

original

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 5, 2024

AMENDED LETTER OF DENIAL

Jiereh Bowen
261 S Long Beach
Freeport , NY 11520

RE: 261 S Long Beach Freeport, NY
Zoning District – Residence AA Sec. 62 Blk. 122, Lot 13
Building Permit Application #20233554
Description– Legalize existing 12’x 24’ in ground pool and 8’x 8’ hot tub.

Dear Sir/Madam:

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

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

Village Ordinance §210-35. Required yards.

C. Yards of the following depths or widths shall be provided for accessory buildings, detached garages, accessory structures, barbecue pits and breezeways on the lot:

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans submitted indicates that the pool has a 3.5’ rear setback. You will be seeking a variance of 1.5’ rear yard.

(3) Side yards width: No accessory building, accessory structure, barbecue pit, detached garage or breezeway shall be erected in the rear yard. According to the plans submitted indicates that the hot tub is on the property line for side yard setback. You will be seeking a variance of 5’ side yard.

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

JAN 11 2024

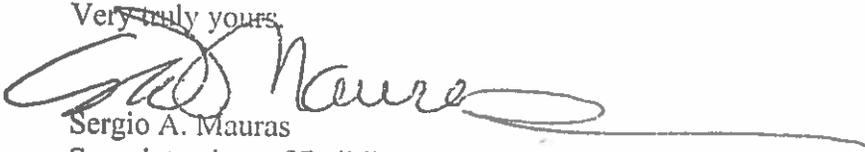
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Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents,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

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
al

cc: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes _____ No X

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

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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. 20233554

Location: 261 S Long Beach, Freeport, NY

Applicant: Jiereh Bowen

Description: Legalize existing 12'x 24' in ground pool and 8x8 hot tub.

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: January 5, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.
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SEC. 62 BLK. 122 LOT. 13

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of
20233554

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

Index No. _____

COMPLY WITH
ORIGINAL NOTES

The application of Jierch Bowen

respectfully states and alleges:

Strike out
inapplicable
phrase

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

Obtain reason for
denial from
Department of
Buildings

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

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

Describe fully and
clearly the use
desired

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

Refer where possible
to paragraphs and
section by numbers

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

261 S. Long Beach Ave. Freeport

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

261 S. Long Beach Ave. Freeport

Sec. 62 Blk. 122 Lot(s) 13

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

Owner

3. That (the applicant) (the applicant's duly authorized Contractor) on or about the 28 day of Nov, 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Pool plans & Hot tub Specs

4. That on or about the 13 day of Dec, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Village Ordinance (210-6A) - Conformity required

Village Ordinance (210-35) - Required yards

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

Legalize existing 12x12 Inground pool & 8x8 hot tub

6. That said premises are now being used as follows: Single Family Residence

7. That the applicant seeks authority to make use of said premises as follows: N/A

Single Family Residence

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the

State of New York

Village Ordinance 210-6A - Conformity Required

Village Ordinance 210-35 - Required yards

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

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

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

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

10. That the grounds for this application are as follows: Legalize existing 12'x24' inground pool and 8'x8' hot tub

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

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

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

Dated: December 30, 2023

BY: [Signature]
ITS: OWNER

State of New York)
County of Nassau) ss:

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

Sworn to before me this 30 day
of December, 2023

Notary Public [Signature]

X [Signature]
Signature of Applicant

Heather Pickus
NOTARY PUBLIC STATE OF NEW YORK
No. 01PI6394262
Qualified in Suffolk County
Commission Expires 7/1/2027

Notice

Conflict of Interest

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

December 30, 2023
Date Year

X [Signature]
Signature

Affidavit of Owner

To be completed only if the owner is not the applicant

State of New York)
County of Nassau) ss:

I Jereh Bowen being duly sworn, depose and say:

That he/she (the owner of 261 S. Long Beach Ave.) (is the _____ of

deponent _____)

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

Sworn to before me this 30 day
of December, 2023

Notary Public [Signature]

Heather Pickus
NOTARY PUBLIC STATE OF NEW YORK
No. 01PI6394262
Qualified in Suffolk County
Commission Expires 7/1/2027

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VILLAGE OF FREEPORT, NY

617.20
Appendix B
Short Environmental Assessment Form

NOV 28 2003

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			CLERK'S OFFICE VILLAGE OF FREEPORT, NY
Name of Action or Project: JAY BOWEN			NOV 10 P 3:33
Project Location (describe, and attach a location map): 261 S. Long Beach Ave. Freeport, NY			
Brief Description of Proposed Action: Legalize 12' x 24' inground pool and 8' x 8' hot tub.			
Name of Applicant or Sponsor: JIERAH BOWEN			
		Telephone: (516) 637-2785	
		E-Mail: Jeb11520@yahoo.com	
Address: 261 S Longbeach Ave.			
City/PO: FREEPORT	State: NY	Zip Code: 11520	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.20</u> acres	
b. Total acreage to be physically disturbed?		<u>0.01</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.20</u> acres	
4. Check - <input checked="" type="checkbox"/> all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Herett Bowen</u>		Date: <u>11/16/23</u>
Signature: <u>[Signature]</u>		

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

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

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

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

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VILLAGE OF FREEPORT, NY

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Dingman Pools</u>	<u>1/16/23</u>
Name of Lead Agency	Date
<u>William Dingman</u>	<u>Owner</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>William Dingman</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from Responsible Officer)

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233554

NOV 28 2023

Filing Date 11/28/23

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>261 S Longbeach Ave</u>	(No.)	(Street)	ZONING DISTRICT
	BETWEEN <u>Archer</u>		AND <u>Whaley</u>	
	(Cross Street)		(Cross Street)	
SECTION <u>62</u>	BLOCK <u>122</u>	LOT <u>13</u>	APPROX. LOT SIZE	X
				LOT AREA

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

<p>A. TYPE OF IMPROVEMENT</p> <p>1 New building</p> <p>2 Addition-Alteration (if residential, enter number of new housing units added. If non-state none)</p> <p>3 <input checked="" type="checkbox"/> Swimming Pool</p> <p>4 Repair (replacement)</p> <p>5 Bulkhead (New, Repair)</p> <p>6 Fence</p> <p>7 Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>
<p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>		

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>35,000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>Legalize existing 12'x24' inground pool and 8'x8' Hot tub</u></p>
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III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Jierreh Bowen</u>	<u>261 S Longbeach Ave Freeport, NY 11520</u>	<u>(516) 637-2785</u>
2. Contractor	<u>Dingman Pools</u>	<u>390 14 Knickerbocker Ave Bohemia NY 11716</u>	<u>(631) 107-3070</u>
3. Architect or Engineer	<u>Larry Rubinson</u>	<u>380 Tounline Rd. Ste 150 Hempstead NY 11788</u>	<u>(631) 969-8535</u>

<p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. <u>940822</u> Company <u>Dingman Pools</u> Exp. Date _____</p> <p>Contractor or Owner <u>Jierreh Bowen</u></p> <p style="text-align: center;">(Print)</p> <p>Address <u>261 S. Long Beach Ave Freeport</u></p> <p>Phone <u>(516) 637-2785</u></p> <p>State of New York</p> <p>County of Nassau</p> <p><u>JIERREH BOWEN</u> being duly sworn, says that _____ is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of _____ knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.</p> <p style="text-align: center;">(His or Her)</p> <p style="text-align: center;">Heather Pickus NOTARY PUBLIC STATE OF NEW YORK</p>	<p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>PROJECT DESCRIPTION</p> <p>Total/First Fir Square Feet <input type="text"/></p> <p>Upper Firs Square Feet <input type="text"/></p> <p># of Fixtures <input type="text"/></p>
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VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

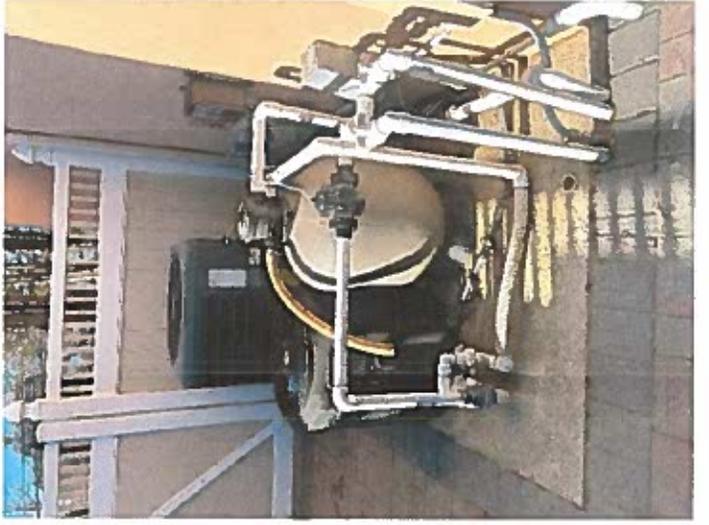
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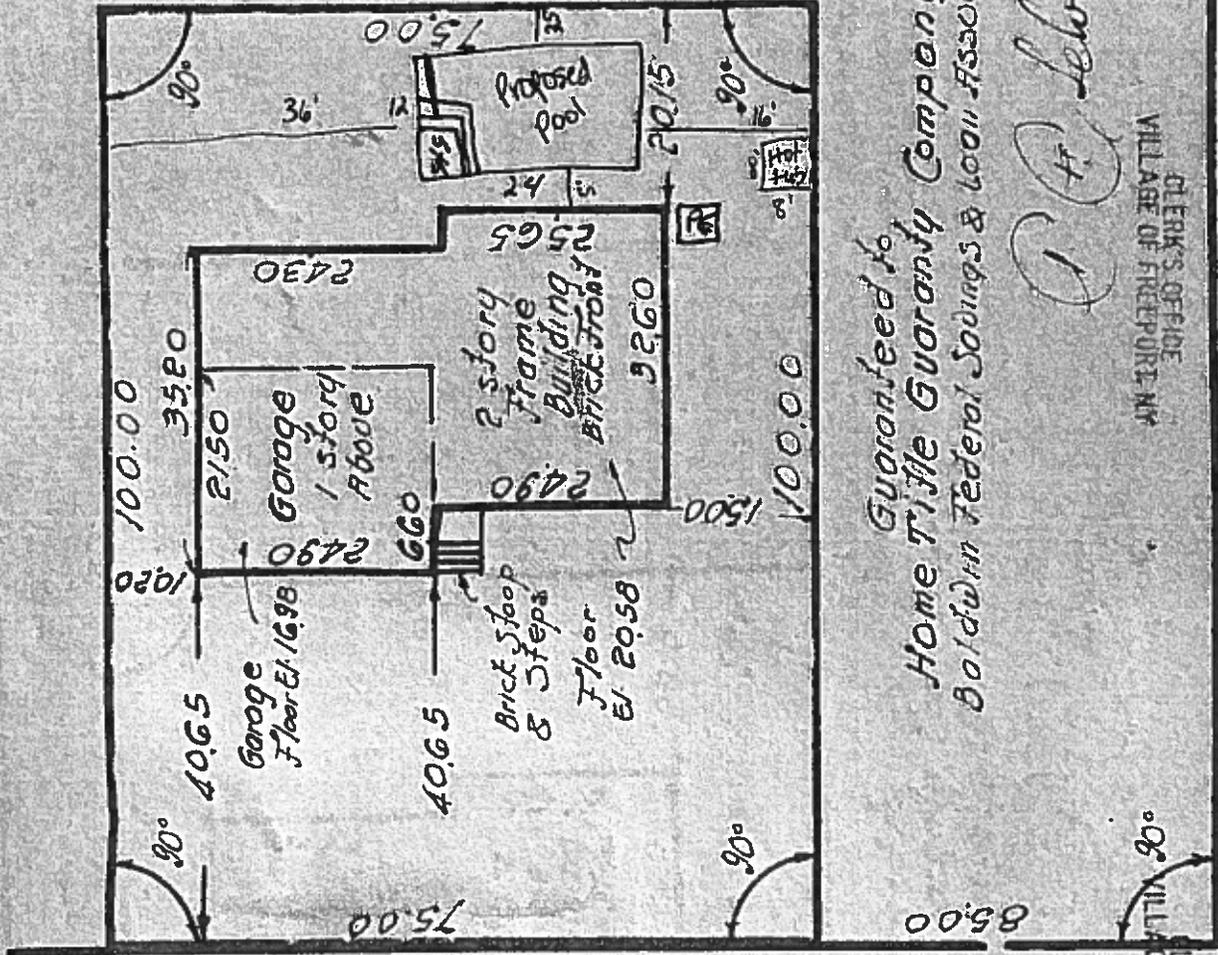
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Guaranteed to
Home Title Guaranty Company
Baldwin Federal Savings & Loan Association

(A. Lebra)

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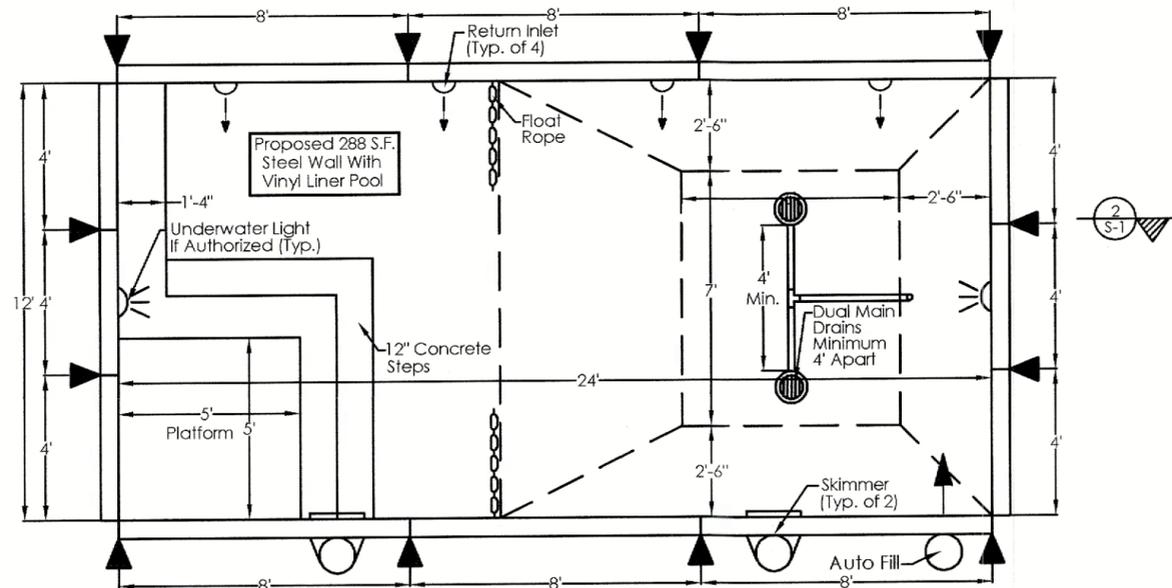
ARCHER STREET

STREET

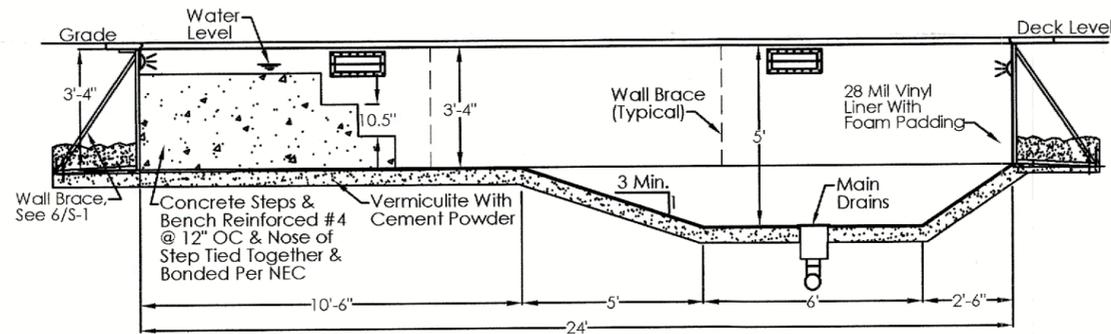
F
Suro
T.F.
22721
500

El. 1528 Cement Road
El. 1548 SOUTH LONG BEACH AVENUE
El. 1578 Cement Walk & Curb
El. 1598

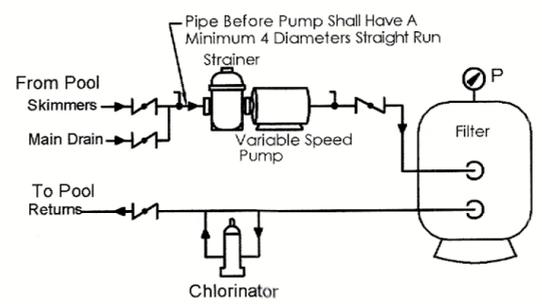
C-8542



1 Proposed Swimming Pool Layout
S-1 Scale: 1/4" = 1'



2 Long Pool Section
S-1 Scale: 1/4" = 1'



3 Filtration System Schematic
S-1 Not to Scale

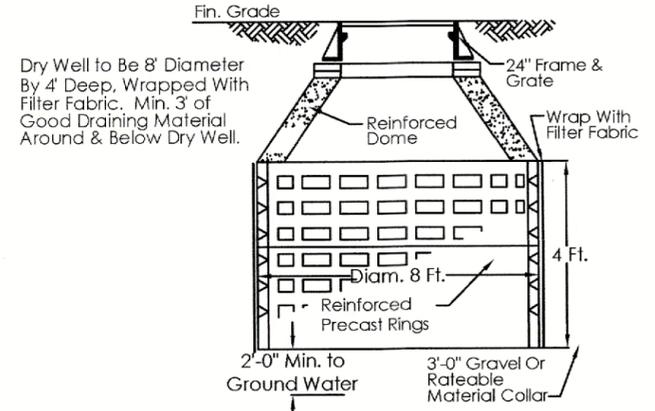
Pool Typical Equipment**
 Filter: Jandy 580 CL Cartridge
 Recirculation Pump: Jandy VS FloPro 2.7 HP DV2A
 Sanitizer: Jandy TruClear Salt Cl Generator
 Underwater Lights: LED Nicheless

**Actual Equipment to be Selected by Contractor & Owner
 Equipment to be Set on Reinforced Concrete Slab Per Setbacks.

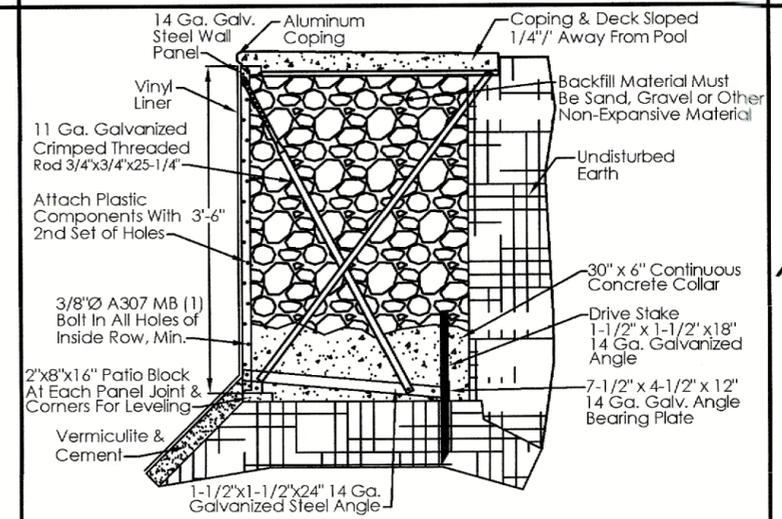
This Pool is Not Designed to Accommodate A Diving Board Now or In the Future. Installing A Diving Board On This Pool Is Hazardous and Will Cause Personal Injury or Death.

Layout and details contained herein are based on products manufactured by Cardinal. Sheets SP-1 & SP-2 Prepared for Wall Bracing Layout and Details Only. Installation Must Comply With Manufacturer Specifications.

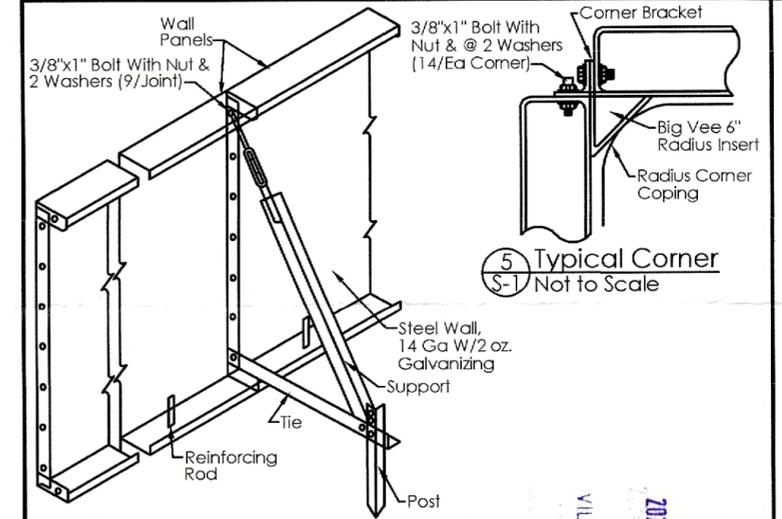
The Design and Construction Shall Comply With the Requirements of the 2020 NYS Residential Code and NSPA Standard 70, 2017 NEC.



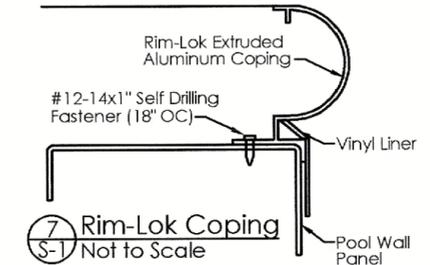
4 Drywell Detail
S-1 Not to Scale



5 Typical Wall Section
S-1 Not to Scale



6 Typical Wall Brace Assembly
S-1 Not to Scale



7 Rim-Lok Coping
S-1 Not to Scale

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 2024 JAN 10 P 3:35
 CREAK'S OFFICE
 VILLAGE OF FREEPORT, NY

Prepared For
Dingman Pools, Inc.

390-14 Knickerbocker Avenue
 Bohemia, NY 11716
 Tel. (631) 707-3070
 E-Mail: DingmanPools@GMail.com
 Website: https://www.DingmanPools.com

Larry A. Robinson, P.E.



R & W / Engineers, P.C.
 380 Townline Road, Suite 150, Hauppauge, NY 11788
 Phone (631) 969-8535 Fax (631) 969-8518

Residential Pool
 261 S. Long Beach Avenue
 Freeport, NY 11520

Proposed Swimming Pool

Dwg. Scale: As Noted
 Designed By: LAR
 Date: Nov. 21, 2023

Dwg. No.:
 S-1
 of
 2

A

A

B

B

C

C

R326 Swimming Pools, Spas and Hot Tubs
 R326.3.1 The provisions of this section shall control the design and construction as well as substantial modification of swimming pools, spas and hot tubs installed in or on the lot of dwellings regulated under this code. Detached one and two-family dwellings classified as Group R-3 are constructed under the Building Code of New York State. Exception: Communal pools for the shared use of multiple townhouse units shall be regulated by the Building Code of New York State.
 R326.1.1 Compliance with other sections. Swimming pools, spas and hot tubs shall comply with this section and other applicable sections of this code. The requirements of this section and of the other applicable sections of this code shall be in addition to, and not in replacement of or substitution for, the requirements of other applicable federal, state and local laws and regulations, including, but not necessarily limited to the requirements of Section 8003 (Federal swimming pool and spa drain cover standard) of Title 15 of the United States Code (CPSC 15 USC 8003), where applicable.
 R326.2 **Definitions.** For the purpose of these regulations, the terms used shall be defined as follows and as set forth in Chapter 2.
Barrier, Permanent. A fence, the walls of a permanent structure, any other structure or combination thereof which completely surrounds the swimming pool and sufficiently obstructs access to the swimming pool.
Barrier, Temporary. An approved temporary fence, permanent fence, the walls of a permanent structure, or any combination thereof that sufficiently prevents access to the swimming pool by any person not engaged in the installation or construction of the swimming pool during its installation or construction.
Hot Tub. See "Spa"
Residential. That which is situated on the premises of dwellings regulated under this code, and detached dwellings classified as R-3 and constructed under the Building Code of New York State.
Spa. A portable or non-portable structure intended for recreational or therapeutic bathing, in which all controls, water heating and water-circulating equipment are an integral part of the product. Spas are shallow in depth and are not designed for swimming or diving.
Substantial Damage. For the purposes of determining compliance with the pool alarm provisions of this section, damage of any origin sustained by a swimming pool, whereby the cost of restoring the swimming pool to its before-damaged condition would equal or exceed 50 percent of the market value of the swimming pool before the damage occurred.
Substantial Modification. For the purposes of determining compliance with the pool alarm provisions of this section, any repair, alteration, addition or improvement of a swimming pool, the cost of which equals or exceeds 50 percent of the market value of the swimming pool before the improvement or repair is started. If a swimming pool has sustained substantial damage, any repairs are considered substantial modifications regardless of the actual repair work performed.
Suction Outlet. A fitting, fitting assembly, cover/grate, sump, and related components that provide a localized low pressure area for the transfer of water from a swimming pool.
Swimming Pool. Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designed to contain, or is capable of containing water more than 24 inches deep at any point. This includes in-ground, above-ground and on-ground pools, indoor pools, hot tubs, spas and wading pools.
Swimming Pool, In-Door. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.
Swimming Pool, Outdoor. Any swimming pool which is not an indoor pool.

R326.4.1.2.1 **Replacement Extension** Subject to the approval of the building official, the time period for completion of the permanent barrier may be extended for good cause, including, but not limited to, adverse weather conditions delaying construction.
 R326.4.2 **Permanent Barriers.** Swimming pools shall be completely enclosed by a permanent barrier complying with Sections R326.4.2.1 through R326.4.2.6.
 R326.4.2.1 **Barrier Height and Clearances.** The top of the barrier shall be no less than 48 inches above grade, measured on the side of the barrier which faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall not be greater than 2 inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier may be at ground level, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the barrier shall comply with Sections R326.4.2.2 and R326.4.2.3.
 R326.4.2.2 **Solid Barrier Surfaces.** Solid barriers, which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
 R326.4.2.3 **Closely Spaced Horizontal Members.** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not be greater than 1-3/4 inches in width.
 R326.4.2.4 **Widely Spaced Horizontal Members.** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not be greater than 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not be greater than 1-3/4 inches in width.
 R326.4.2.5 **Chain Link Dimensions.** Maximum mesh size for chain link fences shall be a 2-1/4 inch square unless the fence has vertical slats fastened at the top or bottom which reduces the openings to not more than 1-3/4 inches.
 R326.4.2.6 **Diagonal Members.** Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall not be greater than 1-3/4 inches.
 R326.4.2.7 **Gates.** Gates shall comply with the requirements of Sections R326.4.2.1 through R326.4.2.6, and with the following requirements:
 R326.4.2.7.1 **Self-closing and Opening Configuration.** All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.
 R326.4.2.7.2 **Latching.** All gates shall be self-latching, with the latch handle located within the enclosure (i.e., on the pool side of the enclosure) and at least 40 inches above grade. In addition, if the latch handle is located less than 54 inches from grade, the latch handle shall be located at least 3 inches below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inches within 18 inches of the latch handle.
 R326.4.2.7.3 **Locking.** All gates shall be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.
 R326.4.2.8 **Dwelling Wall as Barrier.** A wall or walls of a dwelling may serve as part of the barrier, provided that the wall or walls meets the applicable barrier requirements of Sections R326.4.2.1 through R326.4.2.6, and one of the following conditions shall be met:

- 1.) a.) Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds; and
 - b.) Operable windows in the wall or walls used as a barrier shall having a latching device located no less than 48 inches above the floor. Openings in operable windows shall not allow a 4 inch diameter sphere to pass through the opening when the window is in its largest opened position; and
 - c.) Where the dwelling is wholly contained within the pool barrier or enclosure, alarms shall be provided at every door with direct access to the pool; or
 - d.) Other means of protection, such as self-closing doors with self-latching devices, so long as the degree of protection afforded is not less than the protection afforded by Item 1 described above
- R326.4.2.8.1 **Alarm Deactivation Switch Location.** Where an alarm is provided, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings required to be Accessible units, Type A units, or Type B units, the deactivation switch shall be located 48 inches above the threshold of the door.
 R326.4.2.9 **Pool Structure as Barrier.** Where an above-ground pool structure is used as a barrier, or where the barrier is mounted on top of the pool structure, the structure shall be designed and constructed in compliance with ANSI/SPSP/ICC 4 and meet the applicable barrier requirements of Sections R326.4.2.1 through R326.4.2.8. Where the means of access is a ladder or steps, one of the following conditions shall be met:
 1. The ladder or steps shall be capable of being secured, locked or removed to prevent access. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere; or
 2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Sections R326.4.2.1 through R326.4.2.8.
 R326.4.3 **In-Door Swimming Pool.** Walls surrounding an in-door swimming pool shall comply with Section R326.4.2.8.

R326.4.3 **Prohibited Locations.** Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barrier.
 R326.5 **Entrapment Protection For Swimming Pool & Spa Suction Outlets.** Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.
 R326.5.1 **Compliance.** Suction outlets shall be designed and installed in accordance with the requirements of CPSC 15 USC 8003 and ANSI/APSP/ICC 7, where applicable.
 R326.6 **Suction Outlets.** Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.
 R326.6.1 **Compliance Alternative.** Suction outlets may be designed and installed in accordance with ANSI/APSP/ICC 7.
 R326.6.2 **Suction Fittings.** Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A112.19.8, or an 18 inch by 23 inch drain grate or larger, or an approved channel drain system. Exception: Surface skimmers.
 R326.6.3 **Atmospheric Vacuum Relief System Required.** Pool and spa single or multiple-outlet circulation systems shall be equipped with atmospheric vacuum relief should grate covers located therein become missing or broken. This vacuum relief system shall include at least one approved or engineered method of the type specified herein, as follows:
 1. Safety vacuum relief system conforming to ASME A112.19.17; or
 2. An approved gravity drainage system.
 R326.6.4 **Dual Drain Separation.** Single or multiple pump circulation systems have a minimum of two suction outlets of the approved type. A minimum horizontal or vertical distance of 3 feet shall separate the outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum relief-protected line to the pump or pumps.
 R326.6.5 **Pool Cleaner Fittings.** Where provided, vacuum or pressure cleaner fitting(s) shall be located in accessible position(s) at least 6 inches and not more than 12 inches below the minimal operational water level or as an attachment to the skimmer(s)
 R326.7 **Swimming Pool & Spa Alarms, Applicability.** A swimming pool or spa installed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm. Pool alarm shall comply with ASTM F2208 (Standard Specification for Pool Alarms), and shall be installed, used and maintained in accordance with the manufacturer's instructions and this section.
 Exception:
 1. A hot tub or spa equipped with a safety cover which complies with ASTM F1346
 2. A swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover which complies with ASTM F1346.
 R326.7.1 **Multiple Alarms.** A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool, if necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be provided.
 R326.7.2 **Alarm Activation.** Pool alarms shall activate upon detecting entry into the water and shall sound poolside and inside the dwelling.
 R326.7.3 **Prohibited Alarms.** The use of personal immersion alarms shall not be construed as compliance with this section.

- General Pool Notes**
1. The design is based on a drainable soil with less than 10% silt. Ground water shall not exist within the limits of the excavation. If groundwater is encountered within two (2) feet of the pool bottom, special dewatering facilities may be required.
 2. No surcharge is permitted within four (4) feet of shallow end and six (6) feet of deep end of the pool.
 3. Provide & install pool alarms in accordance with code.
 4. See site plan and architectural drawings, by others, for pool location, hardscape layout, fence details and construction materials and colors.
 5. Do not scale drawings.
 6. The Contractor is responsible for all means and methods of construction.
 7. All work and materials shall conform to the requirements of the Virginia Graeme Baker Pool & Spa Safety Act.
 8. Fences & barriers shall meet or exceed all requirements of the New York State Building Code.

R326.3 **Compliance With Other Standards.**
 R326.3.1 **In-ground Pools.** In-ground pools shall be designed and constructed in conformance with ANSI/APSP/ICC 5 (American National Standard for Residential In-Ground Swimming Pools, 2011).
 R326.3.2 **Above-ground and On-ground Pools.** Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/APSP/ICC 4 (American National Standard for Above-Ground/On-Ground Residential Swimming Pools, 2012).
 R326.3.3 **Permanently Installed Spas and Hot Tubs.** Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/APSP/ICC 3 (American National Standard for Permanently Installed Residential Spas and Swim Spas, 2014).
 R326.3.4 **Portable Spas and Hot Tubs.** Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/APSP/ICC 3 (American National Standard for Residential Portable Spas and Swim Spas, 2013).
 R326.4 **Barrier Application.** The provisions of this section shall control the design of barriers for swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near drowning by sufficiently preventing access to swimming pools, spas, and hot tubs by persons outside the property, persons within the dwelling, and persons in other parts of the property not contained within the pool enclosure.
 R326.4.1 **Temporary Barriers.** An outdoor swimming pool shall be surrounded by a temporary barrier during installation or construction that shall remain in place until a permanent barrier in compliance with Section R326.4.4 is provided.
Exceptions.
 1. Above-ground or on-ground pools where the pool structure constitutes a barrier in compliance with Section R326.4.2.9.
 2. Spas or hot tubs with a safety cover which complies with ASTM F1346, provided that such safety cover is in place during the period of installation or construction of a hot tub or spa. The temporary removal of a safety cover as required to facilitate the installation or construction of a hot tub or spa during periods when at least one person engaged in the installation or construction is present is permitted.
 R326.4.1.1 **Height.** The top of the temporary barrier shall be at least 48 inches above grade, measured on the side of the barrier, which faces away from the swimming pool.
 R326.5.2.2 **Replacement by a Permanent Barrier.** A temporary barrier shall be replaced by a complying permanent barrier within either of the following periods:
 1. 90 days of the date of issuance of the building permit for the installation or construction of the swimming pool; or
 2. 90 days of the date of commencement of the installation or construction of the swimming pool.

Prepared For
Dingman Pools, Inc.
 390-14 Knickerbocker Avenue
 Bohemia, NY 11716
 Tel. (631) 707-3070
 E-Mail: DingmanPools@GMail.com
 Website: https://www.DingmanPools.com



R & W / Engineers, P.C.
 380 Townline Road, Suite 150, Hauppauge, NY 11788
 Phone (631) 969-8535 Fax (631) 969-8518

Residential Pool
 261 S. Long Beach Avenue
 Freeport, NY 11520

Proposed Swimming Pool
 Dwg. No.: S-2 of 2
 Dwg. Scale: As Noted
 Designed By: LAR
 Date: Nov. 16, 2023

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INC. VILLAGE OF FREEPORT CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY
MAYOR

November 20, 2023
LETTER OF DENIAL

Oscar Molatt
159 Hanse Ave
Freeport, NY 11520

RE: 159 Hanse Ave, Freeport, NY 11520

Zoning District: Industrial B Sec 62, Blk 230, Lot 65

Building Permit Application #20233388

Description: Proposed roof raised (match existing height 19.42'), new 15 Loading docks, walkway (308 SF) and rebuild 2 retaining walls.

Dear Sir/Madam:

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

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

Village Ordinance §210-172. Required parking spaces

A. The following number of parking spaces shall be provided and satisfactorily maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes: [Amended 11-23-1992 by L.L. No. 9-1992]

(10) Industrial and manufacturing establishments located in Industrial B District: at least one parking space for every 1,000 square feet of floor area. According to the plans that you have submitted indicates that you have a 63,229 Bldg. S.F and you will need a total of 64 parking spaces. You will be seeking a variance of 33 parking spaces because you are only providing 31 parking spaces.

RE:

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

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

ONE complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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2024 JAN 17 P 3:24

X Negative Declaration

Positive Declaration
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. 20233388

Location: 159 Hanse Ave, Freeport NY 11520

Applicant : Oscar Molatt

Description : Proposed roof raised (match existing height 19.42'), new 15 Loading docks, walkway (308 SF) and rebuild 2 retaining walls.

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 20, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED



2024 JAN 17 P 3:24

SEC. 62 BLK 230 LOT 65

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

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of MARK ANTHONY MUNISTERI
respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)
1563 Bellmore Ave Bellmore, NY
11710

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

2. That the premises affected by this application is located at Land Map of Nassau County
159 Hanse Ave, Freeport, NY Sec 62 Blk 230 Lot(s) 65
and that the interest which the applicant has in the property concerned is that of ARCHITECT

3. That (the applicant) (the applicant's duly authorized _____) on or about the
14 day of JULY, 2023 filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

proposed partial roof raise to align with front of building
existing warehouse to be renovated to be refrigerated storage - partial demo of
section
existing 1

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 20 day of NOV, 2023 the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows: _____
§210-172 - Required parking spaces
§210-6A - conformity required

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

5. That the nature of the improvements now upon said premises is as follows:
roof raise, renovations, partial demo,
add loading docks w/ roll up garage doors

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

6. That said premises are now being used as follows:
vacant warehouse

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows:
storage/warehouse

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

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

Refer where possible
to paragraphs and
section by numbers.

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

3. (cont) proposed loading docks with roll up
garage doors. 1

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

10. That the grounds for this application are as follows: to make warehouse space more functional

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

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

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

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

Dated: NOVEMBER 20, 2023.

[Signature]

BY: Mark Anthony Munisten
ITS: President of Mark Anthony Architects

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

State of New York)
County of Nassau) ss:

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

[Signature]
Signature of Applicant

ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

Sworn to before me this 20 day
of NOV, 20 23.

Notary Public Ashley Rachel Lowe

**Notice
Conflict of Interest**

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

NOVEMBER 20, 2023
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Oscar Molatti being duly sworn, depose and say:

That he/she (the owner of 159 Hanse Ave) (is the owner)
159 Hanse Ave the property concerned is correct to the best of the knowledge of
deponent Oscar Molatti

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

Sworn to before me this 20 day
of NOV, 20 23.

[Signature]
Signature

Notary Public Ashley Rachel Lowe

ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

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VILLAGE OF FREEPORT, NY

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Appendix B

Short Environmental Assessment Form

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Instructions for Completing

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FREEPORT BUILDING DEPT.

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>Natural Foods</u>							
Project Location (describe, and attach a location map): <u>159 Hanse Ave Freeport, NY 11520</u>							
Brief Description of Proposed Action: <u>Proposed partial roof raise to align with front section of building partial demo over existing one story areas proposed loading docks w/ roll up garage doors</u>							
Name of Applicant or Sponsor: <u>mark anthony munisteri</u>		Telephone: <u>516 409 1900</u>					
Address: <u>1563 Bellmore Ave</u>		E-Mail: <u>info@markitex.com</u>					
City/PO: <u>Bellmore</u>	State: <u>NY</u>	Zip Code: <u>11710</u>					
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><input checked="" type="checkbox"/></td><td><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"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><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?		<u>100,005</u> acres					
b. Total acreage to be physically disturbed?		<u>5</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>100,005</u> acres / <u>S.F</u>					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial				
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other (specify): _____						

Existing warehouse to be renovated to

2024 JAN 17 P 3: 25

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>mark anthony minister</u> Date: <u>7/14/23</u>		
Signature: <u>[Signature]</u> RA		

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

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

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

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

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

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 JUL 17 2023
 FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233388
 Filing Date 7/17/23

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 159 HANSE AVE ZONING DISTRICT INDUSTRIAL B

BETWEEN RIDER PI AND BUFFALO AVE

SECTION 62 BLOCK 230 LOT 105 APPROX. LOT SIZE 433 X 120 LOT AREA _____

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

A. TYPE OF IMPROVEMENT

1 New building

2 Addition/Alteration (If residential, enter number of new housing units added. If none-state none)

3 Swimming Pool

4 Repair (replacement)

5 Bulhead (New, Repair)

6 Fence

7 Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11 One Family

12 Two families

13 Apartment - Enter No. of Units _____

14 Transient hotel, motel, or dormitory - Enter No. of Units _____

15 Garage or Accessory Structure

16 Other - Specify _____

NON RESIDENTIAL - Complete Part "E"

17 Industrial

18 Office, bank, professional

19 Store, mercantile

20 Church, other religious

21 Hospital, institutional

22 Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 300,000

D. DESCRIPTION OF PROJECT

Proposed partial roof raise to align v front section of building. partial demo over existing one story areas

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Oscar Molatti</u>	<u>159 Hanse Ave Freeport, NY 11520</u>	<u>516-416-9442</u>
2. Contractor		
3. Architect or Engineer <u>mark anthony ministeri</u>	<u>1503 Bellmore Ave Bellmore, NY 11710</u>	<u>516 409 1900</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

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

Contractor or Owner _____ (Print)

Address _____

Phone _____

State of New York
 County of Nassau
Oscar Molatti being duly sworn, says that he is the contractor or owner of the above mentioned building. That the terms of the above application and the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 12 day of July, 2023

Ashley Rachel Lowe
 Notary Public, County, N.Y. (Applicant Signature)

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Floor Square Feet 100,005/63,675

Upper Firs Square Feet N/A

of Fixtures _____

of Floors _____

Occup. Type INDUSTRIAL B

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee \$ _____

Approved by: _____
 Superintendent of Buildings

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ASHLEY RACHEL LOWE
 Notary Public - State of New York
 No. 01100429111
 Qualified in Nassau County
 My Commission Expires 02/07/2026

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more on back

Proposed loading docks with
roll up garage doors
existing warehouse to be renovated
to be refrigerated storage
Add retaining wall

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NATURAL FOODS

159 HANSE AVENUE

FREEPORT, NY 11520

PROJECT DIRECTORY:

ARCHITECTURE

Mark Anthony Munisteri R.A.

1563 Bellmore Avenue
Bellmore, New York 11710
Tel: 516-409-1900
Fax: 516-409-9627

ARCHITECTURAL PLOT PLAN

SCALE: 1/16" = 1'-0"

SECTION:	BLOCK:	LOT:	ZONE: INDUSTRIAL B		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	100,065 S.F.	-----	-----	-----	100,065 S.F.
FIRST FLOOR:	63,675 S.F.	- 446 S.F.	-----	-----	63,229 S.F.
SHED:	65 S.F.	- 65 S.F.	-----	-----	0 S.F.

BUILDING FOOTPRINT
63,229 S.F.
0 S.F.
TOTAL:
63,229 S.F.

ZONING VILLAGE OF FREEPORT

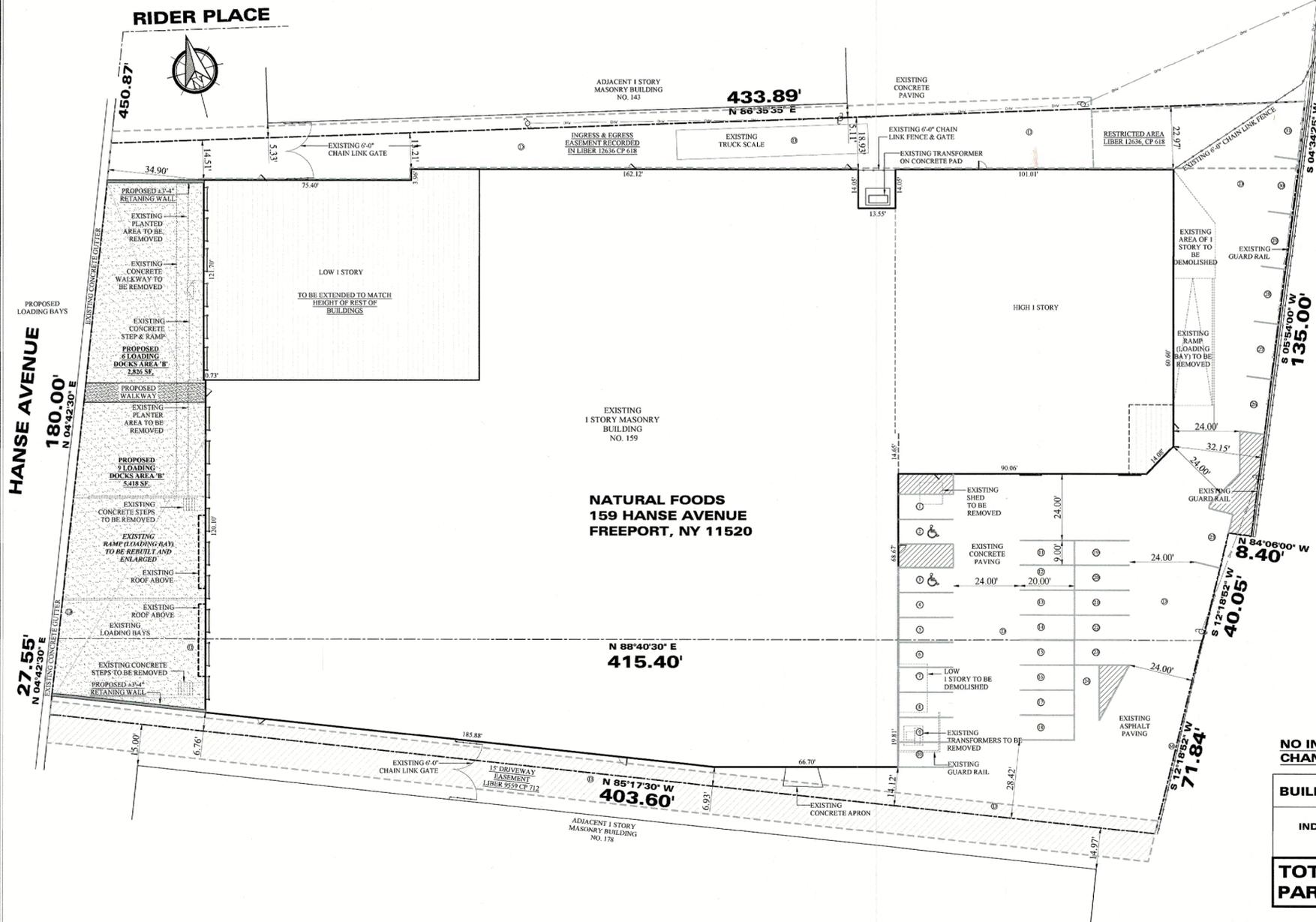
ZONING DISTRICT:	INDUSTRIAL B	MAP DISTRICT:	
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZE	20,000 S.F. MIN.	100,065 S.F.	100,065 S.F.
LOT COVERAGE	75% MAX.	63.63%	63.18%
HEIGHT	50' MIN.	EXISTING	19.42' (MATCH EXISTING) ✓
FRONT YARD	35' MIN.	34.90'	NO CHANGE ✓
SIDE YARD "A"	5' MIN.	6.76'	NO CHANGE ✓
SIDE YARD "B"	15' MIN.	14.51'	NO CHANGE ✓
REAR YARD	5' MIN.	27.38'	44.75' ✓

SCOPE OF WORK

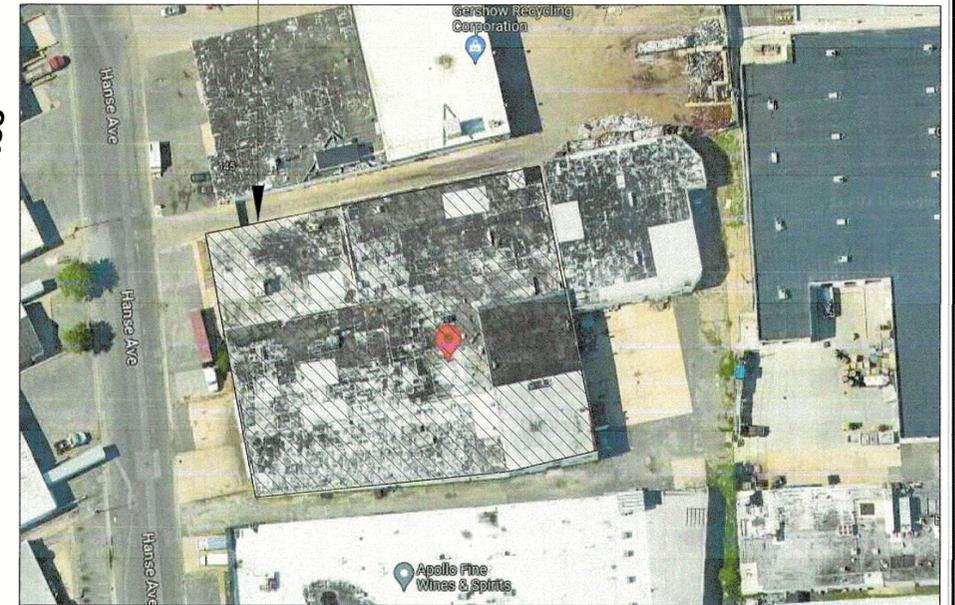
- APPLICATION FOR:
- PROPOSED PARTIAL ROOF RAISE TO ALIGN WITH FRONT SECTION OF BUILDING.
 - EXISTING WAREHOUSE TO BE RENOVATED TO BE REFRIGERATED STORAGE
 - PARTIAL DEMO OF EXISTING 1 STORY AREAS
 - PROPOSED LOADING DOCKS WITH ROLL UP GARAGE DOORS

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE)



LOCATION OF SUBJECT PROPERTY



KEY PLAN

NO INCREASE TO BUILDING FOOTPRINT OR CHANGE TO PARKING REQUIREMENT

BUILDING USE	REQUIREMENT	REQ.
INDUSTRIAL	1 PARKING SPACE PER 1000 S.F. 63,229 BLDG S.F. / 1000 = 63.22	64
TOTAL # OF REQUIRED PARKING SPACES = 64		64

TOTAL # OF PARKING SPACES PROVIDED = 31
TOTAL # OF PARKING SPACE REQUIRED = 64
DEFICIENT 33 PARKING SPACES
210-172
Industrial and manufacturing establishments located in Industrial B District: at least one parking space for every 1,000 square feet of floor area.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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ISSUED FOR:	REVISIONS
PRELIMINARY DRAWING	NO. DATE DESCRIPTION
FOR OWNER'S REVIEW	01 10.30.23 D.O.S. RESUBMISSION
FOR BIDDING PURPOSES	02 11.03.23 D.O.S. RESUBMISSION
FOR BUILDING DEPT.	
FOR CONSTRUCTION	
AS BUILT DRAWINGS	

PROJECT NO.	DATE
2023/06	6/1/2023
SCALE	AS NOTED
DRAWN BY	M.A.M.



SEAL: [Blank]

DRAWING: TITLE SHEET, PLOT PLAN, & ZONING

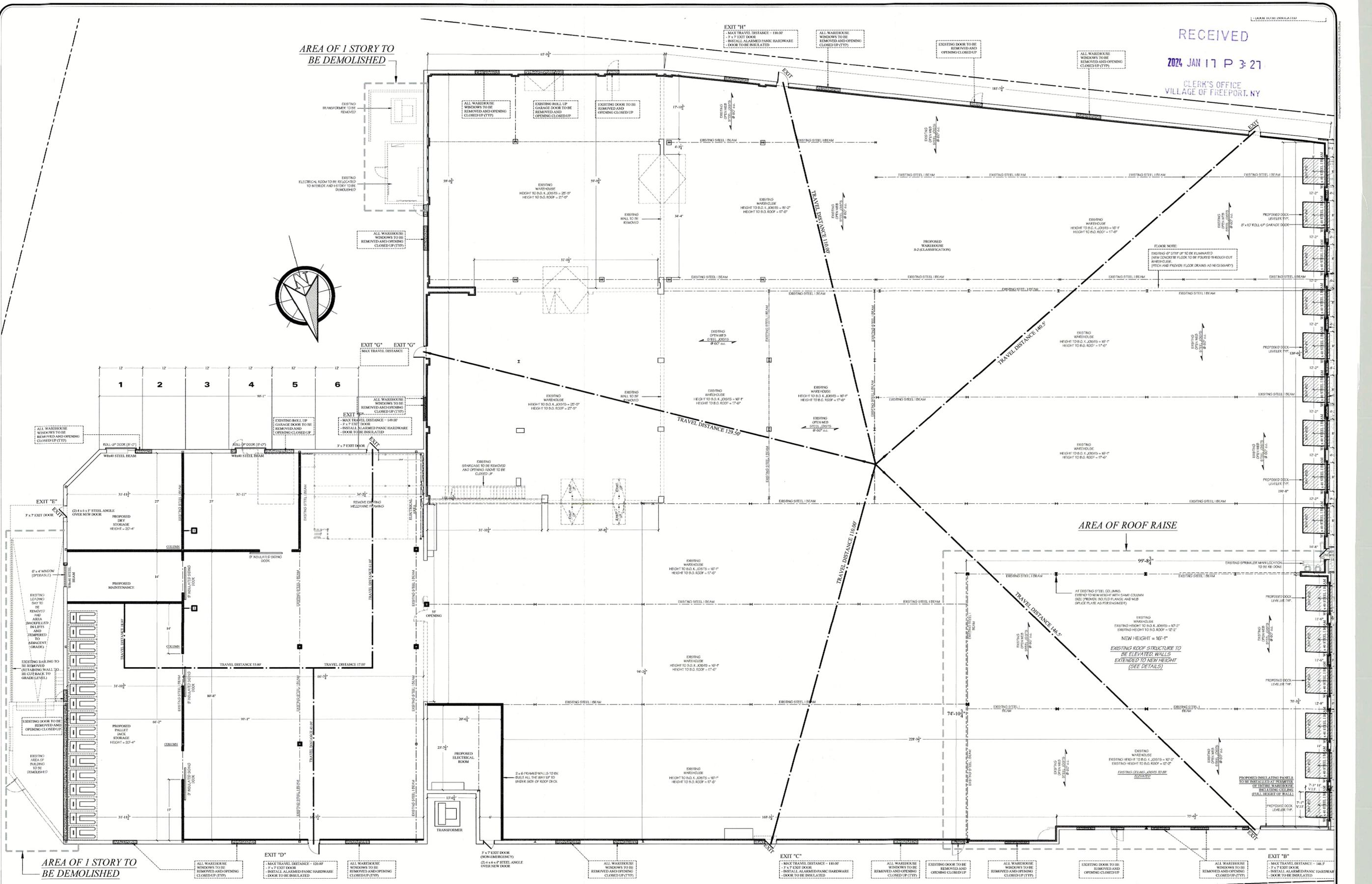
PROJECT: NATURAL FOODS INC.
159 HANSE AVENUE
FREEPORT, NY 11520

D.O.S. ID# [Blank]
DRAWING No. **Z1.0**

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AREA OF 1 STORY TO BE DEMOLISHED



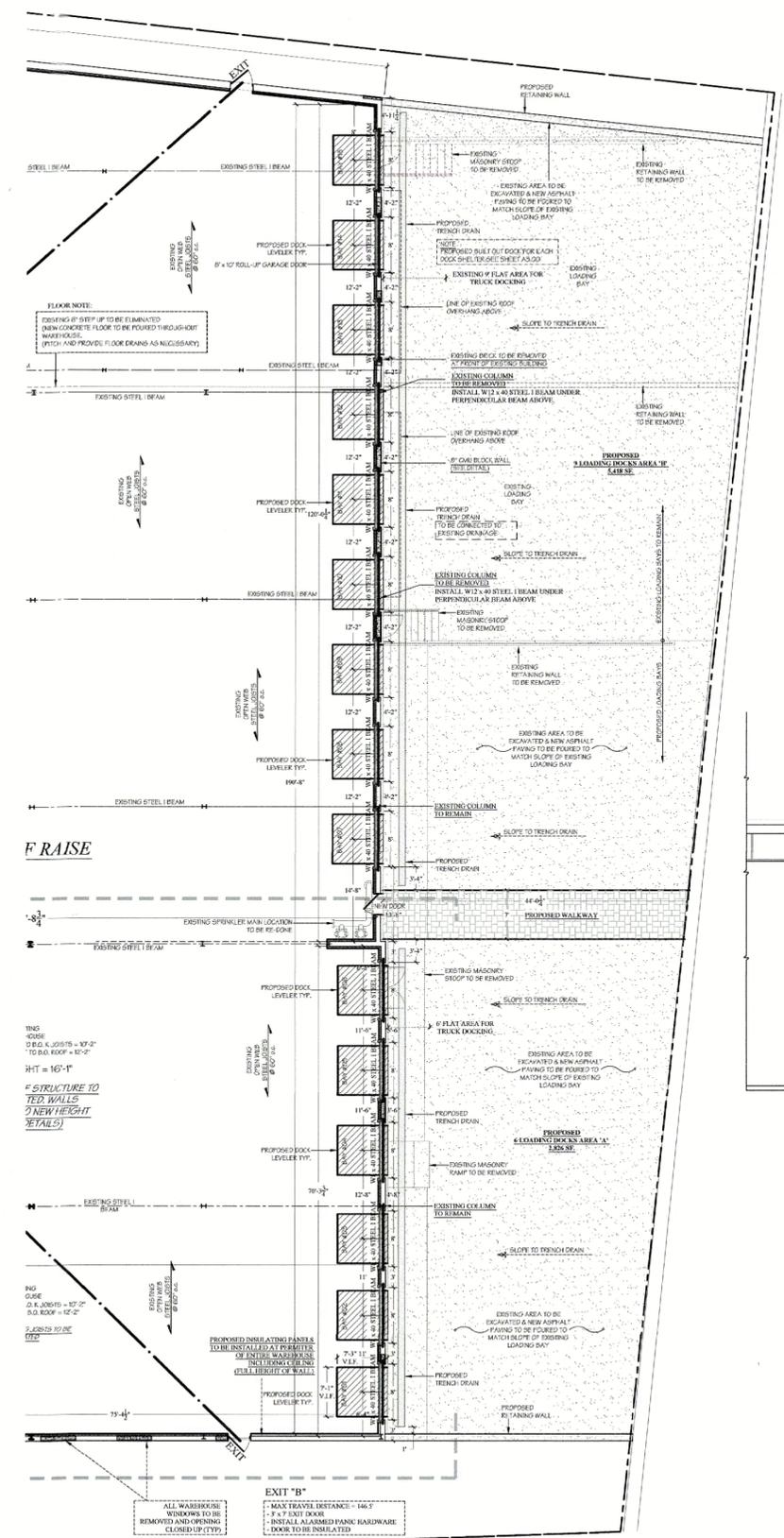
AREA OF ROOF RAISE

AREA OF 1 STORY TO BE DEMOLISHED

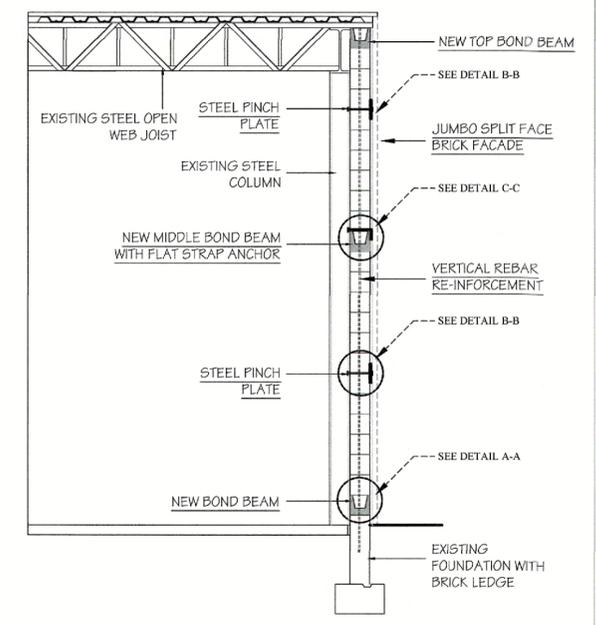
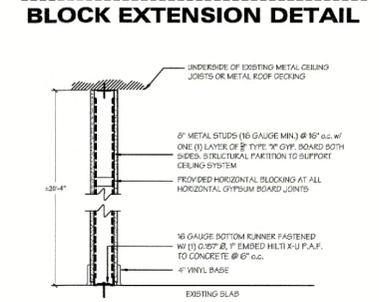
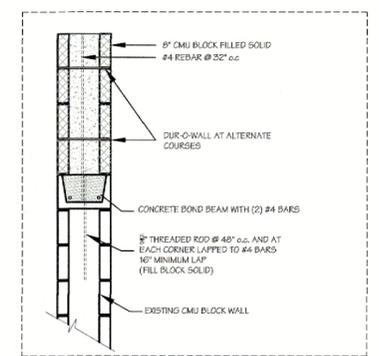
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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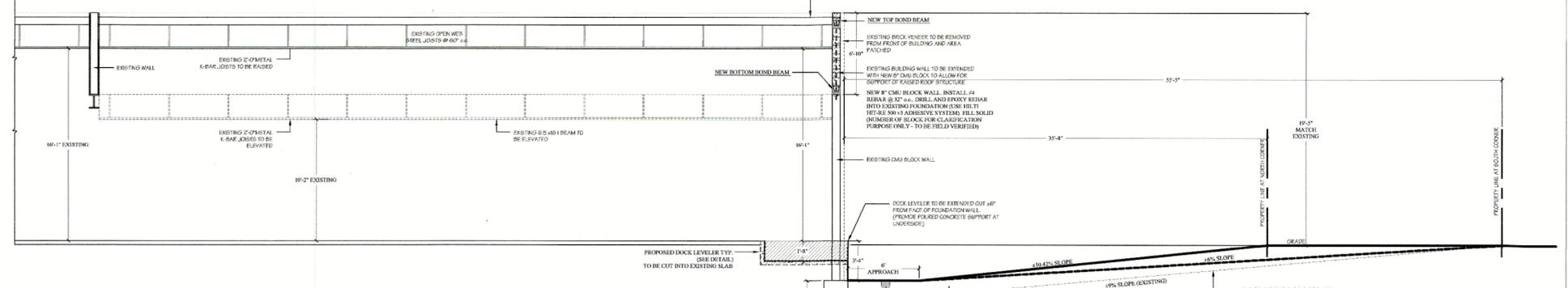
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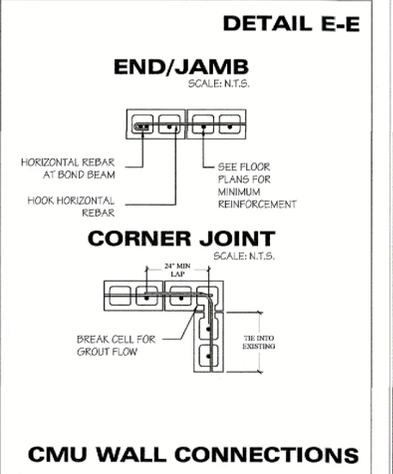
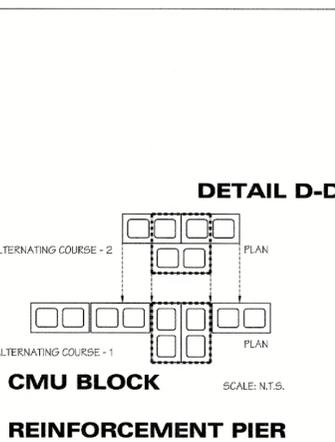
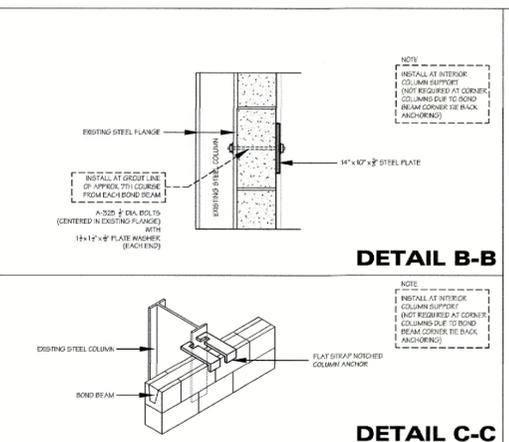
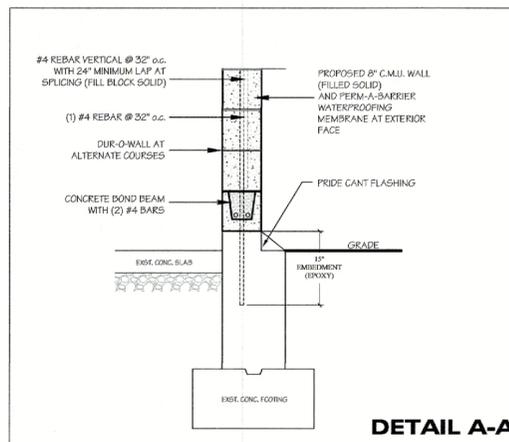
PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



CROSS SECTION AT NEW WALL DETAIL
 SCALE: 1/4" = 1'-0"



RAISED CEILING CROSS SECTION
 SCALE: 1/4" = 1'-0"



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ISSUED FOR:		REVISIONS	
PRELIMINARY DRAWING	01	10.30.2023	D.O.B. RESUBMISSION
FOR OWNER'S REVIEW	02	11.13.2023	D.O.B. RESUBMISSION
FOR BIDDING PURPOSES			
FOR BUILDING DEPT.			
FOR CONSTRUCTION			
AS BUILT DRAWINGS			

PROJECT NO.	2023106
DATE	6/2/2023
SCALE	AS NOTED
DRAWN BY	M.A.M.

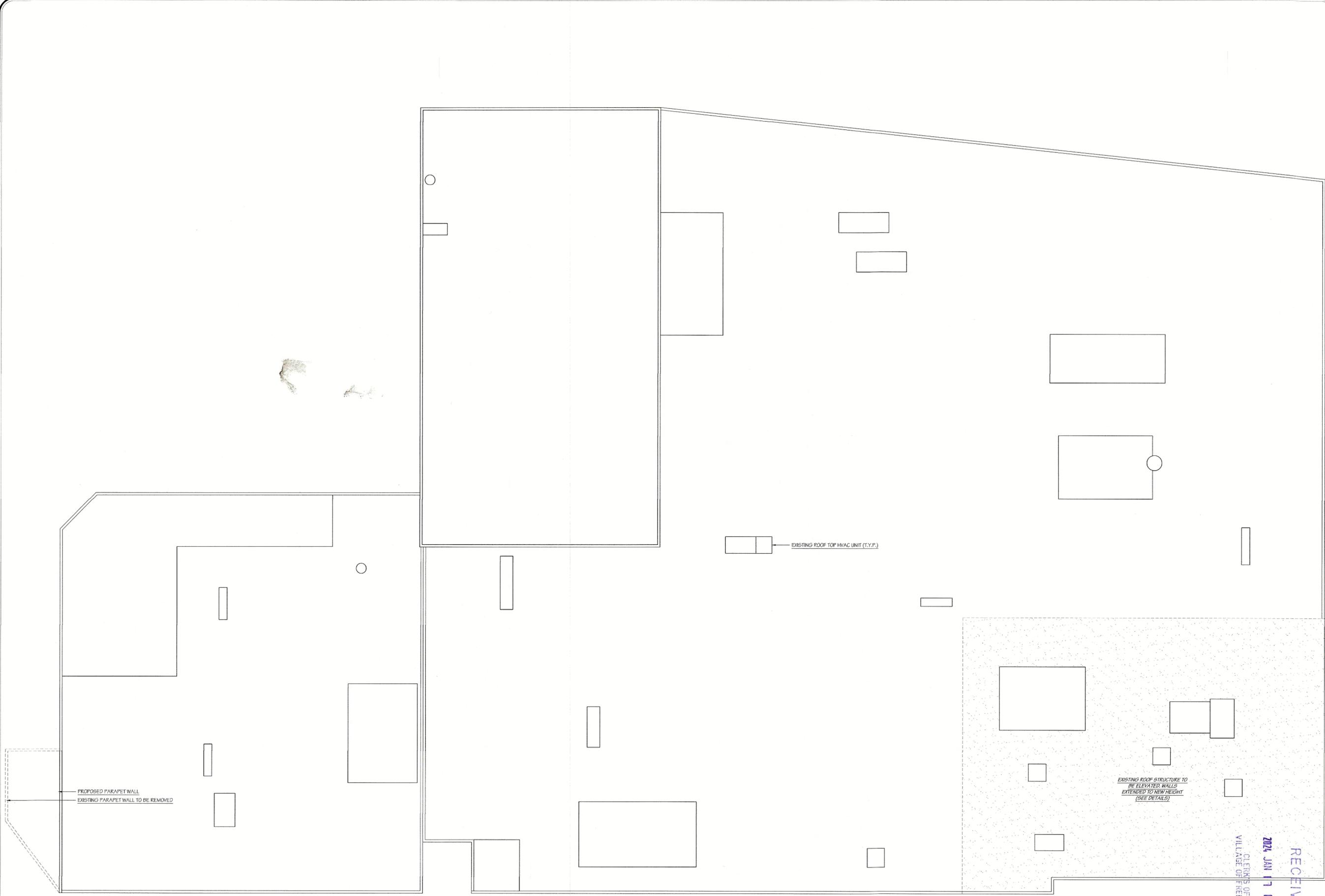


PROJECT	NATURAL FOODS INC.
ADDRESS	159 HANSE AVENUE FREEPORT, NY 11520

PARTIAL FIRST FLOOR PLAN

NATURAL FOODS INC.
 159 HANSE AVENUE
 FREEPORT, NY 11520

DRAWING NO.
A2.0



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 CLIENTS OFFICE
 VILLAGE OFFICE
 FREEPORT, NY

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

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ISSUED FOR:		REVISIONS		
●	PRELIMINARY DRAWING	NO.	DATE	DESCRIPTION
●	FOR OWNERS REVIEW	01	10.30.23	D.O.B. RESUBMISSION
●	FOR BIDDING PURPOSES	02	11.13.23	D.O.B. RESUBMISSION
●	FOR BUILDING DEPT.			
●	FOR CONSTRUCTION			
●	AS BUILT DRAWINGS			

PROJECT NO. 2023006
 DATE 6/1/2023
 SCALE AS NOTED
 DRAWN BY M.A.M.

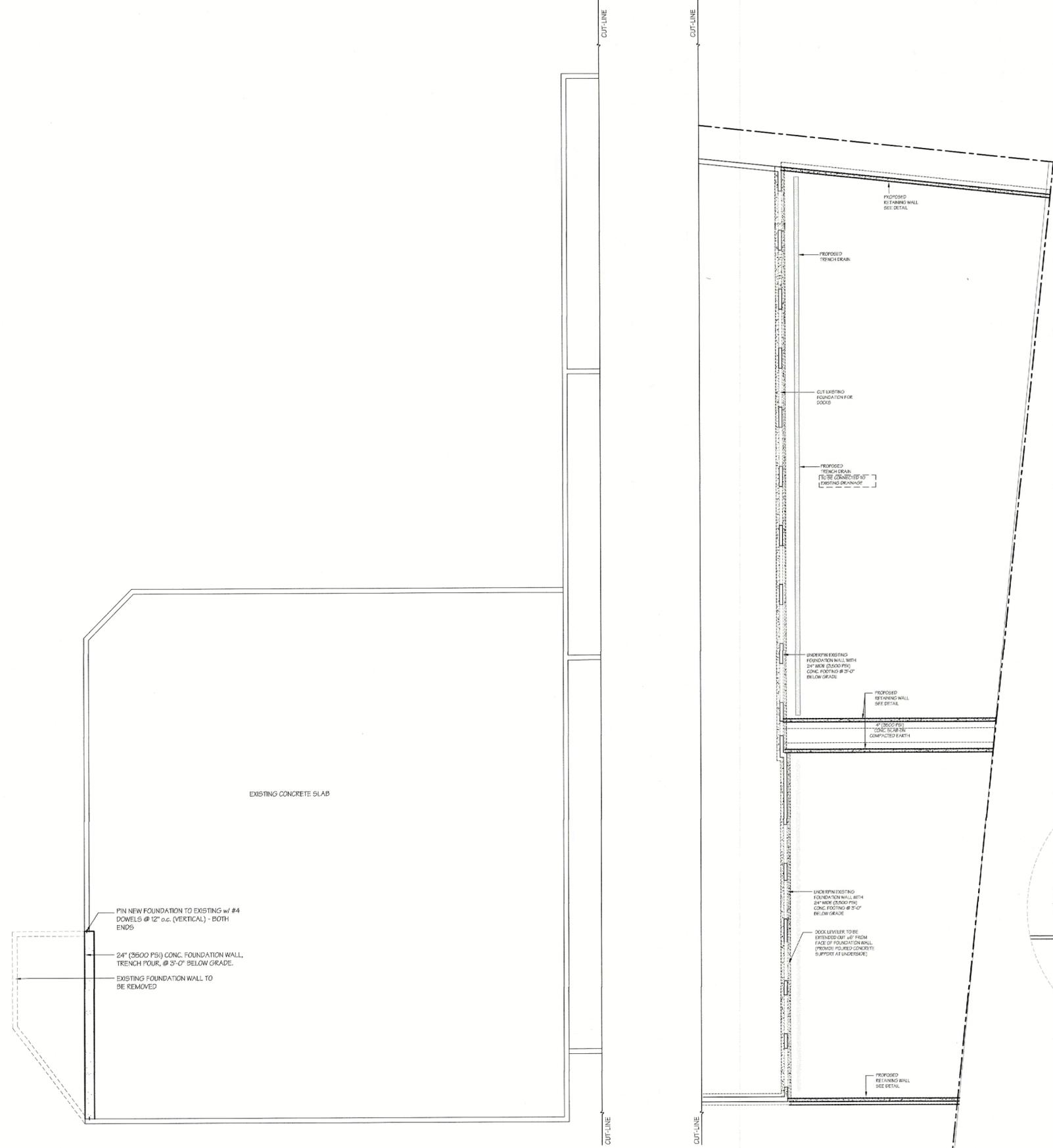


SEAL

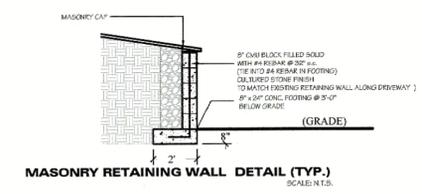
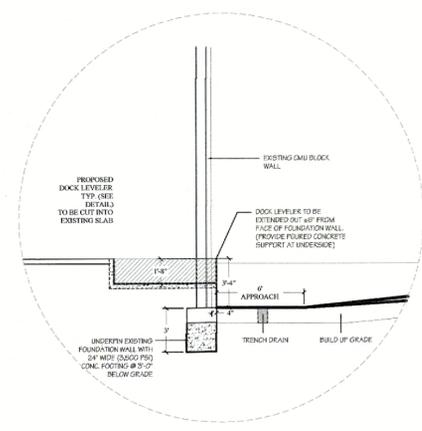
DRAWING:
ROOF PLAN

PROJECT:
NATURAL FOODS INC.
 159 HANSE AVENUE
 FREEPORT, NY 11520

D.O.B. I.D.#
 DRAWING No.
A3.0



DOCK SHELTERS

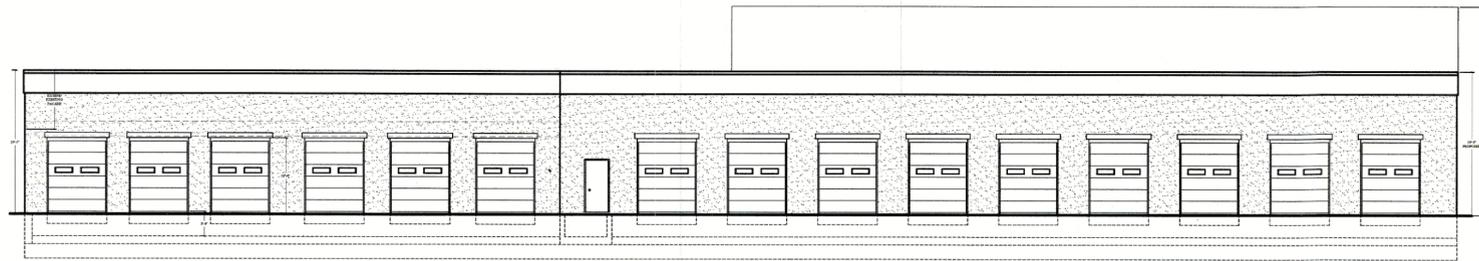


PARTIAL FOUNDATION PLAN

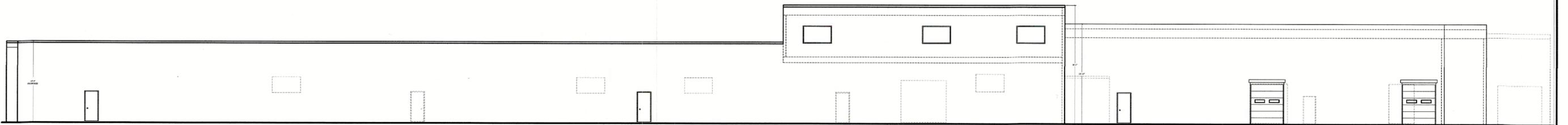
SCALE: 1/8" = 1'-0"

RECEIVED
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 VILLAGE OF FREEPORT, NY

ALL DIMENSIONS ARE TO BE FIELD VERIFIED <small>All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Assoc., Inc. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Assoc.</small>	ISSUED FOR: PRELIMINARY DRAWING FOR OWNER REVIEW FOR BIDDING PURPOSES FOR BUILDING DEPT. FOR CONSTRUCTION AS BUILT DRAWINGS	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>01</td> <td>10.30.23</td> <td>D.O.B. RESUBMISSION</td> </tr> <tr> <td>02</td> <td>11.03.23</td> <td>D.O.B. RESUBMISSION</td> </tr> </table>	NO.	DATE	DESCRIPTION	01	10.30.23	D.O.B. RESUBMISSION	02	11.03.23	D.O.B. RESUBMISSION	PROJECT NO. 2023106 DATE 6/1/2023 SCALE AS NOTED DRAWN BY M.A.M.		SEAL: _____ DRAWING: PARTIAL FOUNDATION PLANS PLAN	PROJECT: NATURAL FOODS INC. 150 HANSE AVENUE FREEPORT, NY 11520	D.O.B. LDP DRAWING No. A4.0
	NO.	DATE	DESCRIPTION													
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02	11.03.23	D.O.B. RESUBMISSION														

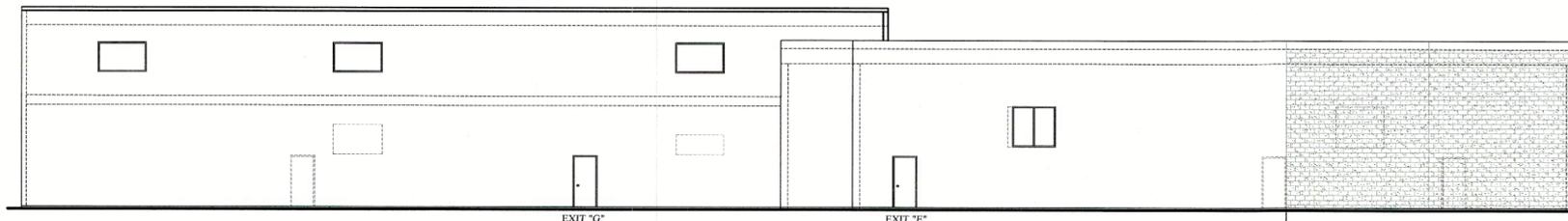


FRONT (WEST) ELEVATION
 0 10' 20' 30' SCALE: 1/8" = 1'-0"

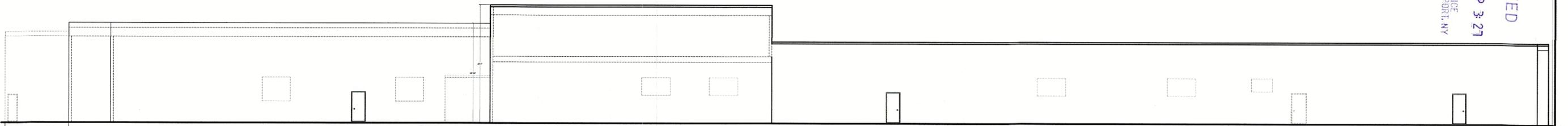


SIDE (SOUTH) ELEVATION
 0 10' 20' 30' SCALE: 1/8" = 1'-0"

ELEVATIONS



REAR (EAST) ELEVATION
 0 10' 20' 30' SCALE: 1/8" = 1'-0"



SIDE (NORTH) ELEVATION
 0 10' 20' 30' SCALE: 1/8" = 1'-0"

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 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

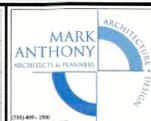
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ISSUED FOR:	
<input type="checkbox"/>	PRELIMINARY DRAWING
<input type="checkbox"/>	FOR OWNERS REVIEW
<input type="checkbox"/>	FOR BIDDING PURPOSES
<input type="checkbox"/>	FOR BUILDING DEPT.
<input type="checkbox"/>	FOR CONSTRUCTION
<input type="checkbox"/>	AS BUILT DRAWINGS

REVISIONS		
NO.	DATE	DESCRIPTION
01	10.30.23	D.O.B. RESUBMISSION
02	11.13.23	D.O.B. RESUBMISSION

PROJECT NO.	2023106
DATE	6/7/2023
SCALE	AS NOTED
DRAWN BY	M.A.M.



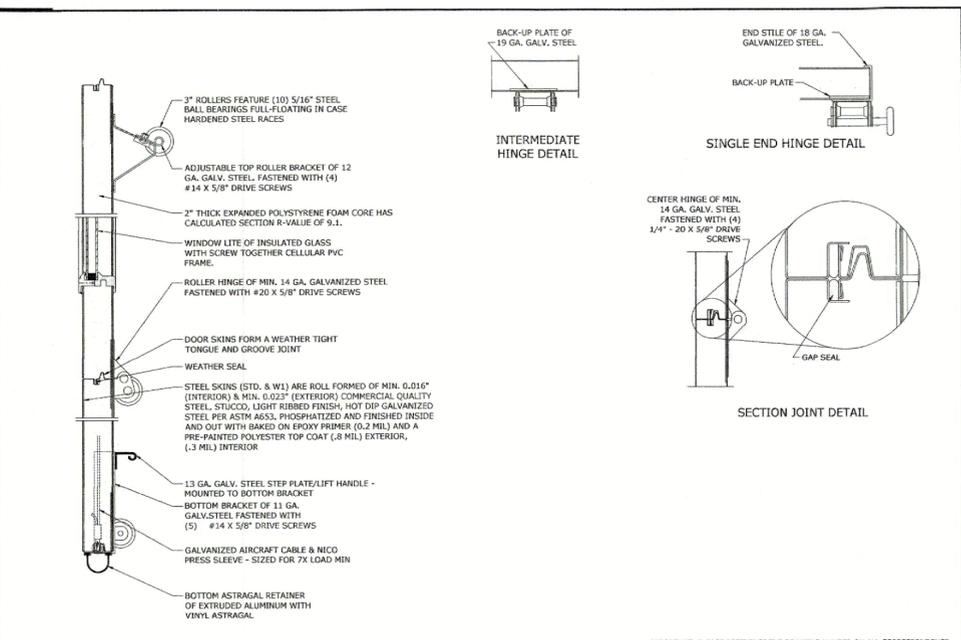
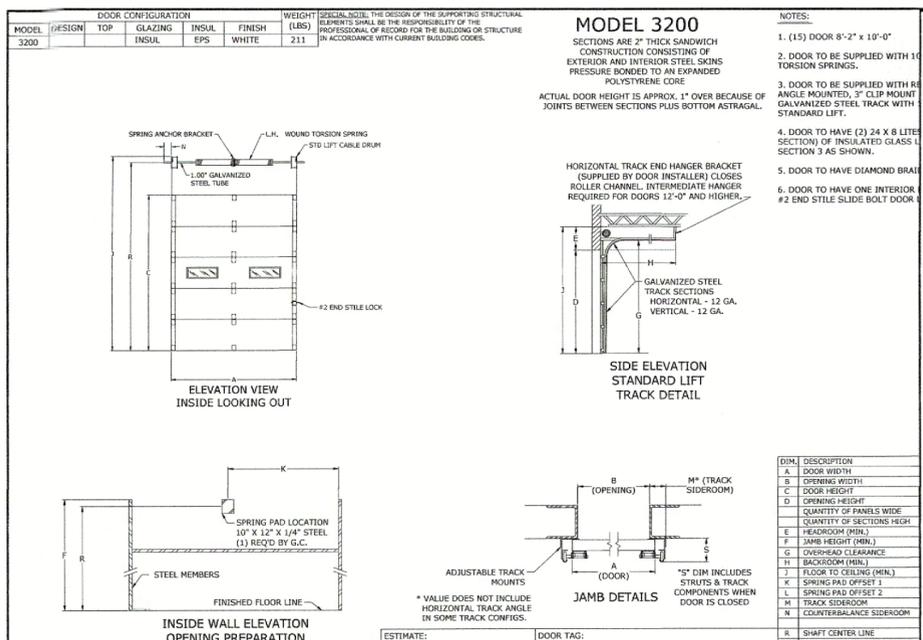
SEAL:	
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DRAWING:	ELEVATIONS
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PROJECT:	NATURAL FOODS INC.
	159 HANSE AVENUE FREEPORT, NY 11520

D.O.B. ID#	
DRAWING No.	A5.0

RECEIVED
2024 JAN 17 P 3:28
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INSIDE WALL ELEVATION OPENING PREPARATION

ESTIMATE: _____ DOOR TAG: _____

DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: _____ APPROVAL DATE: _____

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-1-6

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

INSIDE WALL ELEVATION OPENING PREPARATION

ESTIMATE: _____ DOOR TAG: _____

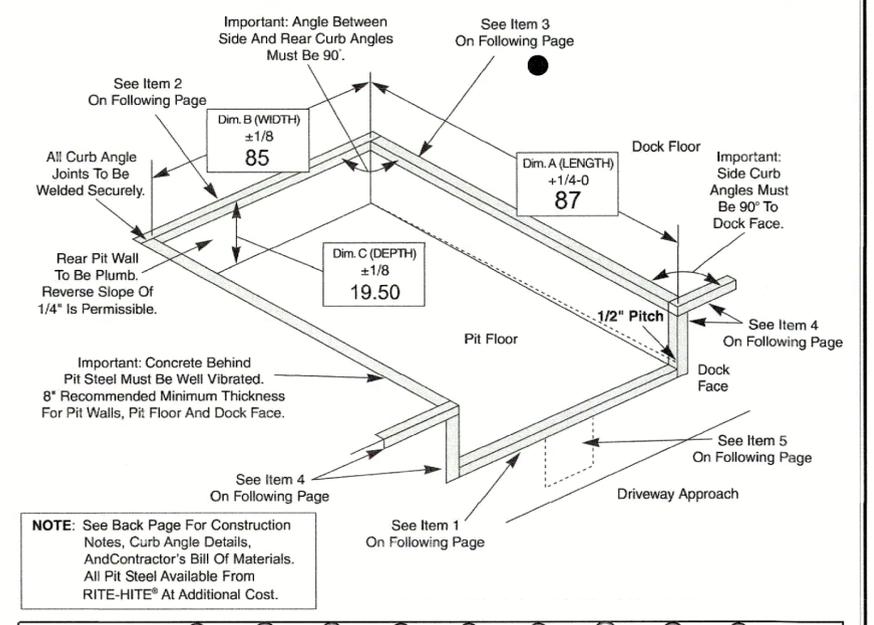
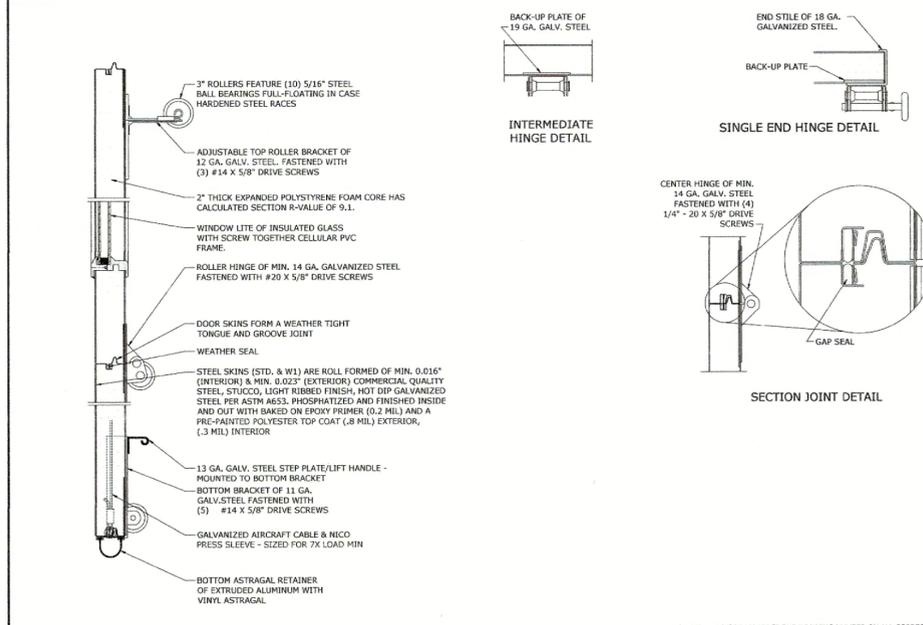
DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: _____ APPROVAL DATE: _____

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-1-6

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

RITE-HITE® RHM SERIES
Pit Details for RITE-HITE® Dock Levels



INSULATED ROLL -UP GARAGE DOORS

ESTIMATE: _____ DOOR TAG: _____

DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: _____ APPROVAL DATE: _____

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-7-4

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

INSULATED ROLL -UP GARAGE DOORS

ESTIMATE: _____ DOOR TAG: _____

DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: _____ APPROVAL DATE: _____

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-7-4

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

CAPACITIES	C, D and F								
	6'Wx6'L	6'6"Wx6'L	7'Wx6'L	6'Wx8'L	6'6"Wx8'L	7'Wx8'L	6'Wx10'L	6'6"Wx10'L	7'Wx10'L
NOMINAL PIT SIZES	63"	63"	63"	87"	87"	87"	111"	111"	111"
PIT LENGTH DIM A	63"	63"	63"	87"	87"	87"	111"	111"	111"
PIT WIDTH DIM B	74"	80"	85"	74"	80"	85"	74"	80"	85"
PIT DEPTH DIM C	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"

CUSTOMER: NATURAL FOODS

JOB: _____

LOCATION: INWOOD NY

MODEL: RHM40PKGP SIZE: X

CAPACITY: C

CERTIFIED FOR CONSTRUCTION

BY: _____

DATE: 05-08-2023

COMPANY: _____

CITY & STATE: _____

INSULATED ROLL -UP GARAGE DOORS

Pub. No. 1257 - May 2008

DOCK LEVELERS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

ISSUED FOR: _____

REVISIONS:

NO.	DATE	DESCRIPTION
01	10.30.23	D.O.B. RESUBMISSION
02	11.23.23	D.O.B. RESUBMISSION

PROJECT NO: 2023108

DATE: 6/12/2023

SCALE: AS NOTED

DRAWN BY: M.A.M.

SEAL: _____

DRAWING: DETAILS

PROJECT: NATURAL FOODS INC.

159 HANSE AVENUE
FREEPORT, NY 11820

D.O.S. ID# _____

DRAWING No: **A6.0**