

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	<input type="checkbox"/>	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

RECEIVED
2024 FEB - 5 3:16
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 DATE
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:

RECEIVED
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

RECEIVED

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

RECEIVED

2024 FEB -5 P 3:16

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 X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES X
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <u>DRIVEWAY</u> <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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"/>	
<p style="text-align: right;">CLEAR'S OFFICE</p> <p style="text-align: right;">VILLAGE OF</p> <p style="text-align: right;">2024 FEB - 5 P 3:11</p>			

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>1/14/24</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"/>

2024 FEB -5 P 3:17

RECEIVED

	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.

RECEIVED
2024 FEB - 5 P 3: 17
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

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.

JR construction c. 01-18-24
 Name of Lead Agency Date

Jose Gonzalez _____
 Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

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

existing Driveway
 Dimensions

50.00'

COMMERCIAL STREET

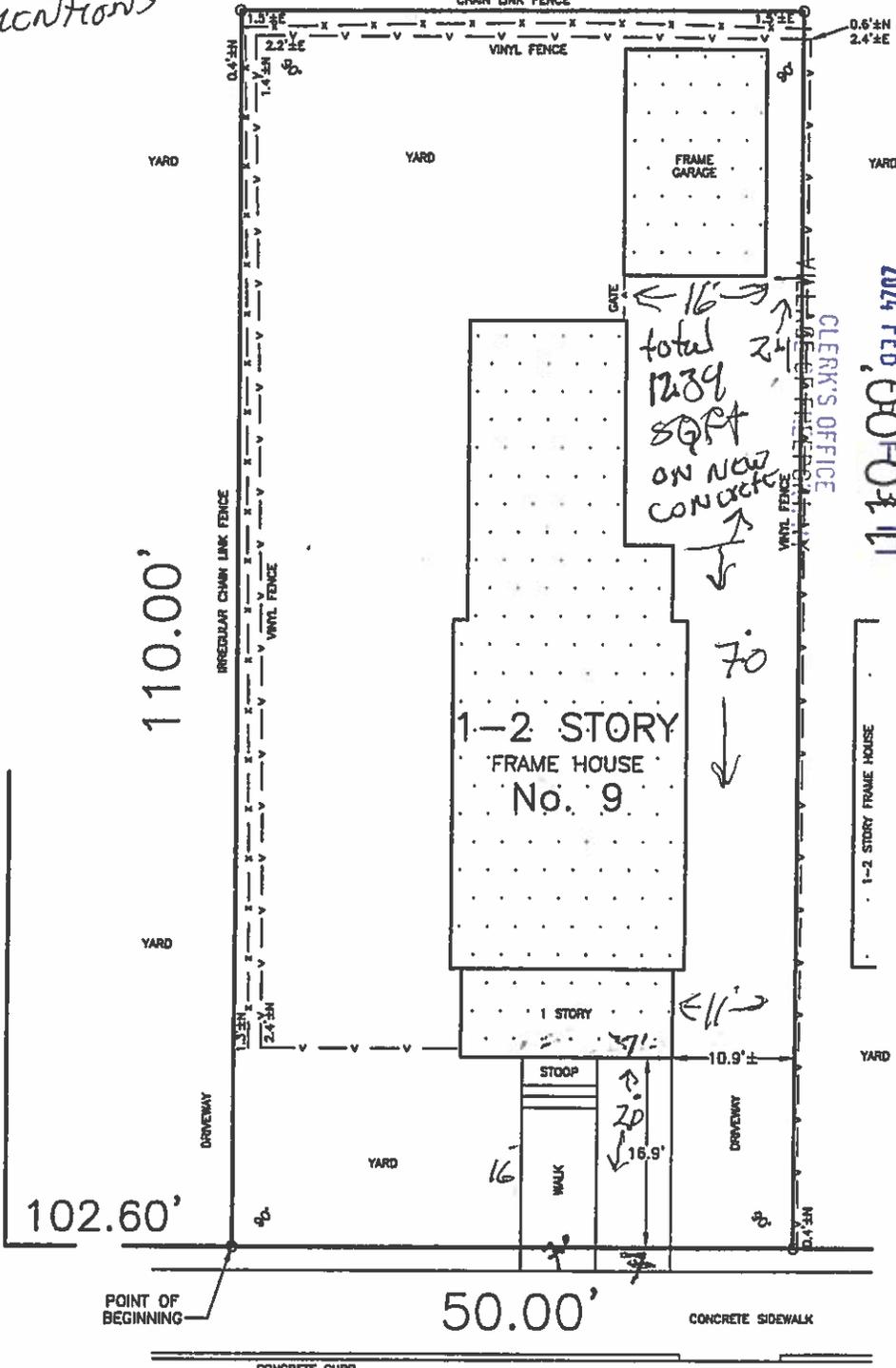
110.00'

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 RECORDS OF RECORDS AFFECTING THIS PROPERTY, UNLESS INDICATED BY THE SURVEYOR'S RECORDS FOR THIS SURVEY.
 4. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCUMBRANCES OR RECORDS OF RECORDS AFFECTING THIS PROPERTY, UNLESS INDICATED BY THE SURVEYOR'S RECORDS FOR THIS SURVEY.
 5. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCUMBRANCES OR RECORDS OF RECORDS AFFECTING THIS PROPERTY, UNLESS INDICATED BY THE SURVEYOR'S RECORDS FOR THIS SURVEY.
 6. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCUMBRANCES OR RECORDS OF RECORDS AFFECTING THIS PROPERTY, UNLESS INDICATED BY THE SURVEYOR'S RECORDS FOR THIS SURVEY.
 7. THIS SURVEY IS A VOLUNTARY SURVEY AND IS NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW.
 8. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCUMBRANCES OR RECORDS OF RECORDS AFFECTING THIS PROPERTY, UNLESS INDICATED BY THE SURVEYOR'S RECORDS FOR THIS SURVEY.
 9. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCUMBRANCES OR RECORDS OF RECORDS AFFECTING THIS PROPERTY, UNLESS INDICATED BY THE SURVEYOR'S RECORDS FOR THIS SURVEY.
 10. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCUMBRANCES OR RECORDS OF RECORDS AFFECTING THIS PROPERTY, UNLESS INDICATED BY THE SURVEYOR'S RECORDS FOR THIS SURVEY.



2024 FEB 05 10:03 AM
 CLERK'S OFFICE

RECEIVED

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> (Street)	ZONING DISTRICT _____
	BETWEEN <u>FDR</u> (Cross Street) AND _____ (Cross Street)	
	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>José Gouveia, JR Construction, 516-852-3381</u>	<u>50 Jefferson Ave Roseton NY 11575</u> <u>JRGouveia@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 CONSTR 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 José Gouveia 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 _____

RECEIVED

2024 FEB -5 P 3:17

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





RECEIVED

5

RECEIVED

2024 FEB -5

CLEB

ALBANY



RECEIVED

2024 FEB -5 P 3:18

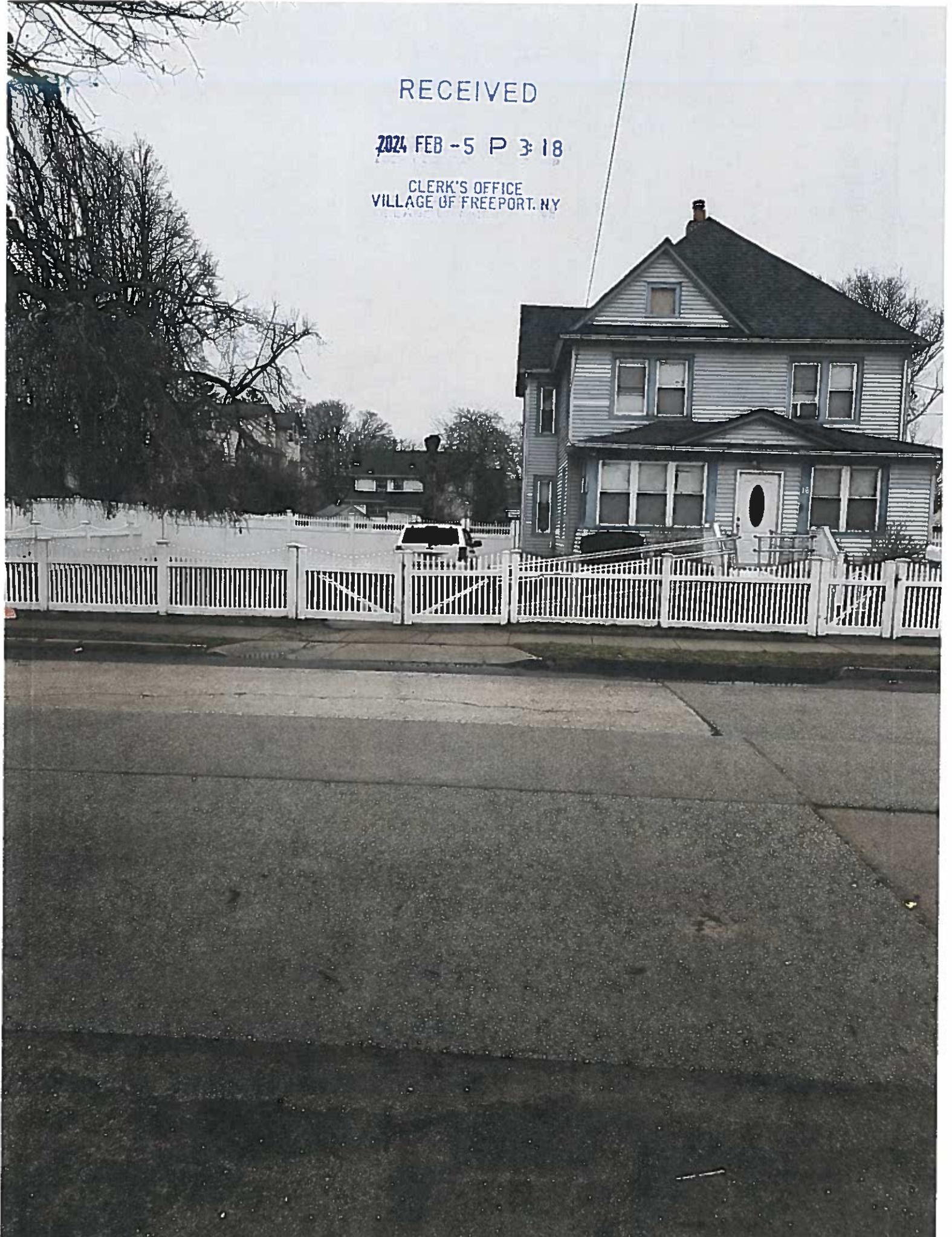
CLERK'S OFFICE
OF FREEPORT, NY



RECEIVED

2024 FEB -5 P 3:18

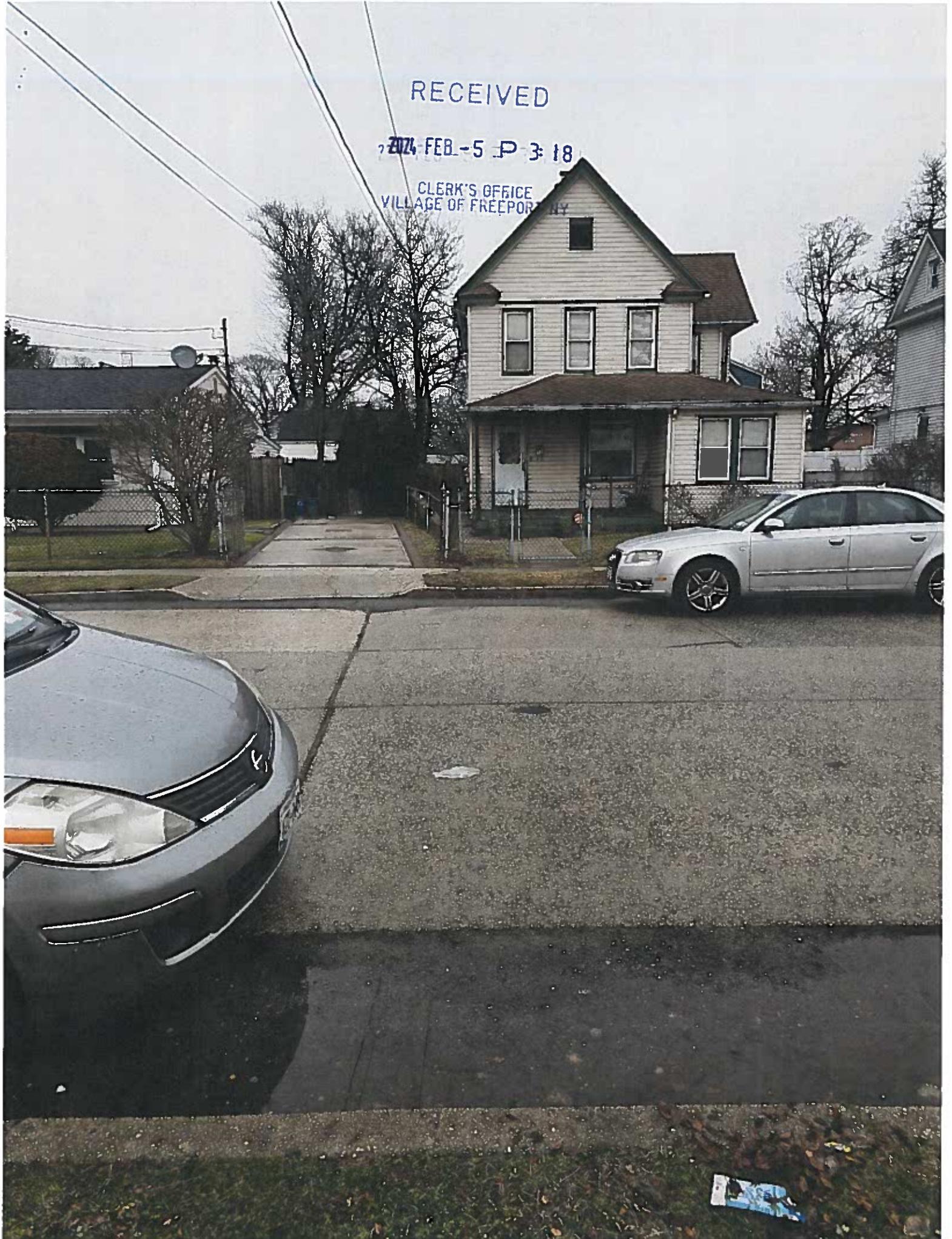
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2024 FEB -5 P 3:18

CLERK'S OFFICE
VILLAGE OF FREEPORT NY



RECEIVED

2024 FEB -5 P 3:18

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Application Date: 2/9/2024
Fees Paid: 325.00

SP# 3704

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: 20 WEBSTER BLVD S Freeport ZONING DISTRICT Res A
SECTION 5H BLOCK 333 LOT 30 NY 11502 LOT SIZE: 3,709.00 sq ft

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Bouler Pfeiffer Architects</u> <u>cl Nicholas Pfeiffer</u>		Name: <u>Nassau Suffolk partnership</u> <u>housing development fund 40 James B</u>
Address: <u>85 East main street</u> <u>Bay Shore NY 11706</u>		Address: <u>180 Over Ave St 800</u> <u>Hempstead NY 11788</u>
Telephone #: <u>631-969-3335</u>		Telephone #: <u>631-435-4710</u>

Architect
Attorney Name: Nicholas Pfeiffer, RA Address: 85 East main street
(optional) Phone #: 631-969-3335 Bay Shore NY 11706

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Construct a new FEMA compliant
single family residence 1,194 sq ft - two stories

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 29th
day of November, 2023
[Signature]
Notary Public

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

Property Owner's Consent:
I, James B... 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 5th
day of December, 2023
[Signature]
Notary Public

DOUGLAS J HIRST
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HI6380708
Qualified in Suffolk County
My Commission Expires 9/10/2024

12/9/2023
DATE

RECEIVED
2023 FEB - 8 P 1:15
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO Date of Hearing: _____ Date of Decision: _____



RECEIVED

2024 FEB -8 P 1:41

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

February 8, 2024

Nassau / Suffolk Partnership
20 Meister Blvd
Freeport, NY 11520

RE: 20 Meister Blvd Freeport, NY

Zoning District – Res A. Sec. 54 Blk. 333, Lot 30

Building Permit Application #20190788

Description–New FEMA compliant single family residence 1,194.21 sq ft two(2) stories

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

RECEIVED
 APR 17 2024
 FREEPORT BUILDING DEPT

617.20
Appendix B

RECEIVED

Short Environmental Assessment Form 2024 FEB -8 P 1: 16

Instructions for Completing

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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: LIITP #23-20 Meister Blvd S			
Project Location (describe, and attach a location map): 20 Meister Blvd South, Freeport NY SE corner of Meister Blvd & Buchanan			
Brief Description of Proposed Action: New FEMA compliant two story single family residence 1,194 sq ft on one story foundation			
Name of Applicant or Sponsor: Bauer Plunger Architects		Telephone: 31-969-3335	
Address: 85 East Main St		E-Mail: bpa@bparens.com	
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 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? <u>85</u> acres			
b. Total acreage to be physically disturbed? <u>.18</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>85</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	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"/>		<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 type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>		

RECEIVED

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: <u>2024 FEB -8 P 1: 1b</u>	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Nicholas Pfleger</u> Date: <u>4/12/2023</u></p> <p>Signature: <u>[Signature]</u></p>		

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

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

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

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

RECEIVED

2024 FEB - 8 P 1: 16

CLERK'S OFFICE
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.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

2024 FEB -8 P 1: 15

Notice

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. 20190788

Location: 20 Meister Blvd, Freeport, NY

Applicant: Nassau / Suffolk Partnership

Description: New FEMA compliant single family residence 1,194.21 sq ft two(2) stories

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: February 8, 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 RECEIVED
ZONING BOARD OF APPEALS DECISION

DATE: October 19, 2023

2024 FEB -8 P 1:15

APPROVAL

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Building Department Permit Application #20190788

Chairman, regarding Application #2023-23 for the premises located at 20 Meister Blvd., Freeport, the applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-39(A)(B)(1)(2), 210-40, and 210-43(A)(1) seeking approval for a new FEMA compliant three story single family residence, 1,194.21 square feet (2 stories of living space on a one story foundation)

I, Anthony Mineo, 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 Nicholas Pfleuger. He explained that the previous application to construct a house on this property was denied by the Board in July of 2021. The main reason was the house was too large for the property. The plans have now been modified. The previous home presented was 1,496 square feet, and this amended plan is 1,194.21 square feet. The current house on the property is 1,283 square feet. The proposed house has a one story portion in the front of the house, with a covered front entry porch to visually and physically bring the scale of the house down. All of the setbacks are being improved from the existing home. With regard to the sky exposure plane, the house next door to the west and the house across the street to the south appear to have similar sky exposure plane issues. The existing rear yard is 6.2 feet. and proposed is 20.2 feet.

The public had questions about wildlife in the existing home. While not a zoning issue, it was explained that there must be an inspection from the Department of Health to ensure there are no animals before a house may be demolished. The public asked about the secondary front yard issue. It was explained that the proposed footprint is smaller than what is currently there. There were also concerns about it becoming a rental home and if it would be ADA compliant. There were also questions about the height relative to the height of the house to the west. The house will not be ADA compliant. The height will be comparable to the house next door, and is within the maximum height limit provided for under the code. The grade of the property is not being raised.

While not addressed at this hearing, in the previous hearing, the Long Island Housing Partnership explained that they sell homes to first-time home buyers.

The Board notes that the existing secondary front yard setback is 9.5 feet. The previously proposed secondary front yard setback was 14.6 feet. The current plans propose a 17.5 foot secondary front yard setback when 20 is required.

While not specifically addressed in this hearing, the Board incorporates by reference all of the testimony on this property from 2021, including discussion of the undersize lot (3,709 square feet when 5,000 is required) and lack of sufficient frontage (40 feet provided when 50 feet is required).

The publication of the hearing for the secondary front yard setback was omitted from the original publication so the hearing was adjourned to October 19, 2023, however, the variance was discussed during the September 21, 2023 public hearing. The Board stated that if there were no questions or concerns from members of the public, the hearing would be able to be closed quickly.

The hearing was continued on October 19, 2023 after an updated publication. The applicant confirmed publication of secondary front yard and acknowledged that there was no new information to be provided.

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 detriment to nearby properties will not be created by the granting of the area variance. The applicant has scaled down the house and made design changes to help the house fit in better with the character of the neighborhood, as it is an elevated house on an undersized lot.
 - 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. Applicant has improved all the elements they were able to improve on. The house size is reduced. The secondary front yard is almost conforming. The lot size and frontage obviously cannot be changed. The sky exposure plane issues also cannot generally be avoided in elevated houses, especially in Residential A zoned properties.
 - 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.

Second by: Charles Hawkins

The Clerk polled the Board:

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



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 FEB - 8 P 1: 15

RECEIVED



RECEIVED
 2023 FEB - 8 P 1: 16
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



PROPOSED AERIAL VIEW

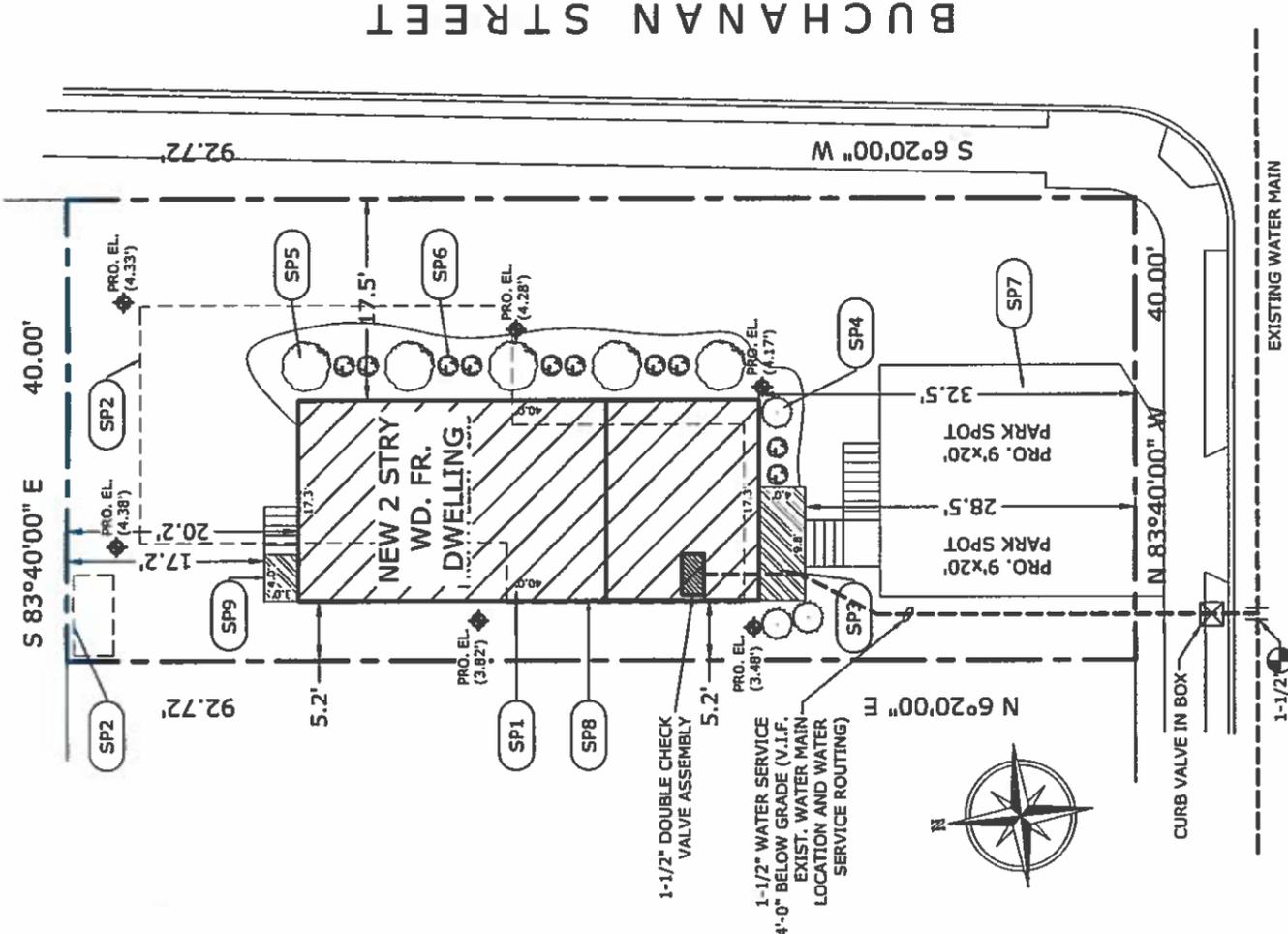
SCALE: NTS



EXIST. AERIAL VIEW

SCALE: NTS

ARCHITECTURAL SITE PLAN NOTES	
SP1	PROPOSED TWO STORY WOOD FRAME SINGLE FAMILY DWELLING ON ONE STRY FOUNDATION
SP2	EXISTING DWELLING AND SHED TO BE DEMOLISHED
SP3	PROPOSED WD. FRAME ENTRY STAIR & LANDING
SP4	NEW VELVET BOXWOOD (TYP. FOR 3)
SP5	NEW HETZI COLUMN JUNIPER (TYP. FOR 5)
SP6	NEW BIG LEAF HYDRANGEA (TYP. FOR 10)
SP7	NEW P. CONC. WALKWAY - BROOM FINISH
SP8	PROPOSED WALL HUNG A/C COND. LOCATION
SP9	STAIR & LANDING FOR ELEC. METER



ARCHITECTURAL SITE PLAN/ LANDSCAPE PLAN

SCALE: 1" = 15'-0"

DATE: _____
 COMMENTS: _____

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
 www.bpaarch.com | bpa@bpaarch.com
BOULDER PFLUGER ARCHITECTS, P.C.
 65A E. Main St., Bayshore, N.Y. 11706 | O - (631) 969-3335

PROJECT: NEW 2 STRY: 1 P 8
 RESIDENCE
 20 Meister Blvd South
 Freeport, N.Y. 11502

DATE: 01/16/23
 JOB#: BPA-18-0135
 PAGE: **D2**



EXIST. - Buchanan St. Rear view
 SCALE: NTS



EXIST. - Meister Blvd. Front view
 SCALE: NTS



EXIST. - Meister Blvd. Side view
 SCALE: NTS



EXIST. - Buchanan St. Side view
 SCALE: NTS



EXIST. - Corner of Meister Blvd and Buchanan St.
 SCALE: NTS

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



PROJECT:

20 Meister Blvd South
Freeport, N.Y. 11502
RESIDENCE
NEW 2 STRY

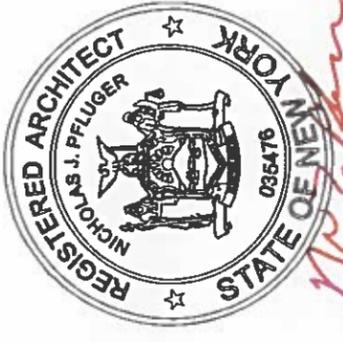
65A E. Main St., Bayshore, N.Y. 11706 | O - (631) 969-3335

BOULDER PFLUGER
ARCHITECTS, P.C.

James M. Boulder, R.A., A.I.A. | Nicholas J. Pflugger, R.A., A.I.A.
www.bparchs.com | bpa@bparchs.com

DATE	COMMENTS

THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. THE DESIGNS PRESENTED HEREIN ARE THE PROPERTY OF BOULDER PFLUGER ARCHITECTS, P.C. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOULDER PFLUGER ARCHITECTS, P.C. IN ACCORDANCE WITH THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.



RECEIVED

2024 FEB - 8 P 1: 17

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



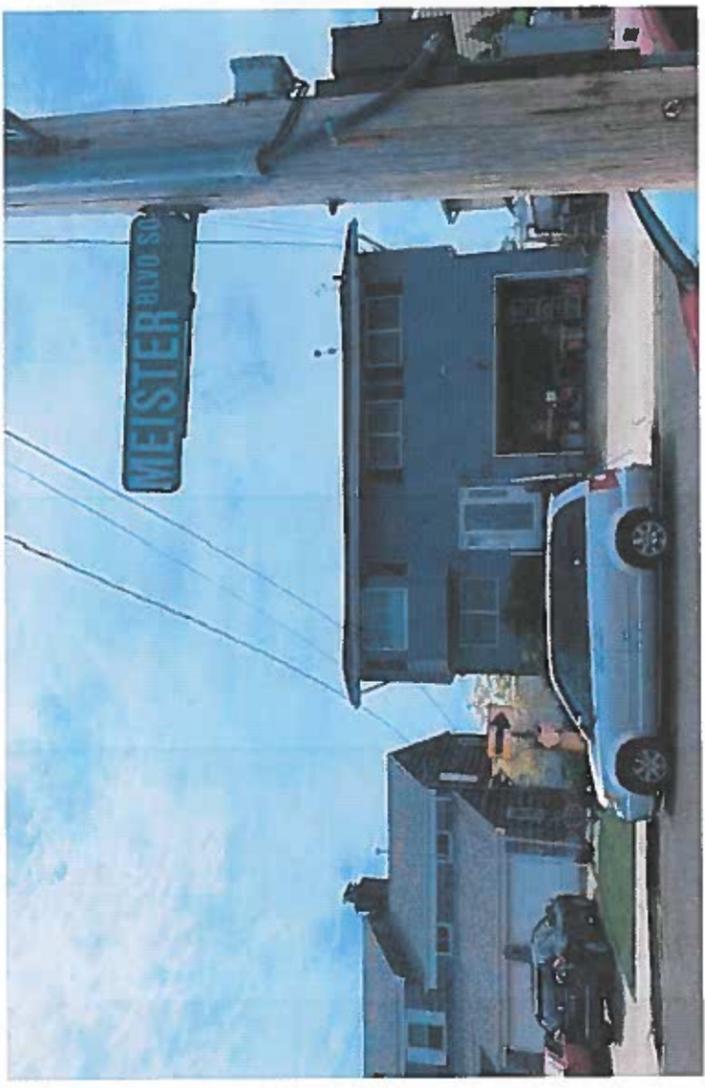
EXIST. - Meister Blvd. Looking South

SCALE: NTS



EXIST. - Meister Blvd. Neighbor

SCALE: NTS



EXIST. - Meister Blvd. Looking South

SCALE: NTS



EXIST. - Meister Blvd. Looking South

SCALE: NTS

PROJECT:

NEW 2 STRY
RESIDENCE
20 Meister Blvd South
Freeport, N.Y. 11502

BOULDER PFLUGER
ARCHITECTS, P.C.

85A E. Main St., Bayshore, N.Y. 11706 | O - (631) 968-3335

James M. Boulter, R.A., A.I.A. | Nicholas J. Pfuger, R.A., A.I.A.
www.bparchs.com | bpa@bparchs.com

THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
THE DESIGNS PRESENTED HEREIN ARE THE PROPERTY OF BOULDER PFLUGER ARCHITECTS, P.C. AND
SHALL NOT BE DUPLICATED WITHOUT WRITTEN AUTHORIZATION FROM JAMES BOULTER, R.A. OR
NICHOLAS PFLUGER, R.A. THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER
FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA),
WHICH HAS SEVERE PENALTIES.



RECEIVED

2024 FEB - 8 P 1:11
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

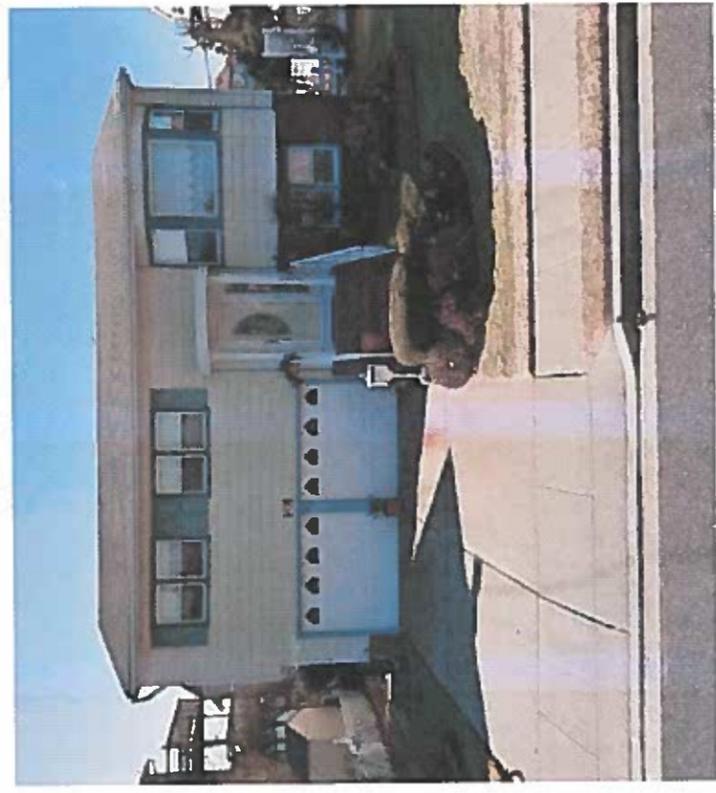
EXIST. - Buchanan St. Looking East

SCALE: NTS



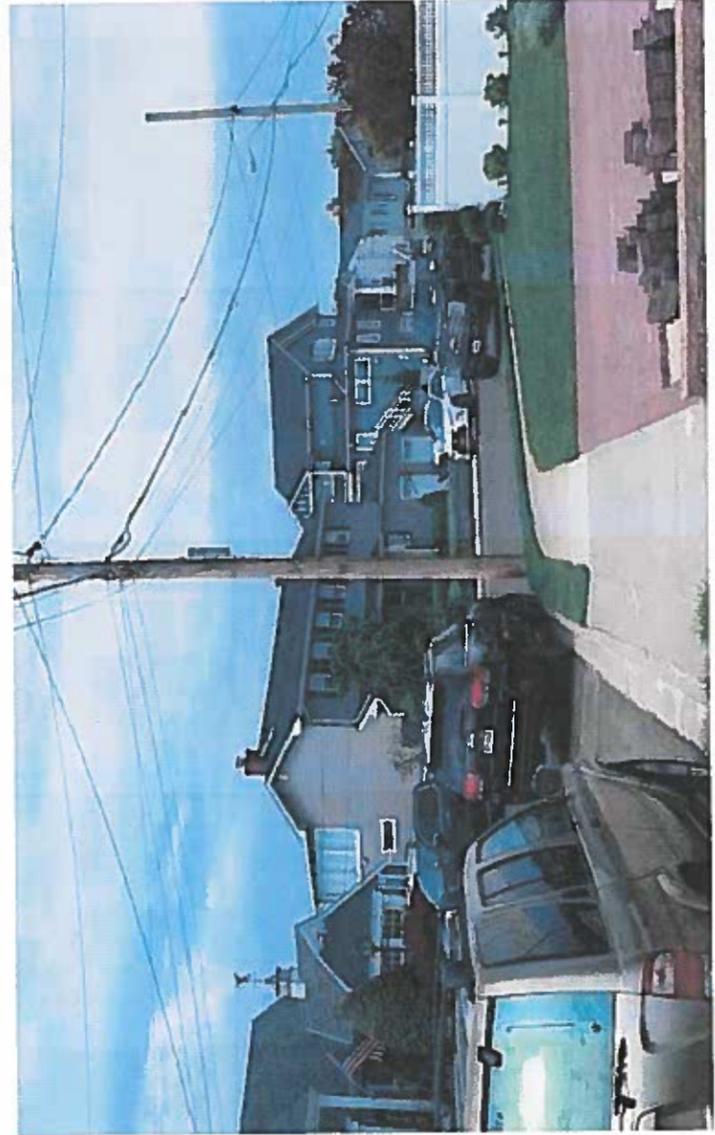
EXIST. - Buchanan St. Neighbor

SCALE: NTS



EXIST. - Meister Blvd. Looking South West

SCALE: NTS



PROJECT:

NEW 2 STRY
RESIDENCE
20 Meister Blvd South
Freeport, N.Y. 11502

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
www.bparchs.com | bpa@bparchs.com

B O U L E R P F L U G E R
A R C H I T E C T S , P . C .
85A E. Main St., Bayshore, N.Y. 11706 | O - (631) 869-3335

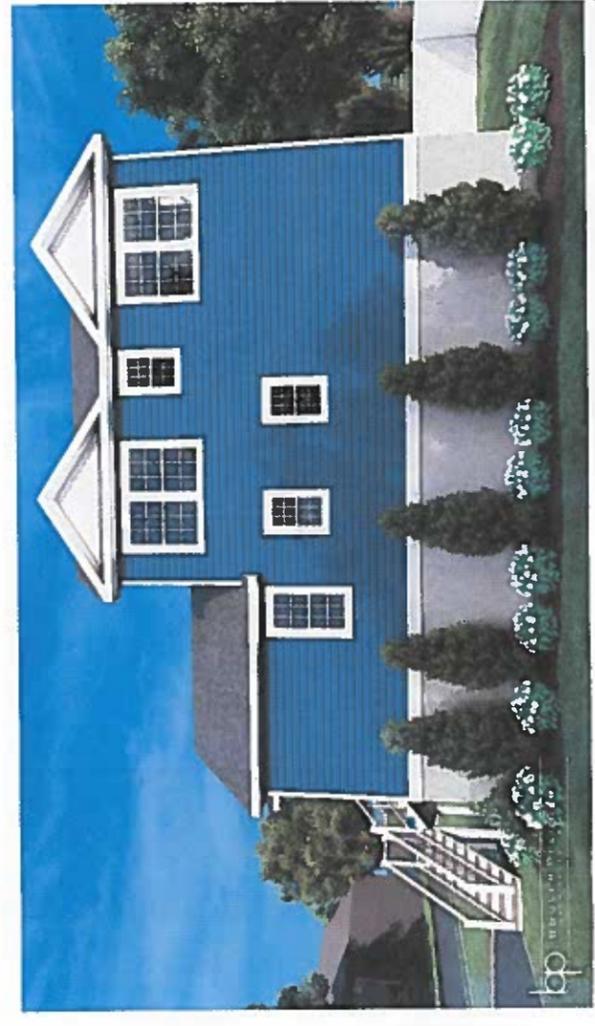
THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
SHALL NOT BE Duplicated WITHOUT WRITTEN AUTHORIZATION FROM JAMES BOULER, R.A. OR
NICHOLAS PFLUGER, R.A. THESE PLANS ARE PROTECTED UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA),
WHICH HAS SEVERE PENALTIES.



RECEIVED

2024 FEB - 8 P 1:17
SCALE: NTS
SIN

PROPOSED - Buchanan St. Side view



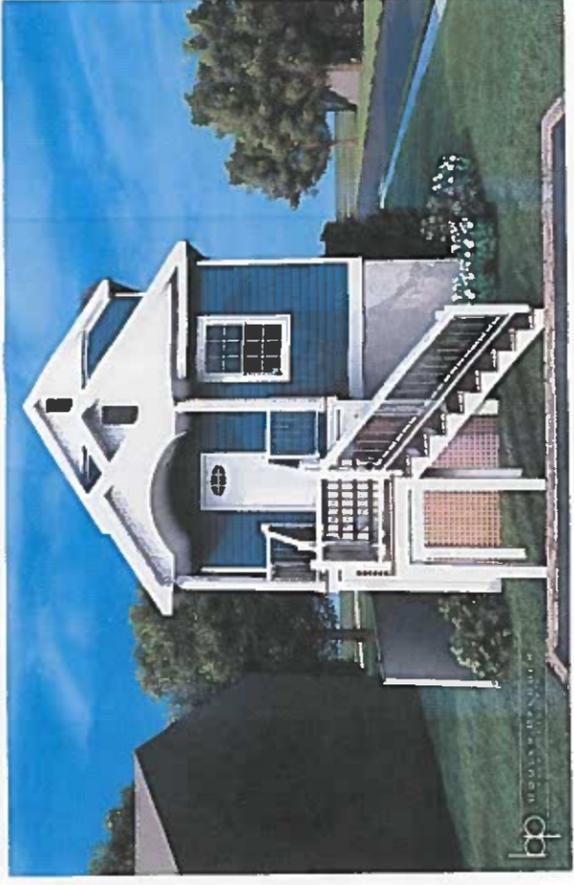
PROP. - Buchanan St. Rear view

SCALE: NTS



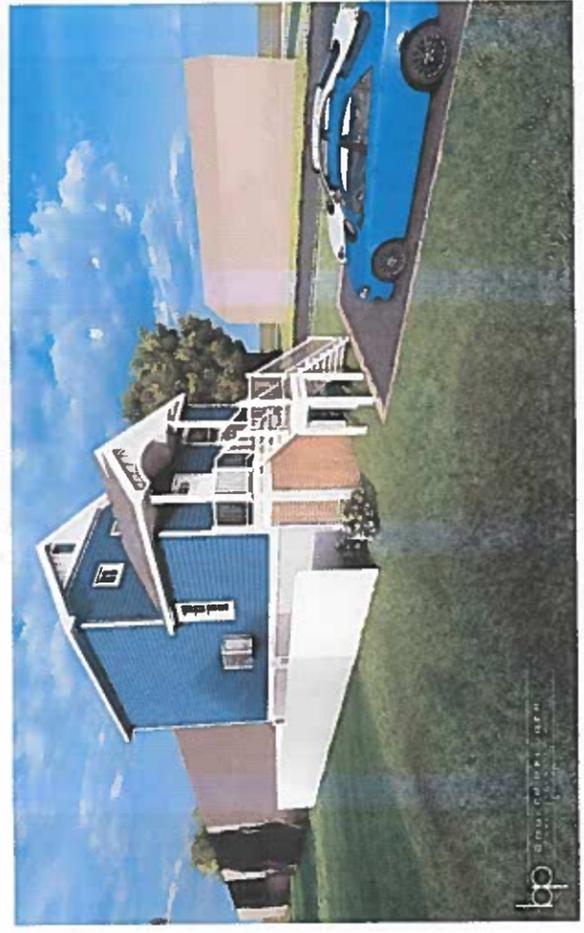
PROP. - Meister Blvd. Front view

SCALE: NTS



PROPOSED - Meister Blvd. Side view

SCALE: NTS



PROPOSED - Corner of Meister Blvd and Buchanan St.

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





DATE: _____ COMMENTS: _____
THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
SHALL NOT BE DULCATED WITHOUT WRITTEN AUTHORIZATION FROM JAMES BOULTER, R.A. OR
NICHOLAS PRUGER, R.A. THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER
PENAL LAWS BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AMCPA),
WHICH HAS SEVERE PENALTIES.

ELEVATION KEY NOTES

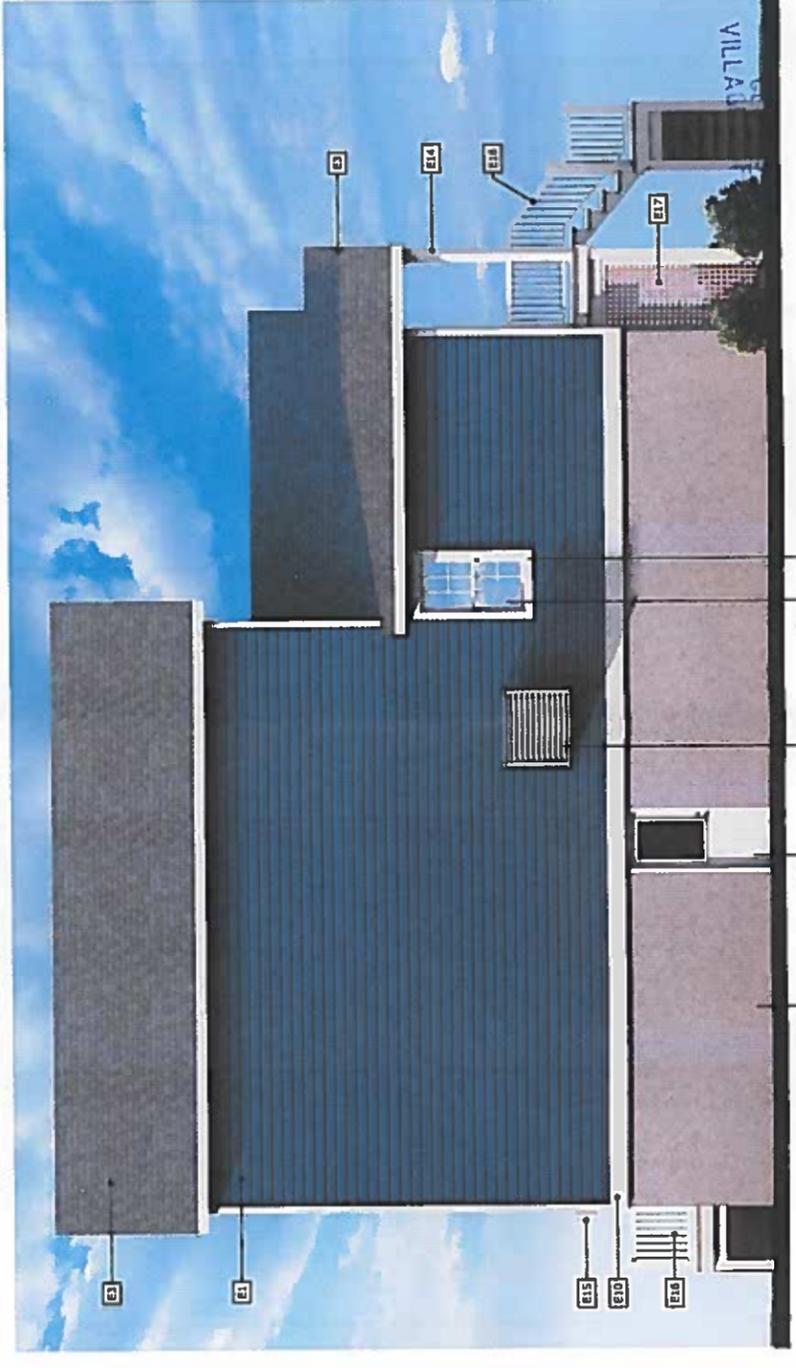
E1	ROOFING: AS PHOWN E1 1. VENT, NON-DRAIN COVERS 2" DUTCHCAP BY "CERTAINTED" (OR EQ.) 2. FINISH: HORIZONTAL SLATE 3. INSTALL AS PER MANU. 4. COLOR: WHITE
E2	WALLS: AS PHOWN E2 1. VENT, BOARD & BATTEN - SHINGLES BY "CERTAINTED" (OR EQ.) 2. FINISH: SHOWN 3. INSTALL AS PER MANU.
E3	WALLS: AS PHOWN E3 1. VENT, SHINGLES BY "SAP" (OR EQUAL) 2. FINISH: SHOWN 3. INSTALL AS PER MANU. 4. COLOR: CHAMICAL
E4	WINDOWS: AS PHOWN E4 1. ALL EXTENSION DOORS BY "THERMATU" (OR EQUAL) 2. FINISH: SHOWN 3. INSTALL AS PER MANU. SPEC.'S 4. COLOR: WHITE
E5	DOORS: AS PHOWN E5 1. VENT, WINDOW AND DOOR CASING BY "CERTAINTED" (OR EQ.) 2. FINISH: SHOWN 3. INSTALL AS PER MANU. SPEC.'S 4. COLOR: WHITE
E6	FACING: AS PHOWN E6 1. FINISH: SHOWN 2. COLOR: WHITE 3. INSTALL AS PER MANU. SPEC.'S
E7	BASES: AS PHOWN E7 1. 1/4" x 1/4" PVC LAMES BY "AZEK" (OR EQUAL) 2. FINISH: SHOWN 3. INSTALL AS PER MANU. SPEC.'S
E8	ROOFING: AS PHOWN E8 1. CONTINUOUSLY VENTED 2. FINISH: SHOWN 3. INSTALL AS PER MANU. SPEC.'S
E9	RESERVED
E10	1" PVC TRIM BAND BY "AZEK" (OR EQ.)
E11	3.5" VENT, GABLE TRIM BY "CERTAINTED" (OR EQUAL) INSTALL AS PER MANU. SPEC.'S - (OPTIONAL)
E12	1" PVC TRIM BAND BY "AZEK" (OR EQUAL) 1. FINISH: SHOWN 2. INSTALL AS PER MANU. SPEC.'S 3. SEE NOTED DETAIL
E13	1" PVC TRIM BAND BY "AZEK" (OR EQUAL) 1. FINISH: SHOWN 2. INSTALL AS PER MANU. SPEC.'S 3. SEE NOTED DETAIL
E14	8" POST ENCLOSURE BY "WOLF" (OR EQUAL)
E15	ELEC. INTER. - SEE ALSO FLOOR PLAN NOTES
E16	VENT, RAILING TO SELECT COLOR: WHITE
E17	VENT, PVC LATTICE @ STAR LANDING (NO. 50% OPEN) COLOR: SIBIRAL CEDAR
E18	NEW WALL, MOUNTED A/C CONDENSER UNIT'S & DECORATIVE SCREENING
E19	FLOOD VENTS AS PER FOUNDATION PLAN
E20	GAS METER (WHEN APPLICABLE) - SEE ALSO FLOOR PLAN NOTES. VENT ABOVE EPE
E21	EPPS CONCRETE FOUNDATION DRYVIT FINISH: COTTON

ADDITIONAL ELEVATION NOTES:
1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING



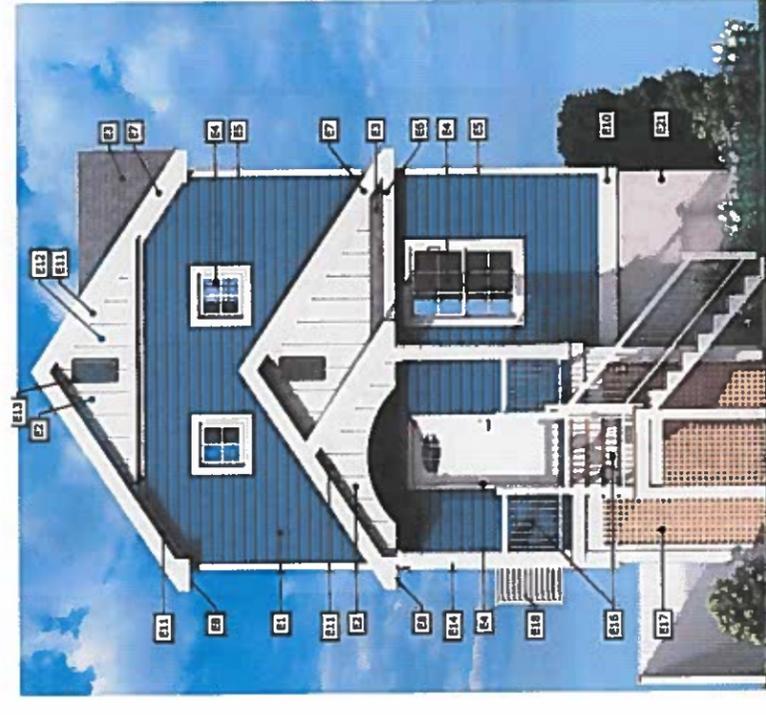
SIDE VIEW - BUCHANAN ST.

SCALE: NTS



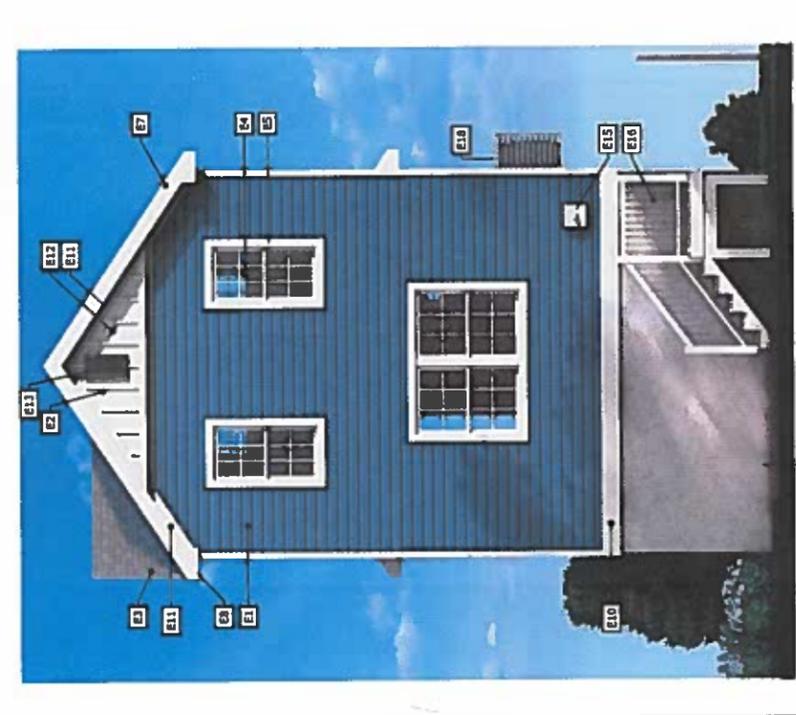
SIDE VIEW

SCALE: NTS



FRONT VIEW - MEISTER BLVD.

SCALE: NTS



REAR VIEW

SCALE: NTS

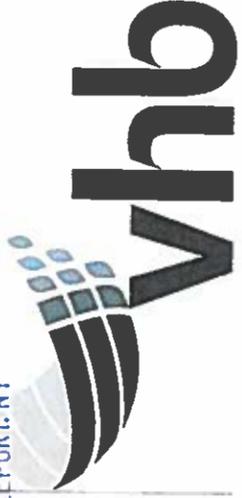
RECEIVED

2021, FEB - 8 P 1:17

RECEIVED

2024 FEB -8 P 1:18

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Engineering, Surveying,
Landscape Architecture
and Geology, PC
100 Motor Parkway
Suite 135
Hauptpage, NY 11788
631.787.3461



GROUND ELEVATION 4.2'

SM/SP	2'	FINE TO MEDIUM BROWN AND DARK BROWN TOPSOIL WITH ORGANICS INTO SILTY SAND, INTO FINE TO MEDIUM SAND, SOME FINE GRAVEL
PT/CL	2'	FINE BROWN AND DARK GRAY SILTY SAND, CLAY AND PEAT, TRACE FINE GRAVEL
SM/CL	7'	FINE SILTY SAND, SOME CLAY
CL/SM	10'	FINE DARK GRAY AND DARK BROWN CLAY AND SILTY SAND, TRACE FINE GRAVEL
SW	12'	FINE TO MEDIUM LIGHT BROWN SAND, SOME FINE TO COARSE GRAVEL
SP/SW	17'	MEDIUM TO FINE LIGHT BROWN SAND, SOME FINE TO SMALL GRAVEL
	22'	

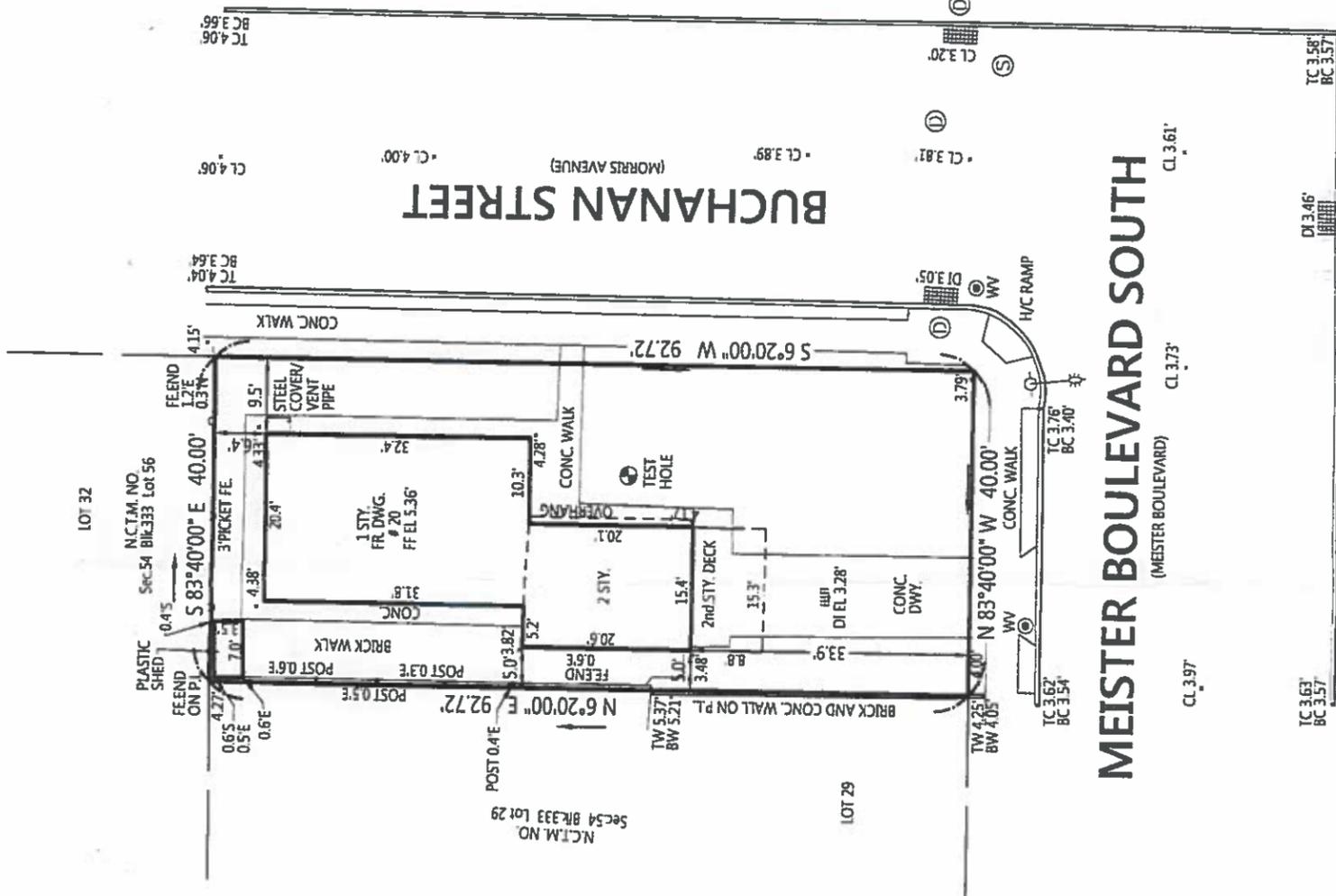
TEST HOLE

BY: SLACKE TEST BORING, INC.
DATE: 11-12-2018

WATER AT 2.2' BELOW SURFACE

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, PC IN NOVEMBER, 2018 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, PC IN NOVEMBER, 2018.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.
- 6) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THE SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SIGNATURE AND INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPIES.
- 7) EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AND SHOWN ON THE SURVEY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OF SUBSEQUENT OWNERS. THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND OTHER CONSTRUCTION.
- 8) UNLESS OTHERWISE NOTED ELEVATIONS SHOWN ON THIS DRAWING ARE REFERENCED TO NAVD 88 DATUM.



PARCEL DATA	
AREA	= 3,709 SF
AVERAGE FRONT SETBACK ON MEISTER BOULEVARD SOUTH	= 32.16'
AVERAGE FRONT SETBACK ON BUCHANAN STREET	= 21.17'
FEMA ZONE	AE (EL.8')
36059C0239G	9/11/2009

**Survey of Lots 30 and 31
In Block 13
Amending Map of Meister Beach
Situated at Village of Freeport
Town of Hempstead
Nassau County, New York**

F: 05/14/1930 Map No: 709
N.C.T.M.#: Sec.54 Blk.333 Lot 30
Field Date: November 18, 2018
Project No: 26885.00

[Signature]

PAT T. SECCAFICO P.L.S.
NYS LIC. NO. 049287

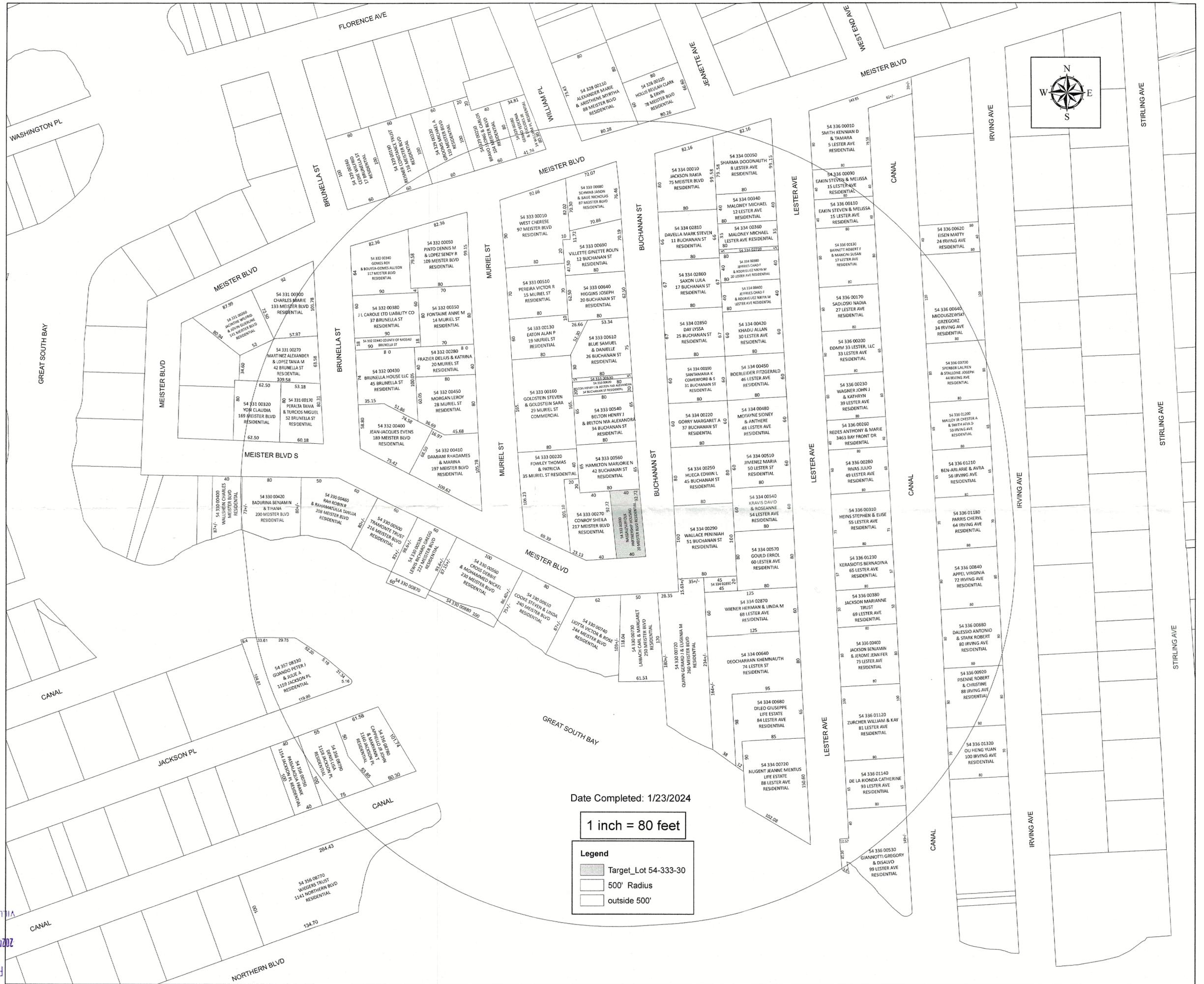


500' Radius Map
Section/Block/Lot 54-333-30
20 Meister Blvd Freeport, NY 11520

Nassau County Department of Assessment



RECEIVED
 2024 FEB - 8 P 1:18
 CLERK'S OFFICE
 VILLAGE OF FREEPORT



Date Completed: 1/23/2024

1 inch = 80 feet

Legend

- Target Lot 54-333-30
- 500' Radius
- outside 500'

Application Date: 2/12/24
Fees Paid: \$ 750.00

SP# 3705

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: 131-135 GUY LOMBARDO AVE ZONING DISTRICT RS AA
SECTION 62 BLOCK 75 LOT 31,32,33 LOT SIZE: 162.67' X 138.75' (22293 SF)
34,773.03 SF

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>BKH ARCHITECT</u> <u>BRANDON HAMCHUK</u>			Name: <u>135 GUY LOMBARDO, LLC</u>
Address: <u>783 PAT DR</u> <u>WEST KIP, NY 11795</u>			Address: <u>P.O. BOX 239</u> <u>OSTEL BAY, NY 11771</u>
Telephone #: <u>631-241-7328</u>			Telephone #: <u>516-922-1722</u>

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

Present Land Use: OFFICE Proposed Land Use: RESIDENTIAL

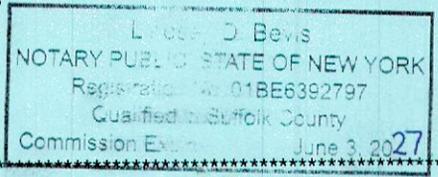
Description of Proposed Work: NEW 4 STORY 37 DWELLING UNIT APARTMENT BUILDING
WITH RECREATION ON ROOF

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] _____ DATE 1.3.2024
APPLICANT'S SIGNATURE

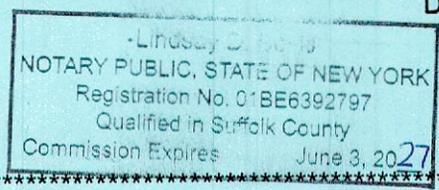
Sworn to before me this 3 day of January, 2024.
[Signature]
Notary Public



Property Owner's Consent: I, 135 GUY LOMBARDO, LLC am (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature] _____ DATE 1.3.2024
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 3 day of January, 2024.
[Signature]
Notary Public



FOR VILLAGE USE ONLY

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



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

February 6, 2024

135 Guy Lombardo, LLC
783 Pat Drive, West Islip, NY 11795

RE:, 131-135 Guy Lombardo Ave, Freeport, NY 11520
Zoning District: Bus AA Sec 62 Blk 75 Lot 31,32,33.
Building Permit Application #20233343
Description: New 4 story apartment building (47,609.09 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

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 FEB 12 A 11:05

c: Village Clerk

RECEIVED

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233343

Location: 131-135 Guy Lombardo Ave

Applicant: 135 Guy Lombardo, LLC

Description: New 4 story apartment building.

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)

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 FEB 12 A 11:05

Dated: February 6, 2024

RECEIVED

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2023334

Filing Date 6/20/23

JUN 20 2023

FREEPORT BUILDING DEPT.

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) 131-135 Guy Lombardo Ave
ZONING DISTRICT Bus-AA
BETWEEN Smith Street AND Cottage Court
SECTION 62 BLOCK 75 LOT 31, 32, 33 APPROX. 267.14 X 138.75 LOT 34, 773.03

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.
A. TYPE OF IMPROVEMENT
B. PROPOSED OR EXISTING USE
RESIDENTIAL: 11 One Family, 12 Two families, 13 Apartment - Enter No. of Units 37, 14 Transient hotel, motel, or dormitory, 15 Garage or Accessory Structure, 16 Other - Specify
NON RESIDENTIAL - Complete Part "E"
C. COST: 10 TOTAL COST OF IMPROVEMENT \$ 500,000
D. DESCRIPTION OF PROJECT: New 4 story apartment building

III. IDENTIFICATION - To be completed by all applicants
1. Owner or Lessee: 135 Guy Lombardo, LLC
MAILING ADDRESS: P.O. Box 239, Oyster Bay, NY 11771
TEL. NO. 516-922-1722
2. Contractor
3. Architect or Engineer: BKH Architect, pllc
MAILING ADDRESS: 783 Pat Dr., West Islip, NY 11795
TEL. NO. 631-241-7328

IV. OWNER - CONTRACTOR STATEMENT
Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.
Workmen's Compensation Certificate No. Company Exp. Date
Contractor or Owner (Print)
Address
Phone
State of New York
County of Nassau
135 Guy Lombardo, LLC
being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
Sworn to before me this 1 day of June, 2023

V. FLOOD ZONE
IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES X NO
IF YES, WHICH ZONE? X
IS PROJECT TO REPAIR FLOOD DAMAGE? YES NO X
PROJECT DESCRIPTION
Total/First Flr Square Feet 3,527.96
Upper Flrs Square Feet 14,765.14
of Fixtures 200
of Floors 4
Occup. Type R-2

Notary Public, State of New York
Lindsay D. Bevis
Registration No. NYBE6392797
Qualified in Suffolk County
Commission Expires June 3, 2023

VI. VALIDATION (Official Use Only)
Building Permit Number
Building Permit Issued
Building Permit Fee \$
Approved by:
Superintendent of Buildings

RECEIVED FEB 12 11:05 AM 2023

RECEIVED
 JUN 20 2023
 FREEPORT BUILDING DEPT.

Short Environmental Assessment Form Part 1 - Project Information

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			
Guy Lombardo			
Name of Action or Project:			
Guy Lombardo			
Project Location (describe, and attach a location map):			
131-135 Guy Lombardo Ave - Freeport			
Brief Description of Proposed Action:			
New 4 story apartment building			
Name of Applicant or Sponsor:		Telephone: 631-241-7328	
BKH Architect		E-Mail: BKHarchitect@gmail.com	
Address:			
783 Pat Drive			
City/PO:		State:	Zip Code:
West Islip		NY	11795
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"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

Page 1 of 3
 2024 FEB 12 A 11:05

RECEIVED



		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?			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<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
b. Are public transportation services 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 the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: spray foam, high efficiency fixtures		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				

RECEIVED
 2024 FEB 12 A 11:05
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
 Page 2 of 3

RECEIVED
JUN 20 2023

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brandon Hamchuk, RA</u>	Date: _____	
Signature:	Title: <u>Architect</u>	

PRINT FORM

RECEIVED
 2024 FEB 12 A 11: 05
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
 Page 3 of 3

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

DATE: December 21, 2023

APPROVAL

Building Department Permit Application#20233343

Chairman, regarding Application #2023-25 for the premises located at 131-135 Guy Lombardo Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-48, 210-49C, 210-65, and 210-172A2a seeking approval for a new four story apartment building – 47,609.09 square feet.

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

By way of background, a proposed project for this site was before the Board in 2022. The project was a proposed five story 41 unit apartment building. The building height was in excess of what is permitted, and there were too many units for what is permitted by right on the property. 82 parking spaces were required and 66 were provided. There was also insufficient open space and recreation space. A buffer was not provided up against the residential zoned properties. The Board had noted that most of the difficulties went away if the proposed building was 4 stories instead of five. In April of 2022, this Board denied the proposed project

Regarding the current application, a public hearing was held on November 16, 2023 wherein applicant was represented by Christopher Gomoka, on behalf of the Law Office of Michael Solomon. He explained that the current application is smaller and less dense than the original application. They have had some community meetings and in July of 2023, submitted new plans addressing the concerns. While the surrounding area has not changed, there has been significant movement in the state government and federal department of transportation regarding housing in zones within one and one half miles of public transport. This property is .4 miles from public transportation by bus and .6 miles from the train station. They have met with the Nassau County Fire marshals and there is a preventive plan on file with them.

Architect Brandon Hamcheck returned to give an update for the building. They removed a story, decreasing from five stories to 4. They reduced the units from 41 down to 37, one of which will be a superintendent apartment. 74 spaces are required and 67 are provided, one more than the previous application. The building will be a wooden steel frame building, fully sprinkled. The telephone poles around the area will be removed and aerial apparatus can access the building. There will be roof anchors and ladders on the back side of the building. There will be stand pipes in each of the stairwells. In decreasing the building by a floor, the building got a little bit longer, with 12 units per floor instead of 10. All units in the building will be handicapped accessible. Every window is an egress window. There will be recreational space on the roof of the building. 35 units are permitted under the density restrictions. The telephone poles being removed are going to have the wires buried under the ground. There will be curb cuts on

Cottage Court and Smith Street. Mr. Hamchuk confirmed there is no room for a buffer from the residential property.

Sean Mulryan, a traffic engineer, presented a parking study. Based on the Institute of Engineers, updated in October 2023, the parcel would generate between 33 and 44 cars during peak demand. Highest demand will occur at night when residents are home. It is considered a transit-oriented development, meaning many people may use the train and busses.

Barry Nelson testified as to the conditions in the surrounding area and opined that the proposed redevelopment of the subject property was reasonable. The apartments range in size from 901 square feet to 1225 square feet. The rents for the apartments should range from \$3,100 to \$3,700 per month.

Neighbors expressed concerns about rats when the existing building comes down. The applicant expects construction to take approximately a year and a half. Neighbors were also concerned about parking and sewer issues. According to the neighbor, the existing sewer on Guy Lombardo overflows about three times a year

As to the variances for density, open space, buffer zone, and parking, the Board has determined:

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. Applicant has scaled down the previous application and come in with a proposal very similar to what the Board recommended last year. This will fit in better with the character of the neighborhood.
 - 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. Applicant has scaled down the building significantly from the original proposal.
 - c. that the requested area variance is insubstantial. The remaining variances at this point are relatively insubstantial in nature. The open space, parking, and density variances are minor. As was mentioned during the hearing, there is not presently a buffer zone, so that will not be a substantial change from the present situation.
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.

The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant

and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

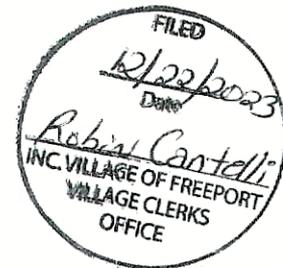
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.
4. Applicant has made statements that the plan has been discussed with the Nassau County Fire Marshal. As a condition of approval, applicant must meet with the Freeport Fire Department regarding safety and access to the building, including ability of fire apparatus accessing the building, as well as required sprinkling of all void spaces. The Freeport Fire Department must sign off on the plans to ensure that the safety of the future residents will be protected. Should the Fire Department fail to approve the submitted plans, applicant must return to the Zoning Board for further review.

Second by: Charles Hawkins

The Clerk polled the Board:

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



RECEIVED

2024 FEB 12 A 11: 06

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

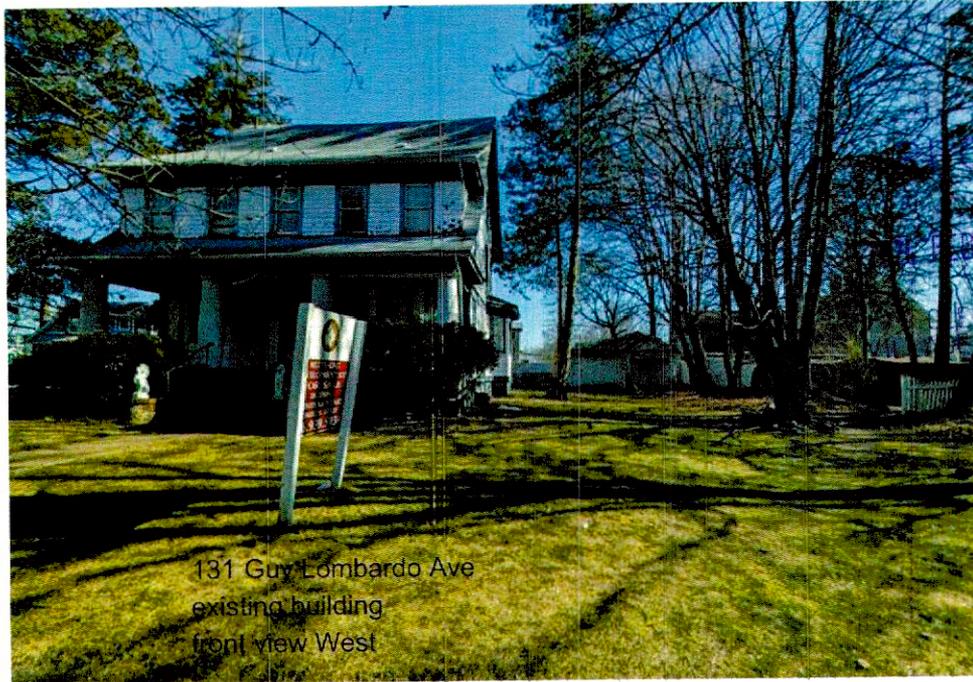


RECEIVED

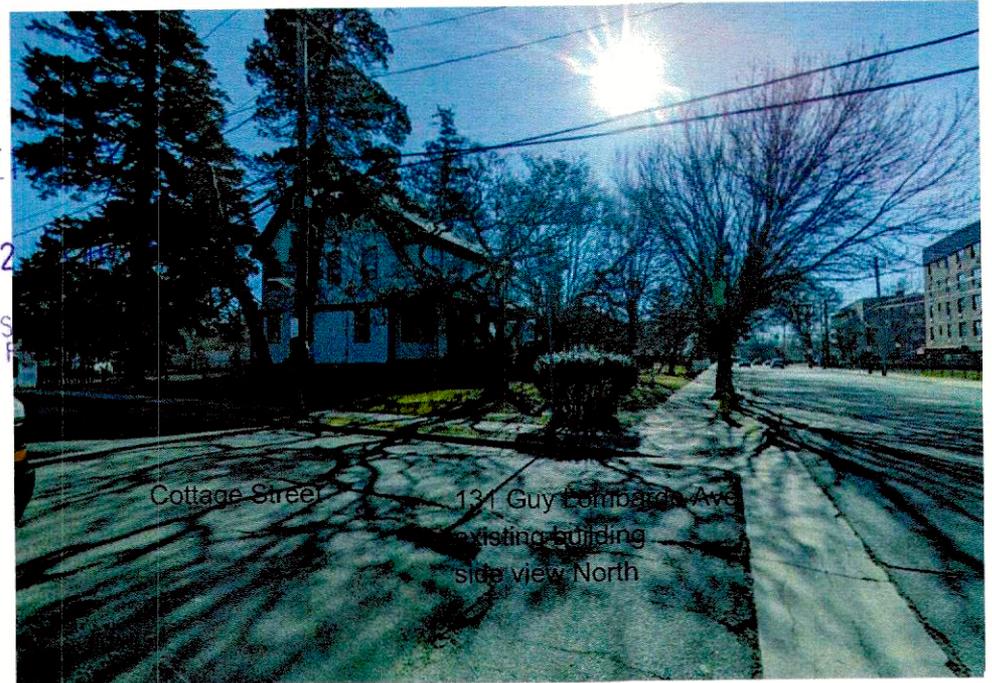
2024 FEB 12 AM 11:06

CLERK'S OFFICE
VILLAGE OF FREEPORT NY



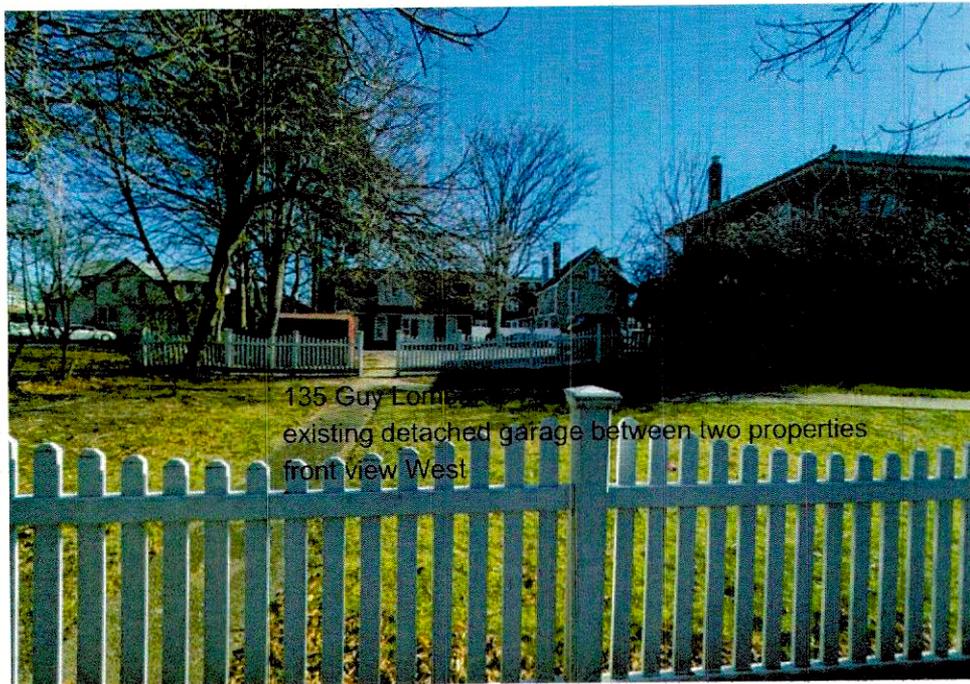


131 Guy Lombardo Ave
existing building
front view West

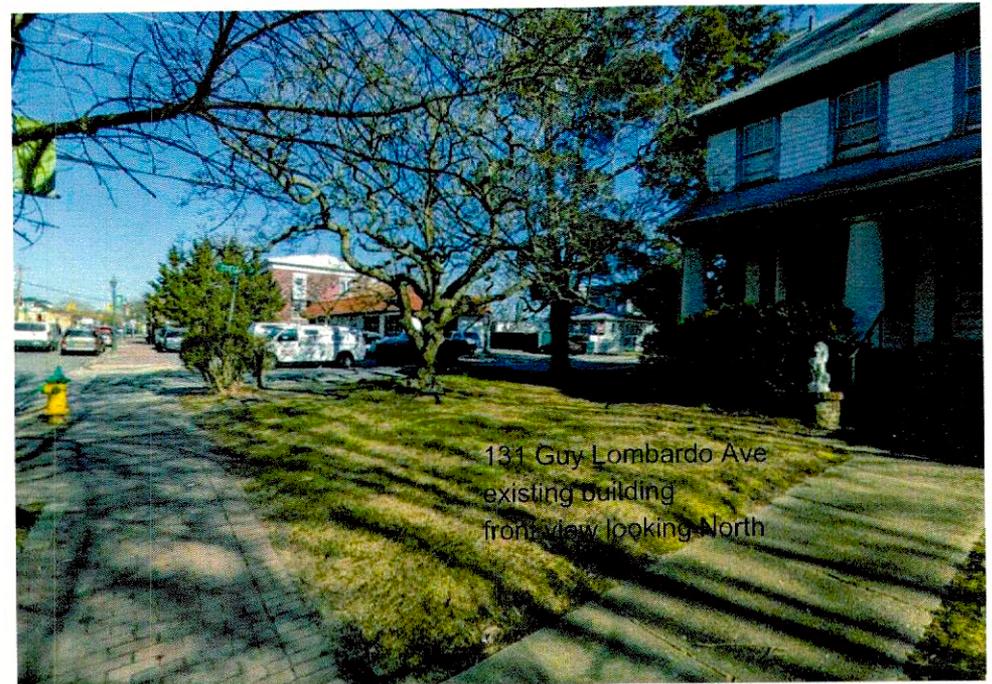


Cottage Street

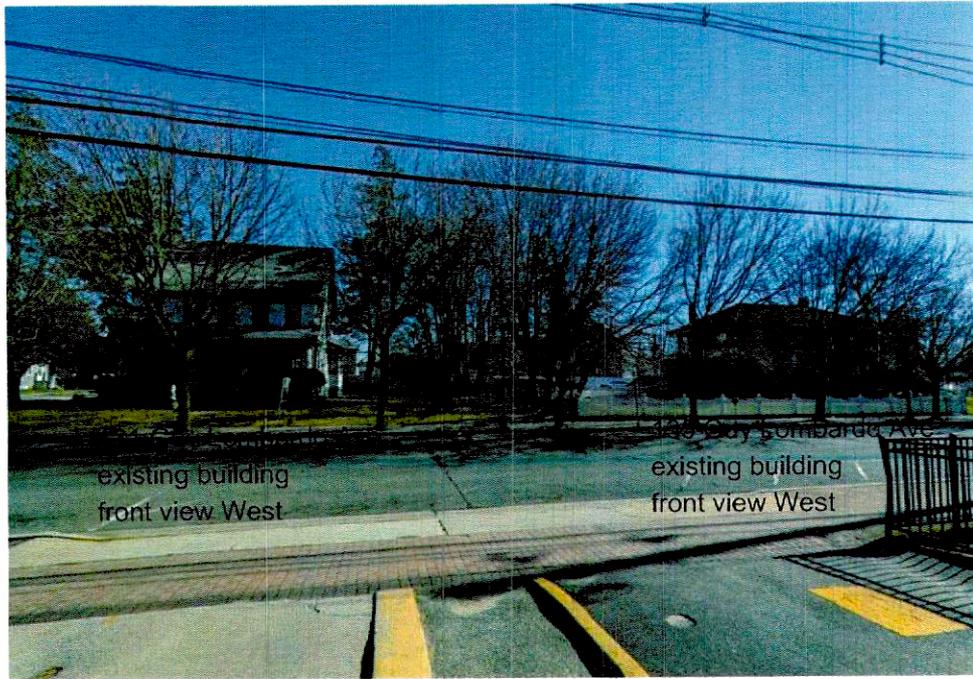
131 Guy Lombardo Ave
existing building
side view North



135 Guy Lombardo Ave
existing detached garage between two properties
front view West

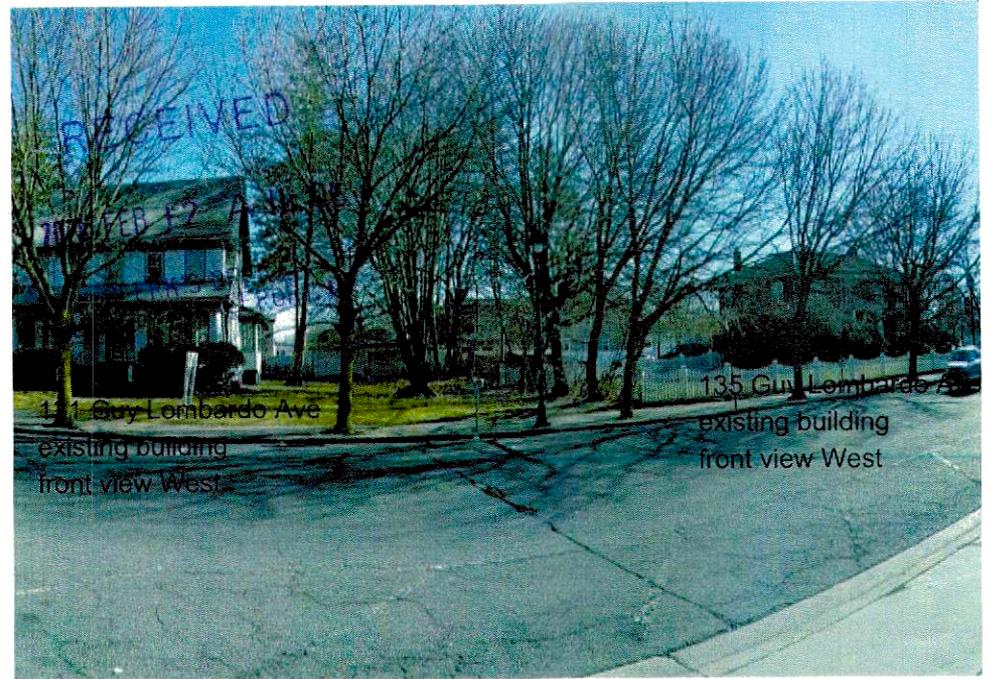


131 Guy Lombardo Ave
existing building
front view looking North



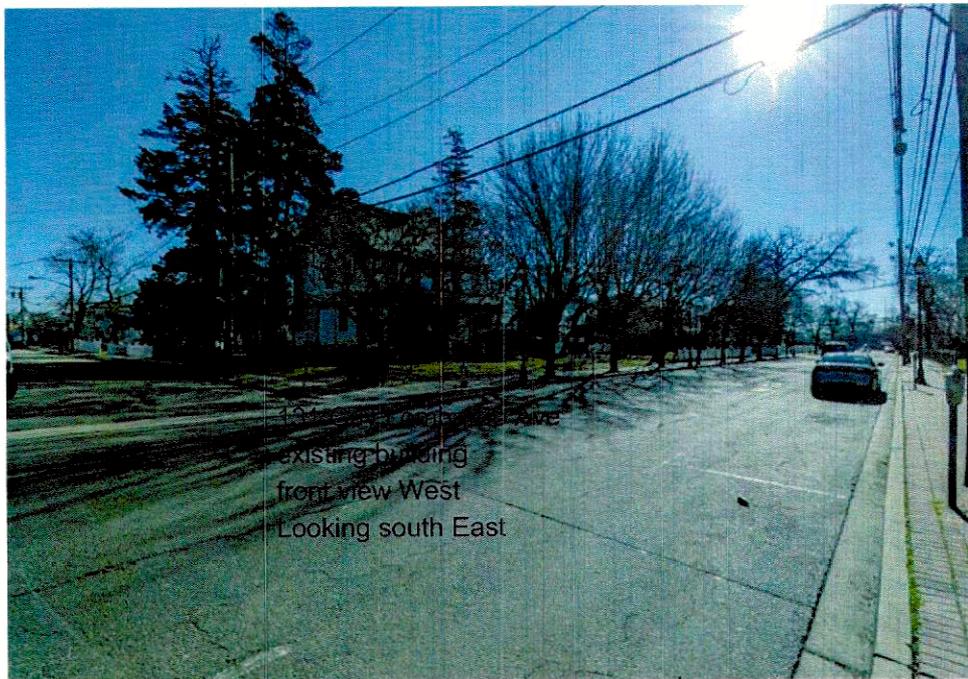
existing building
front view West

135 Guy Lombardo Ave
existing building
front view West

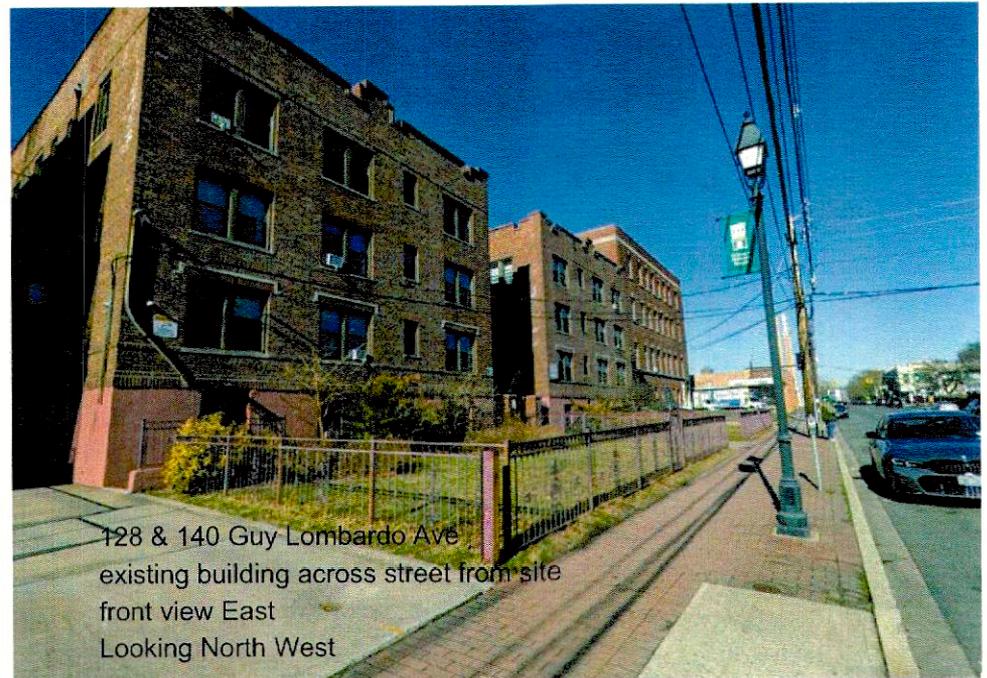


RECEIVED
MAY 12 2011
135 Guy Lombardo Ave
existing building
front view West

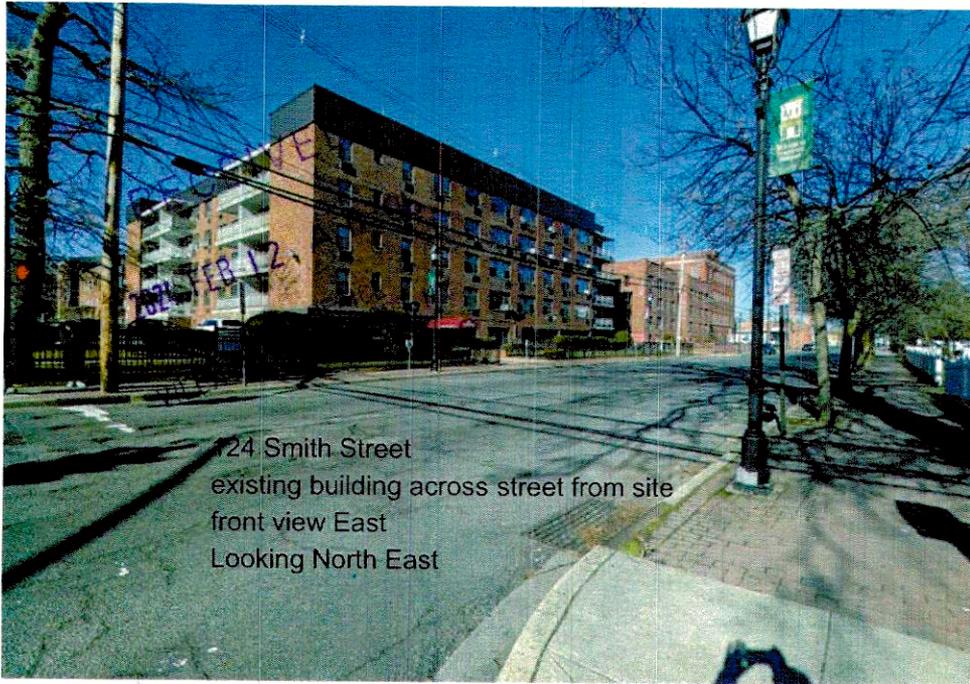
135 Guy Lombardo Ave
existing building
front view West



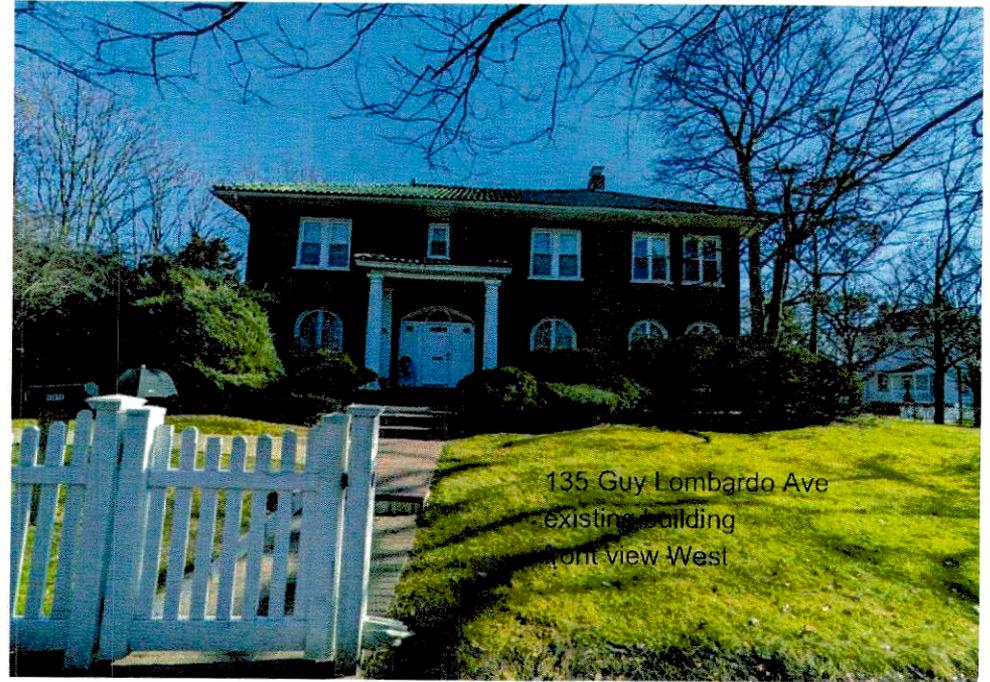
135 Guy Lombardo Ave
existing building
front view West
Looking south East



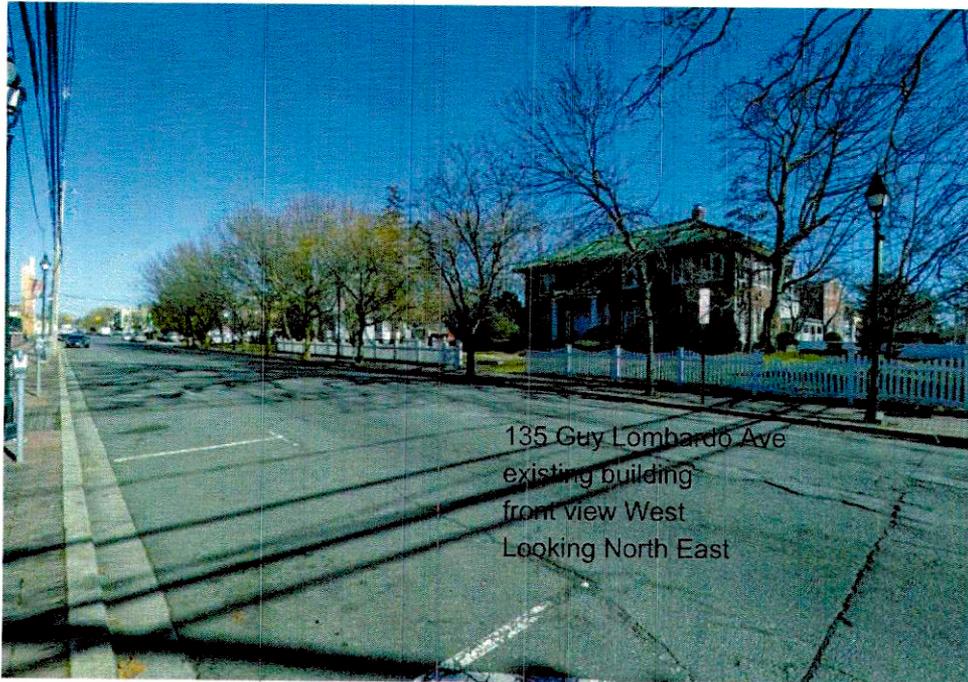
128 & 140 Guy Lombardo Ave
existing building across street from site
front view East
Looking North West



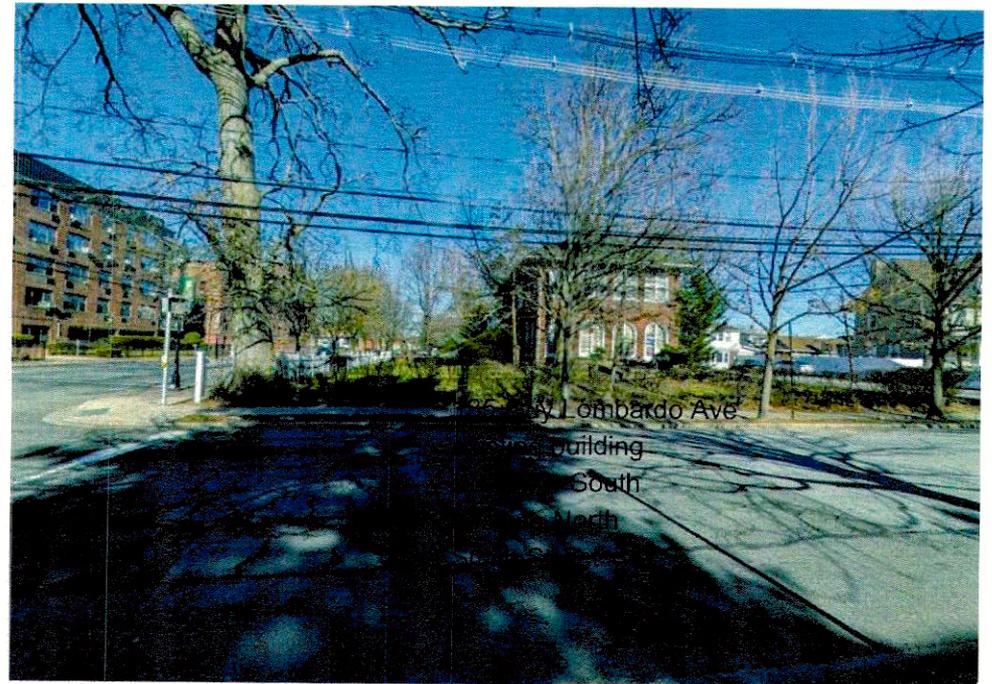
124 Smith Street
existing building across street from site
front view East
Looking North East



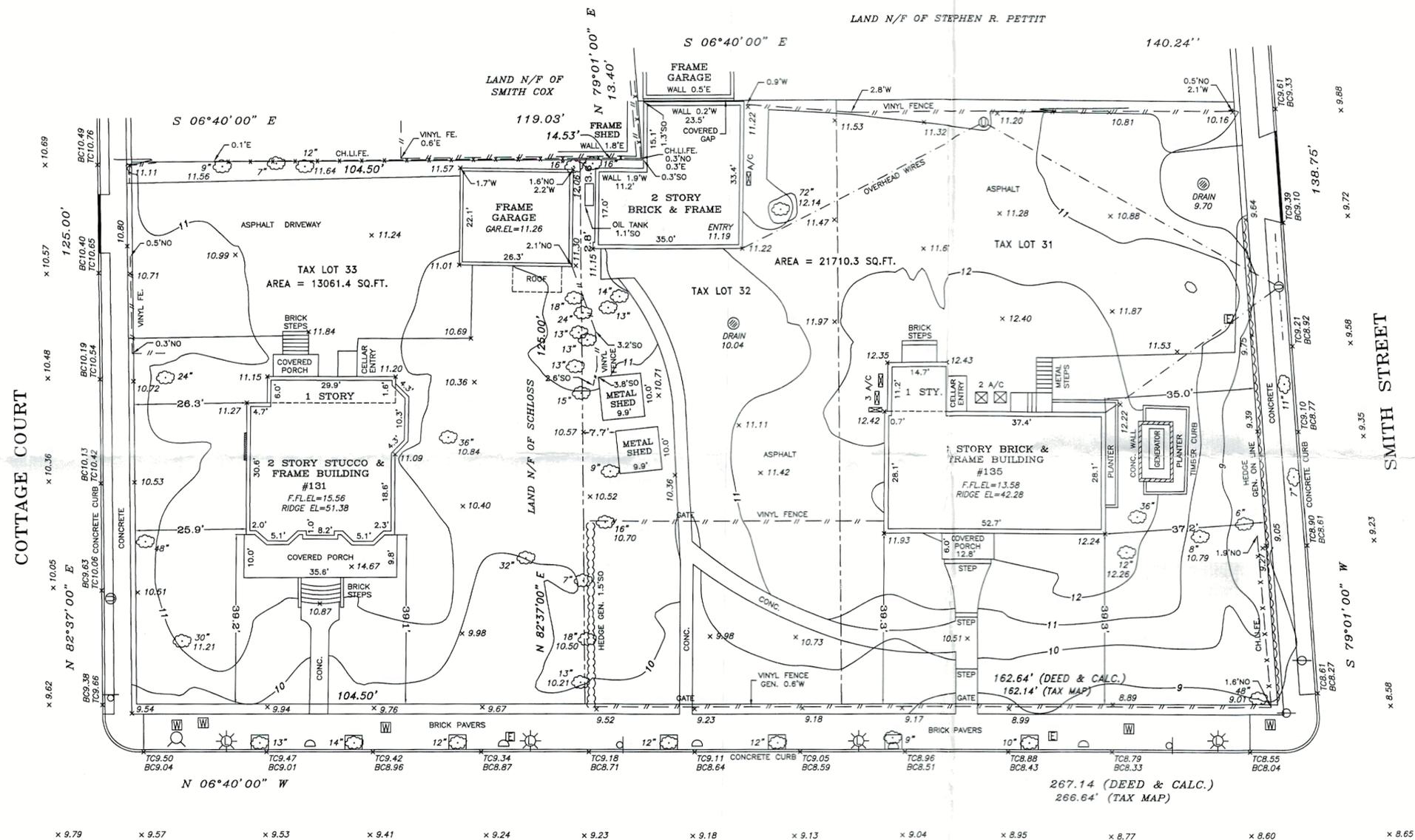
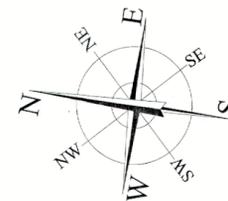
135 Guy Lombardo Ave
existing building
front view West



135 Guy Lombardo Ave
existing building
front view West
Looking North East



136 Guy Lombardo Ave
existing building
front view South
Looking North



TOPOGRAPHICAL SURVEY

SURVEY OF: DESCRIBED PROPERTY
 FILED MAP: N/A

LOCATED AT:
 VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD,
 COUNTY OF NASSAU, STATE OF NEW YORK

TAX DESIGNATION:
 SECTION: 62, BLOCK: 75, LOTS: 31, 32, 33

SURVEYED ON: APRIL 01, 2019
 AMENDED: FEBRUARY 28, 2022 (LOT 33 ADDED &
 CONVERTED TO TOPO)

DRAWN BY: M.V. CHECKED BY: A.T.

ALEXANDER TSUKERMAN N.Y.S. L.S. No 050189

Scale 1" = 20'

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

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

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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

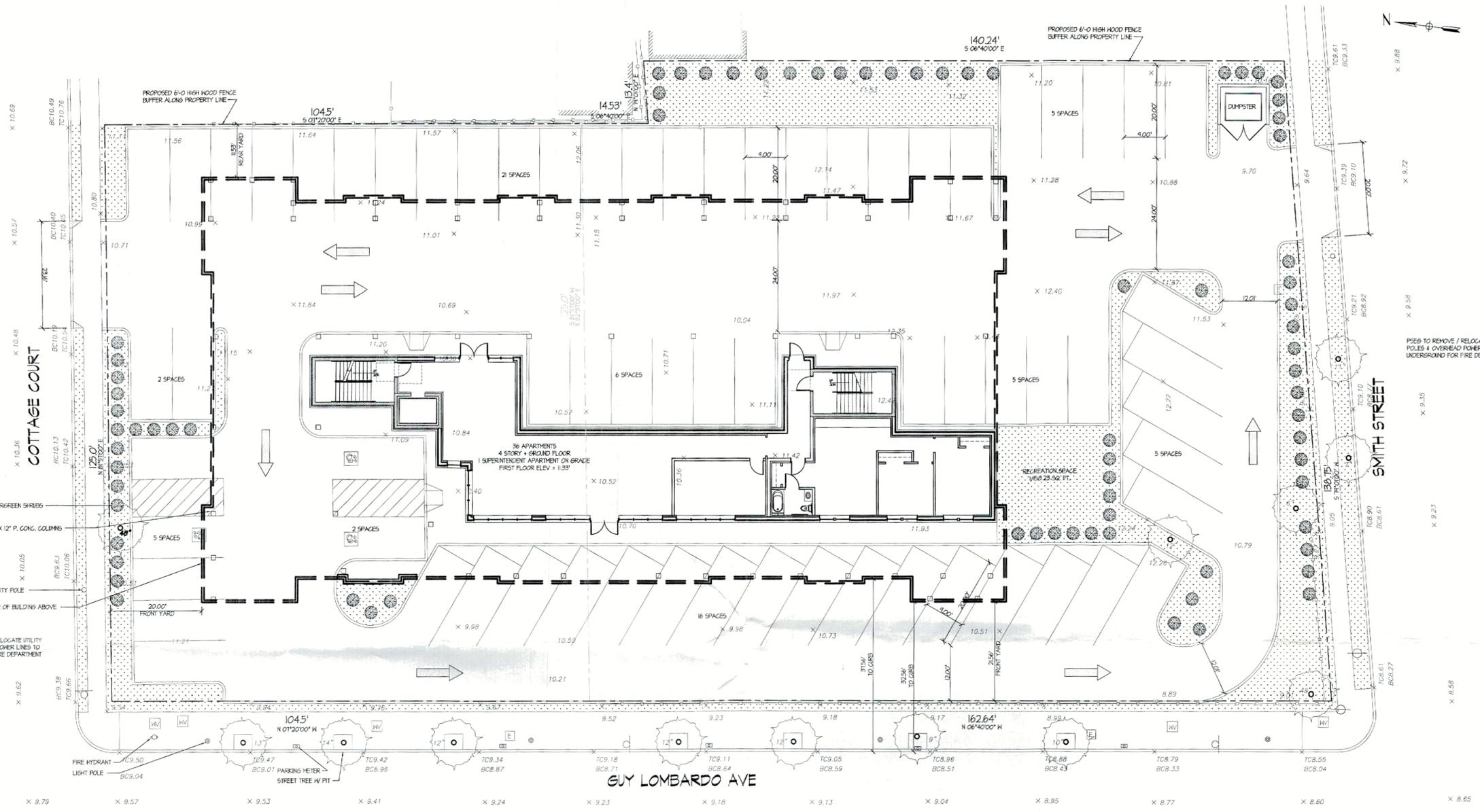
NOTE:
 1. ELEVATION SHOWN HEREON REFER TO THE NAVD 1988 DATUM.

TOTAL AREA OF THE PARCEL= 34771.7 SQ.FT. = 0.80 ACRE

- LEGEND**
- 15" TREE WITH SIZE
 - UTILITY POLE
 - WATER VALVE
 - ELECTRIC BOX
 - TRAFFIC SIGNAL VAULT
 - TRAFFIC SIGN
 - LOW PRESSURE FIRE HYDRANT
 - LIGHT POLE
 - PARKING METER

GUY LOMBARDO AVENUE
 (SOUTH GROVE STREET)
 (RIVERSIDE AVENUE)

LEONARD J. STRANDBERG AND ASSOCIATES,
 CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
 32 SMITH STREET, FREEPORT, NY 11520
 516-378-2064 • 212-213-4090 • FAX 516-378-8649
 EMAIL: INFO@LJSPC.COM



PLOT PLAN
 SCALE: 1" = 10'-0"
 ALL INFORMATION BASED UPON SURVEY PREPARED BY LEONARD J. STRANDBERG AND ASSOCIATES, LAND SURVEYING P.C., DATED 2-28-2022. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A LICENSED LAND SURVEYOR TO CHECK & VERIFY ALL LINES, BOUNDARIES, SETBACKS & ELEVATIONS & CONDITIONS PRIOR TO EXCAVATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

ZONING INFORMATION

131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520
 SEC: 62 BLK: 75 LOT: 31, 32, 33 ZONE: B35-AA FEMA: ZONE X
 LOT SIZE = 162,64' X 130,75' (IRREG) = 34,713.03 SQ. FT. ~ 0.798 ACRE
 210-62 MAX LOT COVERAGE = 60 X 34,713.03 = 20,827.82 SQ. FT.
 ACTUAL LOT COVERAGE = 14,765.14 = 20,827.82
 210-44C OPEN SPACE = 47,604.04 / 2 = 23,804.55 SQ. FT.
 ACTUAL O.S. = 14,765.14 = 23,804.55
 210-44D REC. SPACE = 1/6 = 167 X 23,804.55 = 3,975.4 SQ. FT.
 ACTUAL GROUND LEVEL R.S. = 0' (3,975.4)
 ROOF TOP R.S. = 4,645.12 (3,975.4)
 210-48 LOT AREA / DENSITY = 990 PER DU
 = 34,713.03 / 990 = 35 DU
 ACTUAL L.A. / DENSITY = 34,713.03 / 31 = 990.74 SQ. FT.
 = 31 DU / 35 DU

ESTABLISHED GRADE

COTTAGE COURT = 61 FT.
 GUY LOMBARDO AVE = 10.04'
 SMITH STREET = 5.24'
 AVG. CROWN OF ROAD = 2312' / 25' = 94 FT

PARKING 210-112A2A

REQUIREMENTS
 BONUS ACCESSIBLE = 50 TO 75 = 5 SPACES REQ'D
 ONE BEDROOM = 15 SPACES
 TWO BEDROOM OR MORE = 2 SPACES
 ACTUAL
 TWO BEDROOMS = 31
 31 X 2 = 14 SPACES
 PROVIDED = 61 SPACES TOTAL
 ACCESSIBLE = 3 SPACES

BUILDING INFORMATION

2020 BUILDING CODE OF NYS
 NEW CONSTRUCTION
 OCCUPANCY CLASS = R-2
 CONSTRUCTION CLASS = 5A
 *PER SECTION 510.4 STORY COUNTS AT SECOND FLOOR
 TABLE 601
 CONSTRUCTION CLASS = 5A
 STRUCTURAL FRAME = 1 HOUR
 BEARING WALL EXTERIOR = 1 HOUR
 BEARING WALL INTERIOR = 1 HOUR
 NON BEARING WALL = 0 HOUR
 FLOOR CONSTRUCTION = 1 HOUR
 ROOF CONSTRUCTION = 1 HOUR



FIRM MAP
 FIRM MAP # 36054C02396
 FEMA: ZONE X

RECEIVED
 2024 FEB 12 A 11:07
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

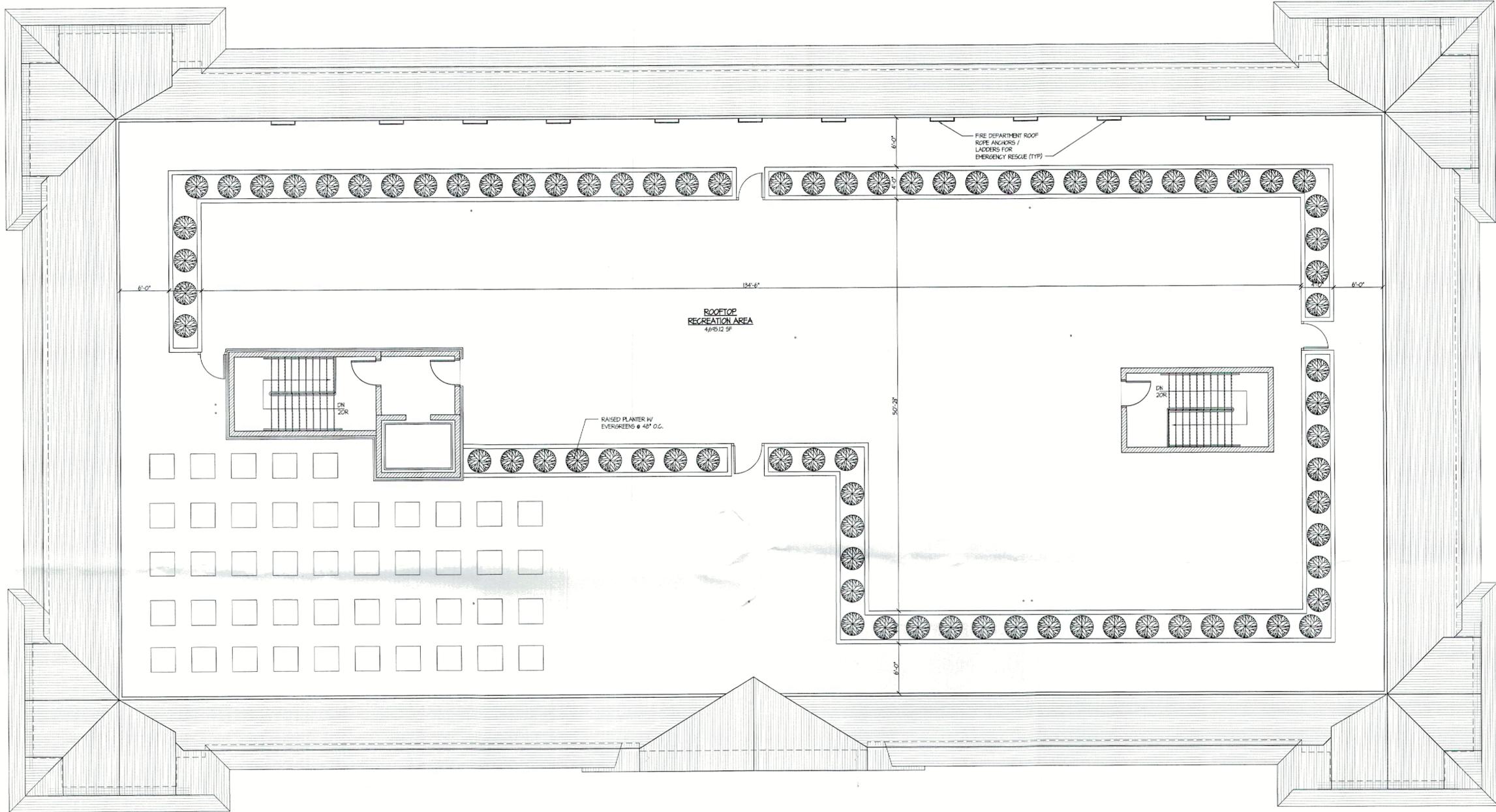
ZBA #2021-20
 DOB #20201785
 6-1-23 ISSUED TO DOB
 2-10-23 REVISED PER ZBA COMMENTS
 11-15-20 UPDATED ZONING INFORMATION
 4-15-20 ISSUED TO DOB

revision	date	description

PROPOSED MULTI-DWELLING
 FOR
 135 GUY LOMBARDO, LLC
 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH ARCHITECT PLLC
 783 pat drive - west Islip, ny 11745
 631-241-7328 bkharchitect@gmail.com

drawn by: ckh
 sheets in set: 12
 checked by: ckh
 date: 12-2-2014
 file: 20-01
A-1



ROOF PLAN
SCALE 3/16" = 1'-0"

RECEIVED
 2014 FEB 12
 CLERK OF
 VILLAGE OF
 FREEPORT

ZBA #2021-20
 DOB #20201105

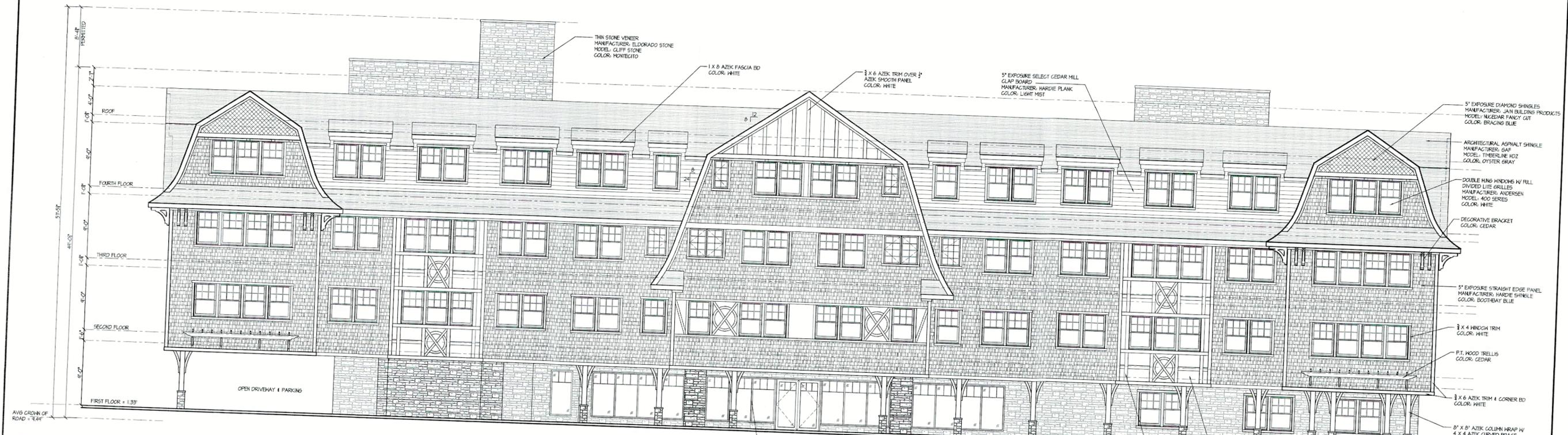
6-1-23 ISSUED TO DOB
 2-10-23 REVISED PER ZBA COMMENTS
 1-15-20 UPDATED ZONING INFORMATION
 9-15-18 ISSUED TO DOB

revision	date	description

PROPOSED MULTI-DWELLING
 FOR
 135 GUY LOMBARDO, LLC
 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH ARCHITECT p.l.l.c.
 783 pat drive - West Islip, ny 11795
 631-241-7328 bkharchitect@gmail.com

drawn by bkh	sheets in set 12
checked by bkh	
date 2-2-2014	A-8
file 20-01	



FRONT ELEVATION (WEST)
SCALE: 3/8" = 1'-0"



SIDE ELEVATION (SOUTH)
SCALE: 3/8" = 1'-0"

RECEIVED
 2024 FEB 12 A
 CLIENT'S OFFICE
 VILLAGE OF FREEPORT, NY
 ZBA #2023-25
 DOB #2023343

1-15-24	ISSUED TO SITE PLAN REVIEW BOARD	
6-1-23	ISSUED TO DOB	
2-10-23	REVISED PER ZBA COMMENTS	
11-15-20	UPDATED ZONING INFORMATION	
9-15-20	ISSUED TO DOB	
revision	date	description
PROPOSED MULTI-DWELLING FOR 135 GUY LOMBARDO, LLC 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520		
BKH ARCHITECT p.l.c. 783 pat drive - west islp, ny 11745 631-241-1326 bkharchitect@gmail.com		
	drawn by bkh	sheets in set 12
	checked by bkh	A-9
	date: 12-2-2019	
	title: 20-01	



REAR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

RECEIVED
 2024 FEB 12 A 11:07
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

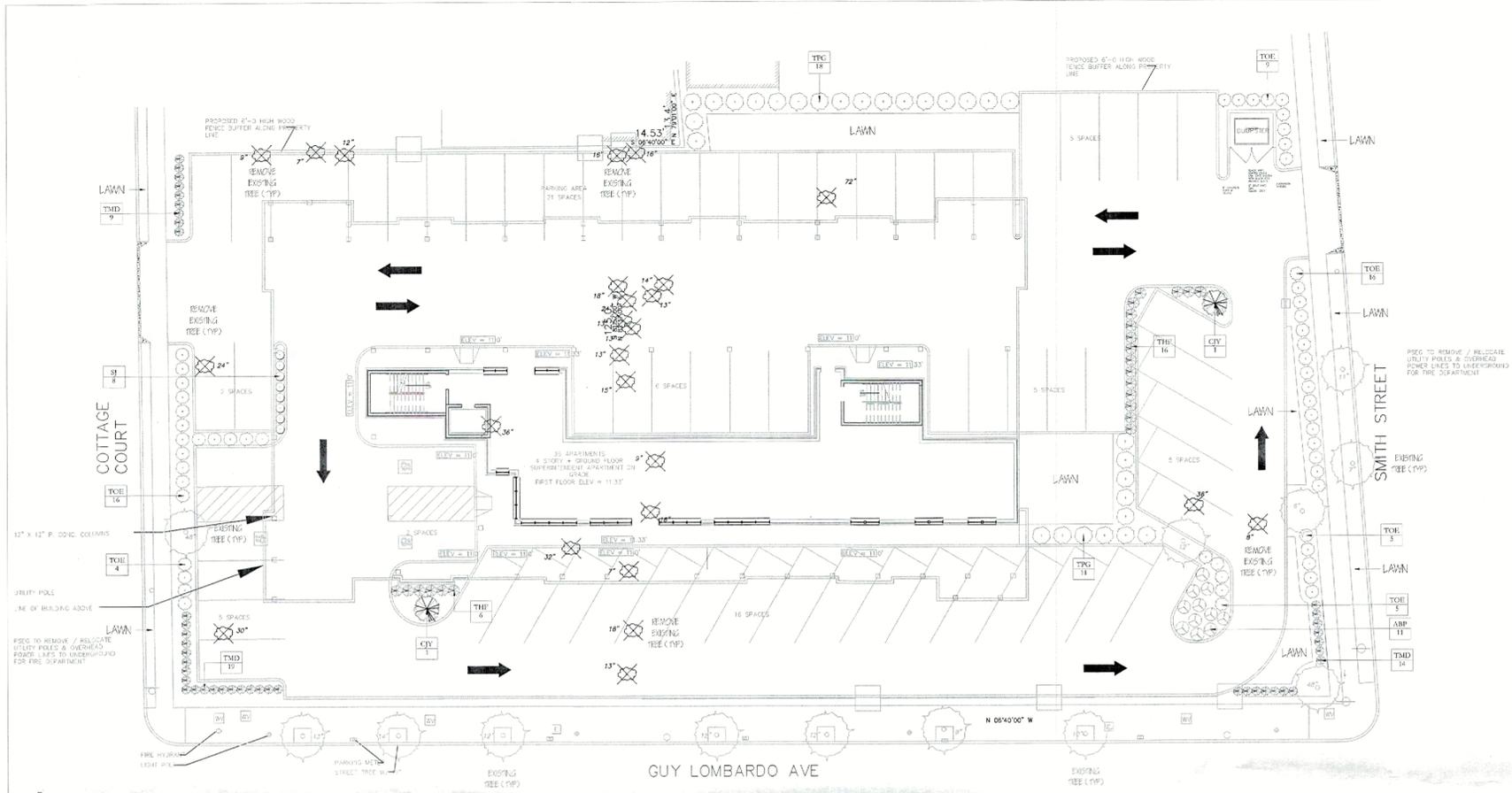
ZBA #2021-20
DOB #20201785

6-1-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
4-15-20 ISSUED TO DOB

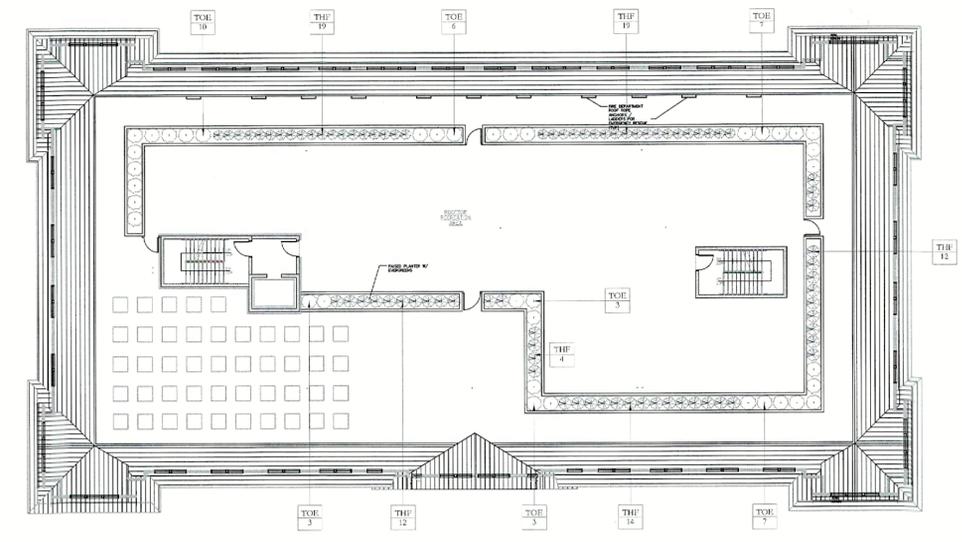
revision	date	description

PROPOSED MULTI-DWELLING
 FOR
 135 GUY LOMBARDO, LLC
 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520
BKH
 ARCHITECT PLLC
 783 pat drive - west Islip, ny 11745
 631-241-1328 bkharchitect@gmail.com

	drawn by bkh	sheets in set 12
	checked by bkh	
	date 12-2-2019	A-10
	file 20-01	



GROUND FLOOR - PLAN VIEW



ROOF TOP - PLAN VIEW

PROPOSED PLANT SCHEDULE						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GROUND FLOOR						
TREES						
2	CJY	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE WHITE CEDAR	10 - 12'	B & B	- EVERGREEN TREE
29	TPG	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBOVITAE	7 - 8'	B & B	- EVERGREEN TREE
35	TOE	THUJA OCCIDENTALIS 'EMERALD' (SMARAGD)	EMERALD GREEN ARBOVITAE	6 - 7'	B & B	- EVERGREEN TREE
SHRUBS						
42	TMD	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	18" - 24"	B & B	- SPREADG EVERGREEN, PRUNE 1/3 PT.
22	THF	TAXUS MEDIA 'HATHFIELDI'	HATHFIELD YEW	30" - 36"	B & B	- UPRIGHT EVERGREEN
11	ABP	RHODODENDRON 'BLAAUW'S PINK'	BLAAUW'S PINK AZALEA	3 GAL.	CONT.	- EVERGREEN, PINK FLOWER, SPRING
7	SJ	SKIMMIA JAPONICA	JAPANESE SKIMMIA (FEMALE)	3 GAL.	CONT.	- EVERGREEN, WHT FLOWER, SPRING
1	SJ	SKIMMIA JAPONICA	JAPANESE SKIMMIA (MALE)	3 GAL.	CONT.	- EVERGREEN, WHT FLOWER, SPRING
ROOFTOP GARDEN						
TREES						
39	TOE	THUJA OCCIDENTALIS 'EMERALD' (SMARAGD)	EMERALD GREEN ARBOVITAE	6 - 7'	B & B	- EVERGREEN TREE
SHRUBS						
76	THF	TAXUS MEDIA 'HATHFIELDI'	HATHFIELD YEW	24" - 30"	B & B	- UPRIGHT EVERGREEN



Damon Mark Scott,
NYS Landscape Architect
License No: 002030

PLANTING PLAN

135 GUY LOMBARDO

131 - 135 GUY LOMBARDO AVENUE
FREEPORT, NEW YORK 11520

Damon Mark Scott, RLA

dsla DAMON SCOTT
LANDSCAPE ARCHITECT

41 North Lane
Huntington, New York 11743
Cell: 631-896-5742
Email: dscottrla@yahoo.com



SCALE: 1"=16'-0"
DATE: JANUARY 7, 2024
REVISIONS
SURVEY NOTES
INFORMATION FOR BASE PLAN TAKEN
FROM PLOT PLAN BY BRANDON C. HAWCOCK, P.E.
DATED: 12/2/19, LAST REVISION: 6/1/23

RECEIVED
2024 FEB 12 4:11:07
CLERK'S OFFICE
VILLAGE OF FREEPORT

The design, drawings, specifications, and documents prepared by this office are instruments of the landscape architect. dsla - Damon Scott, Landscape Architect PLLC retains all common law, statutory, and other reserved rights. No part of these documents may be reproduced or utilized in any form by any means without written permission from dsla - Damon Scott, Landscape Architect PLLC.

LegalSection	LegalBlock	LegalLot	OwnerName	OwnerAddress1	OwnerCity	OwnerState	OwnerZip
55	331	26	BAYAT ADIL PRESIDENT	305 UNION BLVD	WEST ISLIP	NY	11795
55	331	27	PERROTTA MANAGEMENT LLC	203-20 ROCKY HILL RD	BAYSIDE	NY	11361
55	331	28	116 WEST ASSOCIATES LLC	1601 BRONXDALE AVE SUITE 201	BRONX	NY	10462
55	288	22	62 WEST MERRICK ROAD CORPORATION	62 W MERRICK RD	FREEPORT	NY	11520
55	288	25	SCHIMMEL MARVIN & NONA	485 LIDO BLVD	LONG BEACH	NY	11561
55	288	20	JAY-BAR EQUITIES INC.	555 WILLOW AVE	CEDARHURST	NY	11516
55	288	28	IGLESIA EVANGELICA DE FREEPORT	45 CHURCH ST	FREEPORT	NY	11520
55	288	27	SONS OWNER LLC	2900 HEMPSTEAD TPKE	LEVITTOWN	NY	11756
55	288	5	MULTI BORO REALTY LLC	1100 FRANKLIN AVE SUITE 106	GARDEN CITY	NY	11530
62	75	2	SMITH MICHAEL	107 GUY LOMBARDO AVE	FREEPORT	NY	11520
62	75	17	SOUTH SHORE CHILD GUIDANCE ASSOCIATION	91 GUY LOMBARDO AVE	FREEPORT	NY	11520
62	75	16	SOUTH SHORE CHILD GUIDANCE ASSOCIATION	91 GUY LOMBARDO AVE	FREEPORT	NY	11520
62	75	18-19	116 CHURCH ST LLC	112 MAIN ST	EAST ROCKAWAY	NY	11518
62	75	20	RODRIGUEZ MARTA	126 CHURCH ST	FREEPORT	NY	11520
62	75	21	NUNEZ L GARCIA & CARLOS	130 CHURCH STREET	FREEPORT	NY	11520
62	75	242	GUZMAN CARMEN	134 CHURCH ST	FREEPORT	NY	11520
62	75	243	DOLCE ISRAEL				
62	75	239	VOLTAIRE GUERBY J & MARIE G	25 COTTAGE CT	FREEPORT	NY	11520
62	75	7	IMPERIAL DINER REALTY LLC	63 WEST MERRICK RD	FREEPORT	NY	11520
62	75	139	CARCAMO ROBERTO & SONIA	27 COTTAGE COURT	FREEPORT	NY	11520
62	75	38	CORDOVA CELSO	29 COTTAGE COURT	FREEPORT	NY	11520
62	75	36	GEORGE J MULHOLLAND FAMILY IRREVOCABLE TRUST				
62	75	6	VALERIO MARIA M & GUTIERREZ JAZLYN	34 COTTAGE CT	FREEPORT	NY	11520
62	75	35	FOUNTAS STILIANOS & PATRICIA	37 COTTAGE CT	FREEPORT	NY	11520
62	75	5	PERALTA DANY & DELAROSA OSVALDO &	38 COTTAGE CT	FREEPORT	NY	11520
62	75	268	THE HORWIN CORP	PO BOX 169	FREEPORT	NY	11520
62	75	34	JENNEY MICHAEL D & YVONNE	41 COTTAGE CT	FREEPORT	NY	11520
62	75	246	MALDONADO CARLOS	42 COTTAGE CT	FREEPORT	NY	11520
62	75	247-248	INC VILLAGE OF FREEPORT	46 NORTH OCEAN AVENUE	FREEPORT	NY	11520
62	75	245	INC VILLAGE OF FREEPORT	46 NORTH OCEAN AVENUE	FREEPORT	NY	11520
62	75	251,266,267	NESTANI LLC	1140 FRANKLIN AVE STE 214	GARDEN CITY	NY	11530
62	75	8,258-259	IMPERIAL DINER REALTY LLC	63 WEST MERRICK ROAD	FREEPORT	NY	11520

2024 FEB 12 A 11: 08

RECEIVED

CLERK'S OFFICE
MAYOR'S OFFICE
CITY OF FREEPORT, NY

62	75	24,240-241	PARADA MARGARET	74 SMITH ST	FREEPORT	NY	11520
62	75	260	Crankerberg Freeport Llc	75 WEST MERRICK RD	FREEPORT	NY	11520
62	75	25	RODRIGUEZ ETAL LUCIA	76 SMITH STREET	FREEPORT	NY	11520
62	75	261	TSANG REALTY LLC	20 CARLYLE DR	GLEN COVE	NY	11542
62	75	26	NUNEZ MARCOS NUNEZ MARIA DELCARMEN	80 SMITH ST	FREEPORT	NY	11520
62	75	27	DAB DEVELOPMENT	1500 JERUSALEM AVE	MERRICK	NY	11566
62	75	28	PEREZ MARIA	90 SMITH STREET	FREEPORT	NY	11520
62	75	262	93 YP LLC	93 MERRICK RD	FREEPORT	NY	11520
62	75	29	SMITH STREET FREEPORT LLC	534 BROADLAWN RD STE 210	MELVILLE	NY	11747
62	75	30	MORALES VICTOR & JENY	98 SMITH ST	FREEPORT	NY	11520
62	75	37	COUNTY OF NASSAU	1 WEST STREET	MINEOLA	NY	11501
62	75	244	PIZZ WHIZ LLC	121 GUY LOMBARDO AVE	FREEPORT	NY	11520
62	77	1	INC VILLAGE OF FREEPORT	46 NORTH OCEAN AVENUE	FREEPORT	NY	11520
62	108	20	WEST MERRICK PROPERTIES	111-119 MERRICK	FREEPORT	NY	11520
62	108	22	WEST MERRICK PROPERTIES LLC	11 WEST MERRICK ROAD	FREEPORT	NY	11520
62	108	3	AYROSO CRISPIN A & VIRGINIA	121 OCEAN AVE	FREEPORT	NY	11520
62	108	9,25,102	CLASS A UTILITY	NO# GUY LOMBARDO AVE	FREEPORT	NY	11520
62	108	12	FIRST BUCKINGHAM OWNERS CORP	136 GLEENWOOD RD	GLENWOOD LAND	NY	11547
62	108	11	SOUTH BROOK MANOR LLC	166 CLARK BLVD	MASSAPEQUA PAR	NY	11762
62	108	23	FREEPORT REALTY LLC	8012 TONNELLE AVE	NORTH BERGEN	NJ	7047
62	108	14	136 SMITH STREET LLC	229 SEVENTH ST	GARDEN CITY	NY	11530
62	108	15	150 SMITH STREET CORP	78-40 164TH	FLUSHING	NY	11352
62	109	5	MOISE KETTY & RICHARDSON RODNEY &	16 ROSE ST	FREEPORT	NY	11520
62	109	9,10	THREE COINS I LLC	29 WEST MAIN ST	OYSTER BAY	NY	11771
62	109	8	GARCIA JOSE & PRIMA	174 GUY LOMBARDO AVE	FREEPORT	NY	11520
62	109	6,7	180 GUY LOMBARDO AVE LLC	31 INGOLD DR	DIX HILLS	NY	11746
62	109	4	AVWONTOM VICTOR & DESEMONA AYIE-MONTSOH	26 ROSE ST	FREEPORT	NY	11520
62	109	1,11	HAWTHORNE GARDENS OWNERSCORP	535 BROADHOLLOW RD A15	MELVILLE	NY	11747
62	76	17	MCKNIGHT JUSTIN & ROSE CHRISTOPHER	1 EAST AVE	FREEPORT	NY	11520
62	76	34	PONTE ZOZIMO	120 GLENDA COURT	FREEPORT	NY	11520
62	76	35	RODRIGUEZ FELIX & MARIA	126 GLENADA COURT	FREEPORT	NY	11520
62	76	36	CINTRON Z RONAY & RAFAEL	128 GLENADA COURT	FREEPORT	NY	11520
62	76	37	QUIMPO THOMAS & JENNIFER	138 GLENADA CT	FREEPORT	NY	11520
62	76	13	GIL JOVANNY & ESPINAL-TORRES FELIX A	142 GLENADA CT	FREEPORT	NY	11520

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2024 FEB 12 A 11:08

RECEIVED

62	76	14	PAEZ AGRIPINO & ALTAGRACIA	15 EAST AVE	FREEPORT	NY	11520
62	76	28	GUZMAN MELINA & JAMES JEREMY	150 CHURCH ST	FREEPORT	NY	11520
62	76	29	ARGUETA JUAN P & CRUZ EFRAIN &	154 CHURCH ST	FREEPORT	NY	11520
62	76	19	FAMILY & CHILD ASSOCIATION	100 EAST OLD COUNTRY RD	MINEOLA	NY	11501
62	76	30	GALVAN EQUITO	158 CHURCH ST	FREEPORT	NY	11520
62	76	31	FERNANDEZ ETAL JOSE	162 CHURCH STREET	FREEPORT	NY	11520
62	76	18	AFANADOR CARLOS M & NELLY	165 GUY LOMBARDO AVENUE	FREEPORT	NY	11520
62	76	32	ENAMORADO FERNANDA D & RODAS KEVIN M	166 CHURCH ST	FREEPORT	NY	11520
62	76	116	ORTIZ ABEL G & LACHAPEL JUANITA	7 EAST AVE	FREEPORT	NY	11520
62	76	117	MASTROPIERI SAMUELE	170 CHURCH ST	FREEPORT	NY	11520
62	76	119	RODRIGUEZ FRANCISCO	174 CHURCH ST	FREEPORT	NY	11520
62	76	12	TORRES JACQUELINE &	19 EAST AVE	FREEPORT	NY	11520
62	76	11	PENA WELLINGTON M & DE PENNA BETHANIA &	23 EAST AVE	FREEPORT	NY	11520
62	76	27	REVIERO ANDREW & DIANE & ANDRE	73 SMITH ST	FREEPORT	NY	11520
62	76	26	NZIAVAKE BATASIMWA & LOMBAHE SIFA &	77 SMITH ST	FREEPORT	NY	11520
62	76	25	RODRIGUEZ ANA S	79 SMITH ST	FREEPORT	NY	11520
62	76	23	NUNEZ DAMARIS A & JUAN J	85 SMITH ST	FREEPORT	NY	11520
62	76	22	BUTT KANEEZ F & MUSHTAQ	87 SMITH ST	FREEPORT	NY	11520
62	76	21	MORONTA NEOCADIA DEL CARMEN &	93 SMITH ST	FREEPORT	NY	11520
62	76	20	97 SMITH STREET LLC	525 PENINSULA BLVD	HEMPSTEAD	NY	11550
62	76	120	QUIMPO JENNIFER & THOMAS	138 GLENADA CT	FREEPORT	NY	11520

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
 2024 FEB 12 A 11: 08

RECEIVED

Date:

2/16/24
325 00

SP# 3706

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: 55 Nassau Ave ZONING DISTRICT Residence A
 SECTION 62 BLOCK 162 LOT 299-301 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>Same as owner</u>			Name:	<u>Jose Fernandez</u>
Address:			Address:	<u>55 Nassau Ave Freeport</u> <u>NY 11520</u>
Telephone #:			Telephone #:	<u>747-961-7468</u>

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

Present Land Use: NA Proposed Land Use: garage

Description of Proposed Work: built a new garage 21'x21'

I request a preliminary meeting: _____ YES NO

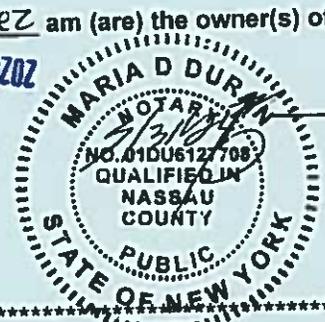
I request a waiver of the public hearing and hereby certify the following:
 A. The subject property is zoned Residence A or Residence AA.
 B. The proposed construction is not a new building or dwelling.
 C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village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

Jose N. Fernandez
 APPLICANT'S SIGNATURE
 Sworn to before me this _____
 day of _____, 20____.

02-16-24
 DATE

Notary Public _____

Property Owner's Consent: I, Jose A Fernandez am (are) the owner(s) of the subject property and consent to the filing of this application.
Jose A Fernandez
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this _____
 day of February, 2024



2/16/24
 DATE

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
February 8, 2024

Jose Fernandez
55 Nassau Ave
Freeport , NY 11520

RE: 55 Nassau Ave Freeport, NY 11520
Zoning District – Residence A Sec. 62 Blk. 162, Lot 299
Building Permit Application #20243616
Description– New garage 21’ x 21’.

Dear Sir/Madam:

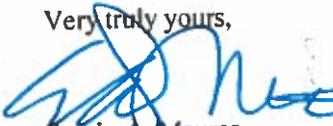
The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

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

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

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

Very truly yours,


Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 FEB 21 P 3:25

RECEIVED

c: Village Clerk

ZBA Approval Needed: Yes No

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: JOSE A. FERNANDEZ			
Project Location (describe, and attach a location map): 55 NASSAU AVE FREEPORT NY 11520			
Brief Description of Proposed Action: we are building a new garage from the ground up following the structure of the blueprints. The garage will have stucco all around the outside and sheetrock and paint on the inside. 21' X 21'			
Name of Applicant or Sponsor: JOSE A. FERNANDEZ		Telephone: (347) 961-7468	
Address: 55 NASSAU 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 <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 checked="" 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			

2021 FEB 21 P 3:25

RECEIVED
Page 1 of 4

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. 20243616

Location: 55 Nassau Ave Freeport, NY

Applicant: Jose Fernandez

Description: New garage 21' x 21'.

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: February 8, 2024

Sergio A. Mauras

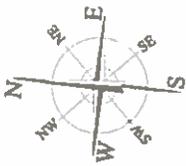
Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
FEB 21 2024

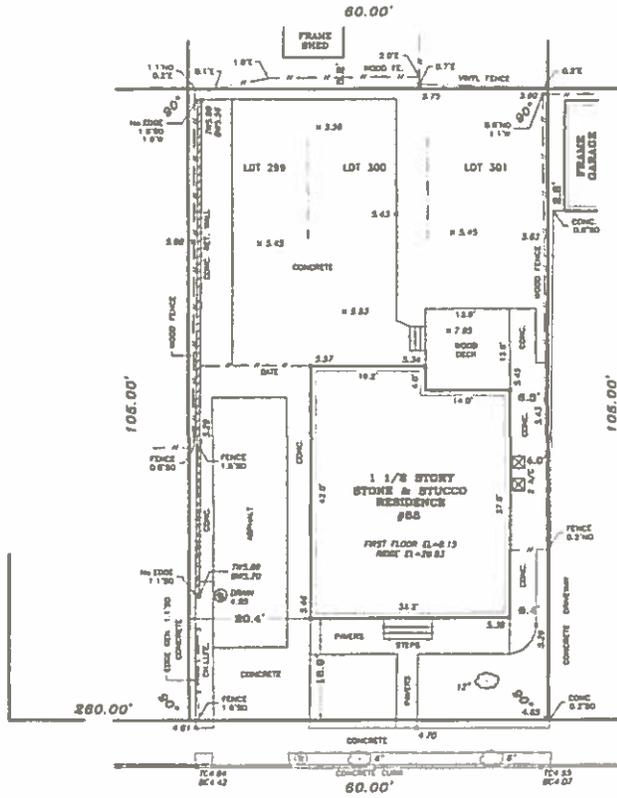
JOB NO.: 22-61580E



AVERAGE FRONT YARD SETBACK CALCULATION

BLOCK	LOT	SETBACK
182	291-293	18.8'
	294-296	24.8'
	297-298	25.4'
	302-303	25.1'
	304-305	18.2'
	306-308	17.4'
	310-312	25.1'
	313-315	26.3'
	367	18.4'
	369	18.6'
		218.1'
		218.1' / 10 = 21.8'

RAY STREET



NASSAU AVENUE
(40' WIDE)

- LEGEND:**
- 4" TREE WITH SIZE
 - WATER VALVE

NOTE:

- ELEVATION SHOWN HEREIN REFER TO THE NAVD 1988 DATUM
- AREA = 6300.0 SQ. FT. = 0.145 ACRE

MAP of SURVEY

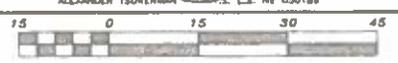
LOTS 299-301
"MAP OF WOODCLEFT BEACH, SRC. 1"
FILED ON 09/16/1908, AS MAP #27, CASE #208

LOCATED AT:
INCORPORATED VILLAGE OF FREEPORT,
TOWN OF HEMPSTEAD,
COUNTY OF NASSAU, STATE OF NEW YORK

TAX DESIGNATION:
SECTION: 62, BLOCK: 182, LOTS: 299-301

SURVEYED ON: MARCH 31, 2022

DRAWN BY: M.V. CHECKED BY: A.I.



THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFERS OR ENDORSEMENTS SHOWN FROM THE STRUCTURES IN THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT OFFERED TO GUARANTEE THE EXISTENCE OF FINISH, MATERIALS, WORK, PLUMBING, ETC. ACCORDING TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S ARCH SEAL OR EXEMPT SEAL SHALL NOT BE CONSIDERED TO BE A TRUE COPY.

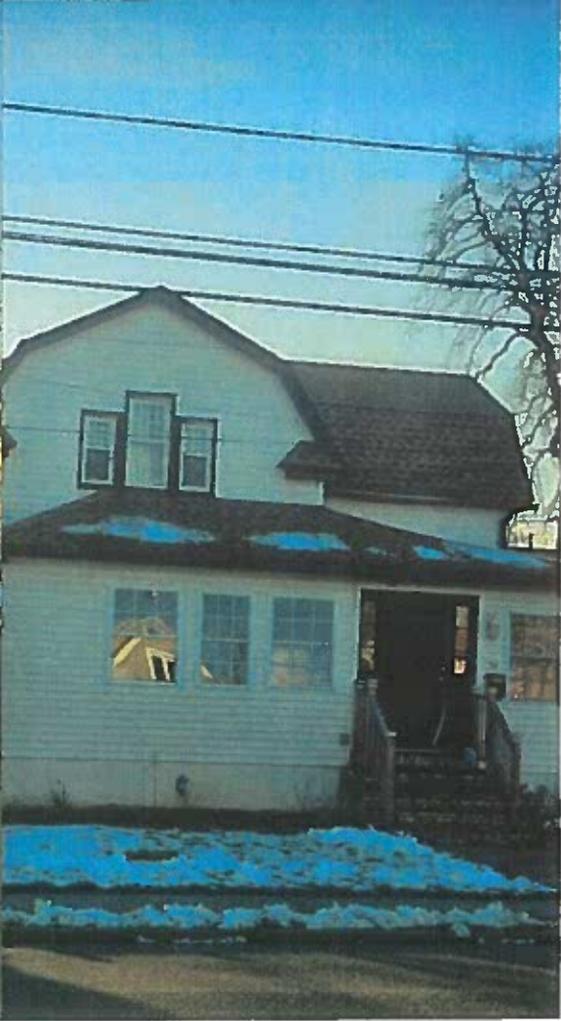
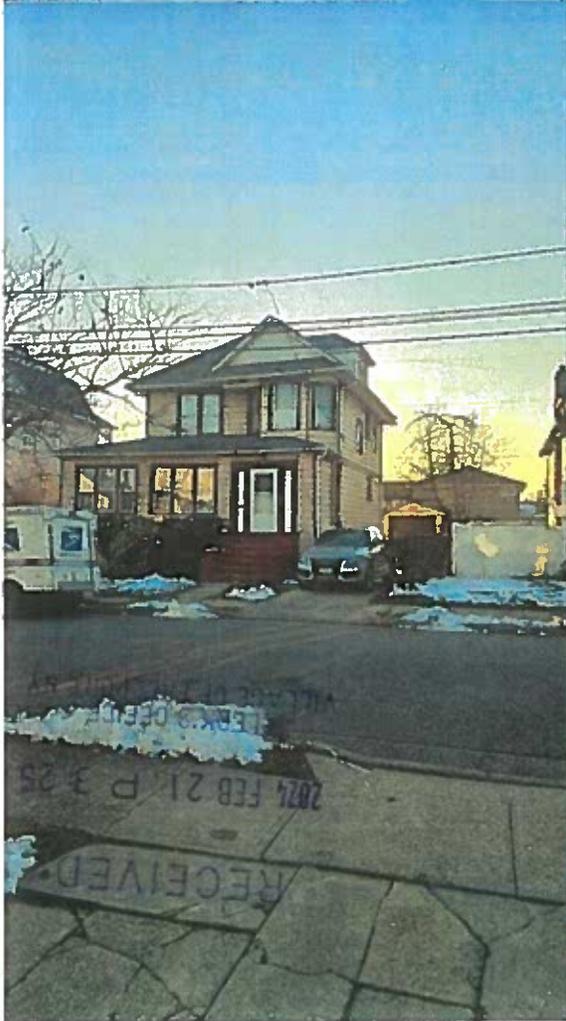
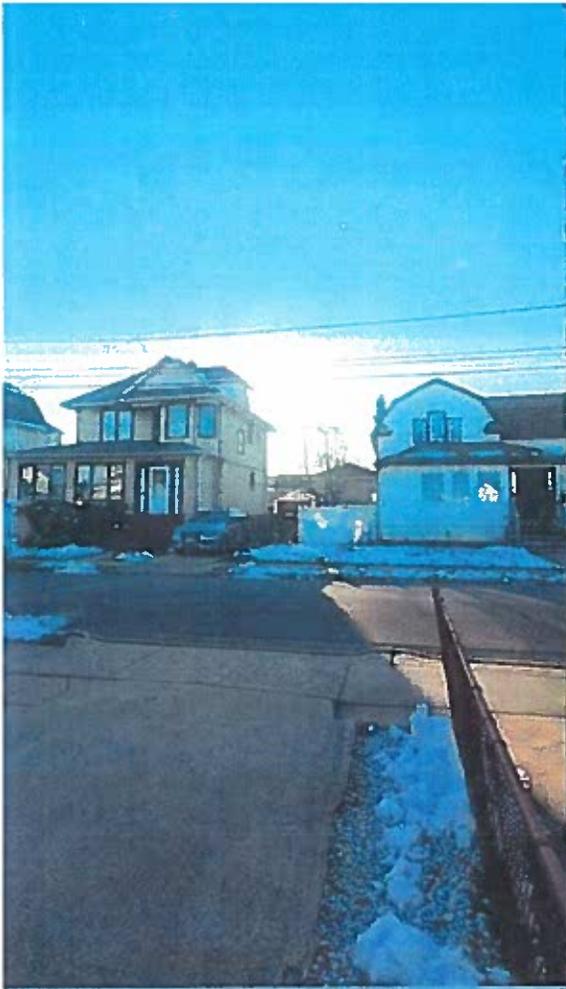
CERTIFICATION REQUIRED HEREIN SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND BE SO BOUND TO THE TOWN, COUNTY, JURISDICTIONAL AGENCY AND LOCAL GOVERNMENT LISTED HEREIN AND TO THE AGENCIES OF THE FEDERAL GOVERNMENT. CERTIFICATION DOES NOT TRANSCEND TO ANY OTHER AGENCIES OR SUBSEQUENT OWNERS.

LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
32 SMITH STREET, FREEPORT, NY 11520
516-378-2064 • 516-313-6090 • FAX 516-378-8818
EMAIL: INFO@LJSPC.COM

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 FEB 21 P 3:25

RECEIVED



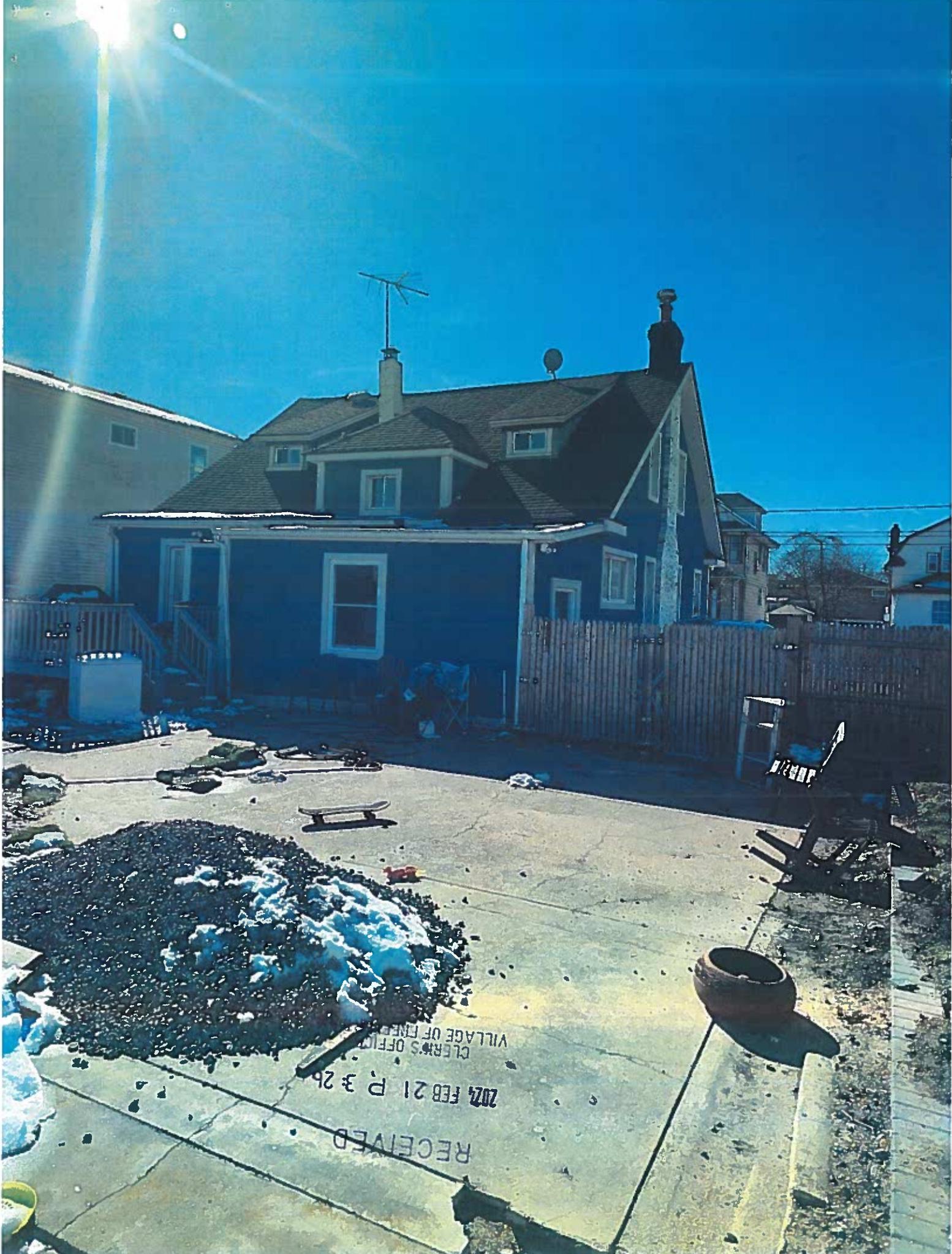


CLERK'S OFFICE
VILLAGE OF FREEPORT

2024 FEB 21 11:26

RECEIVED





RECEIVED

2024 FEB 21 P 3 26

CLERK'S OFFICE

VILLAGE OF FREEBORO

55 Nassau Ave Freeport N.Y. 11520.

Roof - Brown like
the house
Side door - Blue
Front door - white
Window - white
Siding - stucco/Blue
like the
house

Application Date: _____
Fees Paid: _____

SP# 3709

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: <u>180 Wilson Place</u>	ZONING DISTRICT: <u>RESIDENCE AA</u>
SECTION <u>54</u> BLOCK <u>491</u> LOT <u>1</u>	LOT SIZE: <u>11,500 SF</u>

<input type="checkbox"/> TENANT APPLICANT <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Miguel A. Hernandez</u>	Name: <u>Miguel A. Hernandez</u>
Address: <u>180 Wilson Ave</u> <u>Freeport, NY 11520</u>	Address: <u>180 Wilson Place</u> <u>Freeport NY 11520</u>
Telephone #: <u>516-287-2538</u>	Telephone #: <u>(516) 287-2538</u>

Attorney Name: Maria Miro
(optional) Phone #: 516-547-5251

Address: 1002 Merrick Ave.
16 Merrick, N.Y. 11566

Present Land Use: RESIDENTIAL
(Residence AA)

Proposed Land Use: RESIDENTIAL
(Residence AA)

Description of Proposed Work: Maintain Existing Gazebo,
Approximately 290.25 SF

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

Miguel Hernandez
APPLICANT'S SIGNATURE

1/17/2024
DATE

Sworn to before me this 17th
day of January, 2024.

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

Amarilis Ledesma
Notary Public

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

Miguel Hernandez
PROPERTY OWNER'S SIGNATURE

1/17/2024
DATE

Sworn to before me this 17th
day of January, 2024.

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

Amarilis Ledesma
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: _____

Application Date: _____
Fees Paid: _____

SP# 3709

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: <u>180 Wilson Place</u>	ZONING DISTRICT: <u>Residence AA</u>
SECTION <u>54</u> BLOCK <u>491</u> LOT <u>1</u>	LOT SIZE: <u>11,500 SF</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Miguel A. Hernandez</u>	Name: <u>Miguel A. Hernandez</u>
Address: <u>180 Wilson Ave</u> <u>Freeport, NY 11520</u>	Address: <u>180 Wilson Place</u> <u>Freeport NY 11520</u>
Telephone #: <u>516-287-2538</u>	Telephone #: <u>(516) 287-2538</u>

Attorney Name: MARIA MILO Address: 1002 Merrick Ave.
 (optional) Phone #: 516-547-5251 11 Merrick, N.Y. 11566

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL
(Residence AA) (Residence AA)

Description of Proposed Work: Maintain Existing Gazebo,
Approximately 290.25 SF

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

Miguel Hernandez
 APPLICANT'S SIGNATURE

1/17/2024
 DATE

Sworn to before me this 17th
 day of January, 2024.

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

Amarilis Ledesma
 Notary Public

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

Miguel Hernandez
 PROPERTY OWNER'S SIGNATURE

1/17/2024
 DATE

Sworn to before me this 17th
 day of January, 2024.

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

Amarilis Ledesma
 Notary Public

FOR VILLAGE USE ONLY

Site Plan Public
 Hearing Required: YES NO

Date of Hearing: _____
 Date of Decision: _____

Village Clerk's Signature: _____

Approved Denied
 Date: _____

Planning Board Signature: _____

Date: _____

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL: BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

AMENDED SITE PLAN LETTER
February 26, 2024

Miguel Hernandez
180 Wilson Place
Freeport, NY 11520

RE: 180 Wilson Place, Freeport, NY 11520
Zoning District: Residence AA Sec. 54 Blk. 491 Lot. 1
Building Permit Application #20233513
Description: – Maintain existing gazebo (290.25 SF)

Dear Sir/Madam:

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

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

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
/al

c: Village Clerk

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 MAR - 1 A 4 55

RECEIVED

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. 20233513

Location: 180 Wilson Place, Freeport NY 11520

Applicant: Miguel Hernandez

Description : Maintain existing gazebo (290.25 SF)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: February 26, 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.

RECEIVED

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Miguel A. Hernandez.</i>			
Project Location (describe, and attach a location map): <i>180 Wilson Ave. ^{PL} Freepcit, SEC 54, Block 491, Lot 1</i>			
Brief Description of Proposed Action: <i>MAINTAIN EXISTING GAZEBO (13.5' x 21.5')</i>			
Name of Applicant or Sponsor: <i>Miguel A. Hernandez.</i>		Telephone: <i>(516) 287-2538</i>	E-Mail:
Address: <i>180 Wilson Ave PLACE</i>			
City/PO: <i>Freepcit</i>	State: <i>NY</i>	Zip Code: <i>11520</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			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"/>
<i>Village of Freepcit</i>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.264</i> acres	
b. Total acreage to be physically disturbed?		<i>.264</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.264</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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? 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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: <u>Drywells + catch basins</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input 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>Miguel A. Hernandez.</u> Date: <u>9/25/23</u>		
Signature: <u>X Miguel A. Hernandez</u>		

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

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



FRONT
VIEW

180 Wilson PLACE



CORNER
Wilson PL.
+ Oakfield
Ave.

2024 MAR -1 A 9 56
CLERK OFFICE
VILLAGE OF HIGHLAND NY

RECEIVED 301 WILSON PLACE



SIDE
VIEW

180 Wilson Pl.

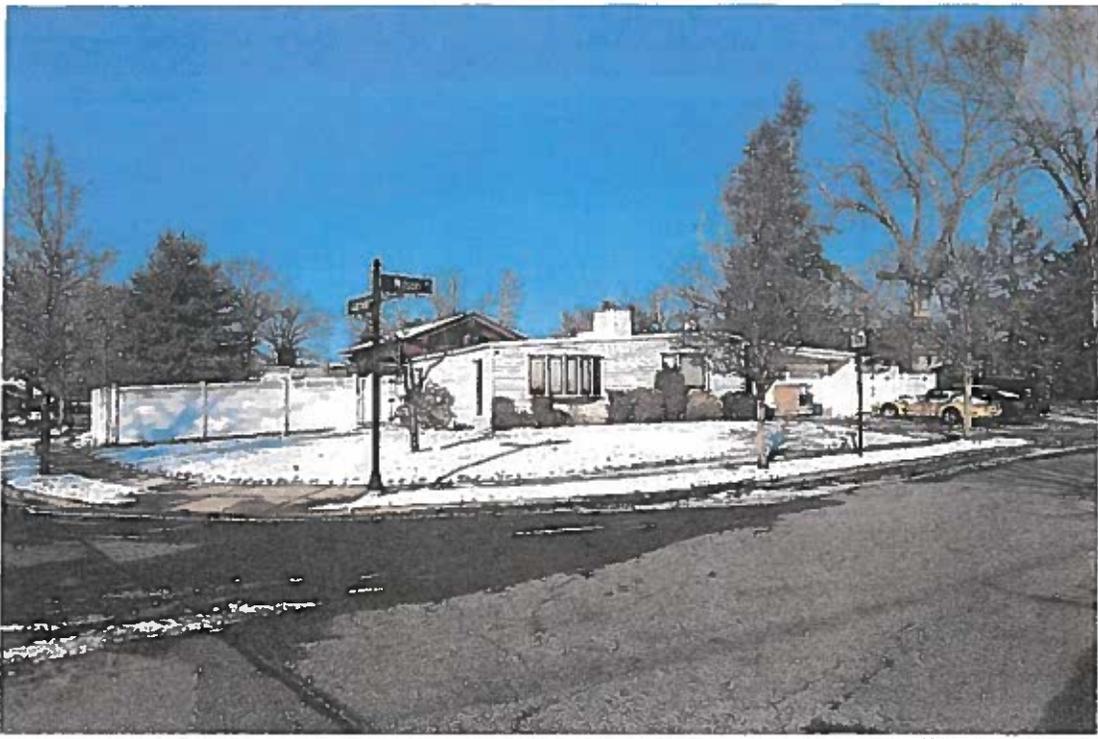


SIDE
VIEW

180 Wilson Pl.

RECEIVED

2024 MAR -1 A 4 56
CLERK'S OFFICE
VILLAGE OF FREEDPORT, NY

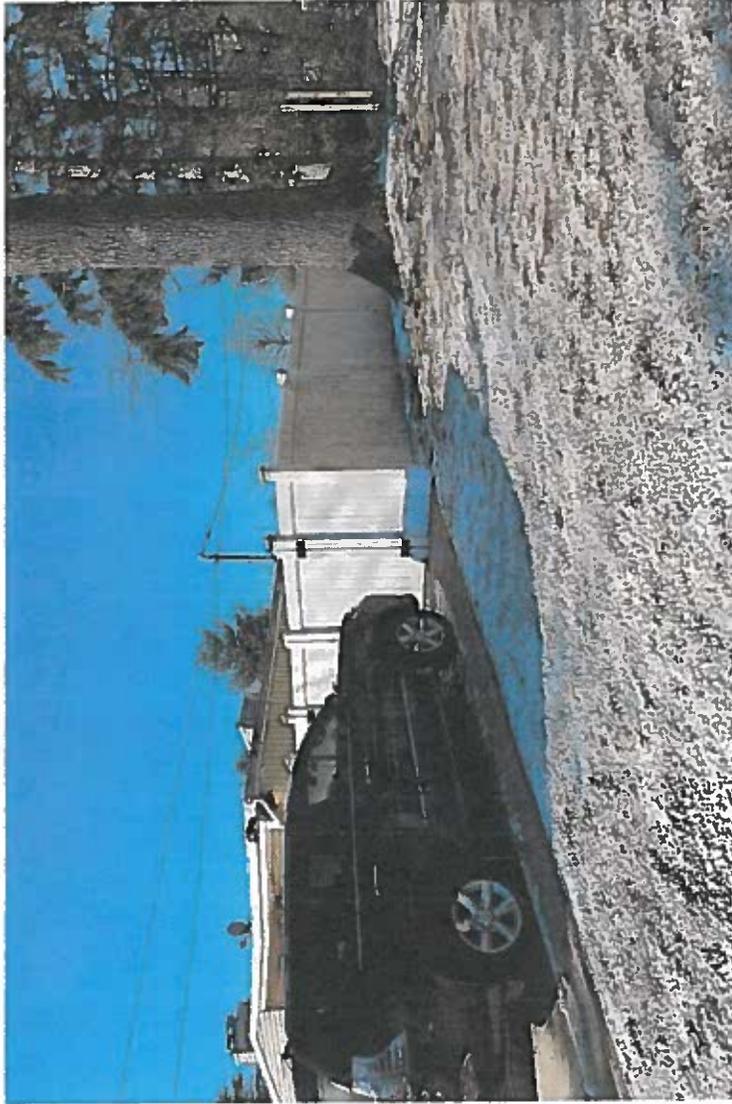


180 Wilson PLACE



CORNER Wilson AND Oakfield DVE .

RECEIVED
2025 MAR 14 10:54 AM
CLEVELAND
VILLAGE

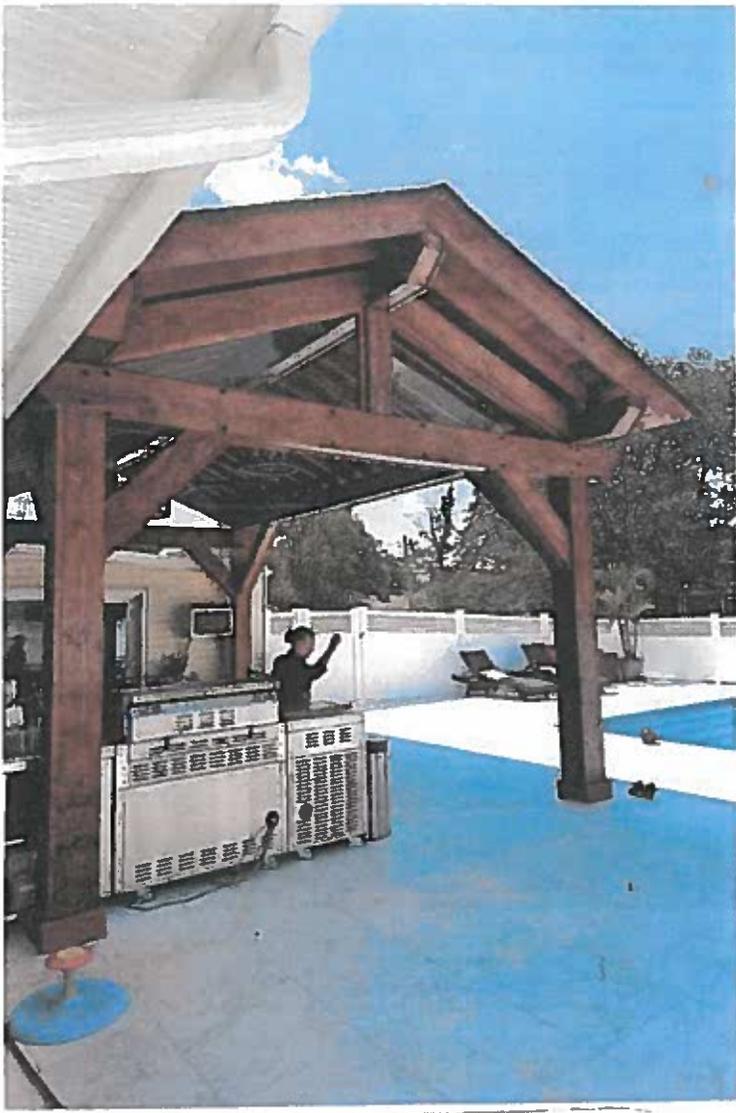


180 Wilson Place
East Side Property

RECEIVED

2025 MAR -1 A 9 56

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

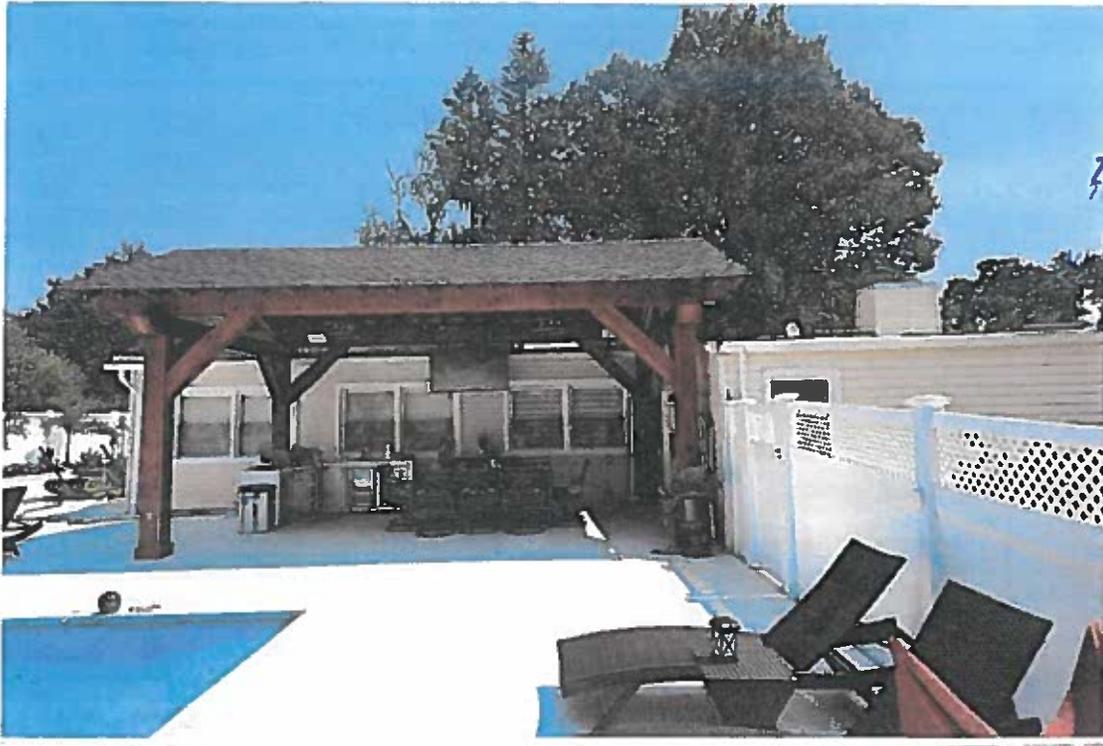
2024 MAR -1 A 9 56

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

*Photo of
Gazebo*



*Photo of
Gazebo*

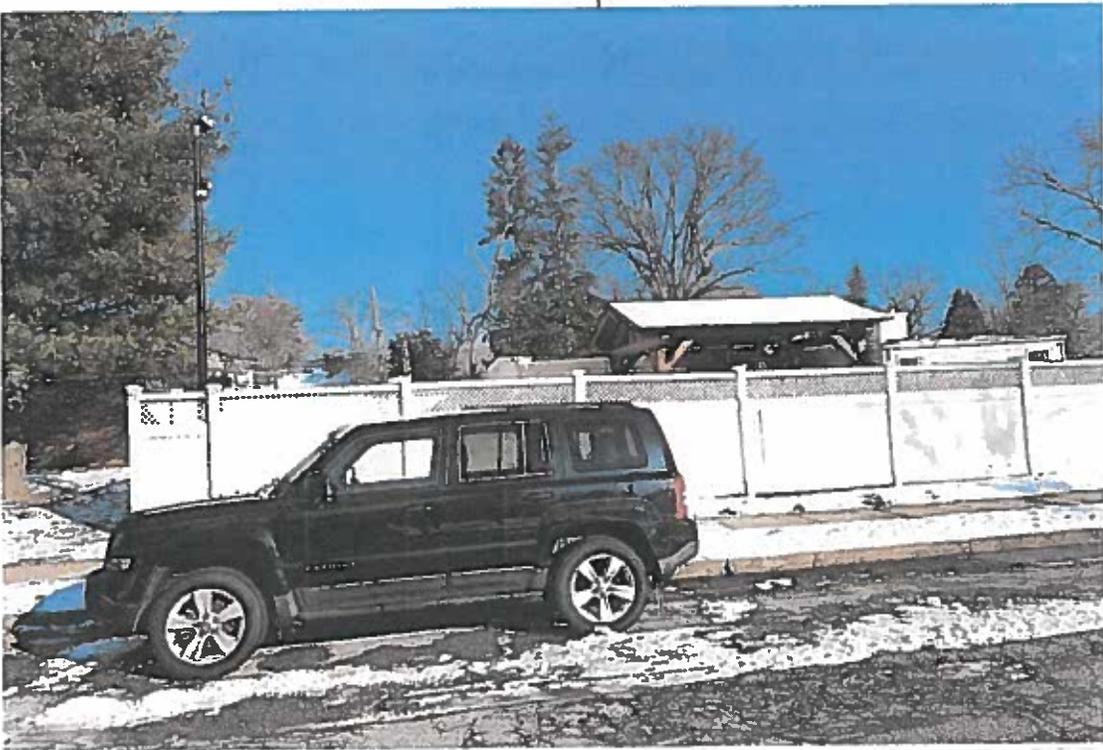


RECEIVED

2024 MAR -1 A 9:56

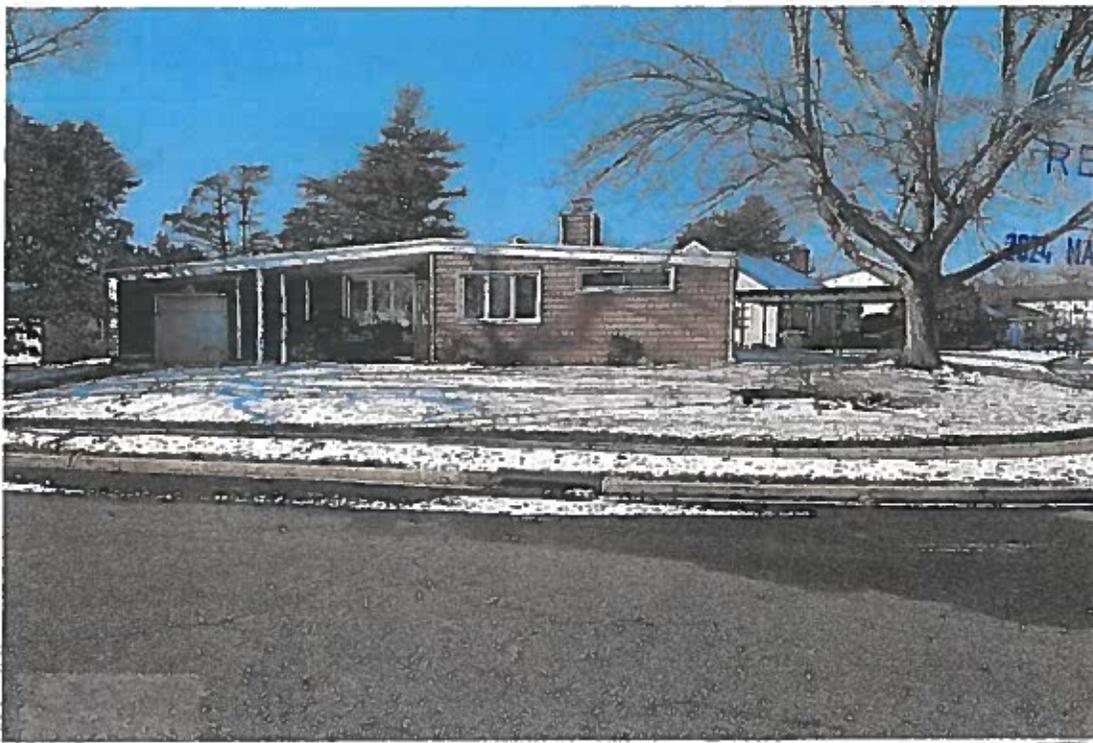
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SIDE
VIEW
CADDISBO



SIDE VIEW
FROM STREET
OAKFIELD
AVE.

180 Wilson Pl.



RECEIVED

2024 MAR -11 A 9:56

CLERK'S OFFICE
TOWN OF FREEDOM

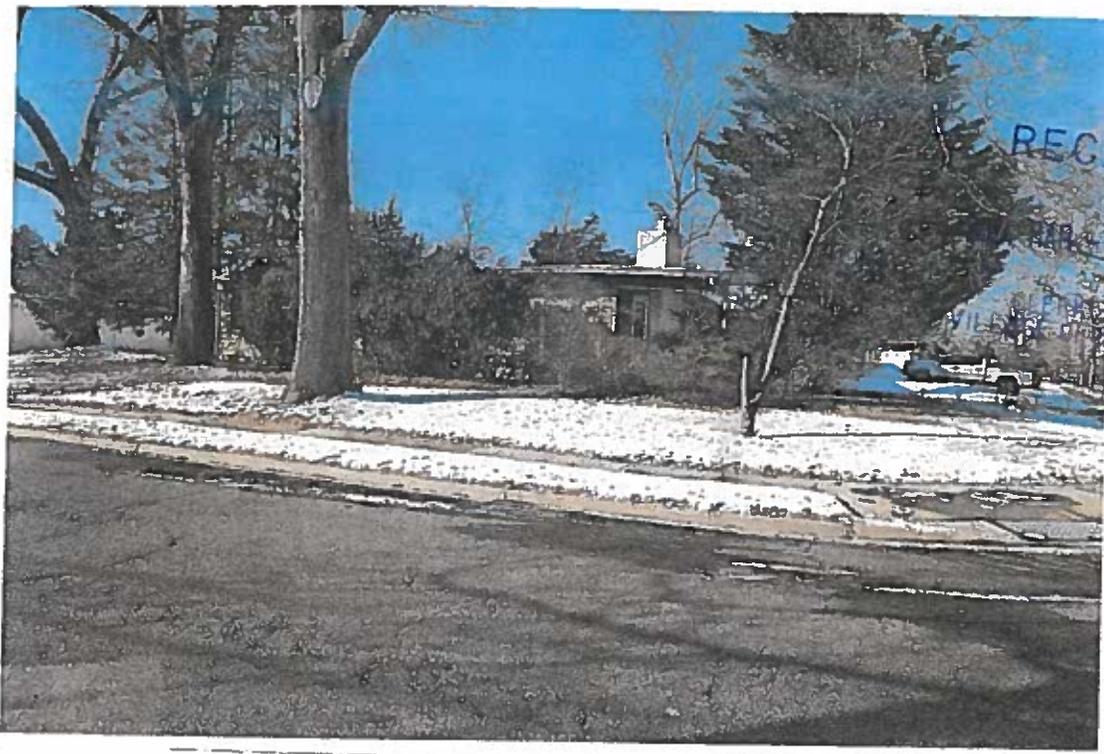
192

Wilson PLACE



ADJACENT
PROPERTY
OWNER.

10 OAKFIELD AVE.



RECEIVED

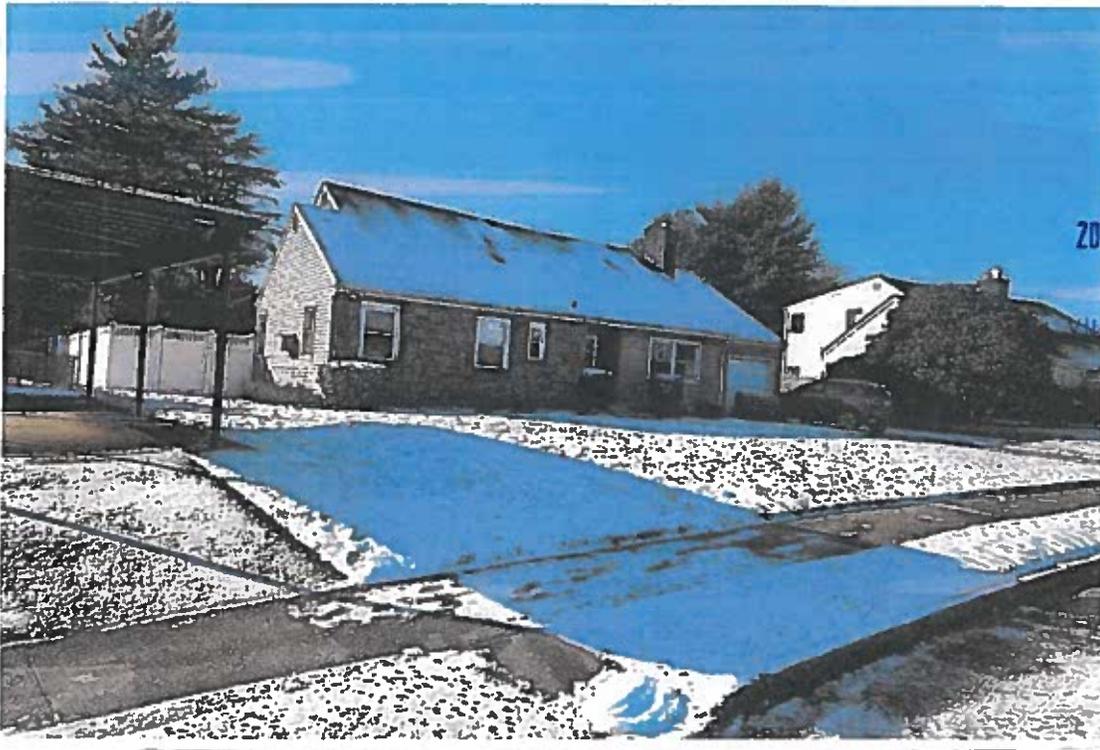
MAR 11 A 9 56

ADJACENT
OFFICE
REPORT NY
PROPERTY
OWNER.

56 VIRGINIA AVE.



VIEW
FACING
North
VIRGINIA
AVE.



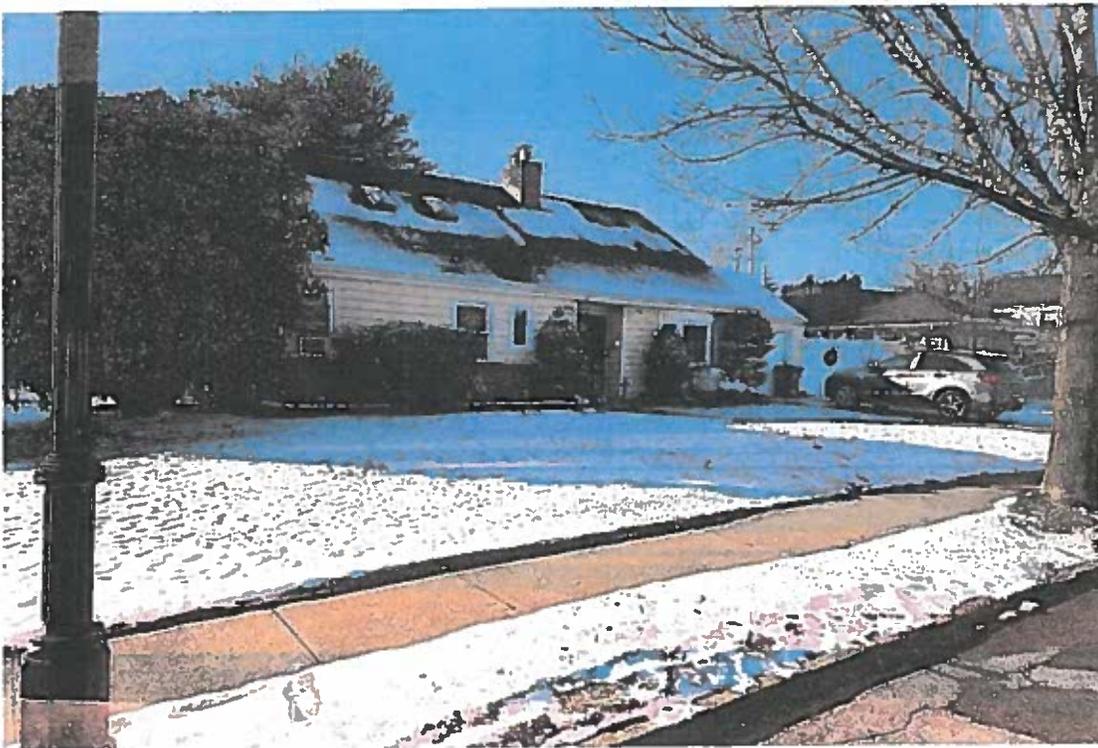
RECEIVED

2024 MAR -11 A 9:57

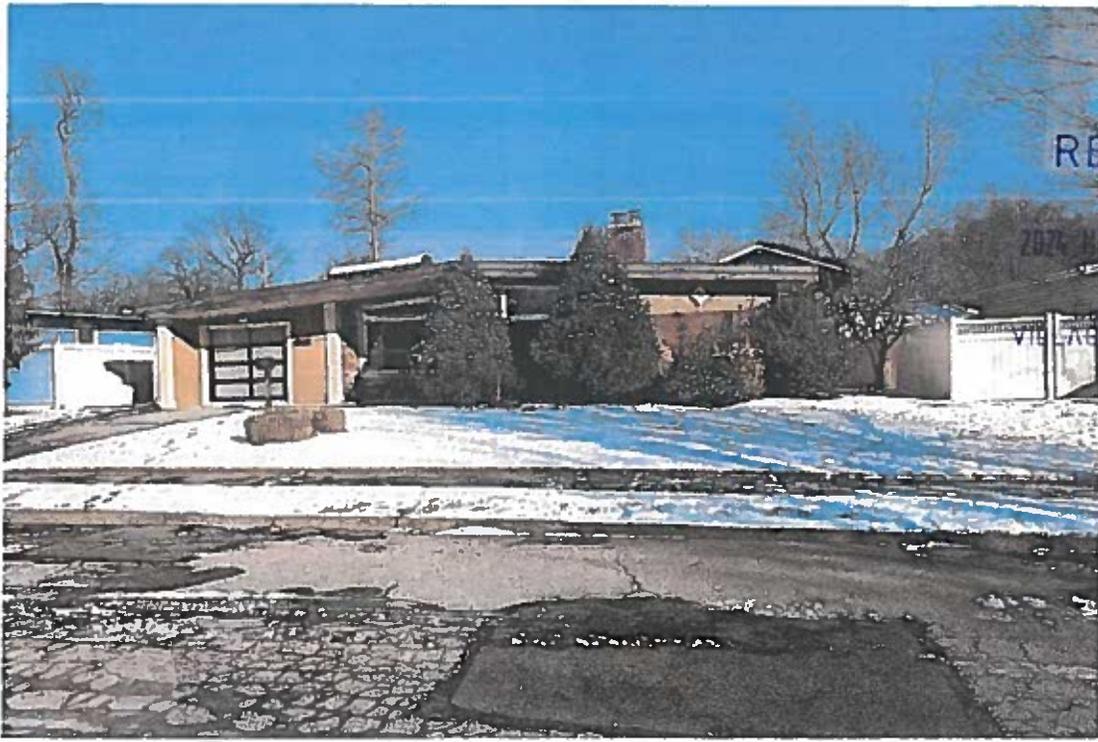
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

#7 Oakfield Ave.

Properties
Across
Subject
Site on
Oakfield
Ave.



#11 Oakfield.

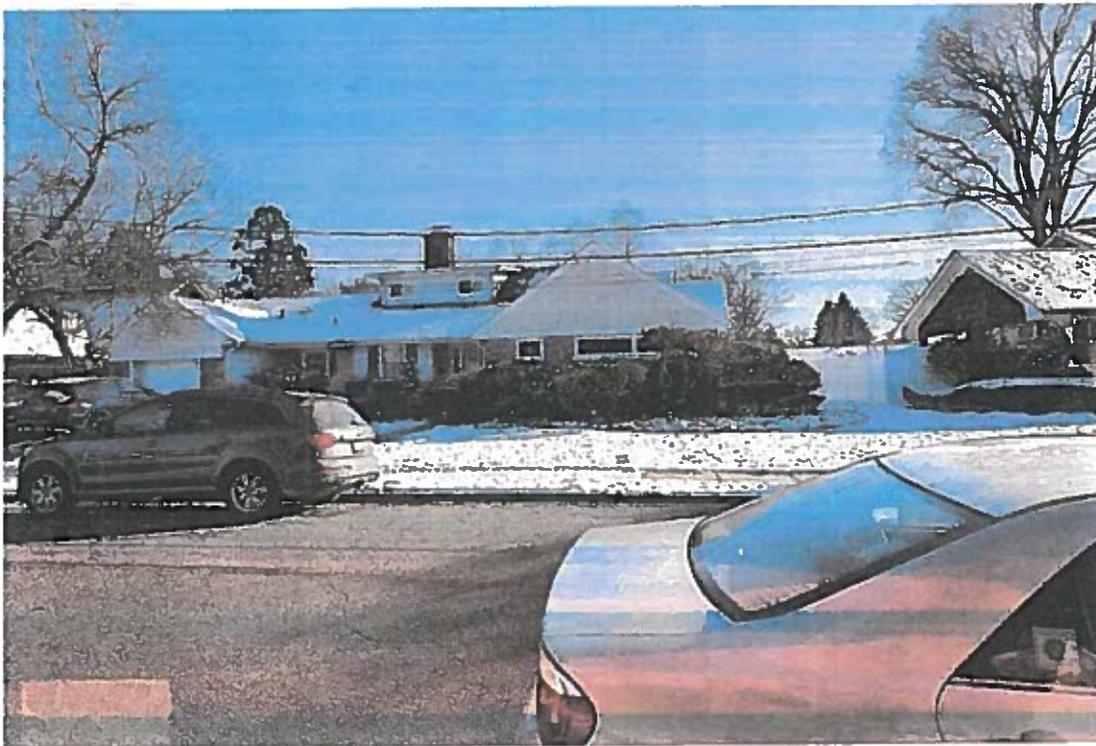


RECEIVED

2024 MAR -1 A 9:57

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

14 Oakfield Ave.



ACROSS
SUBJECT
SITE
Wilson PL.

187 Wilson PLACE



RECEIVED

700 PAR-11A 957

MARK'S OFFICE
OF FREEPORT, NY

SUBJECT

Site.

191 Wilson PL.



NORTHEAST
CORNER
Wilson PL +
Virginia
Ave.

MATERIAL LIST:

**180 Wilson Place
Freeport, N.Y.**

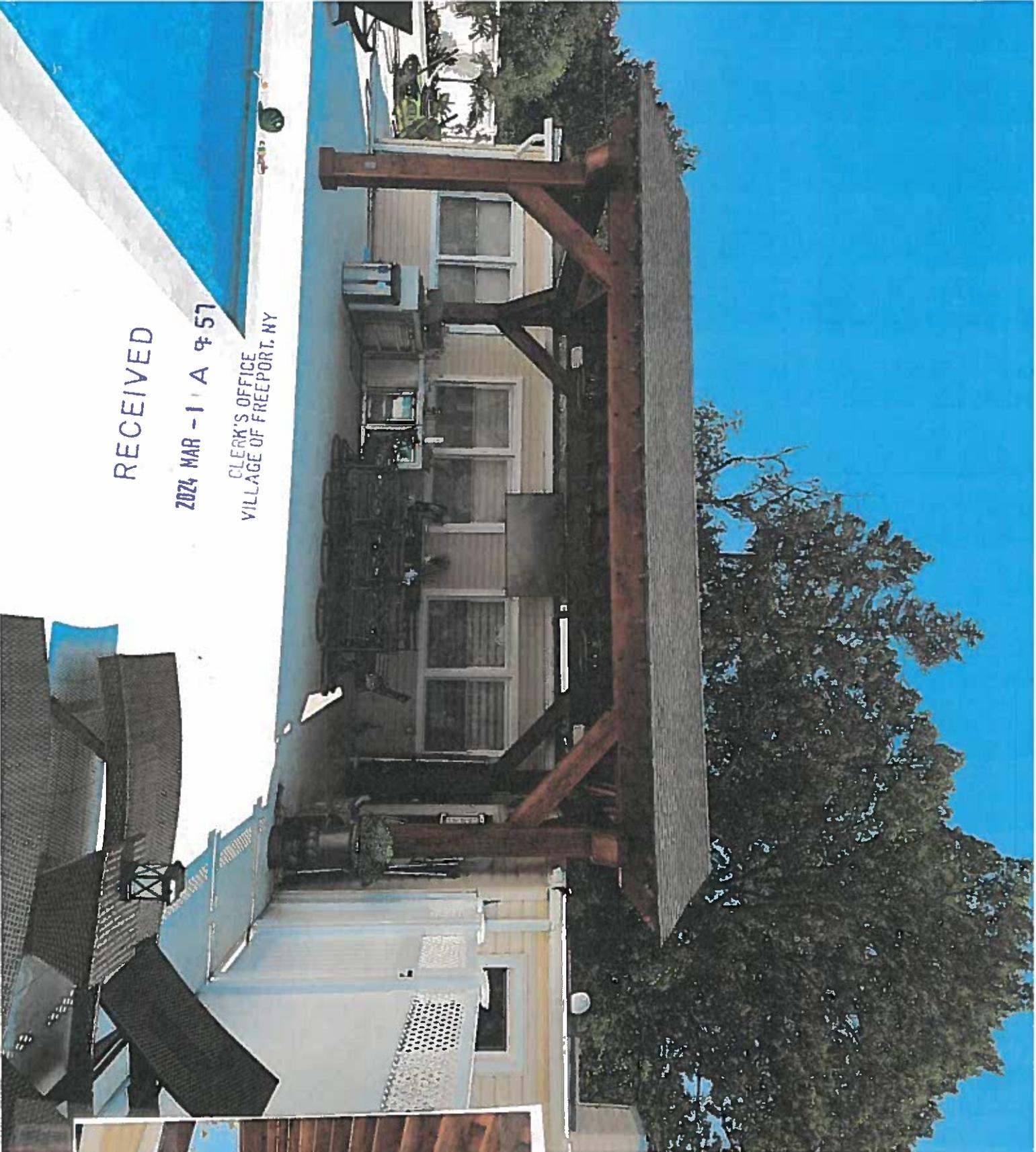
Maintain Existing Gi

Columns: 8 x 8 Ced

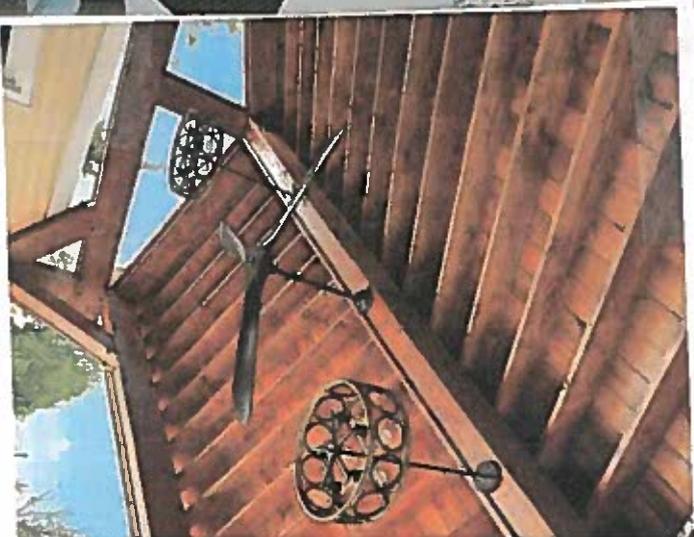
All Exterior Framing

**Roof: Royal Sovere
Charcoal Gray**

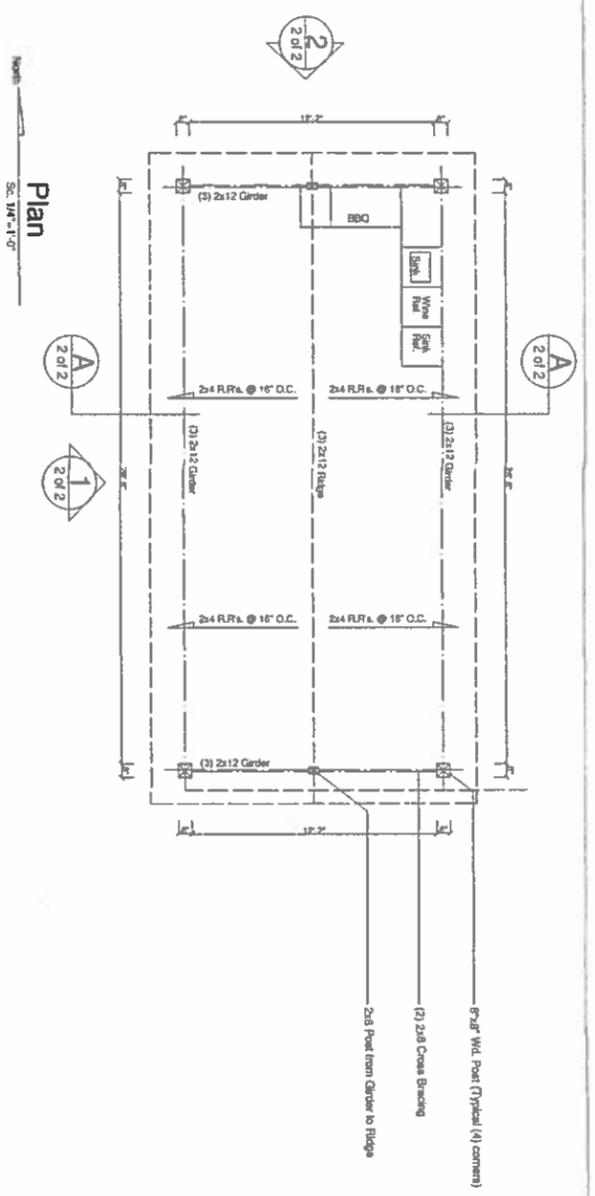
**Window Inserts At f
Clear Glass Fixed**



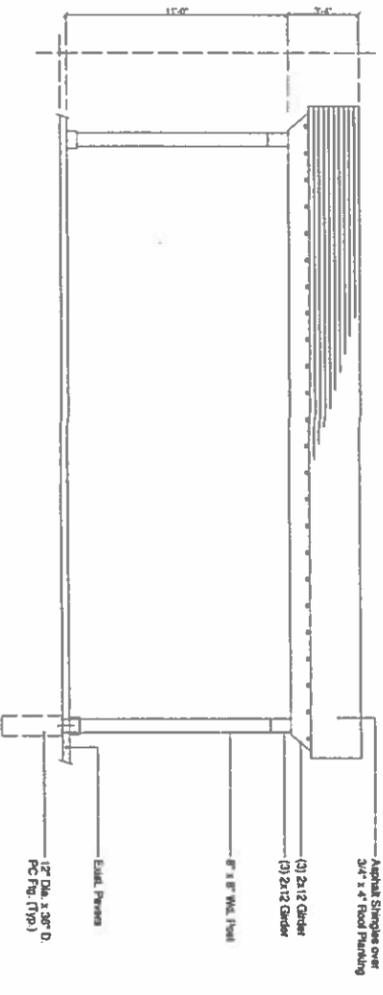
RECEIVED
2024 MAR - 11 A 9 57
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



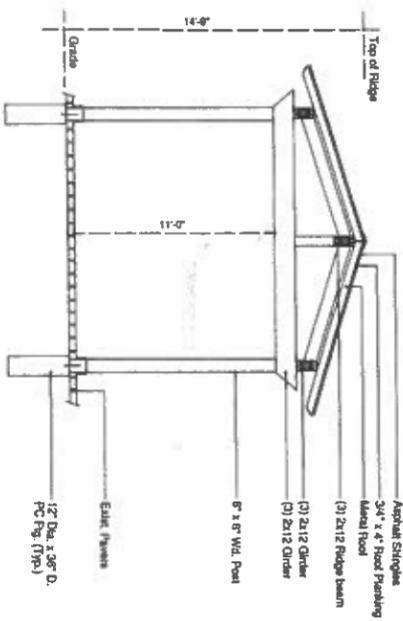
INSIDE ROOF



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



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



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

85 & A 1 - MAR 7 2012
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

Maintain Gazebo on Exist. Paver Patio

Residence @
180 Wilson Place
Freeport, New York

James Lerner, Architect
424 Madison Street, Westbury, N.Y. 11590
Tel. 516-676-8821
Email: jmlerner@yahoo.com

Maria J. Miro Design and Drafting
1002 Maricopa Ave.
N. Merrick, New York 11566
Tel. (516) 547-5251 Email: kandi@mjmd.com



Project	Maintain Gazebo on Exist. Paver Patio
Drawn by	MJM
Checked by	JL
Date	9/28/11
Scale	As Shown
Sheet No.	2 of 2

Application Date: 3/1/24
Fees Paid: \$225.00

SP# 3710

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: 729 South Long Beach Avenue ZONING DISTRICT Res A
SECTION 62 BLOCK 185 LOT 321 LOT SIZE: 6,900 SF

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Robert Bennett</u>	Name: <u>Jacqueline Reid</u>
Address: <u>8 West Merrick Rd</u> <u>Freeport NY 11520</u>	Address: <u>729 South Long Beach Ave</u> <u>Long Beach, NY 11561</u>
Telephone #: <u>516 867-2036</u>	Telephone #: <u>516 551-5295</u>

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

Present Land Use: Residence Proposed Land Use: Residence

Description of Proposed Work: Rear Addition and Deck

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.

RECEIVED
2024 MAR - 11 A 11:53
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 26
day of Feb 26, 2024.
[Signature]
Notary Public

YES NO
MIRIAM C PENA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE4966944
Qualified in Nassau County
My Commission Expires: May 21, 2024
DATE: 2/26/24

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

Jacqueline Reid
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 27
day of FEBRUARY, 2024.
[Signature]
Notary Public

2/27/24
DATE
LISA A. SIMON
Notary Public, State of New York
01S15067449
Qualified in Nassau County
Commission Expires Oct. 15, 2027

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Location and description of all proposed waterfront public access/recreation provisions.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Description of sewage disposal and water supply systems and locations of such facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	n. Location, design and size of all signs and lighting facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	p. Building orientation and site design for energy efficiency and visual quality.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	u. Estimated project construction schedule.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	v. Record of application for approval status of all necessary permits from federal, state and county officials.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w. Identification of any federal, state or county permits required for project execution.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

RECEIVED
2024 MAR -1 A 11:53
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT F. KENNEDY
MAYOR

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

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 18, 2024
AMENDED SITE PLAN LETTER

Jacqueline Reid
729 S. Long Beach Avenue
Freeport, NY 11520

RE: 729 S. Long Beach Avenue, Freeport, NY
Zoning District: Residence A Sec. 62 Blk. 185 Lot 321
Building Permit Application #20233169
Description: Construct a new 315 sq. ft. second level rear addition and rear elevated deck

Dear Sir/Madam:

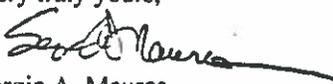
The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

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
Robert Bennett, P.E.

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED
Notice

2024 MAR -1 A 11: 53

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. 20233169

Location: 729 S. Long Beach Avenue, Freeport, NY

Applicant: Jacqueline Reid

Description: Construct a new 315 sq. ft. second level rear addition and rear elevated deck

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

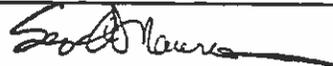
REASON(S) FOR DETERMINATION

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 18, 2024



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 RECEIVED

20233169

Short Environmental Assessment Form

2024 MAR -1 A 11:53

CLERK'S OFFICE
FREEPORT, NY

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: Reid Residence Addition			
Project Location (describe, and attach a location map): 729 South Long Beach Ave; Freeport, NY			
Brief Description of Proposed Action: 315 SF rear 2nd level addition and rear 348 SF elevated rear deck			
Name of Applicant or Sponsor: Jacqueline Reid		Telephone: 516 551 5295	
		E-Mail: jacksieb@aol.com	
Address: 729 South Long Beach Ave			
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.			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
Freeport Zoning, site plan, and building permit			✓
3.a. Total acreage of the site of the proposed action? <u>21</u> acres			
b. Total acreage to be physically disturbed? <u>21</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>21</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

RECEIVED

MAR - 1 A 11:53

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jacquelyn Reid</u>	Date: <u>2/26/23</u>	
Signature: <u>Jacqueline Reid</u>		

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

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

RECEIVED		No, or small impact may occur	Moderate to large impact may occur
2024 MAR -1 A 11:53			
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?			
11. Will the proposed action create a hazard to environmental resources or human health?			

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

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

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

RECEIVED

DATE: November 16, 2023

2024 MAR -1 A 11: 5

APPROVAL

Building Department Permit Application #20233169

Chairman, regarding Application #2023-24 for the premises located at 729 South Long Beach Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-43A2 and 210-41 seeking approval for a new 315 square foot second level rear addition and rear elevated deck.

CLERK'S OFFICE
VILLAGE OF FREEPORT, N

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

A public hearing was held on October 19, 2023 wherein applicant was represented by Maria Miro, on behalf of Robert Bennett of Rabco Engineering. She explained that the rear yard does not meet the requirement of the code. The code requires 20 feet or 20% of the lot depth, whichever is greater. The lot is 115 feet deep, which means that 23 feet are required when 20 are provided. Additionally, lot coverage is limited to 30% under the code and 32.8% is proposed. Ms. Miro explained that the deck is considered to be part of the principle structure, and brings the lot coverage over the approved amount. The deck is in line with the rest of the house and mainly squares off the house.

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.

The Board, as lead agency has determined that this action is a Type II action and under SEQRA no further review is required.

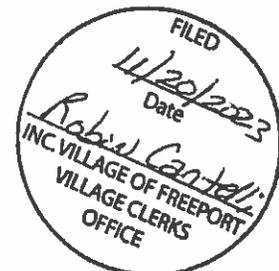
I further move that this application be granted subject to the following conditions:

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

Second by: Ben Jackson

The Clerk polled the Board:

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





Neighboring property immediately south of Reid Residence/ (Subject home) along same side of street; 735 South Long Beach Avenue; Freeport, New York; February 25, 2024; Front west facade looking east

Neighboring property south of Reid Residence/ (Subject home) along same side of street; 741 South Long Beach Avenue; Freeport, New York; February 25, 2024; Front west facade looking east



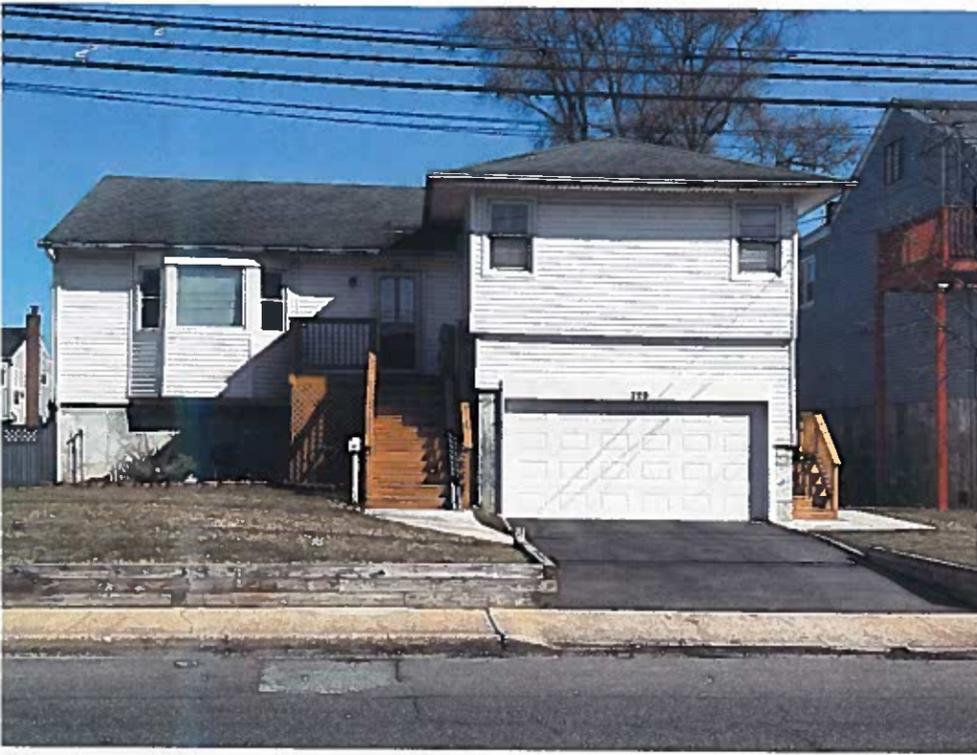
Neighboring property south of Reid Residence/ (Subject home) at opposite side of street; 744 South Long Beach Avenue; Freeport, New York; February 25, 2024; Front east facade looking west

Neighboring property south of Reid Residence/ (Subject home) at opposite side of street; 736 South Long Beach Avenue; Freeport, New York; February 25, 2024; Front east facade looking west



Neighboring property directly across the street from Reid Residence/ (Subject home); 730 South Long Beach Avenue; Freeport, New York; February 25, 2024; Front east facade looking west

Neighboring empty lot property across the street just north from Reid Residence/ (Subject home); 724 South Long Beach Avenue; Freeport, New York; February 25, 2024; looking west



Reid Residence/ (Subject home); South Long Beach Avenue; Freeport, New York; February 25, 2024; West face front facade, looking east

Reid Residence/ (Subject home); South Long Beach Avenue; Freeport, New York; February 25, 2024; South side facade, looking northeast



Reid Residence/ (Subject home); 729 South Long Beach Avenue; Freeport, New York; February 25, 2024; North side facade looking southeast

Reid Residence/ (Subject home); South Long Beach Avenue; Freeport, New York; February 25, 2024; Rear east facade, looking southwest



Neighboring property north of Reid Residence/ (Subject home) along same side of street; 715 South Long Beach Avenue; Freeport, New York; February 25, 2024; Front west facade looking east

Neighboring property immediately north of Reid Residence/ (Subject home) along same side of street; 723 South Long Beach Avenue; Freeport, New York; February 25, 2024; Front west facade looking east

PROPOSED REAR ADDITION & DECK

FOR:

THE REID RESIDENCE

729 SOUTH LONG BEACH AVENUE, FREEPORT, NEW YORK

AF&PA WOOD FRAME CONSTRUCTION 2001 EDITION FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
RAFTER TO TOP PLATE, TOE NAIL	4-6d	5 PER RAFTER
CEILING JOISTS TO PLATE, TOE NAIL	6d	3 PER JOIST
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	16d	5 EACH LAP
CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	16d	5 EACH LAP
COLLAR TIE TO RAFTER, TOE NAIL	6d	5 PER TIE
BLOCKING TO RAFTER, TOE NAIL	3-6d	EACH END
RIP BOARD TO RAFTER, END NAIL	2-16d	EACH END
ROOF RAFTERS TO RIDGE, VALLEY OR HP RAFTERS, TOE NAIL	4-6d 5-16d	
TOP PLATE TO TOP PLATE, FACE NAIL	2-16d	PER FOOT
TOP PLATES LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	4-16d	EACH JOIST
TOP OR SOLE PLATE TO STUD, END NAIL	16d	12" O.C. ALONG EDGES
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d / 5-16d	PER 2x4 / PER 2x6
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, FACE NAIL	2-16d	PER FOOT
STUD TO SOLE PLATE, TOE NAIL	3 - 6d OR 2-16d	12" O.C.
DOUBLE TOP PLATES, END NAIL	2-16d	
DOUBLE TOP PLATES, MINIMUM 48-INCHES OFFSET OF END JOINTS, FACE NAIL IN LAPTED AREA	8-16d	
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	6" O.C. ALONG EACH EDGE
CONTINUOUS HEADER TO STUD, TOE NAIL	4-6d	
CONTINUOUS HEADER TO STUD, TWO PIECES	16d	6" O.C. ALONG EACH EDGE
JOIST TO WALL OR BRICKER, TOE NAIL	4-6d	PER JOIST
BLOCKING TO JOIST, TOE NAIL	2-6d	EACH END
BLOCKING TO JOIST, TOE NAIL	2-6d	EACH END
LENGER STRIP TO BEAM, FACE NAIL	3-16d	EACH JOIST
JOIST ON LEADER TO BEAM, TOE NAIL	3-16d	PER JOIST
BAND JOIST TO JOIST, END NAIL	3-16d	PER FOOT
BAND JOIST TO SILL OR TOP PLATE, TOE NAIL	2-16d	12" O.C.
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	(2) 16d	
CEILING SHEATHING		
6" RIS	5d COOLERS	T EDGE / 10' FIELD
STRUCTURAL PANELS	6d	12" - 24" O.C.
FIBERBOARD PANELS	6d	5" EDGE / 6" FIELD
2x5"	6d	3" EDGE / 6" FIELD
2x6"	6d	12" - 24" O.C.
STRUCTURAL PANELS	2-6d	PER SUPPORT
1" OR LESS	5-6d	PER SUPPORT
DIAGONAL BOARD SHEATHING	10d	6" EDGE / 12" FIELD
17d" OR 17x5"	10d	6" EDGE / 6" FIELD
17d" OR 17x5"	2-6d	PER SUPPORT
17d" OR 17x5"	5-6d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILING 6" O.C. AT THE PANEL EDGES. IF WALL SHEATHING IS NAILING 5" O.C. AT THE PANEL EDGES TO OBTAIN HIGHER SHEAR CAPACITY, THE NAILING REQUIREMENTS SHALL BE DOUBLED. OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE SAME LOAD CAPACITY. 2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-6d NAIL PER FOOT. 3. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED. CHECK BC FOR ADDITIONAL REQUIREMENTS.

CONSTRUCTION NOTES

- ALL CONSTRUCTION IS TO CONFORM TO NYC AND LOCAL BUILDING CODES.
 - ALL PLUMBING IS TO CONFORM TO LOCAL AND COUNTY HEALTH REQUIREMENTS.
 - ELECTRIC IS TO CONFORM TO LOCAL N.E.C. AND UNDERWRITERS REQUIREMENTS.
 - CONCRETE IS TO CONFORM TO LOCAL N.E.C. AND UNDERWRITERS REQUIREMENTS.
 - CONCRETE IS TO BE 3000 PSI ON 1" OR 1.5" SOIL BEARING CAPACITY. VERIFY. CONCRETE FOR GARAGE SLABS AND EXPOSED STEPS TO BE 3000 PSI.
 - DOUBLE FRAME AROUND ALL OPENINGS AND UNDER PARALLEL PARTITIONS AND BATHROOMS.
 - NOTIFY ENGINEER OF ALL CHANGES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES WITHOUT NOTIFICATION.
 - DO NOT SCALE THE DRAWINGS.
 - TECO CONNECTIONS REQUIRED AT ALL PUSH STRUCTURAL LOAD CARRYING CONDITIONS. JOISTS AND RAFTERS. DOUBLE-FIR LARCH NO. 2 AND BETTER. HEADERS AND SIDERS. DOUBLE-FIR LARCH NO. 2 AND BETTER. PRE-FABRICATED FIREPLACES AND FLUES TO BE U.L. APPROVED. ALL INSTALL SHOCK AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH ALL MUNICIPAL AND STATE CODE REQUIREMENTS.
 - ALL WORK SHALL CONFORM TO RESIDENTIAL CODE OF THE STATE OF NEW YORK (DOMS IRC)
- ASPHALT ROOF SHINGLE NOTE**
- ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR D 4462.
 - FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS ALUMINUM OR COPPER ROOFING NAILS. MINIMUM 12 GAGE SHANKED WITH A MINIMUM 5/16" INCH DIAMETER HEAD OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND SHEATHING.
 - ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF 6 FASTENERS REQUIRED BY THE MANUFACTURER (6 MIN).
 - FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN SIX FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.
- SAFETY GLASS REQUIREMENTS**
- SAFETY GLAZING REQUIRED AT THE FOLLOWING LOCATIONS:
- ANY GLAZING IN ANY TYPE OF DOOR.
 - GLAZING IN ANY WALL INCLUDING A TUB, SHOWER, SAUNA OR STEAM ROOM.
 - ANY WINDOW WITHIN 2' OF A DOOR.
 - ANY WINDOW WITHIN 4' OF 60 FEET WHERE THE BOTTOM IS 10' ABOVE ANY FLOOR WITHIN 5' OF THE WINDOW.
 - GLAZING IN STAIRWAYS AND LANDINGS WITHIN 3'-0" SPAS WITHIN 5' OF THE HANDRAIL.
 - GLAZING IN STAIRWAYS AND LANDINGS WITHIN 3'-0" HORIZONTALLY OF A WALKING SURFACE.
- THE REQUIREMENT DOES NOT APPLY IF THE BOTTOM EDGE OF THE GLASS IS MORE THAN 60" ABOVE THE FLOOR.
- GENERAL NOTES: MICROSLAT BEAMS**
- A MINIMUM OF 15" OF BEARING LENGTH IS REQUIRED FOR POST SIZE REQUIRED.
 - BEARING ACROSS FULL LENGTH OF BEAM IS ASSUMED.
 - LATERAL SUPPORT REQUIRED AT BEARING POINTS.
 - 16" x 16" DEEP BEAMS ARE TO BE USED IN MULTIPLE UNITS ONLY.
 - MINIMUM PARTITION FOR ASSEMBLY OF MULTIPLE UNITS TO BE A MINIMUM (2) ROWS OF 16d NAILS @ 12" O.C. (3) ROWS OF 16d NAILS AT 12" O.C. FOR 14" x 16" x 16" BEAMS.
 - MINIMUM PARTITION FOR ASSEMBLY OF MULTIPLE UNITS TO BE A MINIMUM (2) ROWS OF 16d NAILS @ 12" O.C. (3) ROWS OF 16d NAILS AT 12" O.C. FOR 14" x 16" x 16" BEAMS.
 - ALL MICROSLAT BEAMS SHALL BE JOISTED PER MANUFACTURER'S INSTRUCTIONS.
 - ALL MICROSLAT BEAMS SHALL BE MICROSLAT METAL LUMBER CONNECTORS. SEE DRAWINGS FOR HANGER DESIGNATION.
 - NEW WINDOW AND GLASS DOOR STORM PROTECTION (110 MPH BASIC WIND SPEED WITHIN ONE MILE FROM SHORELINE) ALL NEW WINDOWS AND GLASS DOORS SHALL MEET THE REQUIREMENTS OF THE LARGE MASSLE TEST OF ASTM E 1886 AND OR ASTM E 1886.
- OR
- CONTRACTOR TO PROVIDE PRE-CUT 1/2" PLYWOOD PANELS TO COVER THE GLAZED OPENINGS (SEARCH INTO TRIM ONLY). PRE-DRILL EDGES AT 4" O.C. TO ACCEPT 2 1/2" x 16" WOOD SCREWS TOP AND BOTTOM. PLYWOOD PANELS TO BE MARKED FOR LOCATION AND STORED ON SITE.

CODE ANALYSIS

REGULATORY: RESIDENTIAL - ONE FAMILY DWELLING
 REFERENCE STANDARDS:
 RESIDENTIAL CODE OF NEW YORK STATE 2020
 WOOD FRAME CONSTRUCTION MANUAL
 AT 1 PA 2001 EDITION
 CLIMATE ZONE: 1B
 DESIGN WINDS: 57.0
 DESIGN LOADS:
 DECKS: 40 PSF
 ATTICS: 30 PSF
 ROOFING OTHER THAN SLEEPING ROOMS: 40 PSF
 SLEEPING ROOMS: 30 PSF
 STAIRS: 40 PSF
 HANDRAILS: 200P
 WIND: 45 MPH
 WIND SPEED: 150 MPH
 WIND UPSET: 15
 DEAD LOADS: 10 PSF
 WIND UPSET: 15
 WIND UPSET: 15
 PER PREScriptive DESIGN TABLE 5.10 WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS.
 DEFLECTION LIMITS:
 RAFTERS WITH NO FIN. CEILING ATTACHED
 L1/360
 L/240
 L/360

SITE DATA

ZONING - RES
 SECTION - 62
 BLOCK - 105
 LOT - 521
 LOT AREA - 6,900 SF
 LOT OCCUPIED - 2,250 SF
 % LOT OCCUPIED - 34%
 FLOOD ZONE - AE B
 BASE FLOOD ELEVATION (BFE) - 8.0

LEGEND

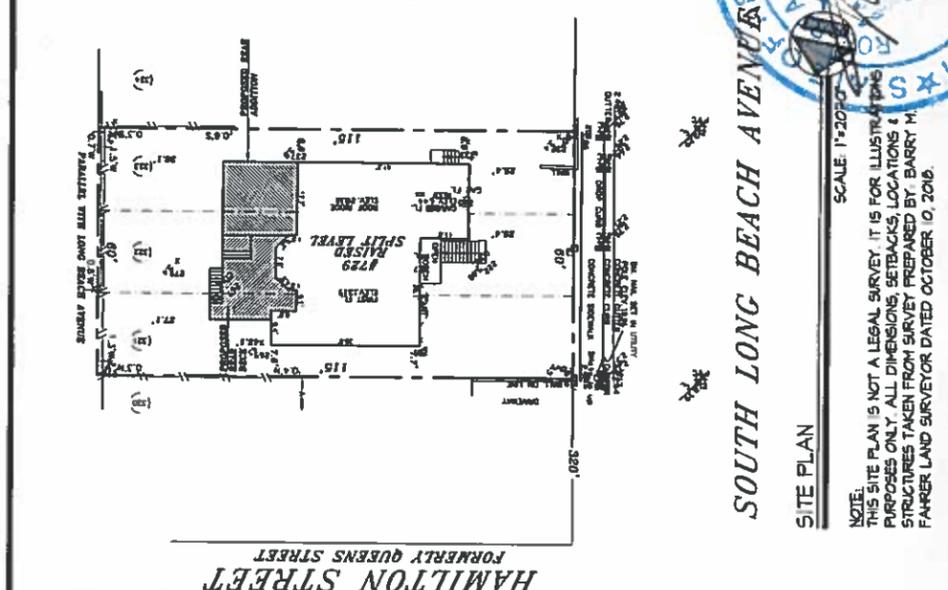
- EXISTING 8"ID WALL TO REMAIN
- EXISTING 8"ID WALL TO BE REMOVED
- NEW HOOD SID WALL WITHIN 12" OF EXISTING BOARD (FINISHED SIZE) SEE PLANS FOR SID SIZES AND LOCATIONS.
- BASE FLOOD ELEVATION
- CENTER LINE
- EXISTING
- ELEVATION
- ELECTRIC METER
- GAS METER
- HOLD DOWN
- HEADER
- MASONRY OPENING
- ON CENTER
- REINFORCING
- VERTICAL
- TYPICAL

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	25 PSF
SPEED WIND	150
TURBULENCE	NO
SPECIAL WIND REGION	NO
WIND-BORNE DEBRIS LOAD	-
SEISMIC DESIGN CATEGORY	C
WEATHERING	SEVERE
FROST LINE DEPTH	3'-0"
WINTER DESIGN TEMP	MODERATE-TO HEAVY
ICE SHEED MODERATION REQUIRED	13°
FLOOD HAZARDS	YES
AIR FREEZING INDEX	YES - AED
MEAN ANNUAL TEMP	44.6
	52.1 F

DRAWING INDEX

- T1 TITLE SHEET
- A1 FOUNDATION PLAN
- A2 FIRST FLOOR PLAN SECOND FLOOR PLAN, SECTION
- A3 FRONT & REAR ELEVATIONS
- A4 NORTH & SOUTH SIDE ELEVATIONS
- A5 DETAILS & NOTES



SOUTH LONG BEACH AVENUE
SITE PLAN
 SCALE: 1"=20'-0"
 NOTE: THIS SITE PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES TAKEN FROM SURVEY PREPARED BY BARRY M. FARRER LAND SURVEYOR DATED OCTOBER 10, 2016.

Date	Revision

RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

REAR RESIDENCE
 729 SOUTH LONG BEACH AVENUE
 FREEPORT, NY 11520

T1



VILLAGE OF FREEPORT ZONING TABLE

Zoning	Permitted	Conditional	Prohibited	Comments	Reference required
Residential	Yes	Yes	No	See zoning map	See zoning map
Commercial	No	No	Yes	See zoning map	See zoning map
Industrial	No	No	Yes	See zoning map	See zoning map
Office	No	No	Yes	See zoning map	See zoning map
Public	No	No	Yes	See zoning map	See zoning map
Religious	No	No	Yes	See zoning map	See zoning map
Special Use	No	No	Yes	See zoning map	See zoning map
Unincorporated	No	No	Yes	See zoning map	See zoning map

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 143 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER, TO ALTER OR RE-SCALE ANY SEAL OR SIGNATURE OF SUCH PERSON, OR TO REPRODUCE SUCH SEAL OR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A VIOLATION OF SUCH SECTION SHALL BE DEEMED TO BE A VIOLATION OF SECTION 1703 OF THE EDUCATION LAW. ANY PERSON WHO VIOLATES SUCH SECTION SHALL BE DEEMED TO BE A VIOLATOR OF SECTION 1703 OF THE EDUCATION LAW.

Date	Revision

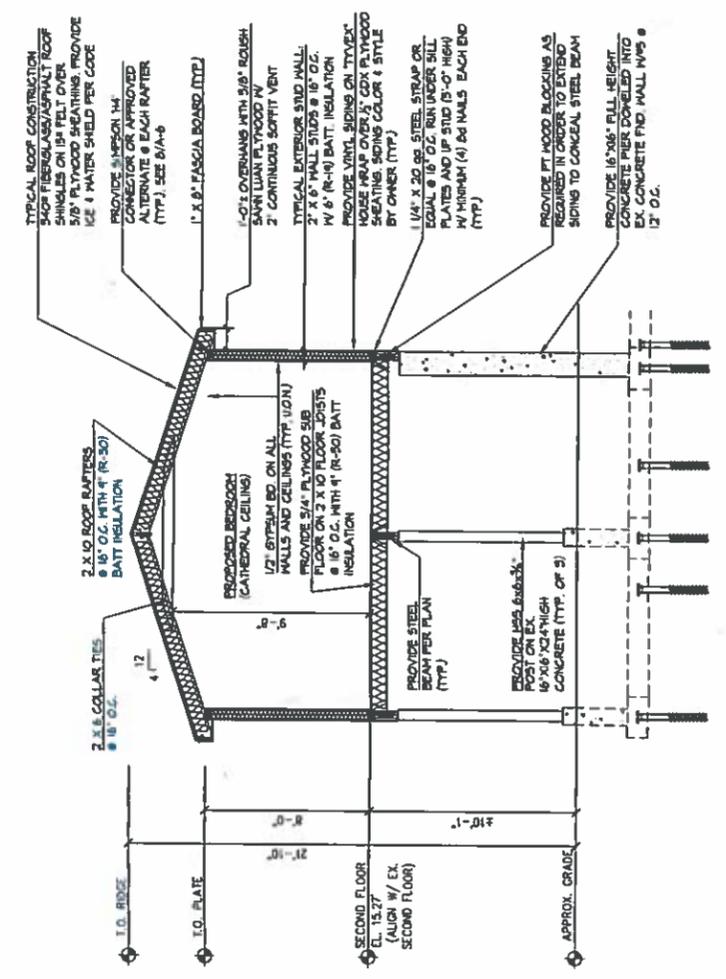
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS LICENSED AS AN ARCHITECT, ENGINEER OR PROFESSIONAL DESIGNER, TO SEAL, SIGN OR PREPARE ANY SET OF PLANS FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE, OR TO SEAL, SIGN OR PREPARE ANY SET OF PLANS FOR THE ALTERATION OF SUCH A BUILDING OR STRUCTURE, UNLESS HE OR SHE IS LICENSED AS AN ARCHITECT, ENGINEER OR PROFESSIONAL DESIGNER.

RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

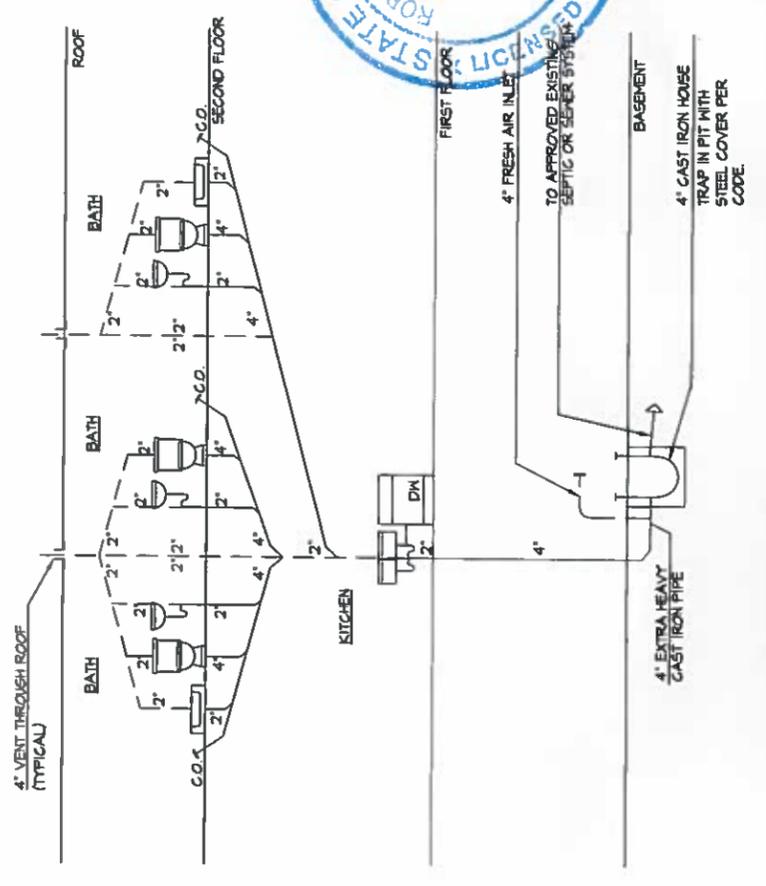
229 SOUTH LONG BEACH AVENUE
 FREEPORT, NY 11520
 FIELD RESIDENCE
 CLERK'S OFFICE
 WILLIAM H. FALLER

Project No. 1-230
 Date: 2/12/23
 Checked: R.A.B.
 Drawn: F.A.P.

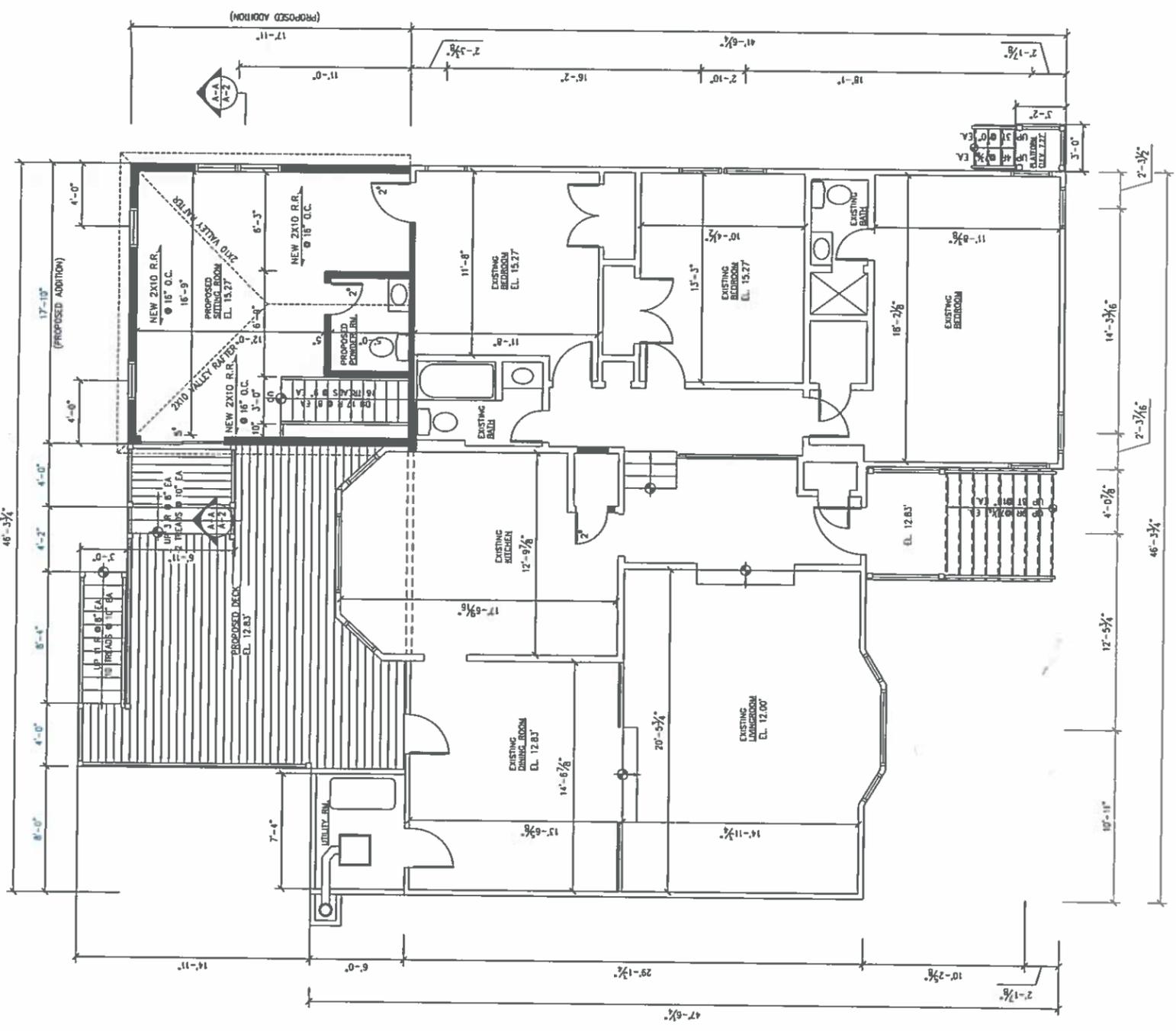
A2



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



PLUMBING RISER DIAGRAM
 SCALE = 1/4" = 1'-0"



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

RECEIVED





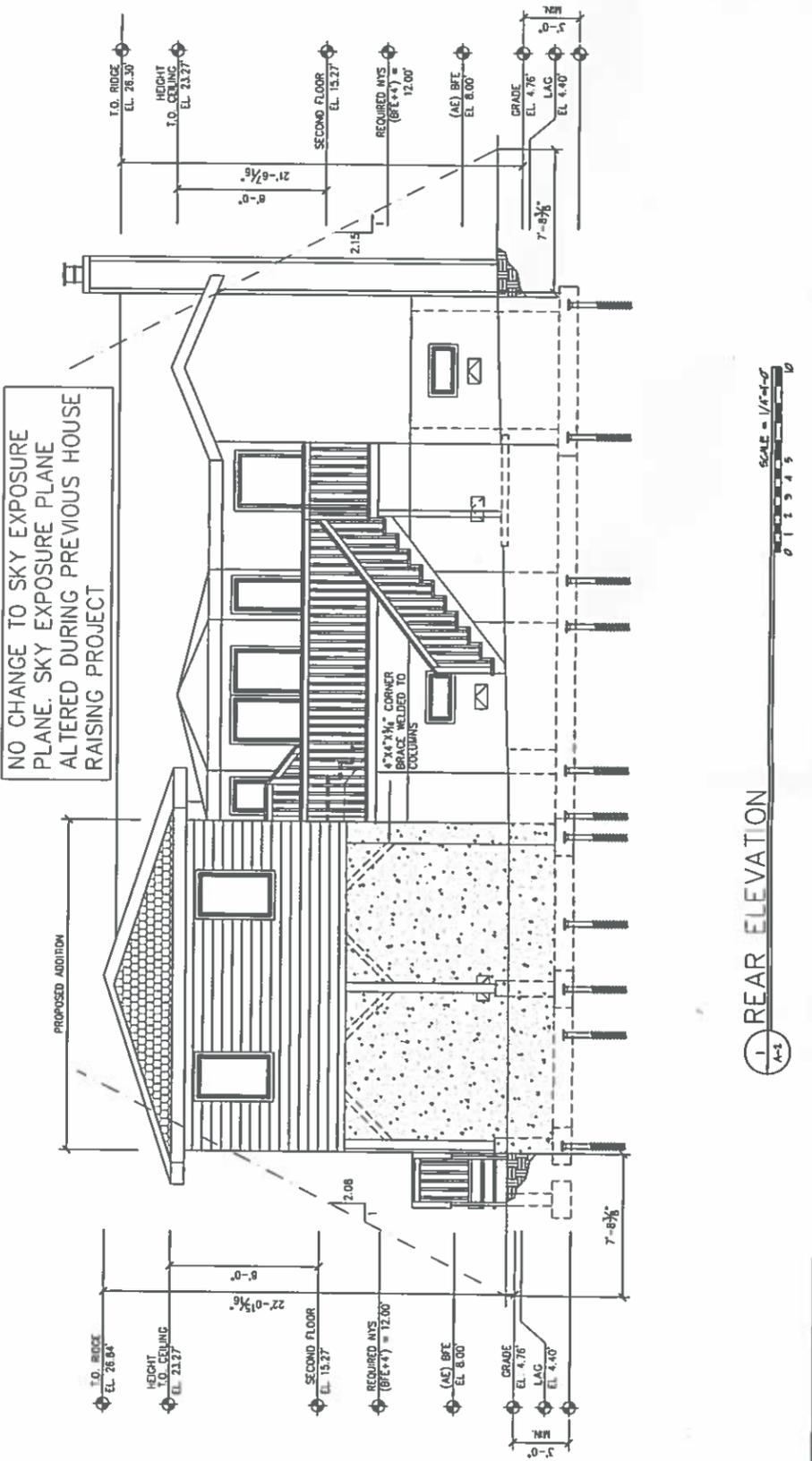
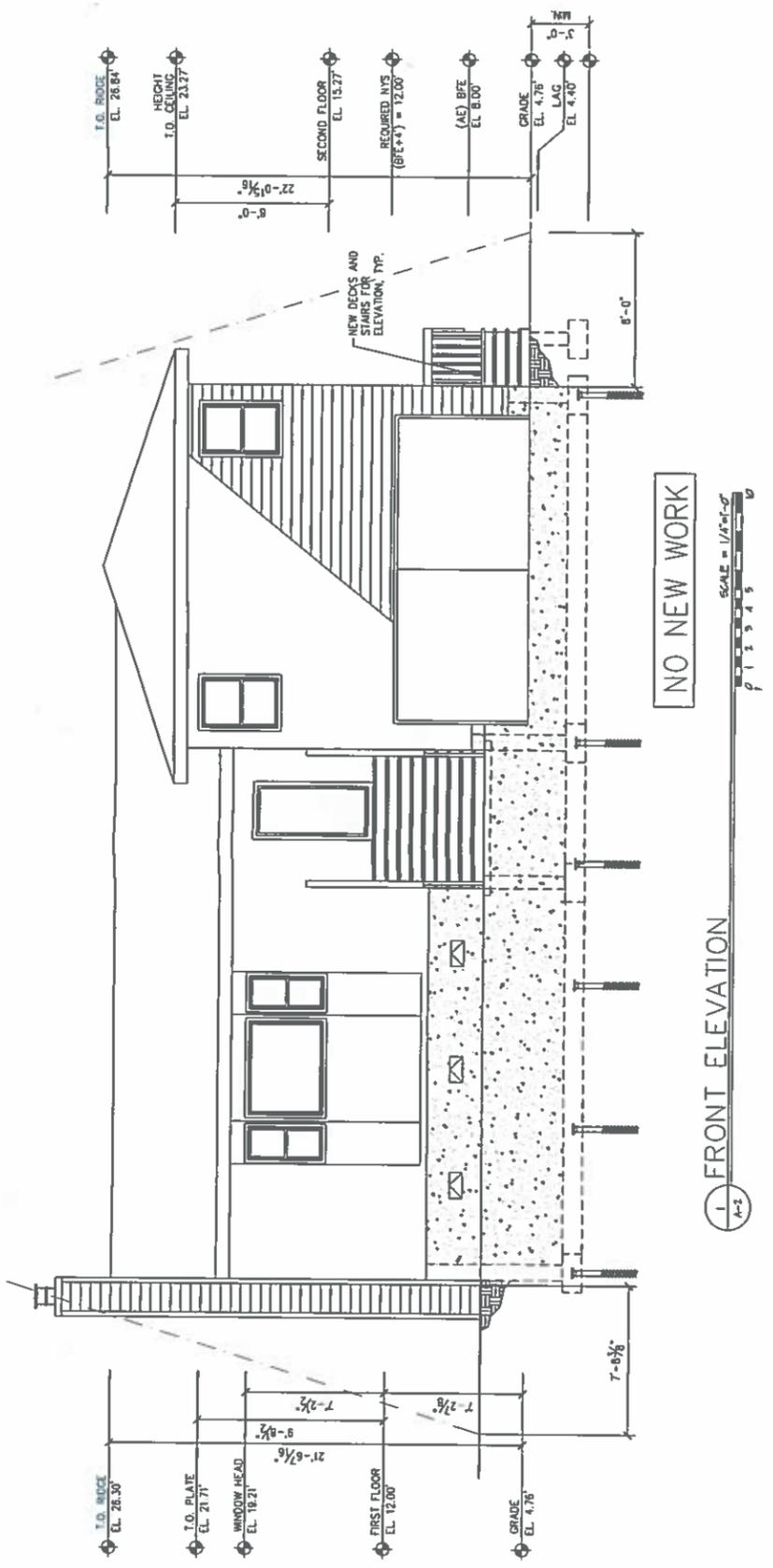
A3

729 SOUTH LONG BEACH AVENUE
FREEPORT, NY 11520
RABCO RESIDENCE

RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036 FAX 516 867-2037

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 143 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS AN ENGINEER OR LAND SURVEYOR, TO ALTER AN SEAL OR ANY SEAL, SIGNATURE OR LAND SURVEYOR, TO ALTER AN SEAL OR ANY SEAL, SIGNATURE OR LAND SURVEYOR, TO ALTER AN SEAL OR ANY SEAL, SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Date	Revision



1 REAR ELEVATION

RECEIVED

Date	Revision

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 149 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY DRAWING OR PLAN AFTER THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL FIRST TO THE FIELD HAS ON HER SEAL AND SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

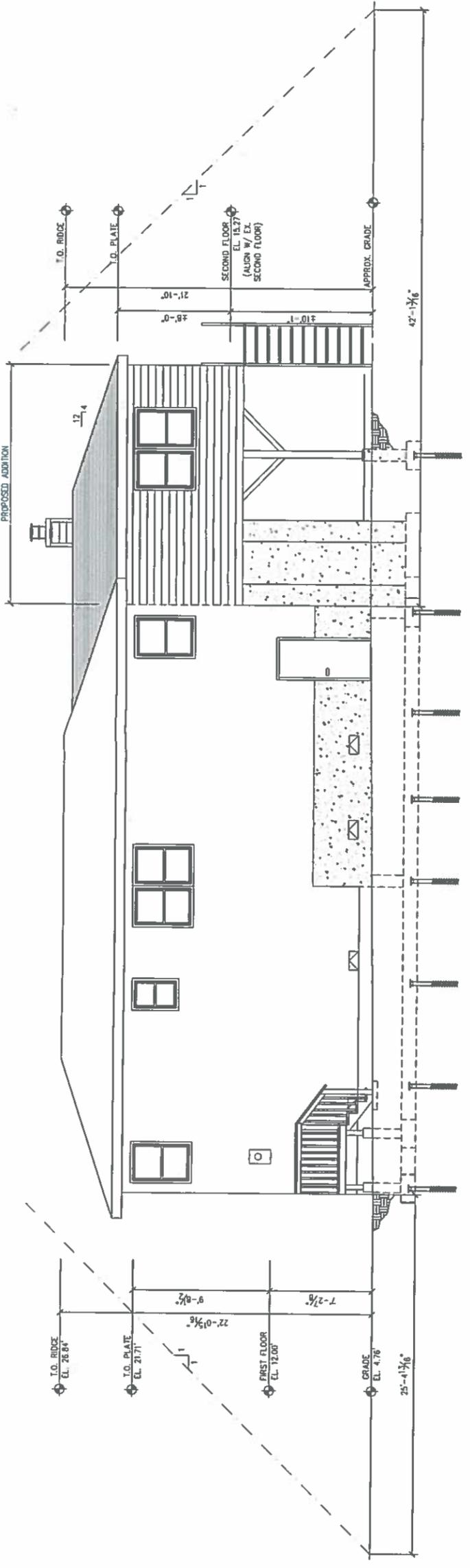
RABCO ENGINEERING P.C.
 8 W. MERRICK ROAD SUITE 219
 FREEPORT, NEW YORK 11520
 516 867-2036 FAX 516 867-2037

729 SOUTHWING BEACH AVENUE
 FREEPORT, NEW YORK 11520
 RESIDENTIAL

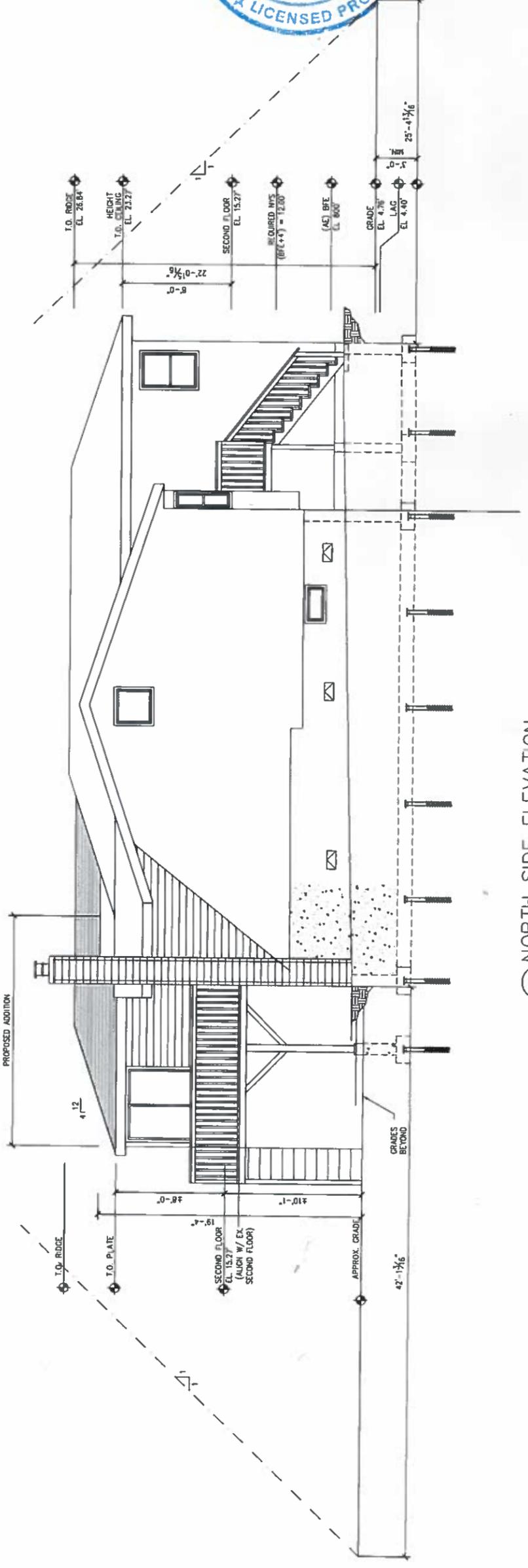
STATE OF NEW YORK
 OFFICE OF STATE ARCHITECTURE
 000895-1

2/12/23
 Date
 F.J.P.
 Designer
 R.A.B.
 Checker

A4



1 SOUTH SIDE ELEVATION
 A-2



1 NORTH SIDE ELEVATION
 A-2

Application Date: 3/1/24
Fees Paid: \$225

SP# 3711

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: 428 Roosevelt Ave, Freeport ZONING DISTRICT RES A
SECTION 62 BLOCK 156 LOT 756-757 LOT SIZE: 6500 SF

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Robert Bennett</u>	Name: <u>Jenny/Harry Randas</u>
Address: <u>8 West Merrick Rd</u> <u>Freeport, NY 11520</u>	Address: <u>428 Roosevelt Avenue</u> <u>Freeport, NY 11552</u>
Telephone #: <u>516-867-2036</u>	Telephone #: <u>646-823-4712</u>

Attorney Name: _____
(optional) Phone #: _____

Address: 428 Roosevelt Ave
Freeport, NY 11520

Present Land Use: Residential

Proposed Land Use: Residential

Description of Proposed Work: Reconstruct rear decks C south end
and middle portion house.

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 26th
day of February, 2024
[Signature]
Notary Public

MIRIAM C PENA 2-26-24
NOTARY PUBLIC, STATE OF NEW YORK DATE
Registration No. 01PE4966944
Qualified in Nassau County
My Commission Expires: May 21, 2024

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

Jenny Randas
PROPERTY OWNER'S SIGNATURE 2-27-2024
DATE

Sworn to before me this 27th
day of February, 2024
[Signature]
Notary Public
YOLANDA K. WILLIAMS
Notary Public - State of New York
No. 01W0016538
Qualified in Nassau County
My Commission Expires November 2, 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: _____	Approved _____ Denied _____ Date: _____
Planning Board Signature: _____	Date: _____

RECEIVED



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
February 27, 2024

Harry Ramdas
428 Roosevelt Ave
Freeport , NY 11520

RE: 428 Roosevelt Ave, Freeport, NY
Zoning District: Res A Sec 62 Blk 156 Lot 756
Building Permit Application #20180686

Description- Construct rear deck after removal of south porch, reconstruct existing upper level rear deck in mid portion and rebuild rear deck at grade. Maintain existing 200.1 sf 2nd story addition and 37' x 6' stainless steel fence with brick piers.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 MAR - 1 - A 11:38

RECEIVED

c: Village Clerk
ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20180686

Location: 428 Roosevelt Ave, Freeport, NY

Applicant: Harry Ramdas

Description: Construct rear deck after removal of south porch, reconstruct existing upper level rear deck in mid portion and rebuild rear deck at grade. Maintain existing 200.1 sf 2nd story addition and 37' x 6' stainless steel fence with brick piers.

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: February 27, 2024

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

8E : 11 A - 1 - 1787
Sergio A. Mauras
Sergio A. Mauras

Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:

KAMIDAS RESIDENCE

Project Location (describe, and attach a location map):

428 ROOSEVELT AVE FREEPORT NY 11520

Brief Description of Proposed Action:

**ENCLOSED POOP OVER REAR DECK, ENCLOSED PORCH
LEGALIZE FENCE, PIERS, 2ND STORY UNHEATED PORCH ENCL.**

Name of Applicant or Sponsor:

James A Prisco AIA

Telephone:

E-Mail:

Address:

1100 Franklin Ave

City/PO:

Garden City, NY 11530

516-747-8200

State:

Zip Code:

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO	YES
✓	

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:

NO	YES
✓	

3.a. Total acreage of the site of the proposed action?

1.15 acres

b. Total acreage to be physically disturbed?

1.15 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

1.15 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

- Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other (specify):
 Parkland

RECEIVED
 DEC 11 2018
 FREEPORT, NY
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

RECEIVED

2024 MAR - 11 A 11:39

CLERK'S OFFICE

VILLAGE OF FRENCH CREEK

RECEIVED

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

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

Applicant/sponsor name: JAMES A PERISCO ARCHITECT Date: 12/7/2018
 Signature: [Signature]

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

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

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

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

RECEIVED

DEC 11 2018

Freeport Library
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)

RECEIVED

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

DATE: February 15, 2024

APPROVAL

Building Department Permit Application #20180686

Chairman, regarding Application #2023-30 for the premises located at 428 Roosevelt Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-43A2 and C2, and 210-41 seeking approval to construct a rear deck after removal of south porch, reconstruct existing upper level rear deck in mid portion and rebuild rear deck at grade. Maintain existing 200.1 square foot second story addition.

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

A public hearing was held on January 18, 2024 wherein applicant was represented by Robert Bennett, of RABCO Engineering. He explained that the lot coverage and setbacks remain as were previously existing. Applicant had to remove portions of the decks in order to reconstruct the bulkhead. Once the bulkhead was complete, applicant sought to reconstruct what had been temporarily removed. However, variances had never been granted for the deviations from the code. The total lot coverage is 38.2% and 30% is allowed. There is 57.9% floor area ratio and 50% is allowed.

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. This is a reconstruction of what previously existed. Nothing new is being created.
 - 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 created. Applicant had to remove the deck to reconstruct the bulkhead and wish to rebuild what was existing.

RECEIVED

2. The Board, as lead agency, as determined that this action is a Type II action and under SEQRA and no further review is required.

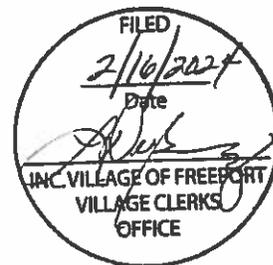
I further move that this application be granted subject to the following conditions:

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. If anything in this application is to change, the applicant must return to the Board for further review.

Second by: Anthony Mineo

The Clerk polled the Board:

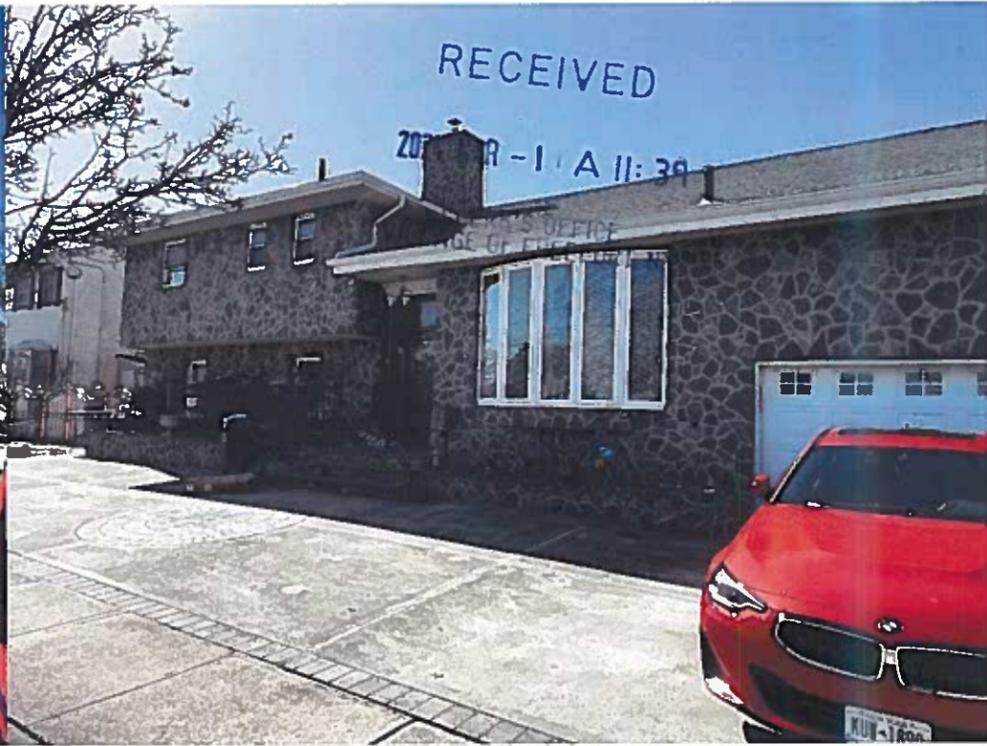
Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 MAR - 11 A 11:30

RECEIVED



Ramdas Residence/ (Subject home); 428 Roosevelt Avenue; Freeport, New York; Feburary 25, 2024; Front east face facade, looking northwest

Ramdas Residence/ (Subject home); 428 Roosevelt Avenue; Freeport, New York; Feburary 25, 2024; Front east face facade, looking west



Ramdas Residence/ (Subject home); 428 Roosevelt Avenue; Freeport, New York; Feburary 25, 2024; South side facade, looking north

Ramdas Residence/ (Subject home); 428 Roosevelt Avenue; Freeport, New York; Feburary 25, 2024; rear yard and new bulkhead looking north



Ramdas Residence/ (Subject home); 428 Roosevelt Avenue; Freeport, New York; Feburary 25, 2024; rear yard and new bulkhead looking south

Ramdas Residence/ (Subject home); 428 Roosevelt Avenue; Freeport, New York; Feburary 25, 2024; rear yard and west face facade looking southeast



Residence south of subject home at same side of street; 448 Roosevelt Avenue; Freeport, New York; February 25, 2024; Front east face facade, looking west

Residence immediately south of subject home at same side of street; 436 Roosevelt Avenue; Freeport, New York; February 25, 2024; Front east face facade, looking west



Residence immediately north of subject home at same side of street; 422 Roosevelt Avenue; Freeport, New York; February 25, 2024; Front east face facade, looking west

Residence north of subject home at opposite side of street; 409 Roosevelt Avenue; Freeport, New York; February 25, 2024; Front west face facade, looking east



Residence north of subject home at opposite side of street; 415 Roosevelt Avenue; Freeport, New York; February 25, 2024; Front west face facade, looking east

Residence south of subject home at opposite side of street; 427 Roosevelt Avenue; Freeport, New York; February 25, 2024; Front west face facade, looking east

Application Date: 3/1/2024
Fees Paid: \$ 225

SP# 3712

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: 280 Westside Ave ZONING DISTRICT Residence A
SECTION 62 BLOCK 032 LOT 3 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER	
Name: <u>S. Alex Moussavi</u>			Name: <u>Alex Moussavi</u>	
Address: <u>3200 Jason Dr</u> <u>Bellmore, NY 11710</u>			Address: <u>3200 Jason Dr</u> <u>Bellmore, NY 11710</u>	
Telephone #: <u>516-984-4535</u>			Telephone #: <u>516-984-4535</u>	

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

Present Land Use: Residential Proposed Land Use: _____

Description of Proposed Work: Repair Maintain 2 Bathrooms
Kitchen, some sheet rock at replace some
windows.

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 1
day of March, 2024.
[Signature]
Notary Public

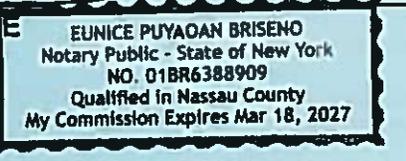


3/1/2024
DATE

VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2024 MAR - 1 P 3:04
RECEIVED

Property Owner's Consent:
I, S. Alex Moussavi 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 1
day of March, 2024.
[Signature]
Notary Public



3/1/2024
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

February 22, 2024

S. Alex Moussani
280 Westside Ave
Freeport, NY 11520

RE: 280 Westside Ave, Freeport, NY 11520
Zoning District: Residence A Sec 62, Blk 032, Lot 03
Building Permit Application #20243642

Description: Maintain 2 bathrooms kitchen, some sheetrock work, replace some windows.

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

ZBA Approval Needed: Yes _ No X

RECEIVED
2024 MAR - 1 P 3:04
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20243642

Location : 280 Westside Ave , Freeport, NY 11520

Applicant: S. Alex Moussani

Description : Maintain 2 bathrooms kitchen, some sheetrock work, replace some windows.

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: February 22, 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.

RECEIVED
2024 MAR - 1 P 3:04
VILLAGE OF FREEPORT, NY
DEPT. OF BUILDINGS

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED
FEB 12 2024
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: <u>Alex MOUSSAVI</u>			
Project Location (describe, and attach a location map): <u>280 Westside Ave., Freeport, NY.</u>			
Brief Description of Proposed Action: <u>Renovate 2 bathrooms and kitchen, sand and varnish floor, install new vinyl floor, repair sheet rock where needed, replace windows where needed, paint, repair siding and roof.</u>			
Name of Applicant or Sponsor: <u>Alex MOUSSAVI</u>		Telephone: <u>516-984-4535</u>	E-Mail: <u>acc-engineering@aol.com</u>
Address: <u>3200 Jason Dr.</u>			
City/PO: <u>Bellmore</u>	State: <u>NY</u>	Zip Code: <u>11710</u>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> REC'D
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/> IVED
3.a. Total acreage of the site of the proposed action?		<u>0.032</u> acres	VILLAGE LEADER'S OFFICE FREEPORT, NY 3:04
b. Total acreage to be physically disturbed?		<u>0.032</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.14</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> 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 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 type="checkbox"/> YES) If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? (If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES) If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				REC
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 checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<input type="checkbox"/>	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

FEB 12 2024

FREESPORT BUILDING DEPT

2024 MAR 11 AM 11:00
 REC
 DEPT OF PLANNING
 100 STATE ST
 ALBANY, NY 12207

RECEIVED

FEB 12 2024

<p>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: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>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: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>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: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Alex Moussavi</u></p>		<p>Date: <u>FEB 12, 2024</u></p>
<p>Signature: <u>[Handwritten Signature]</u></p>		

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

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

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

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

RECEIVED
 2024 MAR -1 P 3 05
 CLERK'S OFFICE
 VILLAGE OF FREDRICKS

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Alex MOUSSAVI</u>	<u>FEB 12, 2024</u>
Name of Lead Agency	Date
<u>Alex MOUSSAVI</u>	<u>OWNER</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Application for Erection

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

I. LOCATION OF BUILDING

AT (LOCATION) 280 Westside Ave. (No.) (Street) ZONING DISTRICT _____

BETWEEN Bryant St. (Cross Street) AND Lewis St. (Cross Street)

SECTION 62 BLOCK 32 LOT 03 APPROX. LOT SIZE 60' x 100' LOT AREA 6000

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 <input checked="" type="checkbox"/> Repair (replacement)</p> <p>5 Bulkhead (New, Repair)</p> <p>6 Fence</p> <p>7 Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>
--	---

C. COST

10 TOTAL COST OF IMPROVEMENT \$38,000⁰⁰

D. DESCRIPTION OF PROJECT

Replace 2 bathrooms, kitchen
Some sheet rock work
replaced some windows pa
Sand and varnish floor

III. IDENTIFICATION - To be completed by all applicants

NAME		MAILING ADDRESS - Number, street, city and state, Zip	TEL.
1. Owner or Lessee	<u>S. Alex MOUSSAVI</u>	<u>3200 Jason Dr.</u> <u>Baltimore, NY 11710</u>	<u>51</u> <u>98.</u> <u>45</u>
2. Contractor			
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. _____ Company _____ Exp. Date _____

Contractor or Owner _____ (Print)

Address _____

Phone _____

State of New York
 County of Nassau

Seyed MOUSSAVI being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 9th day of February, 20

Of _____
 Notary Public, _____ County, N.Y.

CLERK'S OFFICE
 VILLAGE OF HALEPORT, NY
 2017 MAR 10 3:05 PM

RICK A. BATTINO
 Notary Public - State of New York
 NO. 01BA6236187
 Qualified in Nassau County
 My Commission Expires Feb 22, 2027

Seyed MOUSSAVI
 (Applicant Signature)

V. FLOOD ZONE

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

IF YES, WHICH ZONE?

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

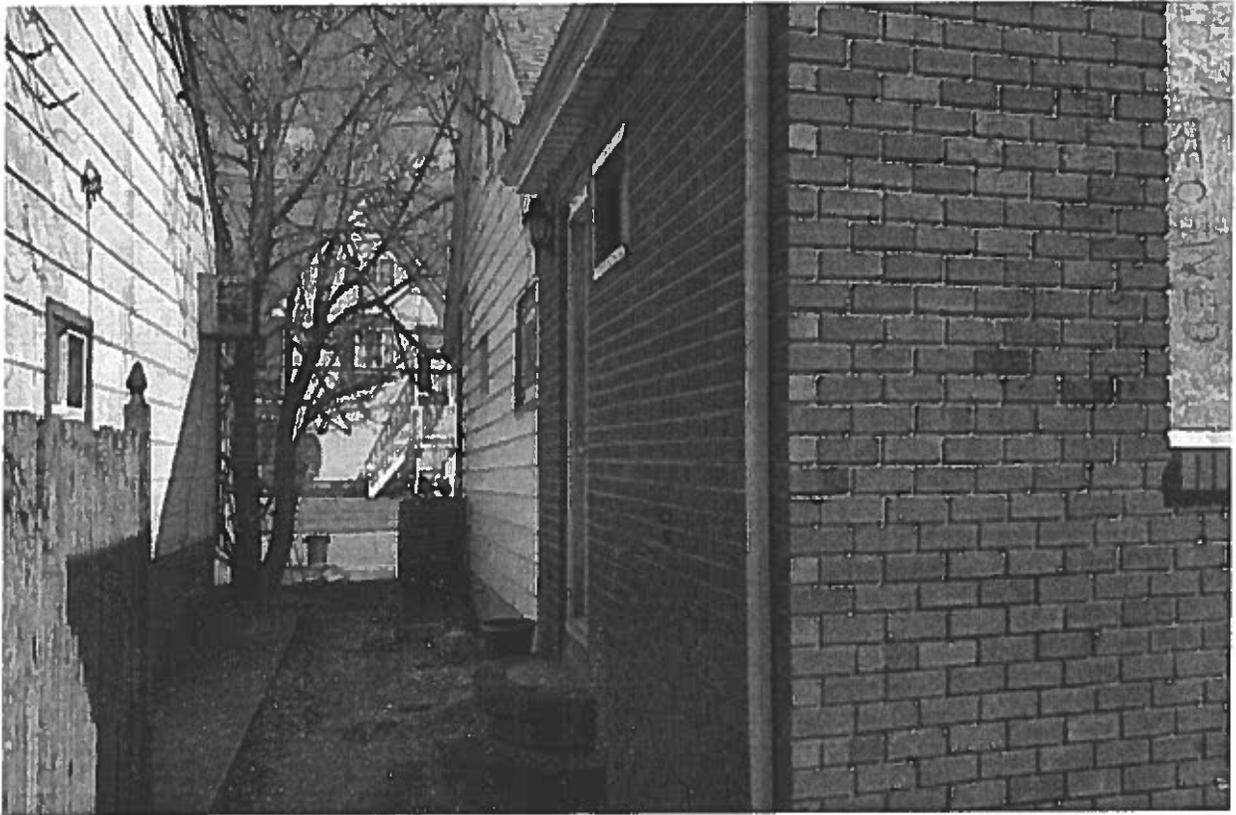
Total/First Floor Square Feet

Upper Floors Square Feet

of Fixtures

of Floors

Occup. Type









Application Date: 3/6/24
Fees Paid: \$325.00

SP# 375

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: 43 woodcleft ave ZONING DISTRICT Mcume Commerce
SECTION 62 BLOCK 177 LOT 23 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: Puerto Plata Real estate Group			Name: Puerto Plata Real estate Group	
Address: <u>43 woodcleft ave</u> <u>Freeport NY 11520</u>			Address: <u>43 woodcleft ave</u> <u>Freeport NY 11520</u>	
Telephone #: <u>347-894-1603</u>			Telephone #: <u>347-894-1603</u>	

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

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

Description of Proposed Work: patio w/ planter beds adden plan

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 DATE 3/5/2024
Sworn to before me this 5th day of March 2024.
[Signature] Notary Public
Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14/2026

Property Owner's Consent: I, Diony Urena am (are) the owner(s) of the subject property and consent to the filing of this application.
[Signature] PROPERTY OWNER'S SIGNATURE DATE 3/5/2024
Sworn to before me this 5th day of March 2024.
[Signature] Notary Public
Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14/2026

RECEIVED
2024 MAR -6 P 2:40
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 7, 2024
SITE PLAN LETTER

Puerto Plata Real Estate Group
43 Woodcleft Avenue
Freeport, NY 11520

RE: 43 Woodcleft Avenue, Freeport, NY 11520
Zoning District – Marine Commerce – Sec. 62 Block 177 Lot 23
Building Permit Application #20243652
Description – Proposed patio with planter beds

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
KCL Architecture

ZBA Approval Needed: Yes No

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Puerto Plata			
Project Location (describe, and attach a location map): 43 Woodclerk Ave Freeport NY 11520			
Brief Description of Proposed Action: Patio w/ planter beds, no per plans			
Name of Applicant or Sponsor: Ben Jackson		Telephone: 516-623-2945	
Address: 19 Suffolk St		E-Mail: office@BBCCURP.com	
City/PO: Freeport	State: NY	Zip Code: 11520	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO /	YES
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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

2024 MAR - 6 P 2:40

RECEIVED

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. # 20243652

Location: 43 Woodcleft Avenue, Freeport, NY

Applicant : Puerto Plata Real Estate Group

Description: Proposed patio with planter beds

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

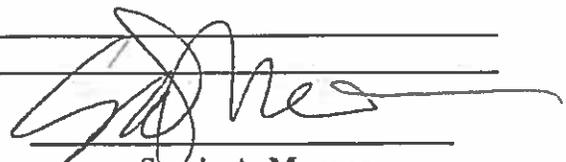
REASON(S) FOR DETERMINATION

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: March 7, 2024



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.

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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input 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: _____	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Page 2 of 8 - 2024 MAR 08

RECEIVED

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>Ben Jackson</u>		Date: <u>2/23/2024</u>
Signature: 		

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

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

Page 3 of 4
2024 MAR - 6 P 2:40

RECEIVED

	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.
_____	_____
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)

2024 MAR - 6 P 2:40
Page 4 of 4

RECEIVED

43 Woodcleft



Directly across from 43 Woodcleft (West)

2024 MAR - 6 P 2:40

RECEIVED

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

South of 43 Woodcleft (Same side of street)



North of 43 Woodcleft (Same side of street)



RECEIVED

Across the street and facing South



Across the street and facing North



2024 MAR -6 P 2:41
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

RECEIVED

Coming Spring 2024!



RECEIVED
2024 MAR -6 P 2:41
OFFICE OF THE TOWN ENGINEER
VILLAGE OF HERRINGTON, NY

