

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: _____ Address: 428 Roosevelt Ave
(optional) Phone #: _____ 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 2-27-2024
PROPERTY OWNER'S SIGNATURE 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: ___ YES ___ 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 - 11 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

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

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 self-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.

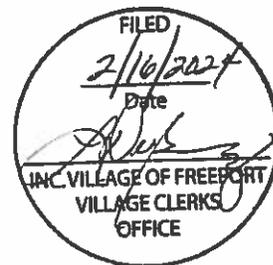
I further move that this application be granted subject to the following conditions:

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:

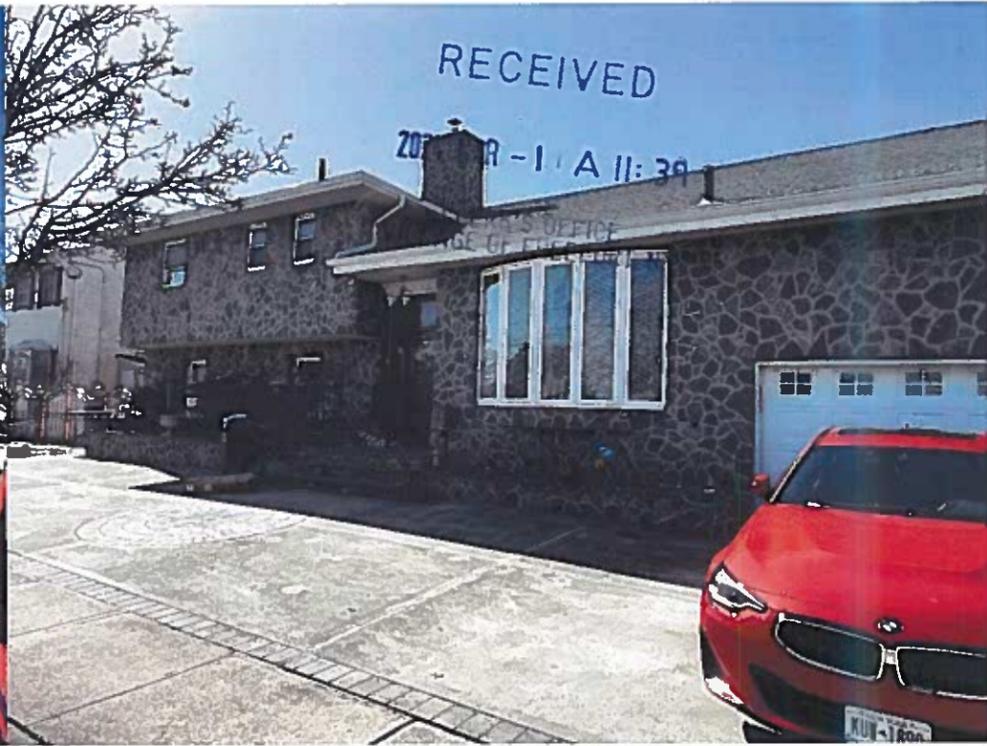
Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

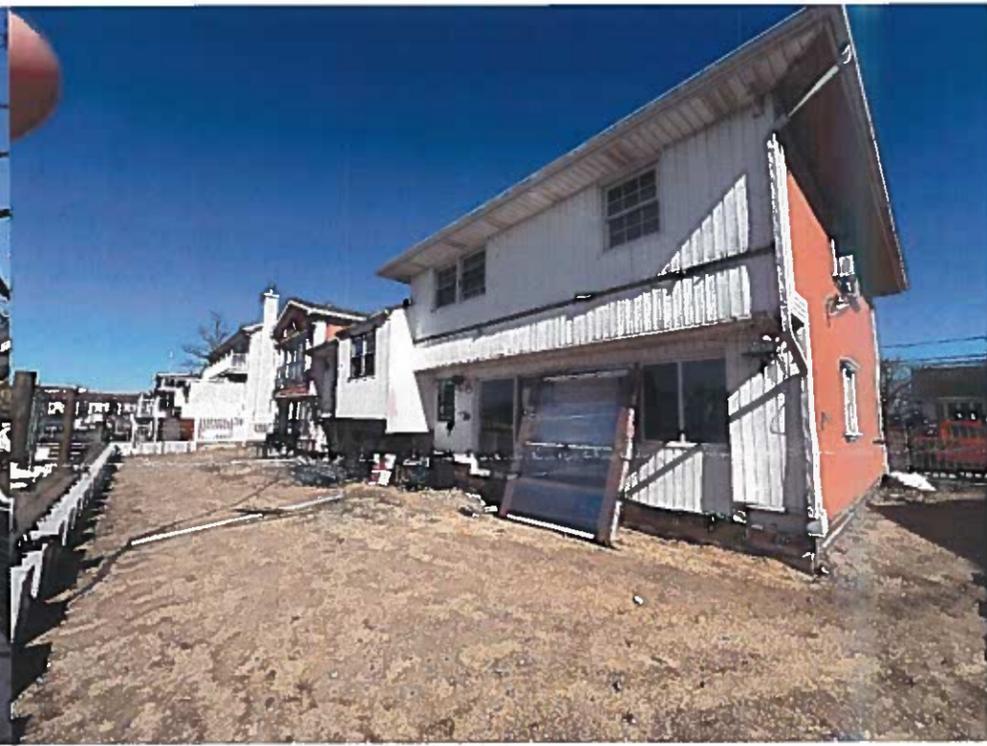
2024 MAR - 11 A 11:30

RECEIVED



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

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



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

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



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

Ramdas Residence/ (Subject home); 428 Roosevelt Avenue; Freeport, New York; February 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



To:

Village of Freeport
Site Plan Review Planning Board

RAMDAS Residence SITE PLAN review

428 Roosevelt Avenue
Freeport, New York

Other Freeport Residences with Stainless Steel Railings

39 Harding Place

33 Overton Street

357 Miller Avenue

414 Miller Avenue

RECEIVED
2024 MAR 28 A 9:28
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
RAB 8-28-24

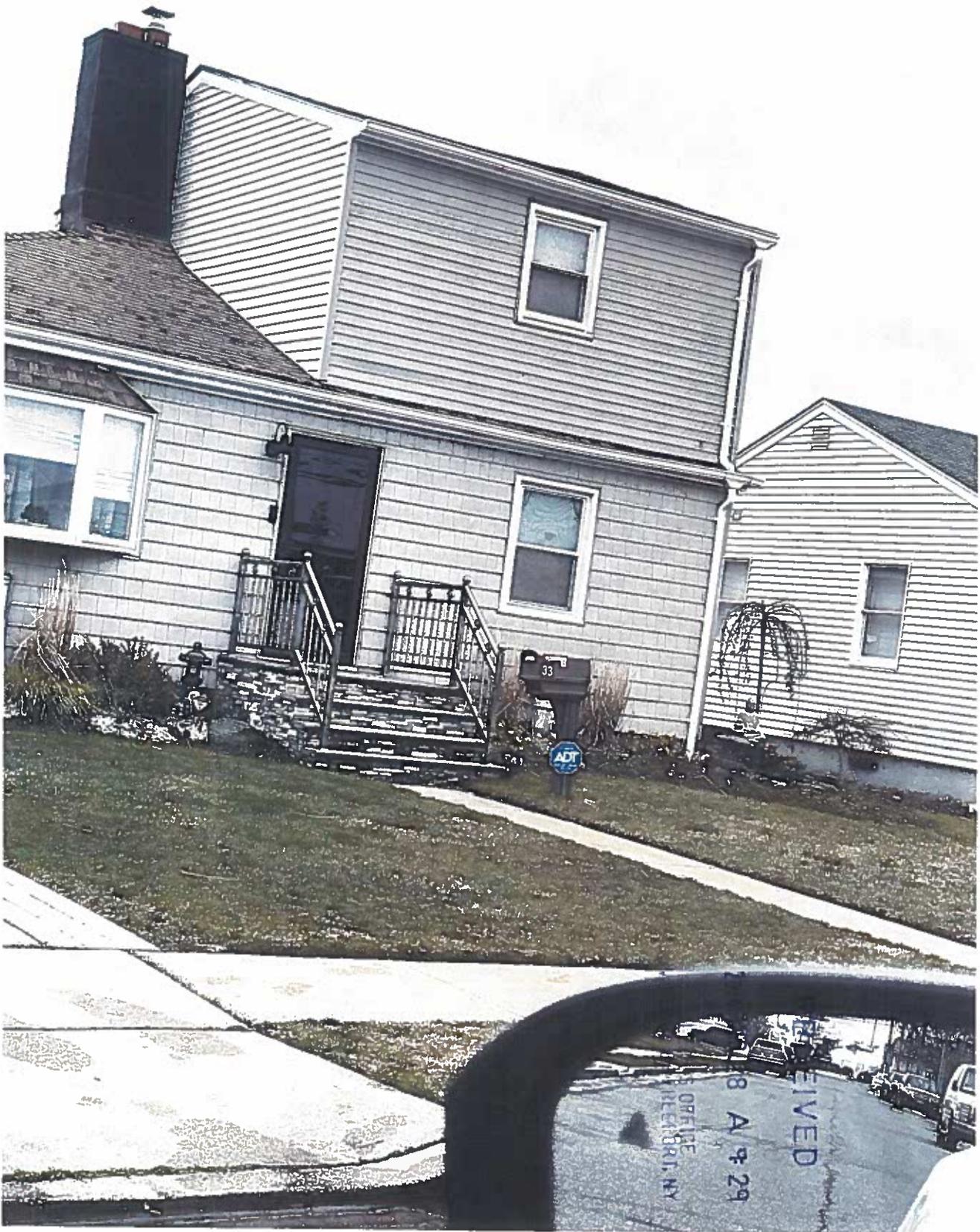
cc: Mrs. Jenny Ramdas; 428 Roosevelt Avenue; Freeport, New York



414 MILLER AVENUE
FREEPORT



39 HARDING PLACE
1-REPORT



33 Overton Street
FREEPORT



357 KILLER AVENUE
FREEPORT

RECEIVED
2024 MAR 28 11:42 AM
CLERK OF SUPERIOR COURT
WILLIAMSBURG, VA



RECEIVED
MAY 28 1978
FBI - NEW YORK

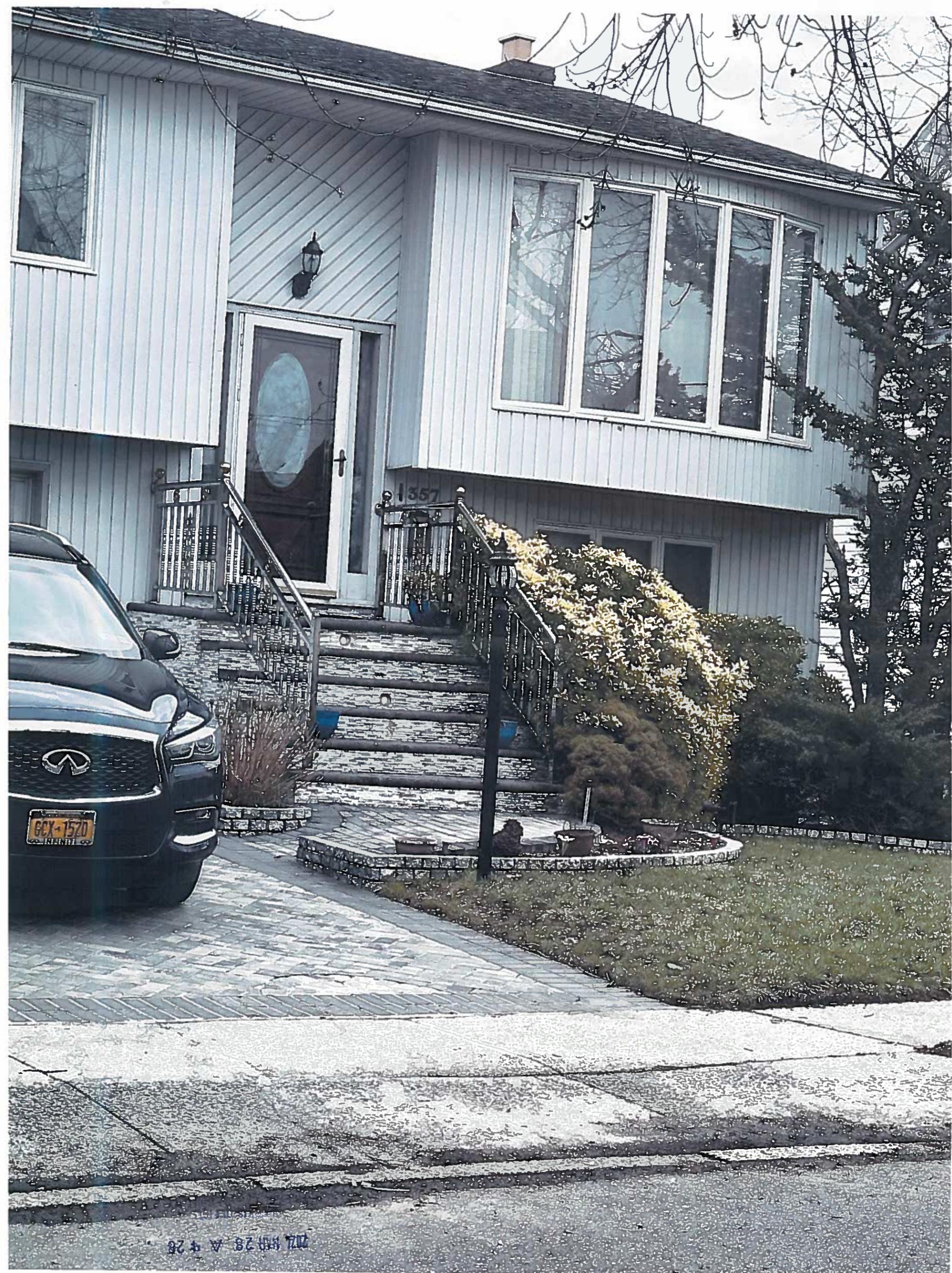
39

HARDING PLACE
- REEPORT



RECEIVED
MAR 28 A 9 28
NEW YORK, NY

33 Overton Street
FREEPORT



2024 APR 28 A 4 28

RECEIVED 357 MILLER AVENUE
FREEPORT



RECEIVED

414 MILLER AVENUE
FREEPORT

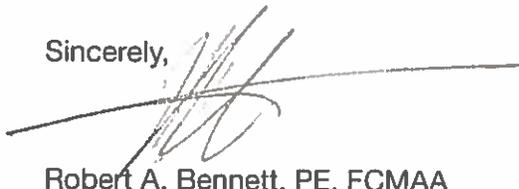
Village of Freeport Site Planning Review Board

Ramdas Residence
428 Roosevelt Avenue
Freeport, New York

Proposal for Site Plan Review Board compliance with front yard railing/ gate

1. Clean existing masonry brick pillars to remove salt deposits and residue. Apply clear masonry brick sealant for protection
2. clean existing stainless steel railing with water based degreaser
3. Provide steel wool / wire brush to etch and provide rougher abrasive surface for primer adhesion per manufacturer's recommendation
4. Re-clean surfaces of residue with water based degreaser
5. Apply minimum 2 coats of primer via spray or hand brush using SEM self Etching primer 39681 (gray) or other approved alternate
6. upon minimum 30 minute cure, apply top coat of ArmorPoxy epoxy coat BROWN paint to match existing front entry door color.
7. Remove existing globe lamps (4) and replace with new Dover Vivex 3- Light Bronze Outdoor Post Mount fixtures

Sincerely,

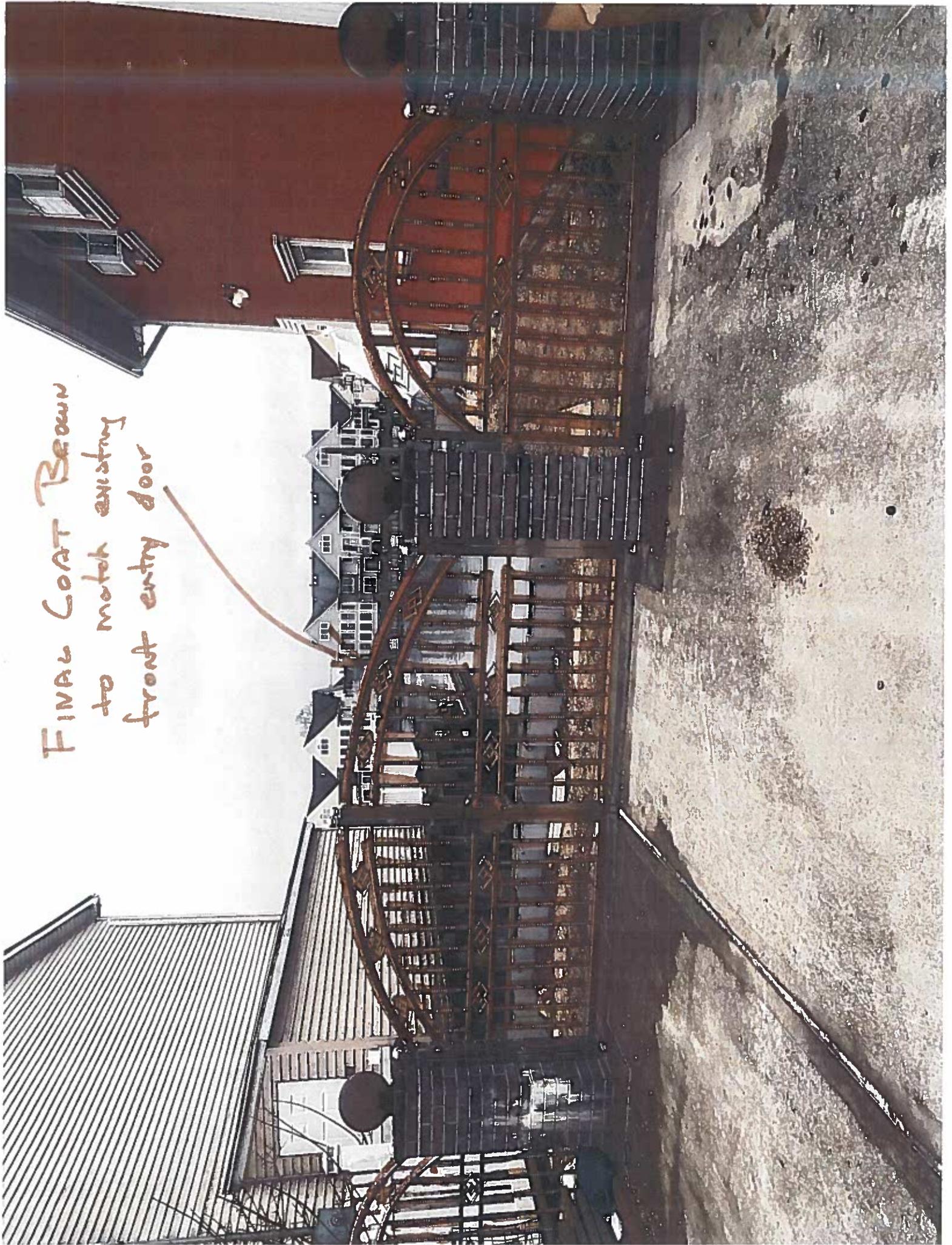

Robert A. Bennett, PE, FCMAA

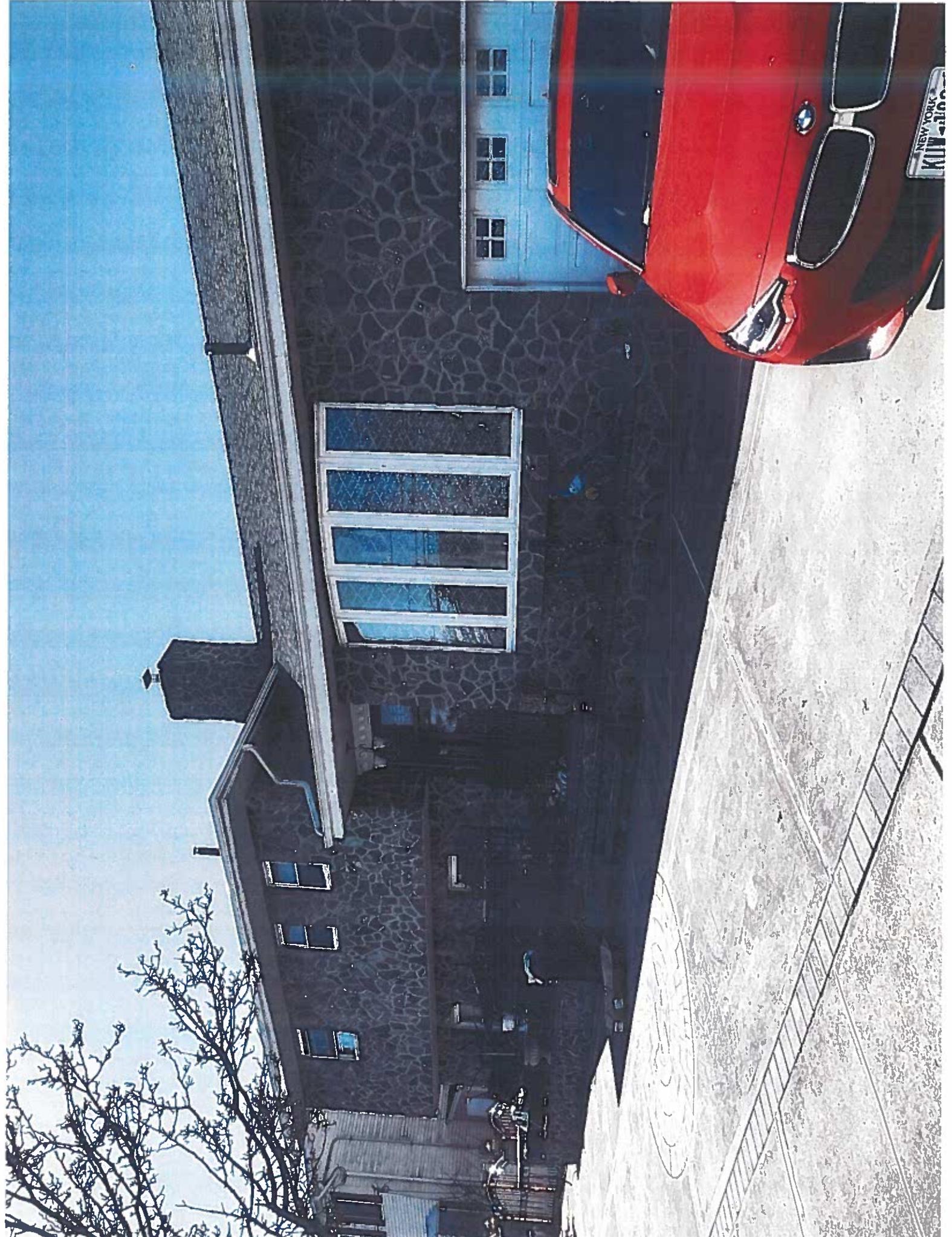
RAB/cm
Enclosure

4-10-24

cc: Mrs. Jenny Ramdas. (homeowner) 428 Roosevelt Avenue; Freeport, New York 11520

FINAL GOAT BEAM
to match existing
front entry door







SELF ETCHING PRIMER

TECHNICAL DATA SHEET



Check local VOC regulations to ensure compliance of all products in your area.

DESCRIPTION

Self Etching Primer provides excellent adhesion and corrosion resistance to properly prepped steel, aluminum and stainless steel.

FEATURES

- Excellent adhesion to steel, aluminum and stainless steel
- Quick drying
- 3 colors available – black, gray and green
- Packaged in gallons, quarts and aerosols
- VOC compliant

SUITABLE SUBSTRATES

- Bare steel
- Bare aluminum

TYPICAL PROPERTIES

Part:	Product Name:	Color:	Container:
39671	Self Etching Primer	Black	Gallon
39673	Self Etching Primer	Black	20 oz. Aerosol
39674	Self Etching Primer	Black	Quart
39681	Self Etching Primer	Gray	Gallon
39683	Self Etching Primer	Gray	20 oz. Aerosol
39684	Self Etching Primer	Gray	Quart
39691	Self Etching Primer	Green	Gallon
39693	Self Etching Primer	Green	20 oz. Aerosol
39694	Self Etching Primer	Green	Quart

RTS weight solids (Gallon/Quart):	18.5 – 20.9%
RTS volume solids (Gallon/Quart):	11.4 – 12.3%
Regulatory VOC (Gallon/Quart):	5.33-5.40 #/gal (639-648 g/l)
Actual VOC (Gallon/Quart):	1.9-2.2 #/gal (228-266 g/l)
MIR (Aerosol):	Category ABP <1.5
Recommended coats:	2-3
Top coat time:	10 - 20 minutes

Check local VOC regulations to ensure compliance of all products in your area.



Check local VOC regulations to ensure compliance of all products in your area

HANDLING AND APPLICATION

PREPARATION:

Clean surface thoroughly with **SEM Solve** or **XXX Universal Surface Cleaner**. Apply per directions. For overall refinishing, sand with 180 grit paper. For spot repairs, sand with 320 grit paper. Blow off and clean again with **SEM Solve** or **XXX Universal Surface Cleaner**.

APPLICATION:

Note:

Lifting may occur if too much **Self Etching Primer** is applied or if **Self Etching Primer** is painted over too soon. It is not recommended to apply color directly to **Self Etching Primer**. **Self Etching Primer** should only be applied to steel and aluminum.

AEROSOL

Agitate thoroughly before using.

Coats:	2 – 3 light coats (apply only enough to achieve hiding)
Flash time:	5 – 10 minutes between coats
Top coat time:	10 – 20 minutes

Note:

If clogging develops, remove spray button with a twisting motion and clean with **XXX Universal Gun Cleaner** or material compliant with VOC regulations in your area. Do not stick pin or other object into can. Gently replace spray button with top of can and spray button pointed away from you.

After each use, turn can upside down and spray several seconds to clear spray tip.

QUARTS AND GALLONS

Shake or stir thoroughly before using. Do not thin. **Self Etching Primer** is ready to spray.

Air pressure:	8 – 10 psi at the cap with HVLP equipment 25 – 30 psi with non-HVLP equipment
Fluid tip:	1.2 – 1.4
Coats:	2 – 3 light coats (apply only enough to achieve hiding)
Flash time:	5 – 10 minutes between coats
Top coat time:	10 – 20 minutes



Check local VOC regulations to ensure compliance of all products in your area

CLEANUP:

Use appropriate cleaning materials compliant with VOC regulations in your area.

STORAGE:

Self Etching Primer should be stored in a cool, dry place with adequate ventilation away from heat, sparks and flames. The shelf life for **Self Etching Primer** is 3 years when stored under normal conditions.

RELATED PRODUCTS:

Part:	Product Name:	Size:
38371	SEM Solve	Gallon
38373	SEM Solve	20 oz. Aerosol
38374	SEM Solve	Quart
38375	SEM Solve	5 Gallon
77763	XXX Universal Gun Cleaner	20 oz. Aerosol
77771	XXX Universal Surface Cleaner	Gallon
77774	XXX Universal Surface Cleaner	Quart

Technical Consultation Service

Our Technical Staff is ready to assist you with any questions. You are invited to take advantage of our extensive experience, laboratory services and trained field service representatives. Call (800) 831-1122 for answers to your questions. Hours of operation are Monday through Thursday 8:00 am until 5:00 pm EST and on Friday 8:00 am until 4:30 pm EST.

Disclaimer:

The information supplied in this document is for guidance only and should not be construed as a warranty. All implied warranties are expressly disclaimed. All users of the materials are responsible for assuring that it is suitable for their needs, environment and use. All data subject to change as SEM deems appropriate.

Users should review the Safety Data Sheet (SDS) and product label for the material to determine possible health hazards, appropriate engineering controls and precautions to be observed in using the material. Copies of the SDS and product label are available upon request.



COLOR CHART

888-755-7361

www.armorpoxy.com • www.armorcladepoxy.com



Tile Red



Beige



Med. Gray



Lt. Gray



Off White



Charcoal Gray



Dk. Gray



Lt. Blue



Tan



Brown



Blue



Green



Desert Tan



Khaki Tan



Traffic Yellow



Safety Yellow

Coatings also available in Racing Red, Racing Blue, Clear, White & Black.
Custom colors available, contact us for pricing and minimum order size.
Colors may vary from batch to batch and product to product.

BLOG (HTTPS://SOHOPAINTERS.COM/CATEGORY/BLOG/)

Can You Paint Stainless Steel?

@ Soho Painters(https://sohopainters.com/author/adminsoho/)

📅 September 2, 2022(https://sohopainters.com/2022/09/02/)

💬 No Comments(https://sohopainters.com/blog/can-you-paint-stainless-steel/#respond)

Stainless steel can be used in a wide range of fabrication projects. Some items made of stainless steel include appliances, tableware and cutlery, vehicles, cookware, building structures, and more!

While stainless steel is known for its strength, reliability, and resistance, one question that's often raised is whether stainless steel can be painted or not. So, can you paint stainless steel?

The straightforward answer is yes! You can paint stainless steel (https://azrust.com/painting-stainless-steel/) from kitchen appliances to stainless steel railings! Although stainless steel can be painted, doing so requires professional aid to execute the painting process properly. From its cold industrial vibe, you can bring warmth and depth by choosing to paint it with your preferred color.

Service Booking



Your name *

Email address *

can always look for mixtures in the market that are made to dry quicker than the usual oil-based paints.

Water-based Paint

In contrast to oil-based paints, water-based or latex paints (<http://wwwcourses.sens.buffalo.edu/ce435/ce529/Project2/colloidproject.html>) have rapid drying times, making them incredibly convenient to work with. These paints are much simpler because they typically have a milder odor than oil-based paints and can be cleaned up with water without using solvents, and the surface is simple to clean after the paint has thoroughly dried.

If you choose to use water-based paints, you must also use a primer for the paint to thoroughly stick to the steel. This is different, however, when using oil-based paint since there is no need for any primer in the mixture.

Epoxy Paint for Stainless Steel

You can also paint stainless steel using epoxy coatings (<https://www.sciencedirect.com/topics/engineering/epoxy-coating>). Due to their exceptional durability, epoxy coatings are used frequently in the automobile industry and industrial plants to coat steel tanks and compressors.

This steel paint is exceptionally durable and resistant to solvents and other chemicals. Moreover, it is impact-resistant, can prevent chipping and breaking, and can survive very high temperatures.

Surface Preparation

It is best to use steel wool or a wire brush to roughen the surface of stainless steel before painting, especially if the steel is already aged and scuffed. Stainless steel generally has a smooth and non-porous surface, but pores are necessary for the paint to adhere. Because of this, it must first be roughened for the paint to adhere to the surface. The ideal tool for the process is an orbital sander if the stainless steel is not already scratched.

Coating Methods and Applications

1. In contrast to porous materials like wood, you should rub metal for the paint to adhere. To create the appropriate roughness, simply hand scrub the surface with a wire brush or steel wool.
2. Apply a water-based degreaser to the steel's surface to clean it. Fingerprints, oil, grease, wax, soap, grime, and lotions are

cleansed after using a water-based degreaser. However, a specialized grease removal chemical, like an ammonia-based degreaser, may be necessary for tougher materials, such as cooking oil. In any event, adhere to the manufacturer's application and safety recommendations.

3. Apply a premium stainless steel primer that is compatible with the paint of your choice. White primer is your best option unless your end product will be a dark hue. Utilizing a brush, roller, or sprayer, apply as directed by the manufacturer and let dry. Nonetheless, it is advised to utilize rollers rather than a sprayer for broad surfaces. Let it dry thoroughly.
4. Apply wax (auto wax works great!) or marine varnish to seal the surface after the final coat has dried. And if you want to give a natural look to your newly painted surface, you may apply a layer of wax using a sponge to the surface. Let it dry until it has a hazy appearance, then buff with a dry, clean cloth. Choose marine varnish for a "clear coat" appearance.

Frequently Asked Questions

What is the best paint for steel?

Steel is generally painted with oil-based or enamel paint and frequently has durable, long-lasting finishes. Consult your local paint contractors for more information on the numerous enamel paint types for different finishes.

Is Stainless Steel Compatible With Acrylic Paint?

Applying acrylic paint directly to the stainless steel surfaces risks slapping the paint to the surface. Although almost any kind of paint can adhere to stainless steel surface that has been appropriately prepared, epoxy paint remains to be the best option for covering. Consult your local paint experts for more information on how to paint stainless steel with epoxy.

How Do You Maintain Paint on Stainless Steel?

It is necessary to prime coat the stainless steel before applying the final layer of your preferred paint color. Primers have special bonding chemicals that aid the coating's adhesion to the stainless steel surface. You can use any stainless steel-rated primer, and your final paint will still work.

Should Stainless Steel Be Painted?

Stainless steel is regarded as having an aesthetically pleasing finish by nature, and it is rust-resistant and polishable to a high gloss finish. So why even paint it? Adding a pop of color helps soften stainless steel's



 Freeport 10PM

 11520

Maxim Lighting (Brand Rating: 4.3/5) 

Dover Vivex 3-Light Bronze Outdoor Pole/Post Mount



Application Date: 4/12/24
Fees Paid: \$ 200.00

SP# 3729

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: 166 Lexington Ave. Freeport 11520 ZONING DISTRICT RESIDENCE A
SECTION 54 BLOCK 78 LOT 230-31-32 LOT SIZE: 75 x 133

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>MICHAEL PECORARO</u>	Name: <u>MICHAEL PECORARO</u>
Address: <u>166 Lexington Ave. Freeport, NY 11520</u>	Address: <u>166 Lexington Ave. Freeport, NY 11520</u>
Telephone #: <u>516-852-8775</u>	Telephone #: <u>516-852-8775</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: For Thermally isolated pre-fabricated sunroom on new wood framed 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.

_____ YES NO

Michael Pecoraro

APPLICANT'S SIGNATURE

Sworn to before me this 25TH
day of MARCH, 2024.

Peggy M. Lester

Notary Public

PEGGY M. LESTER

Notary Public, State of New York

No. 01LE6293122

Qualified in Nassau County

Commission Expires Nov. 25, 2025

DATE

3/25/2024

Property Owner's Consent:

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

Michael Pecoraro

PROPERTY OWNER'S SIGNATURE

Sworn to before me this 25TH
day of MARCH, 2024.

Peggy M. Lester

Notary Public

PEGGY M. LESTER

Notary Public, State of New York

No. 01LE6293122

Qualified in Nassau County

Commission Expires Nov. 25, 2025

DATE

3/25/2024

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: _____

RECEIVED
2024 APR 12 P 12:35
VILLAGE CLERK'S OFFICE
FREEPORT, NY



RECEIVED

2024 APR 12 P 12:35

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. 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

March 19, 2024
SITE PLAN LETTER

Michael Pecoraro
166 Lexington Avenue
Freeport, NY 11520

RE: 166 Lexington Avenue, Freeport, NY 11520
Zoning District – Res A – Sec. 54 Block 78 Lot 230
Building Permit Application #20243663
Description–Proposed thermally isolated pre-fabricated sunroom on new wood framed deck (193.72 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

c/d
encl.

c: Village Clerk
Norman C. Lok, P.E.

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

RECEIVED

2024 APR 12 P 12:35

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. # 20243663

Location: 166 Lexington Avenue, Freeport, NY

Applicant : Michael Pecoraro

Description: Construct a thermally isolated pre-fabricated sunroom on a new wood framed deck (193.72 sq. ft.)

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport

46 North Ocean Avenue, Freeport, NY

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

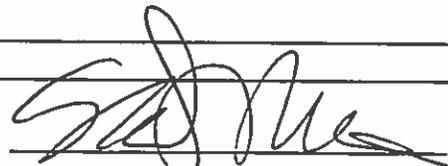
REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: March 19, 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.

RECEIVED

617.20
2024 APR 18 P 12:35

Short Environmental Assessment Form

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED
MAR 6 2024
FREE 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: 23-310 Pecoraro		
Project Location (describe, and attach a location map): 166 Lexington Ave. Freeport, NY 11520		
Brief Description of Proposed Action: Proposed thermally isolated pre-fabricated sunroom on new wood framed deck		
Name of Applicant or Sponsor: John Lagoudes/JL Drafting	Telephone: 631-843-1949	E-Mail: JL4CAD.expeditor@gmail.com
Address: 707 Route 110		
City/PO: Farmingdale	State: NY	Zip Code: 11735
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	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?	N/A _____ 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
 APR 16 2024
 DEPT.

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 the method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 the method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <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: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

RECEIVED
 APR 12 2024
 OFFICE OF PLANNING & RESEARCH
 WILLIAMSBURG, NY

R
D
2014
BUILDING DEPT.

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
If Yes, explain purpose and size: _____

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe: _____

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe: _____

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

Applicant/sponsor name: Michael Perona Date: _____

Signature: _____

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

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

RECEIVED
APR 12 12:36 PM
CLERK'S OFFICE
VILLAGE OF FREEDOM

RECEIVED
 APR 12 2024
 DEPT.

	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 APR 12 P 12:36
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

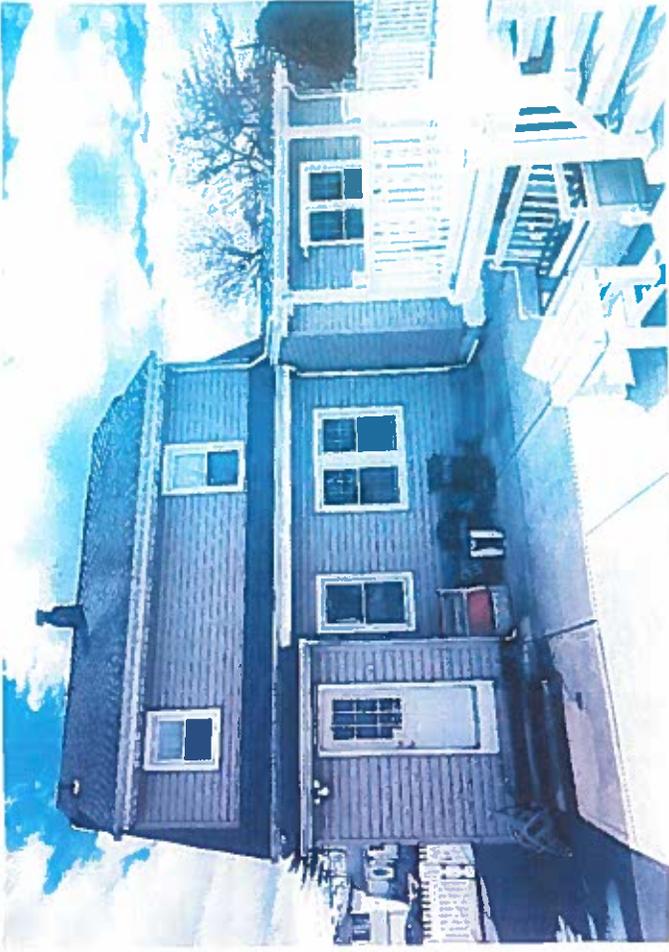
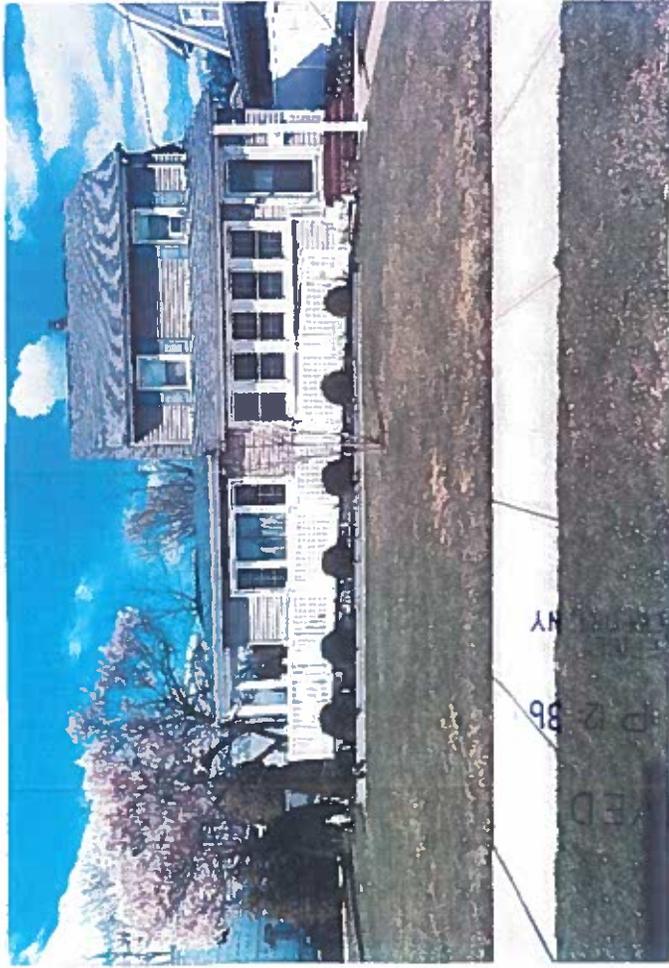
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency _____ Date _____

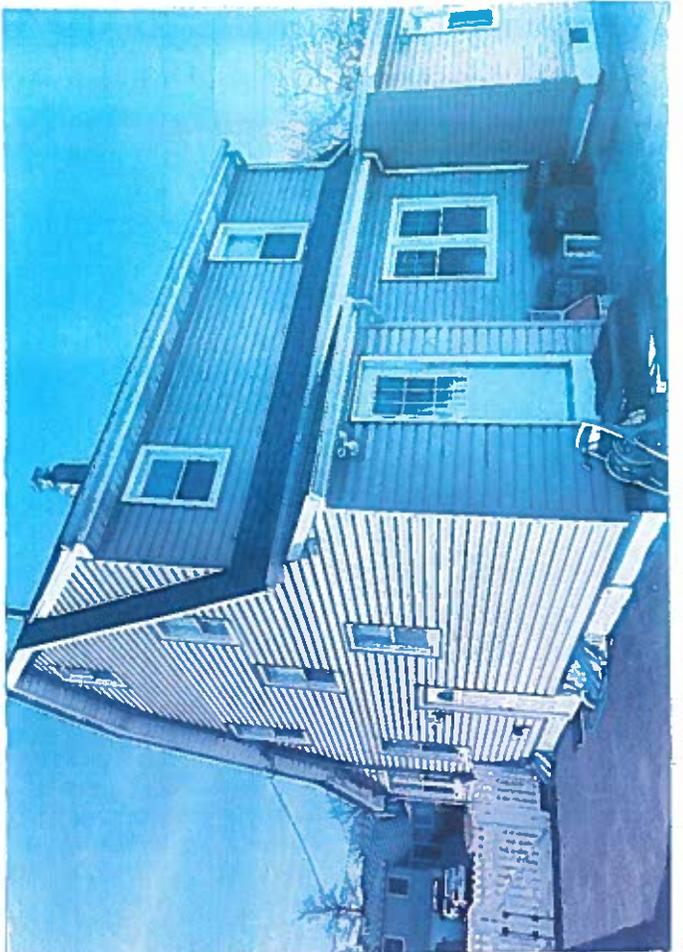
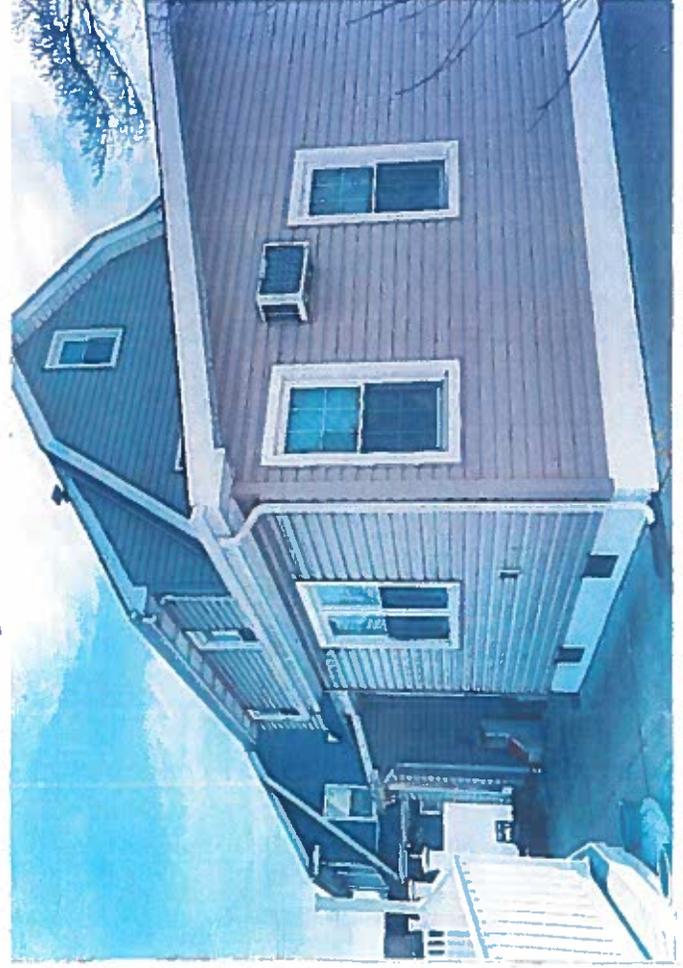
Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

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



RECEIVED
2021 APR 12 P 2 56
CLERK'S OFFICE
VILLAGE OF FISHKILL NY

166 LEXINGTON AVE. RESIDENCE





RECEIVED

2024 APR

VILLAGE

166 LEXINGTON AVE SAMPLE SUNROOMS





168

RECEIVED
FEB 27 2024
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

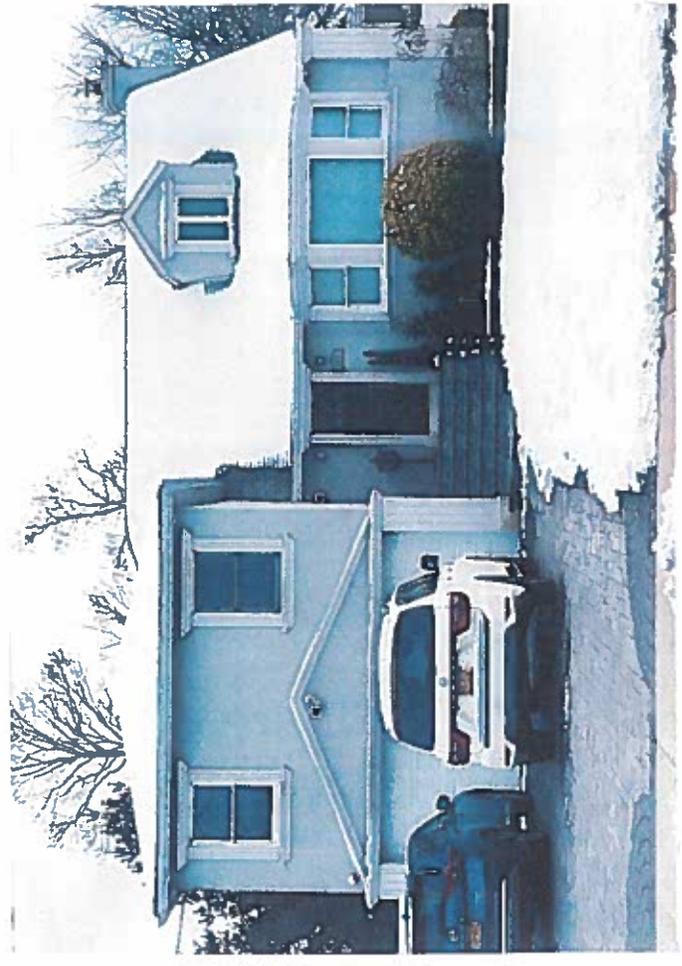


164

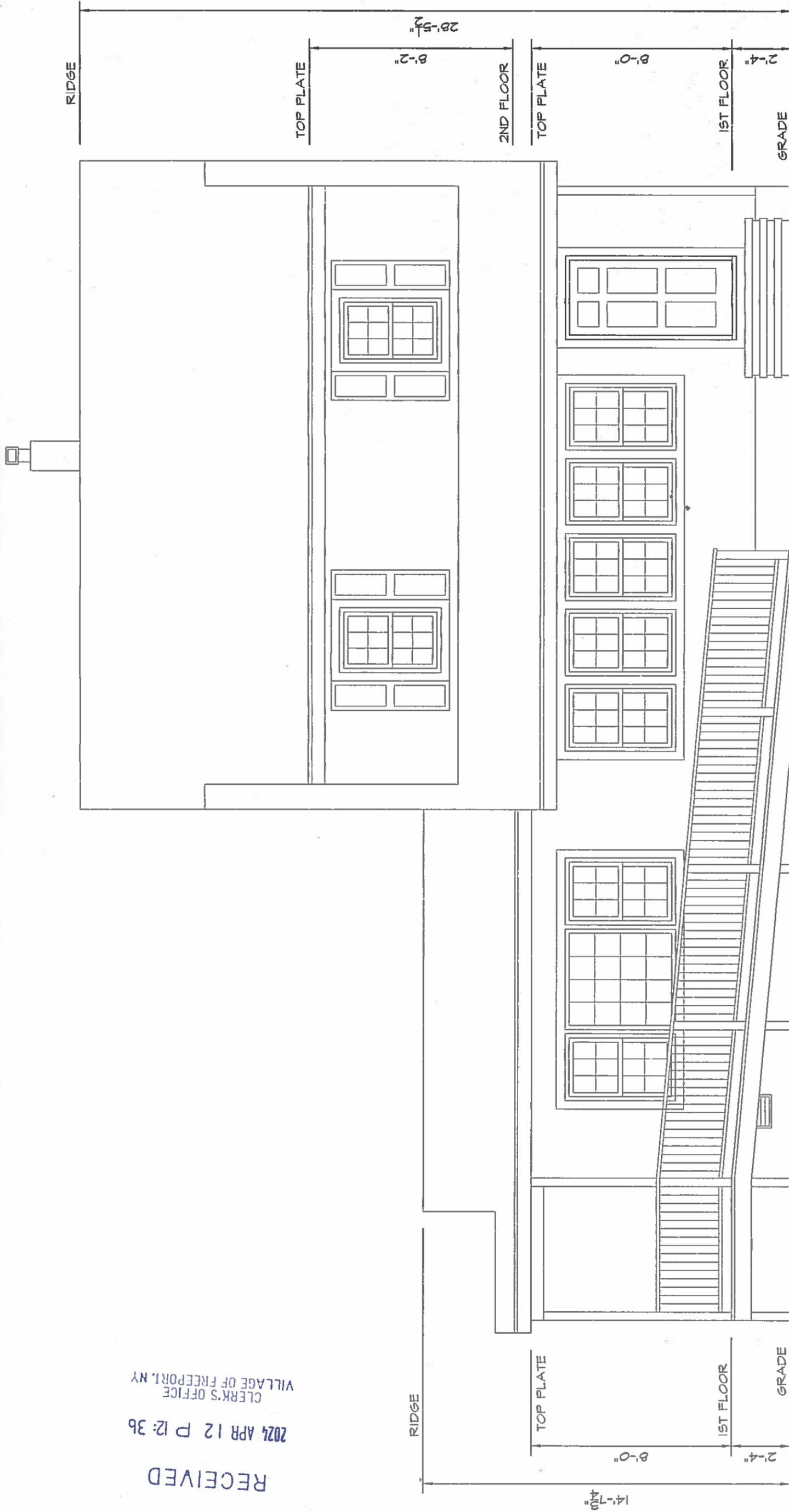
LEXINGTON AVENUE



165



173



RECEIVED
 2024 APR 12 P 12:36
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

FRONT ELEVATION

SCALE 1/4" = 1'-0"

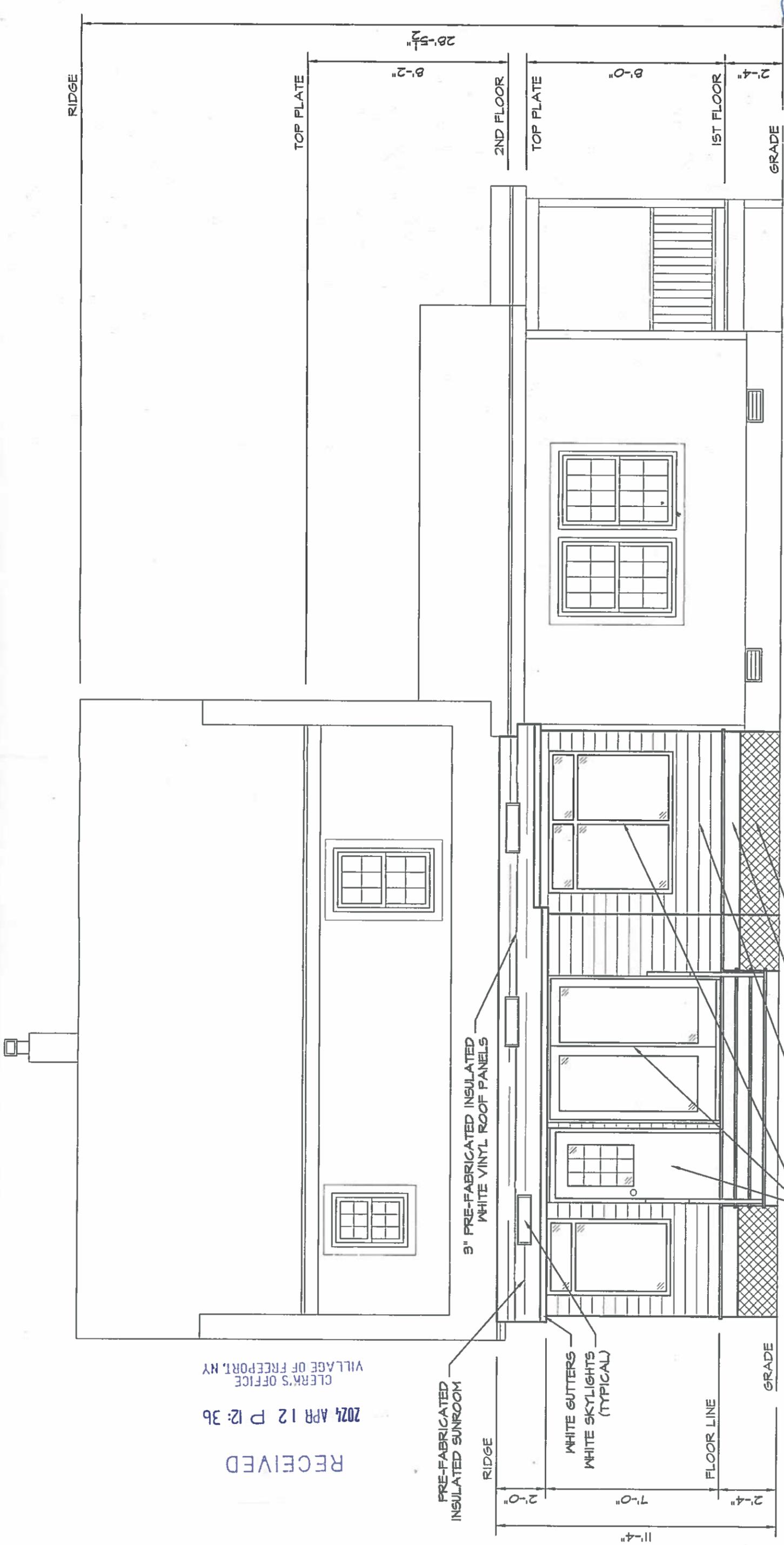
PROJECT TITLE:

**PECORARO
 RESIDENCE**
 166 LEXINGTON AVENUE,
 FREEPORT, NY 11520

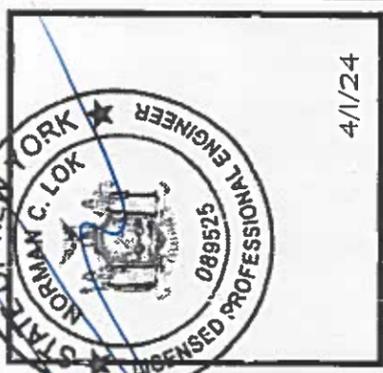
NORMAN C. LOK, P.E.

NYS LICENSE NUMBER 089525
 707 ROUTE 110 Suite A-1
 FARMINGDALE, NY 11735
 TEL: (631)755-7920





RECEIVED
 2024 APR 12 P 12: 36
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



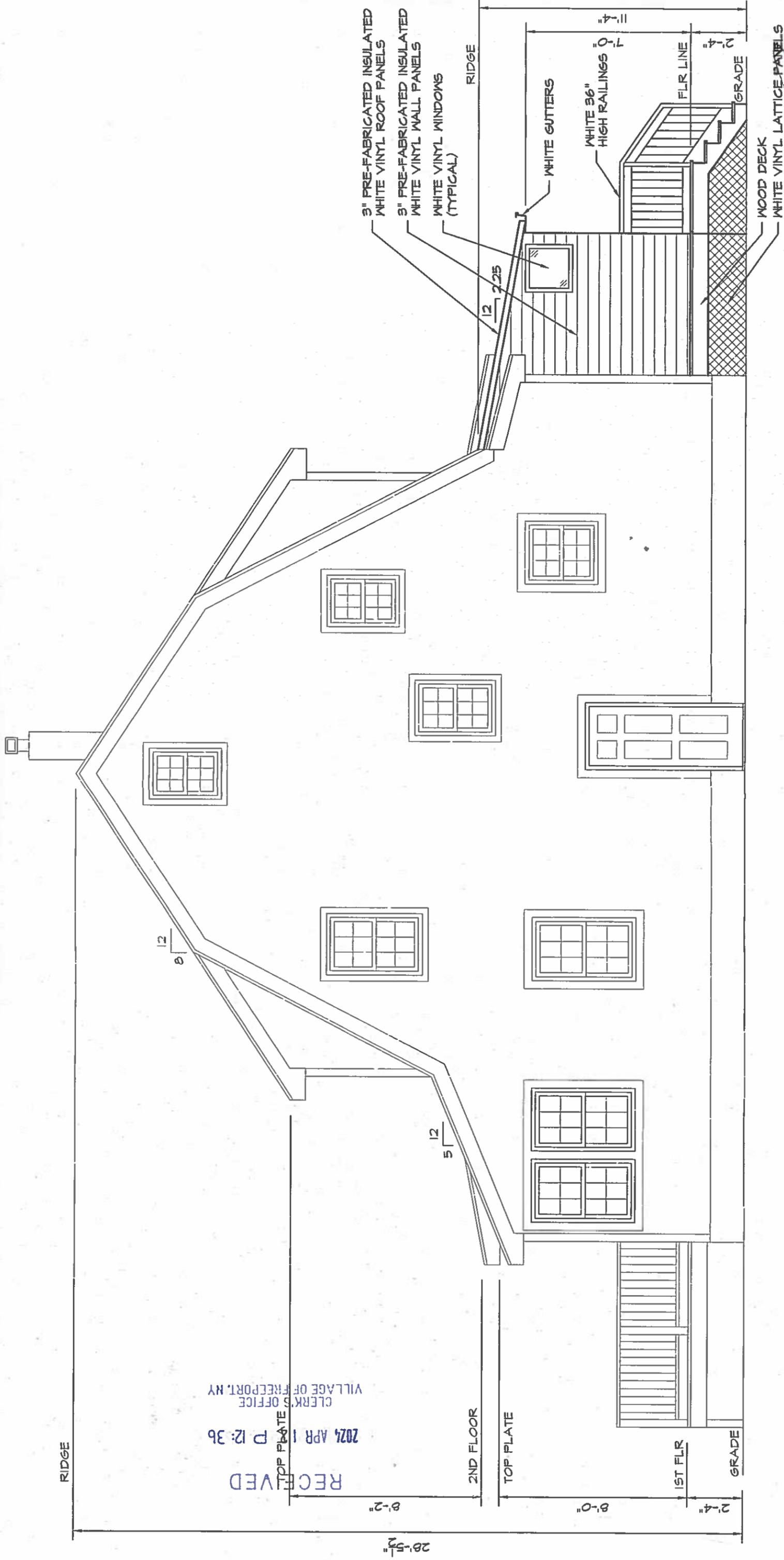
4/1/24

NORMAN C. LOK, P.E.
 NYS LICENSE NUMBER 089525
 707 ROUTE 110 Suite A-1
 FARMINGDALE, NY 11735
 TEL: (631)755-7920

PROJECT TITLE:
**PECORARO
 RESIDENCE**
 166 LEXINGTON AVENUE,
 FREEPORT, NY 11520

REAR ELEVATION

SCALE 1/4" = 1'-0"



RECEIVED
 2024 APR 18 P 12:36
 CLERK'S OFFICE
 VILLAGE OFFICE
 FREEPORT, NY

3" PRE-FABRICATED INSULATED
 WHITE VINYL ROOF PANELS
 3" PRE-FABRICATED INSULATED
 WHITE VINYL WALL PANELS
 WHITE VINYL WINDOWS
 (TYPICAL)
 RIDGE
 WHITE GUTTERS
 WHITE 36"
 HIGH RAILINGS
 FLR LINE
 GRADE
 WOOD DECK
 WHITE VINYL LATTICE PANELS

RIGHT ELEVATION

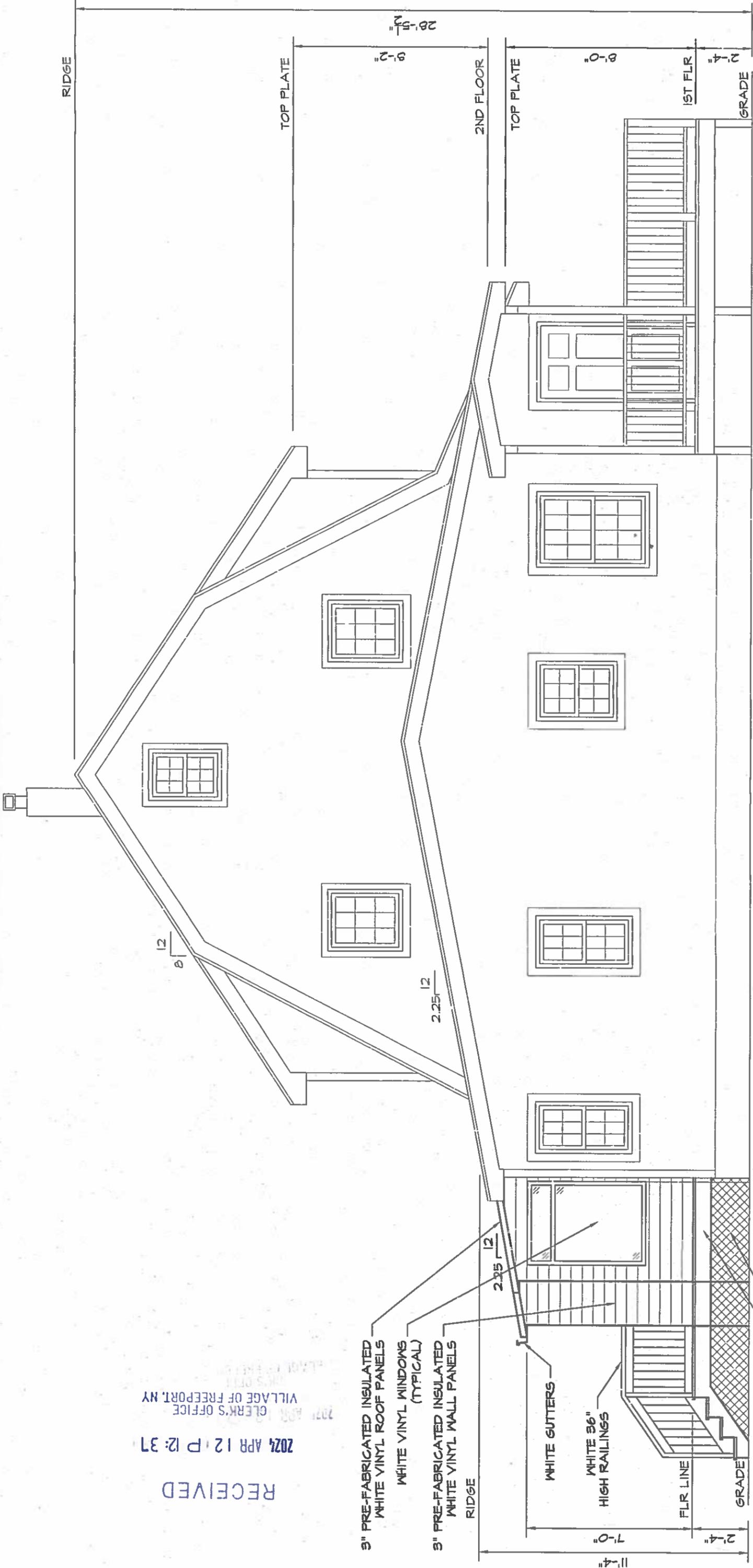
SCALE 1/4" = 1'-0"

PROJECT TITLE:
**PECORARO
 RESIDENCE**
 166 LEXINGTON AVENUE,
 FREEPORT, NY 11520

NORMAN C. LOK, P.E.
 NYS LICENSE NUMBER 089525
 707 ROUTE 110 Suite A-1
 FARMINGDALE, NY 11735
 TEL: (631)755-7920



4/1/24



RECEIVED
 2024 APR 12 P 12:37
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

3" PRE-FABRICATED INSULATED
 WHITE VINYL ROOF PANELS
 WHITE VINYL WINDOWS
 (TYPICAL)
 3" PRE-FABRICATED INSULATED
 WHITE VINYL WALL PANELS

WHITE GUTTERS
 WHITE 36"
 HIGH RAILINGS

WOOD DECK
 WHITE VINYL LATTICE PANELS

LEFT ELEVATION

SCALE 1/4" = 1'-0"

PROJECT TITLE:
**PECORARO
 RESIDENCE**
 166 LEXINGTON AVENUE,
 FREEPORT, NY 11520

NORMAN C. LOK, P.E.
 NYS LICENSE NUMBER 089525
 707 ROUTE 110 Suite A-1
 FARMINGDALE, NY 11735
 TEL: (631)755-7920



Application Date: 4/16/24
Fees Paid: \$225.00

SP# 3730

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: 66 SAGAMORE ST ZONING DISTRICT RES A
SECTION 55 BLOCK 376 LOT 1242 LOT SIZE: 50' x 100'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>BRIAN LYNCH - ARCHITECT</u> <u>BRIAN LYNCH ARCHITECT, PLLC</u>	Name: <u>ROSINA CODRINGTON</u>
Address: <u>126 ATLANTIC AVE STE #3</u> <u>LYMBROOK NY 11563</u>	Address: <u>66 SAGAMORE ST</u> <u>FREEPORT, NY</u>
Telephone #: <u>516 330 6110</u>	Telephone #: <u>516 369 4434</u>

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

Present Land Use: 1 FAMILY DWELLING Proposed Land Use: 1-FAMILY DWELLING

Description of Proposed Work: DORMER AT 2ND FLOOR (REAR) WITH INTERIOR
WORK AT 2ND FLOOR. NEW PVC FENCE.

I request a preliminary meeting: ~~YES~~ YES NO BZ

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.
X YES _____ NO

RECEIVED
2024 APR 16 A 10:06
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BZ
APPLICANT'S SIGNATURE _____ DATE 4/8/24

Sworn to before me this 8th
day of APRIL, 2024
Michael J Weiss
Notary Public

Michael J Weiss
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02WE-4643912
Qualified in Nassau County
Commission Expires October 31, 2025

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

Rosina Codrington
PROPERTY OWNER'S SIGNATURE _____ DATE April 8, 2024

Sworn to before me this 8th
day of APRIL, 2024
Michael J Weiss
Notary Public

Michael J Weiss
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02WE-4643912
Qualified in Nassau County
Commission Expires October 31, 2025

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: _____



RECEIVED

2024 APR 16 A 10: 06

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

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY
MAYOR

SITE PLAN LETTER
February 22, 2024

Rosina

Rosie Codrington
66 Sagamore St
Freeport, NY 11520

RE: 66 Sagamore St, Freeport, NY 11520
Zoning District: Residence A Sec 55, Blk 376, Lot 1242
Building Permit Application #20243641
Description: Proposed (138 Sq. Ft) rear dormer at 2nd floor.

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

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

RECEIVED

2024 APR 16 A 10:07

X Negative Declaration

Positive Declaration

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. 20243641

Location : 66 Sagamore St, Freeport, NY 11520

Applicant: Rosis Codrington

Description : Proposed (138 Sq. Ft) rear dormer at 2nd floor.

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.

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

2024 APR 16 A 10:07

CLERK'S OFFICE
VILLAGE OF 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: CODRINGTON RESIDENCE			
Project Location (describe, and attach a location map): 66 SALAMONE ST. FREEPORT NY 11520			
Brief Description of Proposed Action: PROPOSED 138 S.F. REAR DORMER TO 2ND FLOOR NEW FENCE (140 L.F.)			
Name of Applicant or Sponsor: BRIAN LYNCH - ARCHITECT		Telephone: 516 330 6110	
		E-Mail: BRIANLYNCHARCHITECT@GMAIL.COM	
Address: 126 ATLANTIC AVE - STE #3			
City/PO: LYNBROOK		State: NY	Zip Code: 11563
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 type="checkbox"/>	YES <input checked="" type="checkbox"/>
BUILDINGS DEPT - BZA			
3.a. Total acreage of the site of the proposed action?		<u>0.11</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.11</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			

2024 APR 16 A 10:07

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

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>BRIAN LYNCH</u>	Date: <u>1/29/24</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?"

RECEIVED

	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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

RECEIVED
2021 APR 16 A 10: 07
CLERK'S OFFICE
VILLAGE OF FALLFRONT, 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)

RECEIVED

2024 APR 16 A 10:07

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243641
Filing Date 2/12/24

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>66 SAGAMORE ST</u>	ZONING DISTRICT	<u>RA</u>
	BETWEEN	<u>SEC BEDFORD AVE</u>	AND	<u>SAGAMORE ST</u>
	SECTION	<u>SS</u>	BLOCK	<u>37b</u> LOT <u>1240</u> APPROX. LOT SIZE <u>50</u> x <u>100</u> LOT AREA <u>5000</u>

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

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-res, name _____) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Building (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 <input checked="" type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartments - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____ NON-RESIDENTIAL - Complete Form "B" 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Store, warehouse 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____	
C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$ 70,000</u>		D. DESCRIPTION OF PROJECT <u>PROPOSED 138 S.F. REAR DECK</u> <u>AT 2ND FLOOR</u> <u>NEW FENCE - 140 L.F.</u>	

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>ROSINA COORDINATION</u>	<u>66 SAGAMORE ST</u> <u>FREEPORT NY 11520</u>	<u>516</u> <u>567</u> <u>1023</u>
2. Contractor			
3. Architect or Engineer	<u>DOLOAN LYNCH ARCHITECT, PLLC</u>	<u>126 ATLANTIC AVE - STE 3</u> <u>LYNDBROOK NY 11563</u>	<u>516</u> <u>730</u> <u>6110</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permits is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. _____ Category _____ Exp. Date _____
 Contractor or Owner TBD (Variance)
 Address _____
 Phone _____
 State of New York
 County of Nassau
Rosina Coady-Newton being duly sworn, says that Rosina She is the contractor or owner of the above mentioned building. That the terms of the above application and the estimated cost of said building or alteration, is correct to the best of her knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 5th day of February, 2024
[Signature]
 Notary Public, _____ County, N.Y.

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
 YES NO
 IF YES, WHICH ZONE? _____
 IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO
PROJECT DESCRIPTION
 Total/Fire Sq. Feet 1142
 Upper Fire Square Feet 905
 # of Fixtures 4
 # of Floors 2
 Occup. Type RES

ANDREW M SOTO
 NOTARY PUBLIC, State of New York
 No. 01SO6392684
 Qualified in Nassau County 27
 Commission Expires, June 3, 2027

RECEIVED

2024 APR 16 A 10: 08

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



66 SAGAMORE STREET
PHOTO OF FRONT - EXISTING



66 SAGAMORE STREET
PHOTO OF RIGHT SIDE - EXISTING



66 SAGAMORE STREET
PHOTO OF LEFT - EXISTING



66 SAGAMORE STREET
PHOTO OF REAR - EXISTING

SEAL & SIGNATURE:



BUILDING LOCATION :
66 SAGAMORE STREET (E. SIDE)
S.E.C. BEDFORD AVE
FREEPORT, NY (VILLAGE OF FREEPORT)
SEC:55 , BL: 376, LOT: 1242, ZONE R-A

ARCHITECT :
BRIAN LYNCH ARCHITECT, PLLC
126 ATLANTIC AVENUE,
SUITE # 3
LYNBROOK, NEW YORK 11563
TEL. : (516) 330-6110
FAX. : (516) 825-3887
E-MAIL : BRIANLYNCHARCHITECT@GMAIL.COM

DATE	4-12-24
JOB NO.	24-64683
DRAWN BY	BL
CHECKED BY	JS
DRAWING No.	A-2
SHEET	2 OF 5



66 SAGAMORE

ADJACENT HOUSE BEHIND 66 SAGAMORE



65 SAGAMORE - ACROSS THE STREET

SEAL & SIGNATURE:



54 SAGAMORE - NEXT DOOR



71 BEDFORD - ACROSS STREET

RECEIVED

2024 APR 16 A 10:08

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BUILDING LOCATION :

66 SAGAMORE STREET (E. SIDE)
S.E.C. BEDFORD AVE
FREEPORT, NY (VILLAGE OF FREEPORT)
SEC:55 , BL: 376, LOT: 1242, ZONE R-A

ARCHITECT :

BRIAN LYNCH ARCHITECT, PLLC
126 ATLANTIC AVENUE,
SUITE # 3
LYNBROOK, NEW YORK 11563
TEL. : (516) 330-6110
FAX. : (516) 825-3887
E-MAIL : BRIANLYNCHARCHITECT@GMAIL.COM

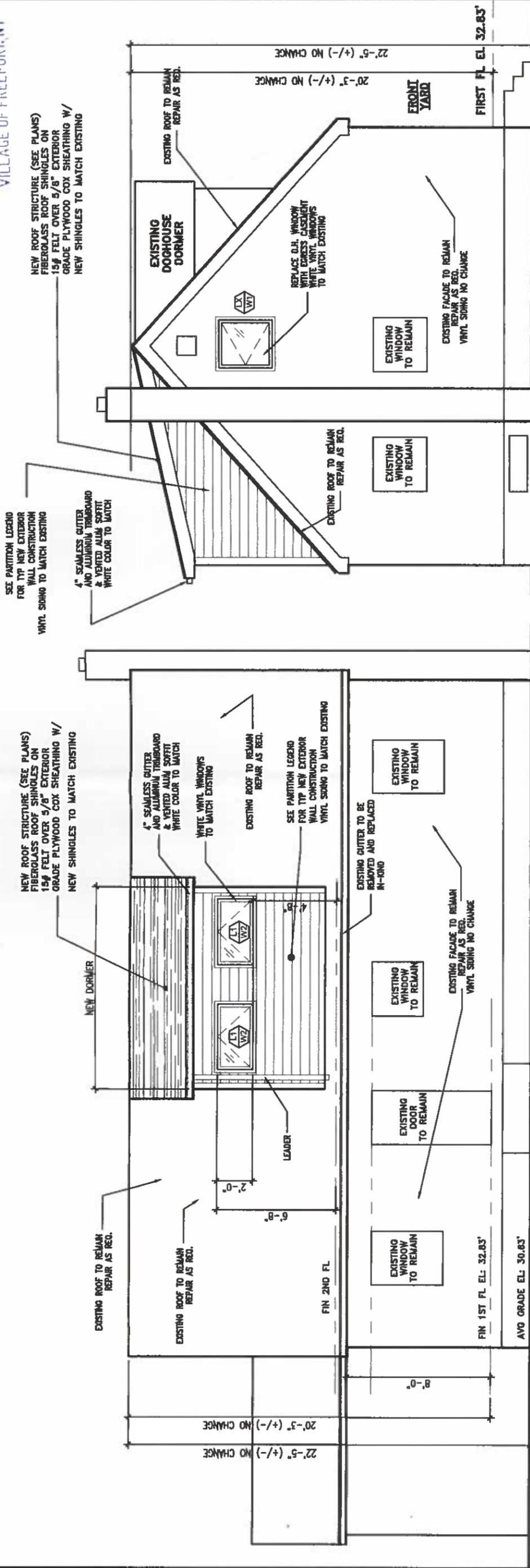
DATE: 4-12-24
JOB NO.: 24-64683
DRAWN BY: BL
CHECKED BY: JS
DRAWING No:

A-3

RECEIVED

2024 APR 16 A 10:08

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



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

LEFT SIDE ELEVATION (BEDFORD AVE)
SCALE: 1/4" = 1'-0"

SEAL & SIGNATURE:



BUILDING LOCATION:
 66 SAGAMORE STREET (E. SIDE)
 S.E.C. BEDFORD AVE
 FREEPORT, NY (VILLAGE OF FREEPORT)
 SEC:55, BL: 376, LOT: 1242, ZONE R-A

ARCHITECT:
 BRIAN LYNCH ARCHITECT, PLLC
 126 ATLANTIC AVENUE,
 SUITE #3
 LYNBROOK, NEW YORK 11563
 TEL.: (516) 330-6110
 FAX.: (516) 825-3887
 E-MAIL: BRIANLYNCHARCHITECT@GMAIL.COM

DATE	4-12-24
JOB NO.	24-64683
DRAWN BY	BL
CHECKED BY	JS
DRAWING NO.	A-4
SHEET	4 OF 5

Application Date: 4/16/24
Fees Paid: 1225/00

SP# 3731

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: 157 N. Bayview Ave, Freeport ZONING DISTRICT Residence A
SECTION 54 BLOCK 462 LOT 29 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name:	<u>Sydney Hughes</u>		Name:	<u>Sydney Hughes</u>
Address:	<u>157 N. Bayview Ave</u>		Address:	<u>157 N. Bayview Ave</u>
	<u>Freeport, NY 11520</u>			<u>Freeport NY 11520</u>
Telephone #:	<u>(516) 377-6921</u>		Telephone #:	<u>(516) 377-6921</u>

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: Residential

Description of Proposed Work: replace 817 Sq. ft. of brick pavers for Driveway and walkway with addition of columns/posts.

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

Sydney Hughes
APPLICANT'S SIGNATURE

3/22/2024
DATE

Sworn to before me this 25TH day of MARCH, 2024.

Peggy M. Lester
Notary Public

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

Property Owner's Consent:

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

Sydney Hughes
PROPERTY OWNER'S SIGNATURE

3/25/2024
DATE

Sworn to before me this 25TH day of MARCH, 2024.

Peggy M. Lester
Notary Public

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

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO

Date of Hearing: _____
Date of Decision: _____

Approved _____ Denied _____

RECEIVED
2024 APR 16 AM 1:13
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2024 APR 16 A 11:13

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 12, 2024
SITE PLAN LETTER

Sydney Hughes
157 N. Bayview Avenue
Freeport, NY 11520

RE: 157 N. Bayview Avenue, Freeport, NY 11520
Zoning District – Residence AA– Sec. 54 Block 462 Lot 29
Building Permit Application #20243643
Description – Replace 816.76 sq. ft. brick pavers to driveway & walkway with new columns/posts

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

c/d
encl.
c: Village Clerk

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

2024 APR 16 A 11:13

Notice

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
Positive Declaration

X Negative Declaration

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

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

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

Project :

Building Permit App. # 20243643

Location: 157 N. Bayview Avenue, Freeport, NY

Applicant : Sydney Hughes

Description: Replace 816.76 sq. ft. of brick pavers to driveway & walkway with new columns/posts

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 12, 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.

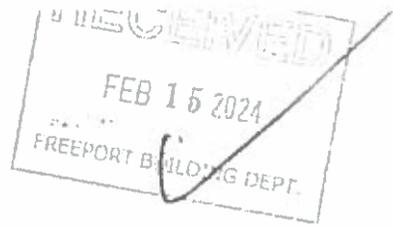
RECEIVED

617.20

Appendix B

2024 APR 16 A 11:13

Short Environmental Assessment Form



INSTRUCTIONS FOR COMPLETING
SHELDON'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: <i>Sydney Hughes</i>			
Project Location (describe, and attach a location map): <i>front yard.</i>			
Brief Description of Proposed Action: <i>favers and lighted columns/posts.</i>			
Name of Applicant or Sponsor:		Telephone: <i>(347) 210-1200</i>	
		E-Mail: <i>shughes@aol.com</i>	
Address: <i>157 N. Bayview Ave</i>			
City/PO:		State:	Zip Code:
<i>Freeport, NY</i>		<i>NY</i>	<i>11520</i>
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres		<i>NA</i>	
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

2024 APR 16 A 11:13

CLERK'S OFFICE
VILLAGE OF BEEBEER

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? 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? 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 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 type="checkbox"/> YES) If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? (If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES) If No, describe method for providing wastewater treatment: _____	<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? 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 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D

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, etc.)? 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: SYDNEY HUGHES Date: 2/15/2024
 Signature: Sydney Hughes

Part 3 - 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 other also 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?"

RECEIVED

APR 16 AM 11:11
 CLERK'S OFFICE
 DEPARTMENT OF FINANCIAL SERVICES

	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: <ul style="list-style-type: none"> a. public / private water supplies? b. public / private wastewater treatment utilities? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEB 15 2024
FREEPORT BUILDING DEPT.

	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 APR 16 A 11: 14
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

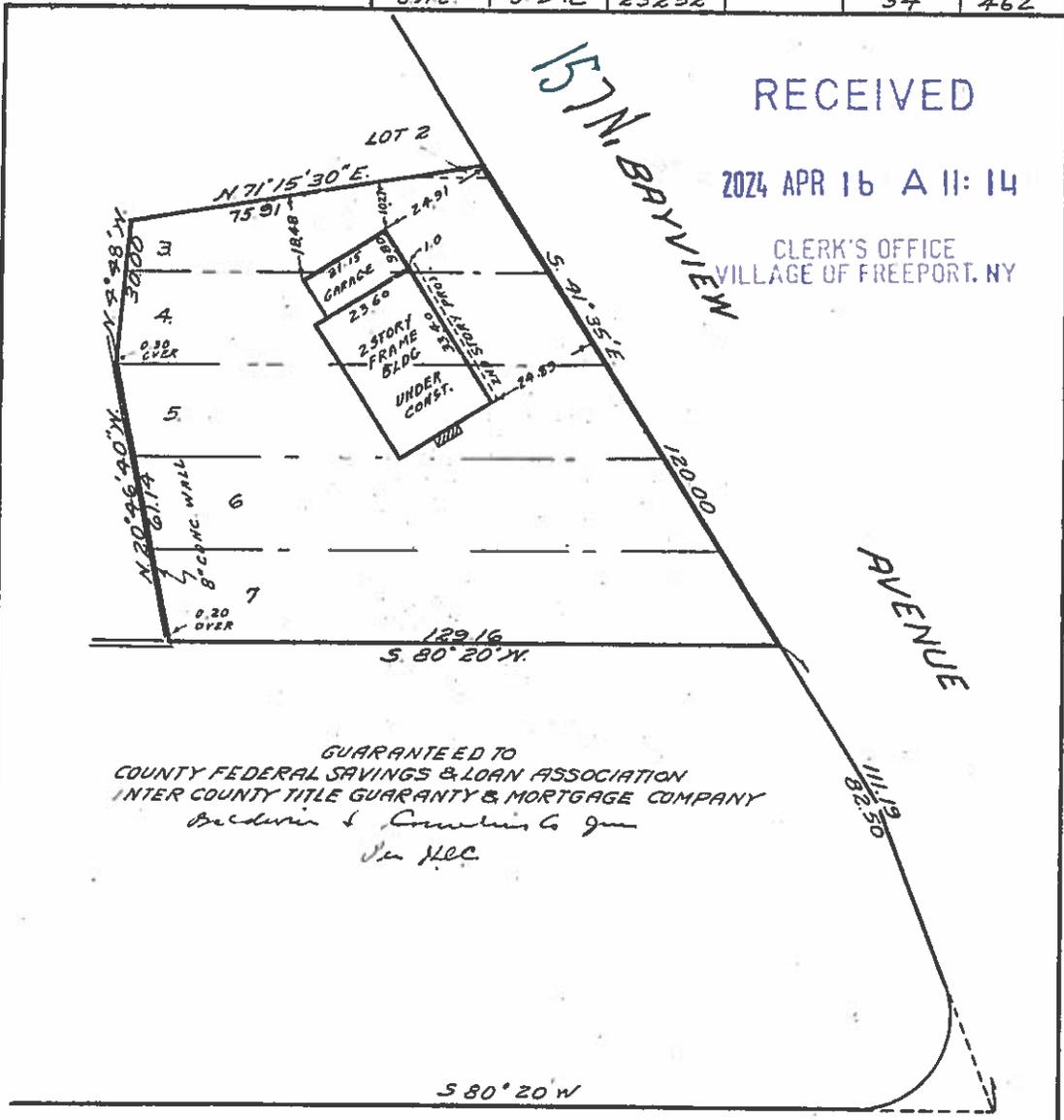
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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)

DRAWN	CHECKED	JOB NO.	FILE NO.	SEC.	BLK.
J.Y.C.	J.D.C.	23252		54	462



RECEIVED

2024 APR 16 A 11:14

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

GUARANTEED TO
 COUNTY FEDERAL SAVINGS & LOAN ASSOCIATION
 INTER COUNTY TITLE GUARANTY & MORTGAGE COMPANY
 Baldwin & Cornelius Co. Inc.
 Per REC.

LENA

AVENUE

REDATED MAY 3, 1949
 BLOCK - N
 LOTS NO. 5-6-7
 & PART OF LOTS 2-3-4

MAP OF
 MAYFAIR ESTATES
 SECTION NO. 3
 FREEPORT, N.Y.

SURVEYED MARCH 29, 1949
 BALDWIN & CORNELIUS CO. INC.
 CIVIL ENGINEERS & SURVEYORS
 LICENSE NO. 793 & 527
 FREEPORT, L.I. N. Y.

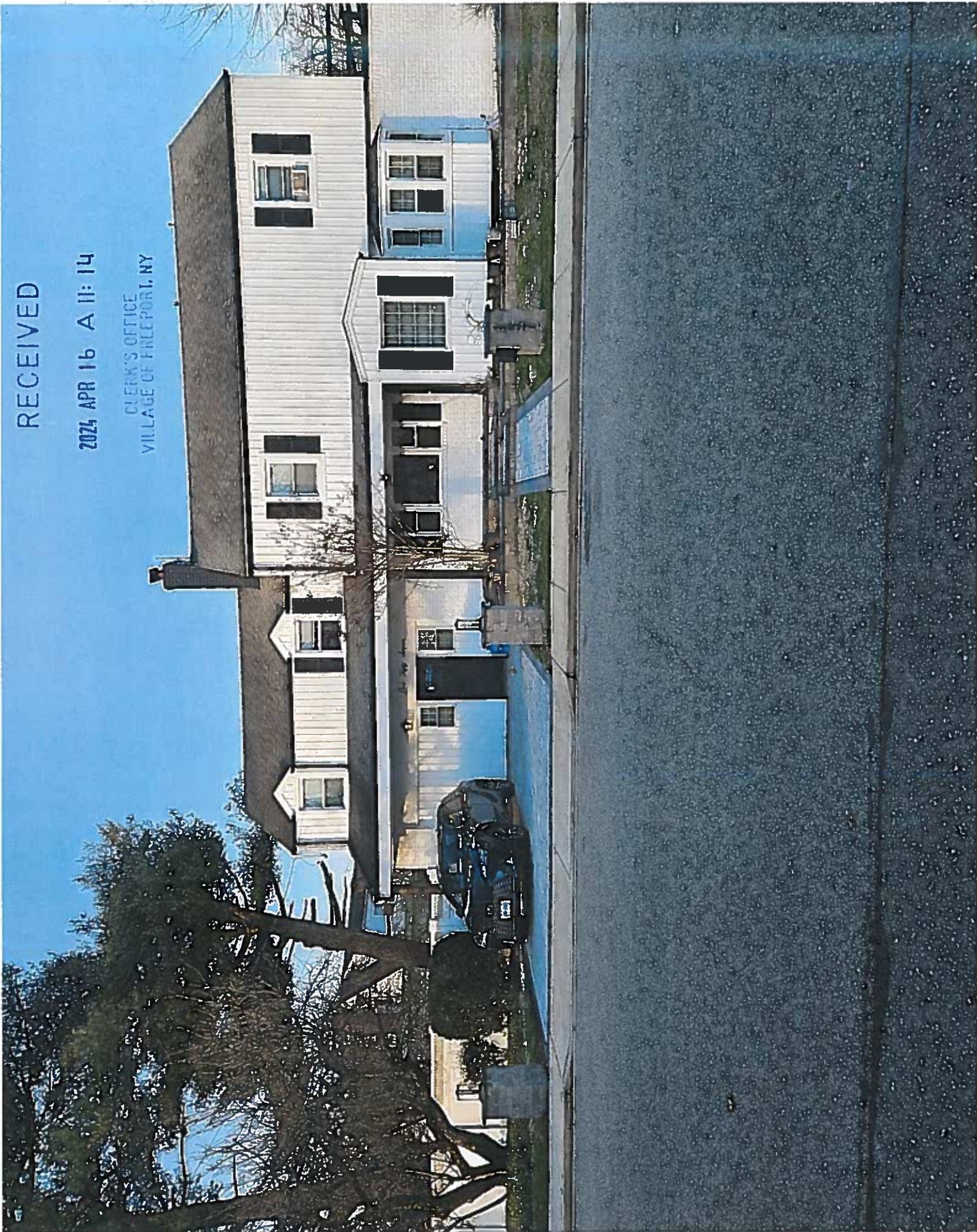
SCALE 1"=30' N. Y. STATE STANDARD



RECEIVED

2024 APR 16 A 11: 14

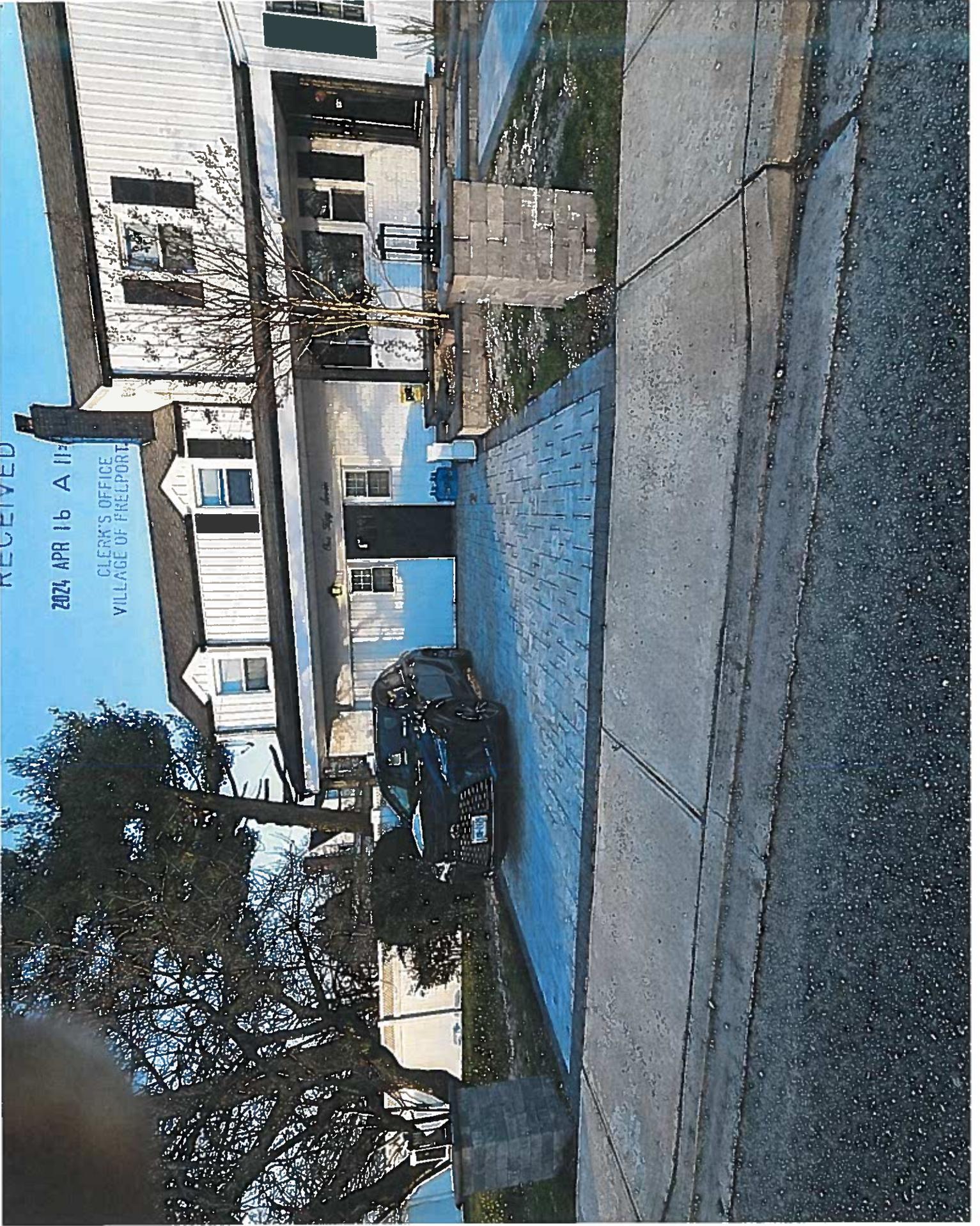
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

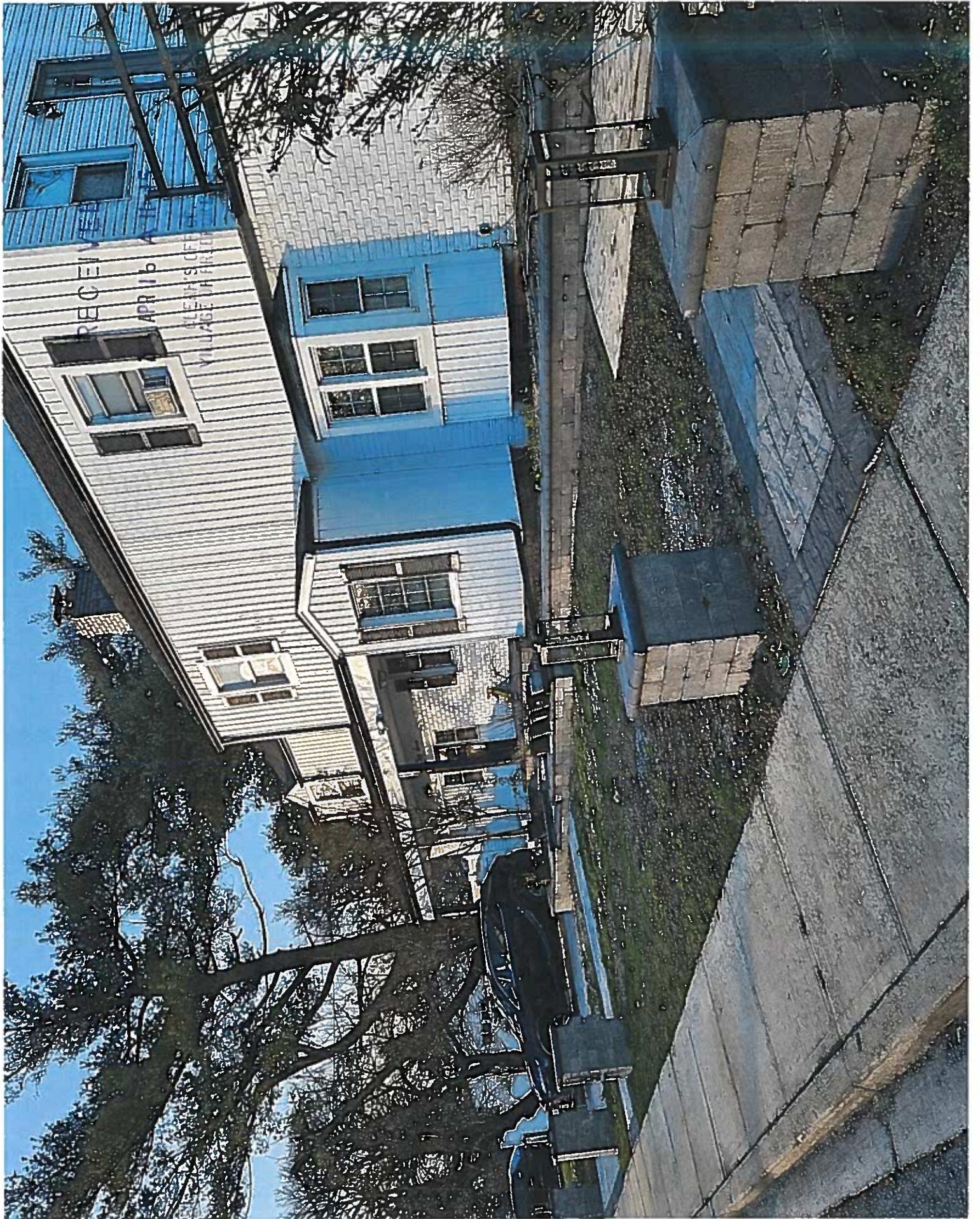


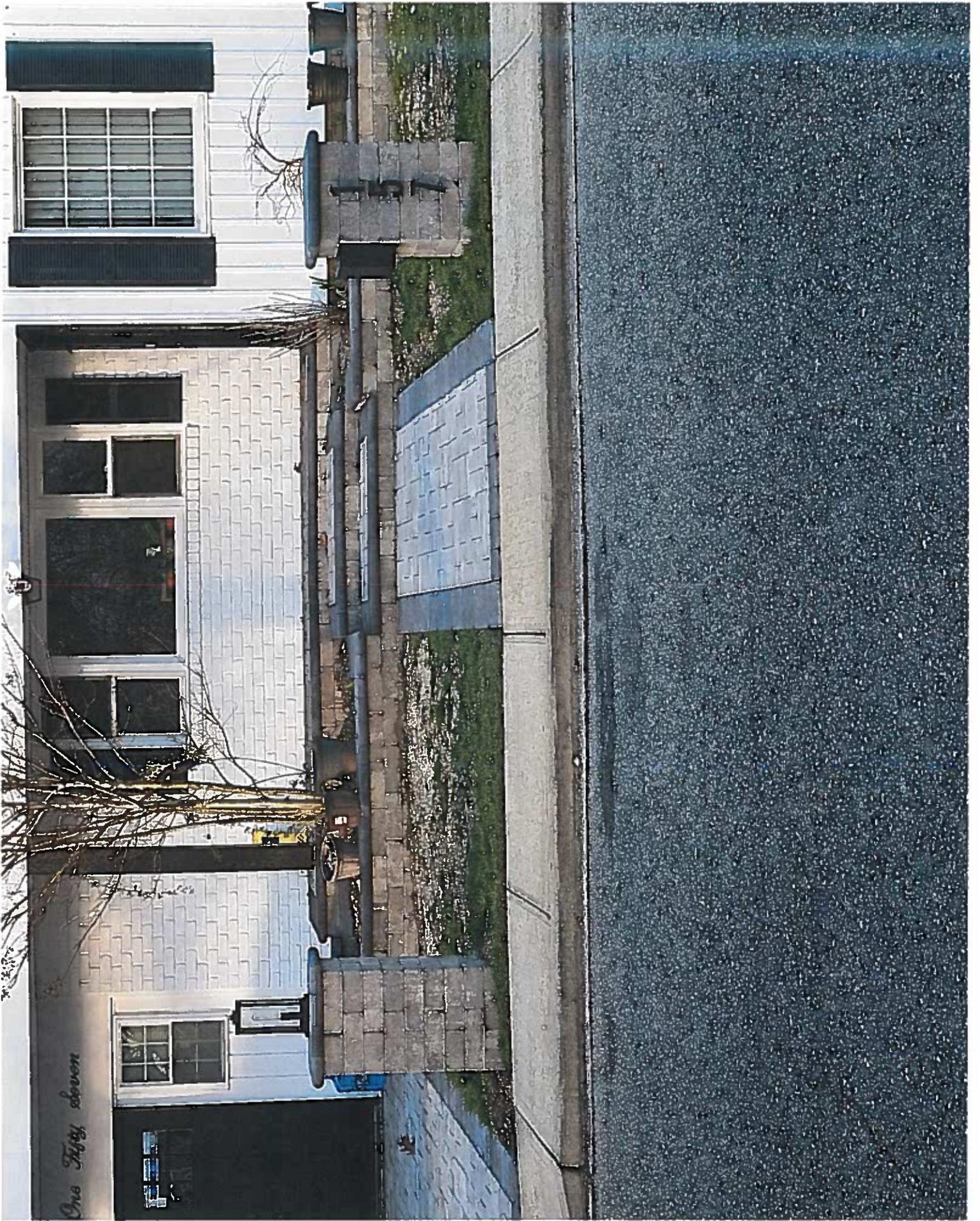
RECEIVED

2024 APR 16 A 11:27

CLERK'S OFFICE
VILLAGE OF FREDRICK









RECEIVED

2017 APR 16 AM 11:15

CORBY'S OFFICE
VILLAGE OF FORT LINDEN



CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2024 APR 16 A 11: 15

RECEIVED

Village of Freeport - anQuesta v6 P
CUSTOMER TRANSACTION RECEIPT

TODAY'S DATE: 4/16/24

CONTROL BATCH # 77714 DATE 04/16/2024
BATCH # 29216 TIME 10:23
RECEIPT # 489447 TELLER # 292
CHECK # OFFICE # 1

SIDNEY HUGHES
SITE PLAN REVIEW BOARD

Pat 225.00

Payment Received:

CASH 225.00

Total Received 225.00

Less Payments 225.00

Cash Back .00

THANK YOU FOR YOUR PAYMENT

RECEIVED

2024 APR 16 A 11:13

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Application Date: 4/20/24
Fees Paid: \$225.00

SP# 3734

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: 4 Mount Ave. Freeport NY 11520 ZONING DISTRICT Residence A
SECTION 55 BLOCK 232 LOT 1 LOT SIZE: Approx. 115 X 277

<input type="checkbox"/> TENANT APPLICANT <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Rizza Borres Malagar</u>	Name: <u>Rizza Borres Malagar</u>
Address: <u>4 Mount Ave. Freeport NY 11520</u>	Address: <u>4 Mount Ave. Freeport NY 11520</u>
Telephone #: <u>718-427-1626</u>	Telephone #: <u>718-427-1626</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: 38' x 10' paved parking space at the rear of the property

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 APR 22 P 3:04
CLERK'S OFFICE
VILLAGE OF FREEPORT NY

APPLICANT'S SIGNATURE
Sworn to before me this 13 day of April, 2024
Notary Public



DATE 4/13/2024

Property Owner's Consent: I, Rizza Borres Malagar 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 20 day of April, 2024
Notary Public



DATE 4/20/2024

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: _____



RECEIVED

2024 APR 22 P 3: 04

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

April 4, 2024

Rizza Borres Malagar
4 Mount Ave
Freeport, NY 11520

RE: 4 Mount Ave, Freeport, NY
Zoning District: Residence A Sec. 55 Blk. 232 Lot 1
Building Permit Application #20243698
Description: 38x10 paved parking space at rear of the property.

Dear Ms.

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 377-3632.

Very truly yours,

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

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

Notice

2024 APR 22 P 3: 04

X Negative Declaration

Positive Declaration

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. 20243698

Location: 4 Mount Ave

Applicant: Rizza Borres Malagar

Description: 38x10 paved parking space at rear of the property.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: April 4, 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.

MAR 21 2024

Filing Date 3/21/24

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>4</u> <u>Mount Ave.</u> ZONING DISTRICT _____ (No.) (Street)
	BETWEEN <u>Commercial St.</u> AND <u>Mount Ave</u> (Cross Street) (Cross Street)
	SECTION <u>55</u> BLOCK <u>232</u> LOT <u>1</u> APPROX. LOT SIZE <u>115</u> x <u>277</u> LOT AREA <u>1382 sq. ft.</u>

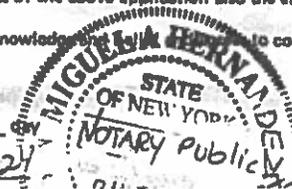
II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
1 <input checked="" type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If none-state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

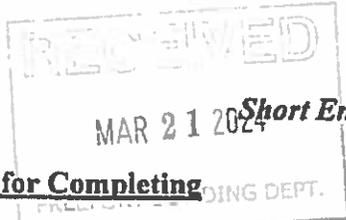
C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>3,903.92</u>	<u>38' x 10' paved parking space at the rear end of the property</u>

III. IDENTIFICATION - To be completed by all applicants			
	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Rizza Borres Malagar</u>	<u>4 Mount Ave. Freeport NY 11520</u>	<u>718-427-1626</u>
2. Contractor			
3. Architect or Engineer			

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>Rizza Borres-Malagar</u> Address <u>4 Mount Ave. Freeport NY 11520</u> Phone <u>718-427-1626</u> State of New York County of Nassau <u>Rizza Borres Malagar</u> being duly sworn, says that <u>She</u> 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 <u>her</u> knowledge and belief to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>21</u> day of <u>March</u> A. 20 <u>24</u>	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/> PROJECT DESCRIPTION Total/First Flr Square Feet <input type="text"/> Upper Flrs Square Feet <input type="text"/> # of Fixtures <input type="text"/> # of Closets <input type="text"/>

RECEIVED
 2024 APR 22 P 3:04
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY





617.20 Appendix B Short Environmental Assessment Form

RECEIVED

2024 APR 22 P 3:04

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: Paved parking space			
Project Location (describe, and attach a location map): Backyard close to the driveway at the rear end of the property			
Brief Description of Proposed Action: 38' x 10 paved parking space at the rear end of the property			
Name of Applicant or Sponsor: Rizza Borres Malagat		Telephone: 718-427-1626	
		E-Mail: sam_dlv2002@yahoo.com	
Address: 4 Mount Ave.			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <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?		0.00872 acres	
b. Total acreage to be physically disturbed?		0.00872 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.0317 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 21 2024

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

CLEARING OFFICE
V. LAGI DEPT. REPORT. NY

2024 APR 22 P 3:04

RECEIVED

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>Rizza Bonni's Malayan</u> Date: <u>3/10/2024</u>		
Signature: <u>[Signature]</u>		

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

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

RECEIVED
APR 22 P 3
CLERK'S OFFICE
VILLAGE OF FREEPORT

	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.

RECEIVED
 2024 APR 22 P 3:05
 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)



Brooklyn, NY **CLOSED** 11232



Brooklyn, NY **CLOSED** 11232

Shop All Services DIY Me

... / Landscaping Supplies / Hardscapes / Pavers / Concrete Pavers

Internet # 325182113 Model # HDHL601HOL6 Store SKU # 1009564060



Holland 8.5 in. x 4.25 in. x 2.375 in. Rectangle Rosewood Concrete Paver (280-Pieces/69 sq. ft./Pallet)

★★★★★ (5) Questions & Answers (3)



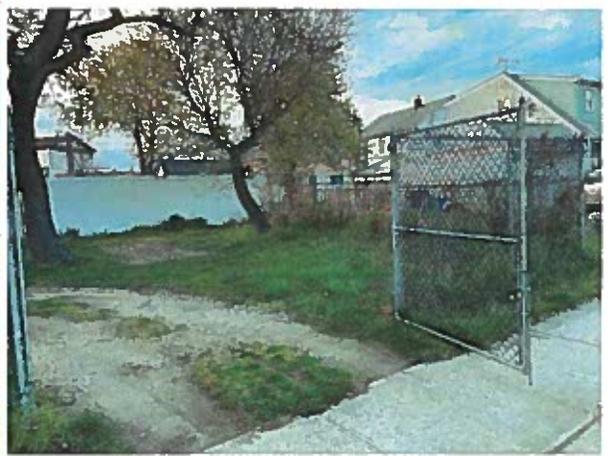
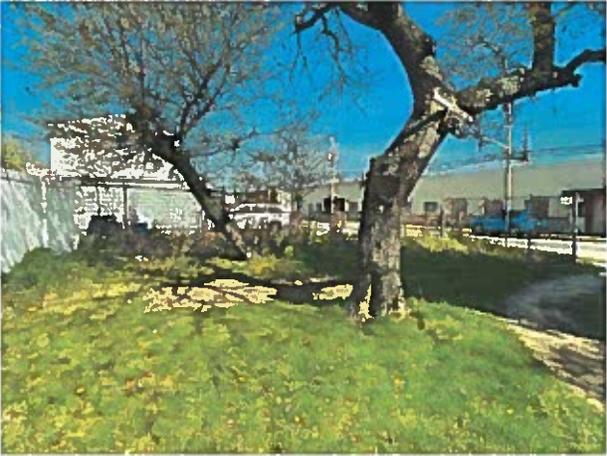
Share Print

\$680⁰⁰ /pallet

Pay **\$630.00** after **\$50 OFF** your total qualifying purchase upon opening a new card [Apply for a Home Depot Consumer Card](#)

- Smooth top and beveled edge provide a neat look
- Made of concrete for long-lasting use
- Suitable for paths, patios, drives, and pools
- [View More Details](#)

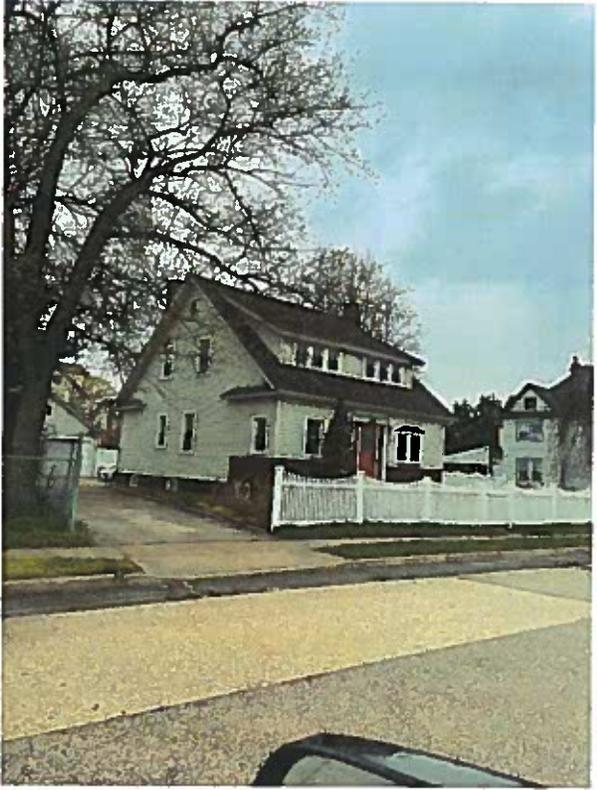
RECEIVED
 2024 APR 22 P 3:05
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



RECEIVED

2024 APR 22 P 3:05

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



2021 APR 22 P 3:05
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

Application Date: 4/24/24
Fees Paid: \$235.00

SP# 3735

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: 325 W. Seaman Ave ZONING DISTRICT ResAA
SECTION 54 BLOCK 486 LOT 11 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Melissa Graham</u>			Name: <u>Denisse Espada</u>
Address: <u>124 Front St, Suite 205</u> <u>Mass PK NY 11762</u>			Address: <u>325 W. Seaman Ave</u>
Telephone #: <u>516 308 4958</u>			Telephone #: <u>516 260-1360</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain existing garage conversion
With New 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

APPLICANT'S SIGNATURE
Sworn to before me this 19th
day of April, 2024
[Signature]
Notary Public

LAUREN M. HATTON
NOTARY PUBLIC
State of New York
No. 01HA6237727
Qualified in Nassau County
Expires March 28/2026
DATE [Signature]

Property Owner's Consent:
I, Denisse Espada

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 12th
day of April, 2024
[Signature]
Notary Public

LAUREN M. HATTON
NOTARY PUBLIC
State of New York
No. 01HA6237727
Qualified in Nassau County
Expires March 28/2026
DATE 4.12.24

RECEIVED
2024 APR 24 A 11:21
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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: _____



RECEIVED

2024 APR 24 A 11: 21

INC. VILLAGE OF FREEPORT

Department of Buildings

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 1, 2024
SITE PLAN LETTER

Denise Espada
325 W. Seaman Avenue
Freeport, NY 11520

RE: 325 W. Seaman Avenue, Freeport, NY 11520
Zoning District – Residence AA – Sec. 54 Block 486 Lot 11
Building Permit Application #20243640
Description– Maintain additional windows to garage

Dear Sir/Madam:

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

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

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

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

Very truly yours,


Sergio A. Mauras
Superintendent of Buildings

c/d
encl.
c: Village Clerk
Bello Architects

ZBA Approval Needed: Yes No

Department of Buildings
Recommendation

RECEIVED

Notice

2024 APR 24 A 11: 21

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. # 20243640

Location: 325 W. Seaman Avenue, Freeport, NY

Applicant : Denise Espada

Description: Maintain additional windows to garage

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

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

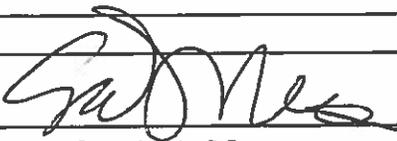
REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: April 1, 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
Short Environmental Assessment Form

RECEIVED

2024 APR 24 A 11:21

CLERK'S OFFICE
VILLAGE OF 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: <i>Denise Espada</i>			
Project Location (describe, and attach a location map): <i>325 W. Seaman Ave Freeport NY 11520</i>			
Brief Description of Proposed Action: <i>Maintain garage conversion, Alterations to 1st FL Finished basement w/ bathroom, A/C, Fencing Demo detached garage</i>			
Name of Applicant or Sponsor: <i>Chris Ross LI Perfect Permits</i>		Telephone: <i>516 308 4958</i>	
		E-Mail: <i>Chris@perfectpermits.com</i>	
Address: <i>124 Front St Suite 205</i>			
City/PO: <i>Mass. PK</i>		State: <i>NY</i>	Zip Code: <i>11762</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 YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

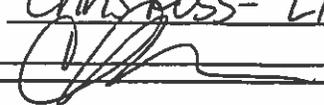
2024 APR 24 A 11:21

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: Chris Ross - LI Perfect Permits Date: 1.23.24

Signature: 

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

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APR 24 11:22

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.

RECEIVED
 2024 APR 24 A 11: 22
 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.
<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)

325 W. Seaman Ave Front



2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FINEPORT, NY

325 W. Seaman Side



RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

325 W. Seaman Ave

REAR SIDE



RECEIVED

2021 APR 24 A 11: 24

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

325 W. Seaman Ave ~~Back~~ rear



RECEIVED

-2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

325 W. Seaman Ave rear ~~side~~ (Window close up)



RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



215 N Brookside Ave

RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



334 W. Seaman Ave

RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



318 W. Seaman Ave

RECEIVED

2024 APR 24 A 11: 24

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



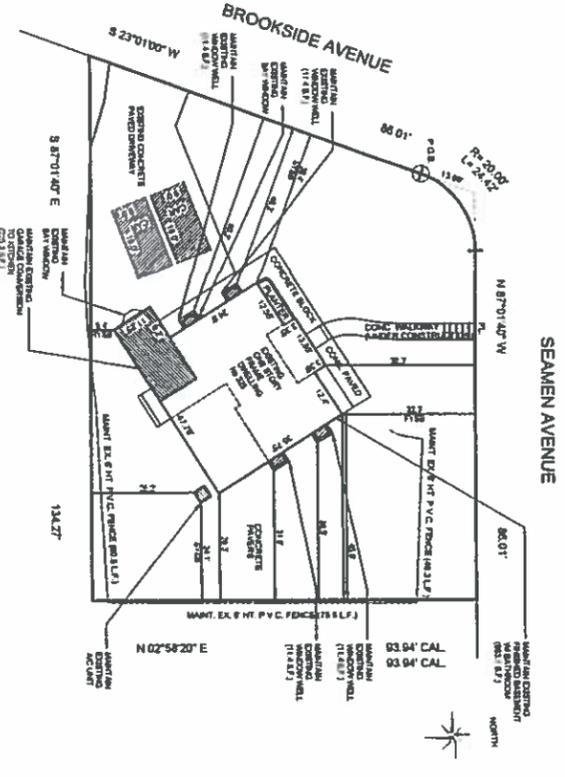
315 W. Seaman Ave

RECEIVED

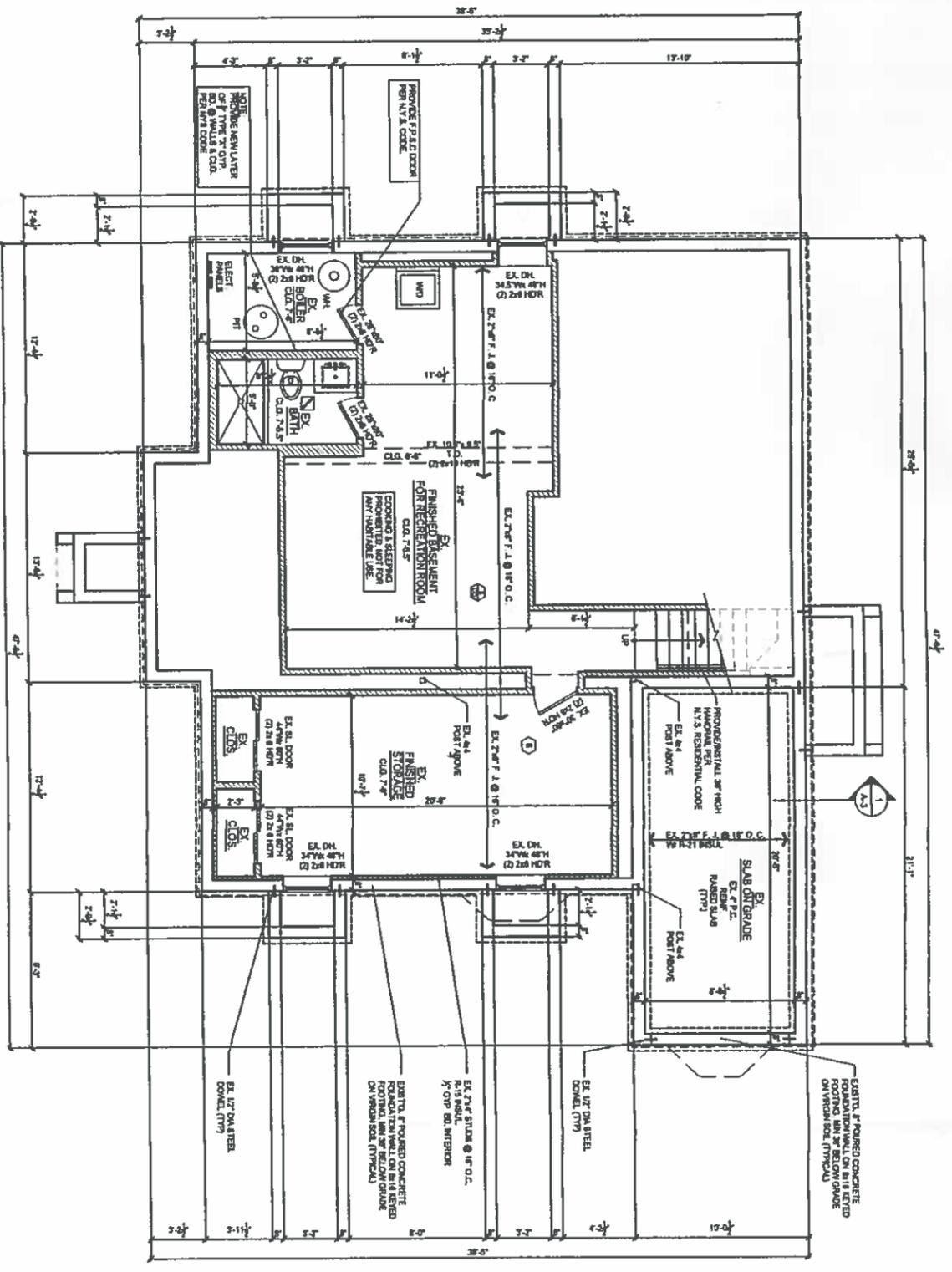
2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

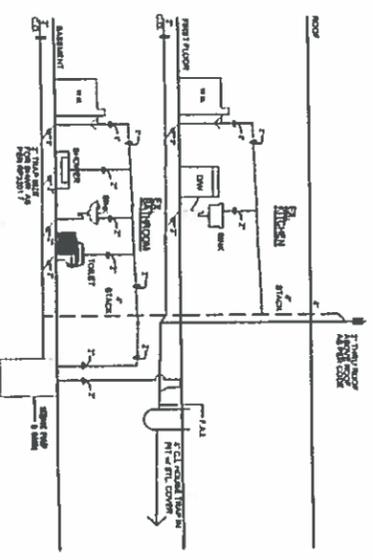
- Maintain Existing:**
- Finished Basement w/ Bathroom
 - Garagr Conversion To Habitable Space
 - A/C Unit
 - Fencing
 - Int./Alterations Dining Was Kitchen



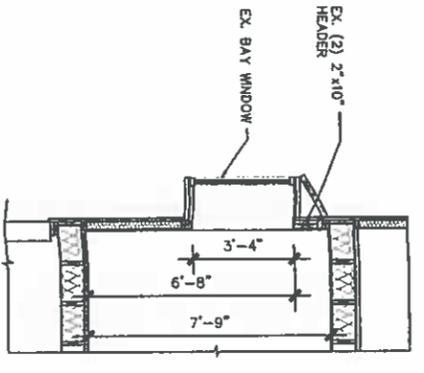
1 PLOT PLAN
SCALE: 1" = 20'-0"



2 FOUNDATION / BASEMENT PLAN
SCALE: 1/4" = 1'-0"



3 PLUMBING RISER DIAGRAM
NOT TO SCALE



4 BAY WINDOW DETAILS
NOT TO SCALE

TABLE	REQUIRED PERMITTED	MAXIMUM EXISTING
LOT AREA	7,360.00 SQ. FT.	10,890.2 SQ. FT. (NO CHANGE)
LOT COVERAGE	25.0% = 2,717.9 SQ. FT.	14.3% = 1,374.3 SF.
LOT WIDTH	75.0 FT.	110.3 FT.
SIDE YARD ADD.	10.0 FT.	62.5 FT. (TO DWELLING)
MIN. REAR YARD	20.0 FT.	34.1 FT. (TO DWELLING)
MAX. HEIGHT	35.0 FT.	14.25 FT.
FRONT YARD	20.0 FT.	32.3 FT. (TO SEAMAN AVENUE (WEST))
GROUND FLOOR AREA	1,365.3 SF.	1,505.3 SF. (FINISH FLOOR)
	483 SF.	13,717 SF. (TOTAL)

INFO TAKEN FROM SURVEY PREPARED BY A. ACQUA SURVEYING, INC. PROFESSIONAL LAND SURVEYORS ON DECEMBER 1, 2022

STRUCTURE LEGALIZATION NOTES

- THE PURPOSE OF THESE LEGALIZATION NOTES IS TO PROVIDE THE HOMEOWNER WITH AN UNDERSTANDING OF THE REQUIREMENTS FOR LEGALIZATION OF THE EXISTING STRUCTURE.
- ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN. APPROVAL CERTIFICATE AT THE COMPLETION OF THE JOB.
- THESE PLANS ARE NOT TO BE USED FOR FINISH CONSTRUCTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.

Application Date: 4/29/24
Fees Paid: \$223.00

SP# 3736

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: 250 Mt Joy ZONING DISTRICT Residence AA
SECTION 36 BLOCK 324 LOT 33 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>SAME AS OWNER</u>	Name: <u>Gloria & Michael Mitchell</u>
Address: _____	Address: <u>250 Mount Joy Ave</u> <u>Freeport NY 11520</u>
Telephone #: _____	Telephone #: <u>917-808-8830 / 646-335-7789</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain (9) 22x22 masonry piers with
lights to 4' high

I request a preliminary meeting: _____ YES NO

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

Michael Mitchell
APPLICANT'S SIGNATURE

12/28/2023
DATE

Sworn to before me this 28th
day of December, 2023.

CHRISTOPHER GOLDMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G06422803
Qualified in NASSAU COUNTY
Commission Expires 09/27/2025

Christopher Au
Notary Public

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

Michael Mitchell
PROPERTY OWNER'S SIGNATURE

12/28/2023
DATE

Sworn to before me this 28th
day of December, 2023.

CHRISTOPHER GOLDMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G06422803
Qualified in NASSAU COUNTY
Commission Expires 09/27/2025

Christopher Au
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: _____

RECEIVED
2024 APR 29 P 12:12
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2024 APR 29 P 12:13

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

Updated SITE PLAN LETTER
April 22, 2024

Michael Mitchel
250 Mount Joy Ave
Freeport, NY 11520

RE: 250 Mount Joy Ave, Freeport, NY 11520
Zoning District: Residence AA Sec 36, Blk 324, Lot 33
Building Permit Application #20233450
Description: Maintain (9) 22" x 22" masonry piers with lights to 4" high

Dear Sir/Madam:

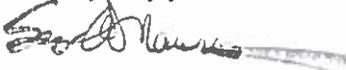
The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

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 ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

2024 APR 29 P 12: 13

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. 20233450

Location: 250 Mount Joy Ave, Freeport NY 11520

Applicant: Michael Mitchel

Description : Maintain (9) 22" x 22" masonry piers with lights to 4" high

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)

Updated Dated: April 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

617.20
Appendix B
Short Environmental Assessment Form

2024 APR 29 P 12:13

CLERK'S OFFICE
VILLAGE OF 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: <i>250 Mount Joy Ave. Freeport, NY</i>							
Project Location (describe, and attach a location map): <i>See 36 Block 324 Lot 33</i>							
Brief Description of Proposed Action: <i>High MAINTAIN (9) 20' x 20' x 4' 0" High MASONRY PIECE WITH LIGHTS</i>							
Name of Applicant or Sponsor: <i>Hugh W. Schaefer</i> <i>174 W. Merrick Rd.</i>		Telephone:					
Address: <i>Merrick, N.Y. 11568</i> <i>516-223-7323</i>		E-Mail: <i>Hugh.SCHAEFER@GMAIL.COM</i>					
City/PO:		State:	Zip Code:				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>BLDG PERMIT ONLY</i>			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ <i>1/8</i> acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial				
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other (specify): _____						

2024 APR 29 P 12:13

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

	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 checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2024 APR 29 P 12:13

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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: Hugh Schaefer Date: 2/5/23

Signature: [Handwritten Signature]

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

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

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

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

2024 APR 29 P 2 13
 CLERK'S OFFICE
 VILLAGE OF FREEPORT
 NY

RECEIVED

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency _____ Date _____

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

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

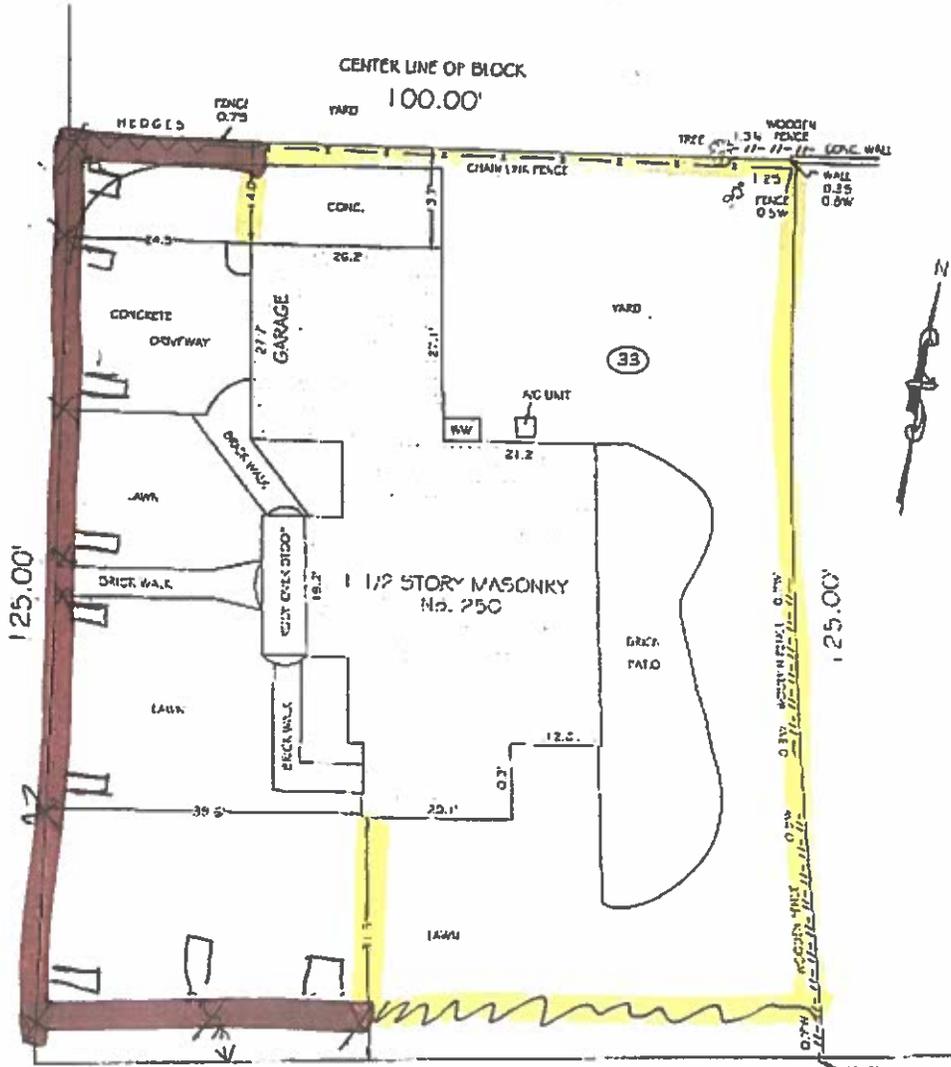
SURVEY No. 5B-19-1298
PREPARED BY RAJ KUMAR
DRAWN BY: A.A.

MAP OF STEARNS PARK
TOWN OF HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK
SECTION 36 BLOCK 324 LOT 33

DATE: MARCH 28th, 2019

THIS SURVEY WAS PREPARED FOR MILLENNIUM ABSTRACT CORP.
AND IS TO BE USED FOR TITLE PURPOSES ONLY

CENTER LINE OF BLOCK
100.00'



2' SETBACK 100.00

MOUNT JOY

REGENCY AVENUE
FREEPORT BUILDING DEPT.

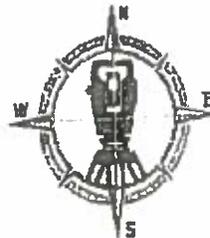
DESIGNATED AS LOT No. 33
ON 'REVISED MAP OF STEARNS PARK'
FILED ON APRIL 18, 1916 AS MAP No. 26, CASE No. 93

TITLE No.
MA-34858-N

CERTIFIED TO:
GLORIA L MITCHELL AND MICHAEL A. MITCHELL
MEADOWBROOK FINANCIAL MORTGAGE BANKERS CORP., ISAOAATIMA,
ITS SUCCESSORS AND/OR ASSIGNS
FIDELITY TITLE INSURANCE COMPANY
MILLENNIUM ABSTRACT CORP.



VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307



5 BORO MAPPING

LAND SURVEYING
966 LITTLE NECK AVENUE
NORTH BELLMORE N.Y. 11710
TELEPHONE (516) 652-9984
EMAIL: 5boromapping@gmail.com

RECEIVED

2024 APR 29 P 12:13

MARYLAND

MARYLAND PLAZA'S OFFICE AVENUE
VILLAGE OF FREETOWN

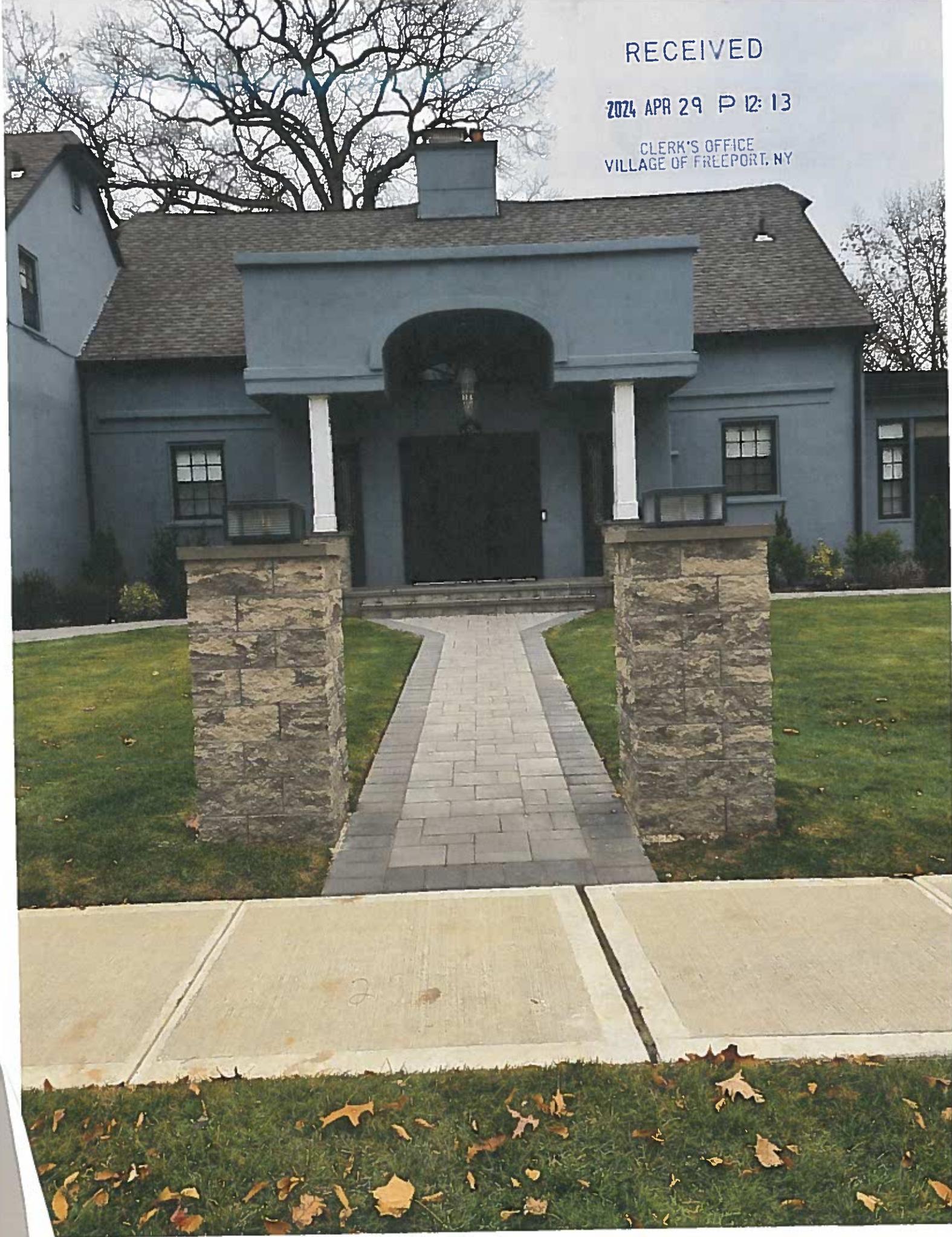
= UP TO 6' HIGH PVC, WOOD, METAL
= 5' HIGH SOLID W/ OPEN LATTICE
= 4' OPEN PICKETT

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2809 OF THE NEW YORK STATE EDUCATION LAW.
4. ALL COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. THE SURVEYOR'S SEAL OR HIS EMBOSSED SEAL SHALL BE FURNISHED TO THE CLIENTS UPON REQUEST AND ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE CLIENTS.
6. NATIONAL WATER COURSES IN THE

RECEIVED

2024 APR 29 P 12:13

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2021 APR 29 P 12:13

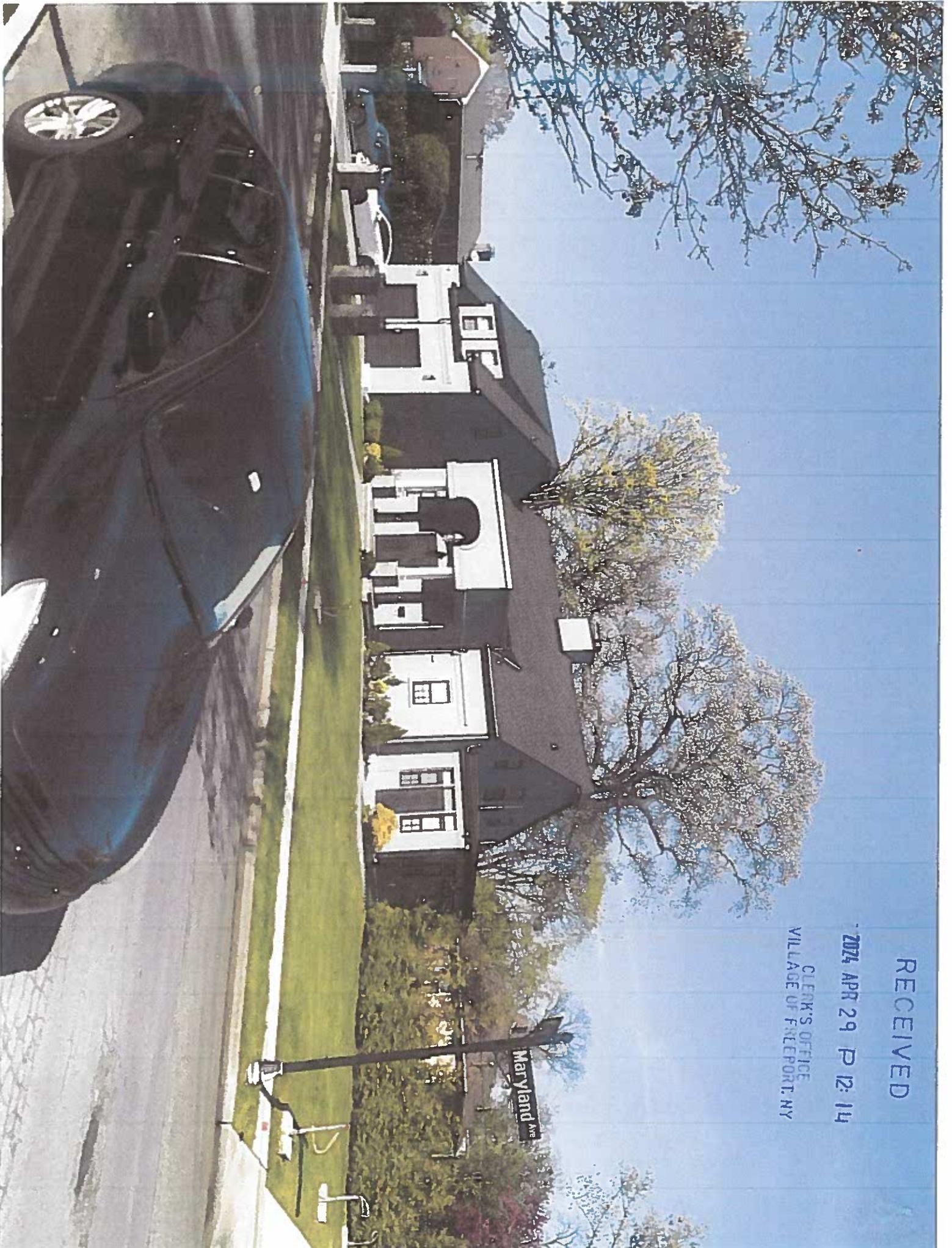
CLERK'S OFFICE
VILLAGE OF FREDERICK, MD



RECEIVED

2024 APR 29 P 12: 14

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2024 APR 29 P 12:14

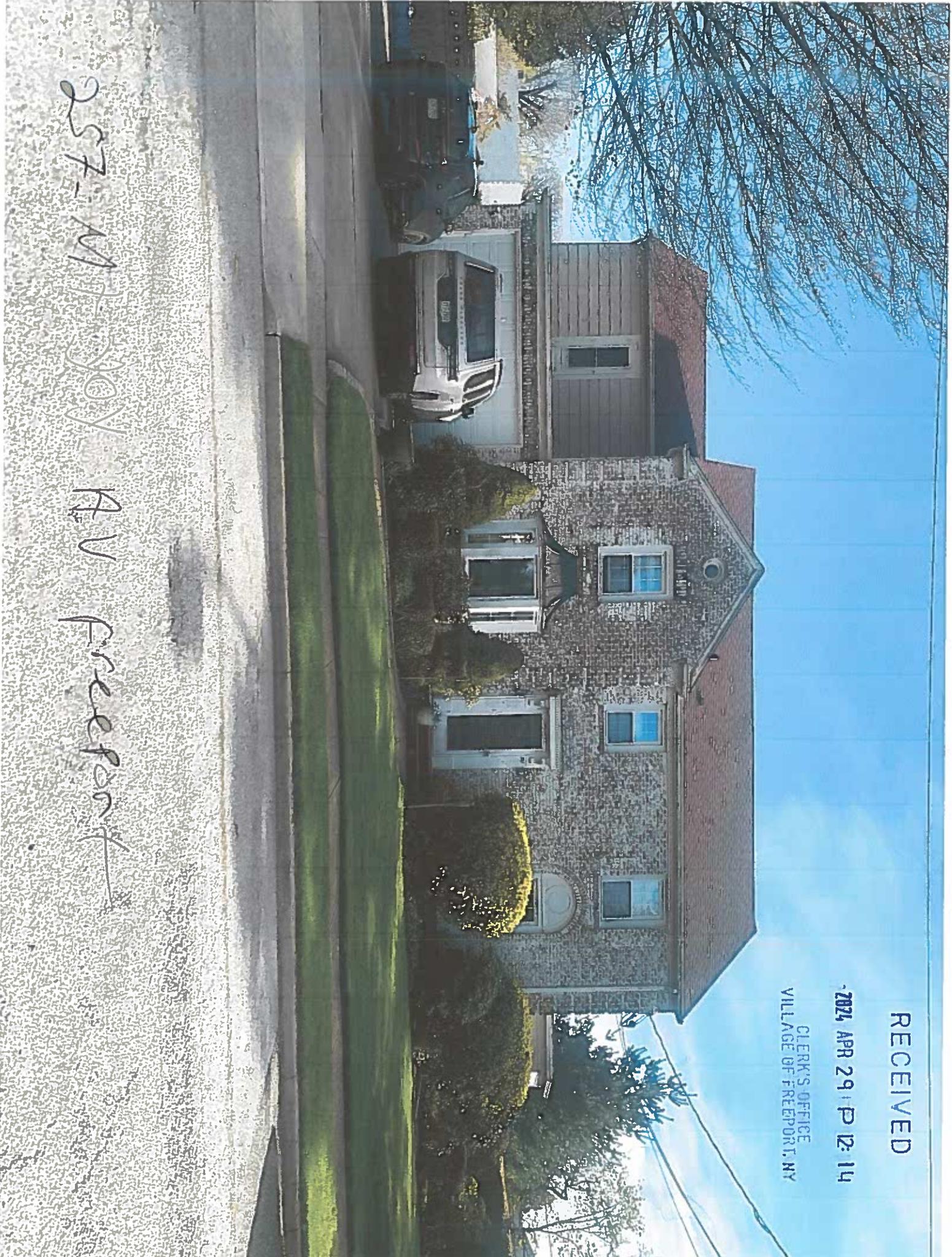
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

-2024 APR 29 | P 12: 14

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



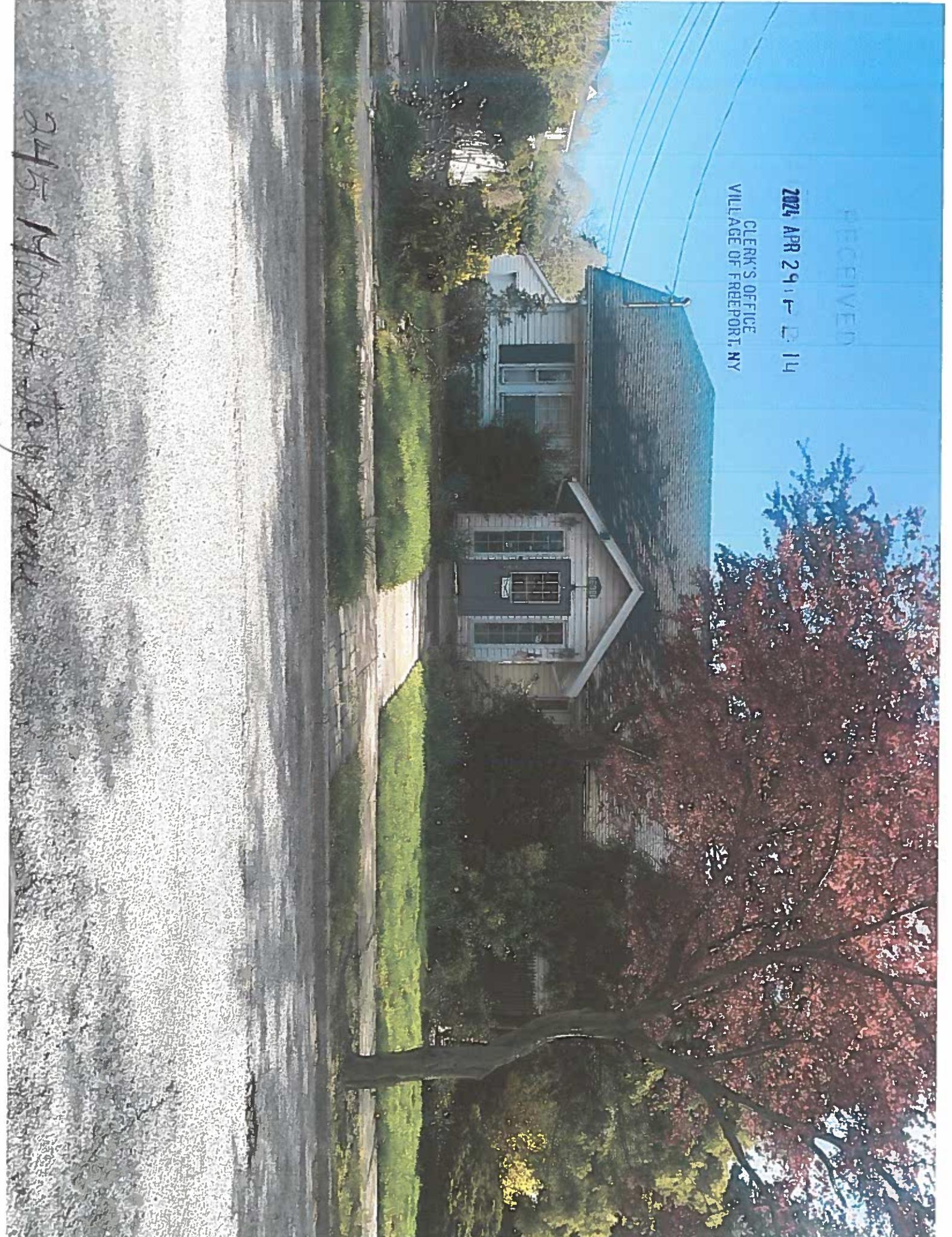
257- Mt Joy - R.V. Freeport

RECEIVED

2024 APR 29 11 21 AM

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

245 Mount Jay Ave



RECEIVED

2021 APR 29 P 12: 14

POST OFFICE
PORT NY



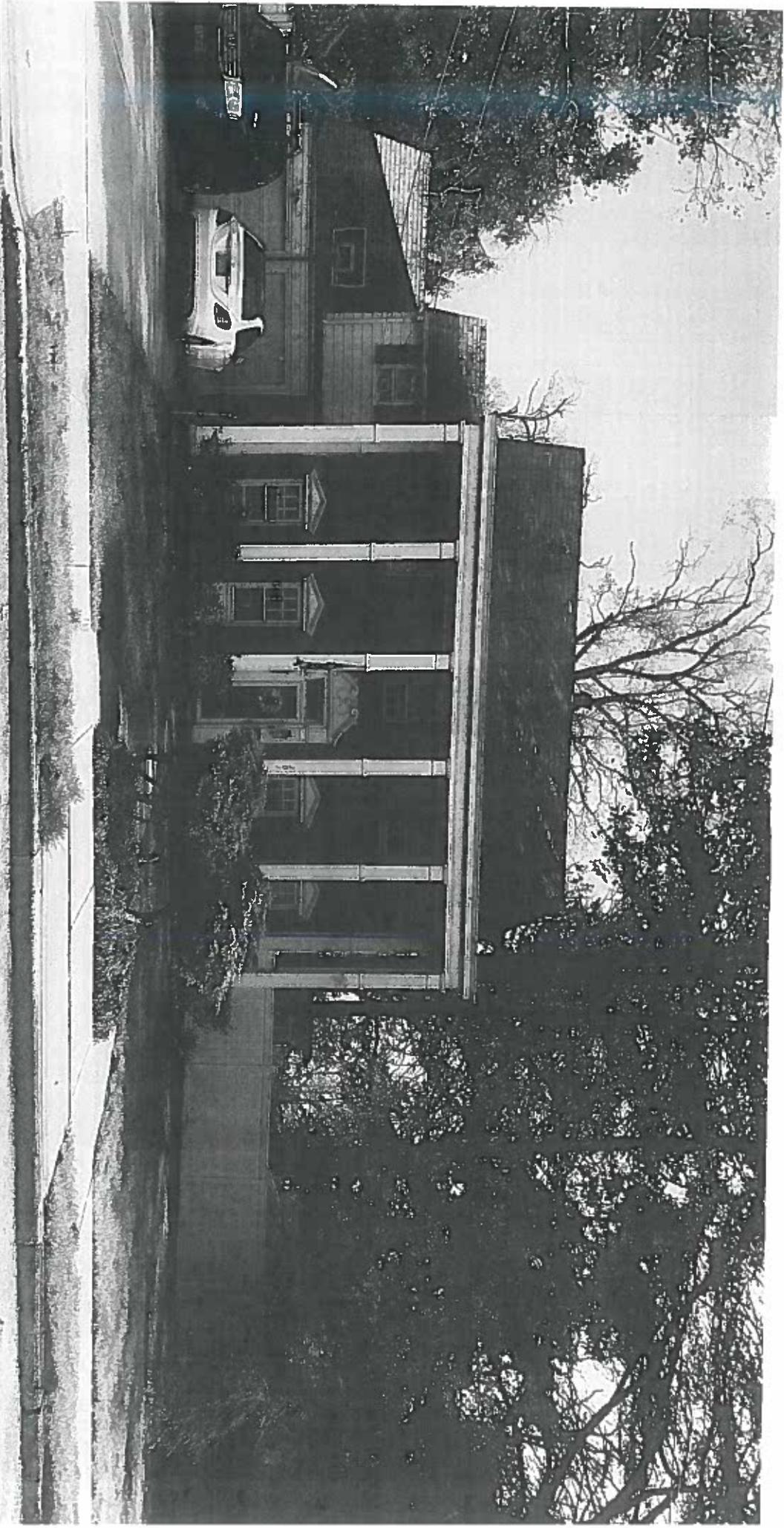
215 Mount Joy Avenue

201 Mount Jay Ave

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 APR 29 P 12:14

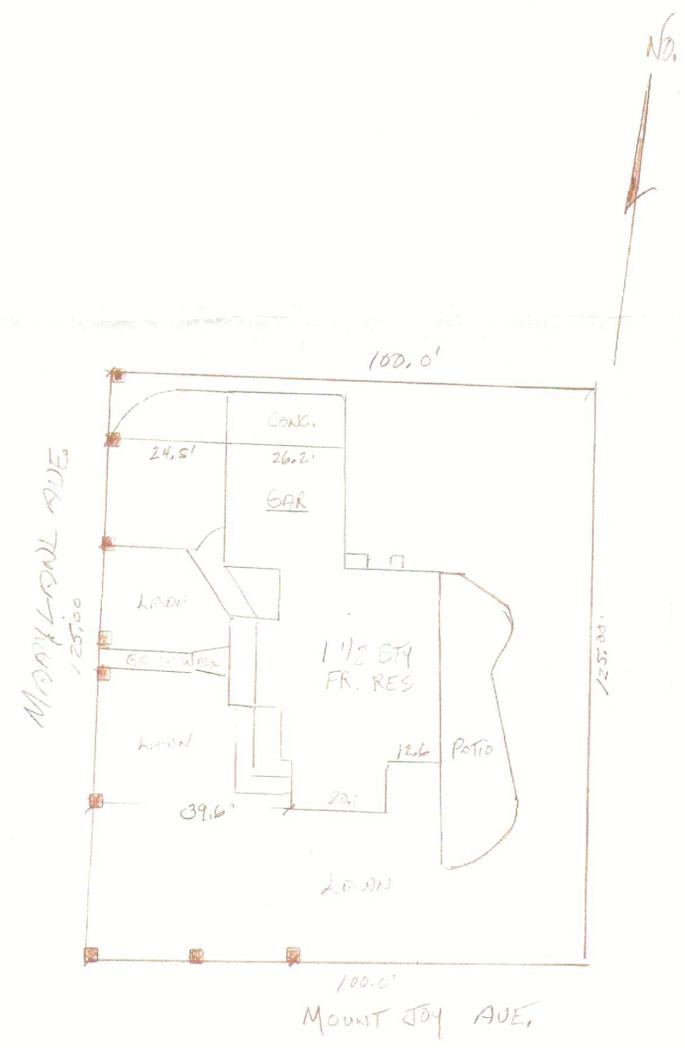
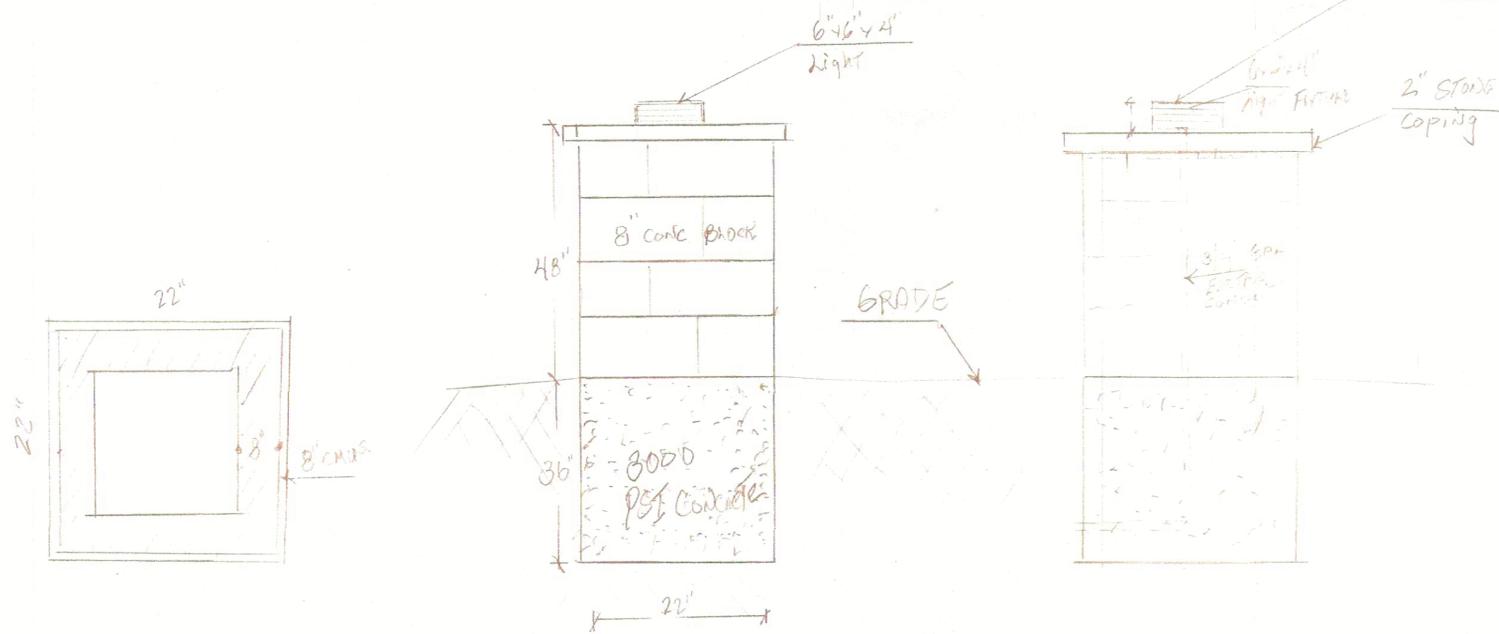
RECEIVED



RECEIVED
 2024 APR 29 P 12:14
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED
 SEP 07
 FREEPORT BUILDING DEPT

NOTE: A SEPARATE
 ELECTRICAL PERMIT IS
 REQUIRED FOR 9 LIGHT FIXTURES



JAY I. FAST ARCHITECT
 2829 WYNSUM AVE.
 MERRICK, N.Y. 11568
 PHONE# 516-729-5302
 LICENSE# 22168



MAIN TAIL (9) 22" x 22" x 4'-0" HIGH MASONRY PIERS		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>JIF</i>
DATE: 9/5/23		REVISED:
BY: MICHAEL MITCHEL		
250 MOUNT JOY AVE. FREEPORT, NY 1		DRAWING NUMBER

Application Date: 4/30/2024
Fees Paid: \$ 225.00

SP# 3737

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: 330 Pennsylvania Ave ZONING DISTRICT Residence AA
SECTION 55 BLOCK 037 LOT 87 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: _____	Name: <u>BRYANT POSTELL</u>
Address: _____	Address: <u>330 Pennsylvania Ave</u> <u>Freeport NY 11520</u>
Telephone #: _____	Telephone #: <u>917 921 0290</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Pool Cabana maintain frame, bathroom exterior masonry, stairs to cellar, extend 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.

_____ X YES

NO

RECEIVED
2024 APR 30 4 54
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE

Sworn to before me this 19th
day of April, 2024

[Signature]
Notary Public



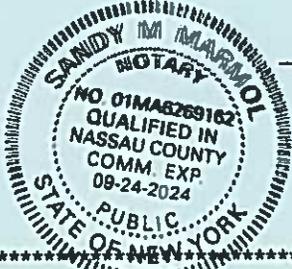
4/19/2024
DATE

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

[Signature]
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 19th
day of April, 2024

[Signature]
Notary Public



4/19/2024
DATE

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: _____



RECEIVED

2024 APR 30 A 9:54

INC. VILLAGE OF FREEPORT

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
April 29, 2024

Bryant Postell
330 Pennsylvania Ave
Freeport, NY 11520

RE: 330 Pennsylvania Ave, Freeport, NY 11520
Zoning District: Residence AA Sec 55, Blk 037, Lot 87
Building Permit Application #20233589

Description: Extend existing deck and maintain wood frame pool cabana/bathroom and exterior stairs to cellar.

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_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

2024 APR 30 A 9:54

Notice

X Negative Declaration

Positive Declaration

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. 20233589

Location: 330 Pennsylvania Ave, Freeport, NY 11520

Applicant: Bryant Postell

Description : Extend existing deck and maintain wood frame pool cabana/bathroom and exterior stairs to cellar.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: April 29, 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

DEC 21 2023

FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233589
Filing Date 6/21/23

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT LOCATION: 330 Pennsylvania Ave DISTRICT R-AA

BETWEEN EVANS AVE AND Craig Ave

SECTION _____ BLOCK _____ LOT 87 APPROX. LOT SIZE _____ N _____ LOT AREA _____

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

A. TYPE OF IMPROVEMENT

1 New Building

2 Addition-Alteration (if residential, enter number of new housing units added. If non-residential name _____)

3 Swimming Pool

4 Repair (replacement)

5 Scaffolding (New, Repair)

6 Fence

7 Signage (replacement)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11 One Family

12 Two families

13 Apartment - Enter No. of Units _____

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

15 Garage or Accessory Structure

16 Pool cabana

NON-RESIDENTIAL - Complete Part "E"

17 Industrial

18 Office, bank, professional

19 Store, mercantile

20 Church, other religious

21 Hospital, institutional

22 Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT \$20,000.00

D. DESCRIPTION OF PROJECT

To maintain wood frame pool cabana/Bathhouse and exterior masonry + stairs to cellar extend deck

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Bryant Postell</u>	<u>330 Pennsylvania Ave Freeport NY 11520</u>	<u>921-0290</u>
2. Contractor		
3. Architect or Engineer <u>Robert Tortorella</u>	<u>400 Isabelle Ave, Apt. 106, Dover, Delaware 19904</u>	<u>516-448-5371</u>

IV. OWNER-CONTRACTOR STATEMENT

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

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

Contractor or Owner Bryant Postell (Print)

Address 330 Pennsylvania Ave

Phone 917-921-0290

City of New York

County of Nassau Bryant Postell (Print) I, his (His or Her) in the contractor or owner of the above mentioned building. That the terms of the above application and the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agree to conform to all applicable laws of this jurisdiction.

Sworn to before me this 5th day of June 2023

Notary Public, notary County, N.Y.

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

16 IS PROJECT TO REPAIR FLOOD DAMAGE? YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 522

Upper Flr Square Feet 0

of Fixtures 3

of Floors 1

Occup. Type GROUP 1

VI. VALIDATION (Print the Field)

Building Permit Number _____

Building Permit Fee _____

Building Permit Fee \$ _____

Approved by: _____ Superintendent of Buildings

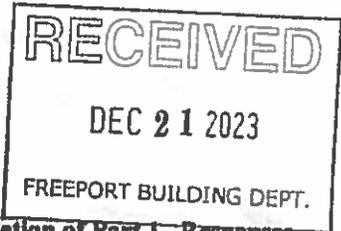
GERALDINE A. CLAHAR
Notary Public, State of New York
Qualified in Nassau County
No. 010 Commission B
Term Expires 8/3/24

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

2024 APR 30 A 9:54

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: Postell Residence							
Project Location (describe, and attach a location map): 330 Pennsylvania Avenue, Freeport, NY 11520							
RECEIVED APR 30 A 9:51 CLERK'S OFFICE VILLAGE OF FREEPORT, NY	Brief Description of Proposed Action: In the rear yard of the property: To maintain a wood frame Cabana and exterior masonry stairs to the main dwelling cellar. extend outdoor deck						
	Name of Applicant or Sponsor: Robert Andrew Tortorella		Telephone: 516-448-5371				
		E-Mail: RobertAndrew.Tortorella@Gmail.com					
Address: 400 Isabelle Isle, Apt. 106							
City/PO: Dover		State: DE	Zip Code: 19904				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of Freeport, New York			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

RECEIVED

RECEIVED
 2024 APR 30 A 9:55
 DEC 21 2023
 CLERK'S OFFICE
 FREEPORT BUILDING DEPT.

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N.A. / The Pool Cabana is an open structure exposed to the weather	<input 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: _____	<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			
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: _____ _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: _____
Signature: <u>BPA</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?"

RECEIVED

	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"/>

RECEIVED

DEC 21 2023

FREEPORT BUILDING DEPT.

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 APR 30 A 9:55
 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	11-13-2023 Date
Print or Type Name of Responsible Officer in Lead Agency	Robert Tortorella Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	 Signature of Preparer (if different from Responsible Officer)





OWNER'S SITE (330 Pennsylvania Avenue / Front Entry Street View Looking East)
Date Taken (3-2024)



OWNER'S SITE (Side View Along Craig Avenue Looking North)
Date Taken (3-2024)



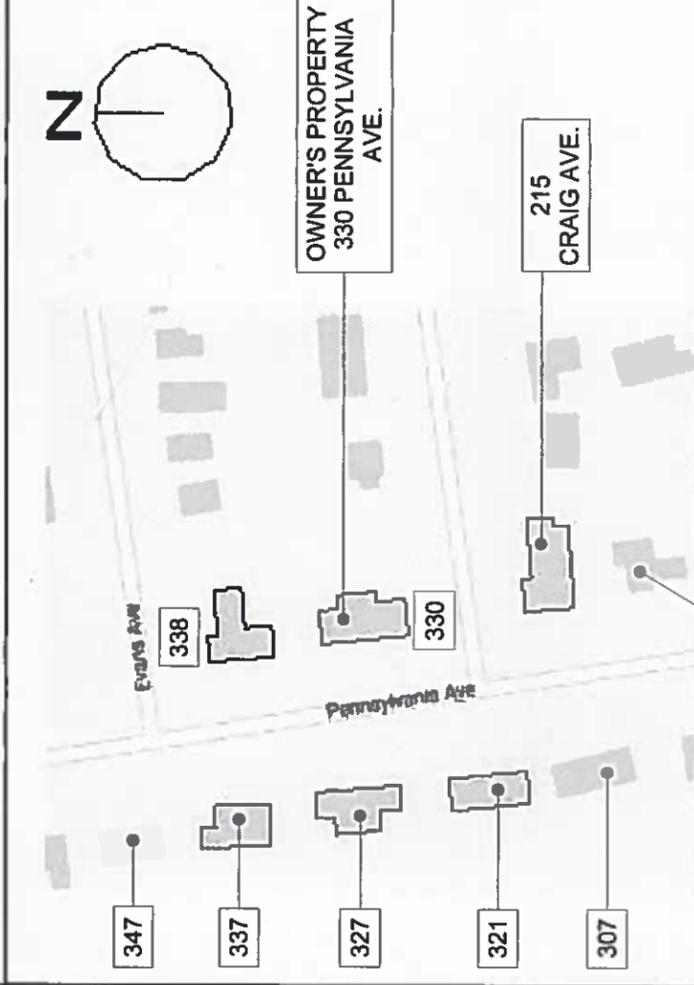
OWNER'S SITE (Rear Yard / Pool Cabana Looking South)
Date Taken (9-2023)



OWNER'S SITE (Rear Yard / Pool Cabana Looking East)
Date Taken (9-2023)



OWNER'S SITE (Rear Yard / Pool Cabana Looking North)
Date Taken (9-2023)



TORTORELLA ARCHITECT-PLLC
ROBERT ANDREW TORTORELLA, R.A.
400 ISABELLE ISLE, APT. 106
DOVER, DE 19904
Mobile: 516-448-5371
Land Line: 302-744-8204
RobertAndrew.Tortorella@Gmail.com

PROJECT:
Postell Residence
330 Pennsylvania Avenue
Freeport, NY 11520

No.	Description	Date
1	AN APPROVED LIAISON CLERK'S OFFICE	
2	IN THE OFFICE OF FREEPORT, NY	
3	55-b v 0C JUN 1707	
4	RECEIVED	
5		
6		
7		
8		
9		
10		

DRAWING SHEET:
Photos (Owner's Property)

PROJECT No. 2023_10
DATE 11-13-2023
DRAWN BY R.A.T.



DRAWING SHEET:
A-1

DRAWING SHEET REVISION No.

RECEIVED

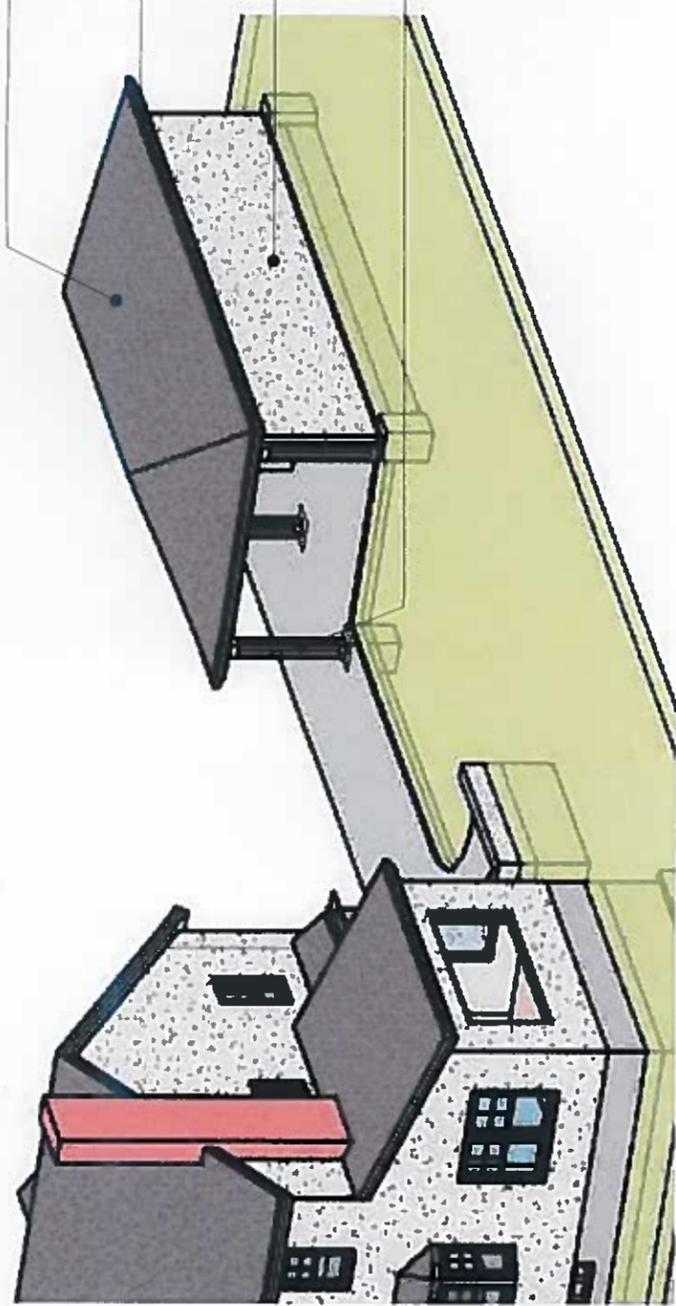
2024 APR 30 A 9:55
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

- ROOF FINISH:**
- SHINGLES TO MATCH THE ROOF SHINGLES COLOR AND FINISH AT THE MAIN DWELLING.
 - TEXTURED ASPHALT ROOF SHINGLES.
 - COLOR (TWO-TONE BLACK)

- FASCIA & SOFFIT FINISH:**
- TO MATCH THE COLOR AND FINISH OF THE TRIM AT THE MAIN DWELLING.
 - PVC TRIM
 - COLOR (WHITE)

- EXTERIOR WALL FINISH:**
- TO MATCH THE EXTERIOR WALL FINISH AT THE MAIN DWELLING.
 - STUCCO.
 - COLOR (LIGHT GREY)

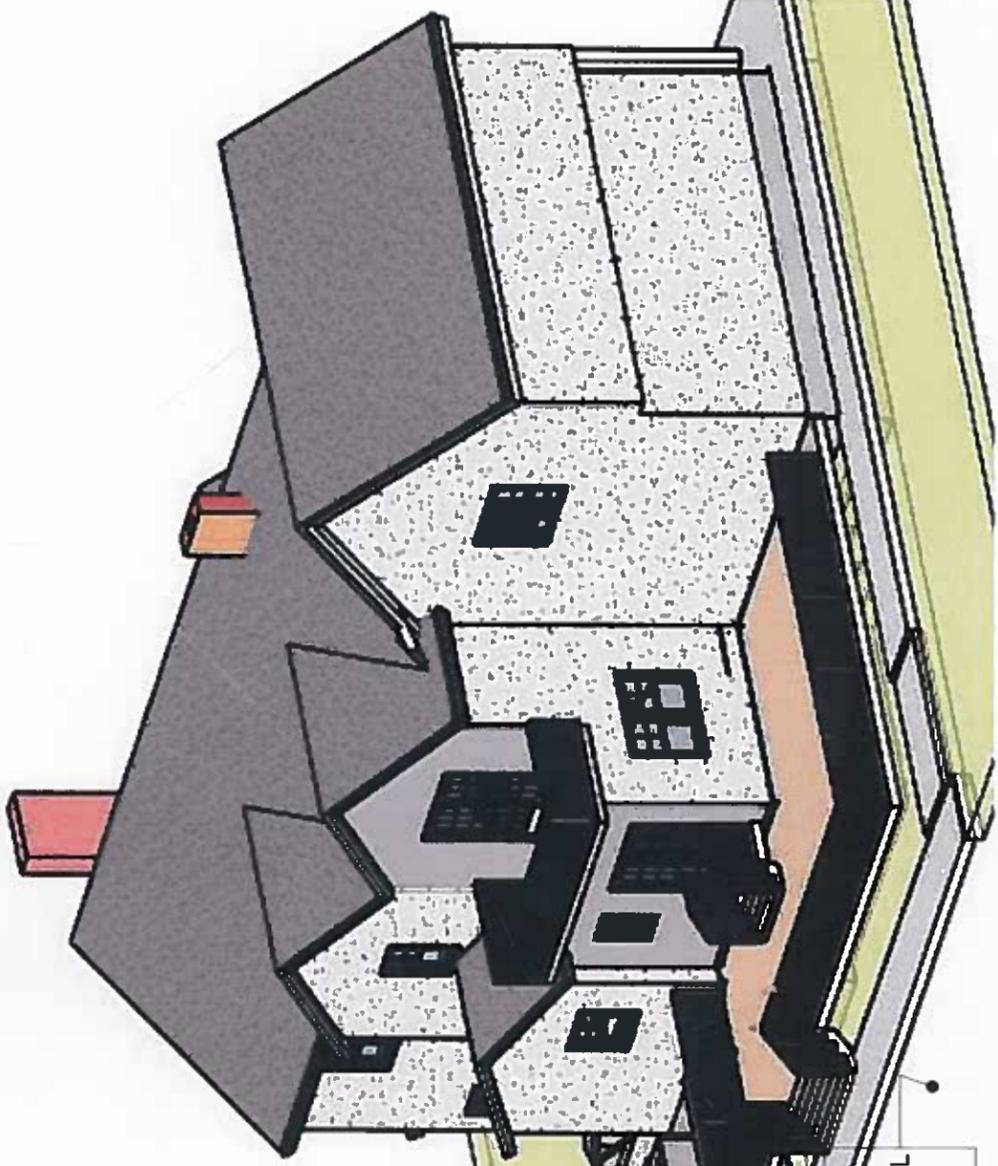
- COLUMNS:**
- TO MATCH THE COLOR OF THE TRIM AT THE MAIN DWELLING.
 - COMPOSITE LOAD BEARING
 - COLOR (WHITE)



3D VIEW (Pool Cabana / Rear Yard Looking North-East)

- COLUMNS:**
- TO MATCH THE COLOR OF THE TRIM AT THE MAIN DWELLING.
 - COMPOSITE LOAD BEARING
 - COLOR (WHITE)
- ROOF FINISH:**
- SHINGLES TO MATCH THE ROOF SHINGLES COLOR AND FINISH AT THE MAIN DWELLING.
 - TEXTURED ASPHALT ROOF SHINGLES.
 - COLOR (TWO-TONE BLACK)

- EXTERIOR WALL FINISH:**
- TO MATCH THE EXTERIOR WALL FINISH AT THE MAIN DWELLING.
 - STUCCO.
 - COLOR (LIGHT GREY)
- FASCIA & SOFFIT FINISH:**
- TO MATCH THE COLOR AND FINISH OF THE TRIM AT THE MAIN DWELLING.
 - PVC TRIM
 - COLOR (WHITE)



3D VIEW (Pool Cabana / Rear Yard Looking South-West)

FOR BALANCE OF REAR YARD SITE:

- SEE SURVEY (ON DWG. / A-101) FOR EXISTING IN-GROUND SWIMMING POOL AND REMAINING CONCRETE PAVEMENT PATIO.

No.	Description	Date

PROJECT: Postell Residence	
330 Pennsylvania Avenue Freeport, NY 11520	

TORTORELLA ARCHITECT-PLLC
 ROBERT ANDREW TORTORELLA, R.A.
 400 ISABELLE ISLE, APT. 106
 DOVER, DE 19904
 Mobile: 516-448-5371
 Land Line: 302-744-8204
 RobertAndrew.Tortorella@gmail.com

SEAL:

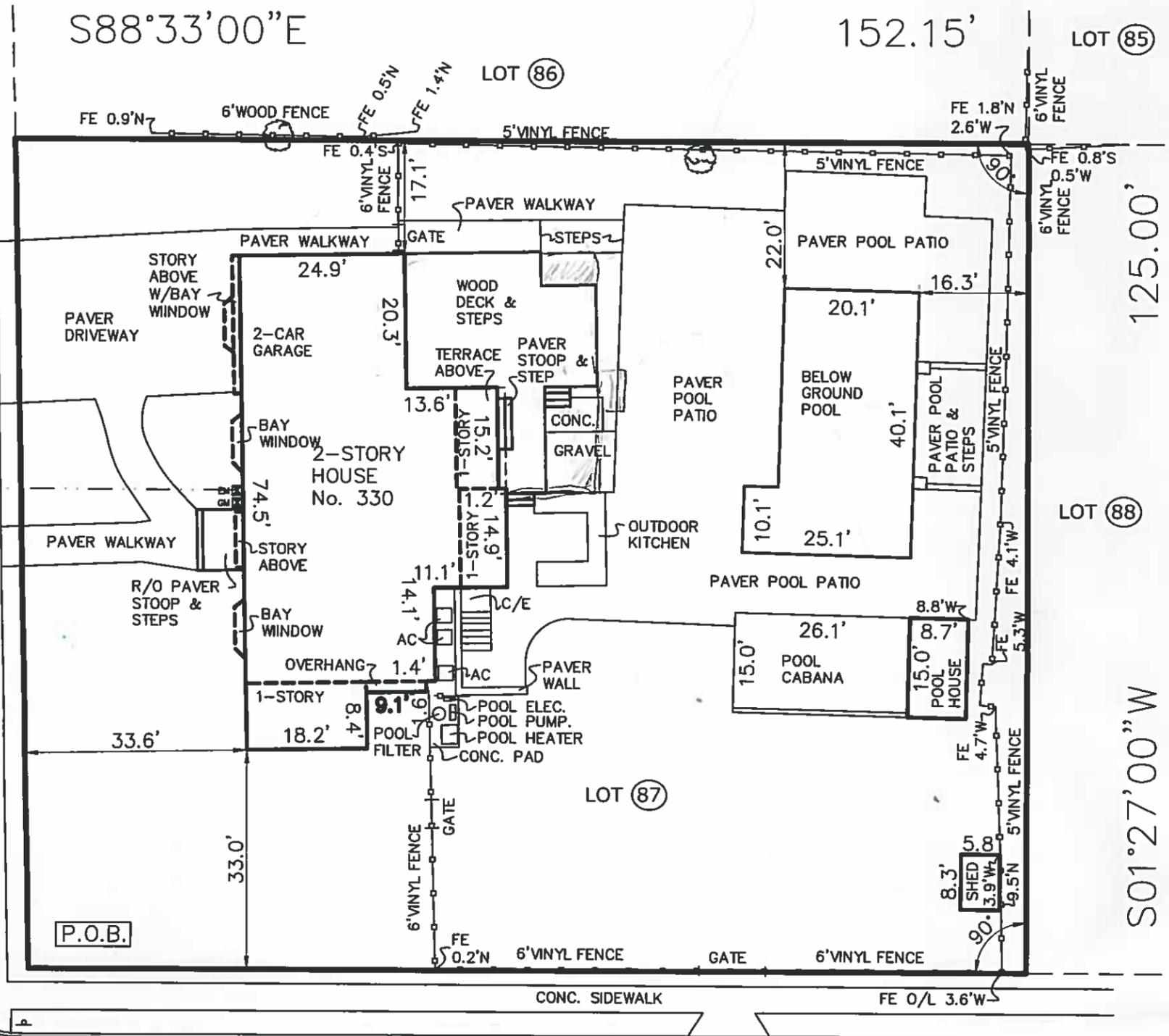
DRAWING SHEET:
A-3

DRAWING SHEET:
Color Rendering

PROJECT No.	2023_10
DATE	11-13-2023
DRAWN BY	Author

DRAWING SHEET REVISION No.

PENNSYLVANIA AVENUE
 125.02'
 EDGE OF PAVEMENT
 CURB CUT
 CONC. APRON
 CONC. SIDEWALK
 CONC. CURB
 125.00'
 125.00'



N88°33'00"W 150.00'

CRAIG AVENUE

SURVEY OF
 LOT 87
 MAP OF
 REVISED MAP OF STEARNS PARK, FREEPORT,
 L.I., PROPERTY OF HUGO STEARNS
 FILED ON APRIL 18, 1916 AS MAP No. 26
 SITUATE
 INCORPORATED VILLAGE OF FREEPORT
 NASSAU COUNTY, NEW YORK
 TAX No. 55-23-87
 SCALE 1"=20'
 SEPTEMBER 22, 2023

LEGEND:

- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- EM ELEC. METER
- GM GAS METER

AREA = 18,884 sq. ft.
 0.434 ac.

 AERIAL LAND SURVEYING, D.P.C. 53 PROBST DRIVE SHIRLEY, NY 11967 PHONE: 833-787-8393 E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM WEBSITE: WWW.AERIALLANDSURVEYING.COM			
DISTRICT:	N/A	LOT:	87
BLOCK:	23	SECTION:	55
MAP/FILE NO.:	26		
MAP OF:	"Revised Map of Stearns Park, Freeport, L.I., Property of Hugo Stearns"		
TITLE NO.:	N/A		
MAP FILED DATE:	APRIL 18, 1916		
COUNTY TAX MAP ID:	55-23-87		
SITUATED AT:	INCORPORATED VILLAGE OF FREEPORT		
SUBDIVISION MAP LOT & BLOCK #'S:	LOT 87		
CERTIFIED TO	TBD		

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

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

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

COPYRIGHT 2022 RALPH HEIL, AERIAL LAND SURVEYING, D.P.C.

JOB NO.: 23-1590
 DATE: SEPTEMBER 22, 2023

RECEIVED
 2023 APR 30 A 4 56
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



