

Application Date: 10/11/23  
Fees Paid: \$

**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: 134 S OCEAN AVENUE ZONING DISTRICT Residence APARTMENT  
SECTION 62 BLOCK 114 LOT 110 LOT SIZE: 16,600

<input type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>R SHARAH</u>		Name: <u>LOOK NORTH TOGETHER, INC.</u>	
Address: <u>6500 JERICHO TPKE SUITE W 3YOSSET, NEW YORK 11791</u>		Address: <u>1488 DEER PARK ROAD ST 36 NORTH BABYLON, NY 11703</u>	
Telephone #: <u>731-41087</u>		Telephone #: <u>347-837-3660</u>	

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_  
Present Land Use: APARTMENT Proposed Land Use: APARTMENT

Description of Proposed Work: CONSTRUCT A NEW 3 STORY, 19,966 SF APARTMENT BUILDING WITH UNDERGROUND PARKING AND ROOF TOP TERRACE

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

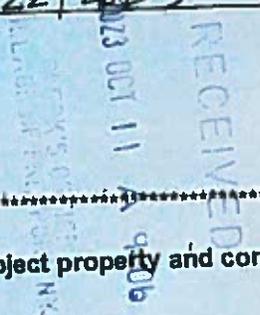
[Signature]  
APPLICANT'S SIGNATURE  
Sworn to before me this 22  
day of AUGUST, 2023  
[Signature]  
Notary Public

08/22/2023  
DATE  
STELLA VLAHOS-KITAS  
Notary Public - State of New York  
No. 01VL6264910  
Qualified in Nassau County  
My Commission Expires December 5, 2024

Property Owner's Consent: \_\_\_\_\_ 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 22  
day of AUGUST, 2023  
[Signature]  
Notary Public  
ISABELLA / A NOTIA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01A16339518  
Qualified in Suffolk County  
Commission Expires April 4, 2024

08/22/2023  
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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

October 11, 2023

**Amended SITE PLAN LETTER**

Look North Together Inc.  
1488 Deer Park Avenue – Suite 364  
North Babylon, NY 11703

RE: 134 S. Ocean Avenue, Freeport, NY  
Zoning District – Residence Apartment – Sec. 62 Blk.114 Lot 110  
Building Permit Application #20211963  
Description: Construct a new 24 unit, 3-story 19,996 sq. ft. multiple dwelling

Dear Sir/Madam:

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

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

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

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

Very truly yours,

*Sergio A. Mauras*

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

c: Village Clerk  
Laura Colletti, R. A.

VILLAGE CLERK'S OFFICE  
FREEPORT, NY

90 4 11 100 8702

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ZBA Approval Needed:

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

Encl.

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20211963

Location: 134 S. Ocean Avenue, Freeport, NY

Applicant : Look North Together Inc.

Description: Construct a new 24 unit, three-story 19,966 sq. ft. multiple dwelling with underground parking and rooftop terrace

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

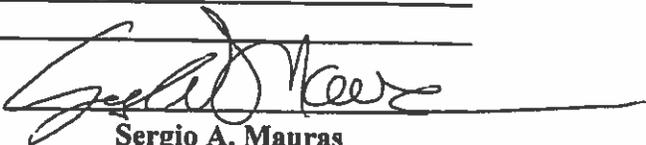
REASON(S) FOR DETERMINATION

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: June 22, 2022 - Amended

  
Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
**Appendix B**  
**Short Environmental Assessment Form**

MAF 9/2 2022

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>							
134 So Ocean Avenue, Freeport, NY 11520							
Name of Action or Project: 134 So Ocean							
Project Location (describe, and attach a location map): 134 So Ocean Avenue between west Merrick Rd and Smith St							
Brief Description of Proposed Action: Provide new 3 story 24 apartment building, steel framed, with underground parking for 24 cars							
Name of Applicant or Sponsor: Laura Coletti, RA c/o Impact Architecture, pllc		Telephone: 631-339-0590 E-Mail: lcoletti@impactarchitecture1.com					
Address: 399 Conklin St, Suite 208							
City/PO: Farmingdale		State: New York	Zip Code: 11735				
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;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:			<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;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3 a. Total acreage of the site of the proposed action?		.38 acres _____ acres					
b. Total acreage to be physically disturbed?		.38 acres _____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.38 acres _____ 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input checked="" type="checkbox"/>	
Adequate Storm Drains provided			

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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Laura Coletti</u>	Date: <u>3-10-2022</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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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 WILLIAMSBURG COUNTY  
 WILLIAMSBURG, VA

<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: October 20, 2022**

**APPROVAL**

Building Department Permit Application#20211963

Chairman, regarding Application #2022-29 for the premises located at 134 South Ocean Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-48, 210-47A, 210-51A, 210-172A(2)(A), and 210-49C seeking approval for a new 24 unit 3 story 19,966 square foot multiple dwelling with underground parking and rooftop terrace.

I, Drew Scopelitis, move that this Board make the following findings of fact:

A public hearing was held on August 18, 2022 wherein applicant was represented by attorney Christian Browne. He explained that he was back on a project that the Board weighed in on about one year earlier. The prior application proposed 18 units when 17 were permitted, and 15 parking spaces were provided. The Board denied it in large part due to the parking deficiency. The new application seeks to provide more parking underground, so that 24 parking spaces are provided for the 24 units proposed. Additionally, all of the 2 bedroom units have been eliminated and the building will consist entirely of one bedroom units and studios.

The first variance is a density variance, where 17 units are permitted and 24 are proposed. The second is for building height where 2 ½ stories and 32 feet are permitted, where 3 stories and 39 feet 3 inches is proposed. Mr. Browne explains that the building itself is only 32 feet and the extra height comes from a pergola on the roof. The roof is being used as the open green space for recreation. The pergola adds to the attractiveness of that space, but can be removed if the Board objected to that height. The building does not comply with front yard setback due to the average setback, which is 62 feet whereas normally only 25 feet is required. Applicant meets the 25 foot setback. 24 parking spaces are provided, where 32 are required, but one space is provided per unit. Almost 10,000 square feet is required of open space, but just over 9,000 is provided.

Kennan Cody, the traffic engineer also presented on behalf of applicant. He explained that as compared with the prior application, the percentage variance is now lower. The site is considered a transit-oriented development. Typically those tenants don't necessarily use a vehicle in day to day life and may not have a car. They conducted a parking study and observed limited street parking during the hours under observation, however, based on the ITE information, the estimated parking demand for a 24 unit building is 15 vehicles during the week and 17 on the weekend. So the 24 parking spaces provided are sufficient.

The Board's main objection when the application was last heard was inadequate parking. The Board had suggested that the applicant come back with a project that better meets the parking demand. This project achieves those goals. The other variances of density, front

setback, building height, and open space are insubstantial when viewed in connection with the entire project.

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

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VILLAGE OF FREEPORT

2. 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.

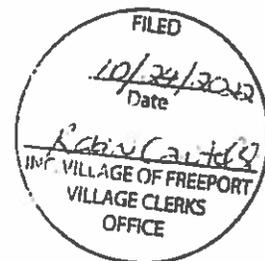
I further move that this application be granted subject to the following conditions:

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. Green space on the roof must be maintained as open recreation space. Should this space stop being available to use by residents, these variances are revoked and applicant must return to the zoning board for further review in order to continue use as an apartment building.

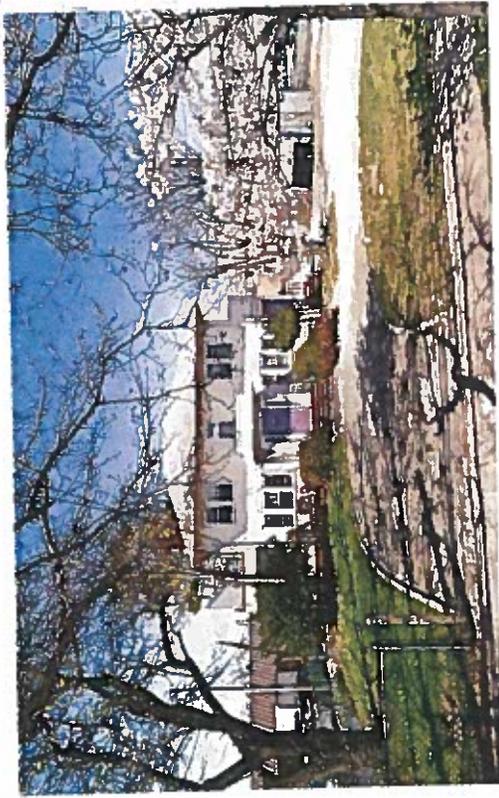
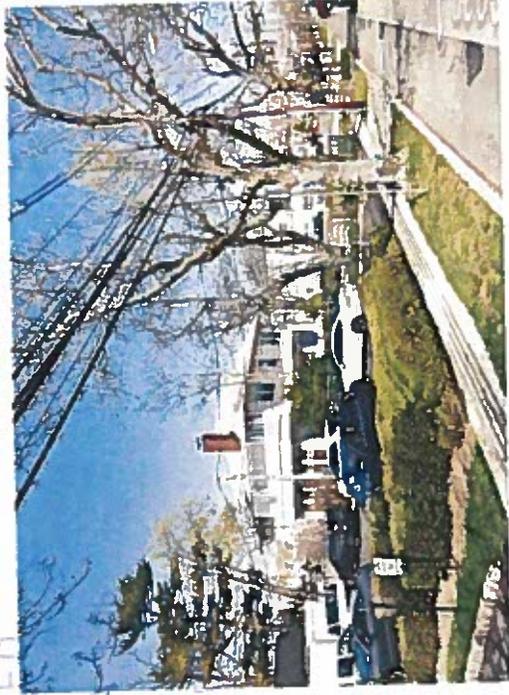
Second by: Charles Hawkins

The Clerk polled the Board:

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



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South view

East View



Rear View

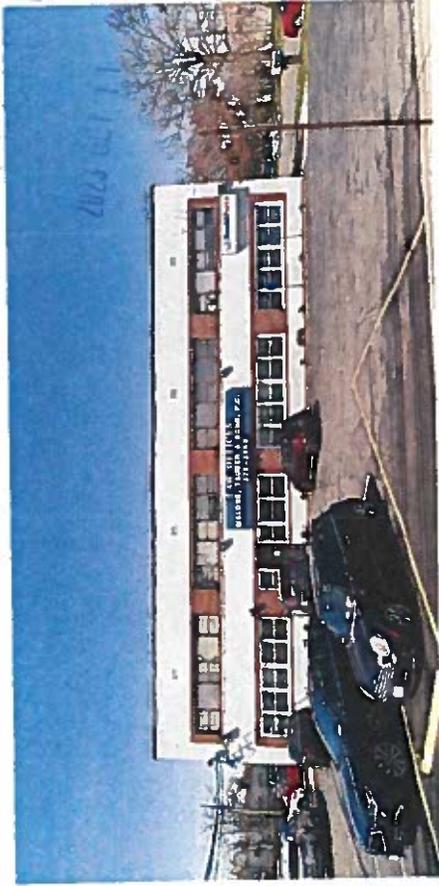
North View



130 South Ocean



140 South Ocean



121 South Ocean



155 South Ocean

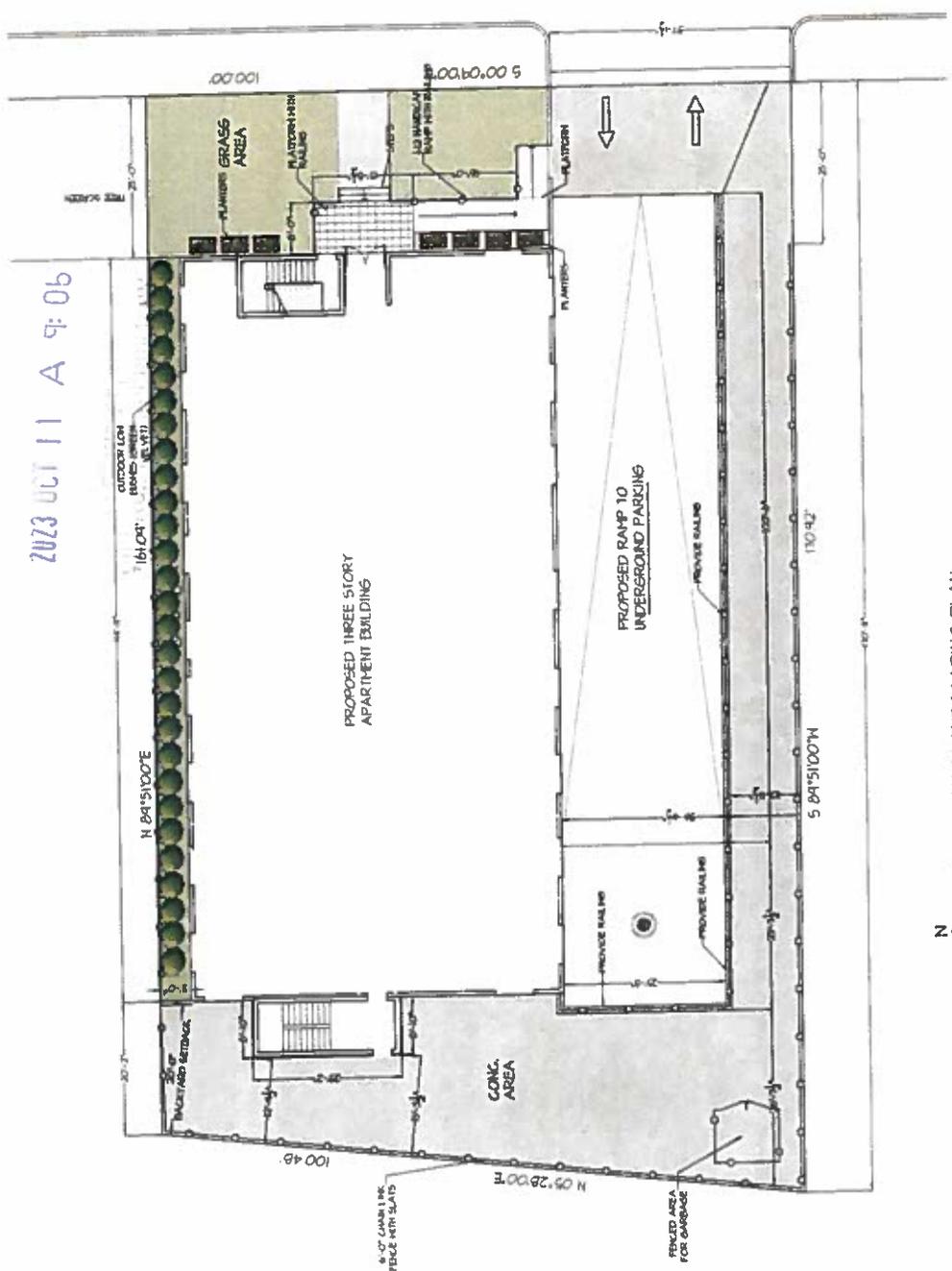
R. SHARAH  
 ARCHITECT  
 100 WEST 11TH STREET  
 NEW YORK, NY 10011  
 TEL: 212 255 1234  
 FAX: 212 255 1235  
 WWW.RSHARAH.COM

THREE STORY BUILDING  
 154 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520

SCOPE: THREE STORY BUILDING

NO.	DATE	DESCRIPTION
1	08/15/2023	PRELIMINARY LAYOUT
2	09/01/2023	REVISED LAYOUT
3	09/15/2023	FINAL LAYOUT

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SITE PLAN / LANDSCAPING PLAN











# **R SHATARAH**

## **CONSULTING ENGINEERS, P.C.**

6500 Jericho Turnpike, Suite 1W  
Syosset, NY 11791

Telephone: (516)731-4687  
Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

### WINDOWS:

NEW WINDOWS  
CASEMENT WINDOW  
(NO KIND OF SIMULATED MULLIONS CONTAINED  
INSIDE  
LAYERS OF GLASS)  
MANUFACTURED BY: ANDERSON (OR EQUAL)  
BLACK: BLACK



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PROJECT ENGINEER  
VICTOR M. RUDOLPH, P.E.



Decorative and Protective Exterior Wall Finishes

Color swatches shown are for representational purposes only. Please request a sample from your local Dryvit distributor for a true color match.

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WILLIAMSON COUNTY, TN

# Blacks & Grays

150 Flint	151 Cozy Black	152 Anthracite Coal	453 Stainless	454 Stone Gray	523 Gray Mist	525 Gray Barn	526 Fern Ridge
131 Gull Gray	132 Mountain Fog	133 Driftwood	452 Stormy Nite	602 Dawn Gray	603 Winter Gray	613 Overcast	614 Smoke Signal
527 Brushed Gray	528 Citation	529 Hurricane Gray	530 Metal Gray	600 Pewter	621 Whale Gray	622 Gray Flannel	623 Gray Steele
615 Tattletale	616 King's Gray	617 Winter Eve	618 Antique Gray	619 Foggy Day	620 Whale Gray	621 Whale Gray	622 Gray Flannel



**R SHATARAH**  
 ARCHITECTS  
 100 WEST 10TH STREET  
 NEW YORK, NY 10011  
 TEL: 212 255 1234  
 FAX: 212 255 5678  
 WWW.RSHATARAH.COM

SCOPE: THREE STORY BUILDING  
 THREE STORY BUILDING  
 134 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520

DATE	DESCRIPTION
01/15/20	PRELIMINARY DESIGN
02/15/20	SCHEMATIC DESIGN
03/15/20	PERMIT APPLICATION
04/15/20	CONSTRUCTION PERMITS
05/15/20	CONSTRUCTION
06/15/20	COMPLETION

PROJECT NO: 2000-1  
 SHEET NO: 1 OF 1  
 SCALE: AS SHOWN  
 DATE: 01/15/20  
 DRAWN BY: R.S.  
 CHECKED BY: R.S.  
 PROJECT TITLE: THREE STORY BUILDING  
 PROJECT LOCATION: 134 SOUTH OCEAN AVENUE, FREEPORT, NY 11520



LOCATION MAP

SCALE: NTS

**AS PER 2020 BUILDING CODE OF NEW YORK STATE**

CONSTRUCTION TYPE: NON-CONCRETE  
 BUILDING IS LOCATED IN A SEISMIC ZONE. THE SEISMIC DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2603.01. THE DETECTION SYSTEM SHALL BE INSTALLED TO MONITOR BUILDING'S PERFORMANCE.

EXISTING HOURLY RATE ZONING MAPS PROVIDED BY: UNCLE SAM'S ZONING MAPS, INC. (2019 ZONING MAP)

**PROJECT DATA**

PROJECT NAME: 134 SOUTH OCEAN AVENUE  
 PROJECT LOCATION: 134 SOUTH OCEAN AVENUE, FREEPORT, NY 11520  
 DATE: 01/15/20

APPLICABLE CODES:  
 BUILDING CODE OF NEW YORK STATE  
 FIRE ALARMS CODE OF NEW YORK STATE  
 MECHANICAL CODE OF NEW YORK STATE  
 PLUMBING CODE OF NEW YORK STATE  
 ELECTRICAL CODE OF NEW YORK STATE  
 ENERGY CODE OF NEW YORK STATE  
 ASHRAE 90.1-2010 (AMENDMENT 2013) (ILLUSTRATIVE)

CONTRACT TYPE: TYPE B - NON-CONCRETE  
 1. PERMITS REQUIRED: YES  
 2. PERMITS REQUIRED: YES  
 3. APPROX AREA OF BUILDING: 8000 SQUARE FEET (NET FLOOR AREA)

OWNER: ABC COMPANY  
 ARCHITECT: R. SHATARAH ARCHITECTS

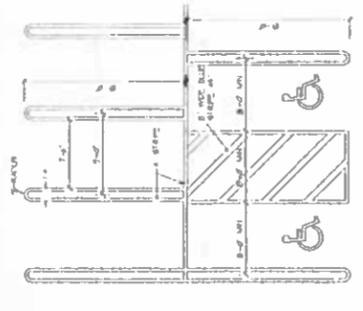
1. TOTAL NUMBER OF OCCUPANTS: 100 (10)  
 2. TYPE OF OCCUPANCY: RESIDENTIAL  
 3. TOTAL NUMBER OF FLOORS: 3  
 4. TYPE OF CONSTRUCTION: MASONRY  
 5. TYPE OF FOUNDATION: CONCRETE  
 6. TYPE OF ROOFING: FLAT  
 7. TYPE OF CLADDING: BRICK

**INDEX OF DRAWINGS**

SHEET	TITLE	REVISIONS
0000	GENERAL NOTES	
0001	GENERAL NOTES	
0002	GENERAL NOTES	
0003	GENERAL NOTES	
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NO.	DATE	DESCRIPTION
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2	05/15/23	PRELIMINARY
3	06/01/23	FINAL

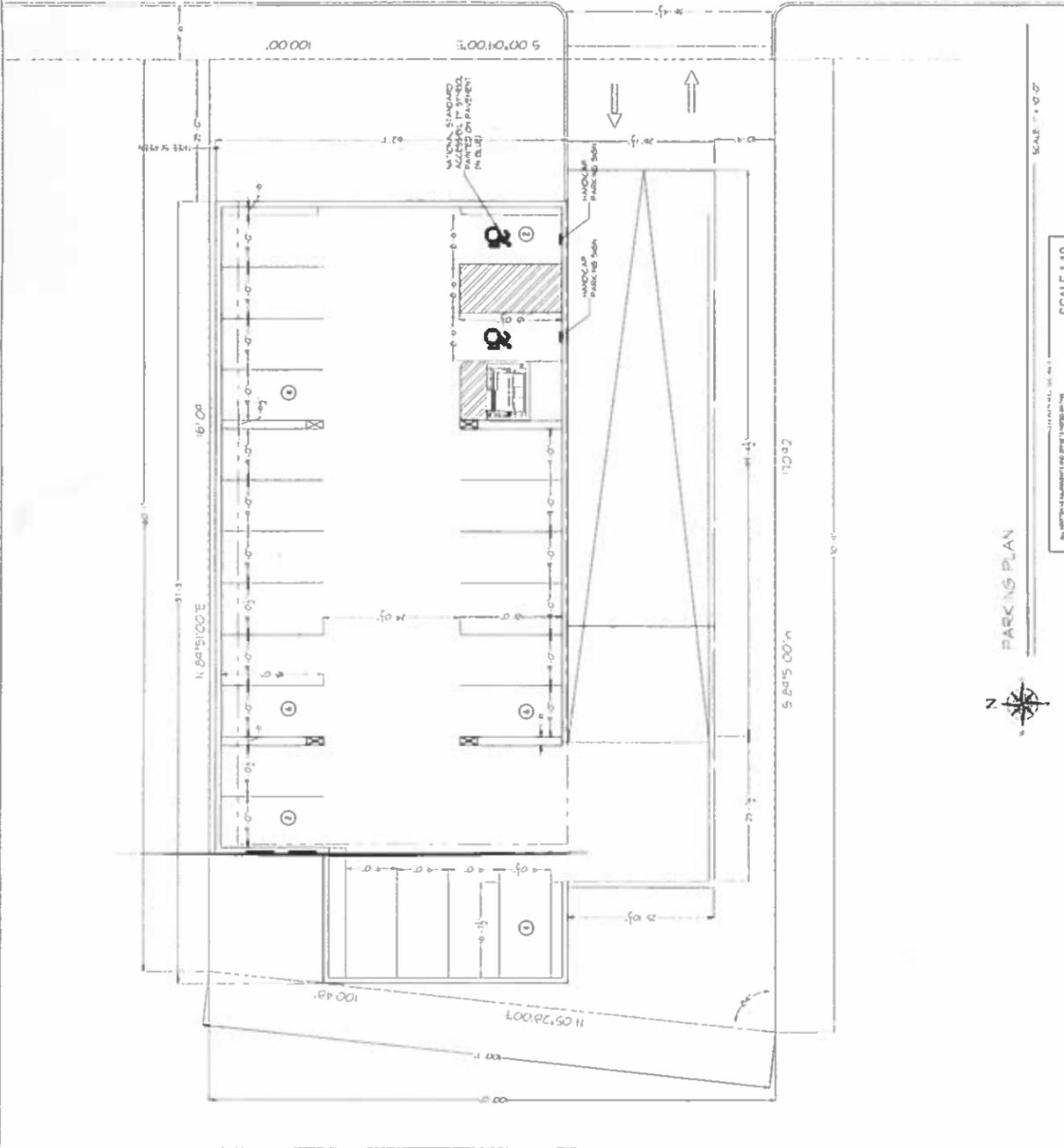
DESIGNED BY	REVIEWED BY
DRAWN BY	CHECKED BY
DATE	SCALE



TYPICAL PARKING SPACE DETAILS



TYPICAL BOLLARD DETAIL



PARKING PLAN

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

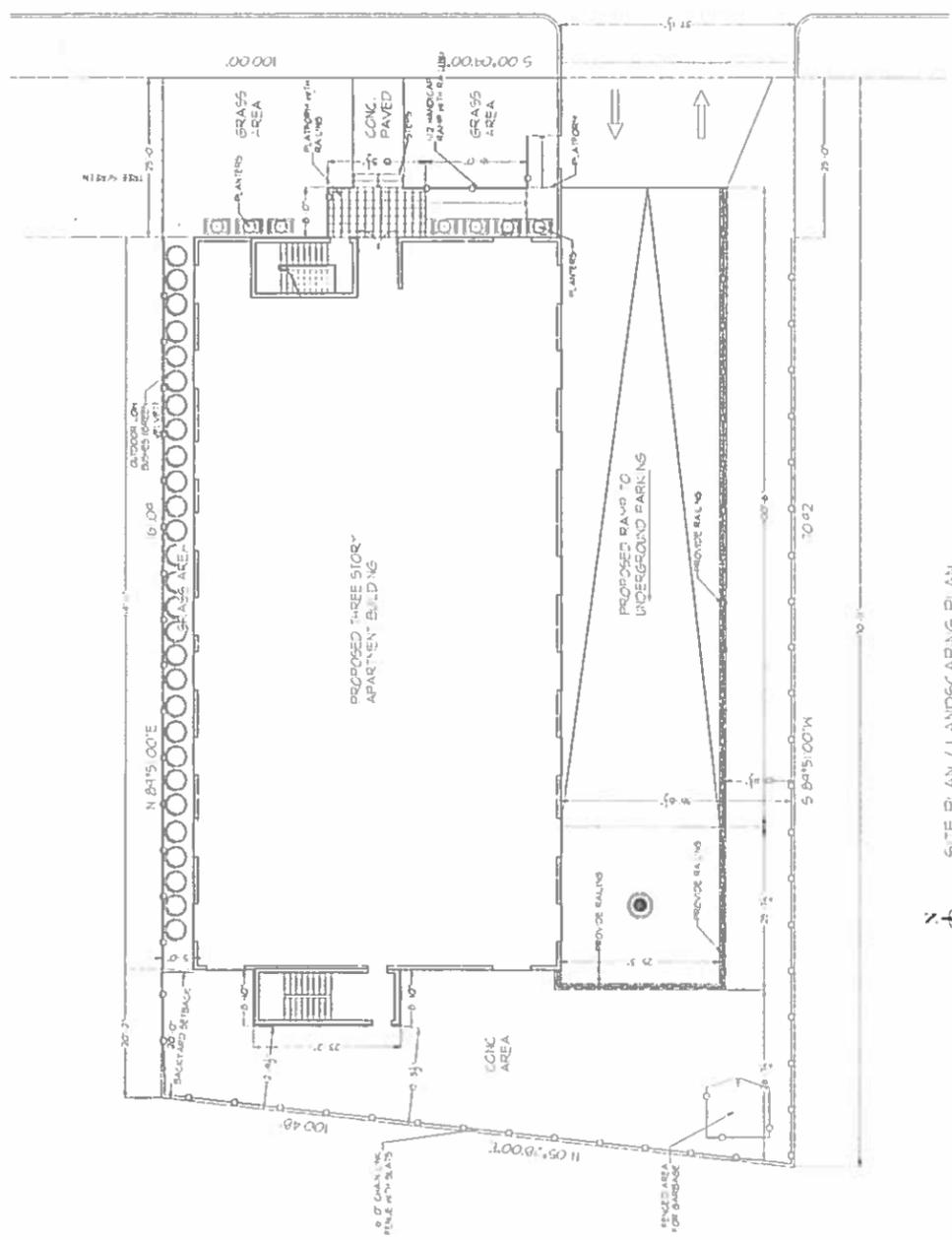


**PARKING PLAN**  
 AREA OF BUILDING: 6,540 SF (24 UNITS)  
 VILLAGE REGULATIONS REQUIRE ONE (1) PARKING SPOT FOR EACH APARTMENT UNITS.  
 PROVIDED (24) PARKING SPOTS INCLUDING ONE (1) HANDICAPPED ACCESSIBLE SPOT.

NO.	DATE	DESCRIPTION
01	02/20/08	PREPARED FOR PERMITS
02	03/21/08	FIELD FOR SUBMISSION

DATE	02/20/08
PROJECT FOR PERMITS	
FIELD FOR SUBMISSION	
NO.	01
DATE	02/20/08
PROJECT FOR PERMITS	
FIELD FOR SUBMISSION	

DESIGNED BY	R.S.
CHECKED BY	R.S.
DRAWING TITLE	SITE PLAN
SCALE	1" = 10'-0"
DATE	02/20/08
PROJECT NO.	00005
CLIENT	R.S.
PROJECT NAME	134 SOUTH OCEAN AVENUE



**SITE PLAN / LANDSCAPING PLAN**  
 SCALE 1" = 10'-0"  
 SCALE 1" = 10'-0"

**THREE STORY BUILDING**

SCOPE: THREE STORY BUILDING

134 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520

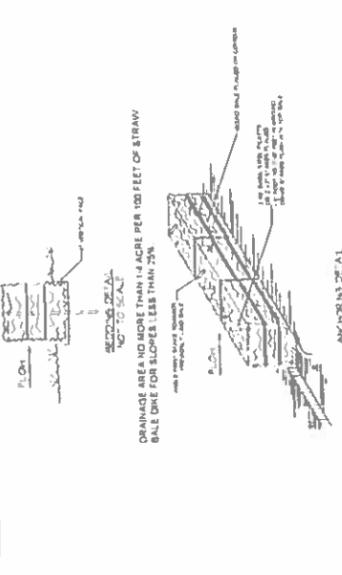
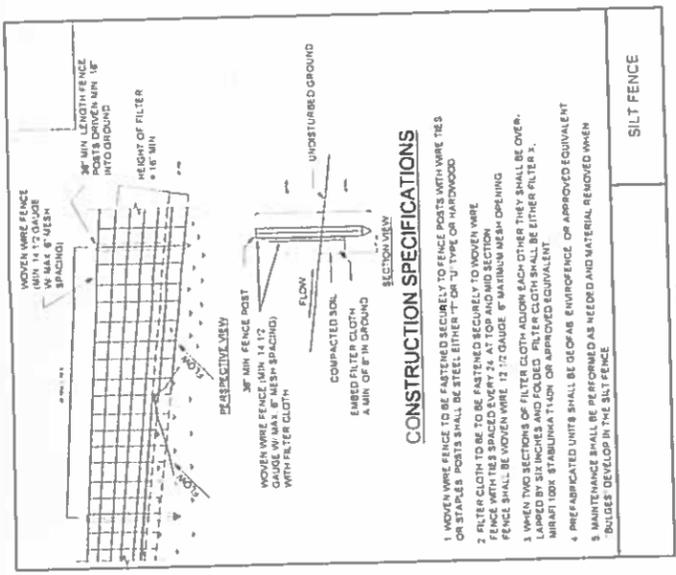
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THREE STORY BUILDING

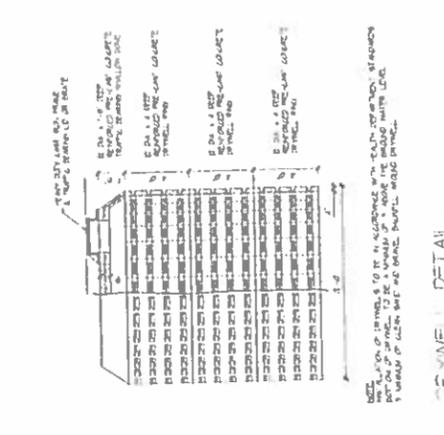
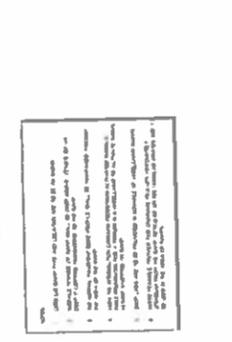
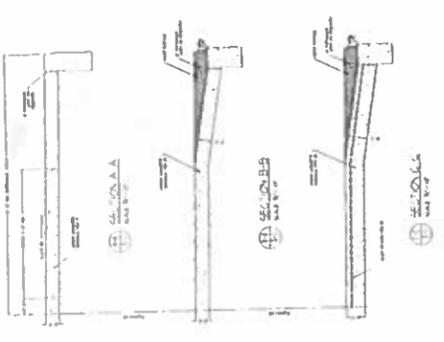
134 SOUTH OCEAN AVE. SUITE 100  
 FORT LAUDERDALE, FL 33304

SCOPE: THREE STORY BUILDING

DATE	02/20/20
BY	ALYSON WALKER FOR RSHATARAH
NO. OF SHEETS	02 OF 02
PROJECT NO.	20000-5
DRAWN BY	RS
CHECKED BY	RS
PROJECT NAME	THREE STORY BUILDING AND ZETA'S EROSION AND SEDIMENT CONTROL DETAIL
DATE	02/20/20
SCALE	AS SHOWN



- CONSTRUCTION SPECIFICATIONS**
- BALES SHALL BE PLACED AT THE USE OF 1.5 OR 2.0 ON THE LENGTH AND 1.5 ON THE WIDTH, PLACING THE ADJACENT BALES TOGETHER TO THE BUNDLES ARE TO BE 10' TO 12' IN DIAMETER AND 1.5' TO 2.0' HIGH.
  - EACH BALE SHALL BE ENDED IN THE SOIL A MINIMUM OF 14 INCHES AND PLACED SO THE BUNDLES ARE TO BE 10' TO 12' IN DIAMETER AND 1.5' TO 2.0' HIGH.
  - BALES SHALL BE SECURELY ANCHORED TO THE SOIL BY THE TIES OR STAPLES OR BY DRIVING 1/2" DIA. GALV. STEEL RODS THROUGH THE BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAPLES SHALL BE DRIVEN THROUGH THE BALE TOGETHER TO BE PREVENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - INSPECTION SHALL BE PERFORMED WHEN THEY HAVE SERVED THEIR USEFUL LIFE AS NOT TO BLOCK OR IMPROVE STORM FLOW OR OVER WASH.
- STRAW BALE DIKE**







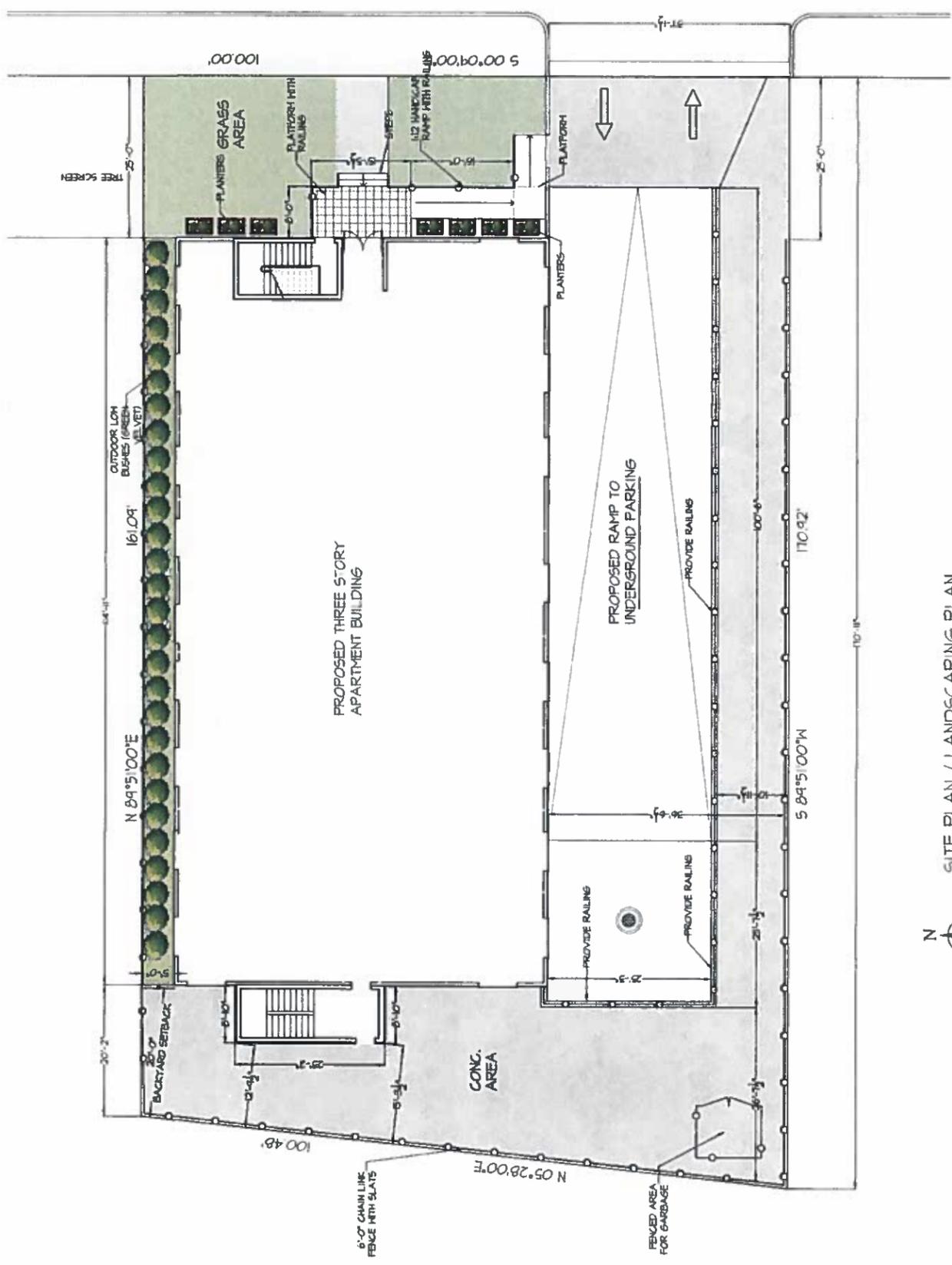
**R. SHATARAH**  
 ARCHITECT  
 145 WEST 14TH STREET  
 NEW YORK, NY 10011  
 TEL: 212 255 1234  
 FAX: 212 255 5678  
 WWW.RSHATARAH.COM

**THREE STORY BUILDING**  
 14 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520

SCOPE: THREE STORY BUILDING

NO.	DATE	DESCRIPTION	BY	CHKD.
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DATE: 11/15/11  
 DRAWN BY: RS  
 CHECKED BY: RS  
 PROJECT NO.: 11-001  
 SHEET NO.: 11-001-01  
 SCALE: AS SHOWN  
 PROJECT: 14 SOUTH OCEAN AVENUE  
 CITY: FREEPORT, NY  
 STATE: NY  
 COUNTY: SUFFOLK  
 ZONING: R-100  
 LOT: 14.00  
 AREA: 1.00 AC



**SITE PLAN / LANDSCAPING PLAN**





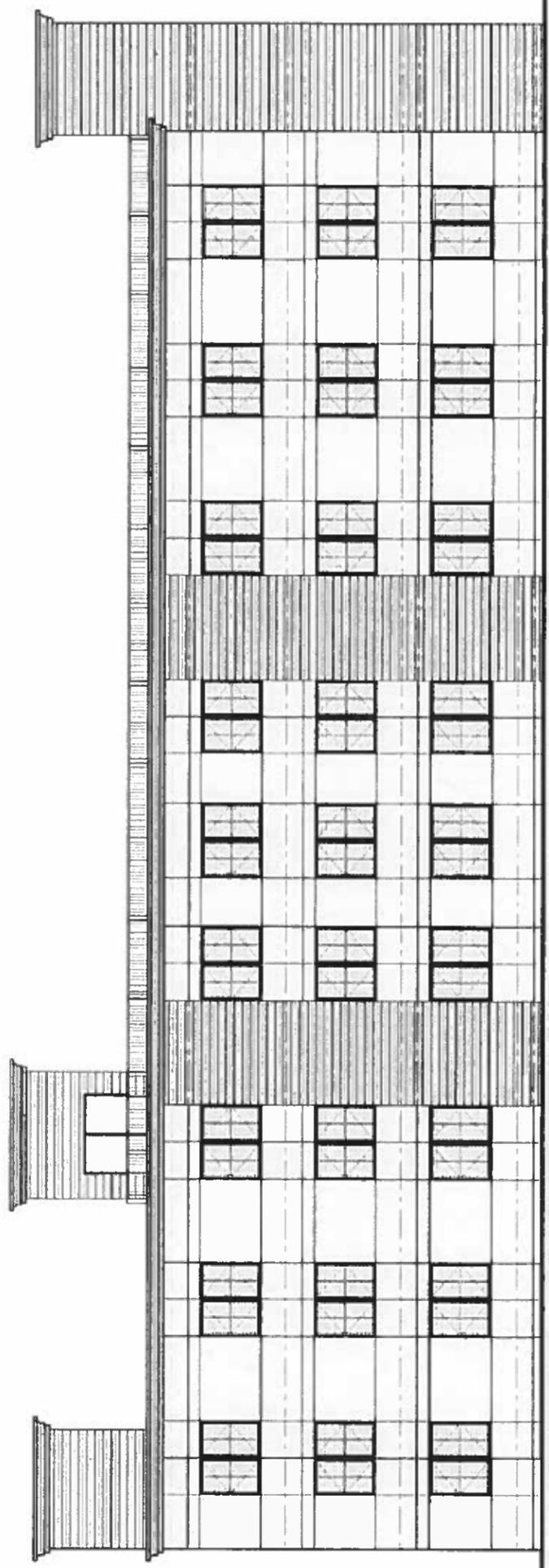
**R. SHATARAH**  
 ARCHITECT  
 134 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520  
 TEL: 516.431.1111  
 FAX: 516.431.1111  
 WWW.RSHATARAH.COM

SCOPE: THREE STORY BUILDING  
 THREE STORY BUILDING  
 134 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520

NO.	DATE	DESCRIPTION
01	01/15/08	ISSUED FOR PERMITS
02	02/15/08	ISSUED FOR PERMITS
03	03/15/08	ISSUED FOR PERMITS
04	04/15/08	ISSUED FOR PERMITS
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08	08/15/08	ISSUED FOR PERMITS
09	09/15/08	ISSUED FOR PERMITS
10	10/15/08	ISSUED FOR PERMITS
11	11/15/08	ISSUED FOR PERMITS
12	12/15/08	ISSUED FOR PERMITS

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DESIGNER: R. SHATARAH  
 CHECKED BY: R. SHATARAH  
 DATE: 01/15/08  
 PROJECT: 0801001  
 SHEET: 01  
 SCALE: AS SHOWN  
 DRAWN BY: R. SHATARAH  
 DATE: 01/15/08  
 PROJECT: 0801001  
 SHEET: 01  
 SCALE: AS SHOWN



NORTH ELEVATION

DATE: 10/1/00  
SCALE: 1/8" = 1'-0"

PROJECT: ELEVATION

NO. OF SHEETS: 15

DATE: 10/1/00

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

PROJECT: ELEVATION

NO. OF SHEETS: 15

DATE: 10/1/00

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

PROJECT: ELEVATION

NO. OF SHEETS: 15

DATE: 10/1/00

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

PROJECT: ELEVATION

NO. OF SHEETS: 15

DATE: 10/1/00

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

PROJECT: ELEVATION

NO. OF SHEETS: 15

DATE: 10/1/00

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

PROJECT: ELEVATION

NO. OF SHEETS: 15

DATE: 10/1/00

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

PROJECT: ELEVATION

NO. OF SHEETS: 15

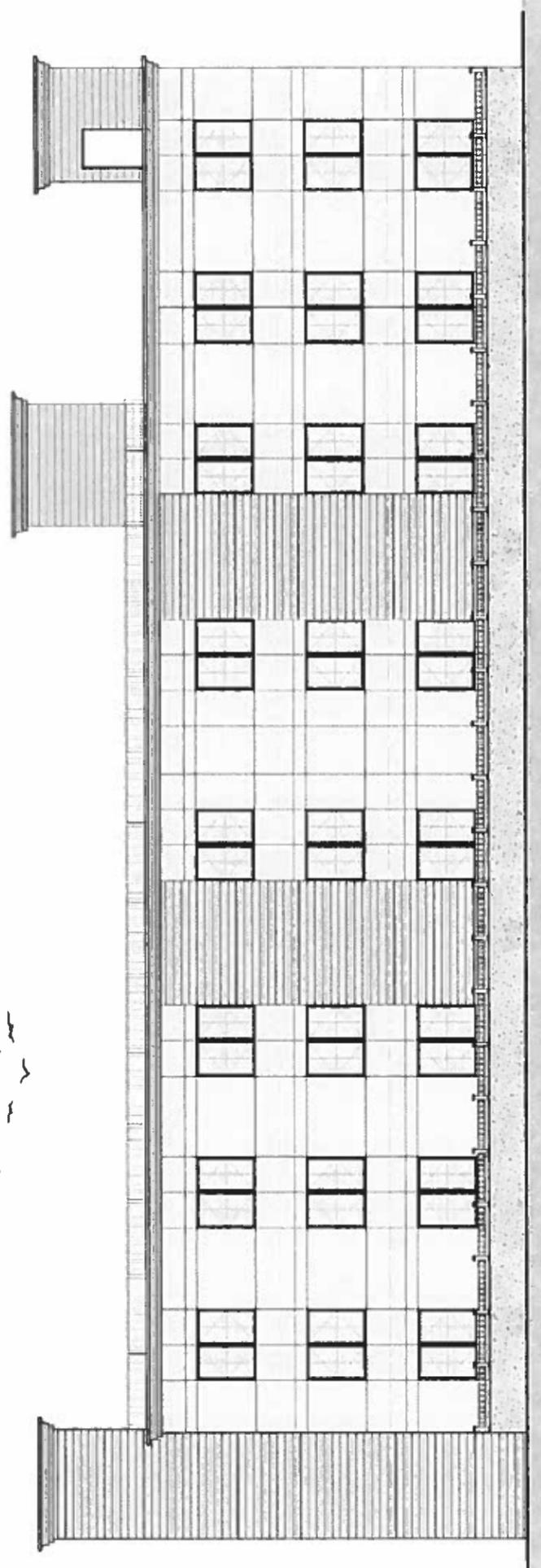
DATE: 10/1/00

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

PROJECT: ELEVATION

NO. OF SHEETS: 15

SOUTH ELEVATION



SCOPE: THREE STORY BUILDING

134 SOUTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

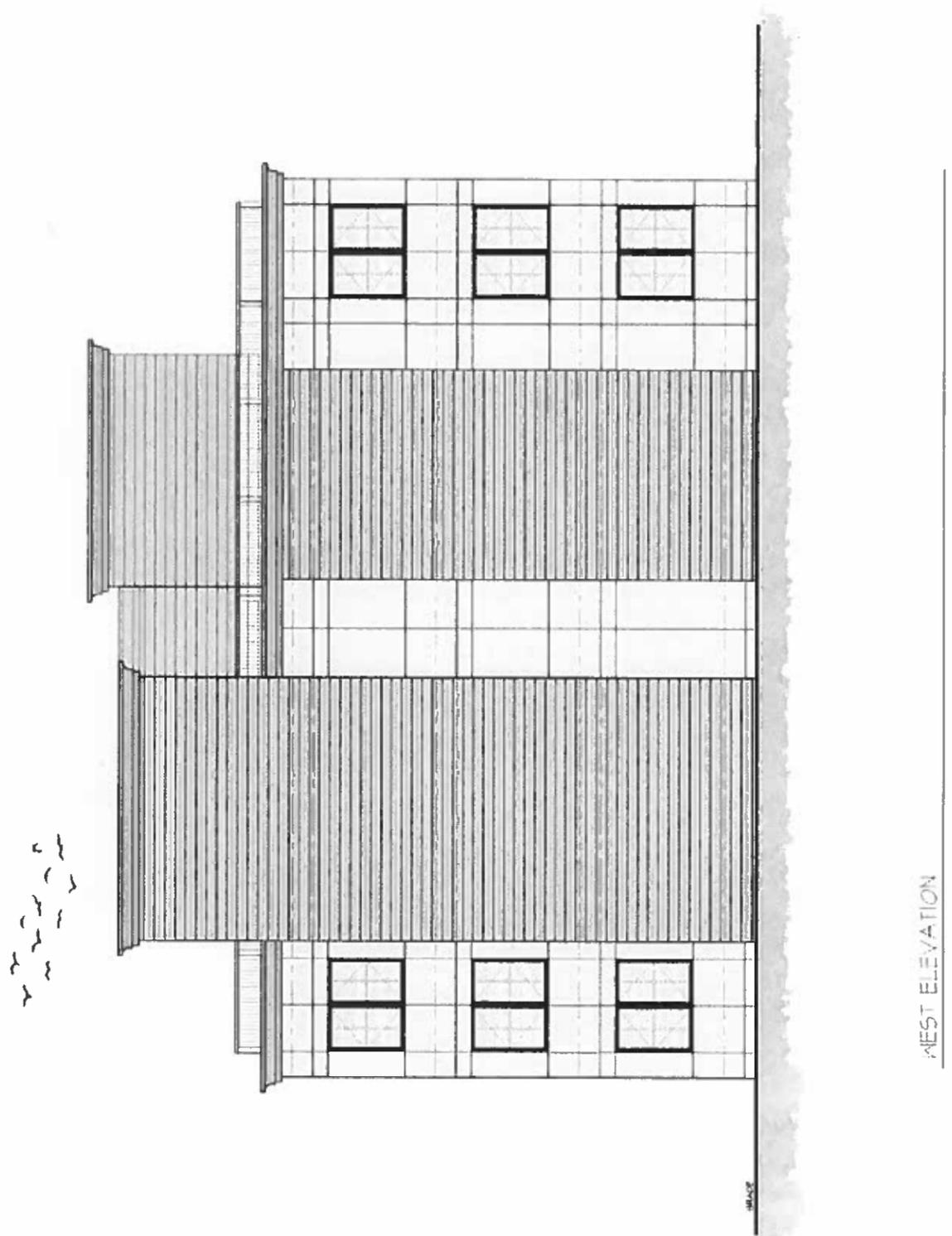
R. SHATARAH  
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1000 JEROME ST. # 4  
FREEPORT, N.Y. 11520  
TEL: 516-342-1111  
FAX: 516-342-1112  
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 NEW YORK, NY 10017  
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 FAX: 212-462-7744  
 WWW.RSHATARAH.COM

SCOPF THREE STORY BUILDING  
 134 SOUTH OCEAN AVENUE  
 FREEPORT NEW YORK 11520

DATE	DESCRIPTION
01/20/11	ISSUED FOR PERMITS
01/21/11	
01/22/11	
01/23/11	
01/24/11	
01/25/11	
01/26/11	
01/27/11	
01/28/11	
01/29/11	
01/30/11	
01/31/11	

SCALE: 1/8" = 1'-0"  
 SHEET NO: 0000 5  
 DRAWN BY: ES  
 CHECKED BY: ES  
 DESIGN TITLE: ELEVATIONS  
 DRAWING NO: 0000 5



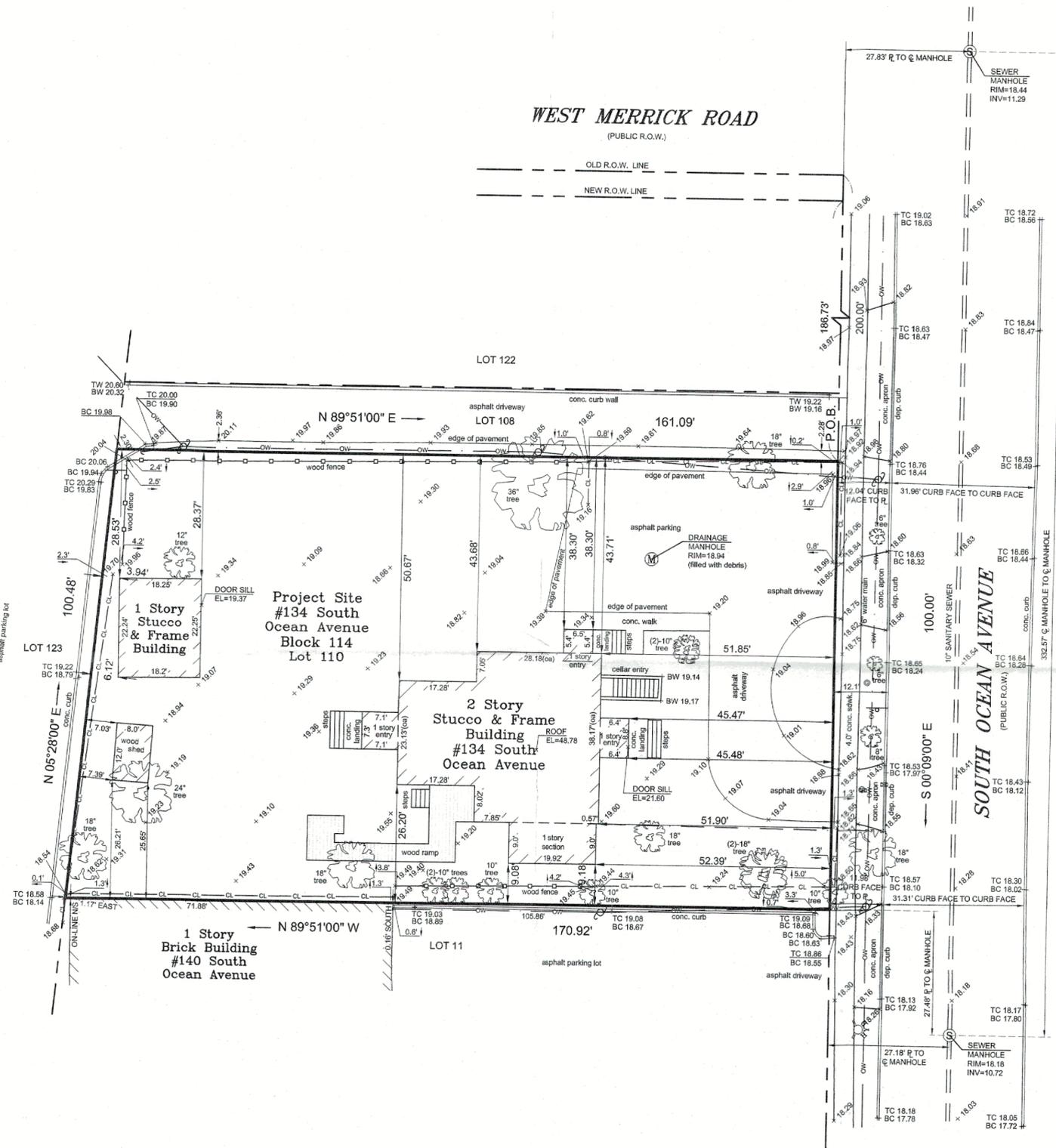
**TOPOGRAPHIC SURVEY**

LOT: 110  
 BLOCK: 114  
 VILLAGE: Freeport  
 TOWN: Hempstead  
 COUNTY: Nassau  
 STATE: New York

OVERALL AREA - 16,600.50 SQ. FT./0.38 ACRES

**NOTES:**

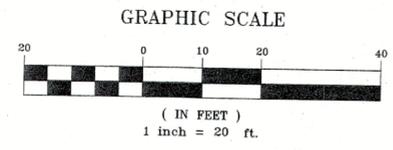
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7203, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.
3. ALL ELEVATIONS NOTED ON THIS SURVEY ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY THE NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY, WHICH IS HEREBY ESTABLISHED AS THE CITY DATUM BY LOCAL LAW 96 OF 2013.
4. LEGAL GRADES SHOWN WERE TAKEN FROM THE BOROUGH SECTIONAL MAPS. LEGAL GRADES REFER TO TOP OF CURB.
5. THE OFFSETS AND DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE TAKEN AT GROUND LEVEL AND ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF STRUCTURES AND ANY OTHER CONSTRUCTION.
6. SUBSURFACE INFORMATION HEREON HAS BEEN OBTAINED FROM NEW YORK CITY AGENCIES AND PRIVATE COMPANIES. THIS INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTORS SHALL, BEFORE COMMENCING EXCAVATION, NOTIFY THE APPROPRIATE DEPARTMENTS AND UTILITY COMPANIES OF THEIR PROPOSED WORK AND REQUEST THAT THE PARTICULAR UTILITY LINES BE MARKED BY THE AGENCY OR COMPANY HAVING JURISDICTION.
7. NOT RESPONSIBLE FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES, VAULTS, TANKS OR OTHER APPURTENANCES. THE USER OF THIS SURVEY SHOULD BE AWARE THAT WRITTEN AND UNWRITTEN EASEMENTS MAY GIVE OTHERS RIGHTS WHICH MAY AFFECT THE USE OF THIS PROPERTY.
8. BEFORE PERFORMING ANY EXCAVATION OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICE, INCLUDING THE UNDERGROUND MAINS, DUCTS AND CABLES BE MARKED AND IDENTIFIED BY THE UTILITY COMPANY OR AGENCY INVOLVED. THIS SHOULD BE DONE BY PROVIDING THE AFFECTED UTILITY WITH THE NOTICED REFERRED TO IN THE STATE OF NEW YORK INDUSTRIAL CODE 53.
9. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR OTHER WATER COURSES ON OR IN THE PROPERTY EXCEPT AS SHOWN ON THE MAP.
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITTEE REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT BE CONTAINED THEREIN.



NOTE: THERE IS A 6" WATER MAIN ALONG WEST SIDE OF SOUTH OCEAN AVENUE, AND A 20" WATER MAIN ALONG EAST SIDE OF SOUTH OCEAN AVENUE, AS PER VILLAGE WATER MAINS MAP. PRECISE LOCATIONS UNKNOWN.

**LEGEND**

- CATCH BASIN
- TRAFFIC SIGNAL
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- WATER MANHOLE
- CON ED MANHOLE
- UTILITY MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- STEAM MANHOLE
- TELEPHONE MANHOLE
- MANHOLE (unknown)
- ELECTRIC BOX
- MAIL BOX
- MUNI-METER
- GAS VALVE
- MONITORING WELL
- WATER VALVE
- STEAM VALVE
- FIRE HYDRANT
- STREET SIGN
- DRAIN GRATE
- PEDESTRIAN BOX
- ANTENNA
- BOLLARD
- BIKE RACK
- OVERHEAD WIRES
- METAL FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- UG ELECT. LINE
- UG WATER LINE
- UG GAS LINE
- UG STEAM LINE
- UG SEWER LINE
- UG TELEPHONE LINE
- PROPERTY LINE
- BUILDING FOOTPRINT
- TOP OF CURB
- BOTTOM OF CURB
- SIDEWALK ELEV.
- CENTERLINE ELEV.
- LEGAL GRADE
- TOP OF PARAPET
- FINISHED FLOOR ELEV.
- FIRE ESCAPE
- SEWER INVERT ELEV.
- MUNI METER
- MAIL BOX
- UNDERGROUND
- UTILITY BOX
- PHONE BOOTH
- CELLAR ENTRANCE
- CATCH BASIN



Survey Date: 9/12/2023 Drawing Date 9/18/2023 Drawn By: JAB Scale: 1" = 20'

**Map of Topographic Survey for #134 South Ocean Avenue Freeport, Long Island, NY**

REVISION	DATE	BY

Cornerstone Surveyors, P.C.  
 54 Big Spring Rd  
 Calton, N.J. 07830  
 (908) 975-2996  
 www.CornerstonePLS.com



**R SHATARAH**  
**CONSULTING ENGINEERS, P.C.**

6500 Jericho Turnpike, Suite 1W  
Syosset, NY 11791

Telephone: (516)731-4687  
Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

**BUILDING LIGHTS:**

12 IN, 120 VOLTS OUTDOOR LED  
LIGHTING FIXTURES  
MANUFACTURED BY: LUMIN (OR  
EQUAL)  
COLOR: BRONZE  
SIZE ; WIDTH 5", HEIGHT 12", DEPTH  
3.9", WEIGHT 3LBS



**SPECIFICATIONS:**

LAMP TYPE : LED BUILT-IN  
TOTAL LUMENS: 823  
TOTAL WATTS: 26.10  
VOLTS: 120  
COLOR TEMP: 3000 (SOFT WHITE)

**PVC GUARD RAIL:**  
42-IN. MATTE WHITE WROUGHT PVC  
CLASSIC  
STAIR BALUSTER  
MANUFACTURED BY: ALL ISLAND  
RAILING (OR EQUAL)  
COLOR: WHITE



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VILLAGE OF FREEPORT, NY

2023 DEC 19 P 2:43

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# R SHATARAH

## CONSULTING ENGINEERS, P.C.

6500 Jericho Turnpike, Suite 1W  
Syosset, NY 11791

Telephone: (516)731-4687  
Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

### Specifications

<b>Collection Name</b>	N/A
<b>Type</b>	Classic
<b>Style</b>	VR6/8-3
<b>Actual Height (Inches)</b>	42 in
<b>Actual Width (Inches)</b>	6 in
<b>Actual Thickness (Inches)</b>	6 in
<b>Manufacturer Color/Finish</b>	WHITE
<b>Warranty</b>	None
<b>Color/Finish Family</b>	WHITE
<b>Material</b>	PVC
<b>Decorative Element</b>	N/A
<b>Top Type</b>	Pin top

**EXTERIOR CORNER BOARD:**  
"TRADITIONAL TRIM BOARD"  
MANUFACTURED BY: AZEK EXTERIORS  
(OR EQUAL)  
COLOR: WHITE.



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Syosset, NY 11791

Telephone: (516)731-4687  
Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

**SIDING:**

**FAÇADE:**

HARDIEPLANK WOOD SUBSTITUTE  
SIDING  
MANUFACTURER: JAMES HARDIE  
(OR EQUAL)  
COLOR: ARCTIC WHITE, TIMBER  
BARK, LIGHT MIST, KHAKI BROWN.



**KHAKI BROWN**



**TIMBER BARK**



**ARCTIC WHITE**



**LIGHT MIST**

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Syosset, NY 11791

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Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

### REFERENCES

<https://www.andersenwindows.com/windows-and-doors/windows/casement-windows/>

<https://azekexteriors.com/products/trim/cornerboards/cornerboards#traditional>

[https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-visual-comfort-modern-TECP90024.html?cgid=37&dwvar\\_TECP90024\\_AttrValue1=Bronze&dwvar\\_TECP90024\\_AttrValue2=5%20in&dwvar\\_TECP90024\\_AttrValue3=120%20Volt#tileIndex=9](https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-visual-comfort-modern-TECP90024.html?cgid=37&dwvar_TECP90024_AttrValue1=Bronze&dwvar_TECP90024_AttrValue2=5%20in&dwvar_TECP90024_AttrValue3=120%20Volt#tileIndex=9)

<https://www.urbanpot.com/en/product-page/geo-cube>

<https://www.jameshardie.com/color-and-design/house-siding-ideas-gallery>

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2023 DEC 19 P 2:43

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2023 DEC 19 2:43

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VILLAGE OF FRENCH CREEK, NY



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2023 DEC 19 1

43

COLLEGE OFFICE WILLIAMS REPO



VILLAGE  
CL

2023

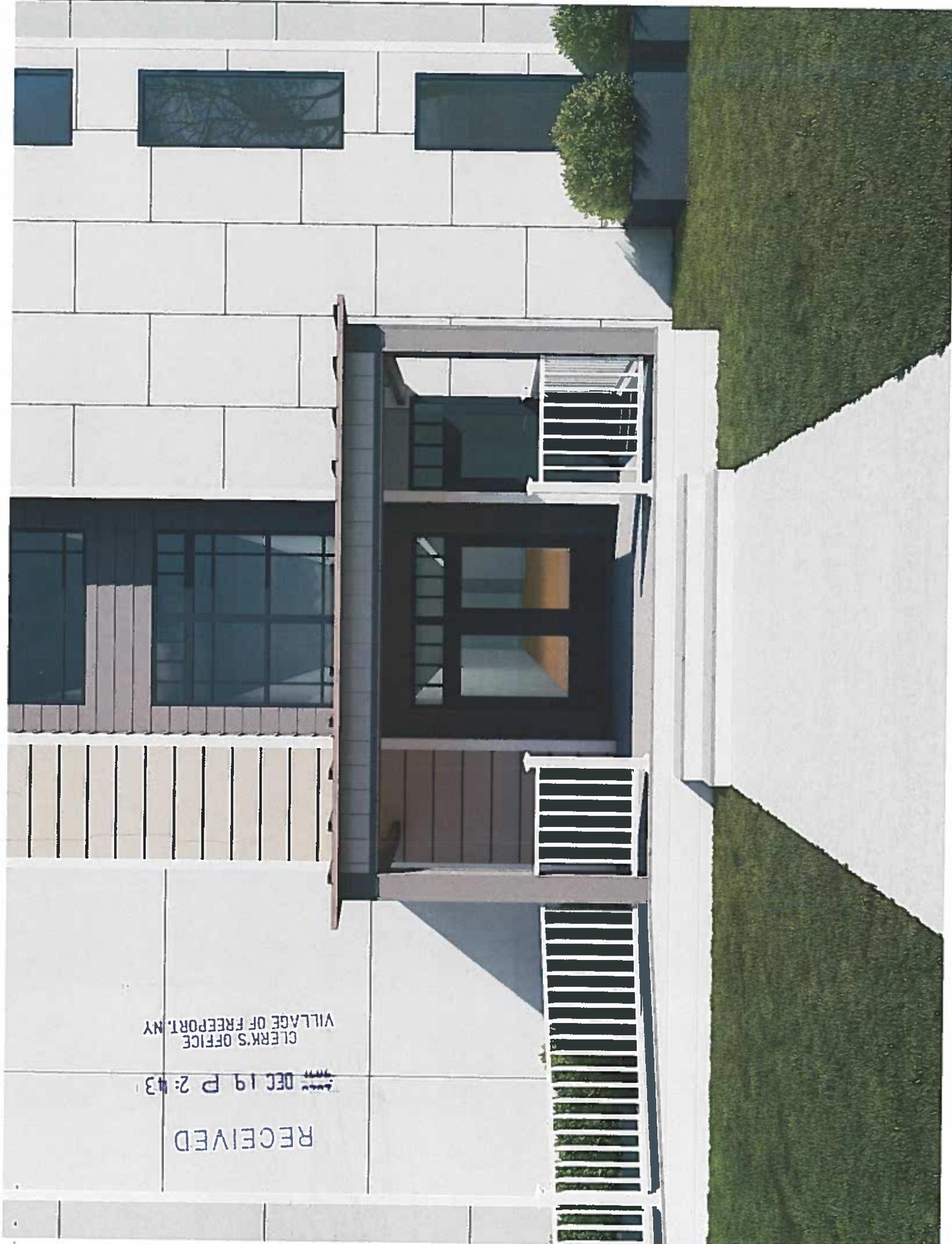
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OF FREEPORT, NY

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DEC 19 P 2:43

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**R SHATARAH**  
**CONSULTING ENGINEERS, P.C.**

6500 Jericho Turnpike, Suite 1W  
Syosset, NY 11791

Telephone: (516)731-4687  
Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

**WINDOWS:**

NEW WINDOWS  
CASEMENT WINDOW  
(NO KIND OF SIMULATED MULLIONS CONTAINED  
INSIDE  
LAYERS OF GLASS)  
MANUFACTURED BY: ANDERSON (OR EQUAL)  
COLOR: BLACK



**SITE PLAN PLANTERS:**

FIBER GLASS PLANTERS  
GEO CUBE  
MANUFACTURED BY: URBAN POT  
URBAIN (OR EQUAL)  
COLOR: FAUX LEAD  
SIZE ; W: 28" x 56" x 28" H



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**R SHATARAH**  
**CONSULTING ENGINEERS, P.C.**

6500 Jericho Turnpike, Suite 1W  
Syosset, NY 11791

Telephone: (516)731-4687  
Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

SP3676 - 134 S. Ocean Ave

**Material list**  
134 S OCEAN AVENUE.  
FREEPORT, NEW YORK 11520

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VILLAGE OF FREEPORT, NY



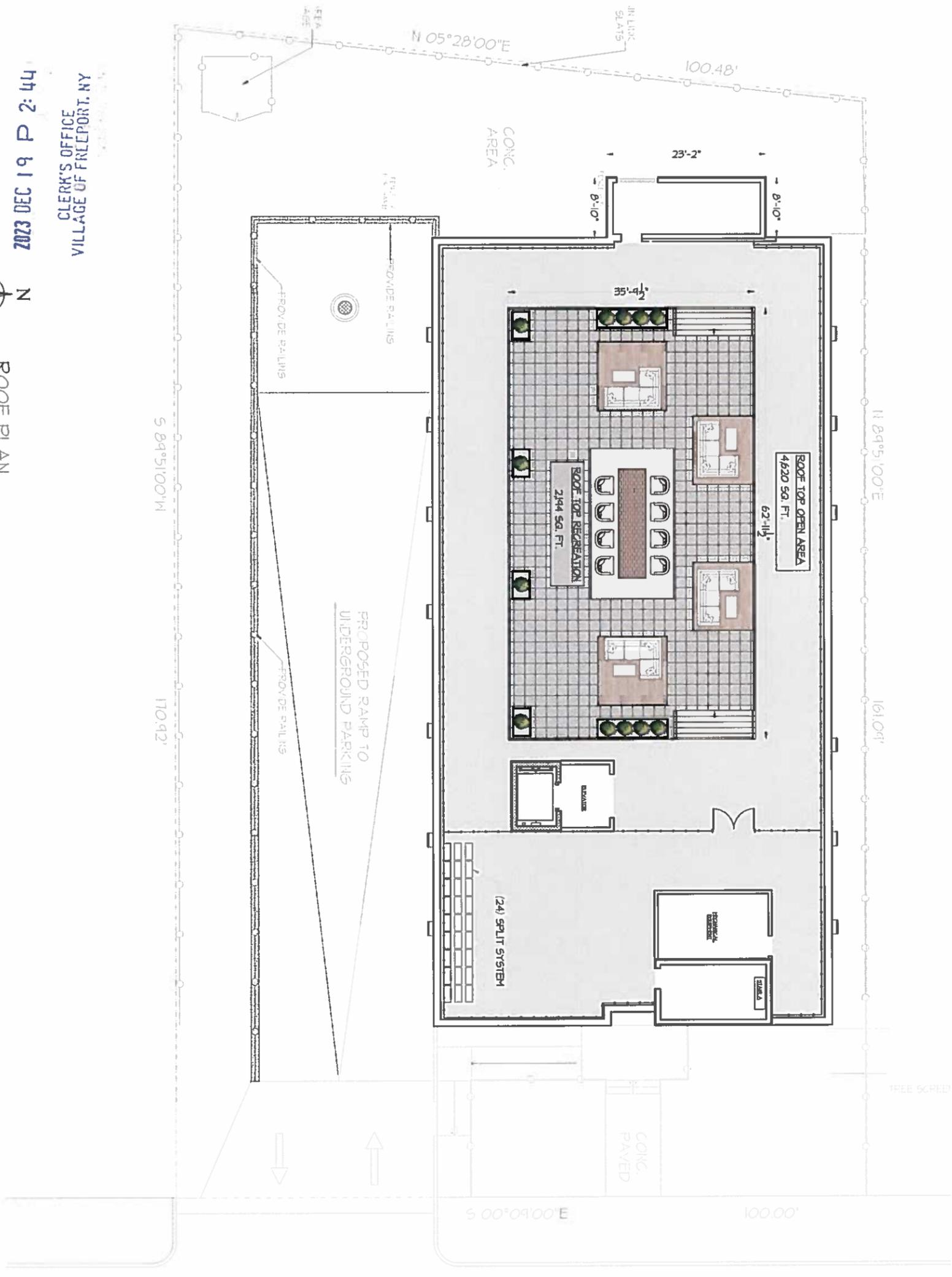
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VILLAGE OF FREEPORT, NY



ROOF PLAN



**R SHATARAH**  
ARCHITECTS  
6009 FREEDOM BLVD  
SUITE 200  
FREEPORT, NY 11520  
PH: 516.224.2244  
WWW.RSHATARAH.COM

SCOPE: THREE STORY BUILDING  
**THREE STORY BUILDING**  
134 SOUTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

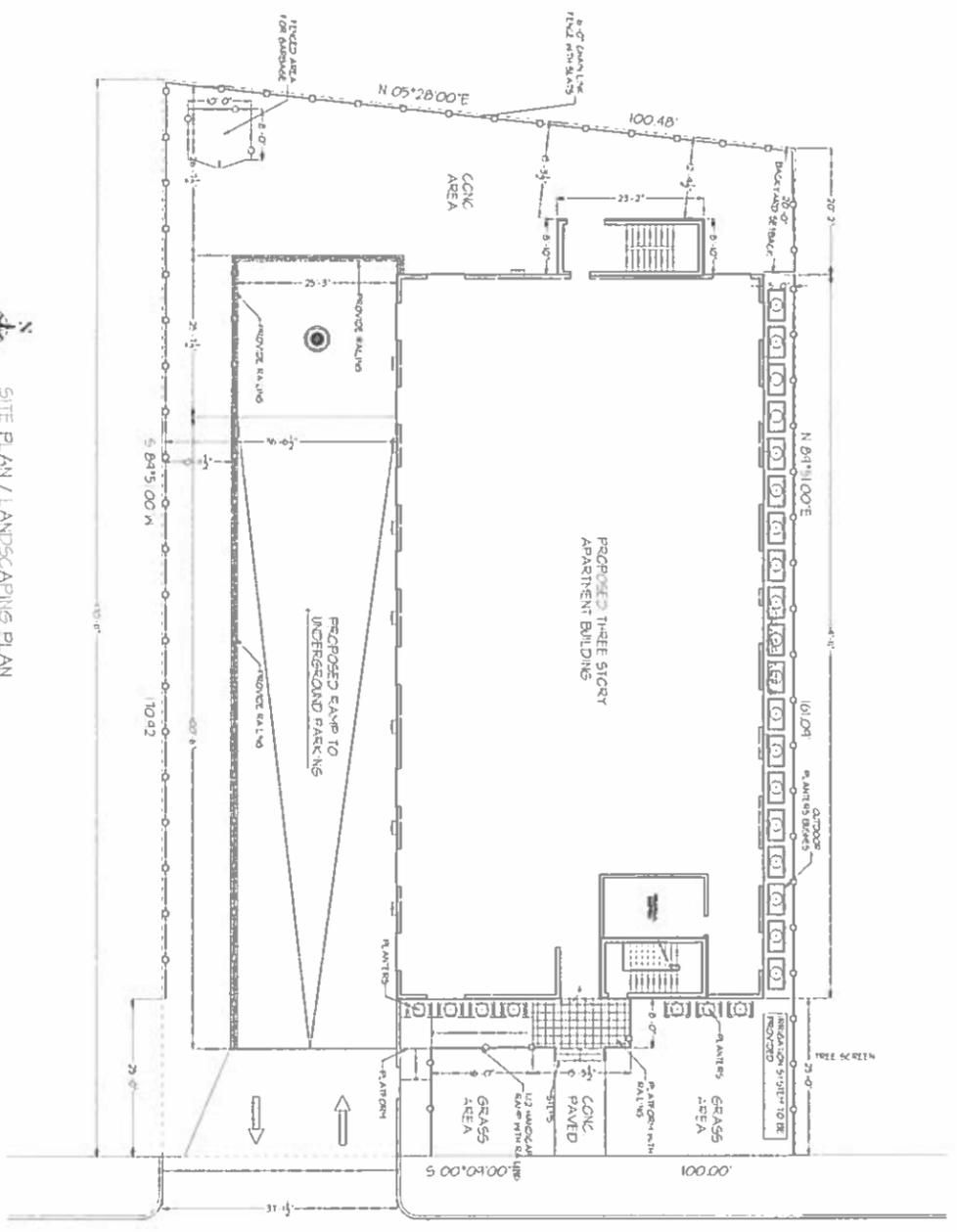
REV	DATE	COMMENT	BY
1	4/25/23	ISSUED FOR REVIEW	R.S.
2	05/27/23	ISSUED FOR REVISION	R.S.
3	12/13/23	ISSUED FOR SITE PLAN APPROVAL	R.S.

PROJECT NO.	23-001
DATE	12/13/23
SCALE	AS SHOWN
DESIGNED BY	R.S.
CHECKED BY	R.S.
DATE PLOTTED	12/13/23
PLOTTED BY	R.S.
SCALE	AS SHOWN
PROJECT NO.	23-001
DATE	12/13/23
SCALE	AS SHOWN
DESIGNED BY	R.S.
CHECKED BY	R.S.
DATE PLOTTED	12/13/23
PLOTTED BY	R.S.





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 VILLAGE OF FREEPORT, NY



SITE PLAN / LANDSCAPING PLAN  
 SCALE 1/8"=1'-0"  
 SCALE 1/10"=1'-0"

SCOPE: THREE STORY BUILDING

THREE STORY BUILDING

134 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520

**R SHATARAH**  
 ARCHITECTS  
 6500 BROADWAY  
 SUITE 100  
 FREEPORT, NY 11520  
 TEL: 516.224.1111  
 FAX: 516.224.1111  
 WWW.RSHATARAH.COM

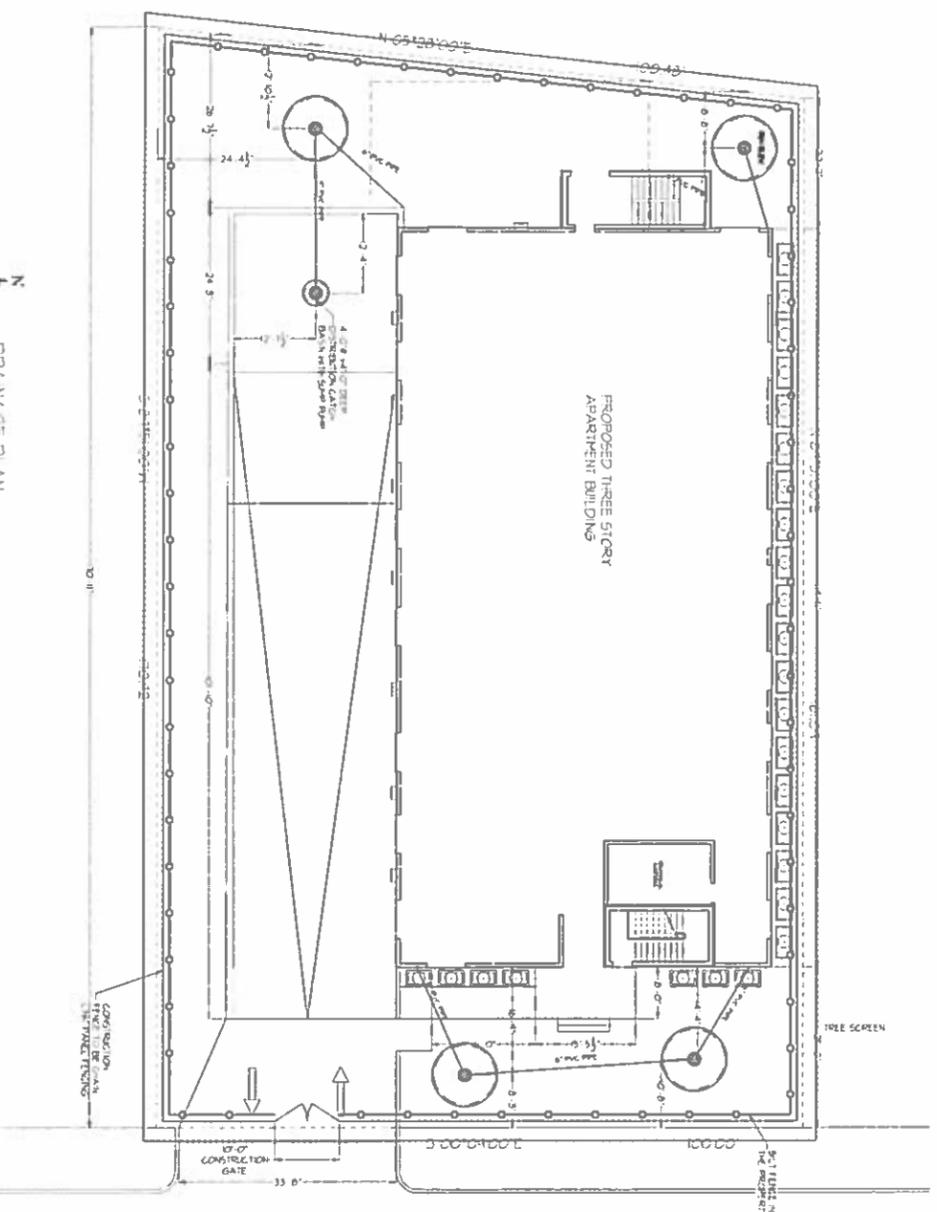
REV	DATE	COMMENT
0	4/25/18	VALID FOR REVIEW
1	8/22/18	VALID FOR SUBMISSION
2	12/22/23	VALID FOR SITE PLAN SUBMISSION

PROJECT NO.	24-1504-28
DATE	4/25/2018
CLIENT	83
PROJECT TYPE	SITE PLAN
SCALE	1/8"=1'-0"
DATE	12/22/23
SCALE	1/10"=1'-0"

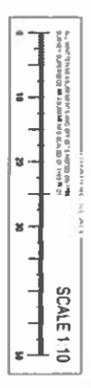
SCOPE: THREE STORY BUILDING

**THREE STORY BUILDING**

134 SOUTH OCEAN AVENUE  
 FREEPORT, NEW YORK 11520



DRAINAGE PLAN  
 SCALE 1/8" = 1'-0"



**DESIGNER'S NOTES:**  
 1. ALL DRAINAGE SHALL BE 4" DIA. UNLESS OTHERWISE NOTED.  
 2. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 3. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 4. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 5. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 6. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 7. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 8. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 9. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.  
 10. ALL DRAINAGE SHALL BE 1/2" ABOVE FINISH FLOOR.

**REVISIONS:**  
 1. 12/19/23: ISSUED FOR SITE PLAN SUBMISSION

NO.	DATE	COMMENT
1	12/19/23	ISSUED FOR SITE PLAN SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

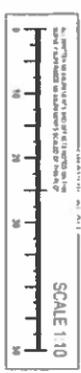
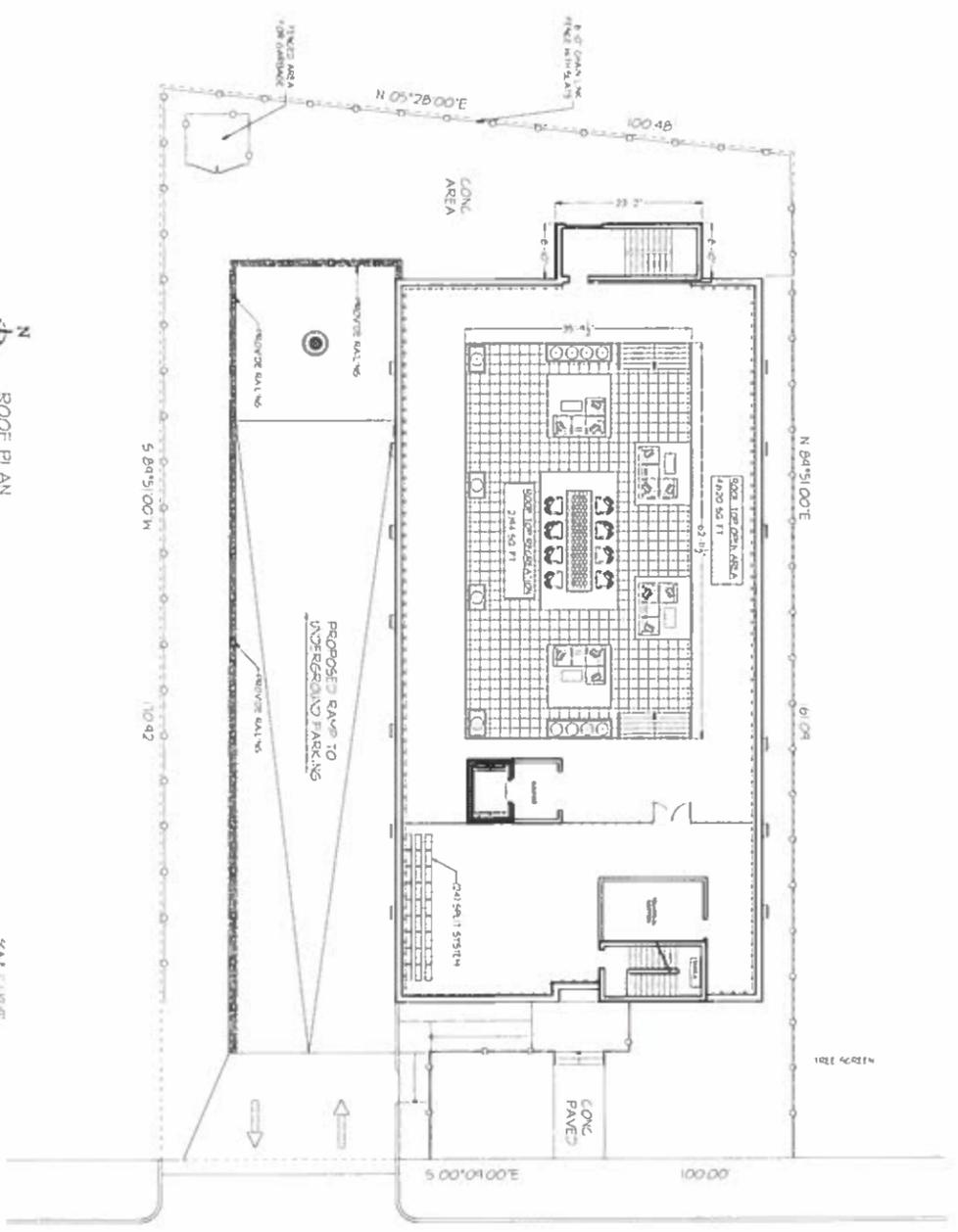
PROJECT NO.	2023-001
DATE	12/19/23
DRAWN BY	RS
CHECKED BY	RS
SCALE	1/8" = 1'-0"
TITLE	DRAINAGE PLAN
PROJECT NAME	THREE STORY BUILDING
PROJECT ADDRESS	134 SOUTH OCEAN AVENUE, FREEPORT, NY 11520
CLIENT	SEA L COMPANY
DESIGNER	R SHATARAH ARCHITECTS

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 2023 DEC 19 P 2:44  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

SCOPE: THREE STORY BUILDING

**THREE STORY BUILDING**

134 SOUTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520



ROOF PLAN

SCALE: 1/8\"/>

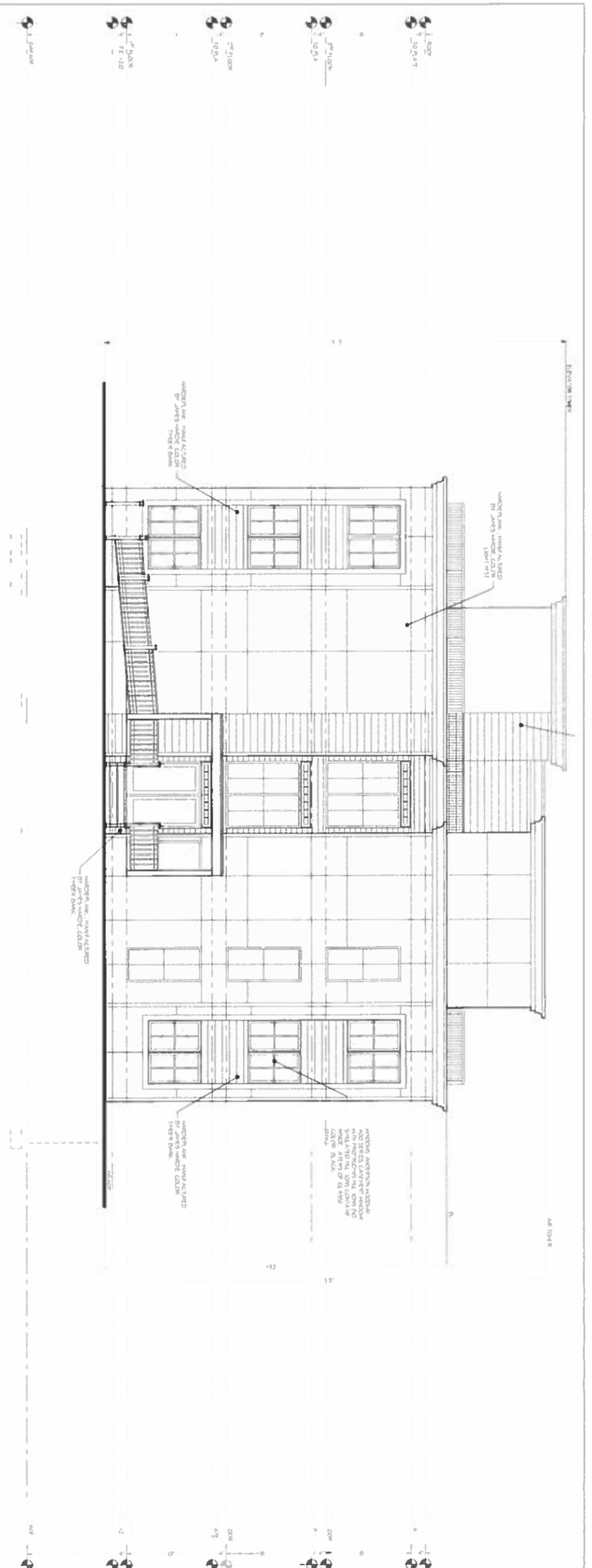
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**2013 DEC 19 10 2:11 AM**  
**CITY ENGINEER'S OFFICE**  
**OFFICE OF FREEPORT, N.Y.**

REV	DATE	COMMENT
0	4/25/10	ISSUED FOR PERMIT
1	04/27/11	ISSUED FOR PERMIT
2	07/27/11	ISSUED FOR SITE PLAN SUBMISSION

OWNER	SAI SOWARZ
PROJECT	475 006
DATE	0000 3
DESIGNED BY	SA
CHECKED BY	SA
SCALE	1/8\"/>
DATE	12/19/11
PROJECT NO.	100 000
DATE	12/19/11

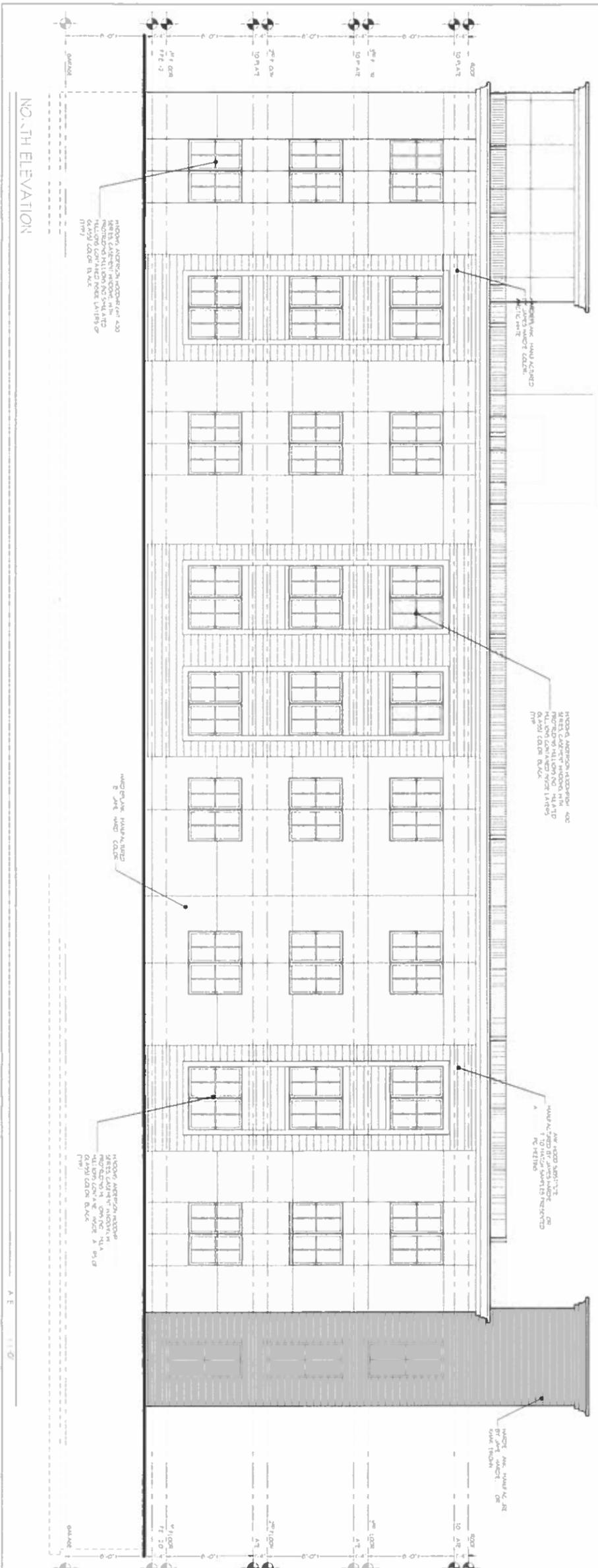


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9N 7LD BUILDING  
CLERK'S OFFICE  
14 VINCENNES REPORT, NY



EAST ELEVATION

SCALE 1/4\"/>



NORTH ELEVATION

REV	DATE	COMMENT
1	12/19/23	ISSUED FOR SITE PLAN SUBMISSION
2	12/19/23	REVISED FOR REVIEW
3	12/19/23	FINAL DESIGN

PROJECT: 9N 7LD BUILDING  
 CLIENT: 14 VINCENNES REPORT, NY  
 ARCHITECT: R SHATARAH ARCHITECTS  
 DATE: 12/19/23





**R SHATARAH**  
**CONSULTING ENGINEERS, P.C.**

6500 Jericho Turnpike, Suite 1W  
Syosset, NY 11791

Telephone: (516)731-4687  
Fax: (516)796-2744  
Email: Rudolph@Rsce-PC.com

*January 16, 2024*

Village of Freeport  
Planning Board  
46 North Ocean Avenue  
Freeport, New York 11520

Planning board chairperson and members,

*SP 3676- 134 S. Ocean Ave.*

Please find attached the updated plans and renderings as per the planning board's comments in the preliminary hearing. Changes have been made as follow:

- 1- Adding more bushes on the front elevation.
- 2- The elevations drawing has been updated to match the rendering photos (the hardie plank panels are now staggered as it is shown in the rendering photos).

Sincerely,

Rudolph S. Shatarah, PE

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

2024 JAN 17 P 2: 59

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THREE STORY BUILDING

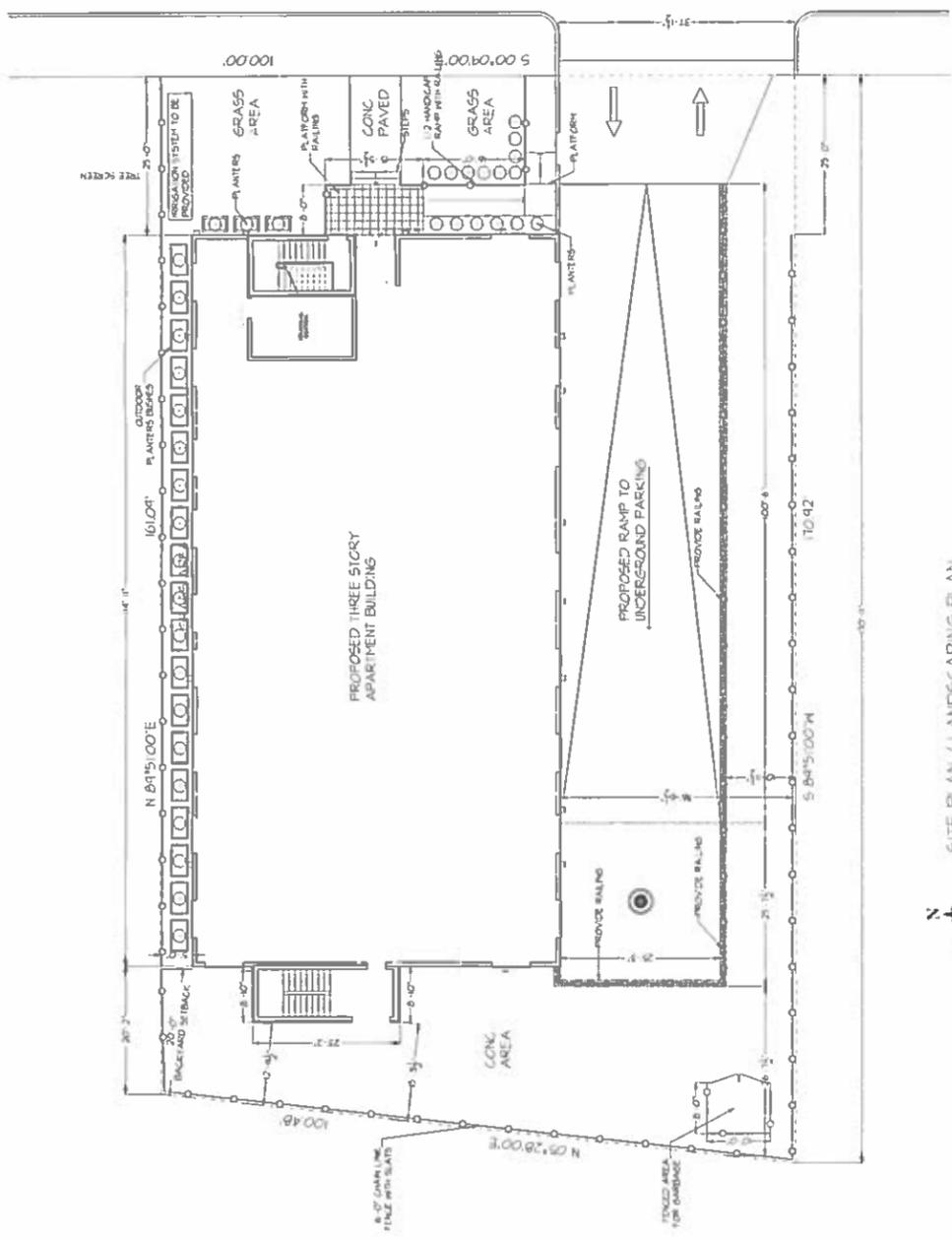
134 SOUTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

SCOPE: THREE STORY BUILDING

REV.	DATE	DESCRIPTION
01	04/20/08	ISSUED FOR PERMIT
02	05/23/08	ISSUED FOR PERMIT
03	07/23/08	ISSUED FOR SITE IN AN AREA OF REVISION

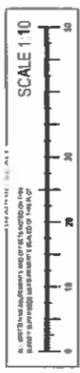
THIS DRAWING IS THE PROPERTY OF R. SHATARAH LANDSCAPE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF R. SHATARAH LANDSCAPE ARCHITECTS IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

DESIGNED BY:	RS
DRAWN BY:	RS
CHECKED BY:	RS
DATE:	05/23/08
PROJECT:	0000 5
SHEET NO.:	0000 5
TITLE:	SITE PLAN
DRAWING NO.:	C-0200
SHEET NO.:	1 OF 10



SITE PLAN / LANDSCAPING PLAN

SCALE: 1" = 10'



**R SHATARAH**  
CONSULTANTS  
1000 JEROME AVENUE  
SUITE 400  
NEW YORK, NY 10017  
PHONE: (212) 750-2144  
FAX: (212) 750-2144  
WWW.RSHATARAH.COM

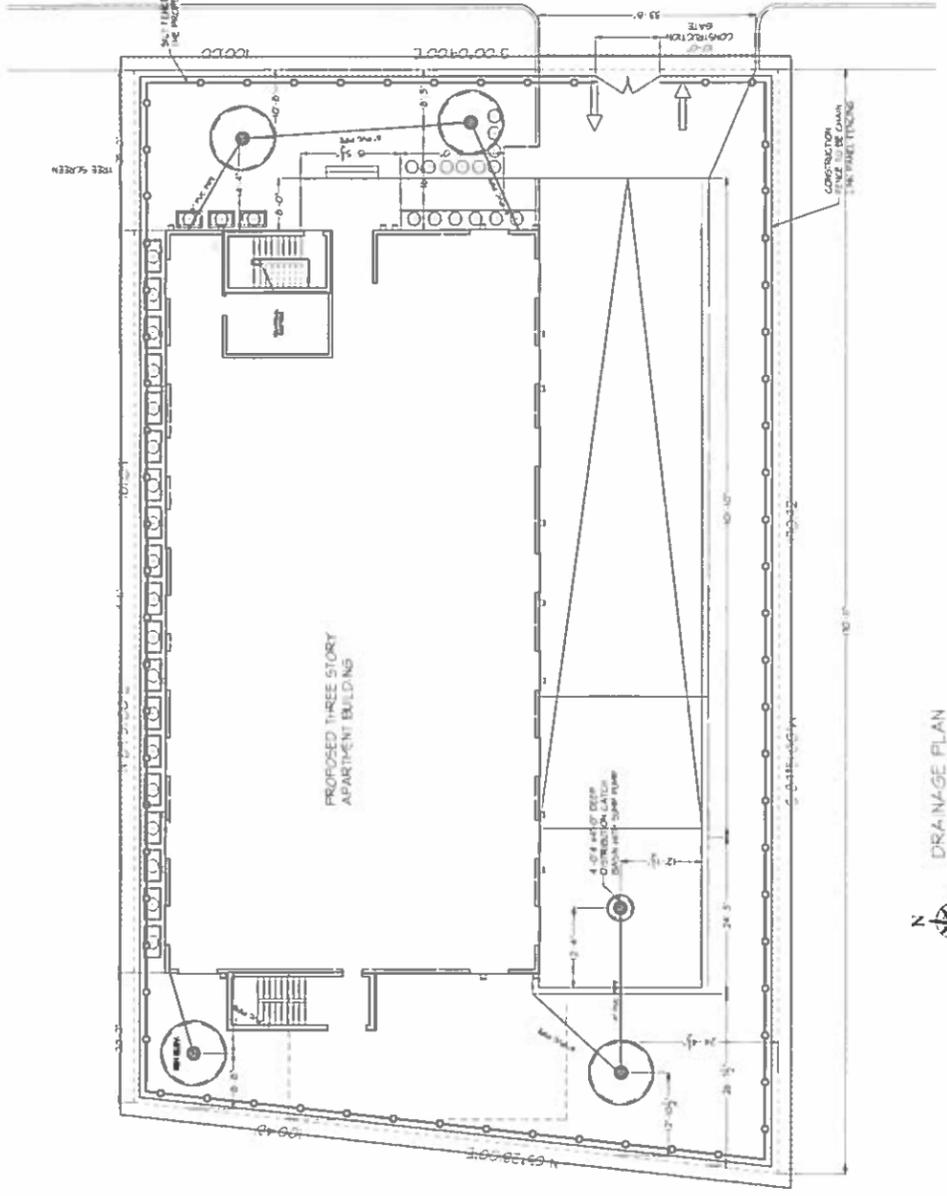
SCOPE: THREE STORY BUILDING  
THREE STORY BUILDING  
134 SOUTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

NO.	REV.	DATE	DESCRIPTION
01	0	07/20/09	ISSUED FOR REVIEW
02	1	08/21/09	ISSUED FOR PERMITS
03	1	08/21/09	ISSUED FOR PERMITS
04	1	08/21/09	ISSUED FOR PERMITS
05	1	08/21/09	ISSUED FOR PERMITS
06	1	08/21/09	ISSUED FOR PERMITS
07	1	08/21/09	ISSUED FOR PERMITS
08	1	08/21/09	ISSUED FOR PERMITS
09	1	08/21/09	ISSUED FOR PERMITS
10	1	08/21/09	ISSUED FOR PERMITS

SCALE: AS SHOWN  
DATE: 07/20/09  
PROJECT: 00003  
DRAWN BY: RJS  
CHECKED BY: RJS  
ISSUED TITLE: DRAINAGE PLAN  
DRAWING NO: C-03.00  
SHEET NO. 1 OF 02

**DRAINAGE CALCULATION SHEET**  
AREA OF BUILDING = 6340 SF  
TOTAL HARDSCAPE AREA = 8040 SF  
REQUIRED DRAINAGE BASED ON 3" RAIN INTENSITY  
= 8940 x 3 / 10042 = 24.00 FT OF DRAINAGE  
THEREFORE USE 120" OR 8" X 8" DEEP FLAT TOP DOWNS  
ALL DOWNS SHALL BE CAPABLE OF SUPPORTING 100 LBS/SQ  
FOOT OF DOWNS SHALL BE PLACED A MINIMUM OF 2" ABOVE GROUND  
WATER  
GROUND WATER TABLE  
DRAINAGE CALCULATION SHEET

**DRAINAGE NOTES**  
ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
DOWNS SHALL BE PLACED AT THE FOLLOWING LOCATIONS:  
1. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
2. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
3. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
4. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
5. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
6. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
7. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
8. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
9. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY  
10. ALL ROOF WATER SHALL BE COLLECTED IN THE SUBJECT  
PROPERTY

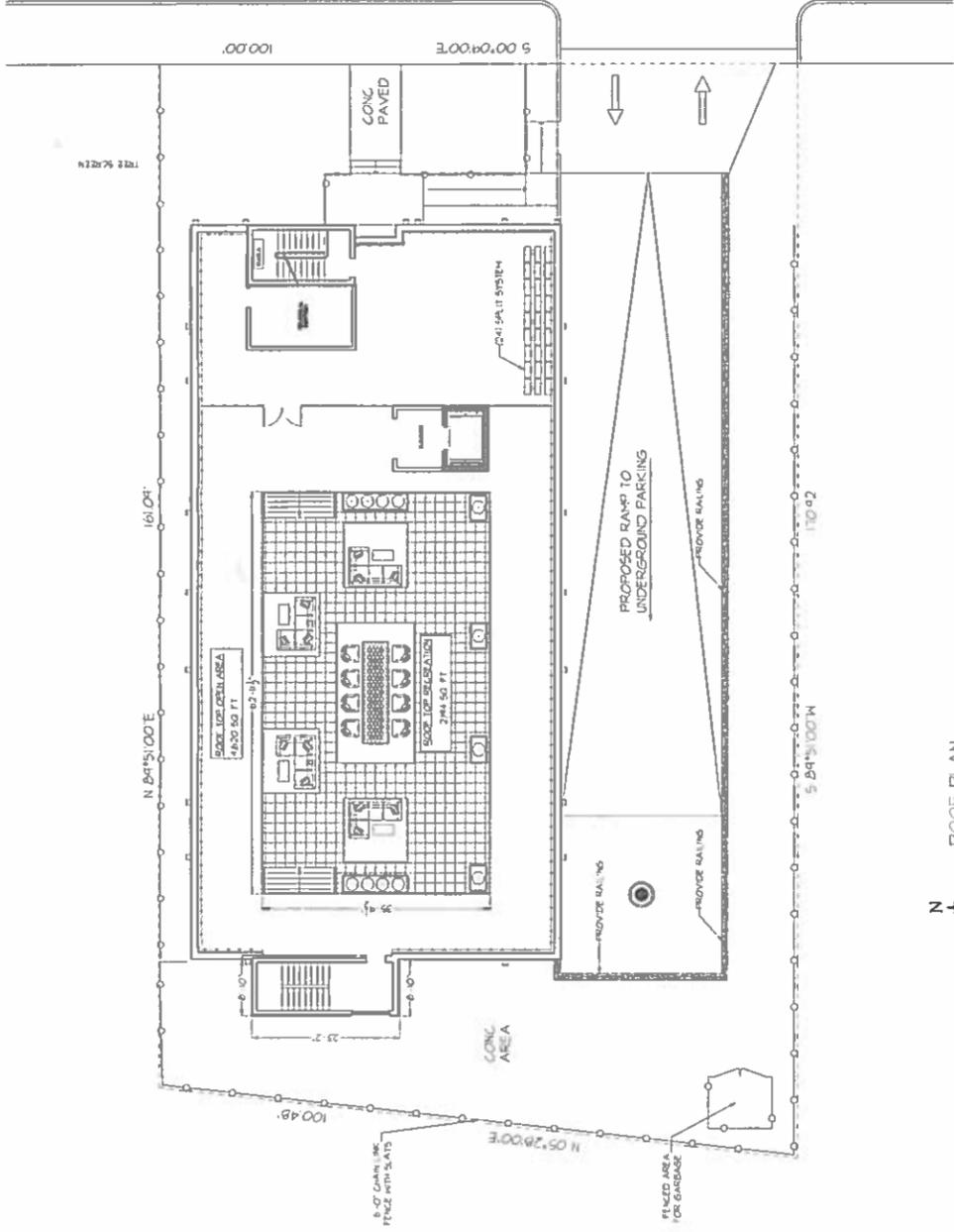


DRAINAGE PLAN

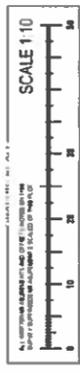


REV.	DATE	COMMENT
01	04/20/08	ISSUED FOR PERMITS
02	04/23/08	ISSUED FOR PERMITS
03	04/23/08	ISSUED FOR PERMITS

DESIGNED BY:	R.S.
CHECKED BY:	R.S.
DRAWING TITLE:	ROOF PLAN
PROJECT #:	02001-5
ORIGINAL DATE:	4/23/08
SCALE:	1" = 10'-0"
DRAWING #:	C-04.00
SHEET #:	1 OF 12



SCALE: 1" = 10'-0"



ROOF PLAN

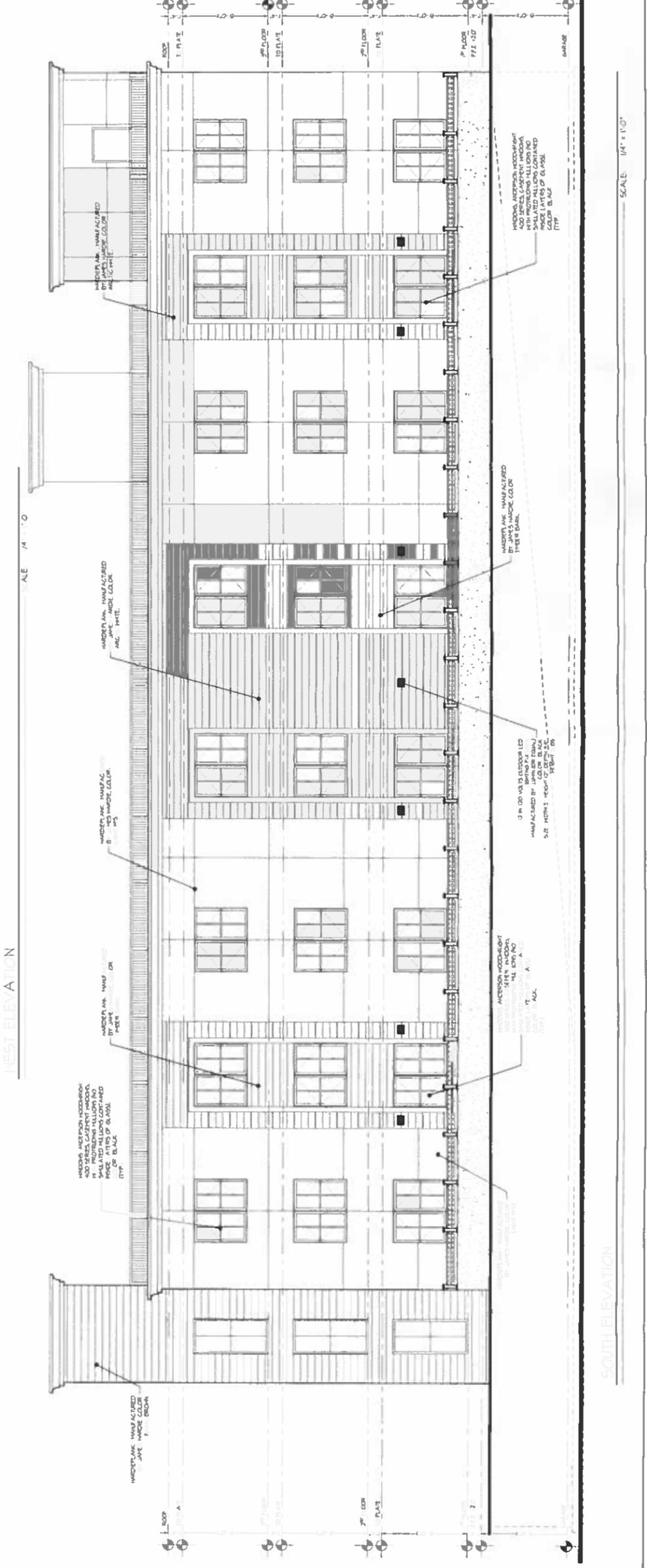
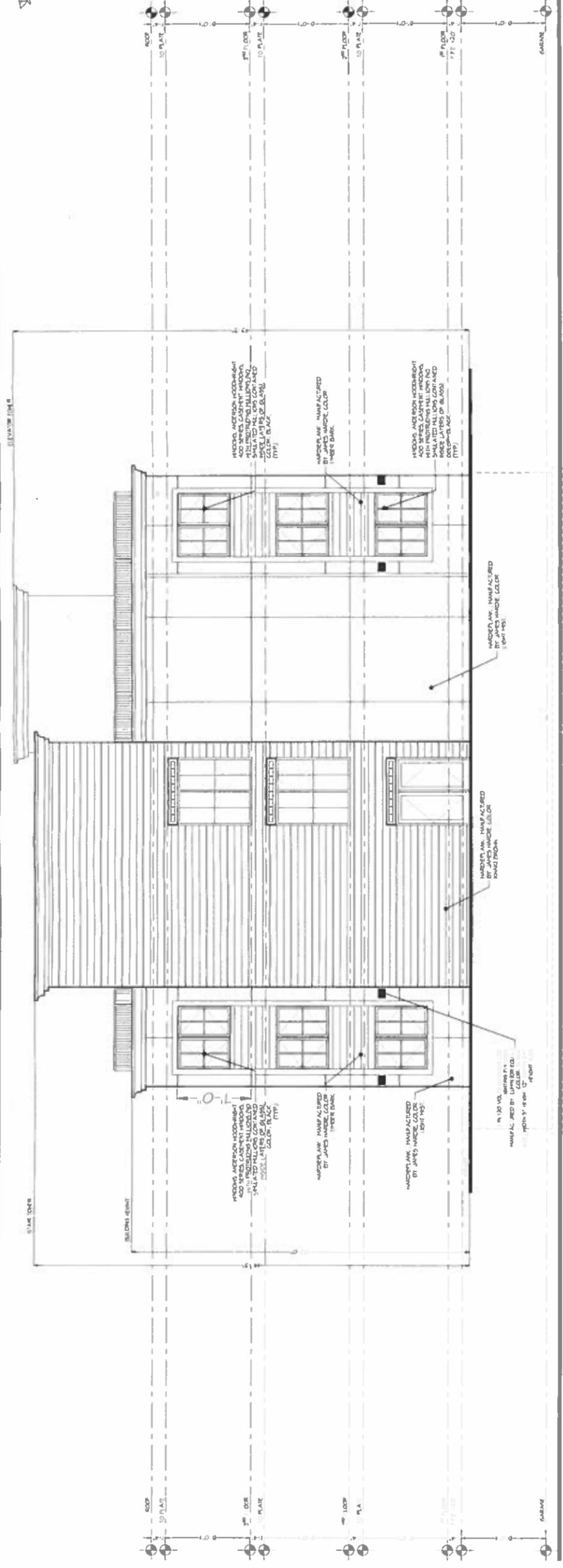




SCOPE: THREE STORY BUILDING

REV	DATE	COMMENT
0	02/20/23	ISSUED FOR PERMIT
1	02/22/23	ISSUED FOR PERMIT
2	02/22/23	ISSUED FOR PERMIT
3	02/22/23	ISSUED FOR PERMIT

DATE PLOTTED	02/22/23
PROJECT	02025
DRAWN BY	RS
CHECKED BY	RS
DRAWING TITLE	ELEVATIONS



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

Application Date: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

SP# 3693

**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: <u>340 Woodcleft Ave, Freeport, NY 11520</u>		ZONING DISTRICT: <u>Marine Commerce</u>
SECTION <u>62</u>	BLOCK <u>176</u>	LOT <u>391/392</u> LOT SIZE: <u>.48 AC</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>McDee Family Limited Partnership</u>		Name: <u>McDee Family Limited Partnership</u>
Representative: <u>Michael McDevitt</u>		Representative: <u>Michael McDevitt</u>
Address: <u>60 Forestdale Road</u>		Address: <u>60 Forestdale Road</u>
<u>Rockville Centre, NY 11570</u>		<u>Rockville Centre, NY 11570</u>
Telephone #: <u>516-662-0670</u>		Telephone #: <u>516-662-0670</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: Commercial Restaurant Proposed Land Use: Commercial Restaurant

Description of Proposed Work: Maintain existing storage area, bar, and roof over

I request a preliminary meeting: \_\_\_\_\_ YES  NO

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

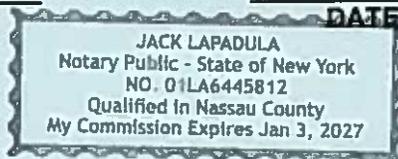
- A. The subject property is zoned Residence A or Residence AA.
- B. The proposed construction is not a new building or dwelling.
- C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

\_\_\_\_\_ YES  NO

Michael McDevitt  
APPLICANT'S SIGNATURE

12-19-23  
DATE

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



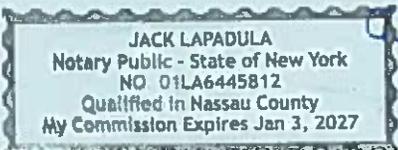
Notary Public

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

Michael McDevitt  
PROPERTY OWNER'S SIGNATURE

12-19-23  
DATE

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



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: _____



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

SERGIO MAURAS  
SUPERINTENDENT OF BUILDINGS

December 6, 2023  
**AMENDED SITE PLAN LETTER**

Michael Mcdevitt  
60 Forestdale Rd.  
Rockville Centre, NY 11570

RE: 340 Woodcleft Avenue, Freeport, NY 11520  
Zoning District- ~~XXXXXX~~ Marine Commerce Sec. 62 Blk. 176 Lot 391  
**Building Permit Application #20180277- Maintain existing storage area, bar, and roof over**

Dear Sir:

Please be advised that the above captioned Building Permit Application cannot be further reviewed until Site Plan Review Board approval has been obtained from the Planning Board.

For your convenience, we enclose the necessary Site Plan Review Board Application together with an instruction sheet. Please complete the application and return same, together with the relevant documentation, to the VILLAGE CLERK'S OFFICE.

Be further advised that you must make application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not make 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 fee 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 Mauras  
Superintendent of Buildings

/sm

ZBA Approval Needed:

Yes:  No:

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

2024 JAN - 2 P 3: 20

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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. # 20180277

Location: 340 Woodcleft Avenue, Freeport, New York

Applicant: Michael McDevitt

Description: Maintain existing storage area, bar, and roof over

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

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

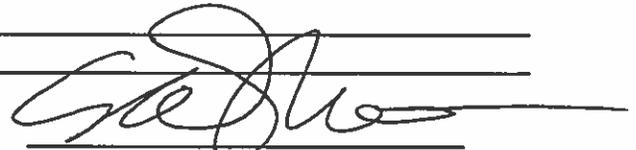
**REASON(S) FOR DETERMINATION**

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

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

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

DATED: Freeport, New York  
December 6, 2023



Sergio Mauras

Superintendent of Buildings

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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

RECEIVED

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Improvements to existing deck			
Project Location (describe, and attach a location map): 340 Woodcleft Avenue, Freeport, NY 11520			
Brief Description of Proposed Action:  Maintain existing storage area, bar, and roof over.			
Name of Applicant or Sponsor: Michael McDevitt		Telephone: 516-662-0670	
		E-Mail: mikemcdev4@gmail.com	
Address: 60 Forestdale Road			
City/PO: Rockville Centre		State: NY	Zip Code: 11570
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 X 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: Village of Freeport			NO YES X
3.a. Total acreage of the site of the proposed action?		.48	acres
b. Total acreage to be physically disturbed?		.48	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?-		.48	acres
4. Check all land uses that occur on, adjoining and near the proposed action			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input 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 checked="" 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?	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>Drywells &amp; Catch Basins</u>			

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 STATE OF CONNECTICUT

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	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Michael McDevitt</u>	Date: <u>12/10/2023</u>	
Signature: <u>Michael McDevitt</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)?		

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

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

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

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

\_\_\_\_\_  
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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Page 4 of 4

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# Color Rendering or Photo

Bar and Roof Over



Storage Area

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VILLAGE OF FREEPORT, NY

2024 JAN -2 P 3:20

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**Subject Property: 340 Woodcleft Avenue  
Front (West Facing)**



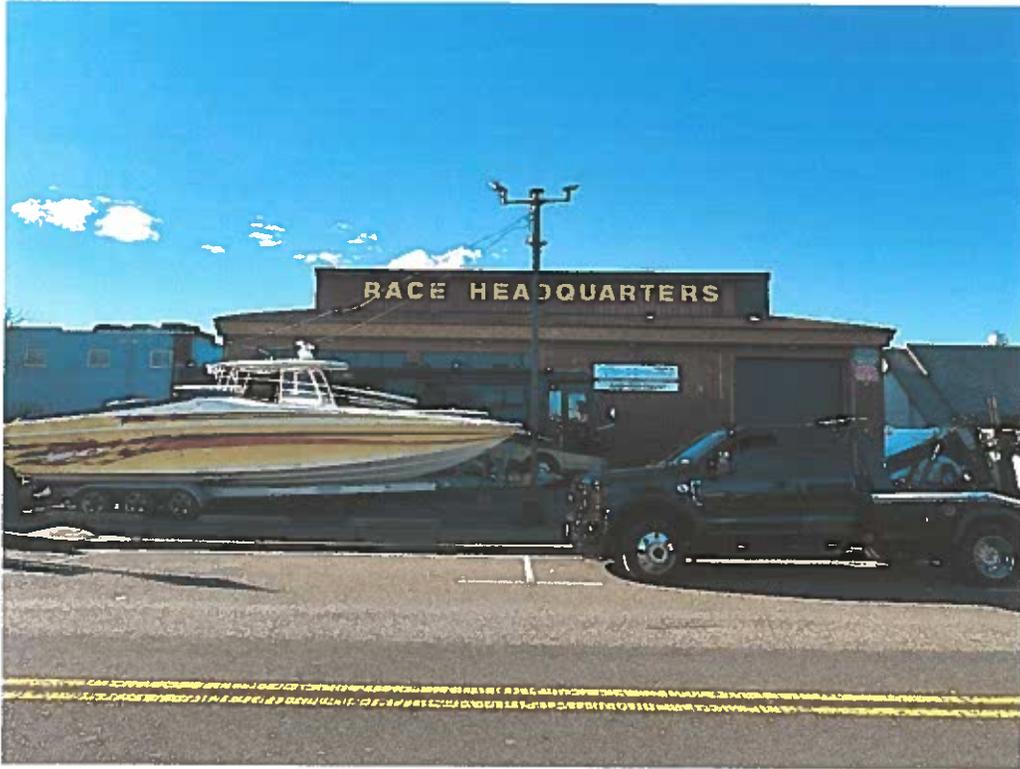
**Subject Property: 340 Woodcleft Avenue  
Side (South Facing)**



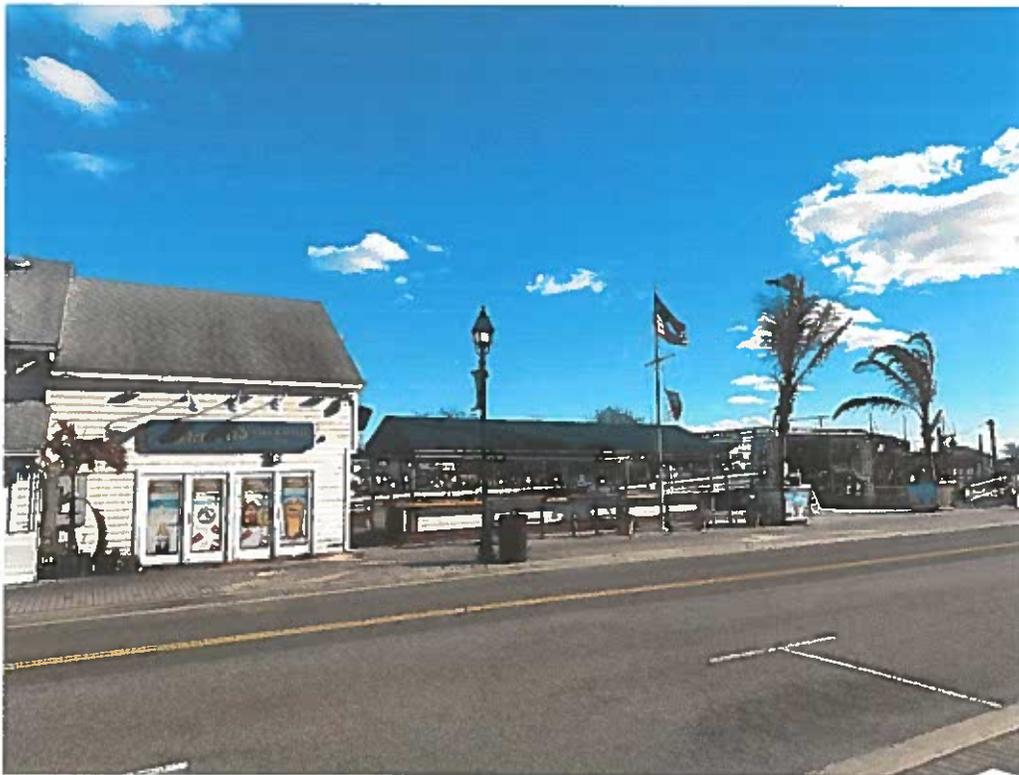
Subject Property: 340 Woodcleft Avenue  
Side (North Facing)



Neighbor Properties (North)  
Race Headquarters Marine Sales & Service Inc.  
314 Woodcleft Ave, Freeport, NY 11520



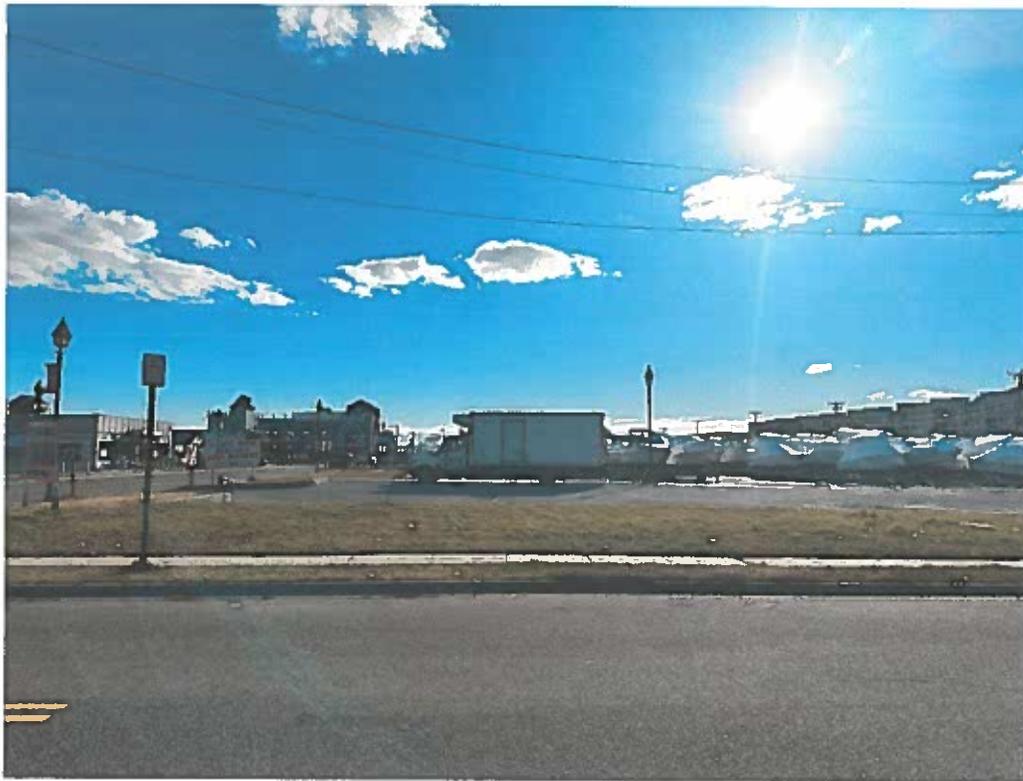
Neighbor Properties (East)  
Bracco's Clam & Oyster Bar  
319 Woodcleft Ave, Freeport, NY 11520



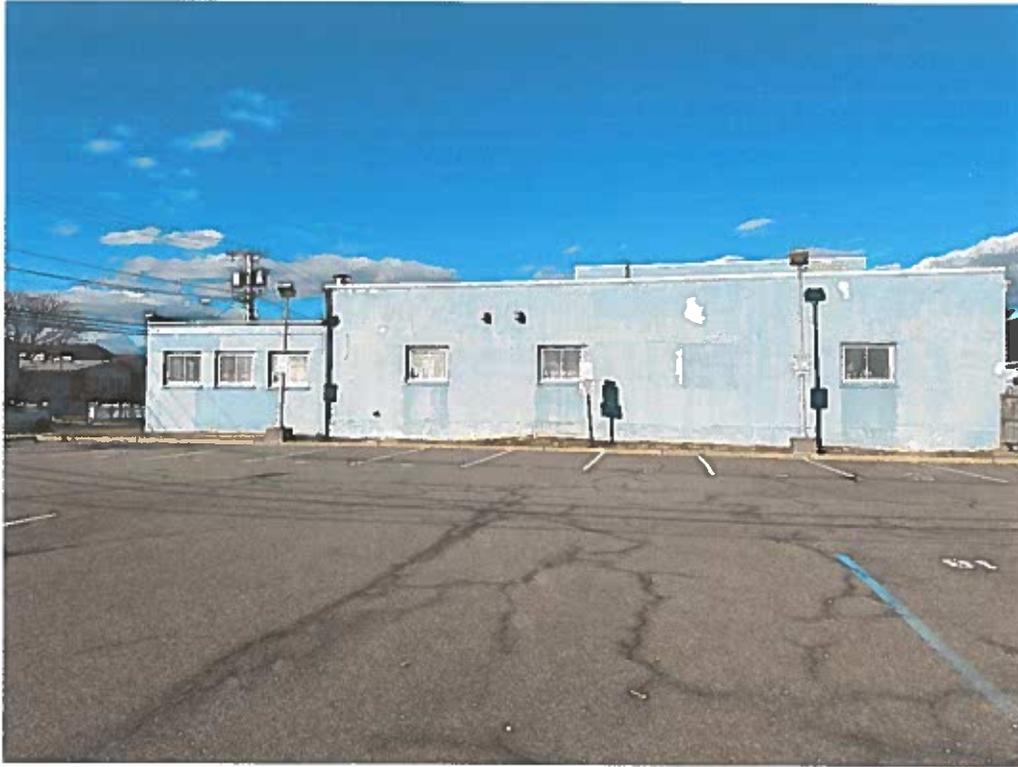
Neighbor Properties (East Cont.)  
Catcher's Fish House  
301 Woodcleft Ave, Freeport, NY 11520



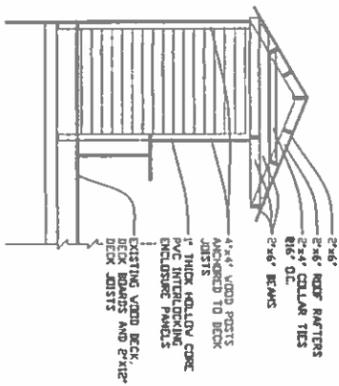
Neighbor Properties (South)  
Captain Ben's Fish Dock Inc & Parking Lot  
319 Woodcleft Ave, Freeport, NY 11520



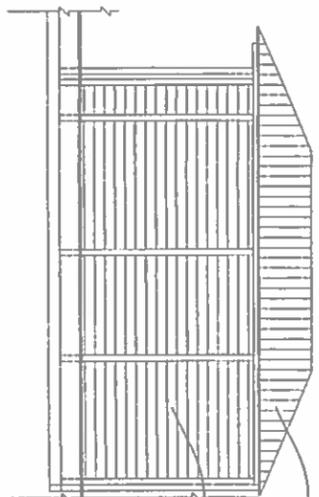
Neighbor Properties (West)  
Breeze National  
843 S Ocean Ave, Freeport, NY 11520



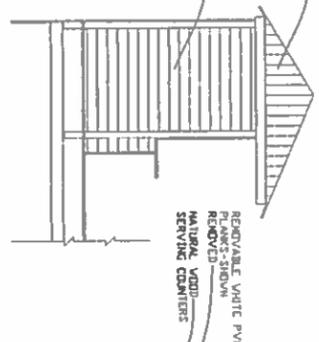




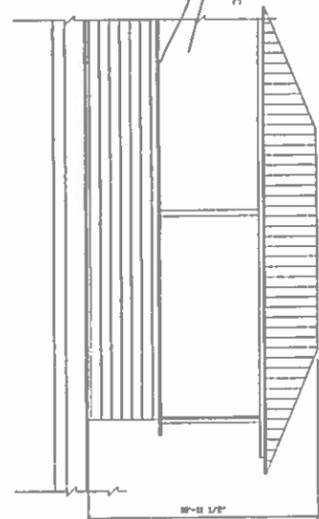
SECTION A-A  
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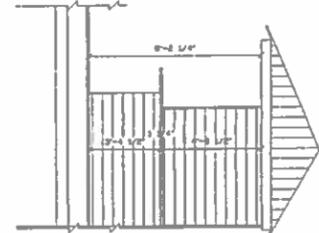
EAST ELEVATION  
SCALE 1/4" = 1'-0"



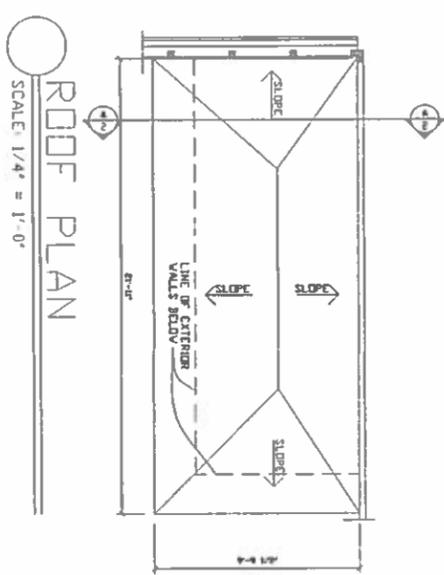
SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



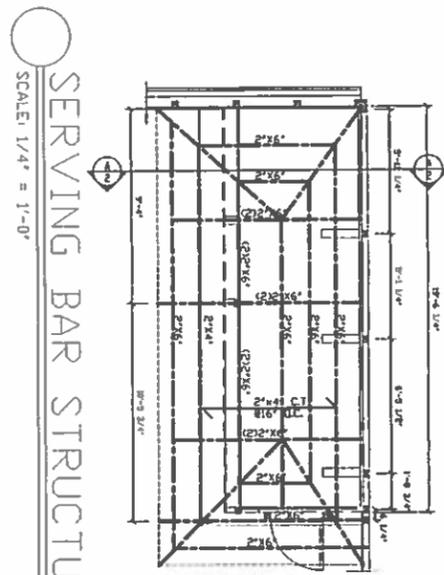
EAST ELEVATION  
SCALE 1/4" = 1'-0"



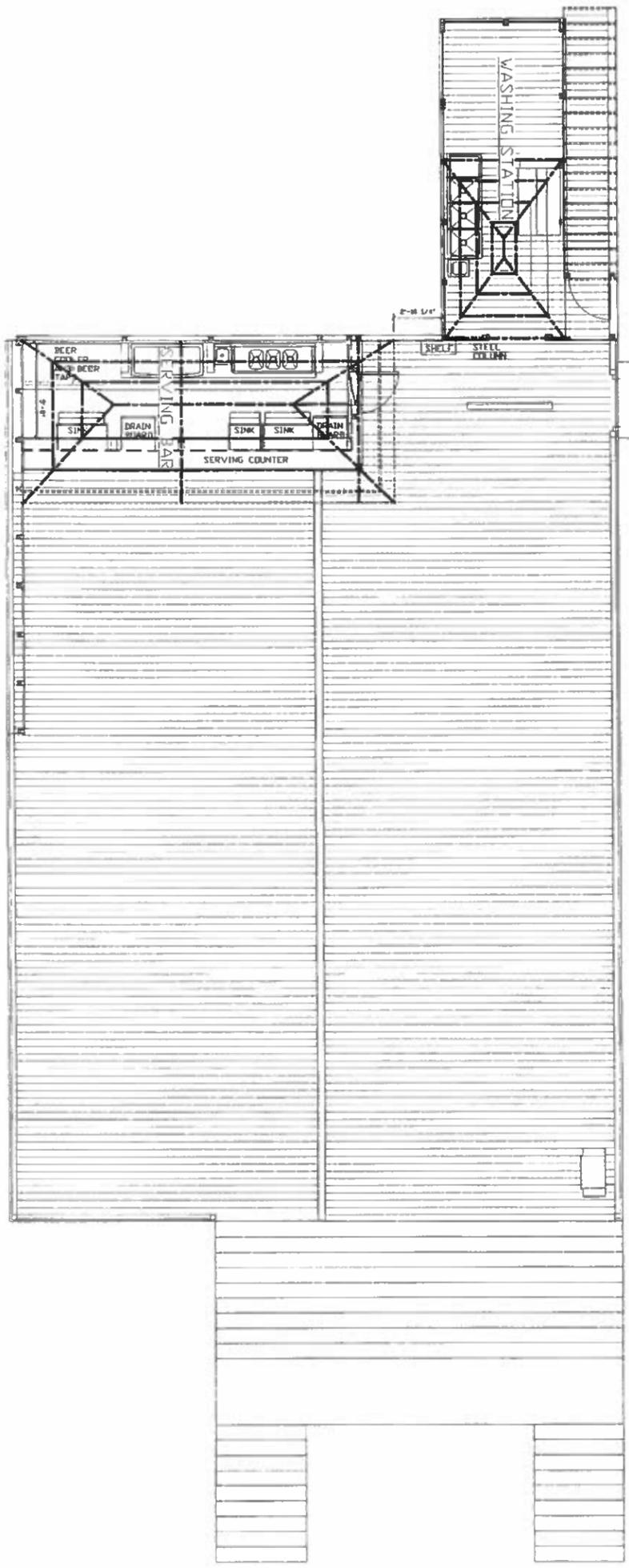
NORTH ELEVATION  
SCALE 1/4" = 1'-0"



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



SERVING BAR STRUCTURE PLAN  
SCALE 1/4" = 1'-0"



SECOND FLOOR LEVEL SERVING BAR AND DECK PLAN  
SCALE 1/4" = 1'-0"

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**MONTE SCOTT LEEPER**  
414 FOXHURST ROAD  
OCEANSIDE, NY 11572  
MONTELEPER@GMAIL.COM  
FAX: 516-678-1289  
TEL: 516-678-1978

**CLIENT**  
McDER FAMILY LP  
60 FORESTDALE ROAD  
ROCKVILLE CENTRE, NY 11570

ZONING INFORMATION: \_\_\_\_\_  
ZONING: I  
COMMERCIAL BUILDING  
USE AND OCCUPANCY CLASSIFICATION:  
ASSEMBLY A  
PROPERTY IS IN AN AREA OF FLOOD HAZARD.  
ZONE X AS PER FEMA FLOOD MAP  
SUPERSEDED BY 5/11/2009

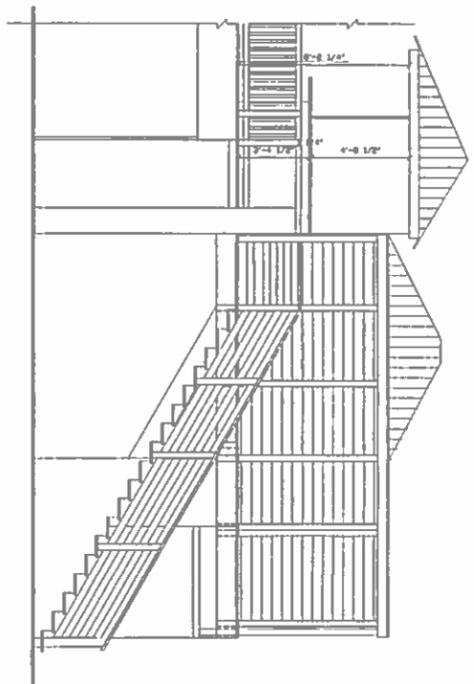
DATE	REVISIONS

**PROJECT**  
MAINTAIN  
SERVING BAR AND STORAGE  
ENCLOSED AREAS ON  
EXISTING SECOND STORY  
DINING DECK

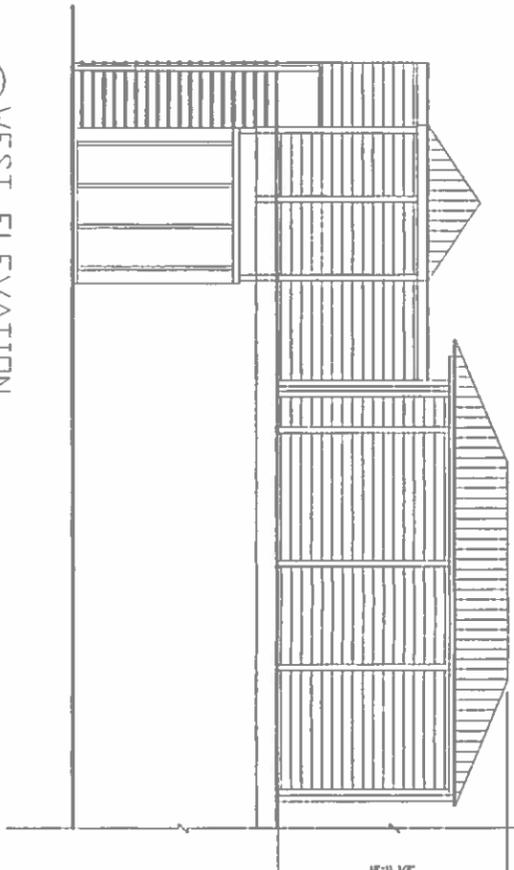
**LOCATION**  
340 WOODLEFT AVENUE  
FREEPORT, NY 11520

**DATE** 12.28.23  
**SCALE:** AS SHOWN

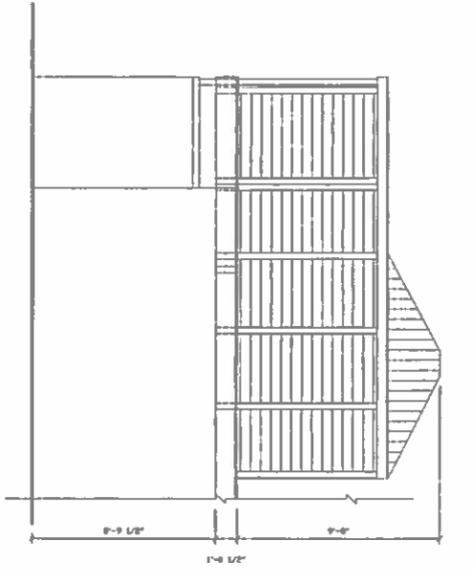
A-2.0



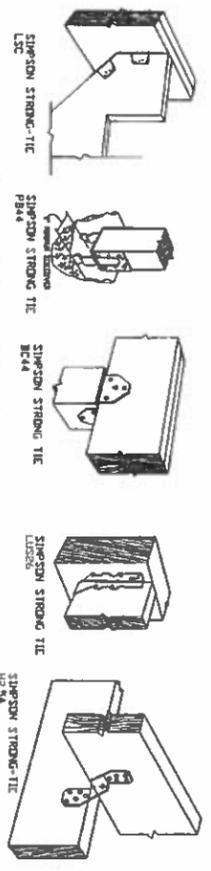
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

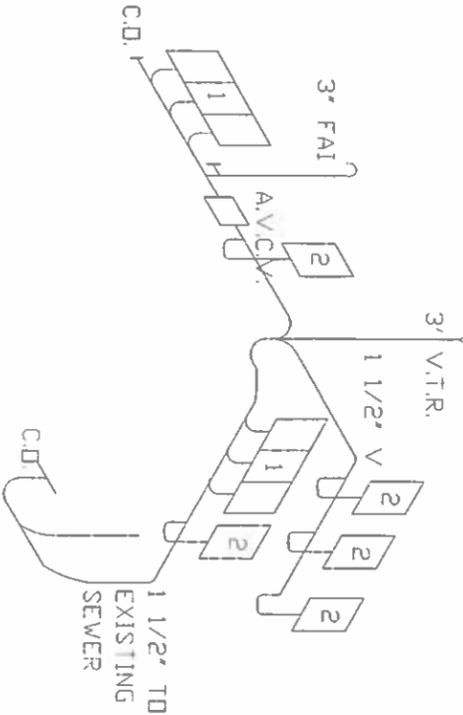


SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



FRAMING CONNECTOR DETAILS

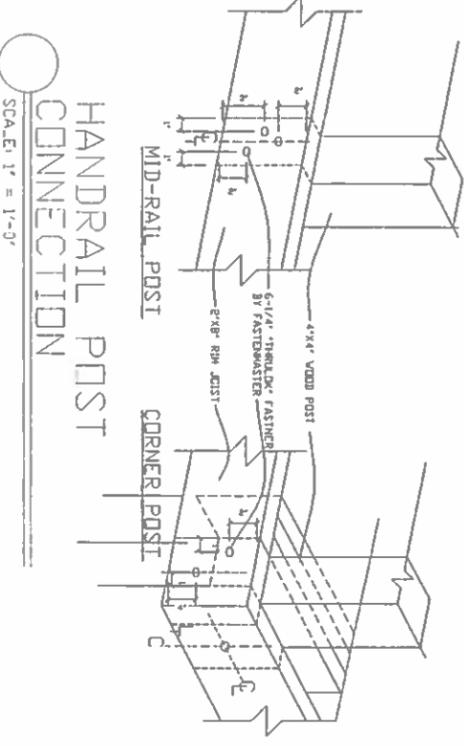
NOT TO SCALE  
NOTE: ALL CONNECTORS TO BE INSTALLED PER SIMPSON STRONG-TIE SPECIFICATIONS AND RECOMMENDATIONS.  
\* PROVIDE WELDING, NOT CROSS ALL CONNECTORS TO BE 7/8" GALVANIZED BY SIMPSON OR STAINLESS STEEL CONNECTORS AND FASTENERS.



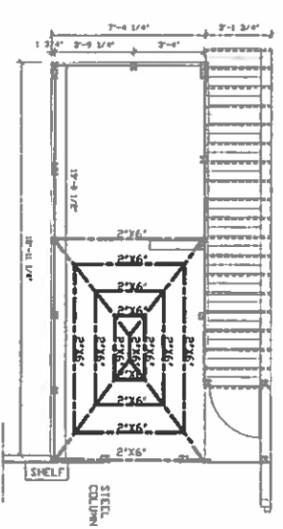
WASTE RISER DIAGRAM  
NOT TO SCALE

NUM. ITEM	WATER	WASTE
1	3/4" C.V. 3/4" HV	2" INDIP. W/GREASE TRAP
2	1/2" C.V. 1/2" HV	1 1/2"
3	1/2" C.V. 1/2" HV	2"
4	1/2" C.V. 1/2" HV	1 1/2" INDIRECT
V.C. WATER CLOSET (EXISTS)	1/2" C.V.	3" 1/2" INDIRECT
LAV. LAVATORY (EXISTS)	1/2" C.V. 1/2" HV	1 1/2"

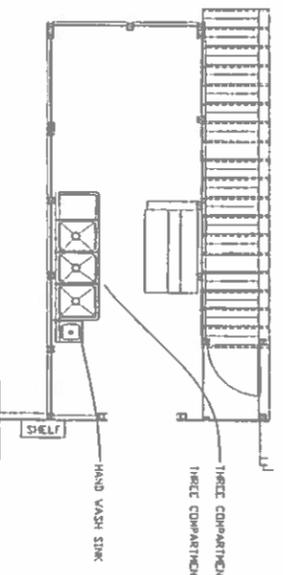
- PLUMBING NOTES
1. PROVIDE VACUUM BREAKERS AT ALL HOSE BIBBS & AS REQUIRED BY SECTION 606 OF THE IPC
  2. PIPING MATERIAL SHALL BE PROVIDED AS REQUIRED BY SECTION 505 OF THE IPC
  3. PROVIDE WATER SUPPLY VALVES AS REQUIRED BY SECTION 604 OF THE INTERNATIONAL PLUMBING CODE
  4. PROVIDE TEMPERED WATER CONTROLS ON HAND SINKS
  5. PROVIDE VACUUM BREAKERS AT ALL HOSE BIBBS & AS REQUIRED BY 902.3A THRU 902.3F
- PIPING MATERIAL SHALL BE PROVIDED AS REQUIRED BY 904.6B-D-E-F-G60 PROVIDED WATER SUPPLY VALVES AS REQUIRED BY 902.7 & AT EACH FIXTURE



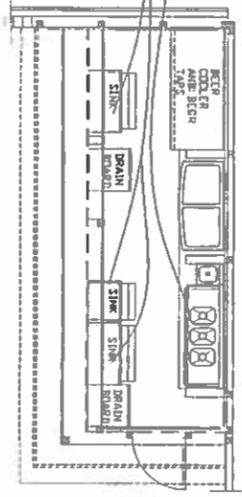
HANDRAIL POST CONNECTION  
SCALE: 1" = 1'-0"



WASHING STATION STRUCTURE PLAN  
SCALE: 1/4" = 1'-0"



WASHING STATION FIXTURE PLAN  
SCALE: 1/4" = 1'-0"



SERVING BAR FIXTURE PLAN  
SCALE: 1/4" = 1'-0"

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ENERGY COMPLIANCE NOTE:  
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THIS DOCUMENT COMPLIES WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE.



MONTE SCOTT LEEPER  
414 FOXHURST ROAD  
OCEANSIDE, NY 11572  
MONTELEPER@GMAIL.COM  
TEL: 516-678-1289  
TEL: 516-678-1978

CLIENT  
MDEE FAMILY LP  
60 FORESTDALE ROAD  
ROCKVILLE CENTRE, NY 11570

ZONING INFORMATION  
ZONING: I  
COMMERCIAL BUILDING  
USE AND OCCUPANCY CLASSIFICATION:  
ASSEMBLY A  
PROPERTY IS IN AN AREA OF FLOOD HAZARD  
ZONE X AS PER FEMA FLOOD MAP  
360590239G DT: 9/11/2009

REVISIONS  
DATE

PROJECT: MAINTAIN  
SERVING BAR AND STORAGE  
ENCLOSED AREAS ON  
EXISTING SECOND STORY  
DINING BECH

LOCATION:  
340 WOODCLEFT AVENUE  
FREEPORT, NY 11520

DATE: 12.28.23  
SCALE: AS SHOWN

A-3.0

Application Date: 1/3/2024  
Fees Paid: \$323100

SP# 3694

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: 410 N. main St ZONING DISTRICT Service Business  
SECTION 55 BLOCK 345 LOT 183 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Price Paper + twine</u>		Name: <u>Price Paper + twine</u>
Address: <u>379 n main st</u>		Address: <u>379 n. main st</u>
<u>Freeport ny 11520</u>		<u>Freeport ny 11520</u>
Telephone #: <u>516-734-9910</u>		Telephone #: <u>516-734-9910</u>

Attorney Name: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Present Land Use: Commercial

Proposed Land Use: Commercial

Description of Proposed Work: minor structural repair + Karode improvement as per plan  
Construct false windows 11' x 9'

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

Anthony D'Antonio  
APPLICANT'S SIGNATURE  
Sworn to before me this 26th  
day of September, 2023  
Tara Colletti  
Notary Public

Tara Colletti  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CO6309284  
Qualified in Nassau County  
Commission Expires 10/14/2026

9/26/23  
DATE

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

Ean Price  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 26th  
day of September, 2023  
Tara Colletti  
Notary Public

Tara Colletti  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CO6309284  
Qualified in Nassau County  
Commission Expires 10/14/2026

9/26/2023  
DATE

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: \_\_\_\_\_ YES \_\_\_\_\_ NO

Date of Hearing: \_\_\_\_\_  
Date of Decision: \_\_\_\_\_

Village Clerk's Signature: \_\_\_\_\_

Approved \_\_\_\_\_  
Date: \_\_\_\_\_  
Denied \_\_\_\_\_

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JAN 31  
CLERK'S OFFICE  
VILLAGE OF FREEPORT



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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**AMENDED SITE PLAN LETTER  
December 6, 2023**

**Price Paper & Twine Company  
410 N Main Street  
Freeport, NY 11520**

**RE: 410 N Main St, Freeport, NY 11520**

**Zoning District: Service Business Sec 55, Blk 345, Lot 183**

**Building Permit Application #20233400**

**Description: Minor structural repair & façade improvement as per plan. (Construct false windows 11' x 9')**

**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  
/Daniela Hernandez

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

2024 JAN - 3 P 12:05

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cc: Village Clerk

ZBA Approval Needed: Yes  No

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233400

Location: 410 N Main St , Freeport NY 11520

Applicant: Price Paper

Description : Minor structural repair & façade improvement as per plan. Construct false windows 11' x 9'

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: December 6, 2023

*Sergio A. Mauras*

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.

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JUL 21 2023

FREEDPORT BUILDING DEPT.

Instructions for Completing

617.20

Appendix B

Short Environmental Assessment Form

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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: PRICE PAPER FACADE							
Project Location (describe, and attach a location map): 410 N. MAIN ST FREEDPORT NY 11520							
Brief Description of Proposed Action: MINOR STRUCTURAL REPAIR + FACADE IMPROVEMENT AS PER PLAN CONSTRUCT FALS E WINDOWS 11'x9'							
Name of Applicant or Sponsor: Ben's General Contracting		Telephone: 516-623-2945					
Address: 19 SUFFOLK ST.		E-Mail: office@bgccoep.com					
City/PO: FREEDPORT		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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>8</td> <td></td> </tr> </table>	NO	YES	8	
NO	YES						
8							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>8</td> <td></td> </tr> </table>	NO	YES	8	
NO	YES						
8							
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 checked="" 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)						

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 FREIGHT DEPARTMENT

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	
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?	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	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"/>		
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?	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges flow to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>		

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

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

Applicant/sponsor name: Bens General Contracting Corp Date: 7/19/2023  
 Signature: [Signature]

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

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

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>RECEIVED</b>          JUL 9 1 2023       </div>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

410 n. main



Front

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Rear of building

410 n. main



South side



North Side

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Across from 410 N Main and facing North



Across from 410 N Main and facing South



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North side of 410 N Main

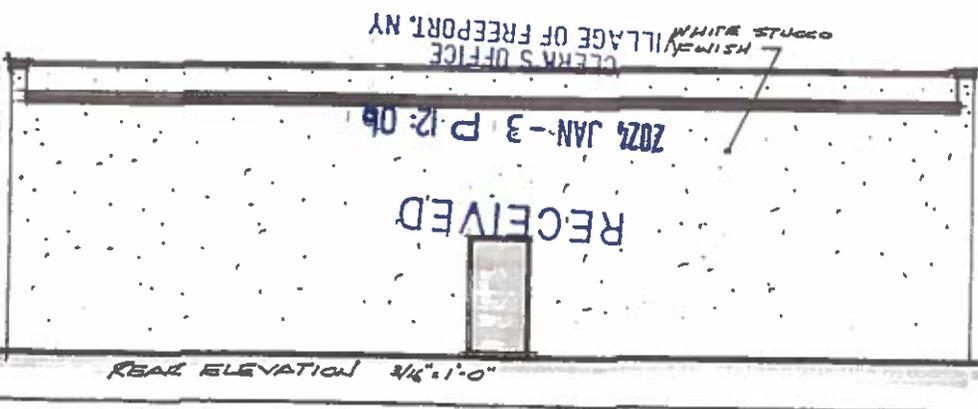
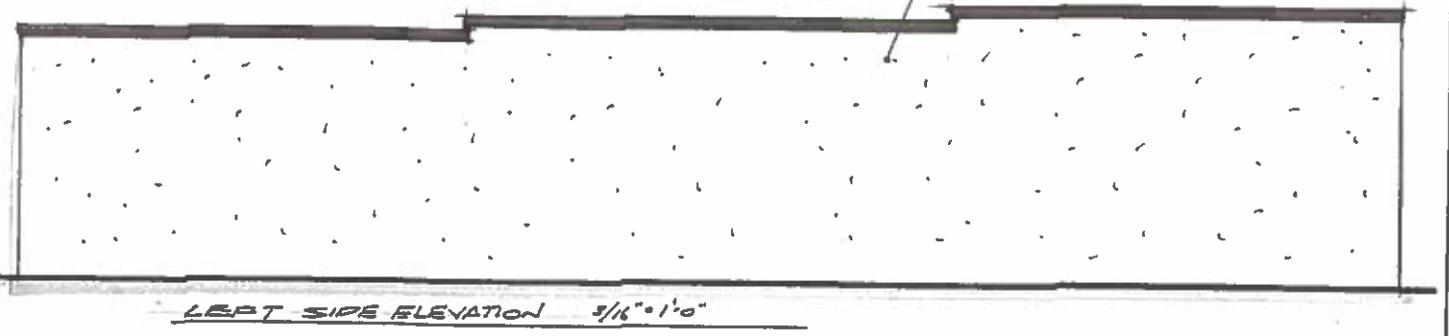
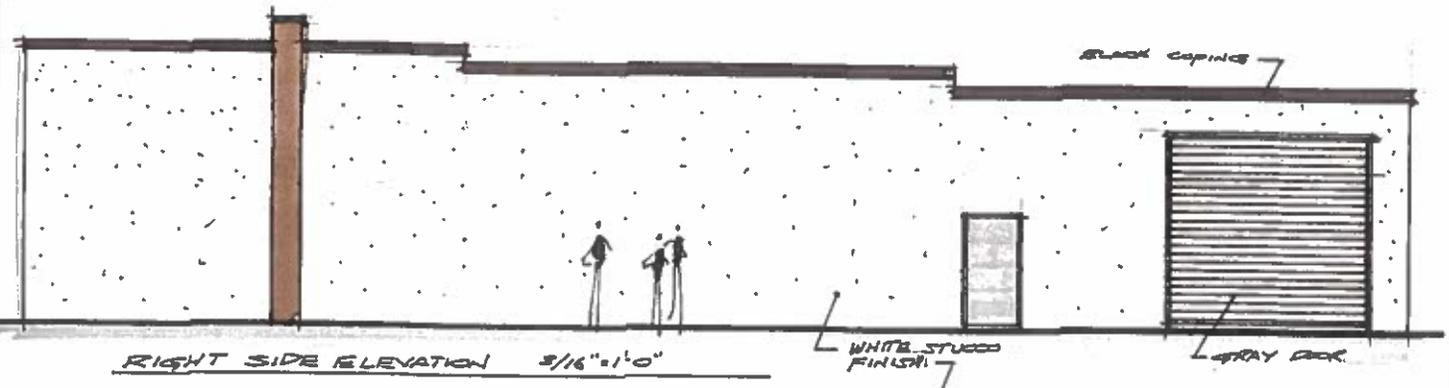
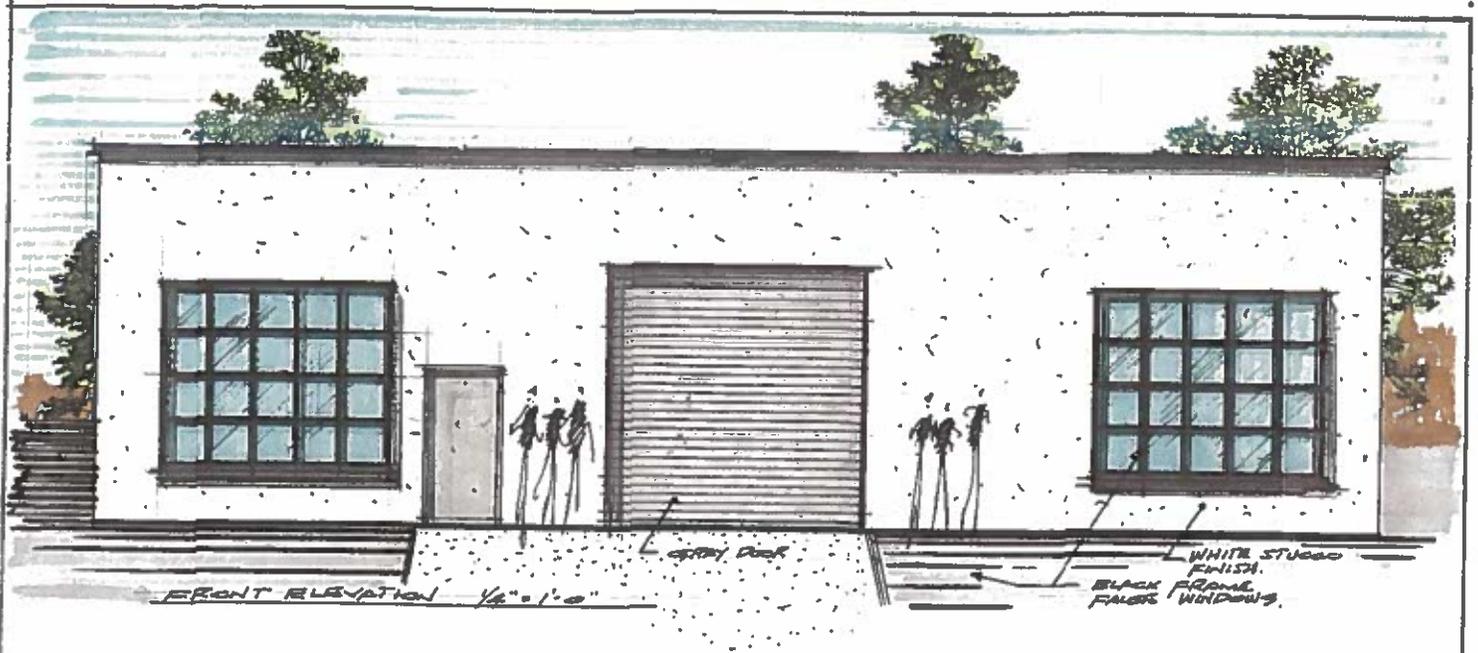


South side of 410 N Main



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RENDERED ELEVATIONS  
PRICE PAPER & TWINE CO.  
410 N. MAIN STREET

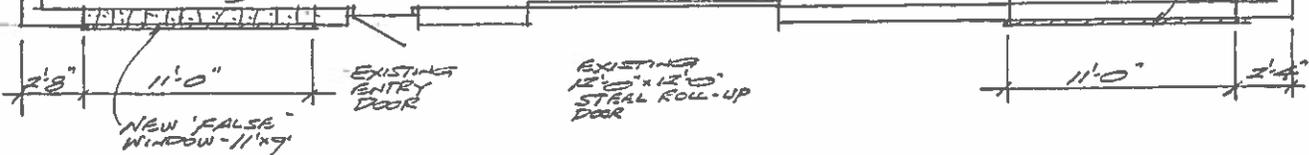
RAY DONER, ARCHITECT  
ARCHITECTURAL DESIGN  
INTERIOR DESIGN  
PLANNING & DESIGN CONSULTANT  
RESIDENTIAL - COMMERCIAL - INDUSTRIAL  
85 RICHMOND AVENUE  
S. ANTIYVILLE, NEW YORK 11701  
(813) 981-1718 FAX (813) 981-1718  
EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO:  
R-1  
DATE:  
12-1-23  
REVISIONS:

EXISTING BUILDING

NOTE: THIS AREA ONLY: REMOVE EXISTING CONCRETE BLOCK - INSTALL NEW 8" CONG. BLOCK IN PLACE OF. INSTALL (2) # 4 x 16" LONG FURNISH BOLTS EVERY 3RD BLOCK COURSE - 8" INTO EXISTING WALL.

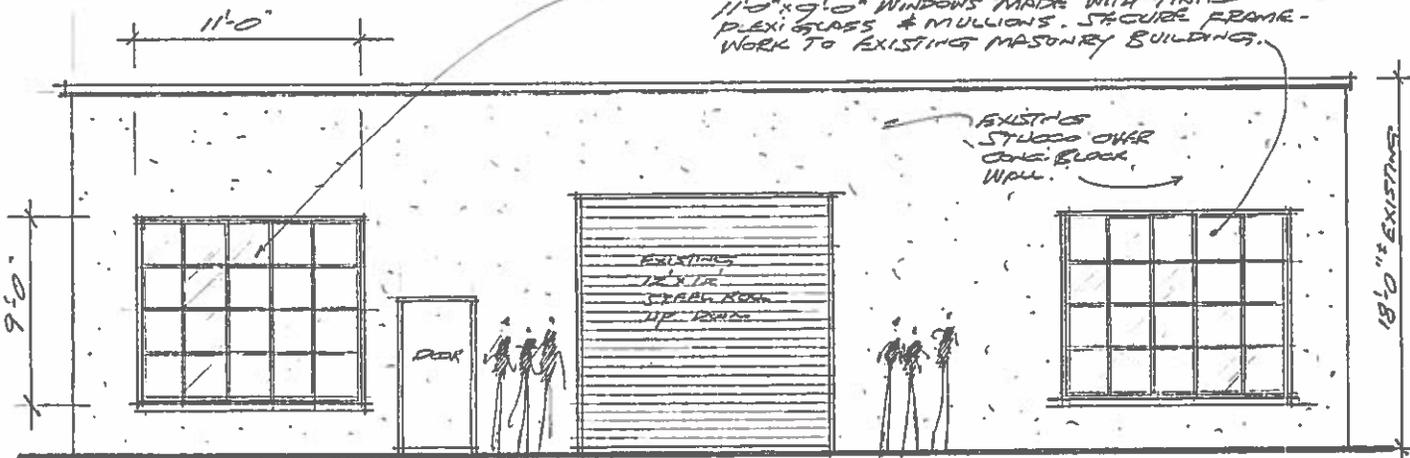
NEW FALSE WINDOW - 11'x9'



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

NOTE: MINOR STRUCTURAL REPAIR TO FACADE ALONG W/ THE INSTALLATION & FABRICATION OF 'FALSE' WINDOWS AT (2) LOCATIONS.

NOTE: CONSTRUCT FALSE WINDOWS TO ENHANCE FRONT ELEVATION. 11'0" x 9'0" WINDOWS MADE WITH TINTED PLEXIGLASS & MULLIONS. SECURE FRAME-WORK TO EXISTING MASONRY BUILDING.



N. MAIN STREET - FRONT ELEVATION 1/4" = 1'-0"

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GENERAL NOTES:

1. THESE DRAWINGS HAVE BEEN PREPARED BY THE UNDERSIGNED & TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT ARE IN COMPLIANCE WITH THE 2022 BUILDING CODE OF NEW YORK STATE.

As per manufacturers' specifications, install 'Duro-wall' masonry truss type reinforcing between every 2nd block course

All concrete work to conform to A.C.I. Building Construction Code. Concrete strength to be Minimum 3,000 p.s.i. after 28 days.



MINOR STRUCTURAL REPAIR & FACADE IMPROVEMENT TO BUILDING @  
 410 N. MAIN STREET  
 VILLAGE OF FREEPORT

RAY DONER, ARCHITECT  
 ARCHITECTURAL DESIGN  
 INTERIOR DESIGN  
 PLANNING & DEVELOPMENT  
 RESIDENTIAL, COMMERCIAL, INDUSTRIAL  
 95 RICHMOND AVENUE  
 S. AMITYVILLE, NEW YORK 11701  
 (631) 691 1718 FAX (631) 691 1718  
 EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO:  
 1 of 1  
 DATE:  
 7.14.23  
 REVISIONS:



Application Date: 1/10/24  
Fees Paid: \$225.00

SP# 3695

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: 91 ARCHER ST FREEPORT NY ZONING DISTRICT R2S-A  
SECTION 62 BLOCK 57 LOT 20 LOT SIZE: 45' X 177'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>AUXILIADORA ASITIMBA</u>	Name: <u>AUXILIADORA ASITIMBA</u>
Address: <u>3508 ROGER DRIVE</u>	Address: <u>3508 ROGER DRIVE</u>
<u>WANTAGH, NY 11793</u>	<u>WANTAGH, NY 11793</u>
Telephone #: <u>(516) 528-2171</u>	Telephone #: <u>(516) 528-2171</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: 2 FAMILY RESIDENCE Proposed Land Use: 2 FAMILY RESIDENCE

Description of Proposed Work: EXTENSION OF EXISTING CONCRETE DRIVEWAY ON ADDITIONAL 370 SQ FT 12' X 31'

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

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Auxiliadora Asitimby  
APPLICANT'S SIGNATURE  
DATE: 11-30-2023

Sworn to before me this 30<sup>th</sup> day of November, 2023.  
Amarilis Ledesma  
Notary Public

AMARILIS A LEDESMA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LE6382087  
Qualified in Nassau County  
Commission Expires October 15, 2026

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

Auxiliadora Asitimby  
PROPERTY OWNER'S SIGNATURE  
DATE: 12/15/23

Sworn to before me this 15<sup>th</sup> day of December, 2023.  
Amarilis Ledesma  
Notary Public

AMARILIS A LEDESMA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LE6382087  
Qualified in Nassau County  
Commission Expires October 15, 2026

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: _____

**SUBMISSION CHECKLIST**

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

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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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
November 27, 2023

Auxiliadora Asimbay  
91 Archer St  
Freeport, NY 11520

RE: 91 Archer St, Freeport, NY 11520  
Zoning District: Residence A Sec 62, Blk 057, Lot 20  
Building Permit Application #20233543  
Description: Extension of existing concrete driveway 1370 SF

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  
/Daniela Hernandez

AN 115202311 J 01 29 17 11 A  
301130 S.MR373

c: Village Clerk

95 3 01 NOV 2023

ZBA Approval Needed: Yes \_\_\_ No X

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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. 20233543

Location: 91 Archer St, Freeport NY 11520

Applicant : Auxiliadora Asitimbay

Description : Extension of existing concrete driveway and additional 370 SF

Lead Agency: Department of Buildings

for the Board of Trustees

Village of Freeport

46 North Ocean Avenue, Freeport, NY

Agency Contact Person:

Superintendent of Buildings

(516) 377-2242

REASON(S) FOR DETERMINATION

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

A)

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

Dated: November 27, 2023

*Sergio A. Mauras*  
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.

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Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. The applicant or project sponsor becomes 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.

<p><b>Part 1 - Project and Sponsor Information</b></p> <p>Name of Action or Project: <u>Auxilindon Asilimbay</u></p>	
<p>Project Location (describe, and attach a location map): <u>91 NORTHWEST EMBERG ST NY 11220</u></p>	
<p>Brief Description of Proposed Action: <u>(10X37) EXTENSION OF EXISTING CONCRETE DRIVEWAY ON ADDITIONAL 10X37' (370) SQ FT.</u></p>	
<p>Name of Applicant or Sponsor: <u>Auxilindon Asilimbay</u></p>	
<p>Address: <u>3508 WEGAN DRIVE</u></p>	
<p>City/PO: <u>WANTON</u></p>	
<p>Telephone: <u>516) 528-2171</u></p>	
<p>E-Mail: <u>DanasTimby@gmail.com</u></p>	
<p>State: <u>NY</u> Zip Code: <u>11723</u></p>	
<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.</p>	
<p>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:</p>	
<p>3.a. Total acreage of the site of the proposed action? _____ acres</p>	
<p>b. Total acreage to be physically disturbed? _____ acres</p>	
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action.</p>	
<p><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)</p>	
<p><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____</p>	
<p><input type="checkbox"/> Parkland</p>	

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Critical Wetland Area?

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Wetland Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? (If Yes, does the existing system have capacity to provide service? If No, describe method for providing potable water: _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? (If Yes, does the existing system have capacity to provide service? If No, describe method for providing wastewater treatment: _____)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input 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 Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<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 checked="" type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<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: \_\_\_\_\_

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: \_\_\_\_\_

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

NO  YES

NO  YES

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

Applicant/sponsor name: Axilladona Astimboy Date: \_\_\_\_\_

Signature: [Signature]

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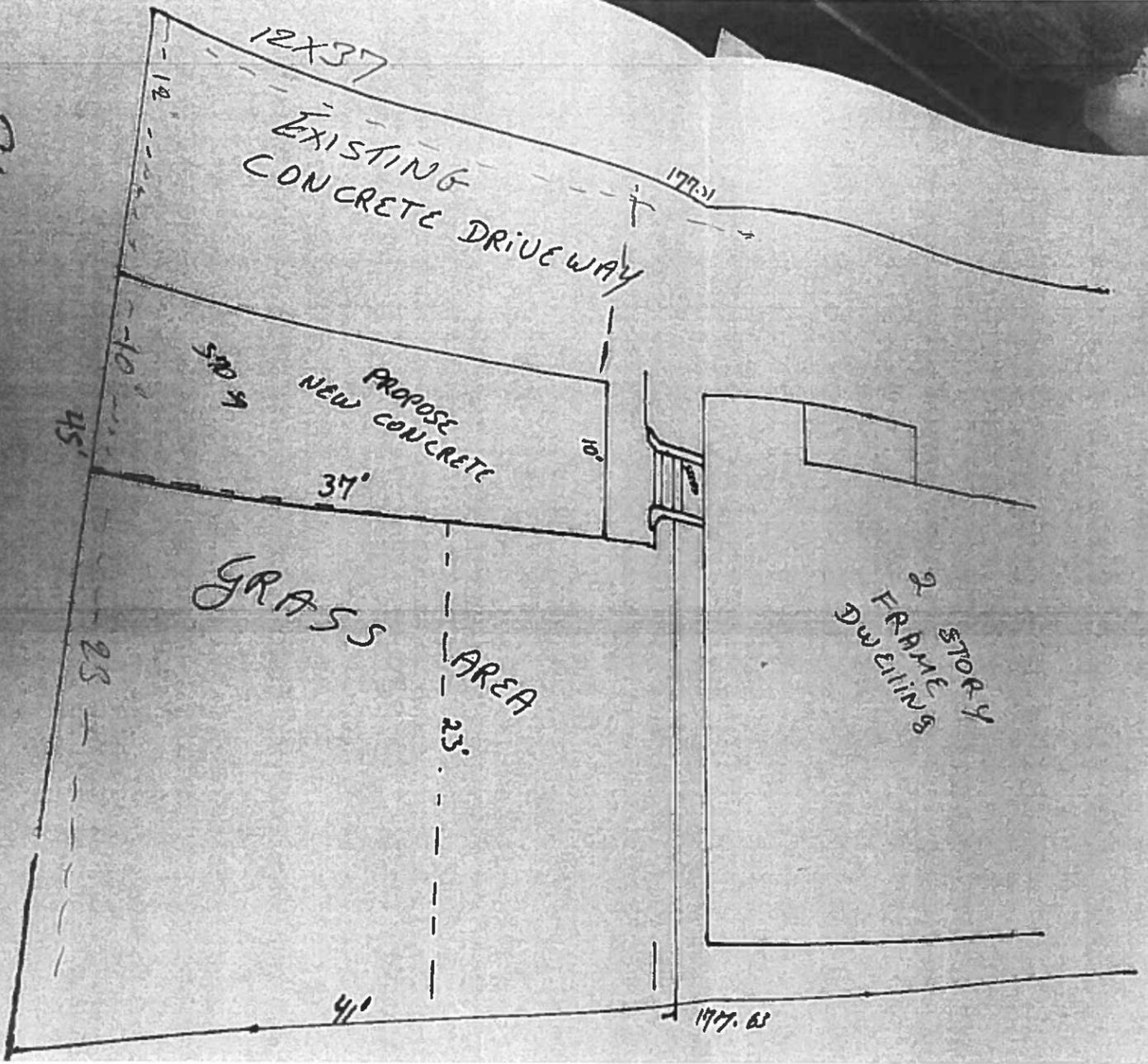
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

	No, or small impact may occur	Modest 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 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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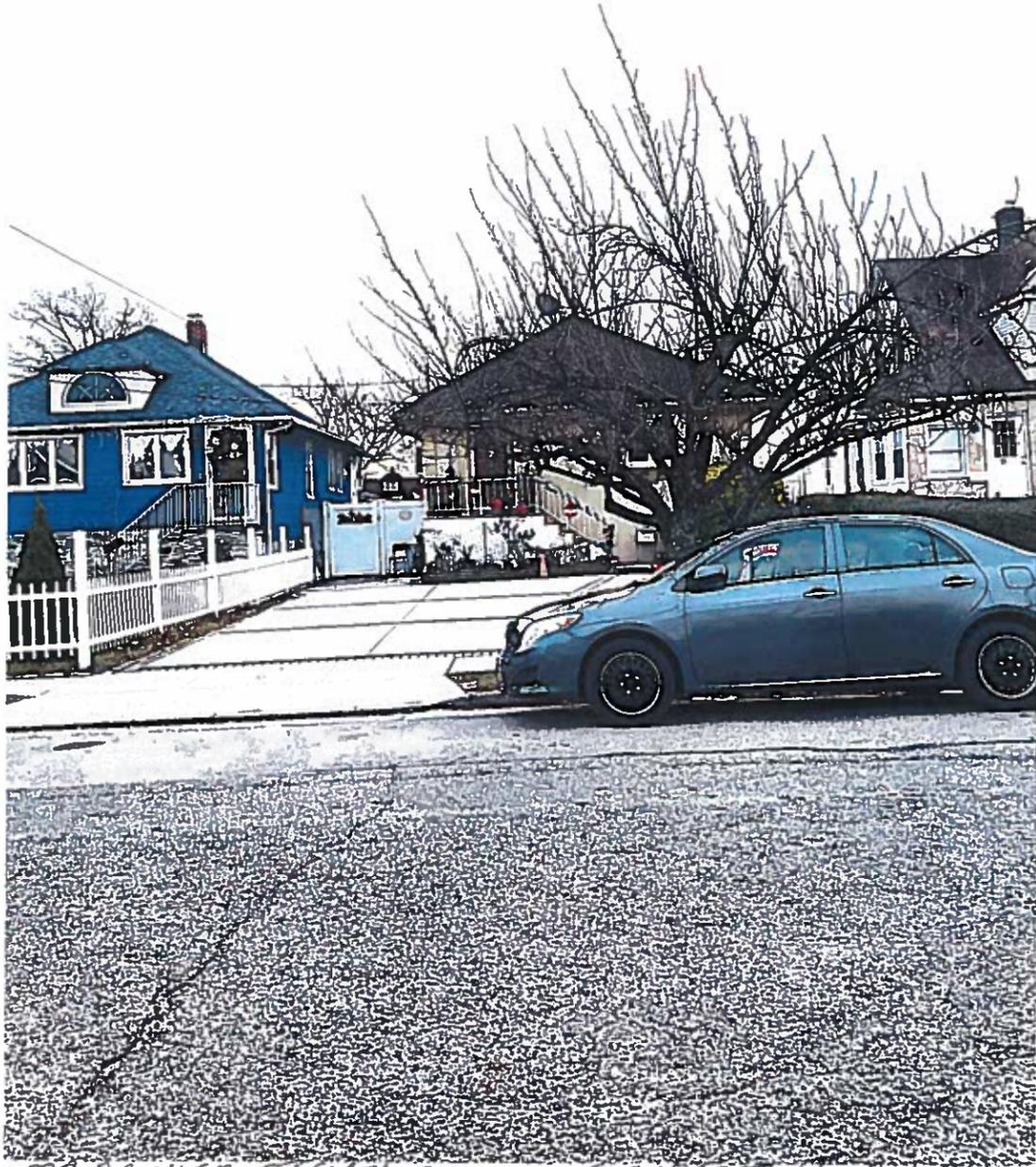
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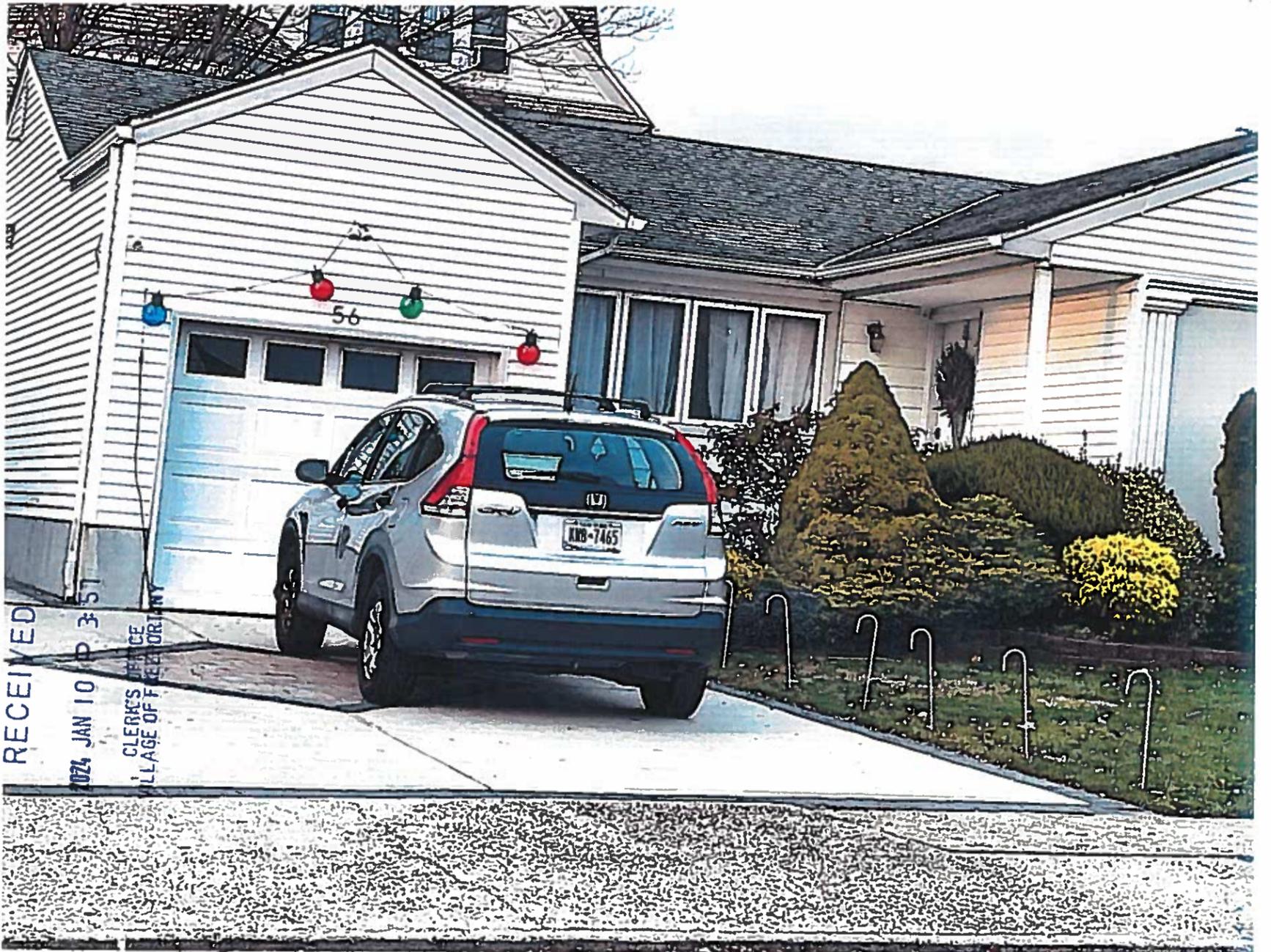
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