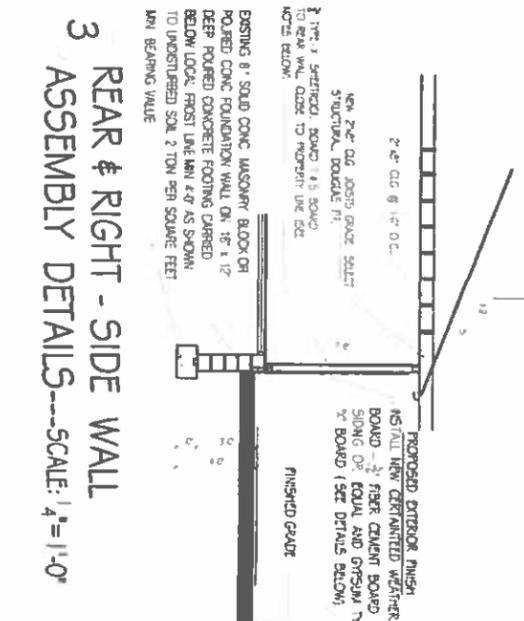
SECTION DETAIL THRU GARAGE
 SCALE: 1/2" = 1'-0"



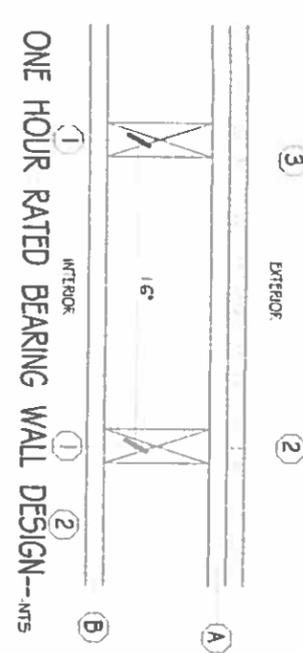
FOOTING & FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



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



REAR & RIGHT - SIDE WALL
 3 ASSEMBLY DETAILS--SCALE: 1/4" = 1'-0"



ONE HOUR RATED BEARING WALL DESIGN--ANTS
 ONE HOUR RATED BEARING WALL DESIGN

ALL BUILDING COMPONENTS MUST BEAR THE UL CLASSIFICATION MARK

1. DESIGN 2x4 WOOD STUDS @ 16" O.C.
2. GYPSUM BOARD -- 1/2" TYPE X 4x8 BEARING UL CLASSIFICATION MARKINGS FOR FIRE RESISTANCE APPLIED VERTICALLY ATTACHED TO STUDS WITH 6d COMMON COATED NAILS OR 1 1/2" LONG NO. 6 BUSHHEAD DRILLWALL SCREWS SPACED 1' O.C. AT THE EDGES AND IN THE FIELDS VERTICAL JOINTS LOCATED OVER STUDS JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND NAILS COVERED WITH JOINT COMPOUND.
3. GYPSUM BOARD -- 1/2" TYPE X 4x8 BEARING UL CLASSIFICATION MARKINGS FOR FIRE RESISTANCE APPLIED VERTICALLY ATTACHED TO STUDS WITH 6d COMMON COATED NAILS OR 1 1/2" LONG NO. 6 BUSHHEAD DRILLWALL SCREWS SPACED 1' O.C. AT THE EDGES AND IN THE FIELDS VERTICAL JOINTS LOCATED OVER STUDS JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND NAILS COVERED WITH JOINT COMPOUND.

<p>PROJECT NUMBER: 2207-C DRAWING NO. 11.1 DATE: 05/11/23</p>	<p>CLIENT'S ADDRESS FELICIA MCCOY RESIDENCE 21 SOUTH BUCKLE APART FISHKILL, NY 12520</p>	<p>DESIGNER ORBINE ASSOCIATES, INC. 100 WEST 10TH STREET FISHKILL, NY 12520 TEL: 516.893.1234 FAX: 516.893.1234</p>	<p>DATE OF APPROVAL</p>	<p>PROJECT LOCATION 23 SOUTH BUCKLE APART FISHKILL, NY 12520 EXPIRES: 02/03/2025</p>
---	---	--	-------------------------	---

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

000000000000

Application Date: 5/19/23
Fees Paid: \$ 225.00

SP# 3639

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 60 Mount Ave ZONING DISTRICT Residence Apartment
SECTION Sec 55 BLOCK 231 LOT 204 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Same as owner</u>			Name: <u>Jose Aguayo</u>
Address: _____			Address: <u>60 Mount Ave Freeport</u>
Telephone #: _____			Telephone #: <u>347-274-706</u>

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

Present Land Use: Residence Proposed Land Use: Residence

Description of Proposed Work: Legalize Finished basement with bathroom and exterior basement stairs

I request a preliminary meeting: _____ YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.
 YES NO

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 19
day of MAY, 2023
[Signature]
Notary Public

INDIA SHEARD
Notary Public, State of New York
No. 01SH6160075
Qualified in Nassau County
Commission Expires June 13, 2023

5/1/23
DATE

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 19
day of MAY, 2023
[Signature]
Notary Public

INDIA SHEARD
Notary Public, State of New York
No. 01SH6160075
Qualified in Nassau County
Commission Expires June 13, 2023

5/1/23
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 19, 2023
AMENDED SITE PLAN LETTER

Jose Aguayza
60 Mount Avenue
Freeport, NY 11520

RE: 60 Mount Avenue, Freeport, NY

Zoning District: Residence Apartment Sec. 55 Blk. 231 Lot 204

Building Permit Application #20233228

Description: Legalize finished basement with bathroom and exterior basement stairs

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jeff Gallo, Building Inspector
/al

encl.

c : Village Clerk
Vincent Lucarelli, R.A.

ZBA Approval Needed: Yes _ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Permit Applications 20233228

Location: 60 Mount Avenue, Freeport, NY

Applicant: Jose Aguaya

Description: Legalize finished basement with bathroom and exterior basement stairs

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

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

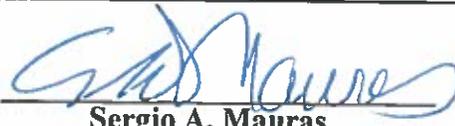
REASON(S) FOR DETERMINATION

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

A) _____

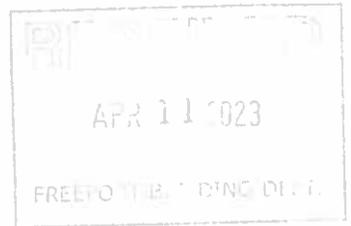
B) Possible environment effects identified:
(only if positive determination)

Dated: April 24, 2023


Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

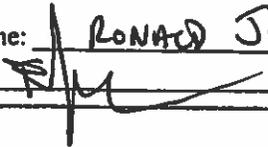
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Jose Aguayza			
Project Location (describe, and attach a location map): 60 Mount Ave, Freeport, NY 11520			
Brief Description of Proposed Action: Legalize existing exterior basement stairs and finished basement storage w/ bathroom			
Name of Applicant or Sponsor: Ronald Juarez		Telephone: 516-902-9894	
		E-Mail: RJdesignarchti@gmail.com	
Address: 26 bluegrass lane			
City/PO: levittown		State: ny	Zip Code: 11756
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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APR 11 2023
PLANNING DEPT

<p>5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>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: _____</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>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 type="checkbox"/> YES] If No, describe method for providing potable water: _____</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>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</p>			
<p>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?</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>16. Is the project site located in the 100 year flood plain?</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>RONALD JUAREZ</u>	Date: <u>3/24/2023</u>	
Signature: 		

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

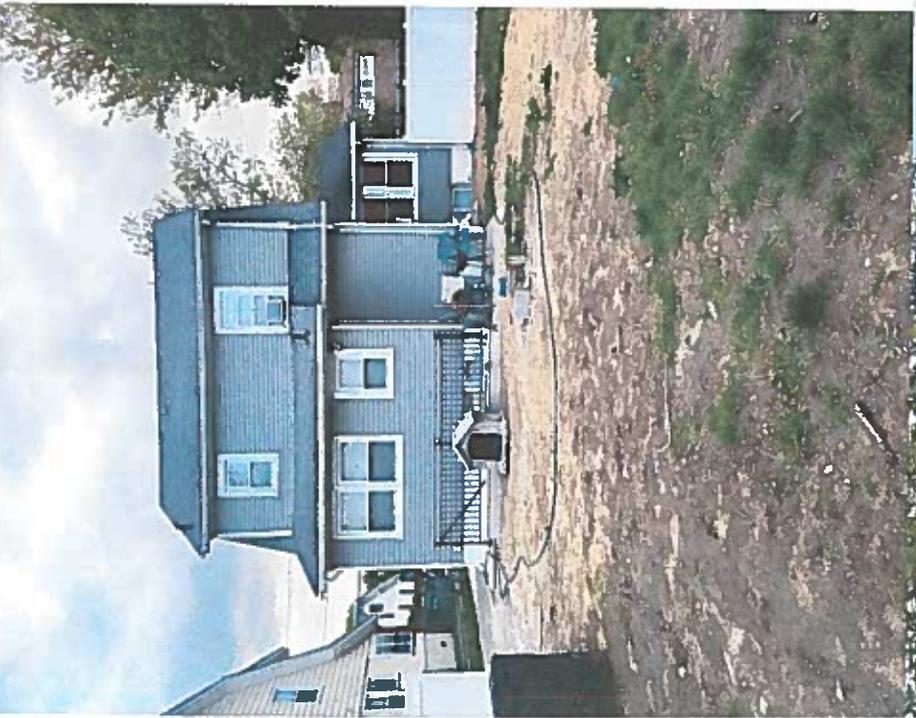
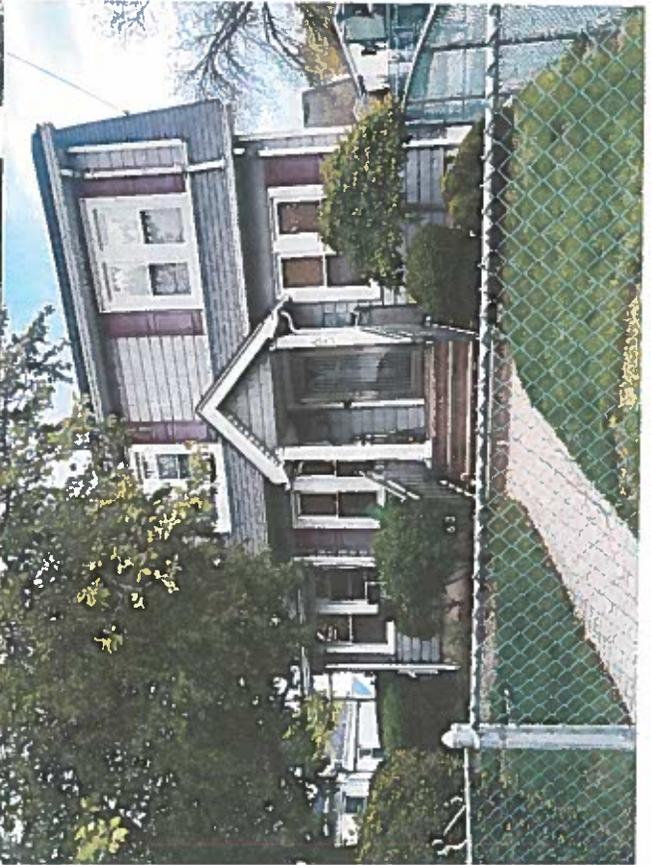
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" 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.

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





MOUNT AVENUE

SOUTHERLY
50.00'

301.00'

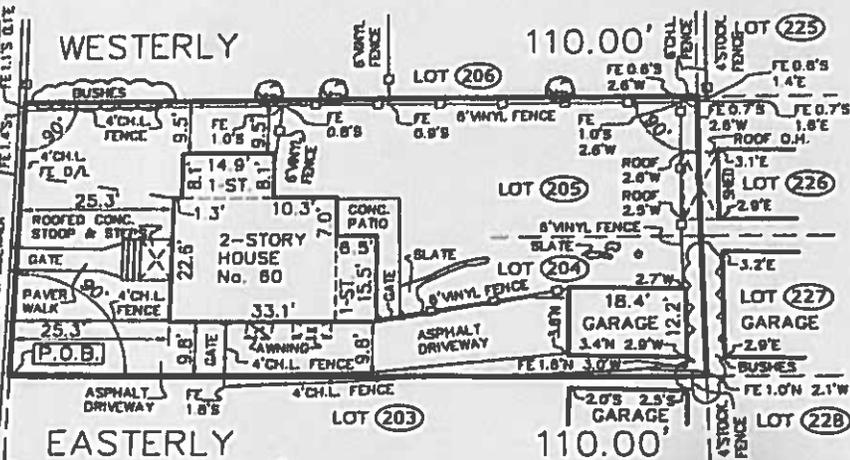
WESTERLY

BROADWAY

EASTERLY

110.00'

NORTHERLY
50.00'



**SURVEY OF
LOTS 204 & 205**

MAP OF
EAST RANDALL PARK, FREEPORT, LI,
COMPRISING 340 LOTS, THE PROPERTY OF
CHARLES A. SIGMUND REALTY CO.
LOCATED AT FREEPORT, NASSAU COUNTY,
LONG ISLAND, NY SURVEYED BY
ALVIN G. SMITH, ENGINEER AND SURVEYOR,
FREEPORT, LI, FEBRUARY 1904

FILED ON APRIL 23, 1904 AS MAP No. 328
SITUATE

INCORPORATED VILLAGE OF FREEPORT
NASSAU COUNTY, NEW YORK

TAX No. 55-231-204

SCALE 1"=20'

JUNE 13, 2022

LEGEND:

--- OVERHEAD UTILITY WIRES

⊙ TREE

AREA = 5,500.00 sq. ft.
0.126 ac.



AERIAL LAND SURVEYING, D.P.C.

53 PROBST DRIVE

SHIRLEY, NY 11967

PHONE: 833-787-8383

E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM

WEBSITE: WWW.AERIALLANDSURVEYING.COM

NOTE: LOCATIONS AND EXISTENCE OF ANY
SUBSURFACE UTILITIES AND/OR STRUCTURES NOT
READILY VISIBLE, ARE NOT CERTIFIED. THE
CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

DISTRICT: N/A LOT: 204 BLOCK: 231 SECTION: 55

MAP/FILE NO.: 328

MAP OF: "MAP OF EAST RANDALL PARK, FREEPORT, LI, COMPRISING 340 LOTS,
THE PROPERTY OF CHARLES A. SIGMUND REALTY CO. LOCATED AT FREEPORT,
NASSAU COUNTY, LONG ISLAND, NY SURVEYED BY ALVIN G. SMITH, ENGINEER AND
SURVEYOR, FREEPORT, LI, FEBRUARY 1904"

TITLE NO.: CJS-07738

MAP FILED DATE: APRIL 23, 1904

COUNTY TAX MAP ID: 55-231-204

SITUATED AT: INCORPORATED VILLAGE OF FREEPORT

SUBDIVISION MAP LOT & BLOCK #'S: LOTS 204 & 205

CERTIFIED TO: CJS LAND SERVICES, INC.

CESAR AGUAYZA AND JOSE AGUAYZA

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

HUNTEOWN EQUITY MORTGAGE, LLC D/B/A THE LENDER

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER
PORTMENT FACTS WHICH A TITLE SEARCH MIGHT REVEAL

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134,
SECTION 7201, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original
of the land surveyor's hand seal or his endorsement and shall not be
considered a valid true copy." Certification indicates herein clearly that
this survey was prepared in accordance with the Education Law of
Professional Land Surveyors.
The person for whom the survey was conducted is hereby notified that the
surveying governmental authority in the City
and is prohibited to endorse or certify this survey map unless the
certification on



COPYRIGHT 2022 ALVIN G. SMITH,
AERIAL LAND SURVEYING, D.P.C.

JOB NO.: 22-1180
DATE: JUNE 13, 2022



Table with columns: NO., DATE, AS NOTED, REVISION, DESCRIPTION, DATE.



Table with columns: NO., DATE, AS NOTED, REVISION, DESCRIPTION, DATE.

Table with columns: NO., DATE, AS NOTED, REVISION, DESCRIPTION, DATE.

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Table with columns: NO., DATE, AS NOTED, REVISION, DESCRIPTION, DATE.

ALL FINISHES REQUIRED... THE FINISHES TO BE USED IN THIS PROJECT SHALL BE AS FOLLOWS... THE FINISHES TO BE USED IN THIS PROJECT SHALL BE AS FOLLOWS...

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Application Date: 5/26/23
Fees Paid: 325.00

SP# 3641

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 72 Mount Ave Freeport NY 11520 Resident Apartment ZONING DISTRICT _____
SECTION SS BLOCK 231 LOT 210 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>Ana Isabel Guasco Loja</u>			Name: <u>Ana Isabel Guasco Loja</u> <u>Cesar David Aguayo M</u>	
Address: <u>72 Mount Ave</u> <u>Freeport NY 11520</u>			Address: <u>72 Mount Ave</u> <u>Freeport NY 11520</u>	
Telephone #: <u>347-916-2308</u>			Telephone #: <u>347-916-2308</u>	

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: Residential

Description of Proposed Work: Maintain existing exterior stairway to unfinished basement.

I request a preliminary meeting: _____ YES NO

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

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

_____ YES NO

Ana Isabel Guasco Loja
APPLICANT'S SIGNATURE

05-23-2023
DATE

Sworn to before me this 23rd
day of MAY, 2023.
Peggy M. Lester
Notary Public

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

Ana Isabel Guasco Loja
PROPERTY OWNER'S SIGNATURE

05-23-2023 DATE
PEGGY M. LESTER
Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025

Sworn to before me this 23rd
day of MAY, 2023.
Peggy M. Lester
Notary Public

FOR VILLAGE USE ONLY

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

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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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 8, 2023
SITE PLAN LETTER

Cesar Aguayza
72 Mount Avenue
Freeport, NY 11520

RE: 72 Mount Avenue, Freeport, NY 11520
Zoning District – Apartment – Sec. 55 Block 231 Lot 210
Building Permit Application #20233162
Description – Maintain existing exterior stairway to unfinished basement

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
2023 MAY 26 A 10: 01

/cd
encl.
c : Village Clerk
Vincent Lucarelli, R.A.

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ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Permit Application# 20233162

Location: 72 Mount Avenue, Freeport, NY

Applicant: Cesar Aguayza

Description: Maintain an existing exterior stairway to unfinished 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: May 8, 2023

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2023 MAY 26 A 10:02

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.

20233162

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: Aguayza Residence			
Project Location (describe, and attach a location map): 72 Mount Ave, Freeport, NY 11520			
Brief Description of Proposed Action: Maintain existing exterior stairs down to unfinished basement			
Name of Applicant or Sponsor: Cesar Aguayza		Telephone: 347-771-0086	
E-Mail:			
Address: 83 Woods Avenue			
City/PO: Roosevelt		State: NY	Zip Code: 11575
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.12</u>	acres
b. Total acreage to be physically disturbed?		_____	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.12</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 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"/> Park land			



2023 MAY 26 A 10:02



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

2023 MAY 29 10:02

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: _____		Date: _____
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"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

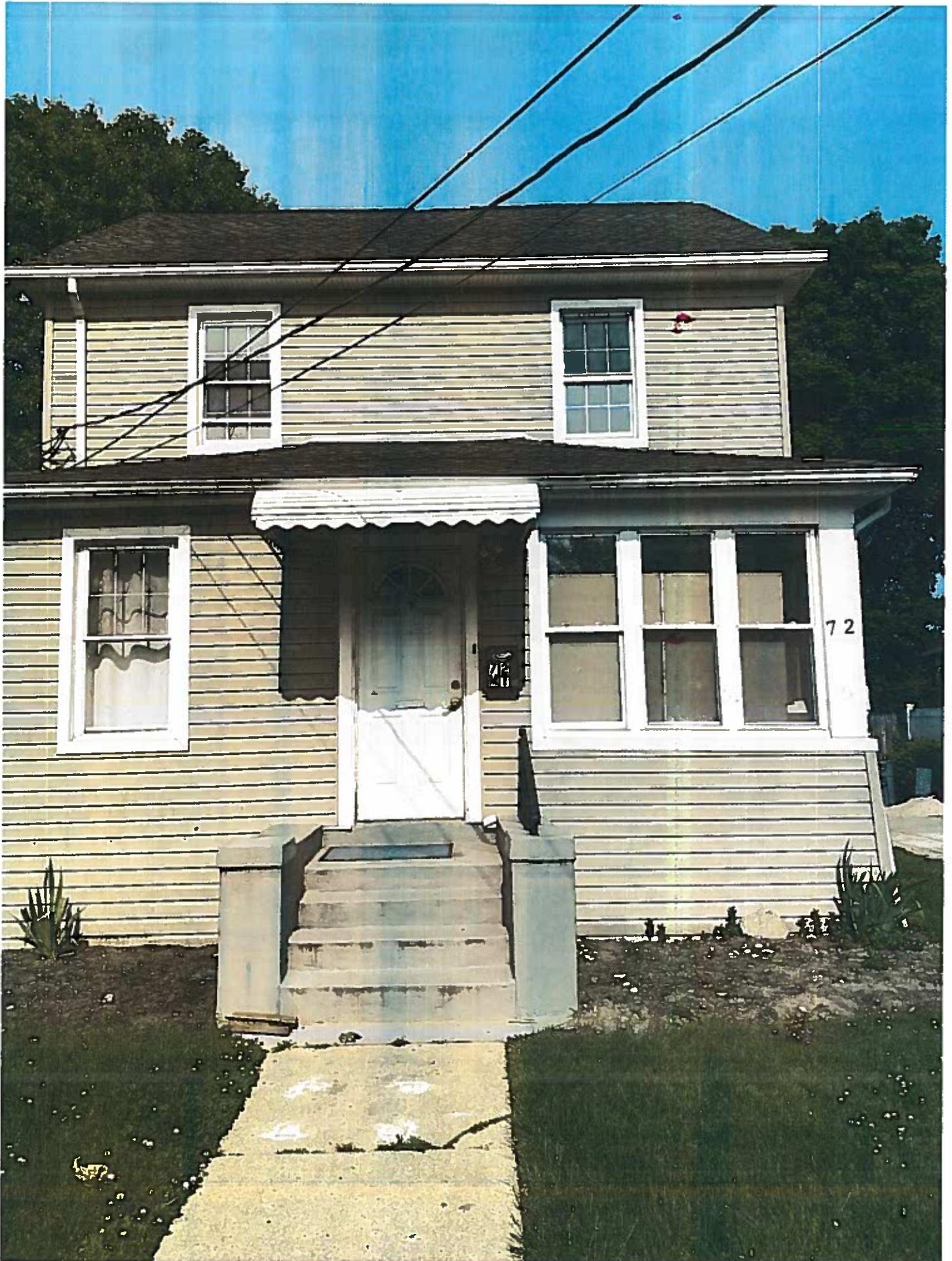
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.

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

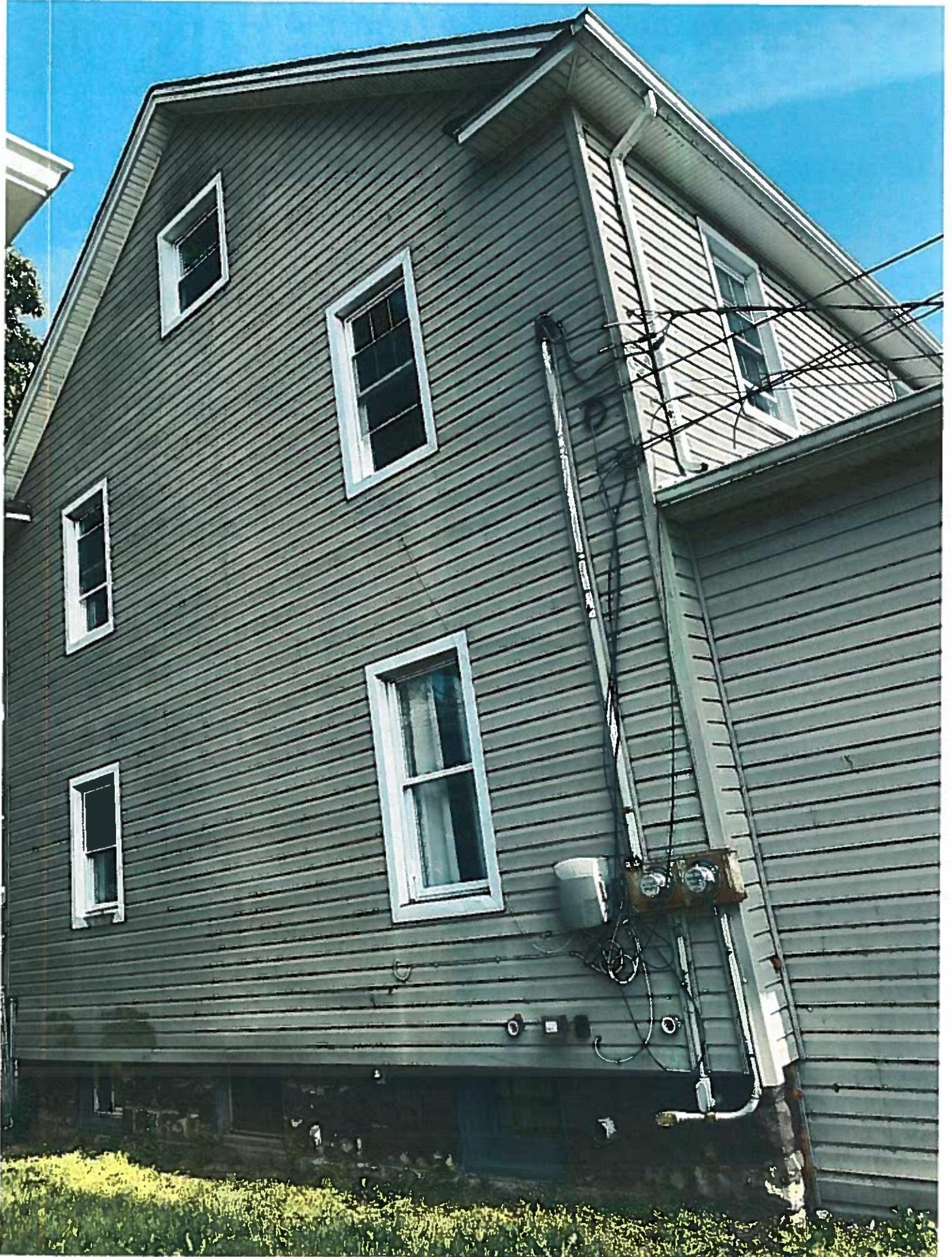
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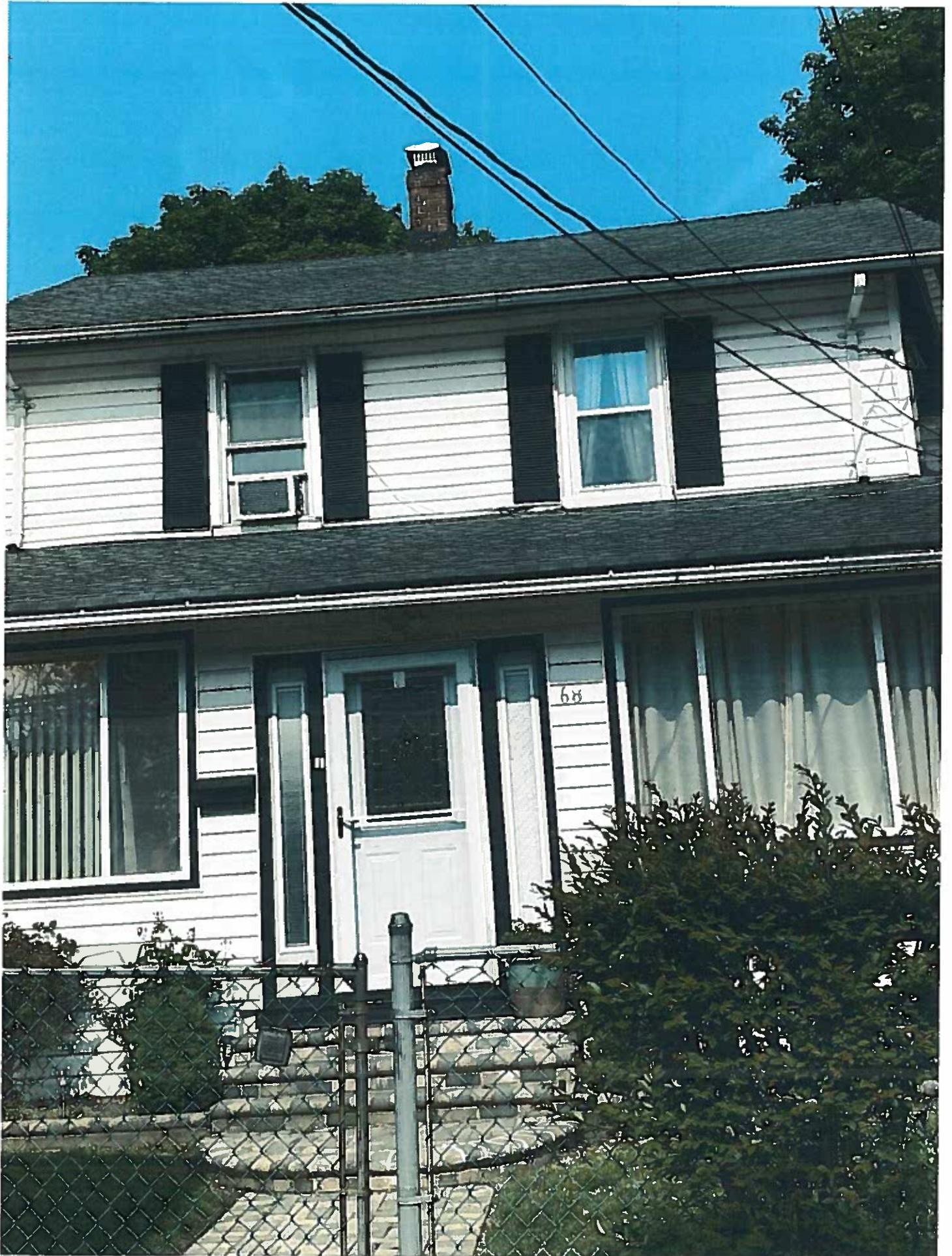
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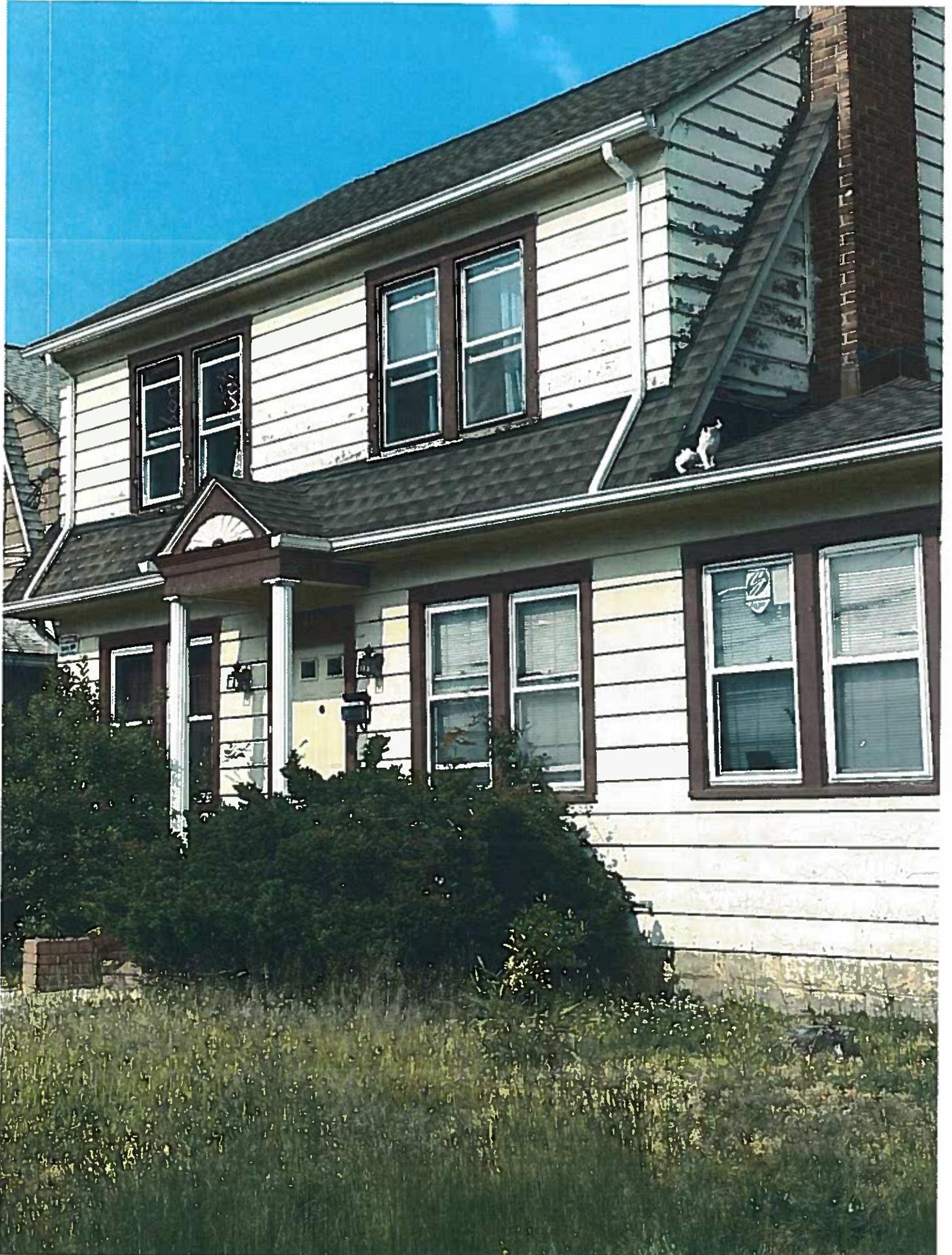
















Application Date: 5/31/23
Fees Paid: 450.00

SP# 3644

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 109 Atlantic Ave Freeport ZONING DISTRICT Res A
SECTION 60 BLOCK 84 LOT 37 LOT SIZE: 51141 sqft.

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Dennis Marti</u>	Name: <u>Dennis Marti</u>
Address: <u>1500 Jerusalem Ave Merrick NY 11566</u>	Address: <u>1500 Jerusalem Ave Merrick NY 11566</u>
Telephone #:	Telephone #: <u>516-902-2594</u>

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

Present Land Use: Vacant Proposed Land Use: Build a three story single family home

Description of Proposed Work: 3 Three story, single family dwelling.

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.
_____ YES NO

APPLICANT'S SIGNATURE
Sworn to before me this 31 day of May 2023
[Signature]
Notary Public



DATE 5/23/23

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

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 31 day of May 2023
[Signature]
Notary Public



DATE 5/23/23

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VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 4, 2023
SITE PLAN LETTER

Dennis Marti
1500 Jerusalem Avenue
Merrick, NY 11566

RE: 109 Atlantic Avenue, Freeport, NY 11520
Zoning District – Residence A – Sec. 62 Block 84 Lot 37
Building Permit Application #20233206
Description – Construct a three-story, one family dwelling with attached garage

Dear Sir/Madam:

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

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

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

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

Very truly yours,


Sergio A. Mauras
Superintendent of Buildings

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
2023 MAY 31 11:09

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c/d
encl.
c : Village Clerk
Kurt A. Jacobs, R.A.

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Permit Applications 20233206

Location: 109 Atlantic Avenue, Freeport, NY

Applicant: Dennis Marti

Description: Construct a three-story, one family dwelling with attached garage

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: May 4, 2023

VILLAGE OF FREEPORT, NY
DEPARTMENT OF BUILDINGS
SUPERINTENDENT'S OFFICE
60 NORTH OCEAN AVENUE
FREEPORT, NY 11520

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

617.20
Appendix B
Short Environmental Assessment Form

20233206

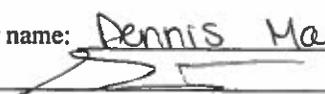
Instructions for Completing

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;">New Construction</p>							
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">109 Atlantic Ave, Freeport NY 11520</p>							
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">Proposed three story, single family home.</p>							
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Dennis Marti</p>		Telephone: 516-902-2594					
		E-Mail: office@marti-homes.net					
Address: <p style="text-align: center; font-size: 1.2em;">1500 Jerusalem Ave</p>							
City/PO: <p style="text-align: center; font-size: 1.2em;">Merrick NY 11566</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11566</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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="font-size: 1.5em;">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%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="font-size: 1.5em;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action? _____ acres			<div style="text-align: right; font-size: 0.8em;"> RECEIVED 2023 MAY 31 11:09 CLERK'S OFFICE VILLAGE OF FREEPORT, NY </div>				
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 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	✓		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dennis Marti</u>	Date: <u>3/16/23</u>	
Signature: 		

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

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

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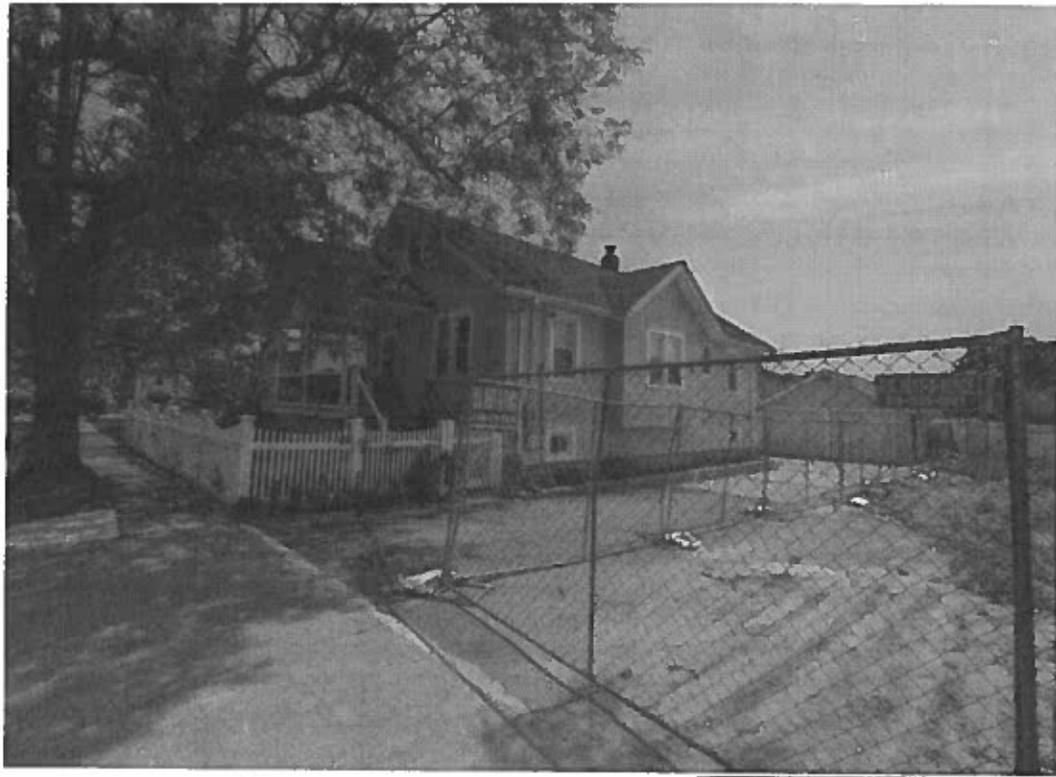
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

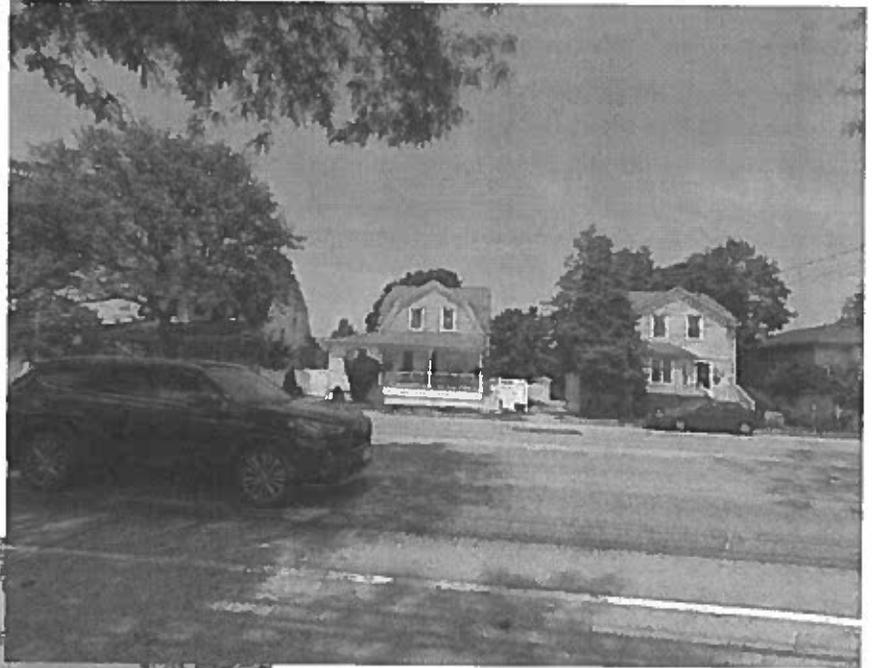
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 VILLAGE OF FLEETPORT, NY

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





Left

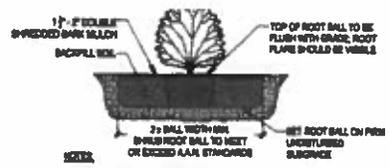


Front



right

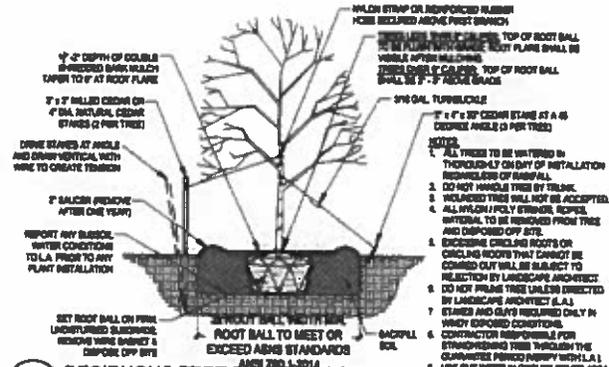
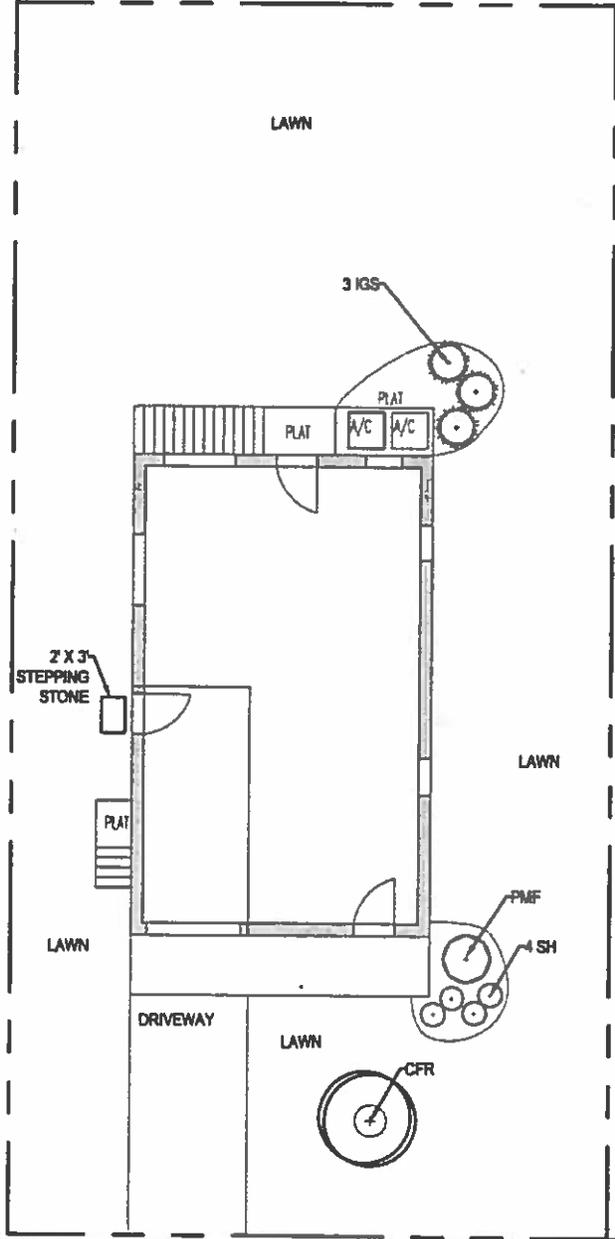
PLANT LIST				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	CFR	<i>Comus florida var. rubra</i>	Pink Dogwood	7-8' hgt.
3	IGS	<i>Ilex glabra 'Shamrock'</i>	Hollyberry	3 gal.
1	PMF	<i>Pieris japonica</i>	Mountain Fir	2 1/2-3' hgt.
4	SH	<i>Sarcococca hookeriana humilis</i>	Sweet Box	3 qrt.



1. REPORT ANY EXISTING WATER CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
2. ALL GRASS TO BE MAINTAINED AT THICKENEDLY ON DRY OF INSTALLATION REGARDLESS OF RAINFALL.

SHRUB PLANTING DETAIL

NTB



DECIDUOUS TREE PLANTING DETAIL

NTB

PLANT NOTES:

1. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1).
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES, EXISTING OR PROPOSED, IN THE AREAS TO BE PLANTED.
3. VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
4. STAKE OUT LOCATION OF NEW PLANTS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. PLANT MATERIAL SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE BEFORE PLANTING IS BEGUN.
6. ALL PLANT BEDS AND TREE SAUCERS SHALL RECEIVE 2" OF DOUBLE SHREDED BARK MULCH IN ACCORDANCE WITH ATTACHED PLANT DETAILS.
7. ALTERNATELY SPACE ("STAGGER") PLANTS IN BEDS UNLESS OTHERWISE NOTED.
8. SCARIFY ROOT BALLS REMOVED FROM CONTAINER GROWN STOCK PRIOR TO PLANTING.
9. NO PLASTIC, NON-ROT BURLAP OR TWINE SHALL BE USED ON THIS JOB.
10. EXISTING PLANT MATERIALS SO INDICATED TO REMAIN AND BE PROTECTED WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND SHALL BE OF THE SAME SIZE AND VARIETY AS THOSE DESTROYED OR DAMAGED.
11. NO EXISTING TREES ARE TO BE REMOVED UNLESS AS NOTED ON THE DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
12. NO SUBSTITUTIONS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
13. ALL PLANT PITS TO BE BACKFILLED WITH 2 PARTS EXCAVATED TOPSOIL MIXED WITH ONE PART COMPOST. ADD BIOSTIMULANT (PLANT HEALTH CARE INC. - BIO PAK, ROOTBAVER OR EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SOURCE OF COMPOST AND BIOSTIMULANT PRODUCT FOR APPROVAL BY L.A.
14. ALL PLANT MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM DATE OF INSTALLATION AND WRITTEN ACCEPTANCE BY LANDSCAPE ARCHITECT.
15. IF ANY DISCREPANCY EXISTS BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN.
16. EXISTING TREES NOT INTERFERING WITH NEW CONSTRUCTION AND IN GOOD HEALTH SHALL REMAIN.
17. PROJECT SITE SHALL BE KEPT WEED FREE DURING THE CONTRACT PERIOD.
18. CONTRACTOR SHALL MAKE (1) VISIT PER MONTH DURING APRIL - OCTOBER OF THE MAINTENANCE PERIOD TO REMOVE WEEDS, PRUNE DEAD LIMBS & BRANCHES, STRAIGHTEN TREES SHIFTED BY WIND, REPLACE DEAD OR INJURED PLANTS AS REQUIRED, ADD MULCH, AND BED LINE RE-CUTTING AS REQUIRED.
19. IF NO IRRIGATION IS TO BE INSTALLED, CONTRACTOR SHALL MANUALLY IRRIGATE ALL PLANTINGS AND SEEDING AREAS EQUIVALENT TO 1.5" OF RAIN PER WEEK THROUGHOUT THE MAINTENANCE PERIOD (INCLUDING RAINFALL).



ATLANTIC AVENUE

LANDSCAPE PLAN

SCALE: 1"=10'-0"

109 ATLANTIC AVE. RESIDENCE

SECTION: 62 BLOCK: 84 LOT: 37

109 Atlantic Avenue
Freeport NY

DESIGN
LA & PC LANDSCAPE ARCHITECTURE PC

PO Box 371
Wedding River, New York 11792-0371
831 628 6385
info@rwydesigngroup.com

Project No: G-0623
Drawing No: LP0520023
Date of Dwg: 05.22.23

- DRAWING NOTES:**
1. THIS DRAWING IS AN INSTRUMENT OF SERVICE FURNISHED TO THE CLIENT FOR THEIR APPROVAL AND GENERAL LAYOUT PURPOSES. NOT FOR CONSTRUCTION.
 2. SOME INFORMATION FROM ARCHITECTS' FLOOR PLAN BY BLURT & JACOB DATED MAY 6, 2022. THIS DRAWING HAS NOT BEEN PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR AND SHALL NOT BE RELIED UPON TO ESTABLISH BOUNDARY MEASUREMENTS OR BOUNDARY METES AND BOUNDS.
 3. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL APPEAR TO HIS OWN SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

109 Atlantic Ave Finishes

Roof

Tamko Architectural – Oxford Grey

Siding

Compass 4" Dutch Lap – Light Grey

Trim around windows

3 ½" White Lineal

Front Doors

White

Garage Door

8 Panel with top glass

White

Windows

Metal Industries - White

6 over 1 panel

Masonry

Boulder Stone Breek Stone Products – Fast Stak Cheyenne Ridge

Light Fixtures

Black Gooseneck wall sconce

Fascia Board

8" Capped Aluminum

Columns

6x6 Pressure Treated with White Azek finish

PROPOSED: PROPOSED THREE STORY, ONE FAMILY DWELLING

DRAINING SHEET LIST

- A.1: COVER SHEET
- A.2: FOUNDATION, FIRST FLOOR PLAN
- A.3: SECOND FLOOR, ROOF PLAN
- A.4: MECHANICAL PLANS
- A.5: ELECTRICAL PLANS
- A.6: SPRINKLER PLANS
- A.7: ELEVATIONS
- A.8: ELEVATIONS
- A.9: SECTION, PLUM, RISER, DETAILS
- A.10: STRAPPING DETAILS
- A.11: CONSTRUCTION SCHEDULES
- A.12: CONSTRUCTION NOTES
- A.13: HELICAL PILE DETAILS
- A.14: SEALING DETAILS

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH:

- THE 2020 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-23 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-53 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-43 OF THE 2020 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2018 IECC RESIDENTIAL ENERGY EFFICIENCY CODE
- THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.
- FOUNDATIONS CHAPTER 4, DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL, AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE FOR ALTERNATIVE FOOTING AND FOUNDATION WALL DESIGN.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE (R501.2)(1) 2020 RESIDENTIAL CODE OF NYS	WIND DESIGN				SUBJECT TO PARAGRAPH FROM							
	GROUND SPEED WIND LOAD (mph)	TOPOG RAPID EFFECTS K	SPECIAL WIND DESIGN REGION	WIND BORN DESIGN ZONE #	SEVERE WINDS DESIGN #	FEET TO FINISH #	WIND DESIGN CATEGORY	WIND DESIGN CATEGORY				
	25	1.00	W2	W2	SEVERE	ROF 3 FT	ROF 10 FEET	WIND DESIGN CATEGORY #	ICE RESUR REQUIRED #	ROOF LOADS PER ACROSS #	AIR FRICTION INDEX	MEAN ANNUAL TEMP #

ZONING INFORMATION		
INC. VILLAGE OF FREEPORT SECTION 62 BLOCK 84 LOT 37		
B.F.E. AE B.0	REQUIRED	PROPOSED
ZONE: RES-A		
LOT AREA	5,000 SQ.FT.	5,136 S.F.
FRONTAGE	50 FT.	50 FT.
FRONT YARD	AVG. 15.5 FT.	25 FT.
REAR YARD	20 FT.	37.78 FT.
SIDE YARD (MIN)	5 FT.	10 FT.
SIDE YARD AGG.	25 FT.	25 FT.
BUILDING HEIGHT	35 FT.	34.5 FT.
PRINCIPAL COVERAGE	30 %	24 %

FLOOR AREA SQUARE FOOTAGES	
FOOTPRINT	1,000 S.F.
SECOND FLOOR	486 S.F.
FRONT R/O	102 S.F.
REAR STEPS	68 S.F.
A/C PLAT.	32 S.F.
ELECT. PLAT.	22 S.F.



ATLANTIC AVENUE
AVERAGE FRONT YARD SETBACK: 15.5 FT.

6.56' AVERAGE CENTERLINE OF STREET EL. 6.5'
6.50'

EAST AVENUE

PROPOSED THREE STORY, ONE FAMILY DWELLING

109 ATLANTIC AVE. FREEPORT, NY, 11520



ARCHITECT SEAL

SCALE: AS NOTED

DATE: 5-5-23

A.1

PLOT PLAN

SCALE: 1" = 10'-0"

GENERAL NOTES

- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS CARBON MONOXIDE DETECTOR INSTALLATION IN RESIDENTIAL BUILDINGS INTERMEDIATE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R3.1 AND R3.1 SHALL BE INSTALLED IN EACH DRELLING WITH ONE OF EACH DETECTOR IN THE BEDROOMS WHERE A FIRE-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV NAILS OR CONNECTORS IN A/C LUMBERS AND FASTENERS FOR A/C LUMBER MUST BE STAINLESS STEEL OR NOT DIPPED GALVANIZED 8-153.
- ALL ENGINEERED LUMBER TO BE CLASSED AND SIZED AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT.
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS.
- ALL EXTERIOR PORCH/DECK/ LUMBER-ON.
- ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURER AND TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS - UNLESS OTHERWISE NOTED.
- ALL MOOD POSTS SHALL BE BUILT UP WITH (2) 2x4s NAILED TOGETHER IN 90 NAILS @ 8" O.C. UNLESS OTHERWISE NOTED.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R3.0 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ FT. OPERABLE WINDOWS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ FT. THE MIN. Ht. OF OPENINGS TO BE 2'-1" AND MINIMUM WIDTH TO BE 2'-0" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 5'-9" A.F.F.

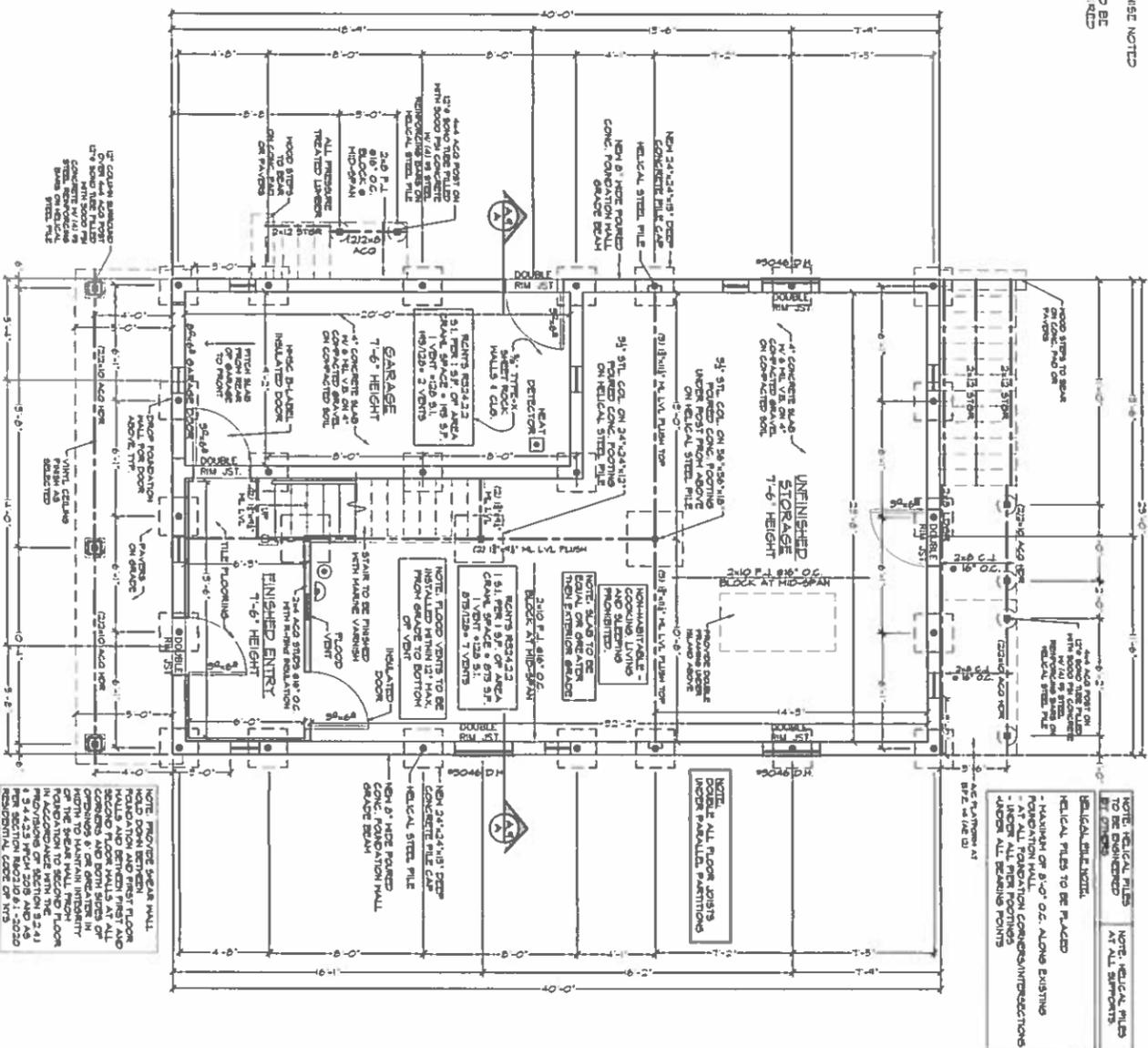
STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS)

-STAIRWAYS SHALL NOT BE LESS THAN 56" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
-MINIMUM HEADROOM HEIGHT TO BE 6'-8" MAX. RISER SHALL NOT EXCEED 8 1/2" MIN. TREAD SHALL NOT BE LESS THAN 4" STAIR PROFILE. NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 1/2".
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 56". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
-45° ON EITHER SIDE OF THE STAIRWAY. GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 90" ABOVE FLOOR OR GRADE. GUARDS/RAILING NOS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C. -BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

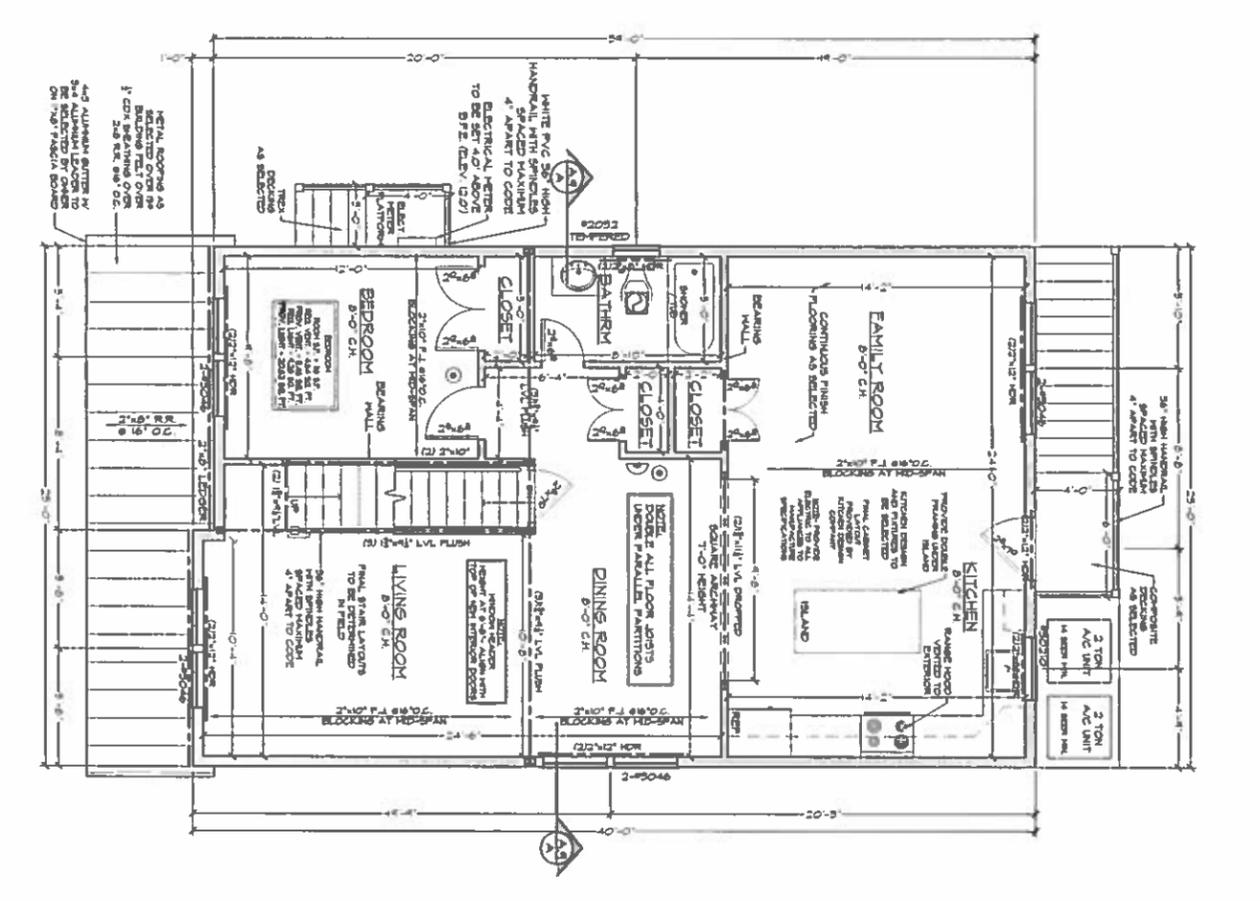
PROVIDE STAIRWAY LIGHTING AS PER SECTION R302.7 INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AND EACH FLOOR LEVEL SHALL CONTROL THE LIGHTS FOR THE STAIRWAY. R302.1 UNDER STAIR PROTECTION ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
MAINTAIN 6'-0" CLEARANCE OVER STAIR PER CODE. (NOTE: 6'-4" PROJECTIONS INTO REQUIRED 6'-0" HEIGHT PERMITTED PER CODE)

MATERIALS

CONCRETE	CONCRETE	CONCRETE	CONCRETE
STEEL	STEEL	STEEL	STEEL
WOOD	WOOD	WOOD	WOOD
GLASS	GLASS	GLASS	GLASS
PAINT	PAINT	PAINT	PAINT
FINISH	FINISH	FINISH	FINISH



PROPOSED FOUNDATION PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED THREE STORY, ONE FAMILY DWELLING
109 ATLANTIC AVE. FREEPORT, NY, 11520

ARCHITECT SEAL

SCALE: AS NOTED
DATE: 5-5-23

A.2

GENERAL NOTES

1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 912 OF 2020 FIRE CODE OR 2020 CARBON MONOXIDE DETECTOR INSTALLATION IN RESIDENTIAL BUILDINGS. INTERMEDIATE-FLOOR OPENINGS SHALL BE PROVIDED WITH CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R311 AND R315 SHALL BE INSTALLED IN EACH SLEEPING UNIT EXTENDED IN EACH VERTICAL CHASE AND IN THE VICINITY OF THE BEDROOMS WHERE A FIRE-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
3. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
4. ALL EXTERIOR PORCH/DECK/STAIR FRAMING TO BE ACO LUMBER-UNION.
5. ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURER AND TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS - UNLESS OTHERWISE NOTED.
6. ALL TRAVEL SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS.
7. ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2x4'S NAILED TOGETHER IN 104 NAILS @ 8" O.C. UNLESS OTHERWISE NOTED.
8. AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.) THE MIN. HT. OF OPENINGS TO BE 2'-0" AND MINIMUM WIDTH TO BE 2'-0" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 5'-0" A.F.F.
9. ALL ENGINEERED LUMBER TO BE CLASSIFIED AND SIZED AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT.

STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS)

-STAIRWAYS SHALL NOT BE LESS THAN 56" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

-MINIMUM HEADROOM HEIGHT TO BE 6'-8" MAX. RISER SHALL NOT EXCEED 8 1/2" MIN. TREAD SHALL NOT BE LESS THAN 9" STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 1/2".

-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 58". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.

-ON EITHER SIDE OF THE STAIRWAY, GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.

-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.

-BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE.

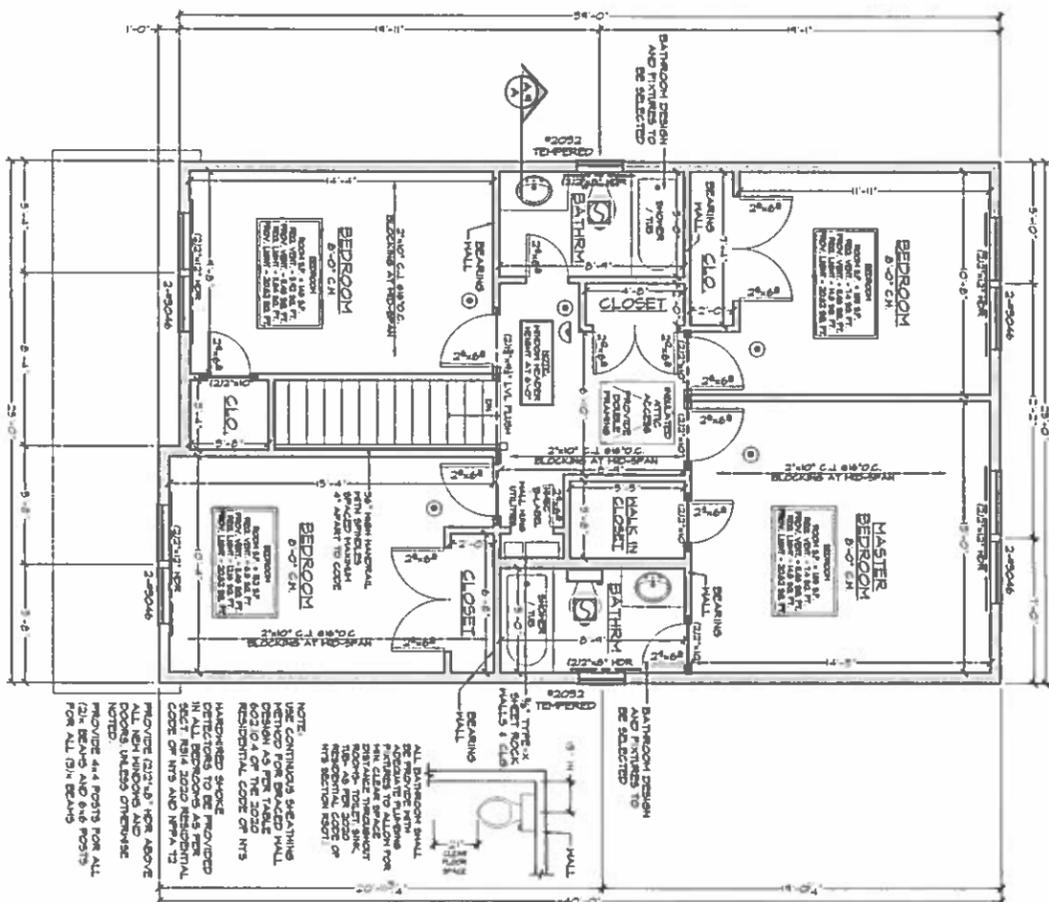
PROVIDE STAIRWAY LIGHTING AS PER SECTION R302.1 INTERIOR STAIRWAY ILLUMINATION.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (IN LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH LEVEL TO CONTROL THE LIGHTING OF THE STAIRWAY. HAS SIX OR MORE RISERS.

R302.1. UNDER STAIR PROTECTION ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

MAINTAIN 6"-8" CLEARANCE OVER STAIR PER CODE. NOTE: 6"-4" PROJECTIONS INTO REQUIRED 6"-8" HEIGHT PERMITTED PER CODE.

PROPOSED SECOND FLOOR PLAN



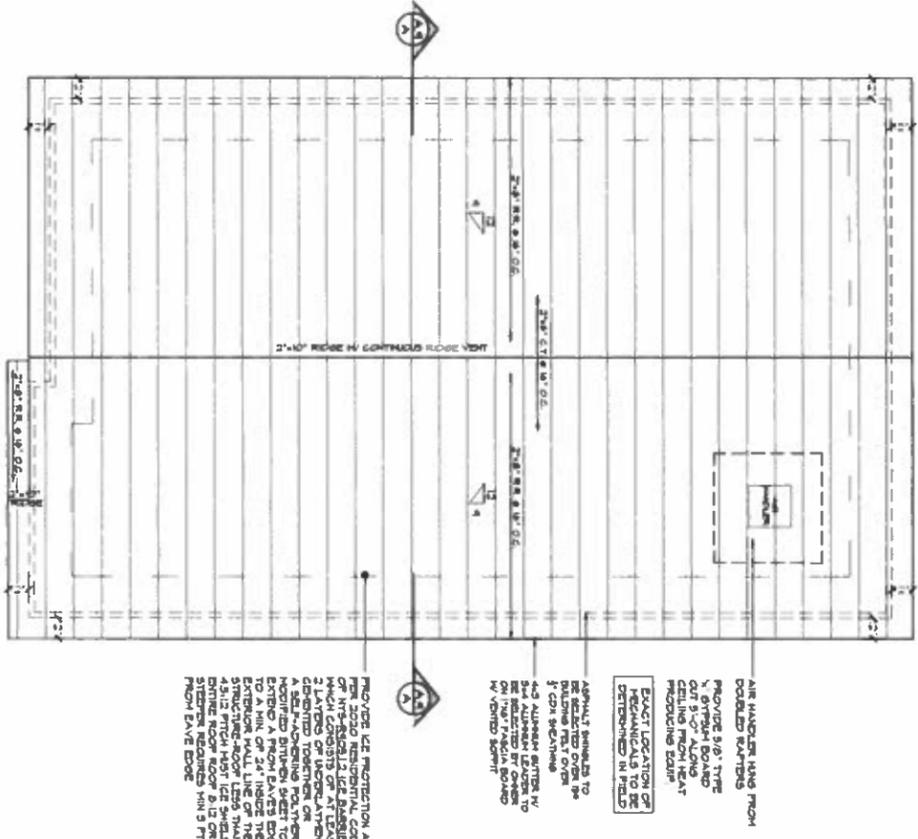
NOTE:

ALL BATHROOMS SHALL BE PROVIDED WITH A SHOWER AND TUB OR SHOWER ONLY. PROVIDE A SHOWER CURTAIN OR GLASS ENCLOSURE. PROVIDE A TUB SHIELD FOR TUBS. PROVIDE A TUB SHIELD FOR TUBS. PROVIDE A TUB SHIELD FOR TUBS.

USE CONTIGUOUS SWEATING FOR ALL BATHROOMS. PROVIDE A SHOWER CURTAIN OR GLASS ENCLOSURE. PROVIDE A TUB SHIELD FOR TUBS. PROVIDE A TUB SHIELD FOR TUBS.

PROVIDE 4x4 POSTS FOR ALL 12x BEAMS AND 8x4 POSTS FOR ALL 12x BEAMS.

PROPOSED ROOF PLAN



NOTE:

PROVIDE 1/2" PROTECTION AS PER 2020 RESIDENTIAL CODE FOR ALL CHIMNEYS OR AT LEAST 2 LAYERS OF UNDERLAYMENT. PROVIDE 1/2" PROTECTION AS PER 2020 RESIDENTIAL CODE FOR ALL CHIMNEYS OR AT LEAST 2 LAYERS OF UNDERLAYMENT.

PROVIDE 1/2" PROTECTION AS PER 2020 RESIDENTIAL CODE FOR ALL CHIMNEYS OR AT LEAST 2 LAYERS OF UNDERLAYMENT.

PROVIDE 1/2" PROTECTION AS PER 2020 RESIDENTIAL CODE FOR ALL CHIMNEYS OR AT LEAST 2 LAYERS OF UNDERLAYMENT.



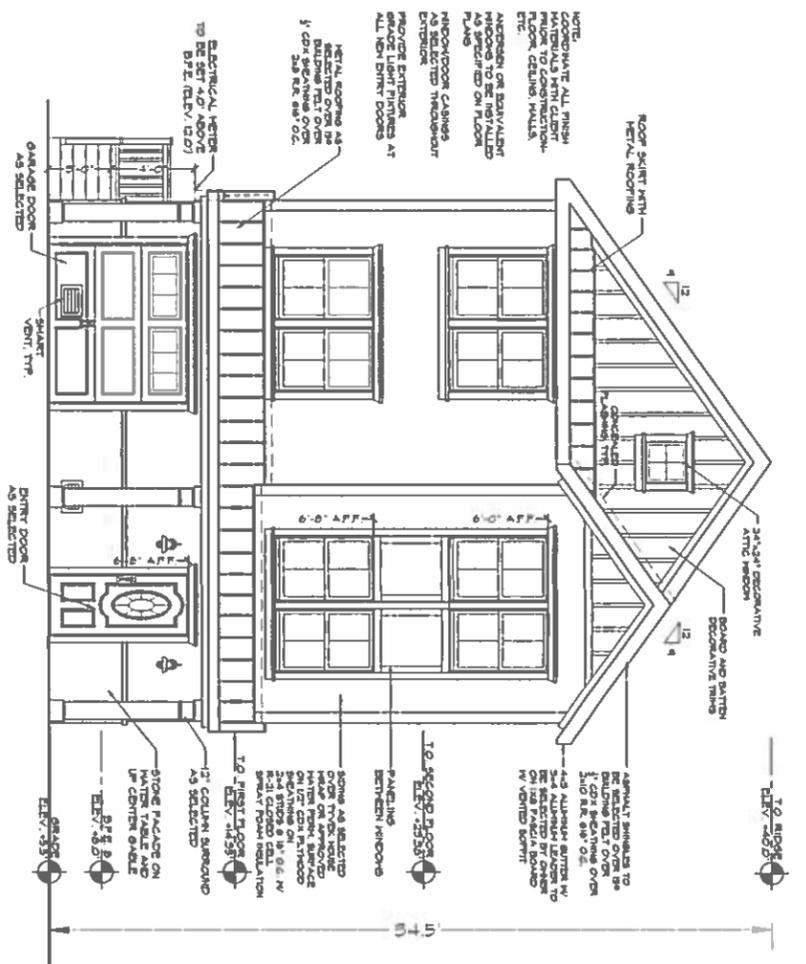
ARCHITECT SEAL

PROPOSED THREE STORY, ONE FAMILY DWELLING

109 ATLANTIC AVE. FREEPORT, NY, 11520

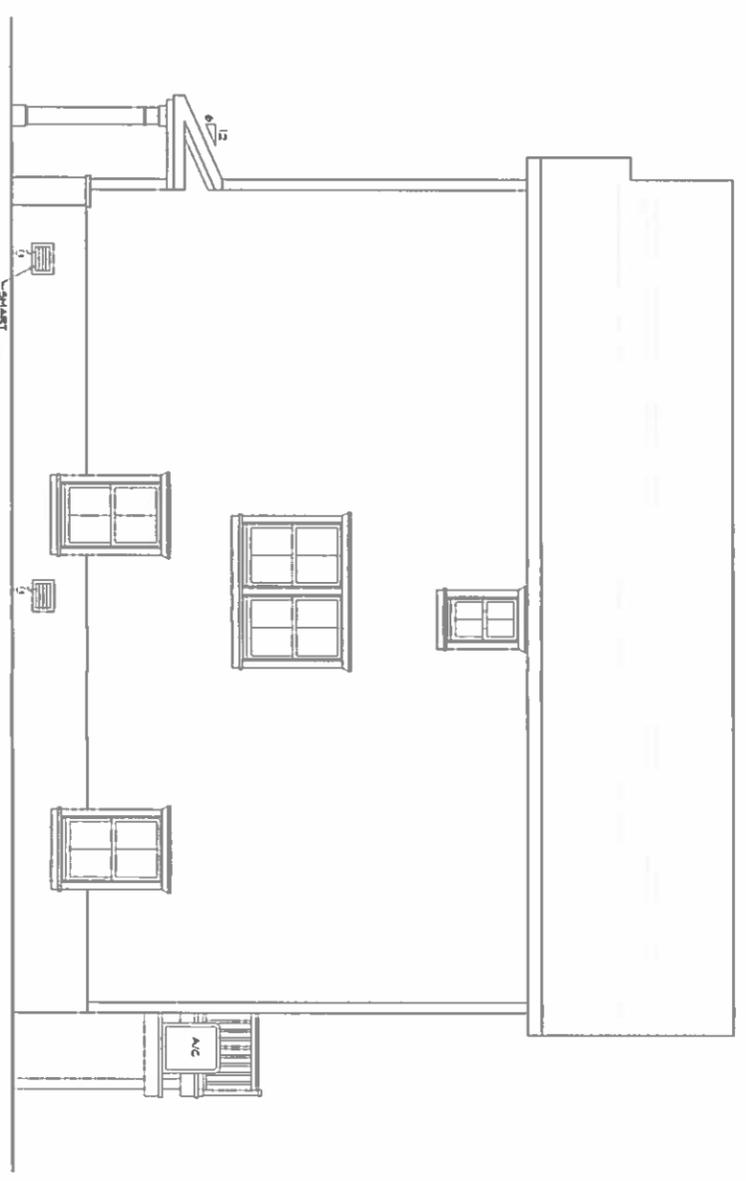
SCALE: AS NOTED
DATE: 5-5-23

A.3



PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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

PROPOSED THREE STORY, ONE FAMILY DWELLING

109 ATLANTIC AVE. FREEPORT, NY, 11520

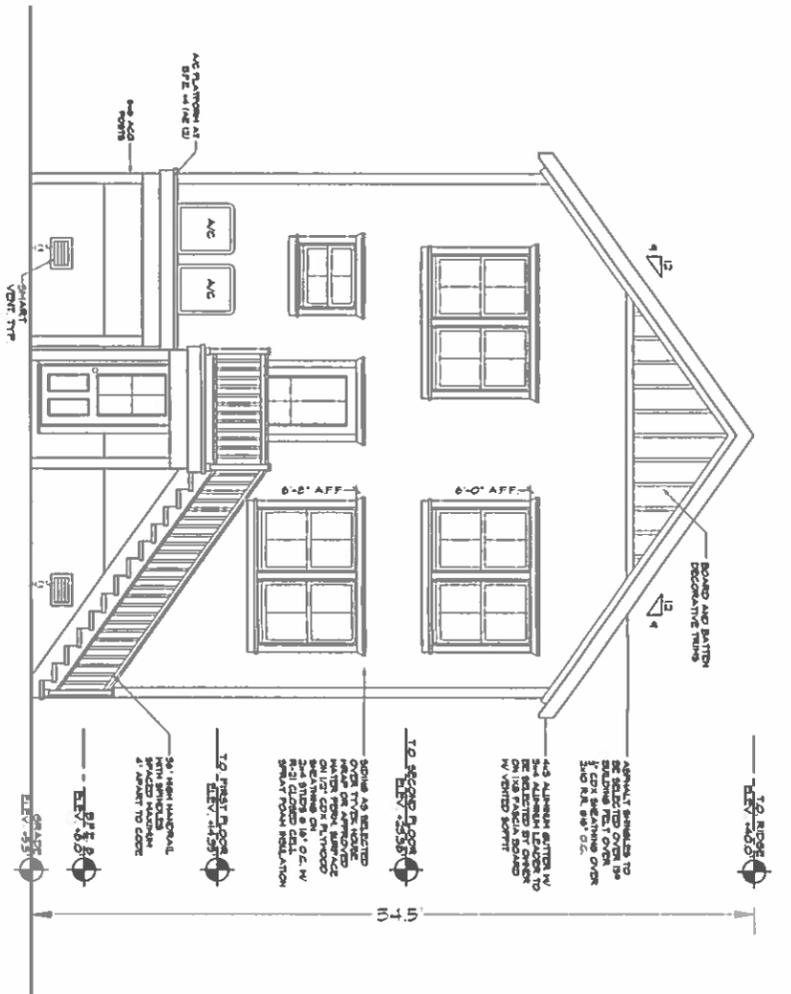
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SCALEAS NOTED

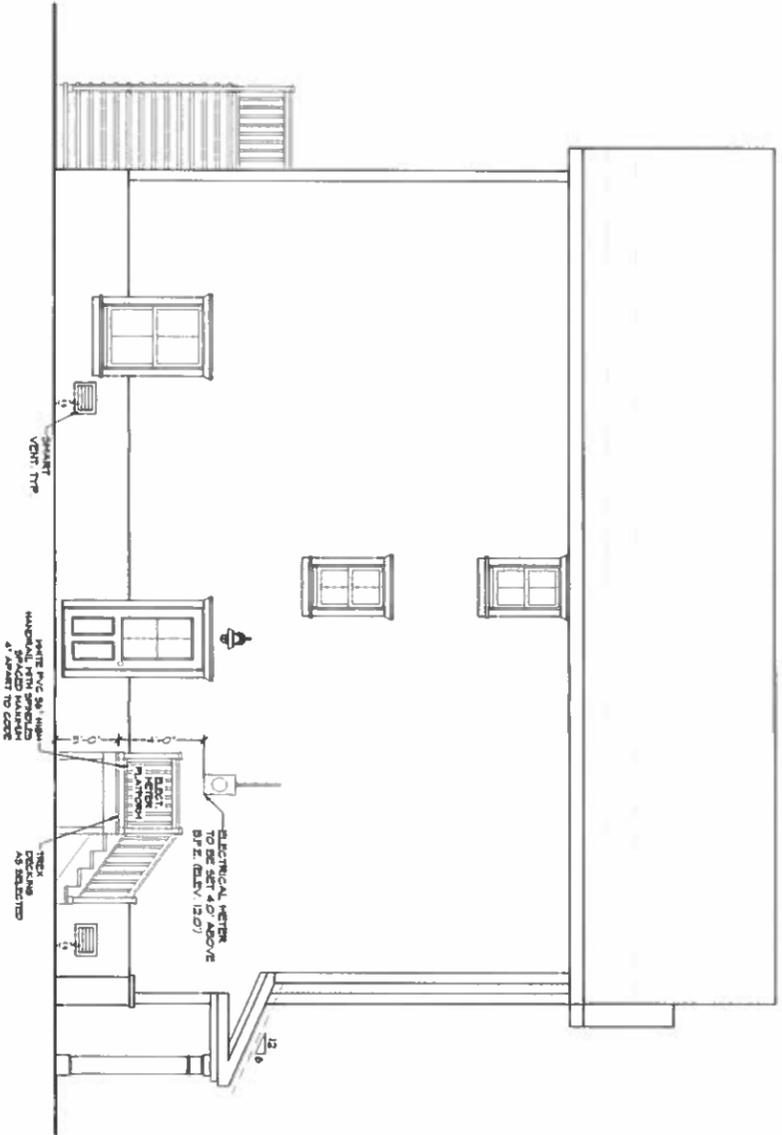
DATE: 5-5-23

A.7



PROPOSED REAR ELEVATION

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



PROPOSED SIDE ELEVATION

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

PROPOSED THREE STORY, ONE FAMILY DWELLING

109 ATLANTIC AVE. FREEPORT, NY, 11520

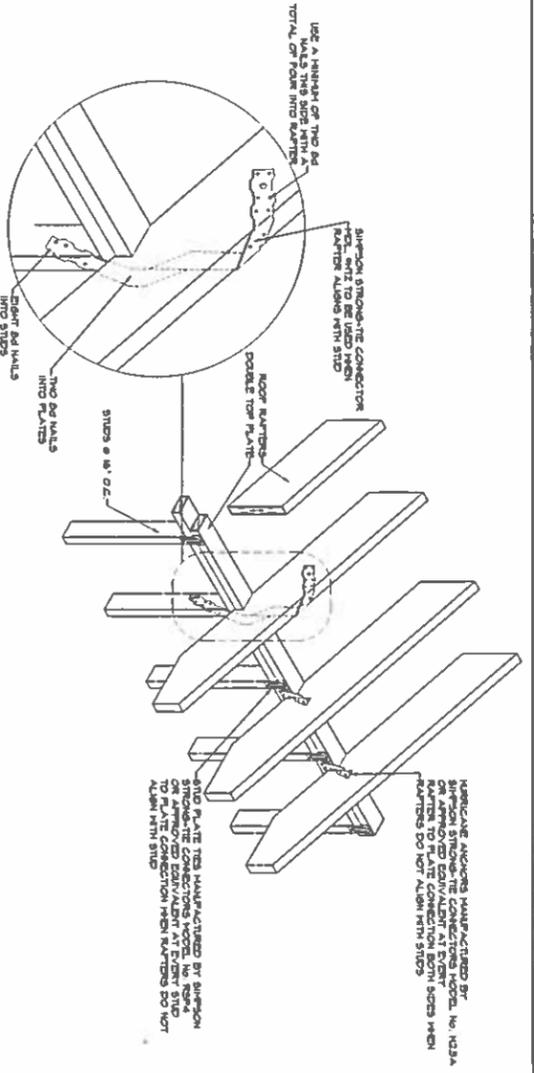
ARCHITECT SEAL



SCALEAS NOTED

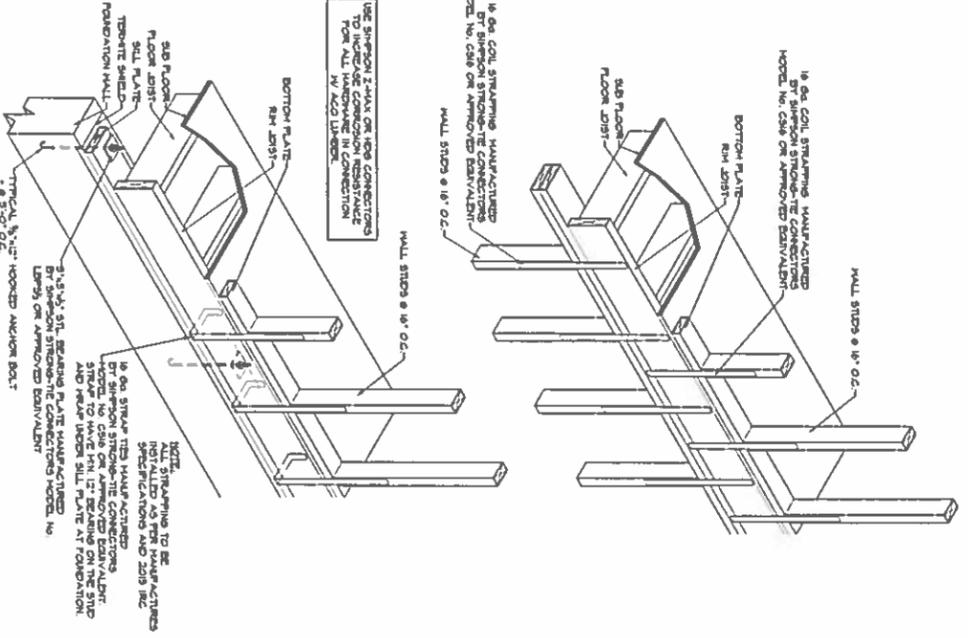
DATE: 5-5-23

A.8



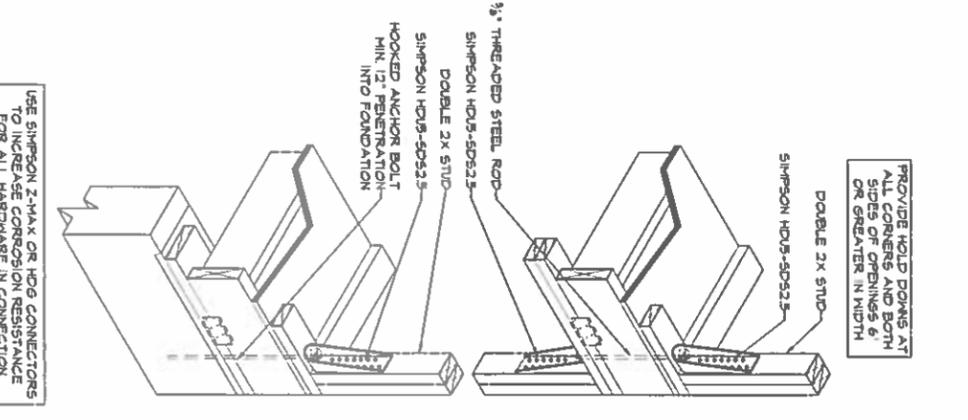
ROOF STRAPPING DETAIL

SCALE: 5/4" = 1'-0"



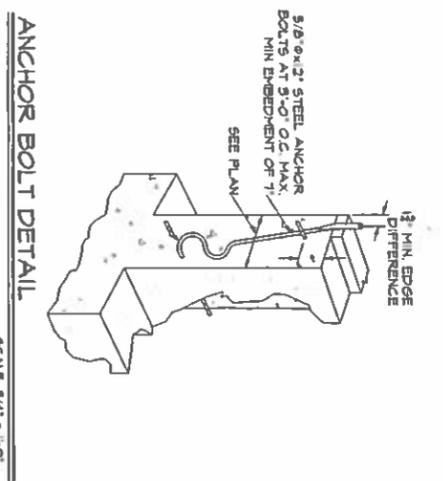
STRAPPING DETAIL

SCALE: 5/4" = 1'-0"



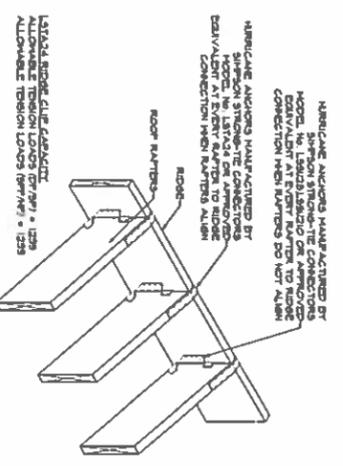
HOLD DOWN DETAIL

SCALE: 5/4" = 1'-0"



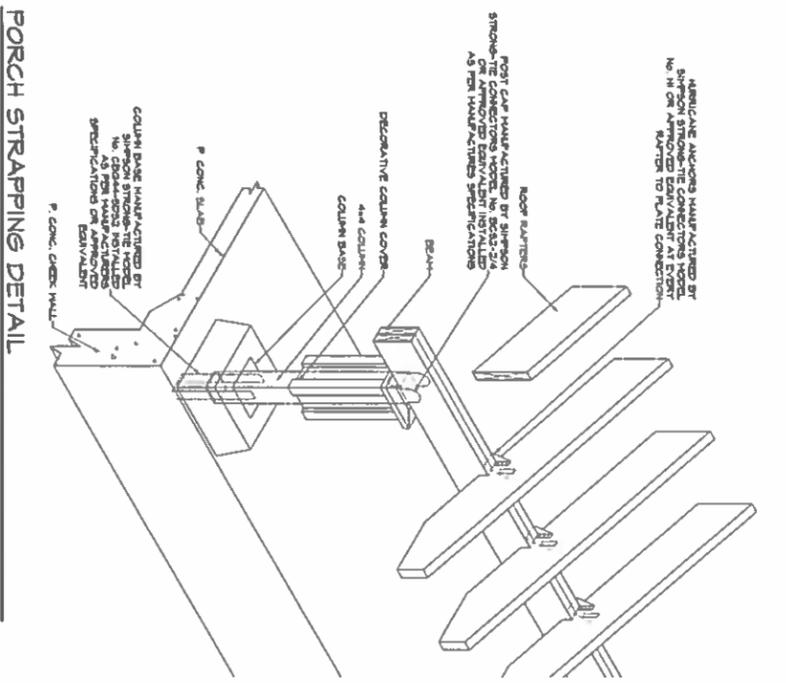
ANCHOR BOLT DETAIL

SCALE: 5/4" = 1'-0"



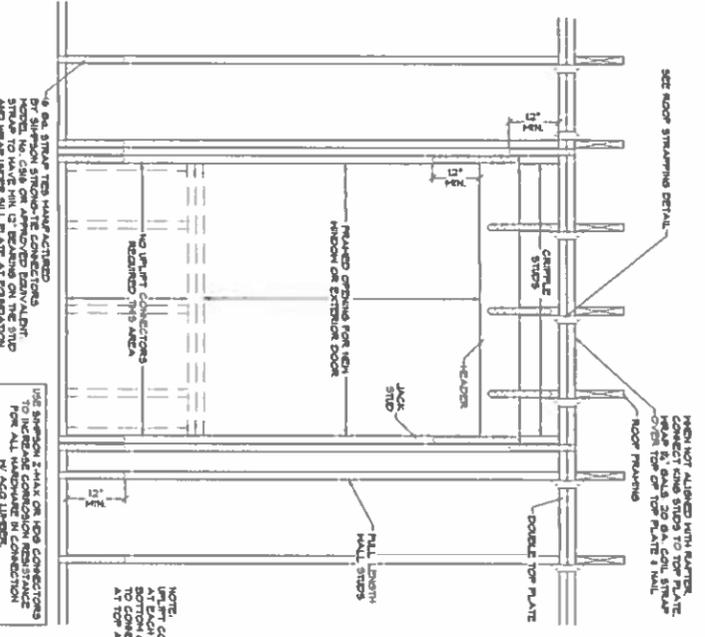
RIDGE STRAPPING DETAIL

SCALE: 5/4" = 1'-0"



PORCH STRAPPING DETAIL

SCALE: 5/4" = 1'-0"



UPLIFT CONNECTOR DETAIL

SCALE: 5/4" = 1'-0"

PROPOSED THREE STORY, ONE FAMILY DWELLING

109 ATLANTIC AVE. FREEPORT, NY, 11520



ARCHITECT SEAL

SCALEAS NOTED

DATE: 5-5-23

A. I. O.

GENERAL CONDITIONS
 UNLESS OTHERWISE NOTED GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AS INDICATED ON DRAWINGS SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TEMPERATURE
 ALL CONSTRUCTION SHALL BE PERFORMED AT A TEMPERATURE OF 40°F OR HIGHER. IF THE TEMPERATURE IS BELOW 40°F, THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE WORK AND MATERIALS FROM FREEZING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONCRETE
 ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ROOFING
 ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

MECHANICAL
 ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ELECTRICAL
 ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PAINTING
 ALL PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FINISHES
 ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

APPENDIX A
 THIS APPENDIX CONTAINS THE SPECIFICATIONS FOR THE MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

APPENDIX B
 THIS APPENDIX CONTAINS THE SPECIFICATIONS FOR THE MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

APPENDIX C
 THIS APPENDIX CONTAINS THE SPECIFICATIONS FOR THE MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TABLE 2. MINIMUM INSULATION THICKNESS FOR HVAC PIPES

PIPE SYSTEM	FLUID TEMP RANGE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE
HEATING SYSTEMS	20-250	1.0
	20-200	0.5
LOW PRESSURE/TEMPERATURE	20-250	1.0
	20-200	0.5
LOW TEMPERATURE	20-250	1.0
	20-200	0.5
STEAM CONDENSATE	20-250	1.0
	20-200	0.5
FEED WATER	20-250	1.0
	20-200	0.5
COOLING SYSTEMS	20-250	1.0
	20-200	0.5
CHILLED WATER	20-250	1.0
	20-200	0.5
REF GERANT	20-250	1.0
	20-200	0.5
AND BRINE	20-250	1.0
	20-200	0.5

TABLE 3. MINIMUM INSULATION ON THICKNESS FOR CIRCULATING HOT WATER PIPES

HEATED WATER TEMPERATURE (F)	NON-CIRCULATING RUNOUTS	CIRCULATING MAINS AND RUNOUTS
10-150	0.5	1.0
10-60	0.5	0.5
00-30	0.5	0.5

TABLE 4. MINIMUM INSULATION ON THICKNESS FOR CIRCULATING HOT WATER PIPES

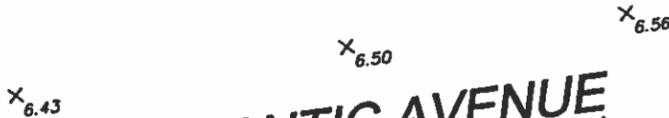
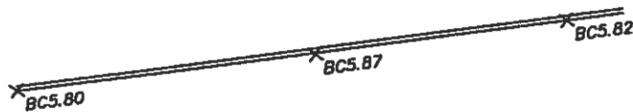
HEATED WATER TEMPERATURE (F)	NON-CIRCULATING RUNOUTS	CIRCULATING MAINS AND RUNOUTS
10-150	0.5	1.0
10-60	0.5	0.5
00-30	0.5	0.5

Smart Vent
 877-441-8388
 www.smartvent.com

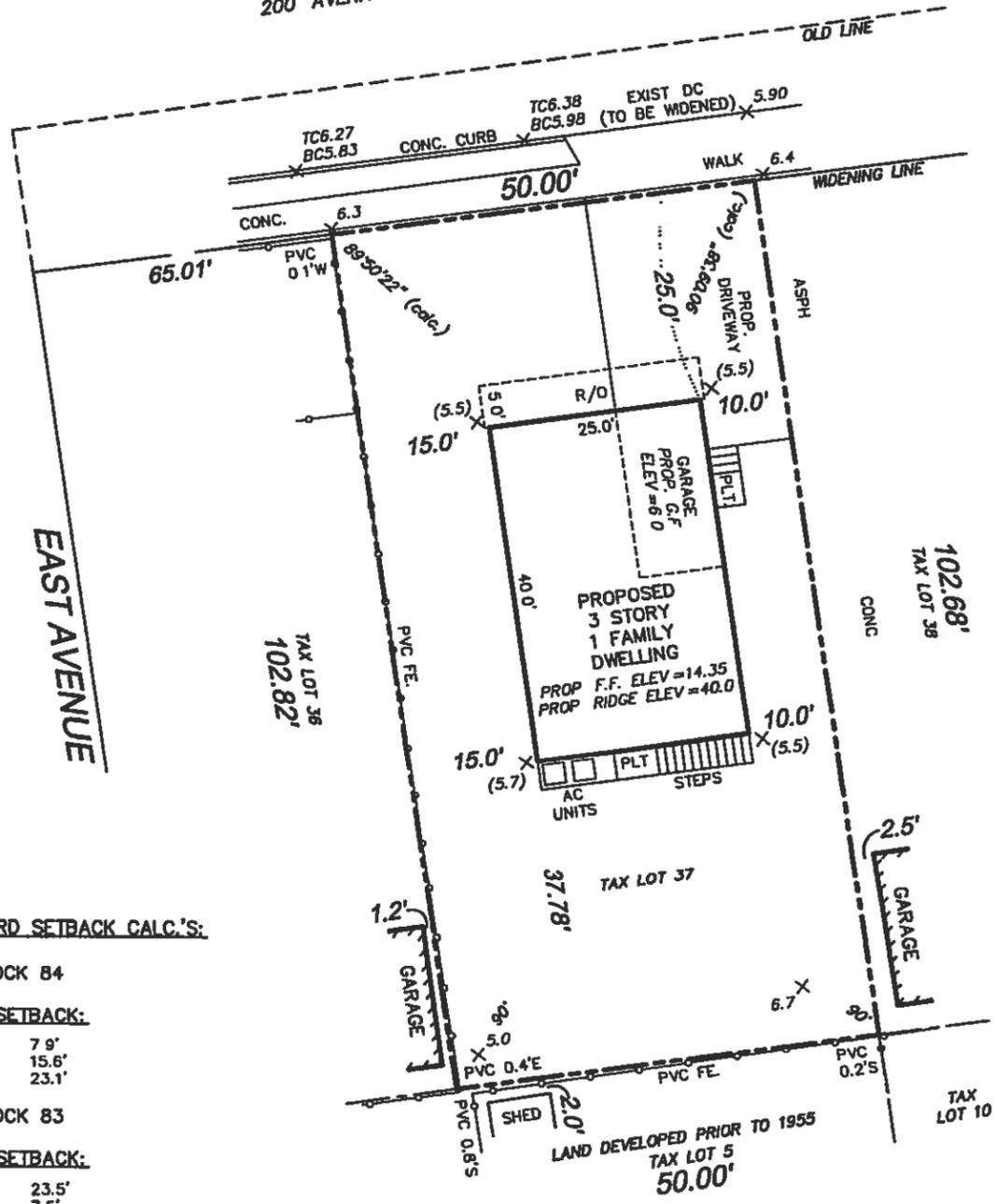
INSTALLATION INSTRUCTIONS & DETAILS
 MODEL 1540-510
 DUAL FUNCTION FLOOD AND VENTILATION VENT

INSTALLATION INSTRUCTIONS

- Remove vent from box and inspect for damage.
- Check for proper fit and alignment.
- Follow the manufacturer's instructions for installation.
- Ensure the vent is properly sealed and secured.
- Test the vent for proper operation.



ATLANTIC AVENUE
200' AVERAGE FRONT YARD SETBACK = 15.5'



200' AVERAGE FRONT YARD SETBACK CALC.'S:

N.C.T.M. SECTION 62; BLOCK 84

LOT:	SETBACK:
36	7.9'
38	15.6'
39	23.1'

N.C.T.M. SECTION 62; BLOCK 83

LOT(S):	SETBACK:
419 & 420	23.5'
421	7.5'

N.C.T.M. SECTION 62; BLOCK 85

LOT:	SETBACK:
122	15.1'

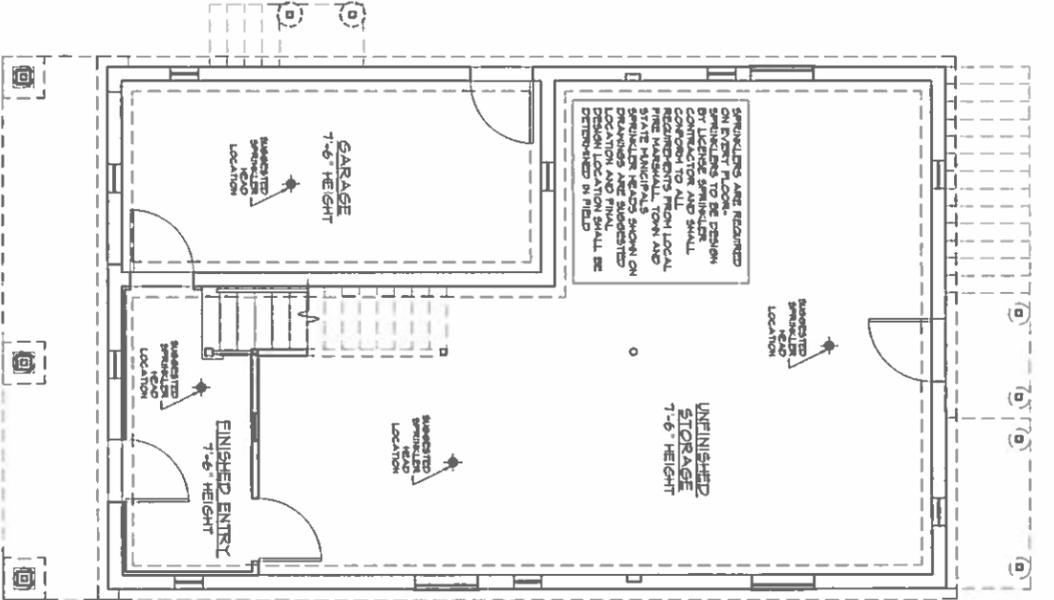
AVERAGE: $92.7 / 6 = 15.5'$

ELEVATIONS SHOWN HEREON REFER TO NAVD88 DATUM.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP PREPARED AND SEALED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW"

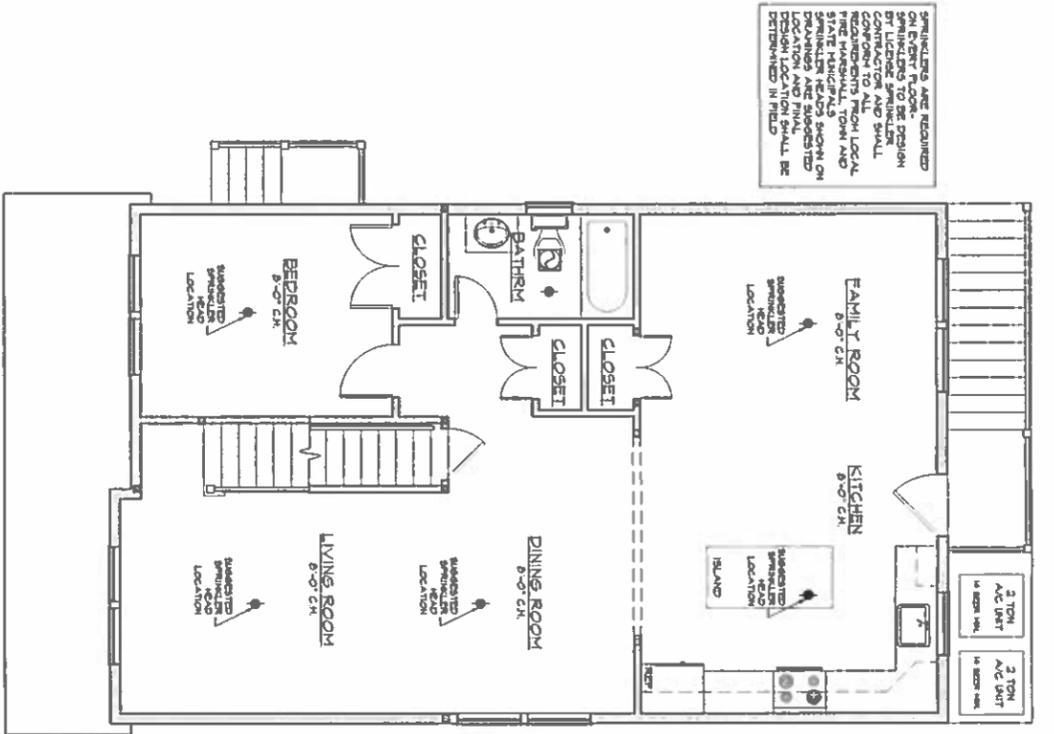
"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY" "CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

<p>SURVEY OF PROPERTY SITUATED IN INCORPORATED VILLAGE OF FREEPORT TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK</p>			
<p>JOSEPH M. PETITO Land Surveying & Civil Engineering PC 27 Forest Avenue Locust Valley, NY 11560 (516) 676-3260 Website: www.jpetito.com Email: oconnorpetito@verizon.net formerly O'Connor - Petito, L.L.C.</p>			
DATE: MARCH 27, 2023	REVISED:	SEC. 62 BLK. 84 LOT 37	
		SCALE: 1"=20'	SHEET: 1 OF 1



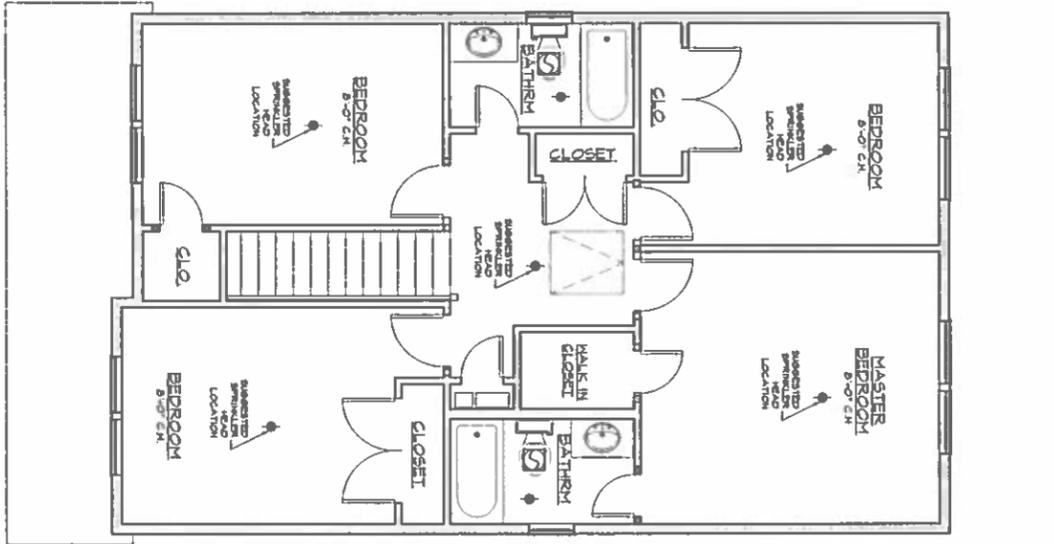
GROUND FLOOR SPRINKLER PLAN

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



FIRST FLOOR SPRINKLER PLAN

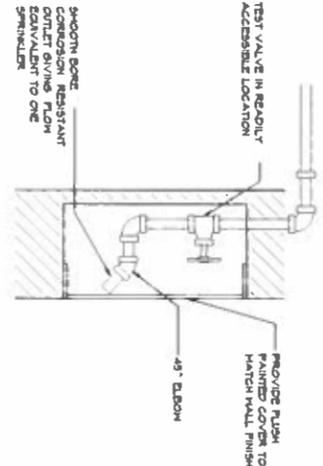
SCALE: 1/4" = 1'-0"



SECOND FLOOR SPRINKLER PLAN

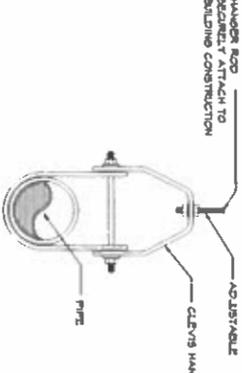
SCALE: 1/4" = 1'-0"

1. THE INSTALLATION COMPONENTS SHOWN ON THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. AS PER SECTION 27-465, ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. SPRINKLER HEADS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. SPRINKLER HEADS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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34. SPRINKLER HEADS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
35. SPRINKLER HEADS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



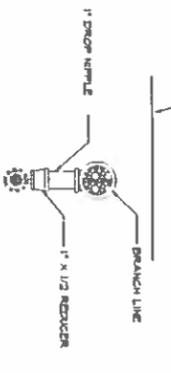
INSPECTOR TEST TEE DETAIL

N.T.S.



ADJUSTABLE CLEVIS PIPE SUPPORT

N.T.S.



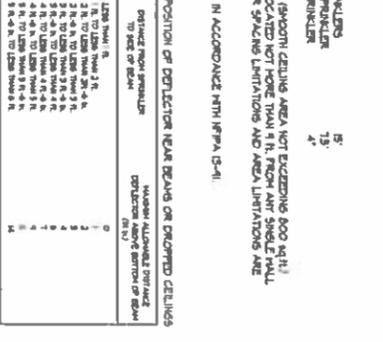
SPRINKLER DETAIL

N.T.S.

SPRINKLER NOTES

HANGER SPACING BETWEEN LINES AND SPRINKLERS SHALL BE AS SHOWN IN THE FOLLOWING TABLE. HANGER DISTANCE FROM WALLS TO LAST SPRINKLER SHALL BE AS SHOWN IN THE FOLLOWING TABLE. HANGER DISTANCE FROM WALLS TO LAST SPRINKLER SHALL BE AS SHOWN IN THE FOLLOWING TABLE.

PIPE SIZE	SPRINKLER CITY
1/2"	3
3/4"	5
1"	10
1 1/4"	20
1 1/2"	30
2"	40
2 1/2"	50
3"	60
3 1/2"	75
4"	100
4 1/2"	150
5"	200
6"	275
8"	400



PROPOSED THREE STORY, ONE FAMILY DWELLING

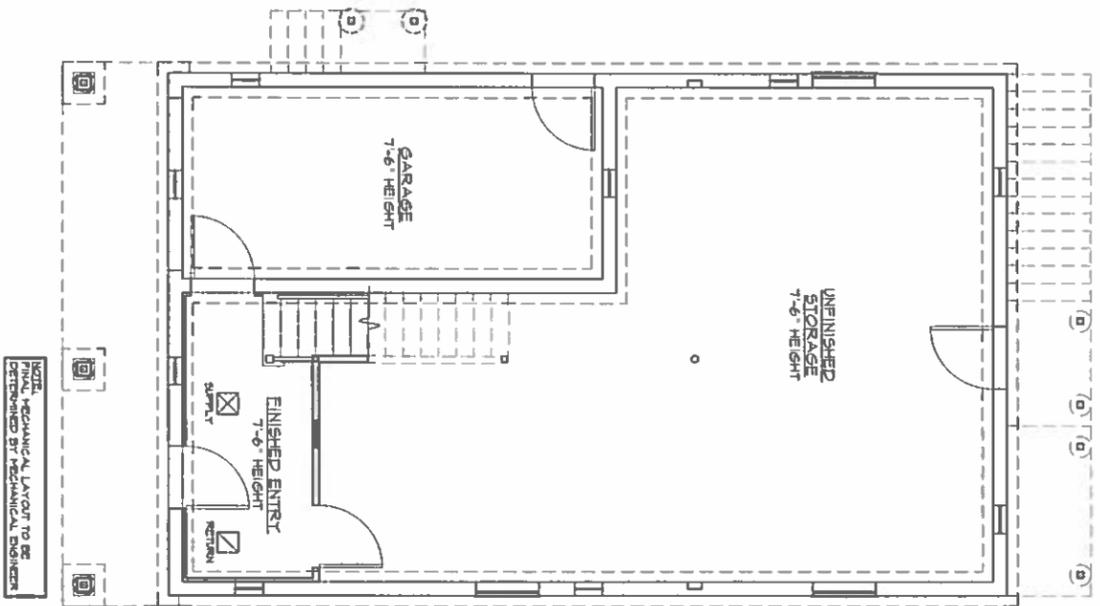
109 ATLANTIC AVE. FREEPORT, NY, 11520



SCALE: AS NOTED

DATE: 5-5-23

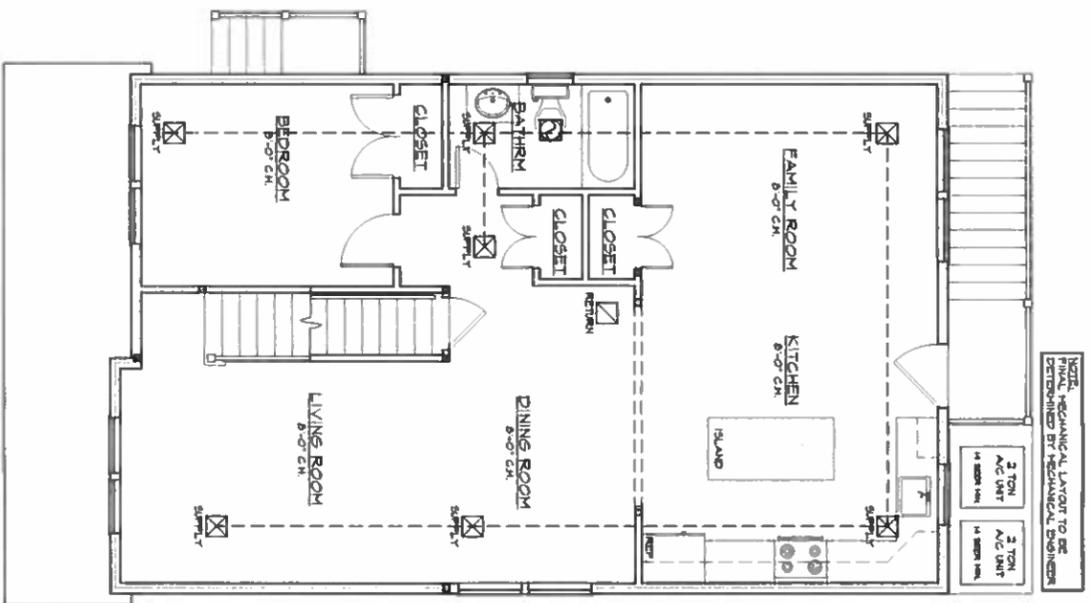
A.6



NOTE: MECHANICAL LAYOUT TO BE FINAL DETERMINED BY MECHANICAL ENGINEER

GROUND FLOOR MECHANICAL PLAN

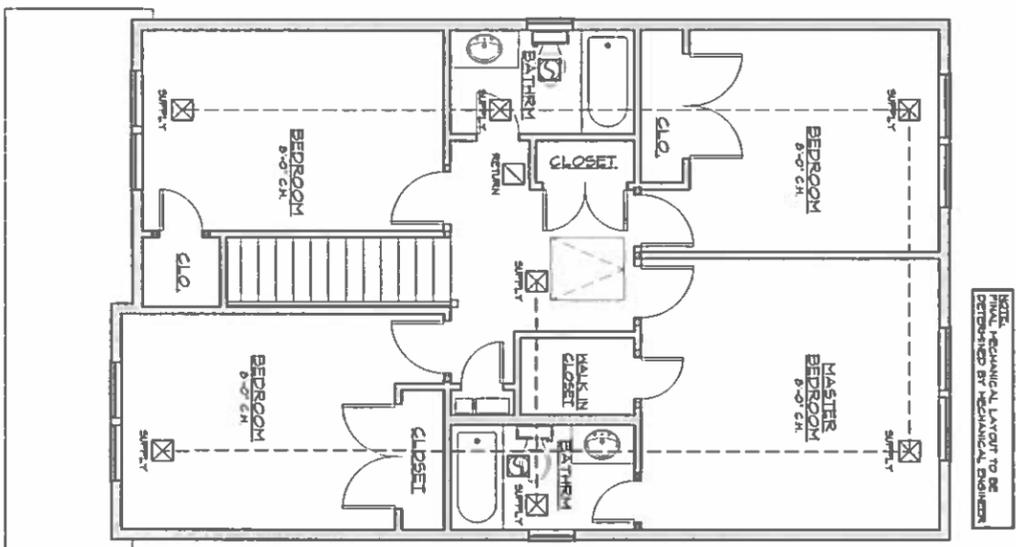
SCALE: 1/4" = 1'-0"



NOTE: MECHANICAL LAYOUT TO BE FINAL DETERMINED BY MECHANICAL ENGINEER

FIRST FLOOR MECHANICAL PLAN

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



NOTE: MECHANICAL LAYOUT TO BE FINAL DETERMINED BY MECHANICAL ENGINEER

SECOND FLOOR MECHANICAL PLAN

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

PROPOSED THREE STORY, ONE FAMILY DWELLING

109 ATLANTIC AVE. FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

DATE: 5-5-23

A.4

Application Date: 5/31/23
Fees Paid: \$450.00

SP# 3645

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

V/L E/O C4 W.M. 1/220

PROPERTY ADDRESS: 60 W Milton St, Freeport ZONING DISTRICT Res A
SECTION 55 BLOCK 169 LOT 316 LOT SIZE: 5000 sqft

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Dennis Marti</u>		Name: <u>Dennis Marti</u>	
Address: <u>1500 Jerusalem Ave</u> <u>Merrick NY 11566</u>		Address: <u>1500 Jerusalem Ave</u> <u>Merrick NY 11566</u>	
Telephone #: <u>516-902-2594</u>		Telephone #: <u>516-902-2594</u>	

Attorney Name: _____
(optional) Phone #: _____

Address: 60 W Milton St
Freeport NY 11520

Present Land Use: Vacant

Proposed Land Use: Two Story, Single family dwelling

Description of Proposed Work: Proposed two story, single family dwelling.

I request a preliminary meeting: YES NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 23
day of May, 2023
[Signature]
Notary Public



YES NO
5/23/23
DATE

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2023 MAY 31 A 11:27
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 23
day of May, 2023
[Signature]
Notary Public



5/23/23
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

**AMENDED SITE PLAN LETTER
May 26, 2023**

**RE: 60 W Milton St
Freeport, NY 11520
Zoning District- Residence A Sec. 55 Blk. 169 Lot 316
Building Permit Application #2023-3156
Description: Proposed 2300 sq. ft. Two Story, One Family Dwelling With Attached Garage**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/sam
Incl.

c: Village Clerk

ZBA Approval Needed:
Yes: _____ No X

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 MAY 31 A 11:27

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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 # 2023-3156

Location: 60 W Milton St, Freeport, NY 11520

Applicant: Dennis Marti

Description: Proposed 2300 sq. ft. Two Story, One Family Dwelling With Attached Garage

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: May 26, 2023 Amended

CLEAR'S OFFICE
VILLAGE OF FREEPORT, NY

2023 MAY 31 A 11:27



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.

20033156

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>Mark Homes LLC</i>							
Project Location (describe, and attach a location map): <i>Valant lot East of 64 W Milton St. Freeport NY 11520</i>							
Brief Description of Proposed Action: <i>Proposed two story single family dwelling.</i>							
Name of Applicant or Sponsor: <i>Dennis Marti</i>		Telephone: <i>516-962-2594</i>					
		E-Mail: <i>Office@martihomes.net</i>					
Address: <i>1500 Jerusalem ave</i>							
City/PO: <i>Merrick NY 11566</i>		State: <i>NY</i>	Zip Code: <i>11566</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width:100%; text-align: center;"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td style="font-size: 2em;">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%; text-align: center;"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td style="font-size: 2em;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action?		_____ acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
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"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other (specify): _____						

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

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PLANNING DEPARTMENT
CITY OF CHICAGO

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dennis Marti</u>		Date: <u>2/10/23</u>
Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" 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.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date

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

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

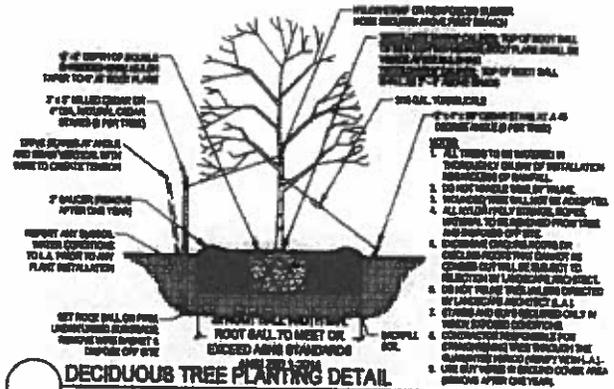
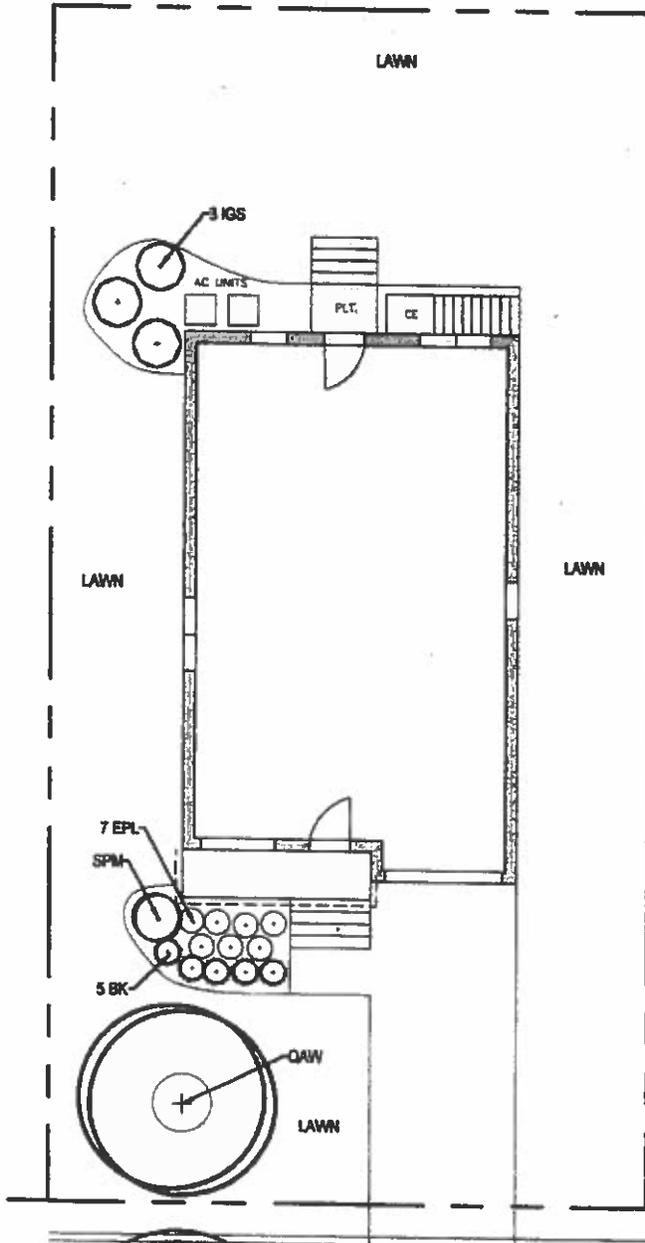
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PLANT LIST					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	
5	BK	<i>Rhus korraia x sempervirens</i> 'Green Velvet'	Hedge Boxwood	3 gal.	
7	EPL	<i>Eupatorium purpureum</i> 'Little Red'	Ornamental Joe Pye Weed	6 qt.	
3	IGS	<i>Rosa glabra</i> 'Shirazred'	Rose	3 gal.	
1	QAW	<i>Quercus alba</i>	White Oak	2 1/2-3" cal.	
1	SPM	<i>Syringa patula</i> 'Miss Kim'	Manchurian Lilac	3 gal.	



SHRUB PLANTING DETAIL

NTS



DECIDUOUS TREE PLANTING DETAIL

NTS

PLANTING:

1. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1).
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES, EXISTING OR PROPOSED, IN THE AREAS TO BE PLANTED.
3. VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
4. STAKE OUT LOCATION OF NEW PLANTS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. PLANT MATERIAL SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE BEFORE PLANTING IS BEGUN.
6. ALL PLANT BEDS AND TREE SAUCERS SHALL RECEIVE 2" OF DOUBLE BLENDED BARK MULCH IN ACCORDANCE WITH ATTACHED PLANT DETAILS.
7. ALTERNATELY SPACE ("STAGGER") PLANTS IN BEDS UNLESS OTHERWISE NOTED.
8. SCARIFY ROOT BALLS REMOVED FROM CONTAINER GROWN STOCK PRIOR TO PLANTING.
9. NO PLASTIC, NON-ROT BURLAP OR TWINE SHALL BE USED ON THIS JOB.
10. EXISTING PLANT MATERIALS SO INDICATED TO REMAIN AND BE PROTECTED WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND SHALL BE OF THE SAME SIZE AND VARIETY AS THOSE DESTROYED OR DAMAGED.
11. NO EXISTING TREES ARE TO BE REMOVED UNLESS AS NOTED ON THE DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
12. NO SUBSTITUTIONS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
13. ALL PLANT PITS TO BE BACKFILLED WITH 2 PARTS EXCAVATED TOPSOIL MIXED WITH ONE PART COMPOST. ADD BIOSTIMULANT (PLANT HEALTH CARE INC. - BIO PAK, ROOTRAVER OR EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SOURCE OF COMPOST AND BIOSTIMULANT PRODUCT FOR APPROVAL BY L.A.
14. ALL PLANT MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM DATE OF INSTALLATION AND WRITTEN ACCEPTANCE BY LANDSCAPE ARCHITECT.
15. IF ANY DISCREPANCY EXISTS BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN.
16. EXISTING TREES NOT INTERFERING WITH NEW CONSTRUCTION AND IN GOOD HEALTH SHALL REMAIN.
17. PROJECT SITE SHALL BE KEPT WEED FREE DURING THE CONTRACT PERIOD.
18. CONTRACTOR SHALL MAKE (1) VISIT PER MONTH DURING APRIL - OCTOBER OF THE MAINTENANCE PERIOD TO REMOVE WEEDS, PRUNE DEAD LIMBS & BRANCHES, STRAIGHTEN TREES SHIFTED BY WIND, REPLACE DEAD OR INJURED PLANTS AS REQUIRED, ADD MULCH AND BED LINE RE-CUTTING AS REQUIRED.
19. IF NO IRRIGATION IS TO BE INSTALLED, CONTRACTOR SHALL MANUALLY IRRIGATE ALL PLANTINGS AND SEEDING AREAS EQUIVALENT TO 1.5" OF RAIN PER WEEK THROUGHOUT THE MAINTENANCE PERIOD (INCLUDING RAINFALL).



WEST MILTON STREET

LANDSCAPE PLAN

SCALE: 1"=10'-0"

60 WEST MILTON STREET RESIDENCE

SECTION: 66 BLOCK: 169 LOT: 311

60 West Milton Street
Freeport NY

GIBNEY
DESIGN
L.A. & P.C. LANDSCAPE ARCHITECTURE P.C.

PO Box 371
Wading River, New York 11793-0371
631 629 1205
info@gibneydesigngroup.com

Project No: G-0723

Drawing No: LP052223
Date of Draw: 05.22.23

DRAWING NOTES:

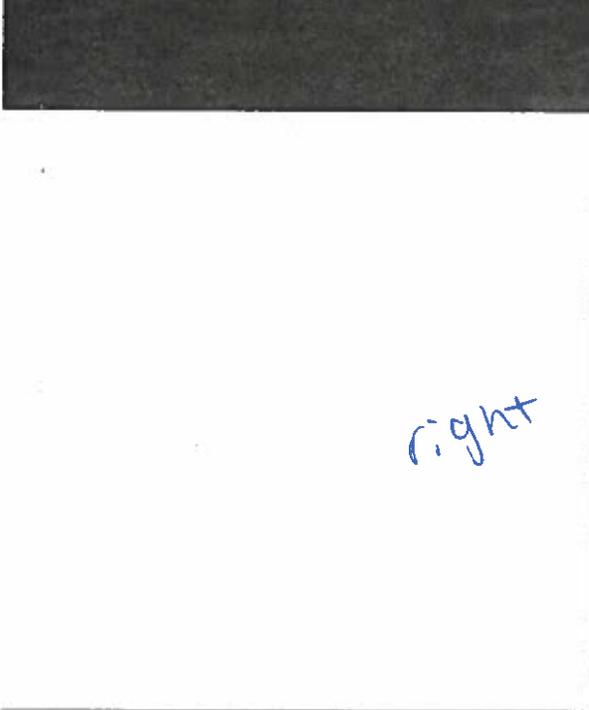
1. THIS DRAWING IS AN INSTRUMENT OF SERVICE PROVIDED TO THE CLIENT FOR REVIEW APPROVAL AND GENERAL LAYOUT PURPOSES. NOT FOR CONSTRUCTION.
2. BASE INFORMATION FROM PLOT PLAN ARCHITECT RURY JACOBI DATED APRIL 28, 2023. THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR AND SHALL NOT BE RELIED UPON TO ESTABLISH BOUNDARY EIGHTMENTS OR BOUNDARY METES AND BOUNDS.
3. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER IN ANY WAY, IF AN ITSELF BEARING THE SEAL OF A LICENSED LANDSCAPE ARCHITECT, OR OTHERWISE, THE ORIGINAL LANDSCAPE ARCHITECT'S SEAL OR HIS OR HER SEAL, AND THE NOTATION "ALIGNED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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MAY 31 A 11:27
OFFICE OF FREEPORT, NY



front



right



left.



60 w Milton Finishes

Roof

Tamko Architectural – Oxford Grey

Siding

Compass 4" Dutch Lap – Light Grey

Trim around windows

3 ½" White Lineal

Front Doors

White

Garage Door

8 Panel with top glass

White

Windows

Metal Industries - White

6 over 1 panel

Masonry

Boulder Stone Breek Stone Products – Fast Stak Cheyenne Ridge

Light Fixtures

Black Gooseneck wall sconce

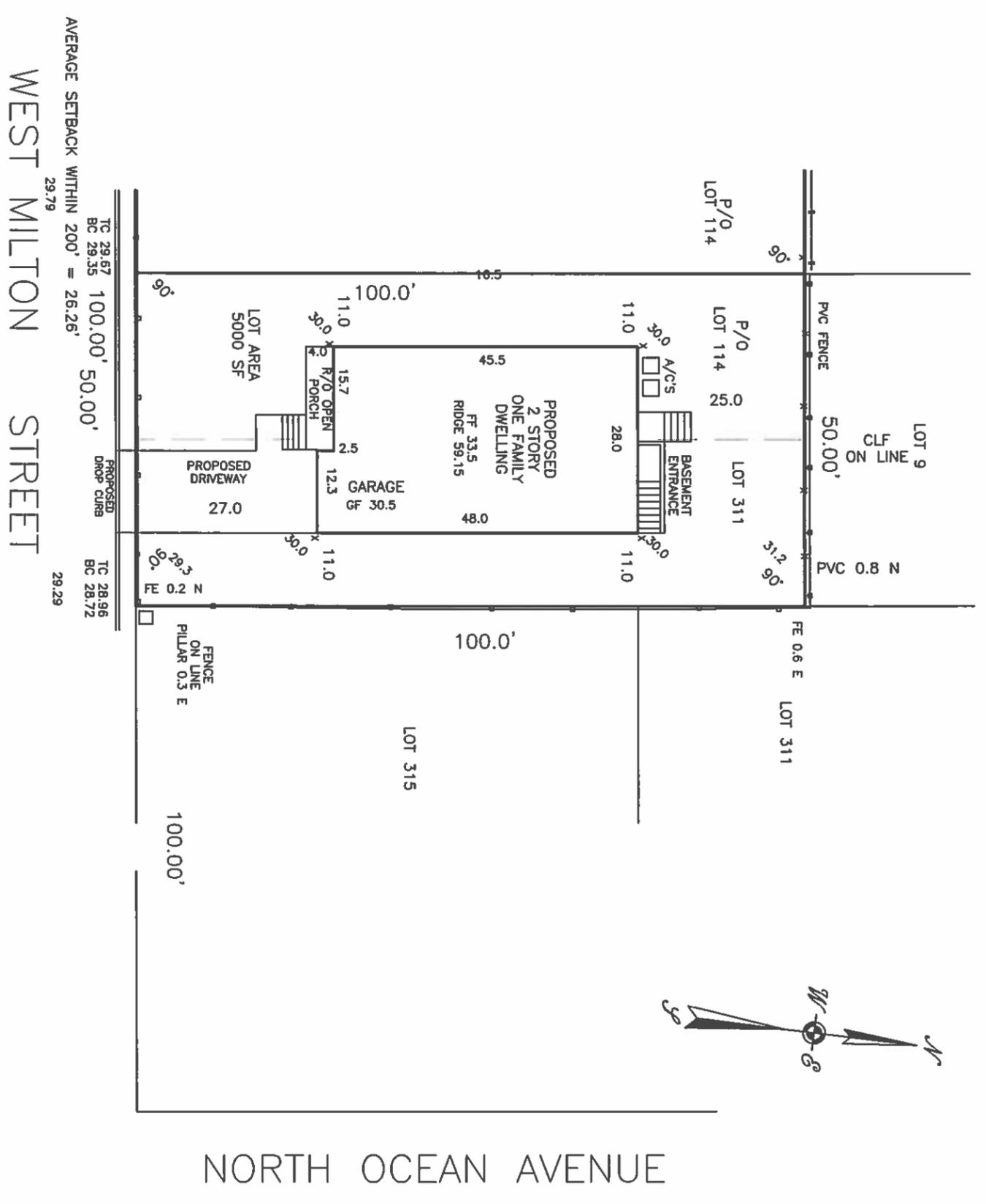
Fascia Board

8" Capped Aluminum

Columns

6x6 Pressure Treated with White Azek finish

- NOTES:
1. SURVEY PREPARED IN CONJUNCTION WITH A BUILDING DEPARTMENT APPLICATION
 2. UNDERGROUND CONDITIONS NOT VISIBLE TO THE SURVEYOR ARE NOT SHOWN OR GUARANTEED.
 3. ELEVATIONS SHOWN REFER TO DATUM NAVD 1988



WEST MILTON STREET

NORTH OCEAN AVENUE

SURVEY OF PROPERTY
 SHOWING PROPOSED DWELLING
 SITUATE AT
 INCORPORATED VILLAGE OF FREEPORT
 TOWN OF HEMPSTEAD
 NASSAU COUNTY, NEW YORK

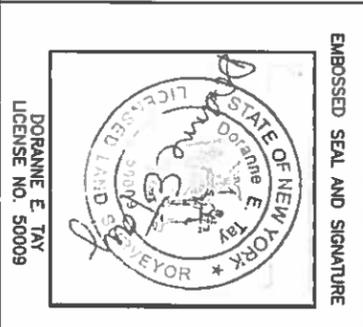
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 2023 MAY 31 A 11: 28
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

PROP. 2/1/2023
 SURVEYED DECEMBER 15, 2022

SCALE 1" = 20'

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
 COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND NOT TO ANY OTHER PARTY, INCLUDING ANY GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.
 GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

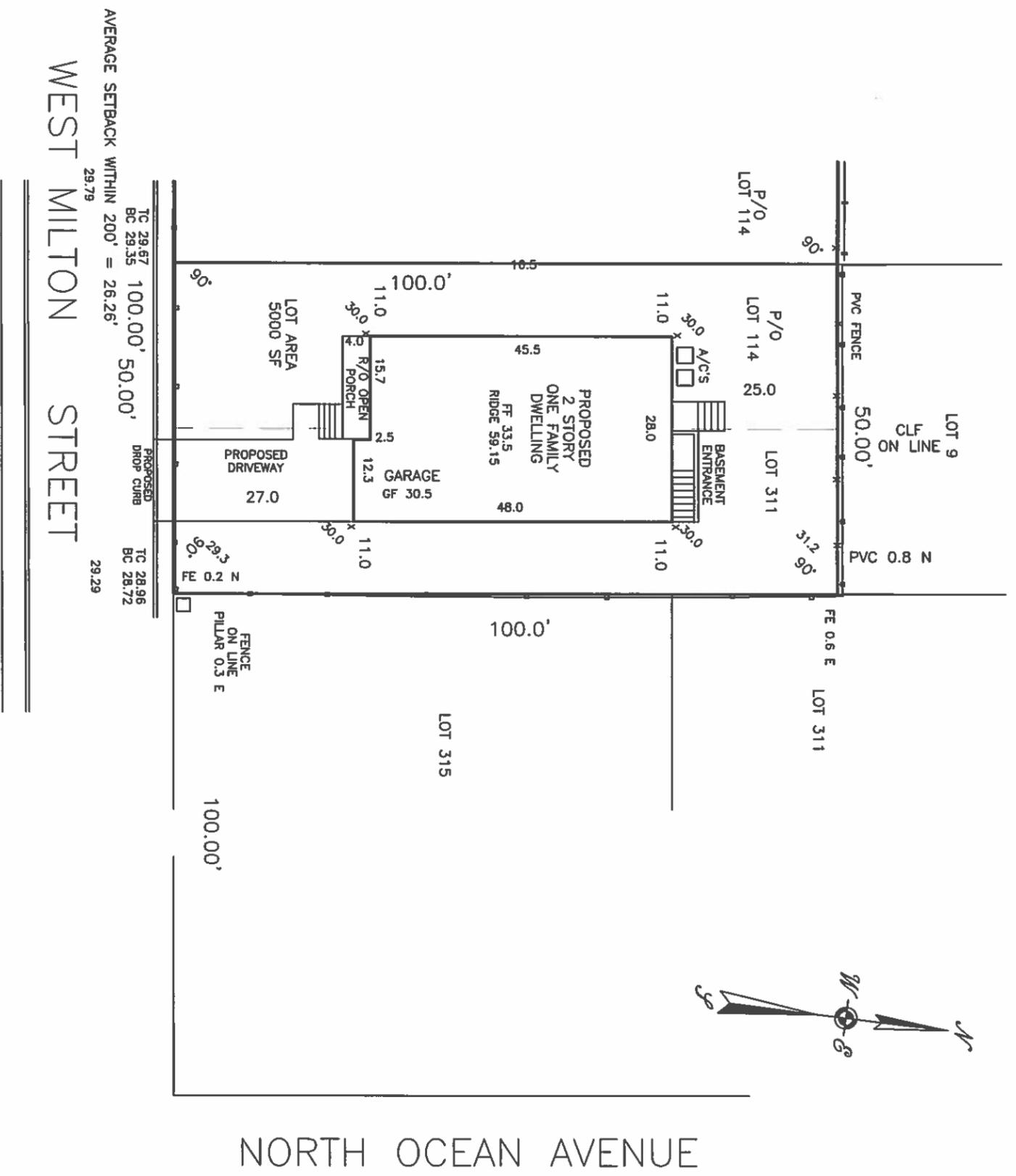
DORANNE E. TAY, L.S.
 PO BOX 32
 SELDEN, NY 11784
 TEL. (516) 660 - 9489



AVERAGE SETBACK WITHIN 200' = 26.26'
 TC 29.67
 BC 29.35
 29.79

100.00' 50.00'
 PROPOSED DRIVEWAY DROP CURB
 TC 28.96
 BC 28.72
 29.29

- NOTES:
1. SURVEY PREPARED IN CONJUNCTION WITH A BUILDING DEPARTMENT APPLICATION
 2. UNDERGROUND CONDITIONS NOT VISIBLE TO THE SURVEYOR ARE NOT SHOWN OR GUARANTEED.
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NORTH OCEAN AVENUE

WEST MILTON STREET

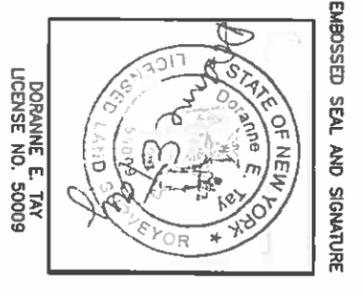
SURVEY OF PROPERTY
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 GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DORANNE E. TAY, L.S.
 PO BOX 32
 SELDEN, NY 11784
 TEL. (516) 660 - 9489



PROPOSED: PROPOSED TWO STORY, ONE FAMILY DWELLING

DRAWING SHEET LIST

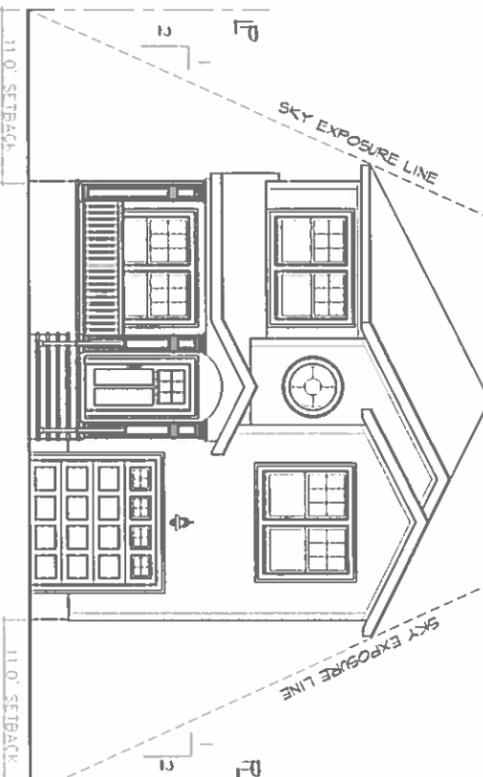
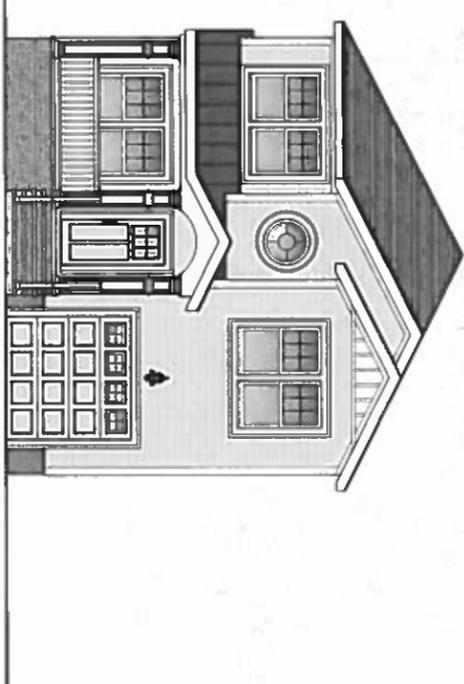
- A1: COVER SHEET
- A2: FOUNDATION FIRST FLOOR PLAN
- A3: SECOND FLOOR, ROOF PLAN
- A4: MECHANICAL PLANS
- A5: ELEVATIONS
- A6: ELEVATIONS
- A7: SECTION, PLUMB, RISER
- A8: STRAPPING DETAILS
- A9: CONSTRUCTION SCHEDULES
- A10: CONSTRUCTION NOTES
- A11: SEALING DETAILS

TO THE BEST OF MY KNOWLEDGE BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH:

- THE 2010 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 5-23 OF THE 2010 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-22 OF THE 2010 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 32-02 OF THE 2010 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2016 IBC RESIDENTIAL ENERGY EFFICIENCY CODE
- THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL VA-ALTERNATIVE AND A RESEARCH HAS BEEN SUBMITTED WITH THESE DRAWINGS
- FOUNDATIONS CHAPTER 4 DESIGN BASED UPON PREPARATIVE LOAD BEARING VALUES AND SOIL REPORT FOR 2000 LB/SQ FT PER SQUARE FOOT CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE FOR ALTERNATIVE FOOTING AND FOUNDATION WALL DESIGN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA 2020 RESIDENTIAL CODE OF NYS	MHC DESIGN			SELECTED DAMAGE			MHC DESIGN			MEAN ANNUAL TEMP. (°F)
	GROUND SNOW LOAD	WIND SPEED (MPH)	WIND PRESSURE REGION	SEISMIC DESIGN CATEGORY	WIND-BORNE OBJECTS					
20	30	NS	NS	E	SEVERE	SEVERE	SEVERE	SEVERE	SEVERE	31

RENDERED ELEVATION

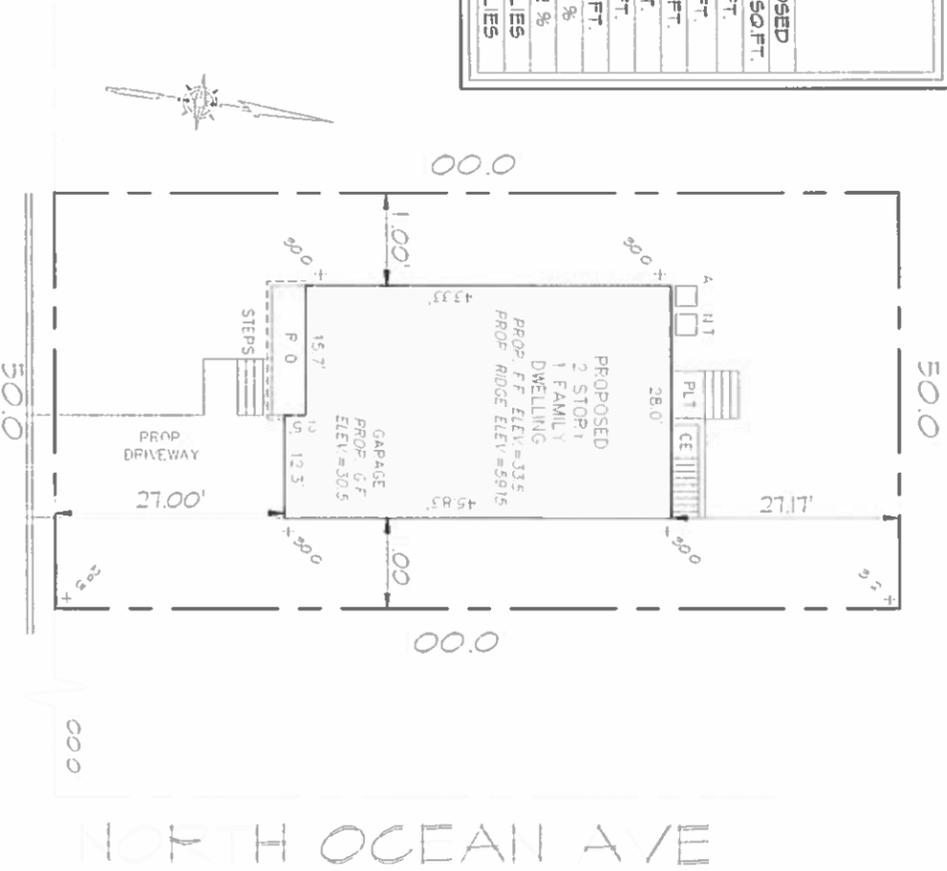
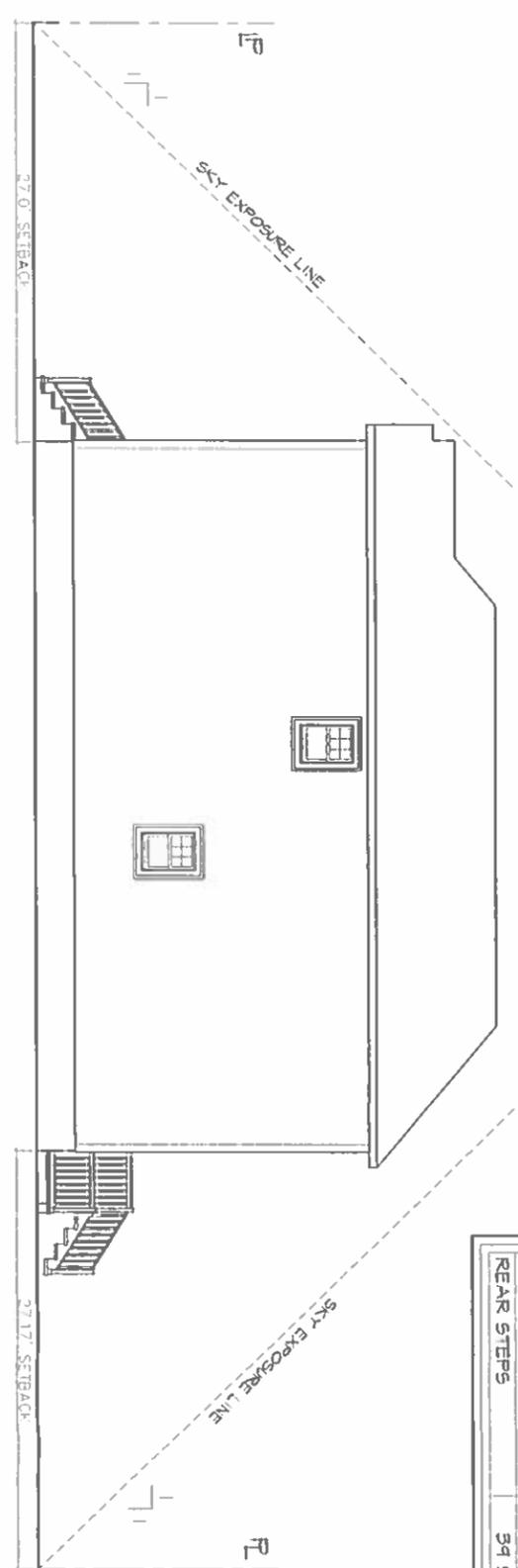


ZONING INFORMATION INC. VILLAGE OF FREEPORT SECTION 55 BLOCK 169 LOT 311

REQUIRED	PROPOSED
LOT AREA 5,000 SQ.FT.	5,000 SQ.FT.
FRONTAGE 50 FT.	50 FT.
FRONT YARD Ave. 26.26 FT.	27 FT.
REAR YARD 20 FT.	27.17 FT.
SIDE YARD (MIN) 5 FT.	11 FT.
SIDE YARD (AVE) 12.5 FT.	22 FT.
BUILDING HEIGHT 35 FT.	24.15 FT.
LOT COVERAGE 50 %	28.7 %
FAIR 50 %	49.42 %
SKY EXPOSURE FRONT/REAR 1V:1H	COMPLIES
SKY EXPOSURE SIDES 2V:1H	COMPLIES

FLOOR AREA SQUARE FOOTAGES

FLOORPRINT	1244 S.F.
SECOND FLOOR	1252 S.F.
FRONT R/O	90 S.F.
REAR STEPS	34 S.F.



WEST MILTON STREET

NORTH OCEAN AVE

AVERAGE FRONT YARD SETBACK: 26.26 FT.

PLOT PLAN

SKY EXPOSURE DIAGRAM

PROPOSED TWO STORY, ONE FAMILY DWELLING

WEST MILTON STREET, FREEPORT, NY, 11520

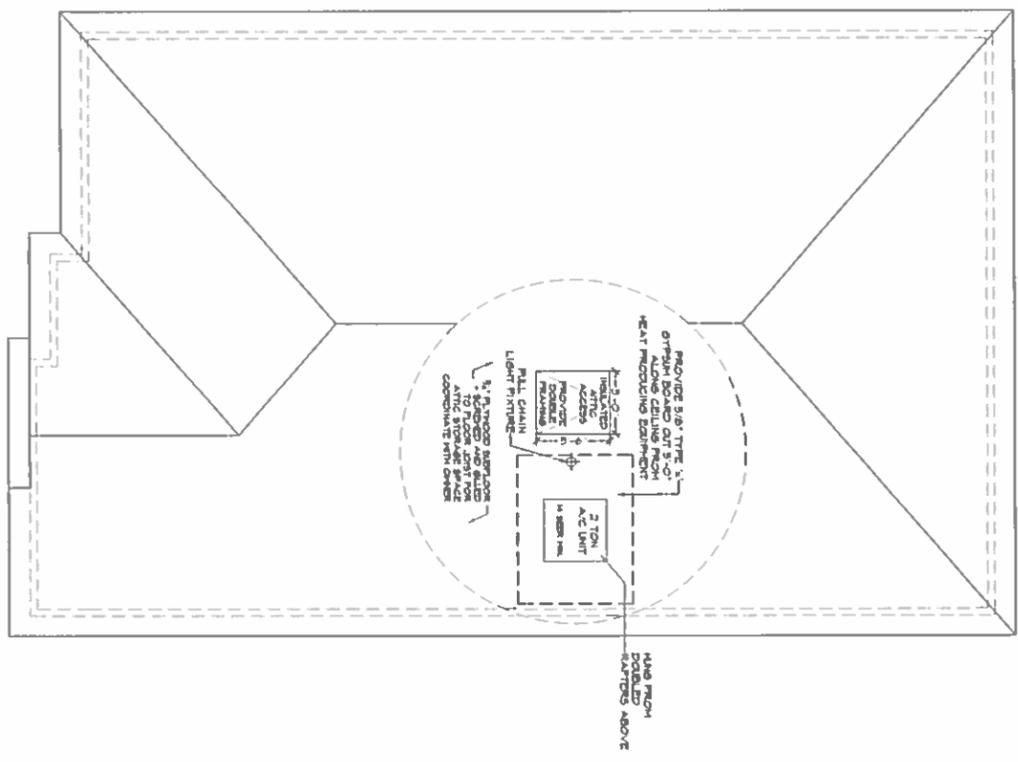
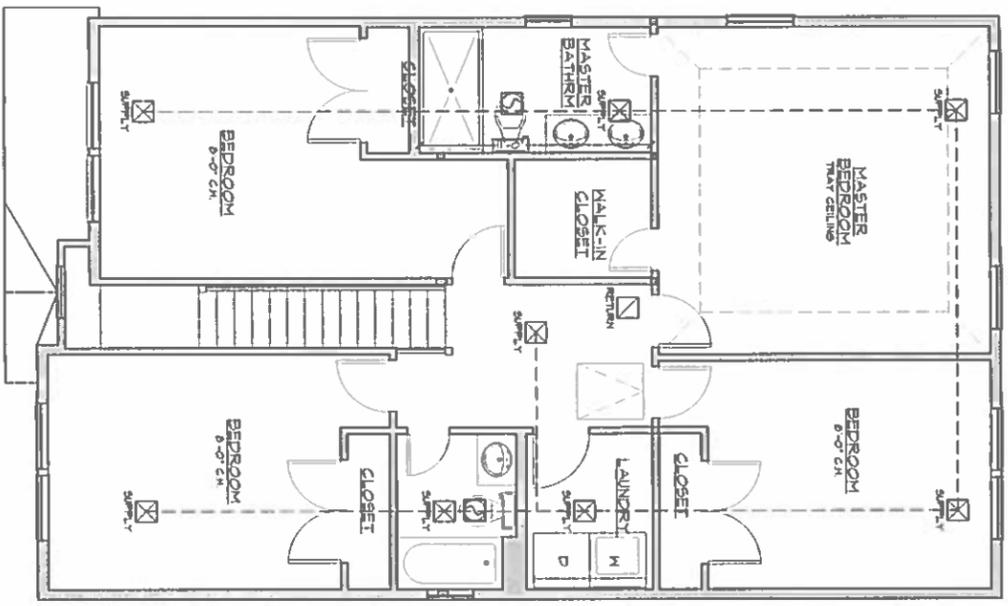
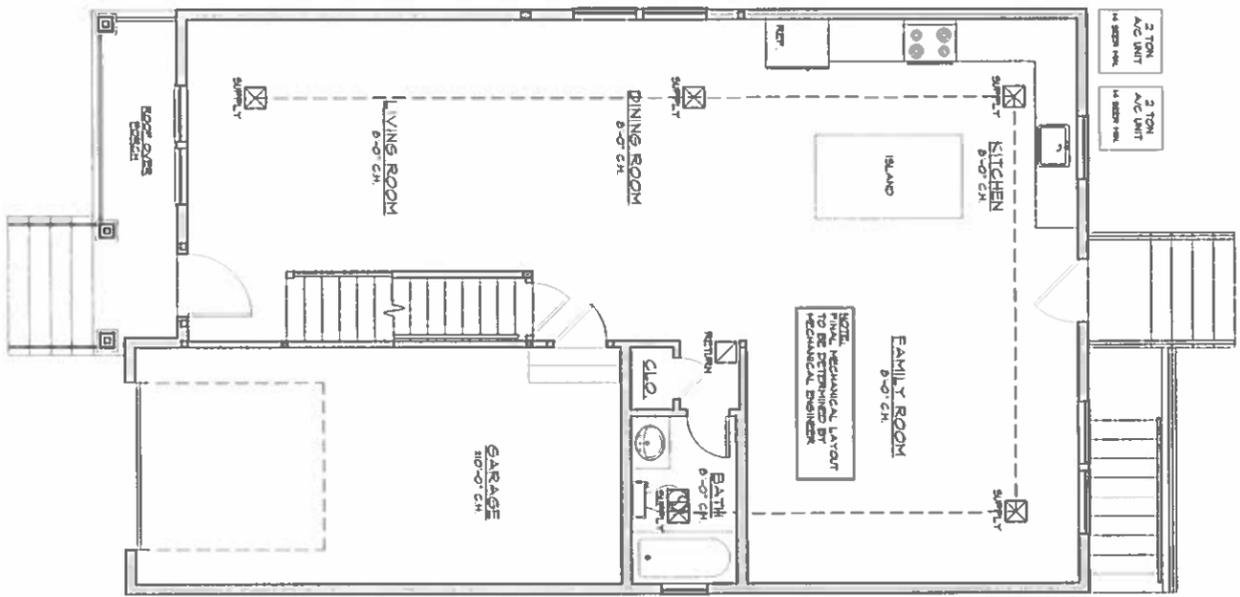
ARCHITECT SEAL

SCALE: AS NOTED

DATE: -24-23

REV.: 4-25-23

A.



SCHEMATIC MECHANICAL PLANS

SCALE 1/4" = 1'-0"

PROPOSED TWO STORY, ONE FAMILY DWELLING

WEST MILTON STREET, FREEPORT, NY, 11520

ARCHITECT SEAL

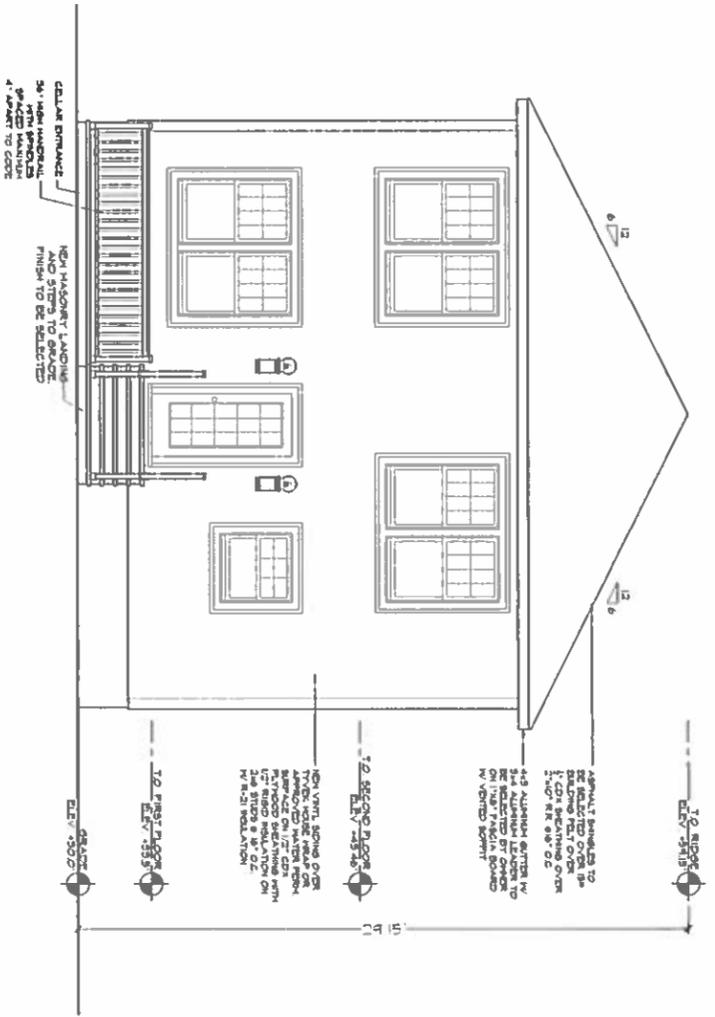


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DATE: 1-24-23

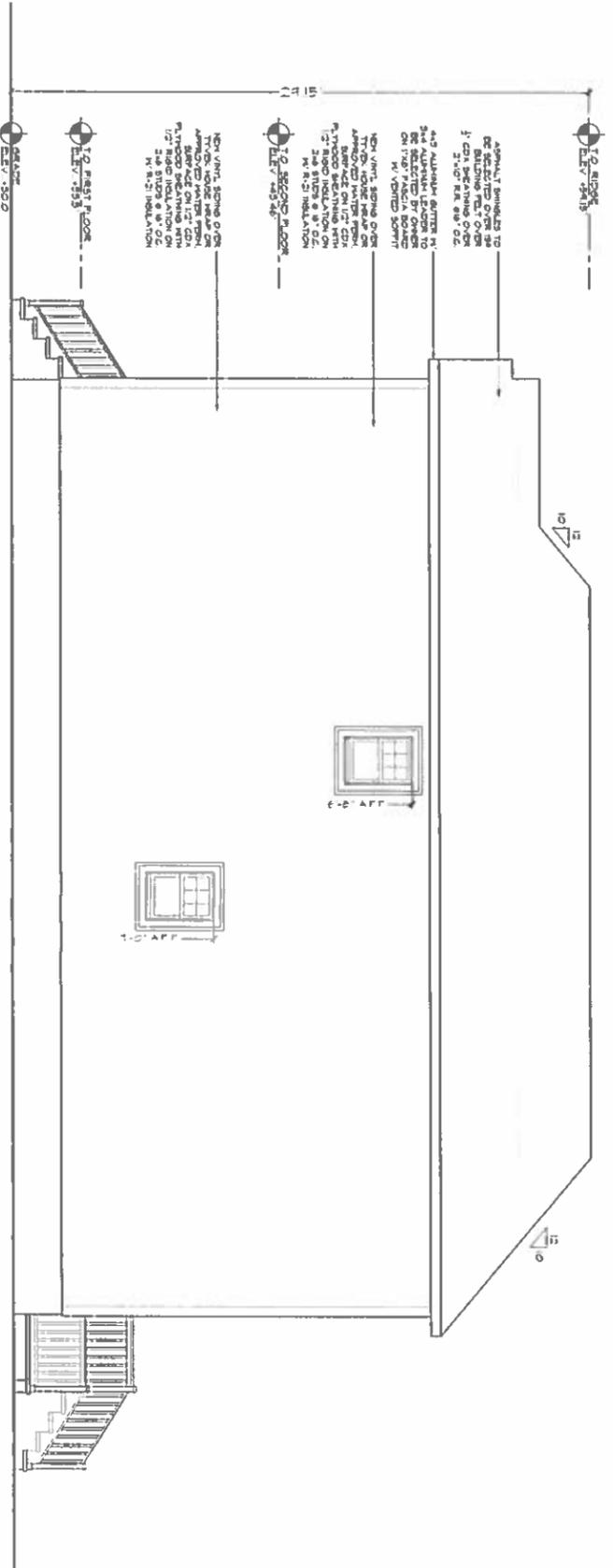
REV: 4-25-23

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PROPOSED REAR ELEVATION

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



PROPOSED SIDE ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

WEST MILTON STREET, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALEAS NOTED

DATE: 1-24-25

REV: 4-25-25

A.6

