

Application Date: 12/29/23
Fees Paid: \$500.00

SP# 3692

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 28 East Seaman Ave, Freeport, NY ZONING DISTRICT Service Business
11520
SECTION 53 BLOCK 286 LOT 227 LOT SIZE: 8,169 sq. ft.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Rudolph Shatarah</u>			Name: <u>Ramkisson Shivcharan</u>
Address: <u>6500 Jerich Trk Suite 1W</u> <u>Syosset, NY, 11791</u>			Address: <u>28 E Seaman Ave 11520</u> <u>Freeport, NY</u>
Telephone #: <u>516-731-4687</u>			Telephone #: <u>516-304-0982</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain extension to the basement plus 2
rear stories: 1st floor (1,637 sq.ft) and 2nd floor (1,603 sq.ft) and maintain
rear deck (346 sq.ft) and maintain front porch (193 sq.ft)

I request a preliminary meeting: YES NO

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

_____ YES NO

[Signature]
APPLICANT'S SIGNATURE

12/18/2023
DATE

Sworn to before me this 18th
day of December, 2023.
[Signature]
Notary Public

STELLA VLAHOS-KITAS
Notary Public - State of New York
No. 01VL6284910
Qualified in Nassau County
My Commission Expires December 5, 2024

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

[Signature]
PROPERTY OWNER'S SIGNATURE

11-29-23
DATE

Sworn to before me this 29th
day of November, 2023.
[Signature]
Notary Public

STELLA VLAHOS-KITAS
Notary Public - State of New York
No. 01VL6284910
Qualified in Nassau County
My Commission Expires December 5, 2024

FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

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

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INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

AMENDED SITE PLAN LETTER

December 22, 2023

Ramkisson Shivcharan
28 East Seaman Ave
Freeport, NY 11520

RE: 28 East Seaman Avenue, Freeport, NY 11520

Zoning District: Service Business Sec 55, Blk 256, Lot 227

Building Permit Application #20233358

Description: Maintain (1,026 sq.ft) extension to the basement plus 2 rear stories: 1st floor (1,637sq.ft) and 2nd floor (1,603 sq.ft) and maintain rear deck (346 sq.ft) and maintain front porch (193 sq.ft)

Dear Sir/Madam:

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

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

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes_x_ No_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

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X Negative Declaration

Positive Declaration
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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. 20233358

Location: 28 East Seaman Ave, Freeport NY 11520

Applicant: Ramkisson Shivcharan

Description : Maintain (1,026 sq.ft) extension to the basement plus 2 rear stories: 1st floor (1,637sq.ft) and 2nd floor (1,603 sq.ft) and maintain rear deck (346 sq.ft) and maintain front porch (193 sq.ft)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: December 22, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

2023 3 359

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: ADDITION 2 RESIDENCES							
Project Location (describe, and attach a location map): 28 EAST SEAMAN AVENUE, FREEPORT, NY 11520							
Brief Description of Proposed Action: <div style="border: 1px solid black; border-radius: 50%; padding: 10px; margin: 5px;"> <p style="text-align: center;">CONSTRUCT A NEW 2 STORY EXTENSION + BASEMENT IN BACK OF EXISTING HOME</p> <p style="text-align: center;">1st floor (1,637 sq.ft) 2nd floor (1,603 sq.ft) Proposed deck & front porch (346 sq.ft) (193 sq.ft)</p> </div>							
Name of Applicant or Sponsor:		Telephone:					
Address:		E-Mail:					
City/PO:		State:	Zip Code:				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

	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 type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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VILLAGE OF CRITICAL ENVIRONMENTAL AREA



EAST SIDE NEIGHBORS

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VILLAGE OF FREEPORT



EASY SIDE NEIGHBORS



WEST SIDE NEIGHBORS



NORTH SIDE NEIGHBORS

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information	
Name of Action or Project: ADDITION 2 RESIDENCES	
Project Location (describe, and attach a location map): 28 EAST SEAMAN AVENUE, FREEPORT, NY 11520	
Brief Description of Proposed Action: CONSTRUCT A NEW 2 STORY EXTENSION + BASEMENT IN BACK OF EXISTING HOME # 1ST FLOOR (1,637 sq. ft.) & 2ND FLOOR (1,603 sq. ft.) PROPOSED DECK & FRONT PORCH (193 sq. ft.) (346 sq. ft.)	
Name of Applicant or Sponsor:	Telephone:
Address:	E-Mail:
City/PO:	State:
CLERK'S OFFICE PAGE OF	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	_____ acres
b. Total acreage to be physically disturbed?	_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres
4. Check all land uses that occur on, adjoining and near the proposed action.	
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)	
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____	
<input type="checkbox"/> Parkland	

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NO YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?

If Yes, explain purpose and size:

2023 DEC 29 P 3-17

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WILLIAMS OF ENVIRONMENTAL SERVICES

19. Has the site of the proposed action or an adjoining property been the location of an active or inactive solid waste management facility?

NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

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

Applicant/sponsor name: _____ Date: 6-15-23

Signature: _____

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: <ul style="list-style-type: none"> a. public / private water supplies? b. public / private wastewater treatment utilities? 	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Name of Lead Agency _____

Date _____

Print or Type Name of Responsible Officer in Lead Agency _____

Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____

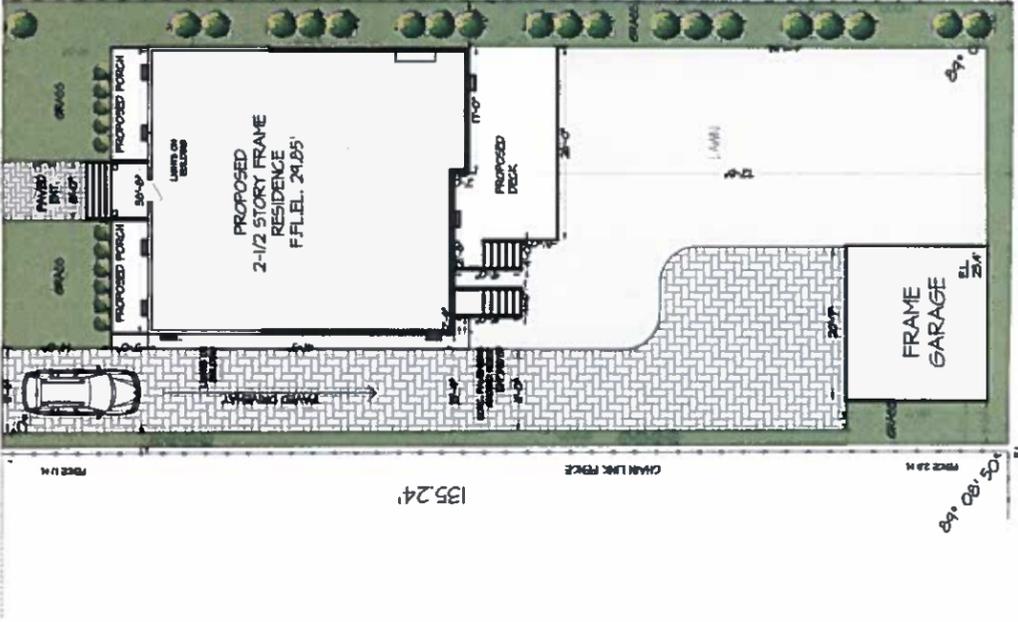
Signature of Preparer (if different from Responsible Officer) _____

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EAST SEAMAN AVENUE
 (ASPHALT PAVEMENT, MAINTAINED)

§ EL. 24.64' § EL. 24.65'

CLRD	CONCRETE CURB	CLRD
EL. 24.67		EL. 24.67
HAUL	CONC.	HAUL
EL. 24.47	60.20'	EL. 24.17



NOTE:
 THE SITE PLAN HAS TAKEN FROM SURVEY DONE BY:
 FRANK J. HARGO ASSOC. LICENSED LAND SURVEYOR
 50 EAST SARGE HIGHWAY
 LYONSVILLE, NY 12111
 NY SURVEY LICENSE NO. 4583
 SH-204-6030
 SURVEYED APRIL 9, 1969
 MAP OF PROPERTY OFFICE IN
 MADISON COUNTY, NEW YORK

1 PROPOSED SITE PLAN
 NOT TO SCALE

R SHATARAH
 CONSULTANTS, P.C.
 6500 JERICHO TURNPIKE
 SUITE 100
 SYOSSET, NY 11791
 TEL: (516) 735-4687
 FAX: (516) 735-2144
 RSHATARAH@PC.COM
 WWW.RSHATARAH.COM

20 EAST SEAMAN AVENUE
 FREEPORT, NEW YORK 11520

SHIVCHARAN RESIDENCE

REV	DATE	COMMENT
1	12/28/23	ISSUED FOR THE PLAN SUBMISSION
BT		
LK		

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

SEAL & SIGNATURE

ORIGINAL DATE: 04/20/2023

PROJECT #

DRAWN BY: L.N.

CHECKED BY: R.S.

DRAWING TITLE: PROPOSED REMODELED SITE PLAN

DRAWING # T-001.00

CAD FILE NAME: RSHATARAH\PROJECTS\2023\20231228\20231228_2023_12_28_13_18_18\20231228_2023_12_28_13_18_18.dwg

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DRAWING No.	TITLE
T-01.00	EXISTING SITE PLANS & GENERAL NOTES
T-02.00	PROPOSED SITE PLANS & GENERAL NOTES
GN-01.00	GENERAL NOTES
GN-02.00	GENERAL NOTES
A-01.00	EXISTING FLOOR PLANS
A-02.00	EXISTING ELEVATIONS
A-03.00	EXISTING PROPOSED SECOND FLOOR PLANS
A-04.00	EXISTING PROPOSED BASEMENT FLOOR PLANS
A-05.00	PROPOSED ELEVATIONS

NOTE.
 GENERAL CONTRACTOR MUST INVESTIGATE FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR ACTION. ALL WORK SHALL BE BASED ON THE EXISTING CONDITIONS AS MEASURED BY THE CONTRACTOR.

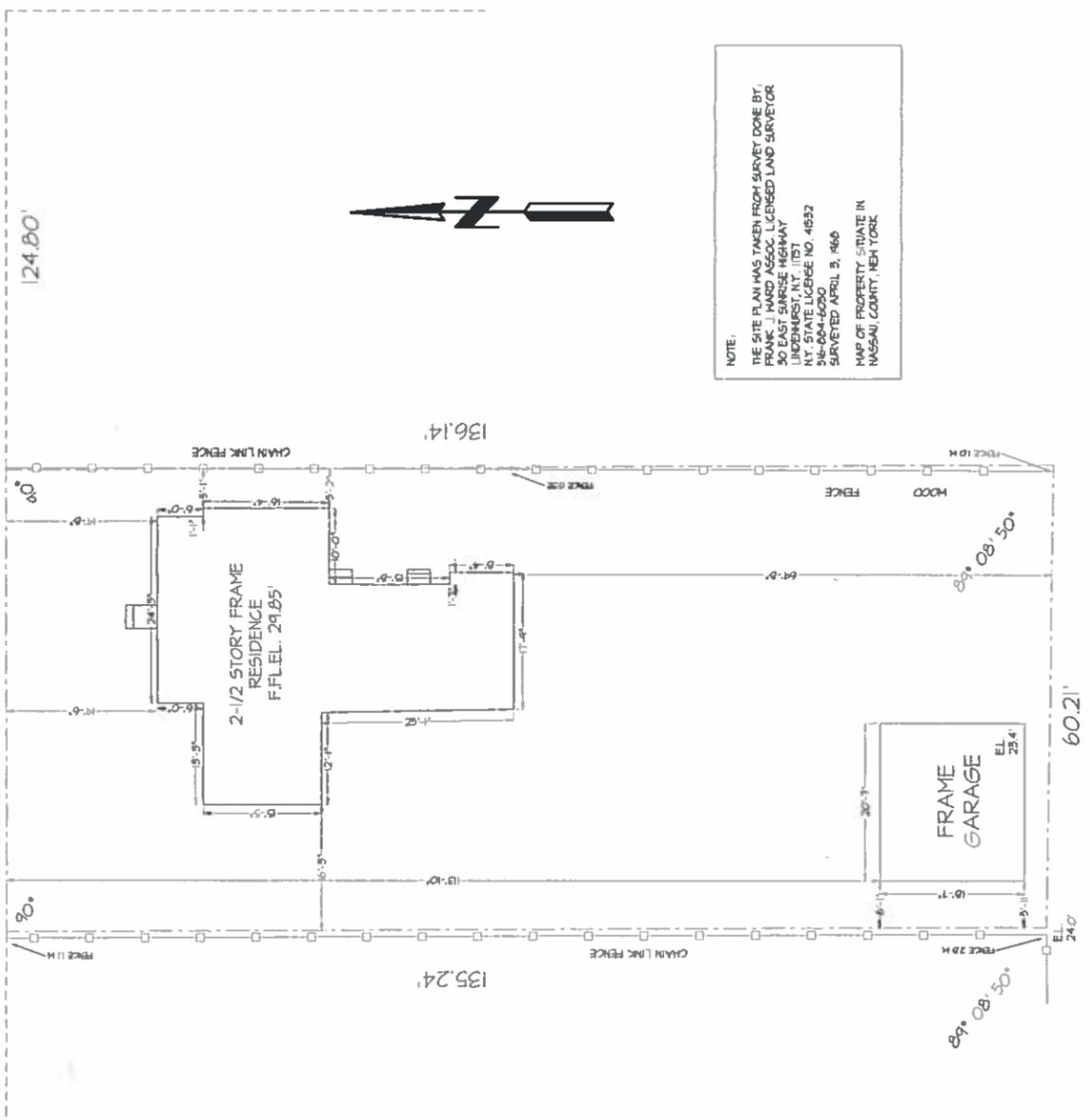
NOTE.
 * THIS PROJECT COMPLIES WITH THE 2020 BUILDING CODE OF NYS, 2020 RESIDENTIAL CODE OF NYS & THE 2020 ENERGY CONSERVATION CONSTRUCTION OF NYS

RESIDENTIAL CODE INFORMATION			
ZONE DISTRICT	SERVICE BUSINESS	BLK. 256	LOT 5A, 221
		REQUIRED	REMARKS:
AREA OF PROPERTY	6164 sq. ft.	** COMPLIES **	** COMPLIES **
FRONT YARD SETBACK	14.50'	10.00' MIN	** COMPLIES **
REAR YARD SETBACK	12.70'	25.00' MIN	** COMPLIES **
SIDE YARD SETBACK	21.60'		
AGGREGATE SIDE 1	16.40'		
SIDE 2	5.20'		
LOT WIDTH	60.21'		
LOT LENGTH	135.14'		
EXISTING AREA OF GARAGE	504 sq. ft.		
EXISTING AREA OF FIRST FLOOR	179 sq. ft.		
EXISTING AREA OF SECOND FLOOR	852 sq. ft.		
PROPOSED AREA OF BASEMENT	1026 sq. ft.		
PROPOSED AREA OF FIRST FLOOR	1631 sq. ft.		
PROPOSED AREA OF SECOND FLOOR	1609 sq. ft.		
PROPOSED AREA OF DECK	946 sq. ft.		
PROPOSED AREA OF PORCH	143 sq. ft.	ENTIRE LOT	
PROPOSED LOT COVERAGE	91.2%		
PROPOSED AREA OF FOOTPRINT	2,550 sq. ft.	2 1/2	** COMPLIES **
MAXIMUM STORIES	2 1/2	35.00' MAX	** COMPLIES **
MAXIMUM HEIGHT	25.40'		

EAST SEAMAN AVENUE
 (ASPHALT PAVEMENT, MAINTAINED)

EL. 24.84 EL. 24.63'

CURB EL. 24.82' CONC. 60.20' MALK EL. 24.79' MALK EL. 24.81'



NOTE:
 THE SITE PLAN HAS TAKEN FROM SURVEY DONE BY FRANK J. HARD ASSOC. LICENSED LAND SURVEYOR, 30 EAST SUNRISE HIGHWAY, LINCOLN, N.Y. 11751, N.Y. STATE LICENSE NO. 4652, 96-004-6000, SURVEYED APRIL 5, 1986.
 MAP OF PROPERTY SITUATE IN NAUSSAU COUNTY, NEW YORK.



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SHIVCHARAN RESIDENCE
 28 EAST SEAMAN AVENUE
 FREEPORT, NEW YORK 11520

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

REV	DATE	COMMENT
12/27/23		ISSUED FOR SITE PLAN SUBMISSION
BY	LN	

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ORIGINAL DATE:	04/20/2023
SEAL & SIGNATURE:	
PROJECT #:	
DRAWN BY:	J.J. L.M.
CHECKED BY:	R.S.
DRAWING TITLE:	EXISTING SITE PLAN & GENERAL NOTES
DRAWING #:	T-001.00
CAD FILE NAME:	

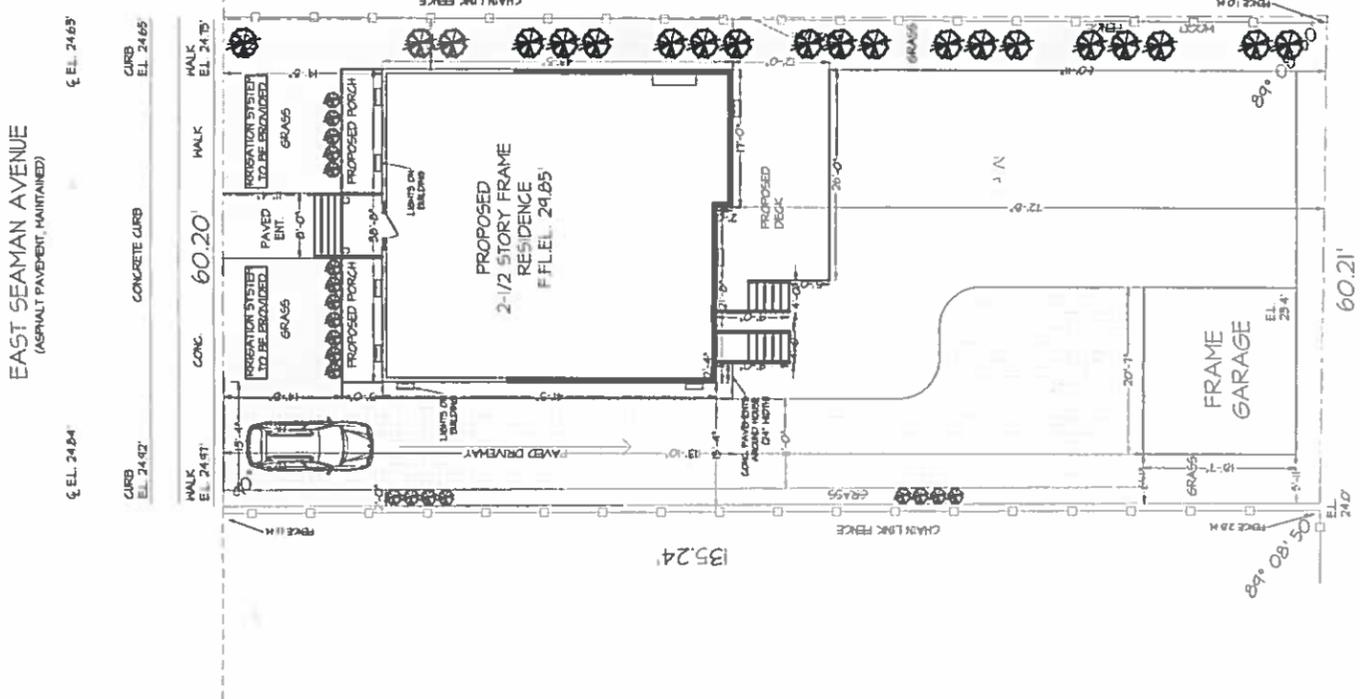
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
NEW YORK STATE CLIMATE ZONE 4A

GROUND LOAD	WIND DESIGN		SUBJECT TO DAMAGE FROM FROST LINE DEPTH	SEISMIC DESIGN CATEGORY	ICE BARRIER DESIGN REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPECIAL AND REPEATED WIND EFFECTS	MINI-HOME WIND EFFECTS						
20 PSF	NO	NO	5'-0"	B	NO	YES	500 OR LESS	53°F
30 PSF	NO	1-HZ	NO	NO	NO	NO	500 OR LESS	53°F



NOTE:
THE SITE PLAN WAS TAKEN FROM SURVEY DONE BY FRANK J. HARRIS ASSOC. LICENSED LAND SURVEYOR 30 EAST SUNRISE HIGHWAY NEWARK, N.J. 07102 N.Y.S. STATE LICENSE NO. 41532 516-604-6050 SURVEYED APRIL 5, 1960
MAP OF PROPERTY SITUATE IN MASSAUI COUNTY, NEW YORK

R SHATARAH
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SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE
BY: LK
DATE: 12/27/23
COMMENT: ISSUED FOR SITE PLAN SUBMISSION

SHIVCHARAN RESIDENCE
28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520

SEAL & SIGNATURE	ORIGINAL DATE	PROJECT #	DRAWN BY	CHECKED BY	DRAWING TITLE	DRAWING #
	04/20/2025		J.J. L.H.	R.S.	PROPOSED SITE PLAN & GENERAL NOTES	T-002.00

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SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required.
Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:
1. Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).
2. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with Section F903.4, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided for one of the following:
2.1 One means of egress complying with Section R310.1 and one emergency escape and rescue opening.
2.2 Two means of egress complying with Section R310.1.

R310.1.1 Operational constraints and opening control devices.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices on windows serving as a required emergency escape and rescue opening shall comply with ASTM F2090.

R310.2 Emergency escape and rescue opening.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area.
Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exception:
Emergency escape and rescue openings shall have a net clear opening area of not less than 5 square feet (0.464 m²).

R310.2.2 Window wells.
The horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and walls that are not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception:
The required steps required by Section R310.2.3 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3 Ladder and steps.
Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps visible with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or steps shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 16 inches (407 mm) on center vertically for the full height of the window well.

R310.2.4 Emergency escape and rescue opening.
Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

Exception:
A drainage system for window wells is not required where the foundation is on well-drained soil or bedrock and where the well is in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

R310.2.5 Replacement window.
Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Section R310.2.2 and the requirements of Section R310.2.3, provided that the replacement window meets the following conditions:
1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

R310.3 Human door opening size.
The minimum net clear height opening for any door that serves as an emergency and escape rescue opening shall be in accordance with Section R310.2.1.

R310.3.2 Area well.
Area wells shall have a width of not less than 36 inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to be fully opened.

R310.3.3 Ladder and steps.
Area wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps visible with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or steps shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 16 inches (407 mm) on center vertically for the full height of the exterior stairwell.

R310.3.4 Drainage.
Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

Exception:
A drainage system for area wells is not required where the foundation is on well-drained soil or bedrock and where the well is in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

R310.4 Bars, grilles, covers and screens.
Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, R310.2.3 and such devices shall be removable or retractable without the use of tools or special knowledge or force greater than that required for the normal operation of the escape and rescue opening.

R310.5 Dwelling additions.
Where dwelling additions contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room where dwelling additions have basements, an emergency escape and rescue opening shall be provided in the non-basement.

Exceptions:
1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement.

SECTION R311
MEANS OF EGRESS

R311.1 Means of egress.
Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

(NY) R311.1.1 Landing house evacuation notice.
In a two-story or taller dwelling, a fire-safety notice shall be affixed to the occupied side of the entrance door of the landing house pursuant to Exception 6 of Section R0101.2 of this code.
Such notice shall indicate all of the following:
1. Location of nearest exits and fire alarms.
2. Procedures to be followed when a fire or smoke detector gives warning, and
3. Procedures to be followed in the event of a fire or smoke development.

R311.2 Egress door.
Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-swing, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop with the door open 90 degrees (0.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

R311.3 Floors and landings at exterior doors.
There shall be a landing or floor outside of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 in. vertical in 12 in. horizontal (2 percent).

Exception:
Exterior balconies less than 60 square feet (5.56 m²) and only accessed from a door are permitted to have a landing that is less than 36 inches (914 mm) measured in the direction of travel.

(NY) R311.3.1 Floor elevations at the required egress doors.
Landings or raised floors at the required egress door shall be not more than 1/2 inches (12.7 mm) lower than the top of the threshold.

Exception:
The landing or floor on the exterior side shall be not more than 6/16 inches (204 mm) below the top of the threshold provided that the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.7.2 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations at other exterior doors.
Doors other than the required egress door shall be provided with landings or floors not more than 7/8 inches (146 mm) below the top of the threshold.

Exception:
A top landing is not required where a stairway or a ramp is located on the exterior side of the door, provided that the door does not swing over the stairway.

R311.3.3 Storm and screen doors.
Storm and screen doors shall be permitted to swing over exterior stairs and landings.

R311.4 Vertical egress.
Egress from habitable levels including habitable attics and basements that are not provided with an egress door in accordance with Section R310.1 shall be by a ramp in accordance with Section R311.7.2 or a stairway in accordance with Section R311.7.

R311.5 Landings, decks, balconies and stair construction and attachment.
Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of brackets or nails subject to withdrawal.

R311.6 Walkways.
The width of a hallway shall be not less than 3 feet (914 mm).

R311.7 Stairways.
R311.7.1 Width.
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 30 inches (762 mm) where a handrail is installed on one side and 27 inches (689 mm) where handrails are installed on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom.
The headroom in stairways shall be not less than 6 feet 6 inches (2007 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:
1. Where the nosing of treads at the side of a flight extends under the edge of a floor opening through which the stair passes, the floor opening shall not project horizontally into the required headroom more than 43/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.3 Vertical rise.
A flight of stairs shall not have a vertical rise larger than 15 inches (381 mm) between floor levels or landings.

R311.7.4 Nosing.
The nosing across wider treads and landings shall be consistent to the run and parallel to the direction of travel entering and exiting the tread. The nosing shall be located 1/2 inches (12.7 mm) from the inside of the run. The 1/2-inch (12.7 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface. Where nosings are adjacent within a flight, the point of the widest clear stair width of the adjacent nosings shall be used.

R311.7.5 Star treads and risers.
Star treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensions surfaces shall be exclusive of carpets, rugs or runners.

(NY) R311.7.5.1 Risers.
The riser height shall be not more than 6 inches (152 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical.
At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:
1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

(NY) R311.7.5.2 Treads.
The tread depth shall be not less than 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads at the intersections with the nosing under treads. The largest under-tread depth at the walking surface of the stairs shall not exceed the smallest projection of adjacent treads and at a right angle to the treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.3 Handrails.
Handrails shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the nosing under treads. Handrails shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair within any flight of stairs. The largest under-tread depth at the walking surface shall not exceed the smallest under-tread by more than 3/8 inch (9.5 mm). Consistently spaced nosings at the walking surface shall be allowed within the same flight of stairs on rectangular treads and shall not be required to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.6 Handrails.
Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.
Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.
Handrails shall be measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:
1. The use of a vehicle, ramp or starting casing shall be allowed over the lowest tread.
2. Where handrail fittings or brackets are used to provide continuous transition between flights, transitions at which treads transition from handrail to guard or used at the start of a flight, the handrail height at the fittings or brackets shall be permitted to exceed 36 inches (914 mm).

R311.7.7 Handrail projection.
Handrails shall not project more than 4/2 inches (114 mm) on either side of the stairway.
Handrails shall not project more than 4/2 inches (114 mm) on either side of the stairway.

Exception:
Where nosings, floors or passing lights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6/12 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

R311.7.8 Handrail clearance.
Handrails adjacent to a wall shall have a space of not less than 1/2 inches (12.7 mm) between the wall and the handrails.

R311.7.9 Continuity.
Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

Exception:
Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with nosings, at a landing, or over the lowest tread.

2. A vehicle, ramp or starting casing shall be allowed to terminate over the lowest tread.

R311.7.10 Grip size.
Required handrails shall be of one of the following types or provide equivalent graspability:
1. Type 1. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) and a cross section of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 3/16 inch (4.8 mm).
2. Type 2. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin with 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 3/16 inch (4.8 mm) within 1/8 inch (3.2 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/16 inch (4.8 mm) to a level that is not less than 5/4 inches (127 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 1/4 inches (60 mm). Edges shall have a radius of not less than 3/16 inch (4.8 mm).

R311.8 Ramps.
R311.8.1 Maximum slope.
Ramps serving the egress door required by Section R311.2 shall have a slope of not more than 1 unit vertical in 2 units horizontal (0.5-percent slope).
Other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (0.25-percent slope).
Exception: Ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (0.25-percent slope) because of slope constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (0.25-percent slope).

R311.8.2 Landings required.
There shall be a floor or landing at the top and bottom of each ramp, where doors open onto ramps, and where ramps change directions. The width of the landing perpendicular to the ramp slope shall be not less than 36 inches (914 mm).

R311.8.3 Handrails provided.
Handrails shall be provided on not less than one side of ramps exceeding a slope of one unit vertical in 2 units horizontal (0.25-percent slope).

SECTION R314
SMOKE ALARMS AND HEAT DETECTION

(NY) R314.1 General.
Smoke alarms and heat detection shall comply with NFPA 72 and Section R314.

(NY) R314.1.1 Listings.
Smoke alarms shall be listed in accordance with UL 217. Heat detection shall be listed in accordance with UL 521 or UL 551, as appropriate for the intended application. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2054.

(NY) R314.2 Where required.
Smoke alarms and heat detection shall be provided in accordance with this section.

(NY) R314.2.1 New construction.
Smoke alarms shall be installed in dwelling units. Heat detection shall be provided in new attached garages.

(NY) R314.2.2 Smoke alarms in existing buildings.
Existing dwellings undergoing repair, alteration, change of occupancy, addition or relocation shall be provided with smoke alarms as required by Appendix I.

(NY) R314.2.3 Attached garages.
Heat detection rated for the ambient outdoor temperatures shall be installed in new garages that are attached to or located within new and existing dwellings. Heat detection shall be installed in a central location and in accordance with the manufacturer's instructions.

Exception: Heat detection shall not be required in dwellings without commercial power.

R314.3 Location.
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. On each additional sleeping area in the immediate vicinity of the bedroom spaces and immediately adjacent to the sleeping area, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
3. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a room that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/27/23	ISSUED FOR SITE PLAN SUBMISSION
2		
3		
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10		

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

DATE: 04/20/2023

PROJECT #:

DRAWN BY: J.L. L.N.

CHECKED BY: R.S.

DRAWING TITLE: SHIVCHARAN RESIDENCE

SITE PLAN & GENERAL NOTES

DRAWING #

EN-001.00

CAD FILE NAME: SHIVCHARAN_RESIDENCE_SITE_PLAN.dwg

DATE PLOTTED: 04/20/2023 10:00 AM

SHIVCHARAN RESIDENCE

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

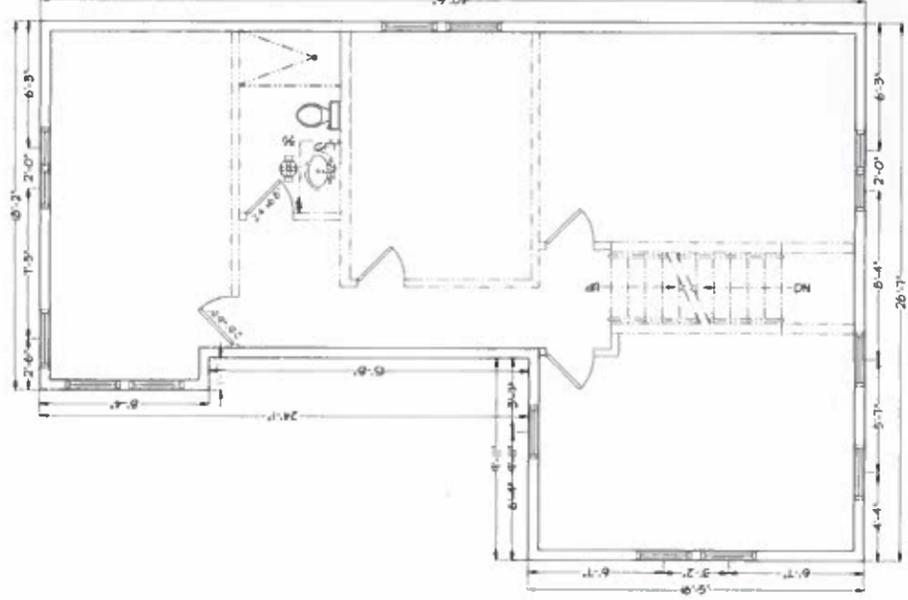
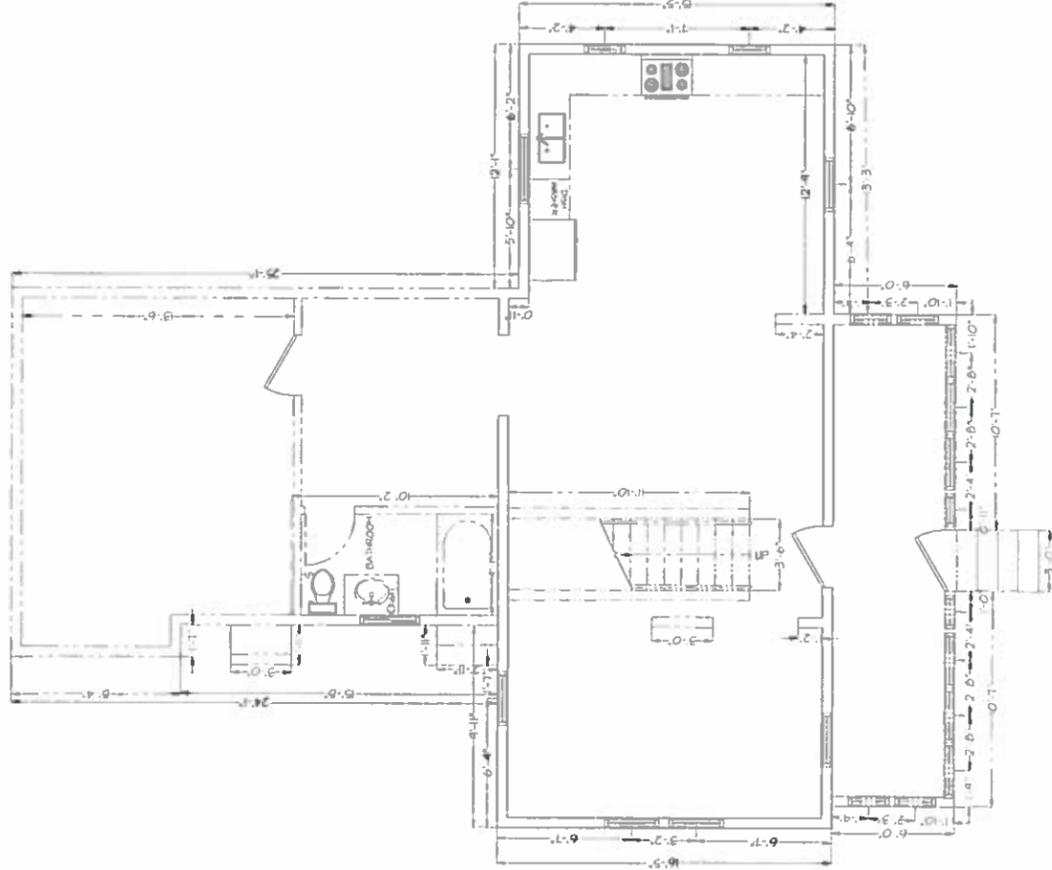
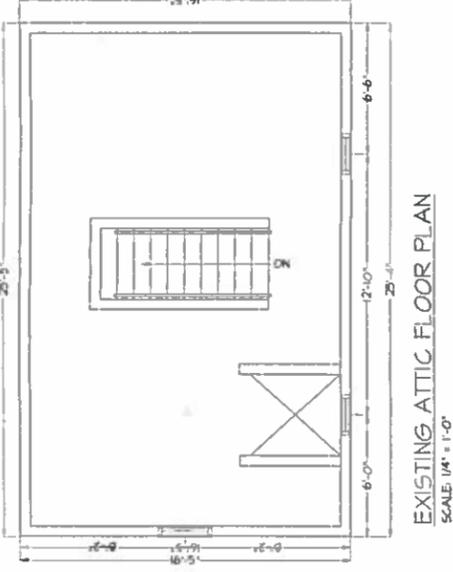
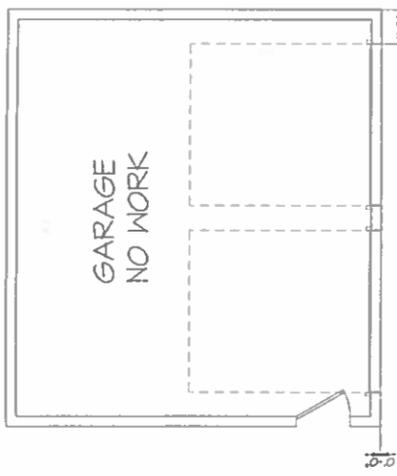
28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520

RSHATARAH
CONSULTING ENGINEERS, P.C.
8800 BRIDGE PLAZA
SUITE 104
5705BET. NY 11761
TEL: (516) 734-4807
FAX: (516) 734-7144
RSHATARAH@RSHATARAH.COM
WWW.RSHATARAH.COM

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE		SHIVCHARAN RESIDENCE		29 EAST SEAMAN AVENUE FREEPORT, NEW YORK 11520	
REV	DATE	COMMENT	BY		
1	12/21/23	ISSUED FOR SITE PLAN SUBMISSION	LN		

SEAL & SIGNATURE
ORIGINAL DATE: 04/20/2023
PROJECT #:
DRAWN BY: I.J. LN
CHECKED BY: RS.
DRAWING TITLE: EXISTING FLOOR PLANS
DRAWING #:
A-001.00

R SHATARAH
CONSULTING ENGINEERS, P.C.
6800 BRIGADO TOWER
SUITE 11K
STATEN ISLAND, NY 11580
TEL: (718) 75-4601
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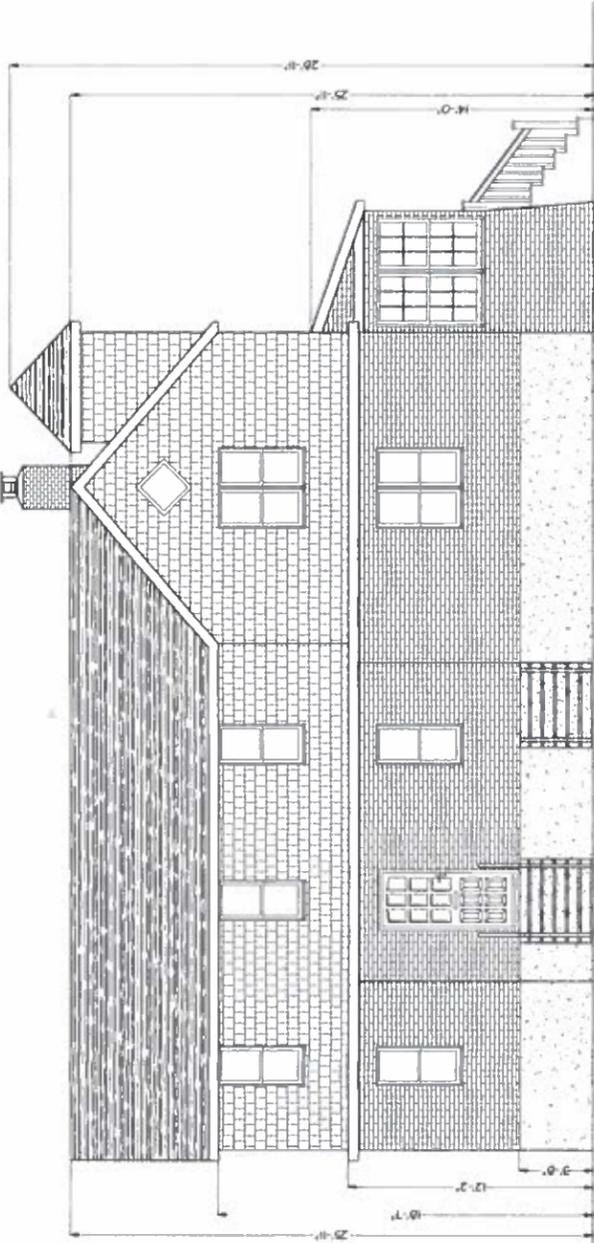
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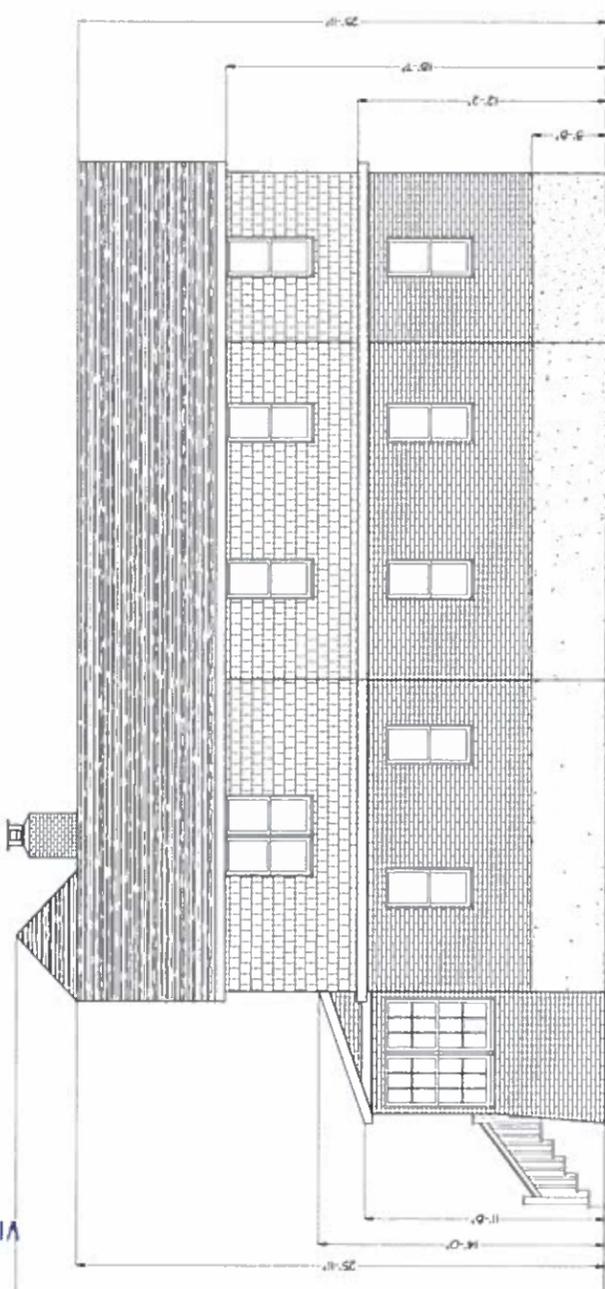
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VILLAGE OF FREEPORT, NY



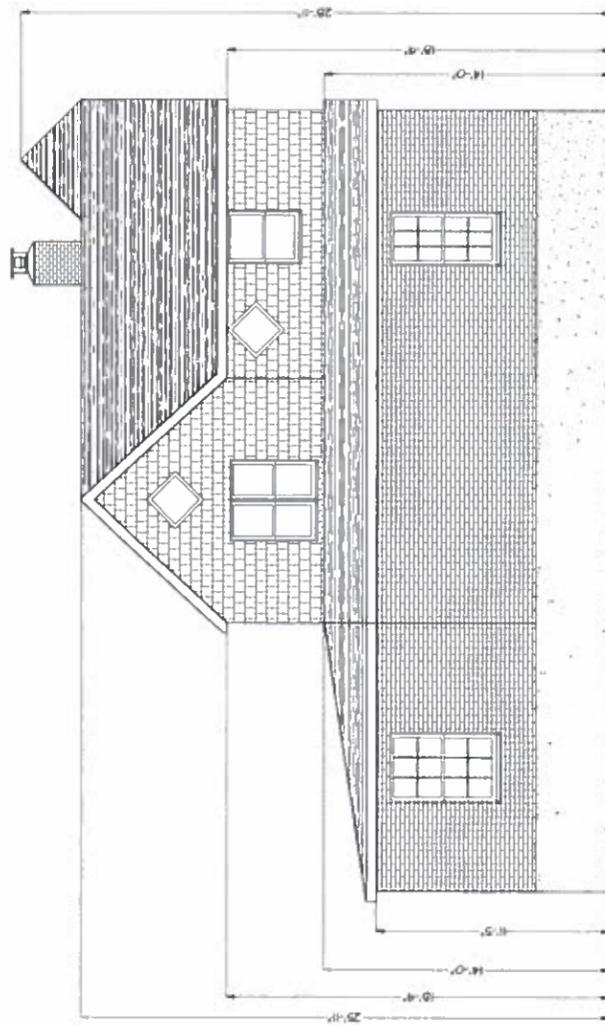
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



EXISTING BACK ELEVATION
SCALE: 1/4" = 1'-0"

R SHATARAH
LUNNBERG ARCHITECTS, P.C.
6000 JERICO PARKWAY
SUITE 104
FREEPORT, NY 11520
TEL: (516) 781-4691
FAX: (516) 782-7344
WWW.RSHATARAH.COM

PROJECT #
DRAWN BY: J.J. L.H.
CHECKED BY: R.S.
DRAWING TITLE: EXISTING ELEVATIONS
DRAWING #
A-002.00

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

REV	DATE	COMMENTS
1	12/21/23	ISSUED FOR SITE PLAN SUBMISSION

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ORIGINAL DATE: 04/20/2023
PROJECT #:
DRAWN BY: J.J. L.H.
CHECKED BY: R.S.
DRAWING TITLE: EXISTING ELEVATIONS
DRAWING #
A-002.00

SHIVCHARAN RESIDENCE

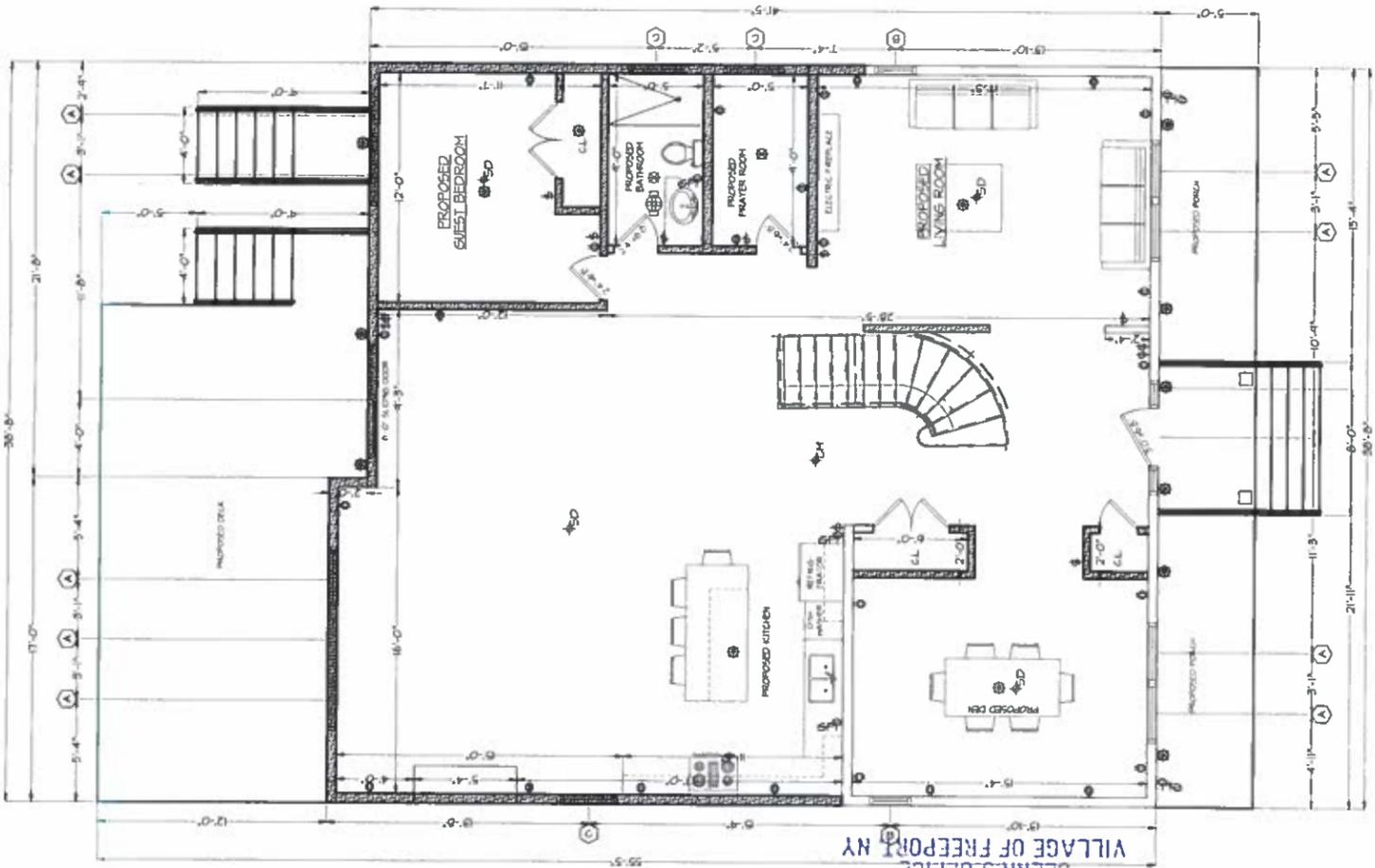
28 EAST SEAHAN AVENUE
FREEPORT, NEW YORK 11520

SCALE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

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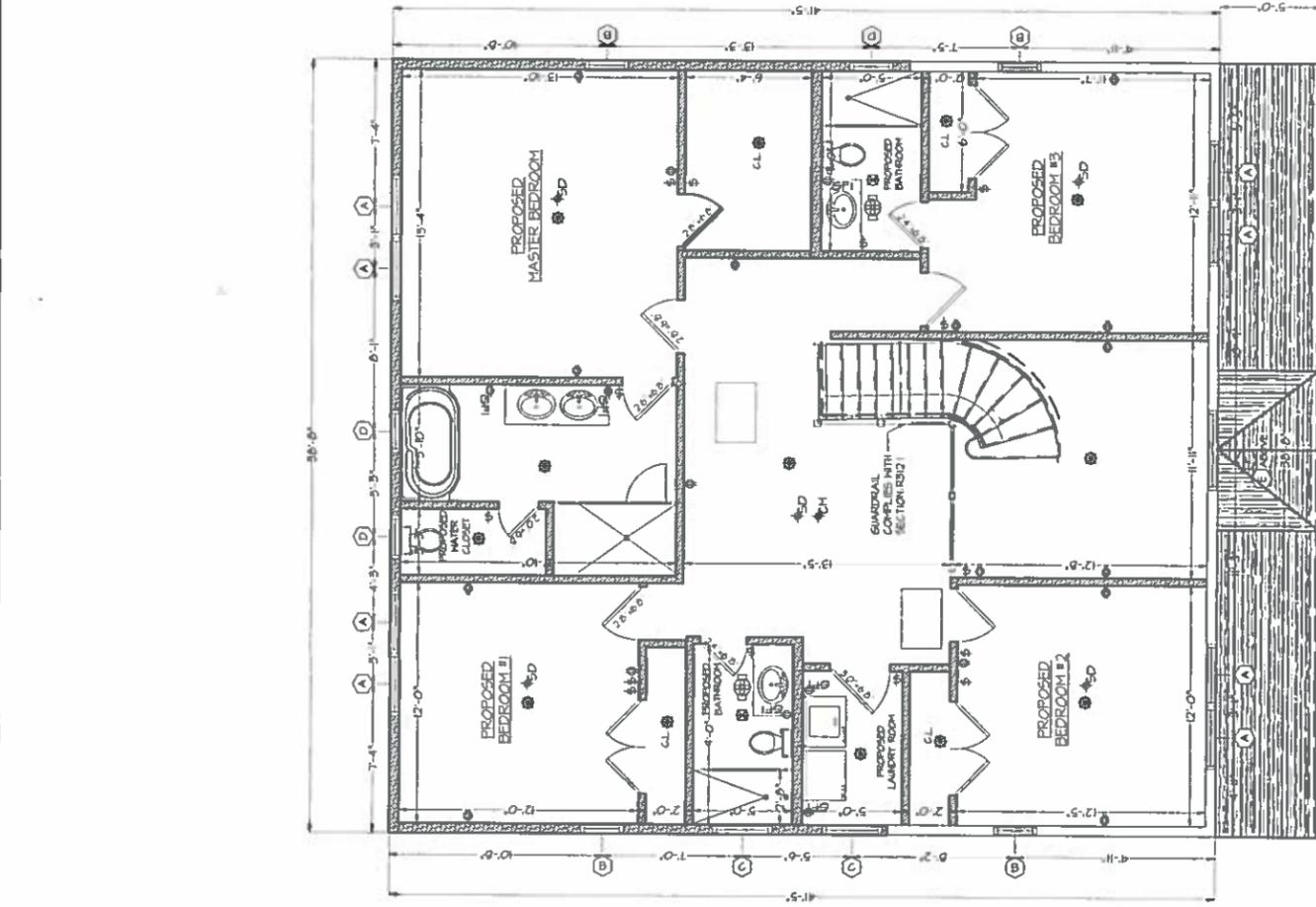
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VILLAGE OF FREEPORT NY



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

- DEMOLISHED WALLS
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS



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

- DEMOLISHED WALLS
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS

WINDOW UNIT NO.	OVERALL DIMENSIONS OF WINDOW	DIM. OF CLEAR OPENING IN OPEN POSITION	SO. FT. OF CLEAR OPENING	SO. FT. OF GLASS	REMARKS
A	TH00466	5'-11 5/8" x 4'-9 7/8"	5'-2 1/8" x 4'-8 7/8"	19.91	LIGHT, VENT & EGRESS (DOUBLE HING)
B	TH00466	2'-4 5/8" x 4'-9 7/8"	2'-2 1/8" x 4'-8 7/8"	6.31	LIGHT, VENT & EGRESS (DOUBLE HING)
C	TH00200	2'-11 5/8" x 5'-0 7/8"	3'-0 1/8" x 5'-0 7/8"	5.62	LIGHT, VENT & EGRESS (DOUBLE HING)
D	TH00200	2'-1 3/8" x 5'-0 7/8"	2'-2 1/8" x 5'-0 7/8"	3.65	LIGHT, VENT & EGRESS (DOUBLE HING)
E	AFC25	4'-0" x 2'-11 1/2"	1'-1 1/2" x 3'-3 3/8"	1.5	LIGHT & VENT (ANGULAR)
F	FN56066R	5'-11 1/4" x 6'-7 1/2"	6'-0" x 6'-8"	23.19	LIGHT, VENT & EGRESS (SLIDING DOOR)

ALL EXISTING WINDOW MEET LIGHT, VENTILATION AND MEAN OF EGRESS

LEGEND	
SWITCH	NEW HALL TO BE
RECEPTACLE	1. IN EACH ROOM
GROUND FAULT INTERRUPT RECEPTACLE	AT EACH SIDE WATER PROOF GMB
LIGHT FIXTURE	2. EXTERIOR: 2'-4" @ 16" O.C. WITH 1/2" GMB ON INSIDE AND 1/2" PLYWOOD SHEATHING ON OUTSIDE.
SHOCK DETECTOR	EXISTING HALL TO REMAIN
CARBON MONOXIDE DETECTOR	HINDOOR
ELECTRICAL POWERED BATHROOM VENTILATION FAN	DB=O
CEILING FAN WITH LIGHT FIXTURE UNIT SHALL BE APPROVED BY THE OWNER UNIT SHALL BE EQUIPPED WITH THERMAL LINK	

R SHATARAH
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STONEY BROOK, NY 11590
TEL: (516) 466-8888
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SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

SHIVCHARAN RESIDENCE

28 EAST SEAHAN AVENUE
FREEPORT, NEW YORK 11520

REV	DATE	COMMENT
1	12/27/23	ISSUED FOR SITE PLAN SUBMISSION

PROJECT NO. 23-001
DATE: 12/27/23
DRAWN BY: J.L. LN
CHECKED BY: R.S.
DRAWING TITLE: PROPOSED FLOOR PLANS
DRAWING NO. A-003.00

SEAL & SIGNATURE
ORIGINAL DATE: 04/20/2025
PROJECT #:
DRAWN BY:
CHECKED BY:
DRAWING TITLE:
DRAWING NO. A-003.00
CAD FILE NAME:
PROJECT: 23-001

Application Date: 1/24/24
 Fees Paid: \$325

SP# 3698

**INCORPORATED VILLAGE OF FREEPORT
 SITE PLAN REVIEW APPLICATION
 PLANNING BOARD**

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

PROPERTY ADDRESS: 30 Commercial St ZONING DISTRICT Industrial
 SECTION 55 BLOCK 491 LOT 332 LOT SIZE: 66,004.60 sq ft

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>	
Name: <u>Bouler Pfluger Architects c/o Nicholas Pfluger</u>			Name: <u>Eas Commercial St, LLC c/o Randy Wolman</u>	
Address: <u>85 East Main Street Bay Shore NY 11706</u>			Address: <u>7725 164th Street Fresh Meadows, NY 11366</u>	
Telephone #: <u>631-969-3335</u>			Telephone #: <u>917-930-6301</u>	

Attorney Name: Bennett Krasner Address: 1233 Beech St Apt 49 Atlantic Beach, NY 11509
 (optional) Phone #: 516-551-9864

Present Land Use: Commercial Group 5-2, Group B Proposed Land Use: NO Change

Description of Proposed Work: Fire repair to existing building rebuild collapsed portion of building w/ higher roof rebuild interior office space

I request a preliminary meeting: YES NO

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

[Signature]
 APPLICANT'S SIGNATURE
 Sworn to before me this 20th day of December, 2023
[Signature]
 Notary Public

TINA M. WEBBER DATE 12/20/2023
 Notary Public - State of New York
 No. 01WE6386384
 Qualified in Suffolk County
 My Commission Expires 01/22/2027

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

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

TINA M. WEBBER DATE 12/19/2023
 Notary Public - State of New York
 No. 01WE6386384
 Qualified in Suffolk County
 My Commission Expires 01/22/2027

FOR VILLAGE USE ONLY

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



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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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
December 13, 2023

EAS Commercial St LLC
30 Commercial St
Freeport, NY 11520

RE: 30 Commercial St, Freeport, NY 11520
Zoning District: Industrial Sec 55, Blk 491, Lot 332
Building Permit Application #20233545

Description: Existing collapsed portion of building to be rebuilt in kind and existing office space to be demolished due to fire damage and rebuild in kind.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

cc: Village Clerk

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233545

Location: 30 Commercial St, Freeport NY 11520

Applicant: EAS Commercial ST LLC

Description : Existing collapsed portion of building to be rebuilt in kind and existing office space to be demolished due to fire damage and rebuild in kind.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: December 13, 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.

VILLAGE OF FREEPORT
CLERK'S OFFICE
2023

617.20
Appendix B
Short Environmental Assessment Form

NOV 21 2023
FREEPORT BUILDING DEPT

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: EAS- 30 Commercial St			
Project Location (describe, and attach a location map): 30 Commercial Street, Freeport NY 11520			
Brief Description of Proposed Action: existing collapsed portion of building to be rebuilt in kind. Existing office space to be demolished due to fire damage and rebuilt in kind. <i>Rebuild interior office space</i>			
Name of Applicant or Sponsor: Bouler Pfluger Architects		Telephone: 631-969-3335 E-Mail: bpa@bparchs.com	
Address: 85 East Main Street			
City/PO: Bay Shore		State: NY	Zip Code: 11706
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
Village of Freeport - Building Permit			
3.a. Total acreage of the site of the proposed action?		<u>1.51</u> acres	
b. Total acreage to be physically disturbed?		<u>1.16</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

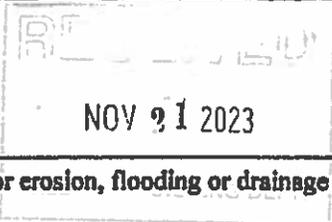
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

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 PLANNING DEPARTMENT

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>Nicholas Pfluger</u>	Date: <u>10/12/2023</u>	
Signature: <u><i>Nicholas Pfluger</i></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 checked="" type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input checked="" 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"/>

	 NOV 21 2023	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"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

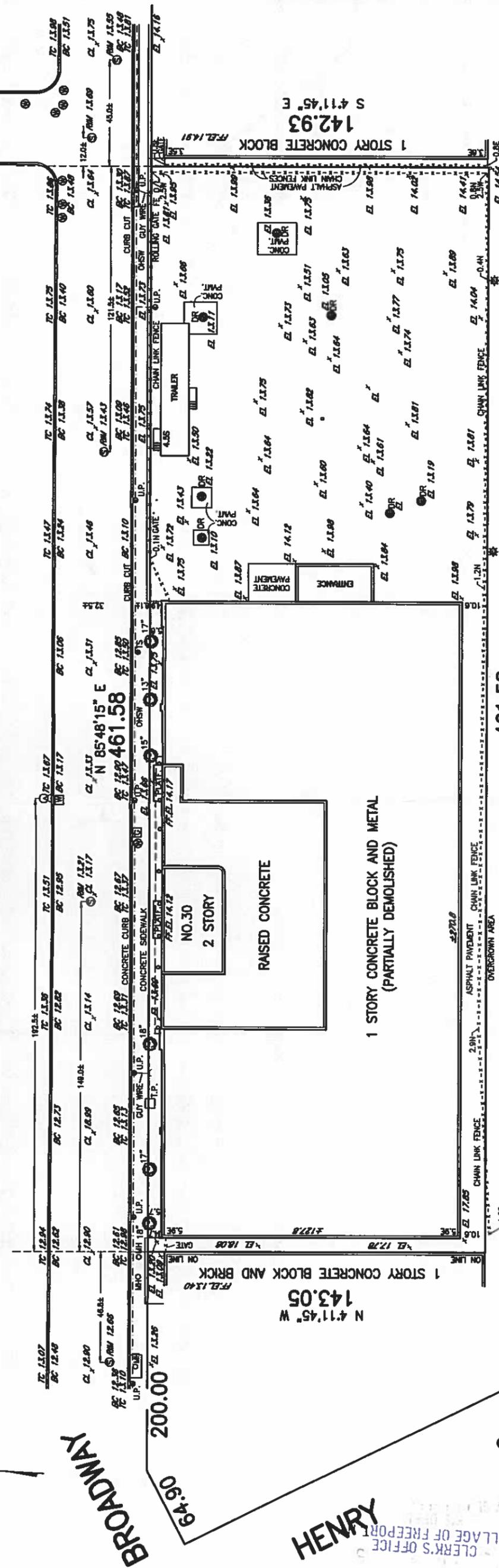
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.
<hr/>	
Name of Lead Agency	Date
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COMMERCIAL STREET

BROADWAY



143.05
N 41°14'5" W

142.93
S 41°14'5" E

461.58
S 85°47'15" W
LAND OF THE CITY OF NEW YORK

AREA=66,004.6 SQ.FT.=1.51 ACRES



ARCHITECTURAL SURVEY

TAX SECT.: 55 TAX BLOCK: 491 MAP OF PROPERTY AT

FREEPORT

MASSAU COUNTY, NEW YORK

JOSEPH NICOLETTI ASSOCIATES
ARCHITECTURAL LAND SURVEYORS, P.C.
499 JERICHO TURNPIKE, SUITE 201
MINEOLA, NEW YORK 11501
516-873-7278

- LEGEND:**
- CL CENTERLINE OF STREET ELEVATION
 - EL POINT ELEVATION
 - F.F.E.L FIRST FLOOR ELEVATION
 - TC TOP OF CURB ELEVATION
 - BC BOTTOM OF CURB ELEVATION
 - RM RM ELEVATION
 - IN INVERT ELEVATION
 - CE CELLAR ENTRANCE
 - CONC CONCRETE
 - CLF CHAIN LINK FENCE
 - PAV PAVEMENT
 - OSW OVERHEAD SERVICE WIRES
 - AC AIR CONDITIONER UNIT
 - A.W. AREAWAY
 - MH MANHOLE
- UTILITY:**
- PEDESTRIAN WALK, CURB CUT
 - CATCH BASIN
 - DRAIN
 - ELECTRIC MANHOLE
 - ELECTRIC VALVE
 - GAS MANHOLE
 - GAS VALVE
 - WATER MANHOLE
 - WATER VALVE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - TRAFFIC SIGN
 - TRAFFIC LIGHT
 - LIGHT POLE
 - UTILITY POLE
 - TREE AND DIAMETER
 - TELEPHONE MANHOLE

- NOTES:**
1. ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).
 2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
 3. SEWER MANHOLE RM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
 4. SURVEYOR IS/AS NOT RESPONSIBLE FOR ON-SITE OR BED-OF-STREET SUB-SURFACE INVESTIGATION.
 5. CONSULT WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
 6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
 7. AT TIME OF SURVEY, THERE WAS NO VISIBLE STREAMS NOR NATURAL WATERCOURSES LOCATED ON THE SUBJECT PROPERTY.

8. AT TIME OF SURVEY, THERE WAS NO VISUAL EVIDENCE OF CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
9. ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN.
10. OWNERS' REPRESENTATIVE TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR CONSTRUCTION OF ANY KIND.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
12. THE EXISTENCE OF RIGHT-OF-WAYS AND OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN, ARE NOT CERTIFIED.

CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF CONSTRUCTION PHONE: 1-800-272-4480

DATE	REVISIONS

THE EXISTENCE OF RIGHT-OF-WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED. ENCROACHMENTS OR VAULTS, IF ANY, BELOW SURFACE ARE NOT SHOWN. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7203 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS BOARD SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, CORPORATE AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSUREES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.

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VILLAGE OF FREEPORT
HENRY STREET

2024 JAN 24 A II 15

DATE: _____ COMMENTS: _____

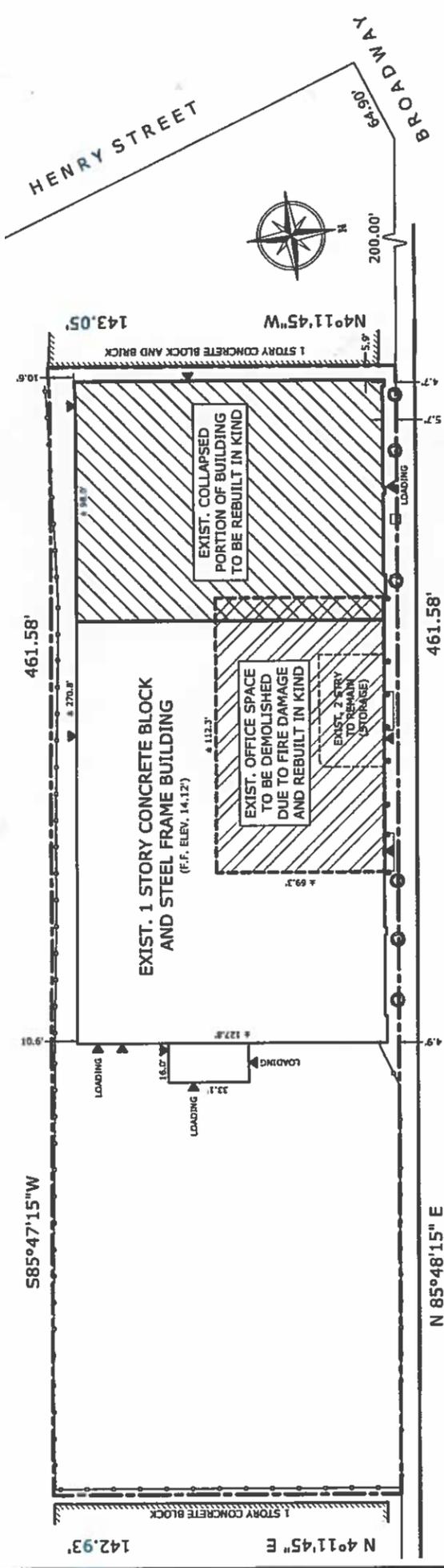
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 85A E. Main St., Bayshore, N.Y. 11706 | O - (631) 869-3335
 www.demiboller.com | info@demiboller.com

PROJECT: EMERGENCY AMBULANCE SERVICES
 30 COMMERCIAL ST., FREEPORT, NY 11520

PAGE: **D-1**
 DATE: 01/05/24
 JOB#: BPA-23-0492

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 VILLAGE OF FREEPORT, NY



PROJECT: EMERGENCY AMBULANCE SERVICES

30 COMMERCIAL ST, FREEPORT, NY 11520

James M. Boulter, R.A., AIA, | Nicholas J. Pfluger, R.A., AIA. www.bpaarch.com | bpap@bpaarch.com

ARCHITECTS, P.C. BOULTER PFLUGER

85A E. Main St., Bayshore, N.Y. 11706 | O - (631) 969-3335

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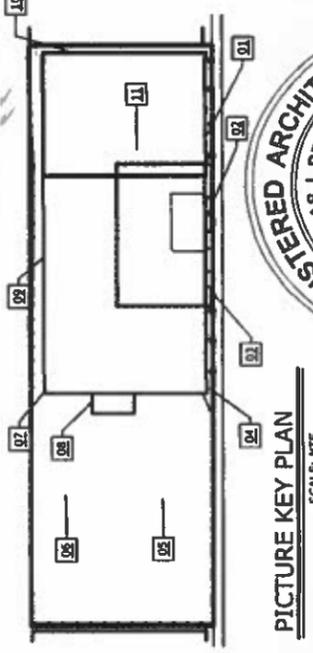
DATE: COMMENTS: 01/11/24



04 EXIST. Commercial St, corner of parking lot SCALE: NTS



08 EXIST. Rear, looking North SCALE: NTS



PICTURE KEY PLAN SCALE: NTS



03 EXIST. Commercial St, looking West SCALE: NTS



07 EXIST. Rear, looking West SCALE: NTS



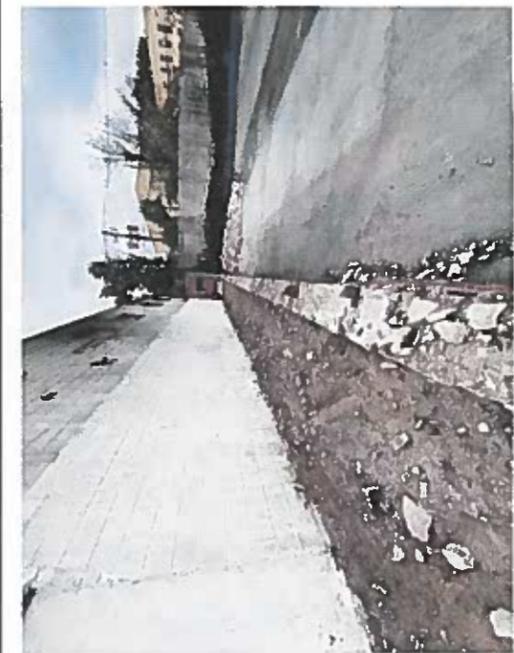
11 EXIST. View of remaining portion of building SCALE: NTS



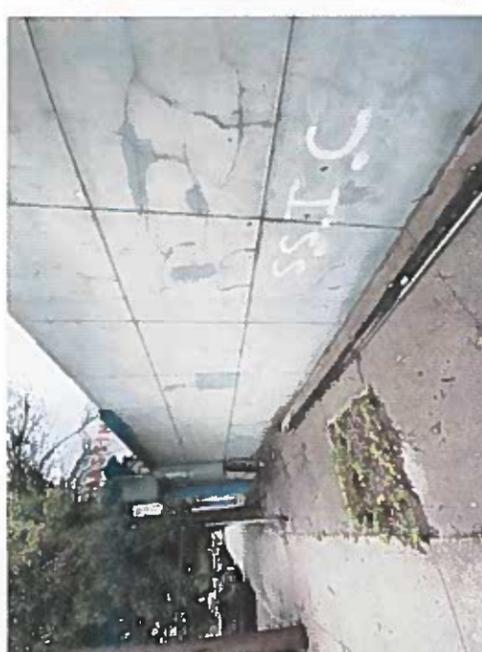
02 EXIST. Commercial St, near entrance SCALE: NTS



06 EXIST. Looking West, parking lot SCALE: NTS



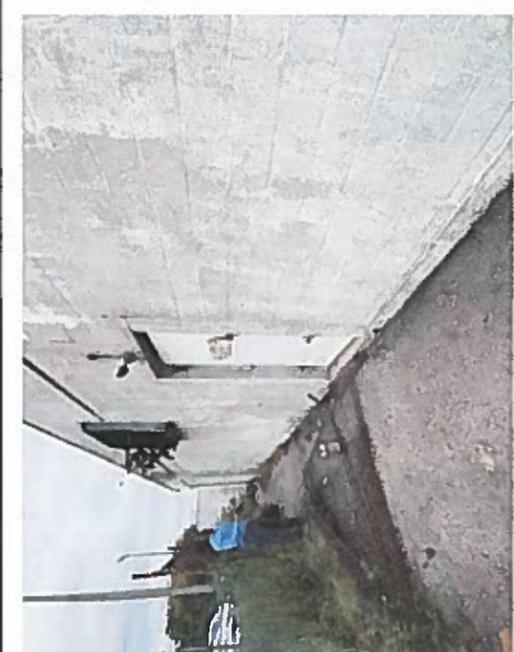
10 EXIST. Rear West corner, looking North SCALE: NTS



01 EXIST. Commercial St, looking East SCALE: NTS



05 EXIST. Looking West, parking lot SCALE: NTS

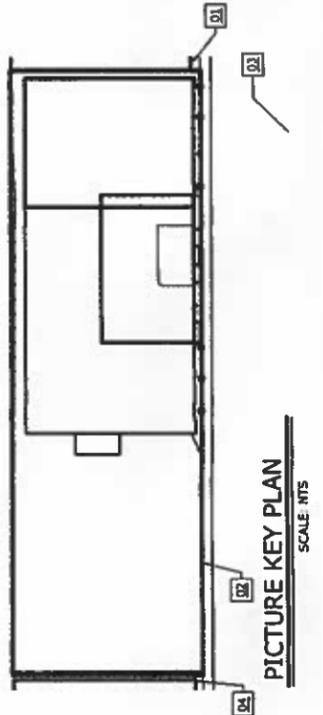


09 EXIST. Rear, looking West SCALE: NTS

11:16 AM 1/5/24



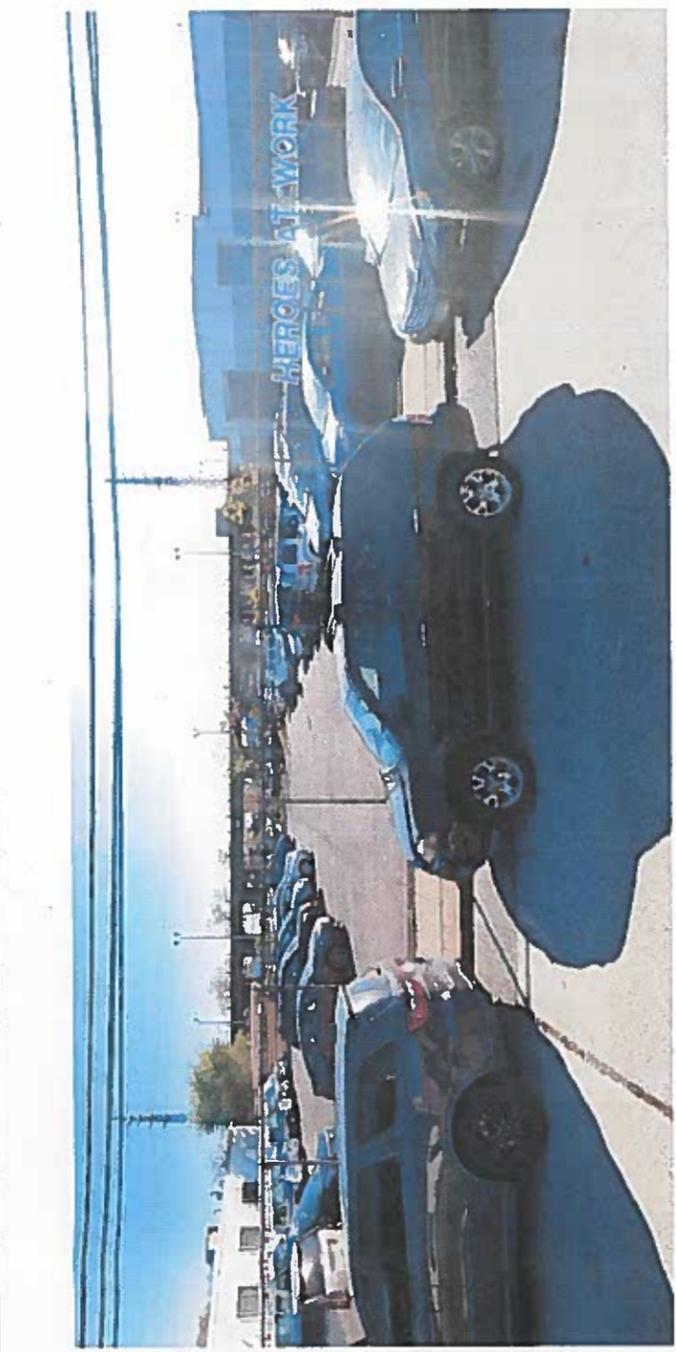
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



PICTURE KEY PLAN
SCALE: NTS



04 EXIST. Surrounding buildings - East
SCALE: NTS



02 EXIST. Commercial St. parking lot
SCALE: NTS



03 EXIST. Surrounding buildings - across Commercial St.
SCALE: NTS



01 EXIST. Surrounding buildings - West
SCALE: NTS

PROJECT: EMERGENCY AMBULANCE SERVICES
 30 COMMERCIAL ST.
 FREEPORT, NY 11520

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 www.bpaarch.com | bpa@bpaarch.com
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02 PROPOSED RENDERING - Commercial St. Looking East
 SCALE: NTS



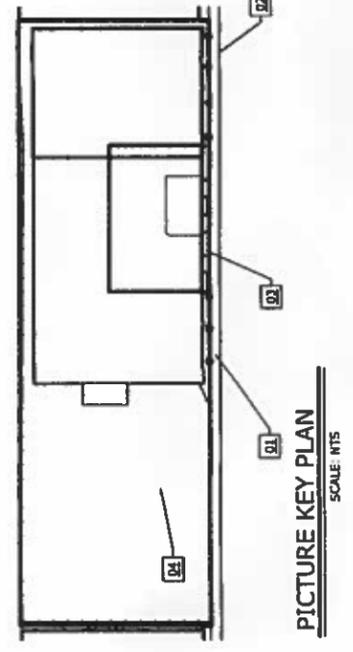
04 PROPOSED RENDERING - Looking West, Parking Lot
 SCALE: NTS



01 PROPOSED RENDERING - Commercial St. Looking West
 SCALE: NTS



03 PROPOSED RENDERING - Commercial St. Looking at entrance
 SCALE: NTS



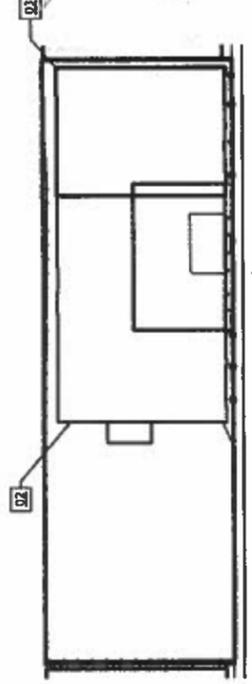
PICTURE KEY PLAN
 SCALE: NTS

PROJECT: EMERGENCY AMBULANCE SERVICES
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PICTURE KEY PLAN
 SCALE: NTS

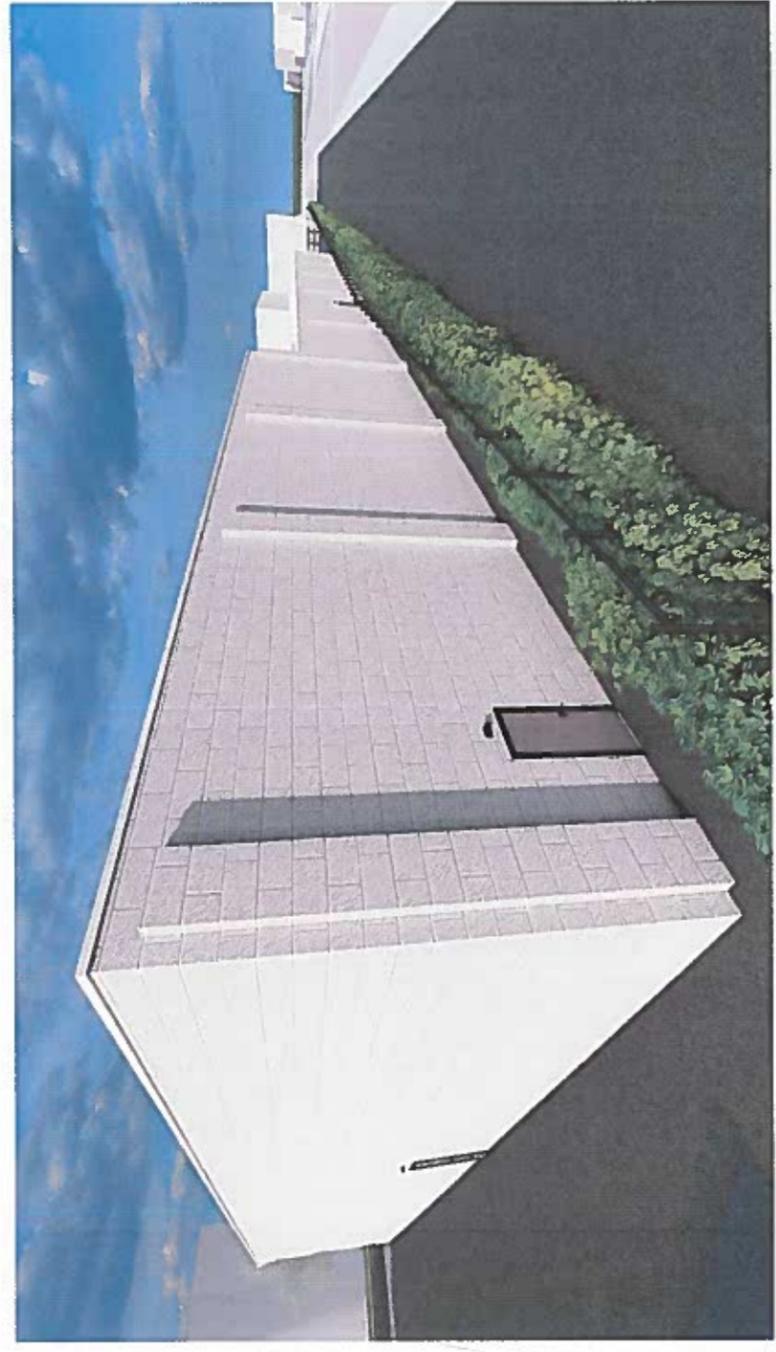
02 PROPOSED RENDERING - Parking lot, looking West
 SCALE: NTS



01 PROPOSED RENDERING - Entrance and signage
 SCALE: NTS



03 PROPOSED RENDERING - Rear view, looking North East
 SCALE: NTS

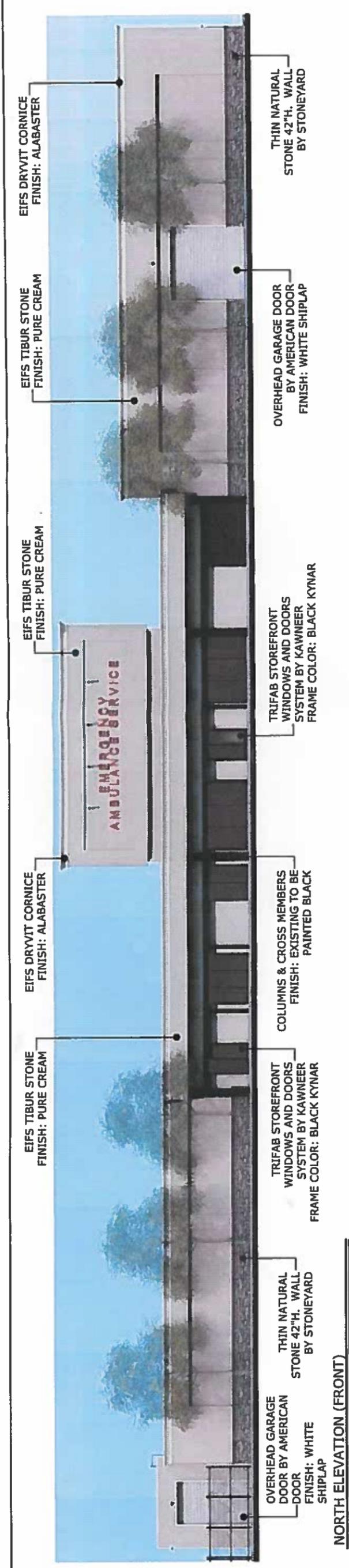


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 JOB#: BPA-23-0482
 PAGE: D-6

PROJECT: EMERGENCY AMBULANCE SERVICES
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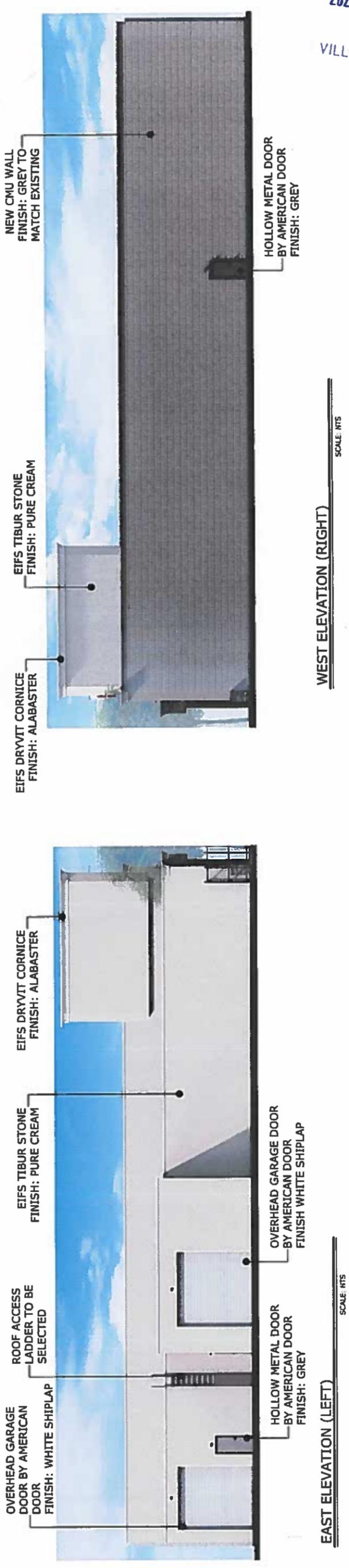
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NORTH ELEVATION (FRONT)

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

OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 THIN NATURAL STONE 42"H. WALL BY STONEYARD
 TRIFAB STOREFRONT WINDOWS AND DOORS SYSTEM BY KAWNEER FRAME COLOR: BLACK KYNAR
 COLUMNS & CROSS MEMBERS FINISH: EXISTING TO BE PAINTED BLACK
 EIFS TIBUR STONE FINISH: PURE CREAM
 EIFS DRYVIT CORNICE FINISH: ALABASTER
 OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 TRIFAB STOREFRONT WINDOWS AND DOORS SYSTEM BY KAWNEER FRAME COLOR: BLACK KYNAR
 EIFS TIBUR STONE FINISH: PURE CREAM
 EIFS DRYVIT CORNICE FINISH: ALABASTER
 OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 THIN NATURAL STONE 42"H. WALL BY STONEYARD
 OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 EIFS TIBUR STONE FINISH: PURE CREAM
 EIFS DRYVIT CORNICE FINISH: ALABASTER



WEST ELEVATION (RIGHT)

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

OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 HOLLOW METAL DOOR BY AMERICAN DOOR FINISH: GREY
 EIFS TIBUR STONE FINISH: PURE CREAM
 EIFS DRYVIT CORNICE FINISH: ALABASTER
 NEW CMU WALL FINISH: GREY TO MATCH EXISTING
 HOLLOW METAL DOOR BY AMERICAN DOOR FINISH: GREY

EAST ELEVATION (LEFT)

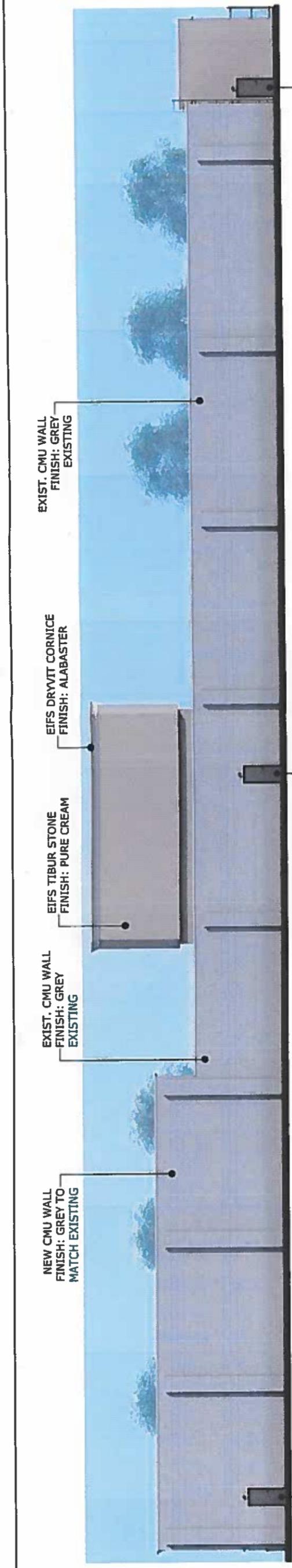
SCALE: 1/8" = 1'-0"

OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 EIFS TIBUR STONE FINISH: PURE CREAM
 EIFS DRYVIT CORNICE FINISH: ALABASTER
 TRIFAB STOREFRONT WINDOWS AND DOORS SYSTEM BY KAWNEER FRAME COLOR: BLACK KYNAR
 OVERHEAD GARAGE DOOR BY AMERICAN DOOR FINISH: WHITE SHIPLAP
 THIN NATURAL STONE 42"H. WALL BY STONEYARD
 EIFS TIBUR STONE FINISH: PURE CREAM
 EIFS DRYVIT CORNICE FINISH: ALABASTER

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 VILLAGE OF FREEPORT, NY



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VILLAGE OF FREEPORT, NY



HOLLOW METAL DOOR BY AMERICAN DOOR FINISH: GREY

HOLLOW METAL DOOR BY AMERICAN DOOR FINISH: GREY

EXIST. CMU WALL FINISH: GREY EXISTING

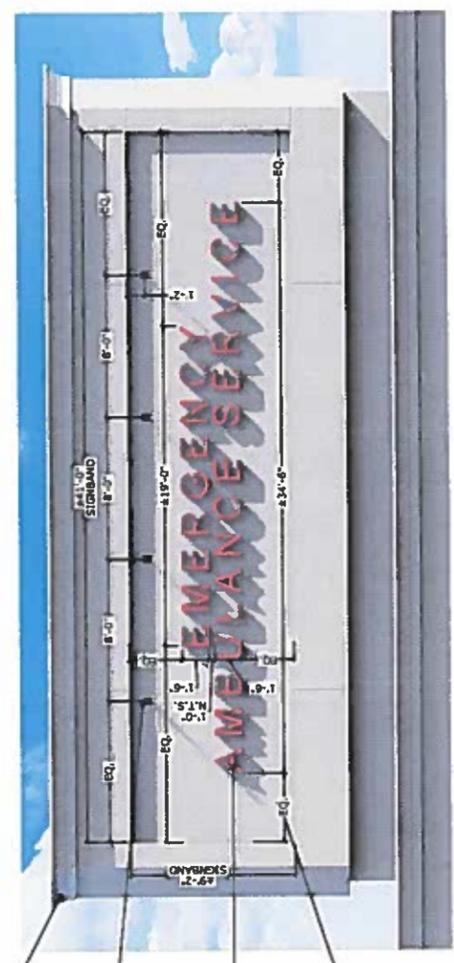
EIFS DRYVIT CORNICE FINISH: ALABASTER

EIFS TIBUR STONE FINISH: PURE CREAM

EXIST. CMU WALL FINISH: GREY EXISTING

NEW CMU WALL FINISH: GREY TO MATCH EXISTING

SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



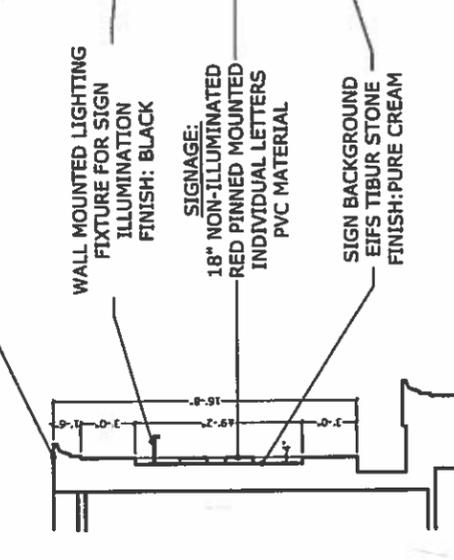
EIFS DRYVIT CORNICE FINISH: ALABASTER

WALL MOUNTED LIGHTING FIXTURE FOR SIGN ILLUMINATION FINISH: BLACK

SIGNAGE: 18" NON-ILLUMINATED RED PINNED MOUNTED INDIVIDUAL LETTERS PVC MATERIAL

SIGN BACKGROUND EIFS TIBUR STONE FINISH: PURE CREAM

SIGNAGE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIGNAGE SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"

Application Date: 2/5/24
Fees Paid: \$325.00

SP# 3702

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 9 Rosedale ave ZONING DISTRICT Residence
SECTION 55 BLOCK 232 LOT L LOT SIZE: APARTIAL

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>SAMANTHA OWNER</u>			Name: <u>Jean Pures</u>
Address: _____			Address: <u>9 Rosedale ave</u>
Telephone #: _____			Telephone #: <u>516-836-0687</u>

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

Present Land Use: _____ Proposed Land Use: Replace existing driveway

Description of Proposed Work: Replaced existing driveway plus existing front driveway extension on left side of driveway 9x20

I request a preliminary meeting: _____ YES NO

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

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APPLICANT'S SIGNATURE
Sworn to before me this 21
day of January, 2024

1-21-24
DATE

Notary Public: _____

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

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 21
day of January, 2024

EDY. BICHOTTE 1-21-2024
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01B16137515
Qualified in Suffolk County
Commission Expires 11-28-2025

Notary Public: _____

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
January 11, 2024

Jean Panier
9 Rosedale Ave
Freeport , NY 11520

Residence

RE: 9 Rosedale Ave Freeport, NY
Zoning District – Apartment. Sec. 55 Blk. 232, Lot 6
Building Permit Application #20243602
Description– Replace existing driveway (1,239 SF) with steps.

Market

Dear Sir/Madam:

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2024 FEB - 5 P 3: 10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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2024 FEB -5 P 3: 16

Notice

X Negative Declaration

Positive Declaration
CLEAR'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. 20243602

Location: 9 Rpsedale Ave, Freeport, NY

Applicant: Jean Panier

Description: Replace existing driveway (1,239 SF) with steps.

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 11, 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.

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

CLERK'S OFFICE
MUNICIPALITY OF FREEPORT, NY

Part 1 - Project and Sponsor Information			
Name of Action or Project: EXISTING DRIVEWAY AND FRONT EXTENSION			
Project Location (describe, and attach a location map): EXISTING BRICK TOP TO NEW CONCRETE			
Brief Description of Proposed Action: All existing brick walkway, driveway and front extended driveway 1,239 SF			
Name of Applicant or Sponsor: JEAN F. PANIER		Telephone: 516) 836-0657	
Address: 9 ROOSEDALE AVE		E-Mail:	
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
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	Other (specify): <u>DRIVEWAY</u>		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <i>none apply</i>			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input 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>Jean C PANICY</u>	Date: <u>1/14/26</u>	
Signature: <u>[Signature]</u>		

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

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

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

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

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VILLAGE OF FREEPORT, NY

JR construction
Carpenter Lic # MO-446630000
IF ANY QUESTION
call me at (516) 852-3381

<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.
<input checked="" type="checkbox"/>	
<u>JR construction c.</u>	<u>01-18-24</u>
Name of Lead Agency	Date
<u>Jose Gonzalez</u>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

existing Driveway
 Dimensions

50.00'

COMMERCIAL STREET

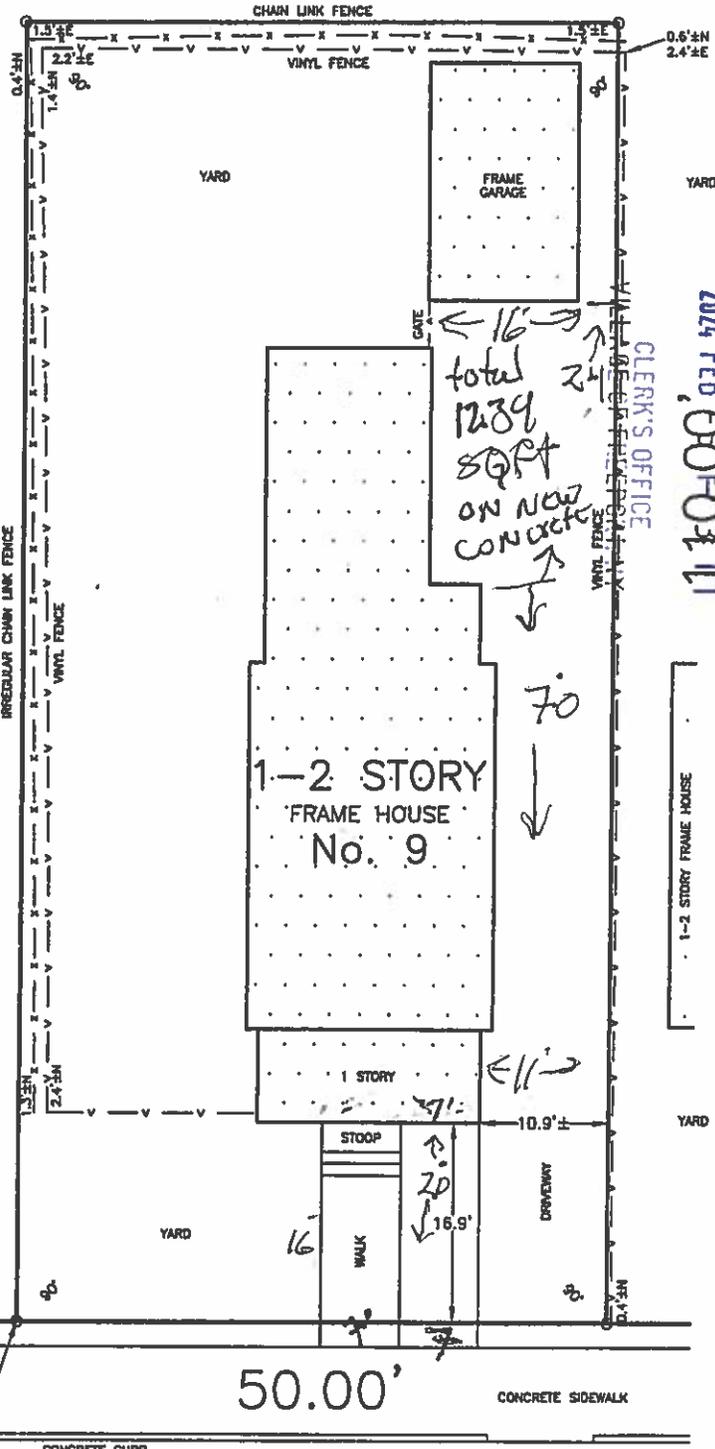
110.00'

102.60'

50.00'

ROSEDALE AVENUE

NOTES:
 1. THIS SURVEY WAS PREPARED FOR MUNICIPALITY PURPOSES ONLY AND IS SUBJECT TO WHATEVER A MORE COMPLETE TITLE SEARCH MAY REVEAL.
 2. SURVEYED AS IN POSSESSION.
 3. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCUMBRANCES OR OTHER CLAIMS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.
 4. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER RIGHTS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.
 5. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER RIGHTS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.
 6. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER RIGHTS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.
 7. THIS SURVEY IS A FINAL SURVEY AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER RIGHTS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.
 8. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER RIGHTS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.
 9. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER RIGHTS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.
 10. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER RIGHTS AFFECTING THE PROPERTY UNLESS INDICATED OTHERWISE ON THIS PLAN.



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driveway
 Extension
 7' x 16.9'

CERTIFIED TO:

JEAN F PANIER
 CHOSEN ABSTRACT LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 UNITED MORTGAGE CORP.

DATE SURVEYED: JULY 12, 2023
 ANASTASIA I. PARSATOON
 LAND SURVEYING, P.C.
 1300 JERICO TURNPIKE, STE. 207
 NEW HYDE PARK, NY 11040
 OFFICE (347) 525-1338
 EMAIL: NYMAPPINGOLUTIONS@GMAIL.COM



TITLE No.
 73-292

TAX MAP
 SECTION 55
 BLOCK 232
 LOT 6

FILED MAP
 SECTION
 BLOCK
 LOT

INC. VILLAGE OF FREEPORT
 TOWN OF HEMPSTEAD
 COUNTY OF NASSAU
 STATE OF NEW YORK

ANASTASIA I. PARSATOON, L.S.
 NEW YORK LICENSE 051088

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>9 Rose Dale Ave</u> ZONING DISTRICT _____
	BETWEEN <u>FDR</u> AND _____
	SECTION <u>55</u> BLOCK <u>232</u> LOT <u>4</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 none-state none _____)</p> <p>3 Swimming Pool</p> <p>4 Repair (replacement)</p> <p>5 Bulkhead (New, Repair)</p> <p>6 Fence</p> <p>7 Moving (Location)</p>	<p>B. PROPOSED OR EXISTING USE</p> <p>RESIDENTIAL</p> <p>11 One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify <u>Replaced existing driveway</u></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>10,000.</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>REPLACE OF EXISTING DRIVEWAY + WIDEN WAS BLACK TOP AND GOT REPLACE TO CONCRETE DRIVEWAY NO CHANGES WAS 12' MADE 8-30-23 STEPS ALSO D</u></p>
---	--

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. N
1. Owner or Lessee	<u>Jean F DANIEL</u>	<u>9 Rose Dale Ave</u>	<u>516-06</u>
2. Contractor	<u>Jose Govecva, JR construction, 516-852-3381</u>	<u>50 Jefferson Ave Roseton NY 11575</u> <u>JRGovecva@construction376@yahoo.com, Lic # 7751</u>	
3. Architect or Engineer			

IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. 11044663000 Company JR consty Exp. Date 4-2024

Contractor or Owner Jean F Daniel (Print)

Address 9 Rose Dale Ave, Roseton, NY 11575

Phone 516-836-0657

Douglas C. Jackson
Notary Public, State of New York
Reg. No. 01JA0006761
Qualified in Nassau County
Commission Expires 04/28/27
State of New York
County of Nassau

Jean F Daniel being duly sworn, says that JR Govecva 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. (His or Her)

Sworn to before me this 27th day of Dec, 2023

V. FLOOD ZONE

IS PROJECT LOCATED WITH A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO X

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO X

PROJECT DESCRIPTION

Total/First Flr Square Feet _____

Upper Flrs Square Feet _____

of Fixtures _____

of Floors _____

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VILLAGE OF FREEPORT, NY





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CLE...



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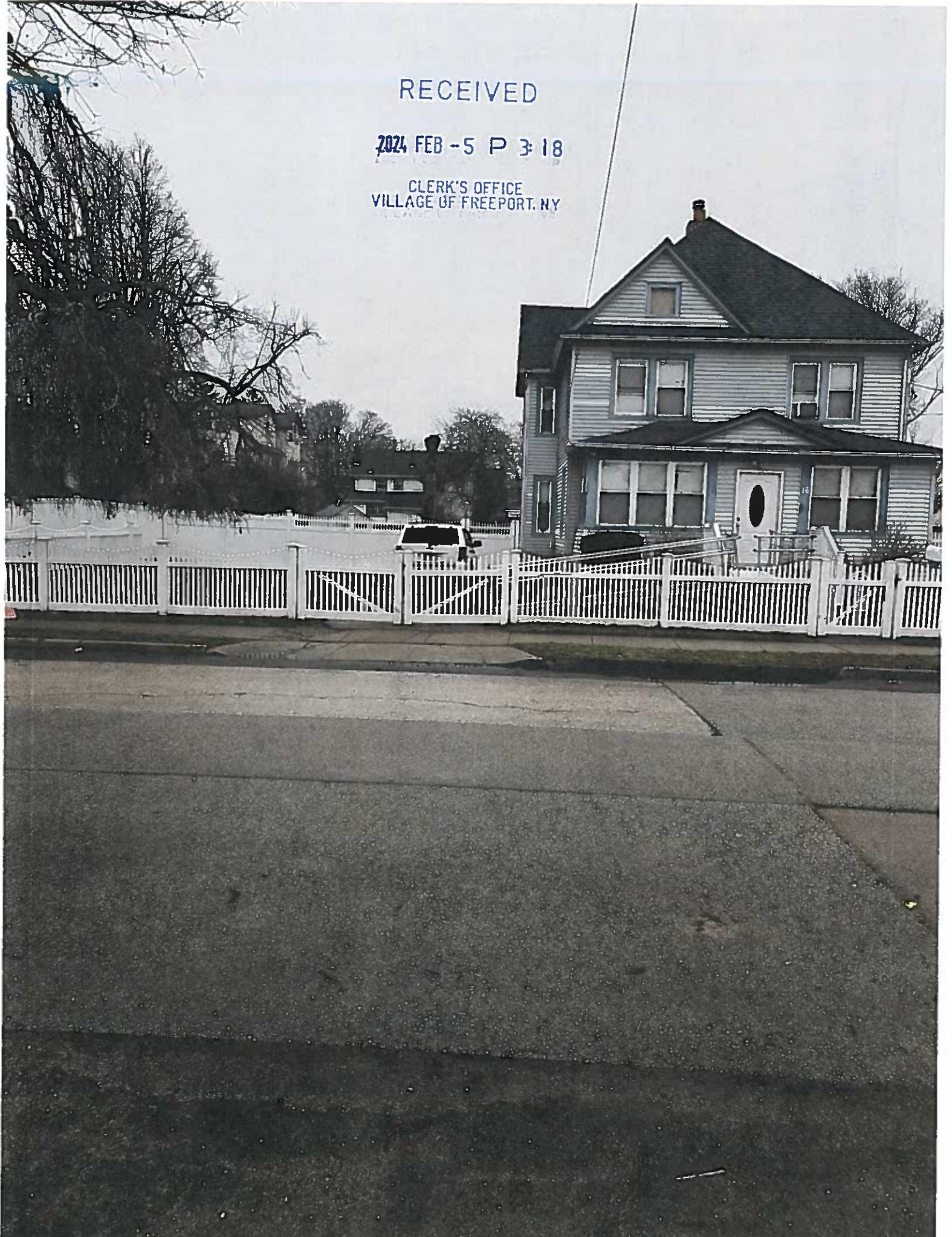
CLERK'S OFFICE
OF FREEPORT, NY



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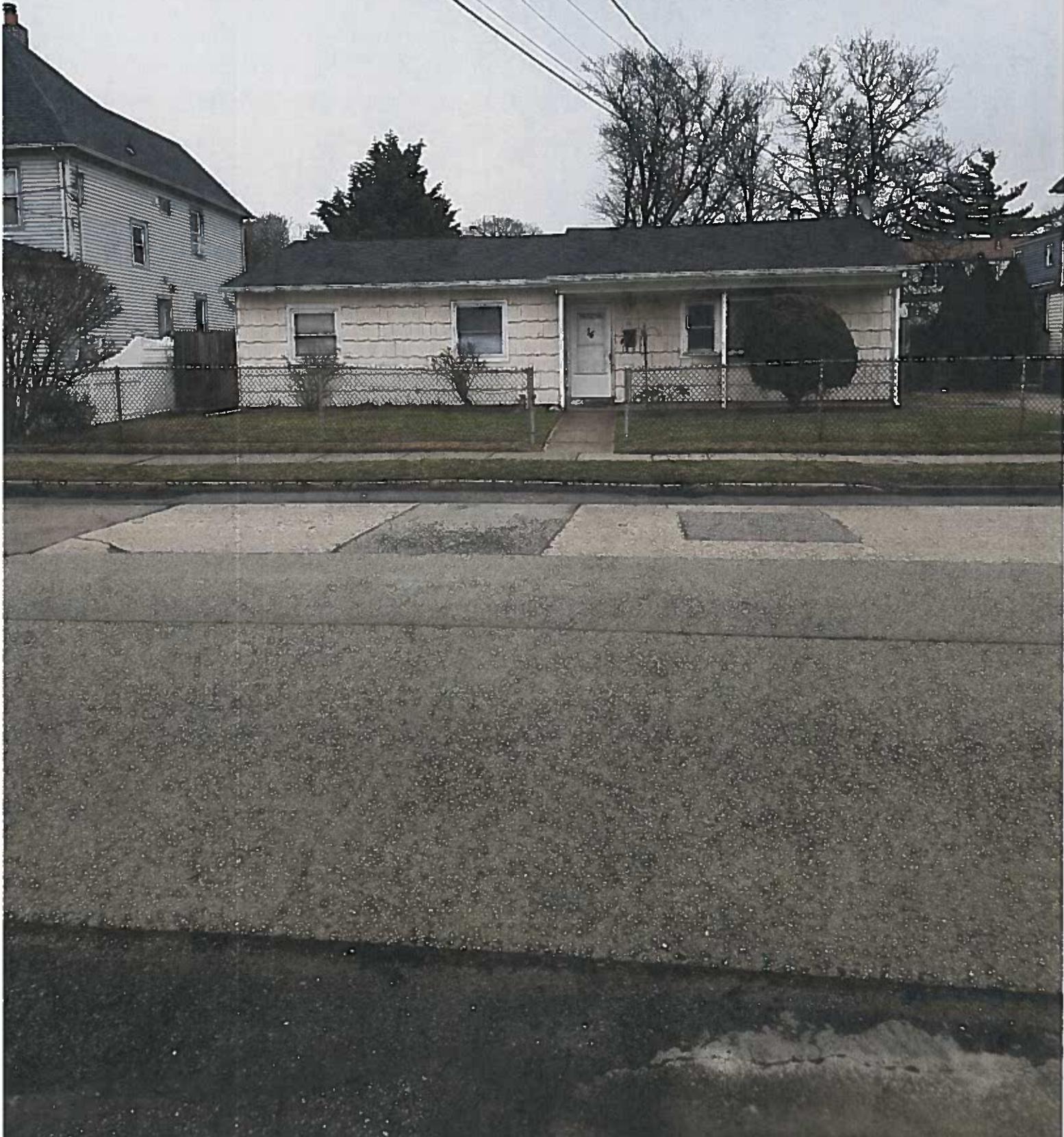
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VILLAGE OF FREEPORT, NY



Application Date: 2/7/24
Fees Paid: 200.00

SP# 3703

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 213 JUANITA AVE ZONING DISTRICT RES A
SECTION 54 BLOCK 199 LOT 327 LOT SIZE: 80 x 100'
8000 SQ FT

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>OWNER</u>	Name: <u>KEENAN STOKES</u>	
Address:	Address: <u>213 JUANITA AVE</u> <u>FREEPORT NY 11520</u>	
Telephone #:	Telephone #: <u>516 984 5121</u>	

ARCHITECT
Attorney Name: RUSSELL JORDAN Address: 44 CASINO ST
(optional) Phone #: 516 241 5969 FREEPORT NY 11520

Present Land Use: SINGLE FAMILY RESIDENCE Proposed Land Use: SINGLE FAMILY RESIDENCE

Description of Proposed Work: EXPAND GARAGE 73.5 SQ FT

I request a preliminary meeting: YES NO

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

K. Stokes
APPLICANT'S SIGNATURE
Sworn to before me this 7th
day of August, 2023
[Signature]
Notary Public

8/7/23
NO
CHRISTOPHER TELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TE6149773
Qualified in Nassau County
My Commission Expires July 17, 2026

Property Owner's Consent:
I, KEENAN STOKES am ~~(one)~~ the owner(s) of the subject property and consent to the filing of this application.

K. Stokes
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 7th
day of August, 2023
[Signature]
Notary Public

8/7/23
DATE
CHRISTOPHER TELMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TE6149773
Qualified in Nassau County
My Commission Expires July 17, 2026

FOR VILLAGE USE ONLY

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

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INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

AMENDED SITE PLAN LETTER

January 10, 2024

Keenan Stokes
213 Juanita Ave
Freeport, NY 11553

RE: 213 Juanita Avenue, Freeport, NY 11553
Zoning District: Res A Sec 54, Blk 199, Lot 327
Building Permit Application #20233328
Description: 73.5 sq/ft Garage addition and new roof.

Dear Sir/Madam:

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

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

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings

/Daniela Hernandez

VILLAGE OF FREEPORT
CLERK'S OFFICE
2024 FEB - 7 P 2:31

c: Village Clerk

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ZBA Approval Needed: Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233328

Location: 213 Juanita Ave

Applicant: Keenen Stokes

Description : 73.5 sq/ft Garage addition and new roof.

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 10, 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.

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

DATE: October 19, 2023

APPROVAL

Building Department Permit Application #20233328

Chairman, regarding Application #2023-22 for the premises located at 213 Juanita Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-43C(2) seeking approval for a 73.5 square foot garage addition and new roof.

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

A public hearing was held on September 21, 2023 wherein applicant was represented by architect Russell Jordan. He explained there is an existing garage that they are looking to square off. The current rear yard setback on the garage is 3.15 feet. This will be maintained in squaring off the garage. The finishes, siding, roofing, and color will remain consistent. The functionality of the building will be improved, as right now there are two small additions on the north side. It will all be incorporated into a single space garage.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.
2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

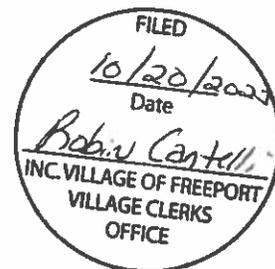
I further move that this application be granted subject to the following conditions:

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

Second by: Ben Jackson
VILLAGE OF FREEPORT
CLERK'S OFFICE

The Clerk polled the Board:

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



DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233328

Filing Date 4/7/2023

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>213 JUANITA AVE</u> ZONING DISTRICT: <u>RES A</u>
	BETWEEN <u>SIEMOND ST</u> AND <u>MERRICK RD</u>
	SECTION <u>54</u> BLOCK <u>199</u> LOT <u>327</u> APPROX. LOT SIZE <u>80</u> x <u>100</u> LOT AREA <u>8000</u>

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

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

<p>C. COST <u>13 (22) = \$286 + 300 = 586.</u></p> <p>10 TOTAL COST OF IMPROVEMENT <u>\$14,700</u></p> <p><u>78.5 (#200/ft) = \$14,700</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p style="text-align: center;"><u>73.5 SOFT GARAGE</u> <u>ADDITION AND NEW ROOF</u></p>
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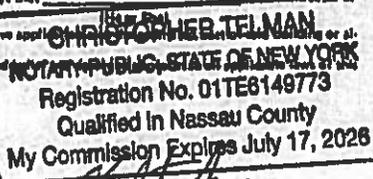
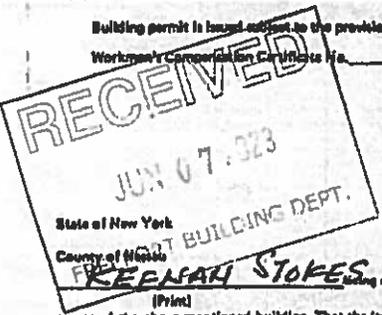
III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>KEENAN STOKES</u>	<u>213 JUANITA AVE</u> <u>516</u> <u>FREEPORT NY 11520</u>	<u>924</u> <u>5121</u>
2. Contractor		
3. Architect or Engineer <u>RUSSELL JORDAN</u>	<u>44 CASINO ST</u> <u>516</u> <u>FREEPORT, NY 11520</u>	<u>241</u> <u>5969</u>

<p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner _____ (Print)</p> <p>Address _____</p> <p>Phone _____</p> <p>I, the undersigned, duly sworn, says that <u>HE</u> is the owner of the above mentioned building. That the items of the above application are true and correct to the best of <u>HIS</u> knowledge and belief. (His or Her)</p> <p>Sworn to before me this <u>6th</u> day of <u>June</u> 20<u>23</u> at <u>FREEPORT NY</u></p> <p><u>[Signature]</u> Notary Public, County, N.Y.</p>	<p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <u>554.5</u></p> <p>Upper Flr Square Feet <u>ATTIC</u></p> <p># of Fixtures <u>0</u></p> <p># of Floors <u>1</u></p> <p>Occup. Type <u>GARAGE</u></p>
--	--

VI. VALIDATION (Outside the City)

<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p>Approved by: _____</p> <p>Superintendent of Buildings</p>
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617.20
Appendix B
Short Environmental Assessment Form

20233328

Instructions for Completing

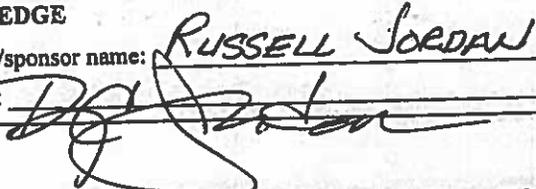
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: STOKES GARAGE							
Project Location (describe, and attach a location map): 213 JUANITA AVE FREEPORT, NY 11520							
Brief Description of Proposed Action: 73.5 SQ FT ADDITION TO GARAGE AND NEW ROOF							
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241 5969	<div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg);"> RECEIVED JUN 07 2023 FREEPORT BUILDING DEPT. </div>				
Address: 44 CASINO ST		E-Mail: RJARCHITECT@aol.com					
City/PO: FREEPORT NY		State: NY	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: FREEPORT BUILDING PERMIT			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.18</u> acres					
b. Total acreage to be physically disturbed?		<u>0.0126</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.18</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial				
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Parkland	Other (specify): _____						

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____			<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____			<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" 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"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>RUSSELL JORDAN</u>	Date: <u>3/20/2023</u>	
Signature: 		

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<hr/>	
Name of Lead Agency	Date
VILLAGE OF FREEPORT, NY	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
757-1-1-871-5707	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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TITLE # 25558

A.H.H.	J.D.C.	5-16-56	BLK.	
F.W.S.	J.D.C.	12-19-56	FILE NO.	F-187
			JOB NO.	28509

ACT. 1513

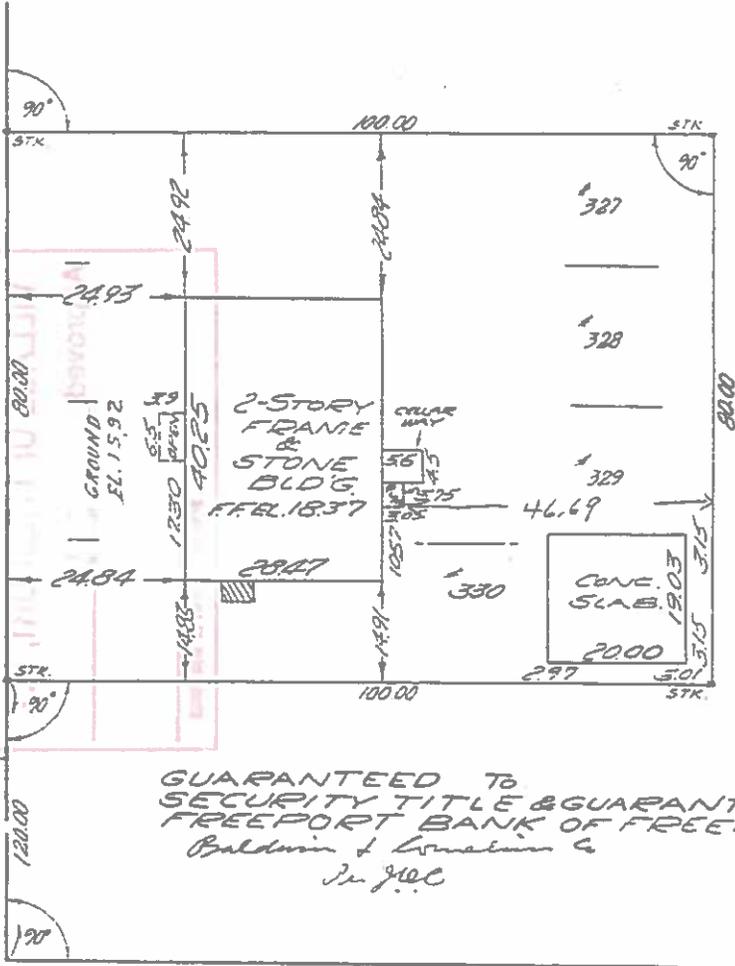
AVENUE

ACT. 1481

213 JUANITA

CONC. CURB ACT. 1538

4' CONC. WALK ACT. 1550



GUARANTEED TO
 SECURITY TITLE & GUARANTY Co.
 FREEPORT BANK OF FREEPORT.
 Baldwin & Cornelius &
 J. J. C.

SIGMOND STREET

NOTE: WALK & CURB LAID TO ESTABLISHED GRADE

RE-DATED DEC. 18, 1956
LOTS NO. 327-330 INCL.

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

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AMENDED MAP OF
GOLF GROUNDS
FREEPORT,
N. Y.

SURVEYED MAY 16, 1956

BALDWIN & CORNELIUS CO.

CIVIL ENGINEERS & SURVEYORS

LICENSE NO. 793 & 527

FREEPORT, L.I., N.Y.

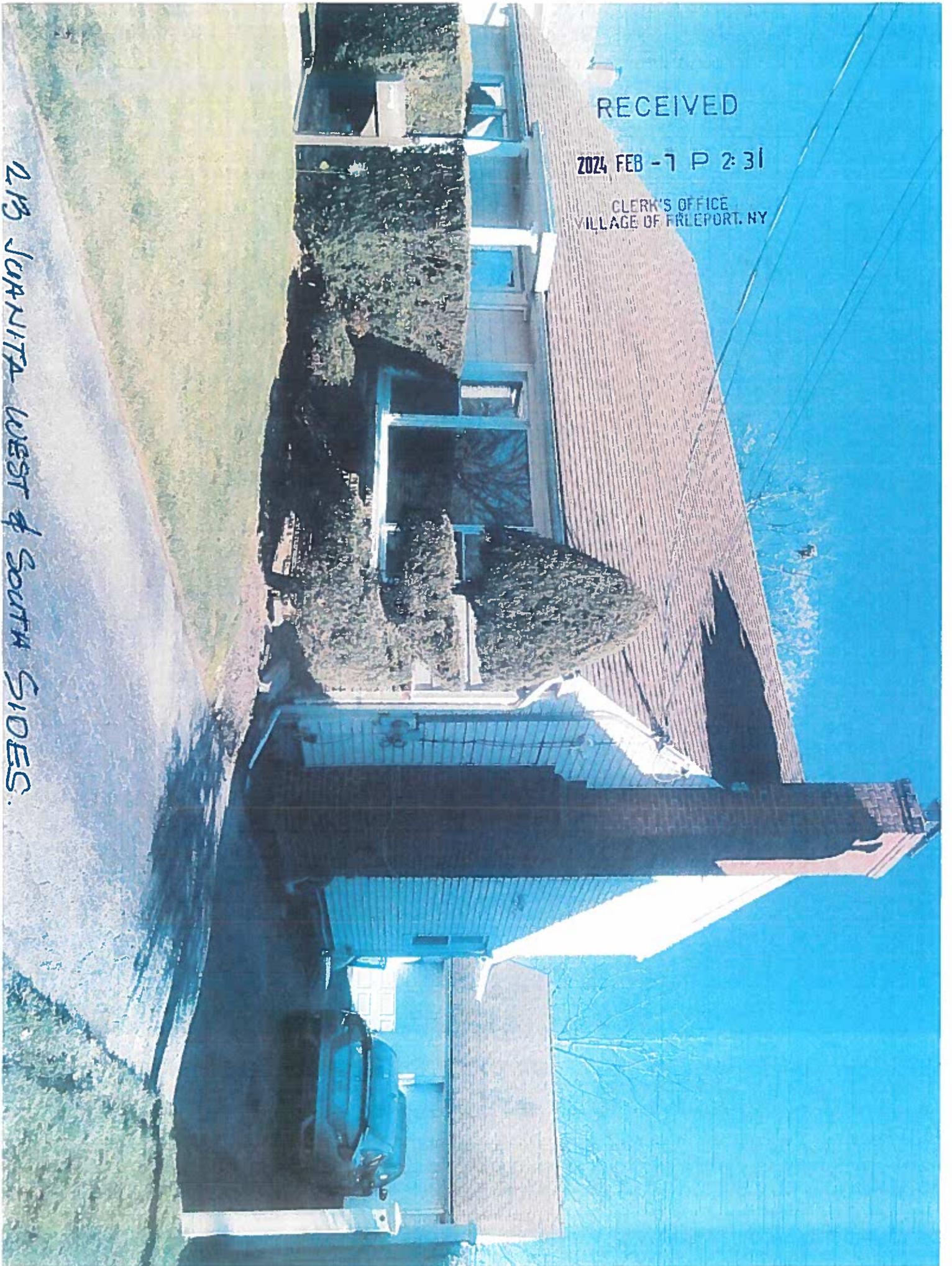
SCALE 1" = 20' N.Y. STATE STANDARD

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

213 JUANITA WEST & SOUTH SIDES.



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

213 JANUITA REAR EASTSIDE.



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CLERK'S OFFICE
VILLAGE OFF FRELPORT, NY

213 JUMHITA REAR EAST SIDE & NORTH SIDE

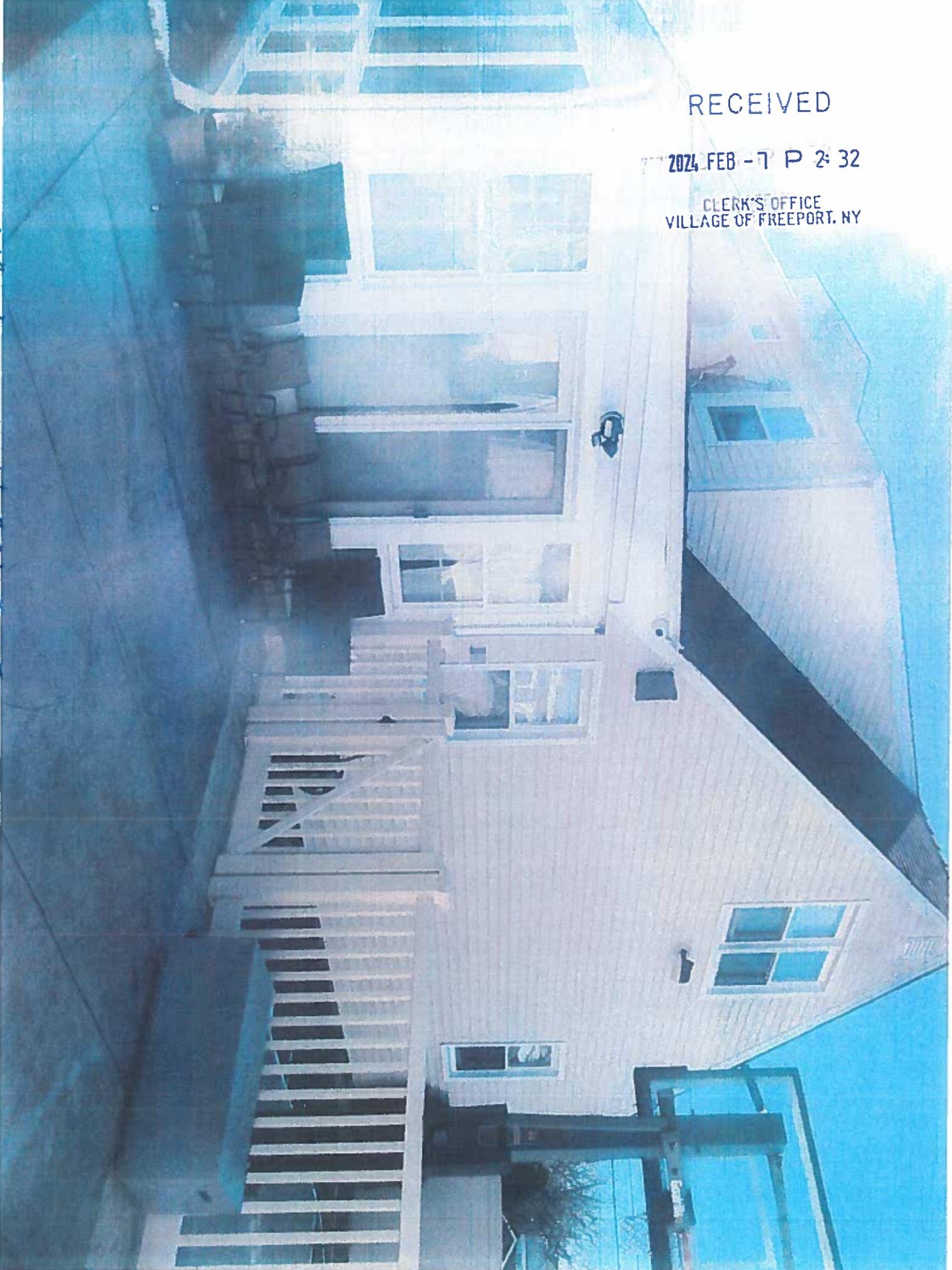


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VILLAGE OF FREEPORT, NY

213 JUANITA NORTH SIDE

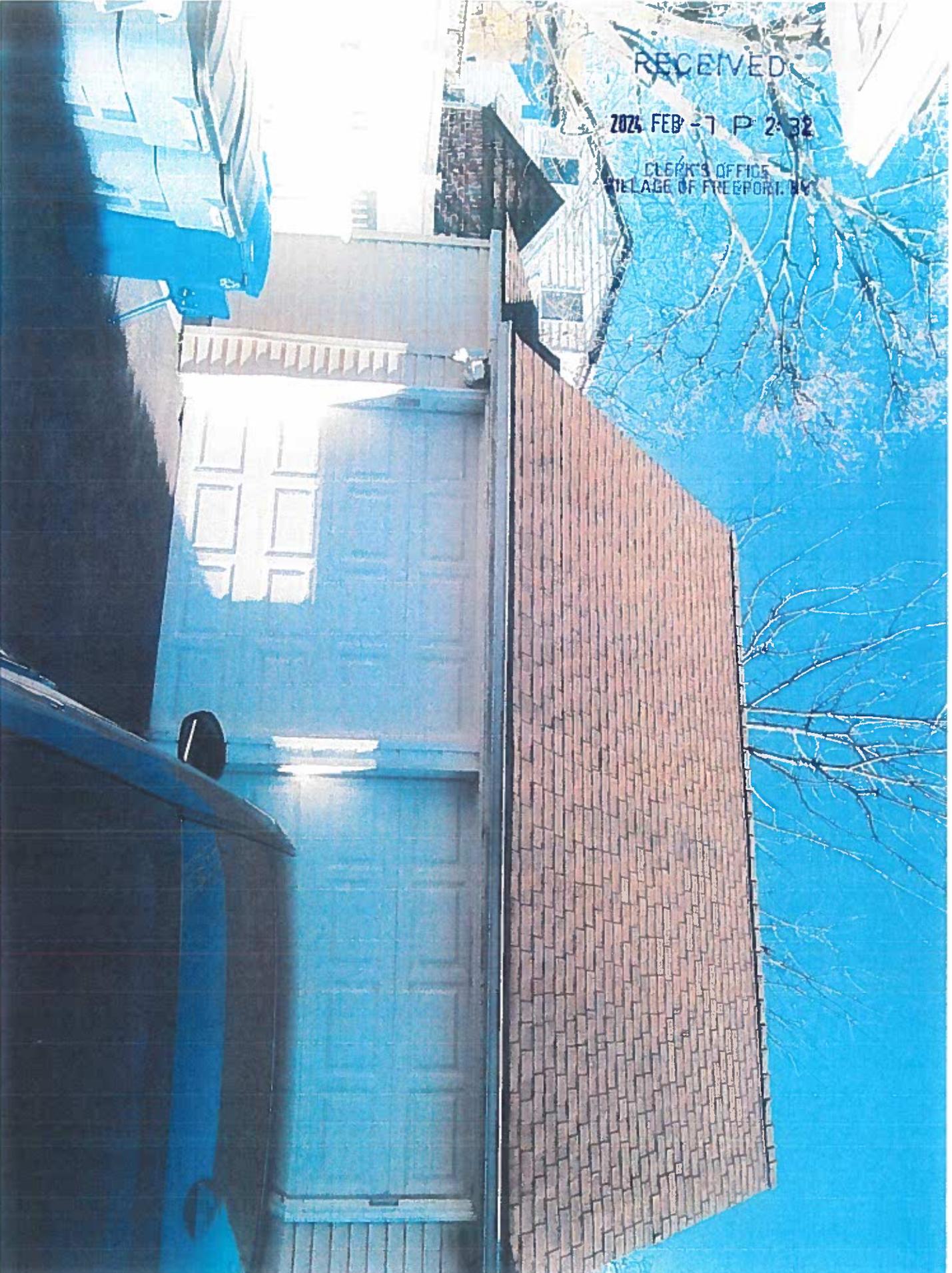


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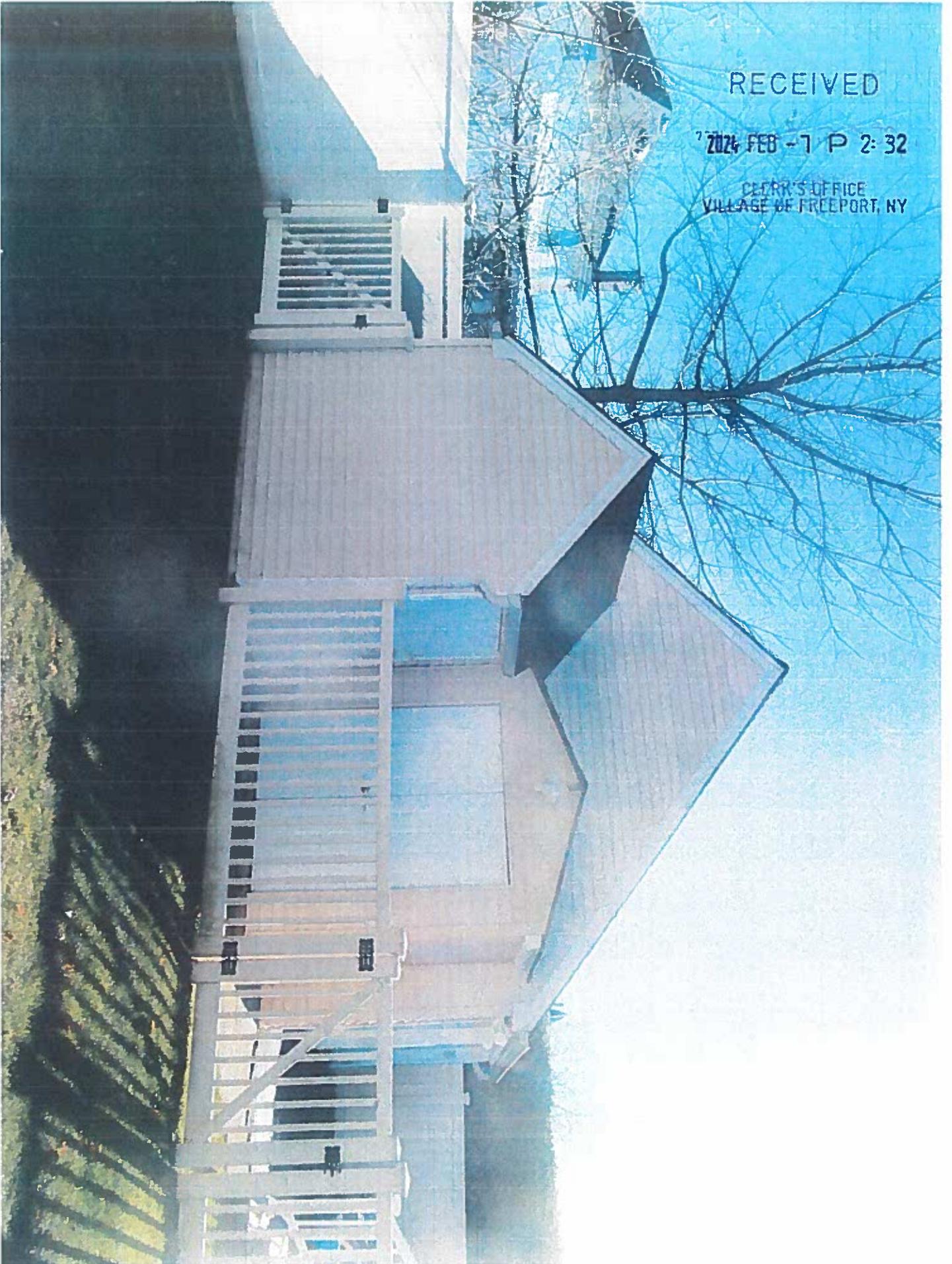
213 JUANITA GARAGE WEST SIDE.



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VILLAGE OF FREEPORT, NY



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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WILSON COUNTY, NC

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GENERAL NOTES

- Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.
- All work shall be in compliance with codes of the Village of Freeport, N.Y. State & ICC 2020 Building Code, Energy Code, Existing Building Code, and Fire Codes, NYS DEC, Board of Fire Underwriters and any other authorities Having Jurisdiction.
 - The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
 - The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
 - The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public. Any materials and property not included in the scope of work shall be similarly protected against damage and if necessary, shall be restored to its original state.
 - The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
 - All Plumbing, Electrical and other work as required is to be performed by Freeport approved licensed contractors.
 - The Contractor shall at all times keep the site free from the accumulating of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

STRUCTURAL LOADS

Live Loads, minimum lbs. per sq.ft.

Exterior Balcony	40psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
Roof	25psf
Snow Load	25psf

Dead Loads

WEIGHTS OF MATERIALS lbs (per sq.ft.)

Ceramic Tile 1/4" thick	2.5 psf
1" mortar base	
Hardwood Flooring 3/4" thick	4.0 psf
Lumber Joists	3.0 psf
5/8" Gypsum Board w/spackle	2.5 psf

TYPICAL DEAD LOADS lbs per square foot

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

MAXIMUM ALLOWABLE DEFLECTION

Floor and Ceiling Joists	
Live Load = 1/360	
Total Load = 1/480	
Live Load = 1/180	
Total Load = 1/240	
Roof Rafters with interior finish ceiling	
Live Load = 1/360	
Total Load = 1/480	

WALL LEGEND

- New Partition or Wall
- New 1Hr. Rated Wall
- New 2Hr. Rated Wall
- Exist. Wall to Remain
- Exist. Wall to be Removed

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load R301.2(5)	Seismic Design Category R301.2(2)	Wind Design		Special Wind Region R301.2(4)B	Wind borne Debris Zone R301.2(4)B	Subject to damage from:		Frost Line Depth	Winter Design Temperature Degrees F	Ice Shield Underlayment Required	Flood Hazard Zone	Mean Annual Temp.	Air Freezing Index
		Speed MPH R301.2(4)	Topographic Effects R301.2.1.5			Weathering R301.2(3)	Termite R301.2(6)						
25 psf	B	130 mph	No	No	Within 1 Mile of shore	Severe	Moderate to Heavy	36"	15 F	As per Sec. 905.1.2	AE 100 yr. Flood	52.9 F	1500 or Less

CONCRETE NOTES

Conform to the following codes and standards Latest Edition:
 American Concrete Institute-#301 Specifications for Structural Concrete for Buildings.
 #318 Building Code Requirements for Concrete
 #301 Recommended Practice for Concrete Floor & Slab Construction.
 Concrete Reinforcing Steel Institute- Manual of Standard Practice.
 American Society of Testing Materials - Standards as noted.
MATERIALS:
 Reinforcing Bars: ASTM A615, Grade 60 Deformed, Ties and Stirrups shall be Grade 40
 Welded Wire Mesh, (WWM): ASTM 185, Welded Steel Wire, W2.9 x W2.9; 6"x6" unless otherwise noted.
 Chairs, Spacers, & Misc. Hardware: As approved by CRSI
 Portland Cement: ASTM C150, Type 1, (Type 3) if approved by Architect
 Aggregate: Conform to ASTM 33
 Water: Potable
 Additives: None unless approved by Architect

PLACEMENT OF CONCRETE:

Slump shall be between 2"-4" at point of placement as measured by ASTM 143.
 Do not place concrete in a manner which allows aggregate to separate from the mix.
 Minimum compressive strength shall be:
 5000psi for structural concrete @ 28 days
 4000psi for paving @ 28 days
 Concrete shall not be re-tempered by the addition of water or cement after it has partially hardened.
 Place reinforcing according to CRSI recommendations.
 Minimum 3" cover for work in contact with grade.
 Minimum 2" cover above grade unless otherwise noted.
 Lap WWM minimum 12" and tie. All rebar used for below grade applications shall be epoxy coated.
 Consolidate concrete by hand tamping or mechanical vibrators, maintain proper reinforcing locations.

If temperature falls below 40 deg. F uniformly heat water and aggregate to maintain concrete at 50 deg. to 80 deg. at point of placement. Do not use frozen material, calcium chloride, salts, or anti-freeze. All exterior concrete shall be air entrained.
 Maximum deviation from flush, plane, or plumb surfaces shall be 1/8" over 10 feet. All slabs shall be level unless otherwise noted. Slabs in garage and/or utility areas shall pitch minimum 1/8" per foot to drain towards either exterior openings or floor drains if provided. Walks shall pitch minimum of 1/8" per foot and maximum of 1/4" per foot to drain water to side of walk.
 Finishes for slabs shall be as follows unless otherwise noted:
 Exposed interior including garages: steel trowel smooth
 Interior to be covered with another finish: consult with Architect prior to placement.
 Exterior Walks & Drives: Broom finish perpendicular to the path of travel.

PLACEMENT OF CONCRETE:

Formwork not supporting the weight of concrete may be removed after 48 hours of curing at not less than 50 deg. F.
 Formwork supporting the weight of concrete shall not be removed until either the concrete has shown to have achieved its minimum compressive strength through testing or the concrete has cured for 28 days at 50 deg.F or above, or as directed by the Architect in writing.
 Footings shall be set at a minimum of three feet below grade and shall be below the local frostline. Footings shall be well drained. In soils where clay is present consult with Architect to assure proper drainage.
 Where new foundation work abuts existing foundations tie new work to old with #5 epoxy coated dowels set minimum 8" into both sides of work and epoxy grouted into old work. Space 8" on center unless noted otherwise.
 If testing of Concrete is required it shall be done by an independent testing lab approved by the Architect at the Owner's expense.

STRUCTURAL WOOD NOTES

All Structural Lumber including Plates, Studs and Blocking Shall be Construction Grade Hem-Fir #2 surface dried to max. 14% moisture content.
 Lumber shall have the following minimum stress properties:
 Fb = 850
 Fv = 75 Psi
 E = 1,300,000 Psi

All Structural Lumber shall comply with and be erected in accordance with "The National Design Specification for Wood Construction", latest edition. All lumber shall be grade marked by an approved grading agency prior to delivery at the job site.

Provide Joist Hangers for all flush framed conditions, as Manufactured by Simpson, or equal. Install in accordance with manufacturer's instructions.

All Floor Joists & Rafters shall be bridged at midspan or at intervals not to exceed 8'-0". metal, solid wood blocking and (2) 3/4" x 3" bridging is acceptable. Do not block air flow in rafter bays. Joists and Rafters may be notched max 1.25" and may not be located in middle 1/3rd of span.

All Wall Openings, 4'-0" wide or less, shall have double studs at jambs. Spans wider than 4'-0" shall have double studs for header bearing plus jamb stud.

Joists shall be doubled around all openings, under all parallel walls and partitions, and at cantilevers beyond the foundation wall.

Where Microlam Beams or LVL are called for they shall have Fb=3100psi and a modulus of elasticity E=2,000,000psi. If these beams are called out as a nominal dimension such as "2x12" they will have an actual dimension sized to match conventional framing lumber such as 1.75" x 11.25" where thickness is sized to match the supporting stud wall. The terms LVL and Microlam shall be considered to be synonymous and interchangeable.

Fire Stopping: All walls and partitions extending more than ten feet in height shall receive solid wood blocking at mid height and/or not to exceed eight foot intervals. All floor penetrations and stairs shall be firestopped.

Stud Sizes & Spacing: In all two story structures 1st floor wood stud bearing walls shall be 2x6 @ 16"oc or 2x4 @ 12"oc. In one story structures or the second floor of two story structures wood stud bearing walls shall be 2x4 @ 16"oc unless otherwise noted. Wood stud bearing walls shall not exceed 10 ft. in height unless specifically approved by the architect. All studs shall be minimum "stud grade #3" or better.

Headers: All headers with a maximum span up to 5 ft. shall be as called out on plans. If not called out on plans headers up to 5 ft. maximum span shall be (2)2x12 Hem-Fir #2 or better. All headers with a span greater than 5 ft. shall be as called out on plans. If not called out on plans consult with the Architect.

Provide solid blocking behind all horizontal joints in wall sheathing.

PRESSURE TREATED WOOD NOTES

CCA Lumber shall not be used except for Marine uses as approved by 2015 ICC Codes.

Pressure treated lumber for use in ground contact shall be labeled as such by AWPA and shall be treated with either Alkaline Copper Quat, (ACQ type B or D) or Copper Azole, (CBA-A or CA-B) with a retention level of .40 lbs per cu.ft.

Pressure treated lumber for use above ground shall be labeled as such by AWPA and shall be treated with either Alkaline Copper Quat., (ACQ type B or D), or Copper Azole, (CBA-A or CA-B) with a retention level of .25 lbs per cu.ft.

All flashing in contact with treated lumber shall be either copper or hot dipped galvanized steel. No aluminum shall come into contact with pressure treated lumber.

All joist hangers straps and similar connectors shall be as manufactured by Simpson type Z-max line or equivalent galvanized to meet G-185 standard, (1.85 oz. of zinc per sq.ft. of metal) and shall be hot dipped. Stainless steel connectors shall be considered an equivalent.

All nails, screws, bolts, and similar fasteners shall be stainless steel.

ELECTRICAL NOTES

All electrical work shall be done by a Freeport Licensed electrician. All work shall conform to the 2020 NY State & ICC Codes & NEC, the requirements of Freeport Electric Department, and Nassau County.
 The electrician shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs and an Underwriters' Lab Certificate to the Owner.

WINDOW NOTES

All windows shall be as manufactured by Andersen 400 series unless otherwise noted. Windows shall be glazed with double insulated low e glass. If mullions are indicated on the drawings they shall be 7/8" wide permanently adhered to the glass on both interior and exterior with a spacer bar between the glass panes. Color of windows shall be as noted on the drawings or as selected by the owner. All operating sash shall be supplied with screens. Hardware shall be "Metro-white" unless otherwise requested by the owner.

Unless otherwise noted windows shall be Stormwatch series with minimum design pressure of DP40 able to withstand 120MPH wind loading. Glazing shall be either: Stormwatch High Performance. If impact resistant glass tested in accordance with ASTM E1886/1998 is NOT provided the contractor must supply storm panels for all windows as follows in accordance with R301.2.1.2 of the 2020 New York State Code:
 1/2" CDX plywood with a maximum dimension of 8'-0". Panels must be identified and marked and pre-drilled for each window opening. The contractor shall supply the owner with sufficient 3.5" x #8 wood screws based on a spacing of 8" oc around the perimeter of all panels to install the storm panels.

The Owner of the building will be responsible for installing the panels in the event of a wind storm or hurricane. For panel dimensions of less than 6'-0" screws shall be spaced 10" oc along the edge of the panel. For panel dimensions greater than 6'-0" up to 8'-0" screws shall be spaced 8" oc along the edge of the panel.

ROOFING NOTES:

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

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

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

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

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

RR905.2.8 Flashing. Flashing for asphalt shingles shall comply with this section.
 RR905.2.8.1 Base and Cap Flashing. Base and Cap Flashing shall be installed in accordance with Manufacturer's Installation Instructions. Base Flashing shall be of either corrosion resistant metal of minimum nominal 0.019 inch thickness or mineral surface roll roofing weighing a minimum of 77lbs per 100 square feet. Cap Flashing shall be corrosion resistant metal of minimum nominal 0.019 inch thickness.

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

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

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

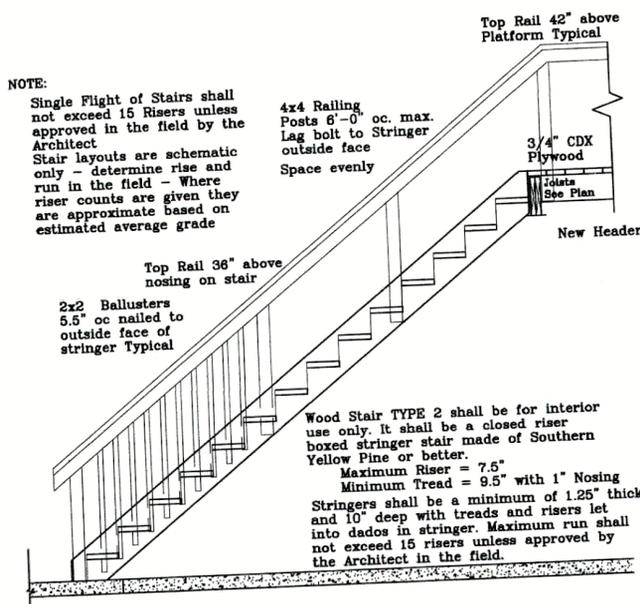
Table RR905.2.8.2 Valley Lining & Flashing Material

MATERIAL	MINIMUM THICKNESS (inches)	GAGE	WEIGHT (pounds)
Copper	—	—	1
Aluminum	0.024	—	—
Stainless Steel	—	28	28
Galvanized Steel	0.0179	28 (Zinc Coated G90)	—
Zinc Alloy	0.027	—	2 1/2
Lead	—	—	20
Painted Terne	—	—	20

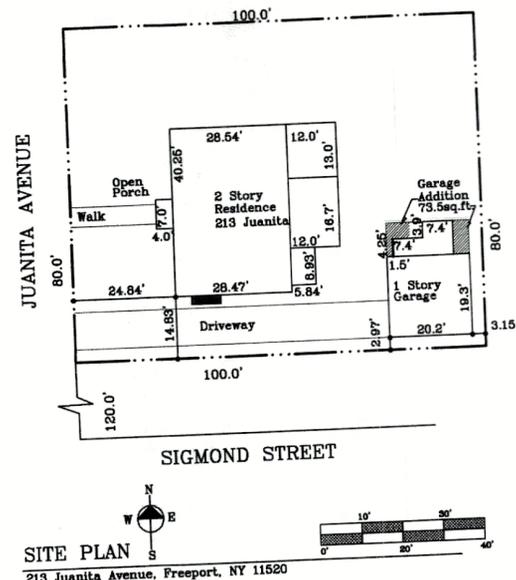
Crickets and Saddles. A Cricket Saddle shall be installed on the ridge, (high), side of all Chimneys Cricket or Saddle Coverings shall be non-corrosive sheet metal as indicated in the table above.

RR905.2.8.3 Sidewall Flashing. Flashing against a vertical sidewall shall be by the Step-Flashing method.

RR905.2.8.4 Other Flashing. Flashing against a vertical front wall, as well as Soil Stack, Vent Pipe and Chimney Flashing, shall be applied according to Asphalt Shingle Manufacturer's Printed Instructions. All pipe penetrations shall receive pre-formed rubber boot sized to fit the pipe.



NOTE - WOOD STAIR @ GARAGE



SITE PLAN
 213 Juanita Avenue, Freeport, NY 11520



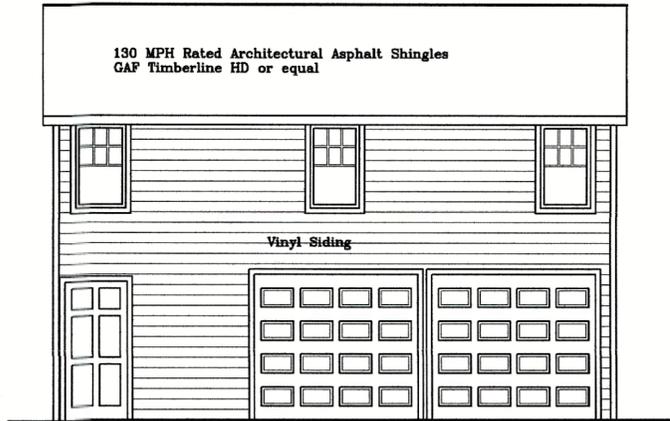
Russell C. Jordan Architect
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 Phone: 516-241-5969

Stokes Residence
 213 Juanita Avenue, Freeport, NY 11520
 Proposed Garage Renovation
 General Notes & Specifications

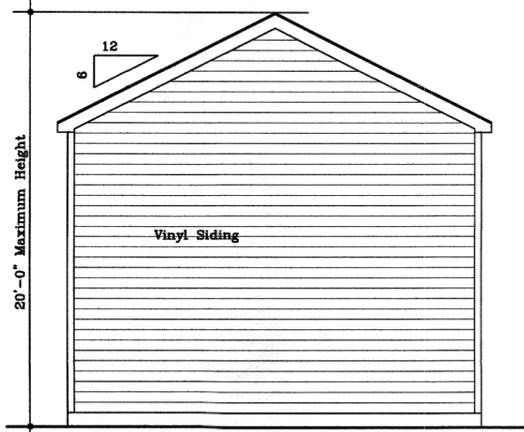
Revisions

3.00	3-15-2023
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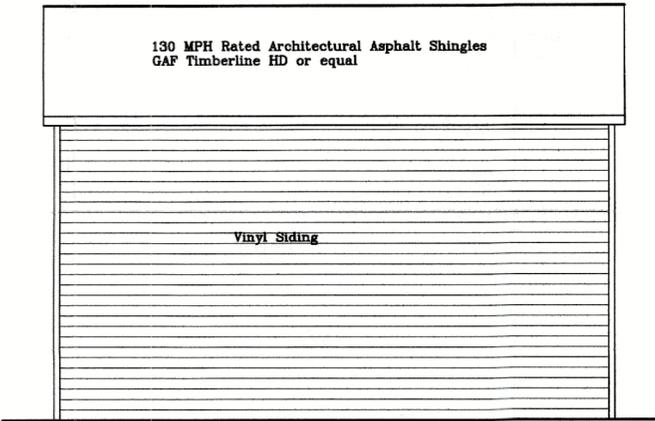
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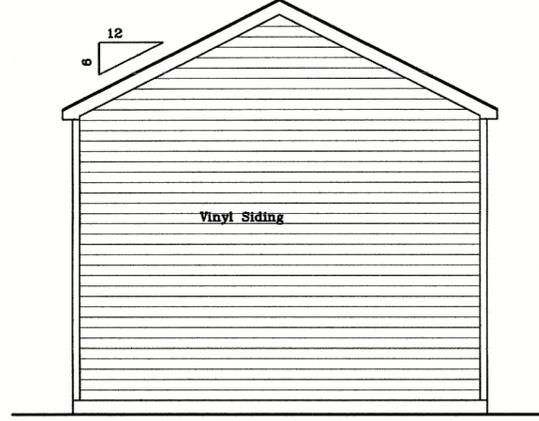
Garage Front (West) Elevation
Scale: 1/4" = 1'-0"



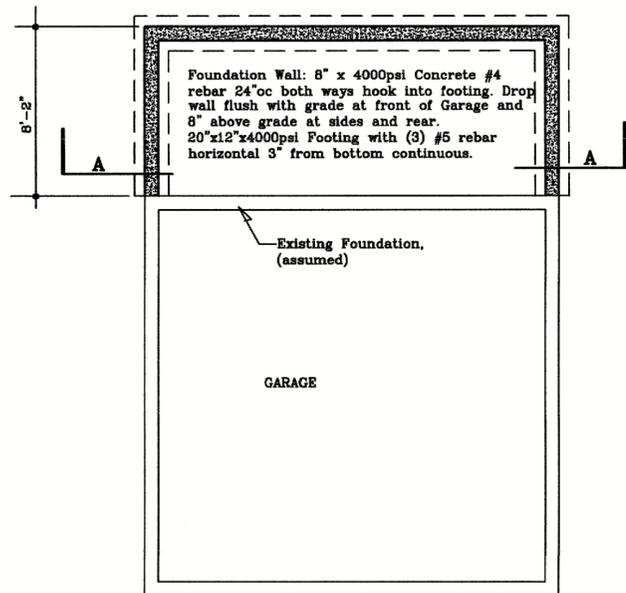
South Elevation
Scale: 1/4" = 1'-0"



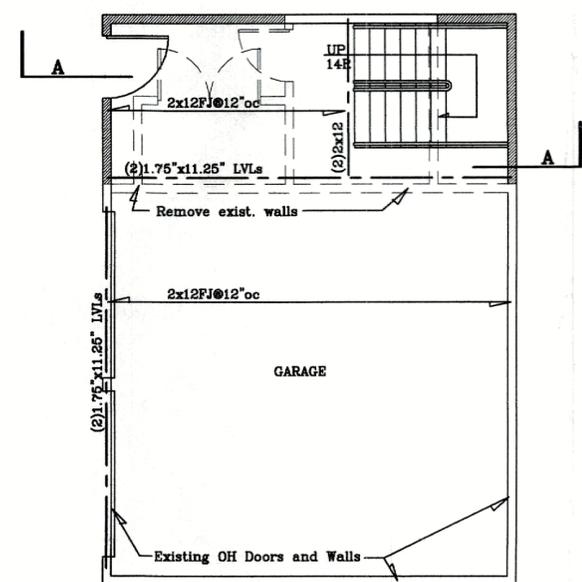
Garage Rear (East) Elevation
Scale: 1/4" = 1'-0"



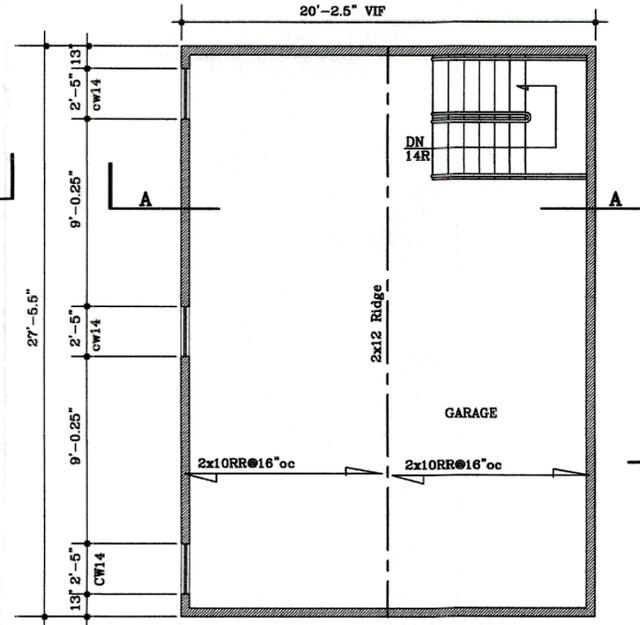
North Elevation
Scale: 1/4" = 1'-0"



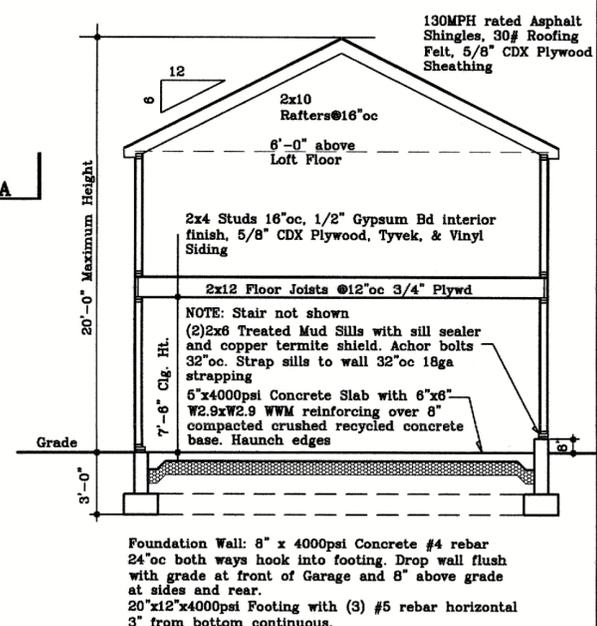
Foundation Plan
Scale: 1/4" = 1'-0"



Proposed 1st Floor Plan
Scale: 1/4" = 1'-0"



Proposed Loft Plan
Scale: 1/4" = 1'-0"



Proposed Section A-A
Scale: 1/4" = 1'-0"

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Stokes Residence
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Proposed Garage Renovation
Garage Plans, Elevations, Section

Revisions	
#000	1-9-2023
1.00	1-17-2023
2.00	1-21-2023
3.00	3-16-2023

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