

Application Date: 6/6/2024  
Fees Paid: \$275.00

SP# 3744

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: 300 ARCHER STREET ZONING DISTRICT RES A  
SECTION 02 BLOCK 129 LOT 15 LOT SIZE: 84 X 127

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
Name: <u>WALTER ELLIS</u>			Name: <u>WALTER ELLIS</u>
Address: <u>300 ARCHER ST.</u>			Address: <u>300 ARCHER ST.</u>
<u>FREEPORT, NY 11520</u>			<u>FREEPORT, NY 11520</u>
Telephone #: <u>917-805-4085</u>			Telephone #: <u>917-805-4085</u>

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

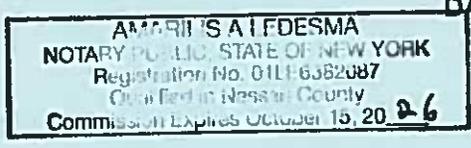
Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: CABANA WITH CHIMNEY 18 X 20 SQ. FT.  
MAINTAIN

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

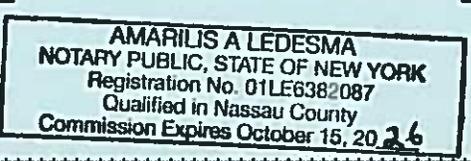
Walter Ellis  
APPLICANT'S SIGNATURE  
Sworn to before me this 31  
day of May, 2024.  
Amarilis Ledesma  
Notary Public



5/31/24  
DATE

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

Walter Ellis  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 31<sup>st</sup>  
day of May, 2024.  
Amarilis Ledesma  
Notary Public



5/31/24  
DATE

FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**AMENDED SITE PLAN LETTER**  
May 7, 2024

**Walter Ellis**  
300 Archer St  
Freeport, NY 11520

**RE: 300 Archer St, Freeport, NY 11520**  
**Zoning District: Residence A Sec 62, Blk 129, Lot 15**  
**Building Permit Application #20233461**  
**Description: Cabana with chimney 18 x 20 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  
/al

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

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c: Village Clerk  
ZBA Approval Needed: Yes X No

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project : Building Permit App. 20233461

Location: 300 Archer St , Freeport NY 11520

Applicant: Walter Ellis

Description : Cabana with chimney 18 x 20 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: May 7, 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.

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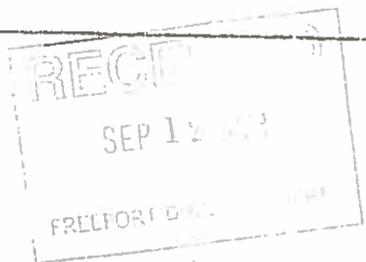
617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
18 x 20 FOOT CABANA with Chimney			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
300 ARCHER STREET			
Brief Description of Proposed Action:			
MAINTAIN 18' x 20' CABANA			
Name of Applicant or Sponsor:		Telephone: 917-805-4085	
WALTER ELLIS + ALIDA ELLIS		E-Mail: KKCELLIS@GMAIL.COM	
Address:			
300 ARCHER ST.			
City/Town:	State:	Zip Code:	
FREEPORT	NY	11520	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			_____ acres
b. Total acreage to be physically disturbed?			_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			_____ acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	Other (specify):		



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VILLAGE OF FREEPORT

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5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
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"/> NO	<input type="checkbox"/> YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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"/> NO	<input type="checkbox"/> 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES} If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
11. Will the proposed action connect to existing wastewater utilities? {If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES} If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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"/> NO	<input type="checkbox"/> YES	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/> NO	<input type="checkbox"/> 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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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 type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetlands <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES 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"/> NO	<input type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>WALTER ELLIS</u>		Date: <u>9-9-23</u>
Signature: <u>L. UCCIALELLI</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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

**DATE: February 15, 2024**

**APPROVAL**

Building Department Permit Application #20233461

Chairman, regarding Application #2023-29 for the premises located at 300 Archer Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-35C1 and 2 seeking approval to maintain a cabana with chimney 18' by 20' square foot.

I, Ben Jackson move that this Board make the following findings of fact:

A public hearing was held on December 21, 2023 wherein applicant Walter Ellis represented himself. The Board explained that the variance required for a secondary front yard setback had been omitted from the denial letter, so the case would have to be adjourned. However, applicant made his presentation that night, with the plan to answer any further questions the next month if any questions were to arise. Mr. Ellis explained that the cabana was built a couple of years ago. They did not have 5 feet from the fence to the chimney. There is 3 feet 7 inches from the structure to the rear fence. He submitted a letter from his neighbor in support of the application. Additionally, the cabana was built in the secondary front yard. A 20 foot secondary front yard is required and the cabana is 9.1 feet from the sidewalk.

The hearing was adjourned to the January 19, 2024 zoning meeting to allow for the publication of the additional variance. At that meeting, there were no further questions from the Board or any public comment.

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:

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VILLAGE OF FREEPORT  
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- 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. The structure has been in existence for 2 years and the application has the support of the neighbor next door to the cabana.

- 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, however, this factor is not dispositive.
2. The Board, as lead agency, has determined that this action is a Type II action and under SEQRA and no further review is required.

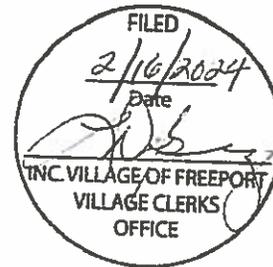
I further move that this application be granted subject to the following conditions:

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

Second by: Charles Hawkins

The Clerk polled the Board:

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

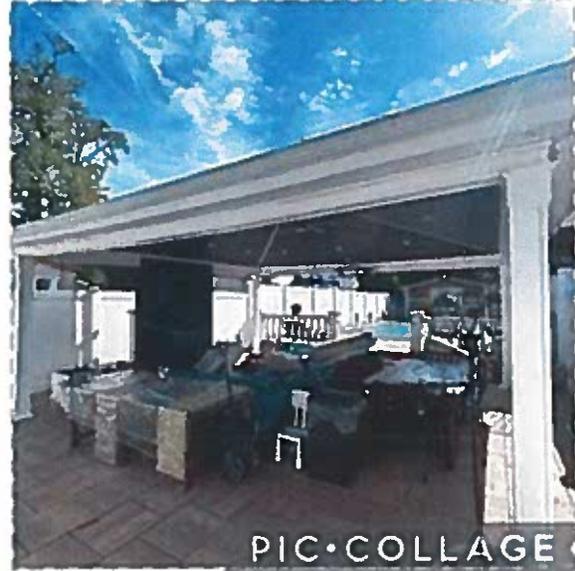
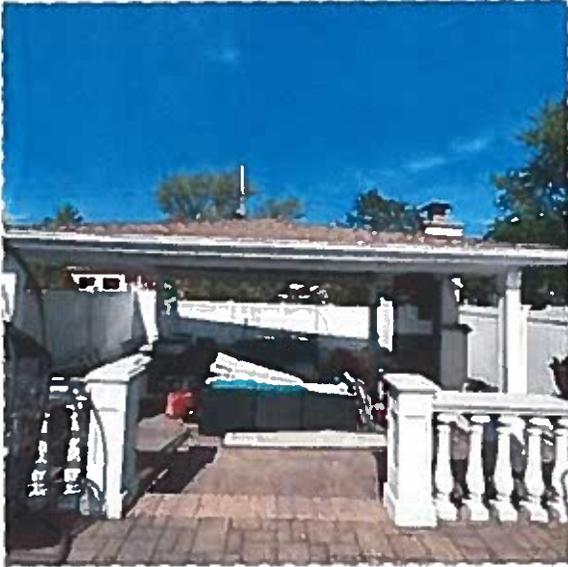


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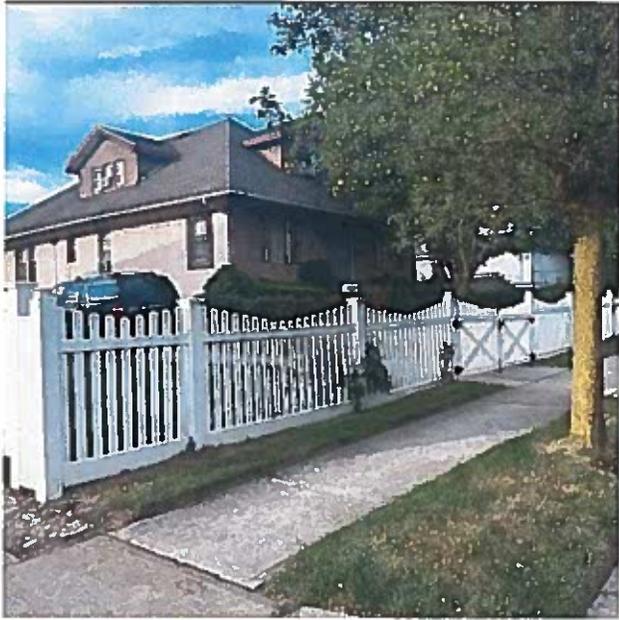
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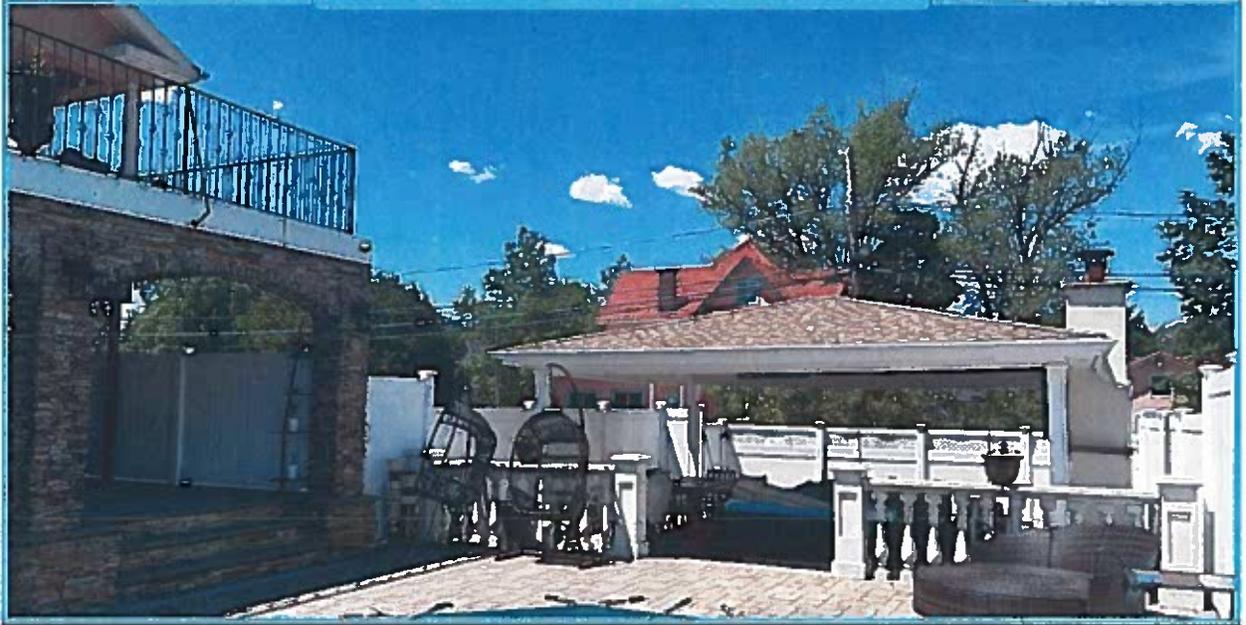
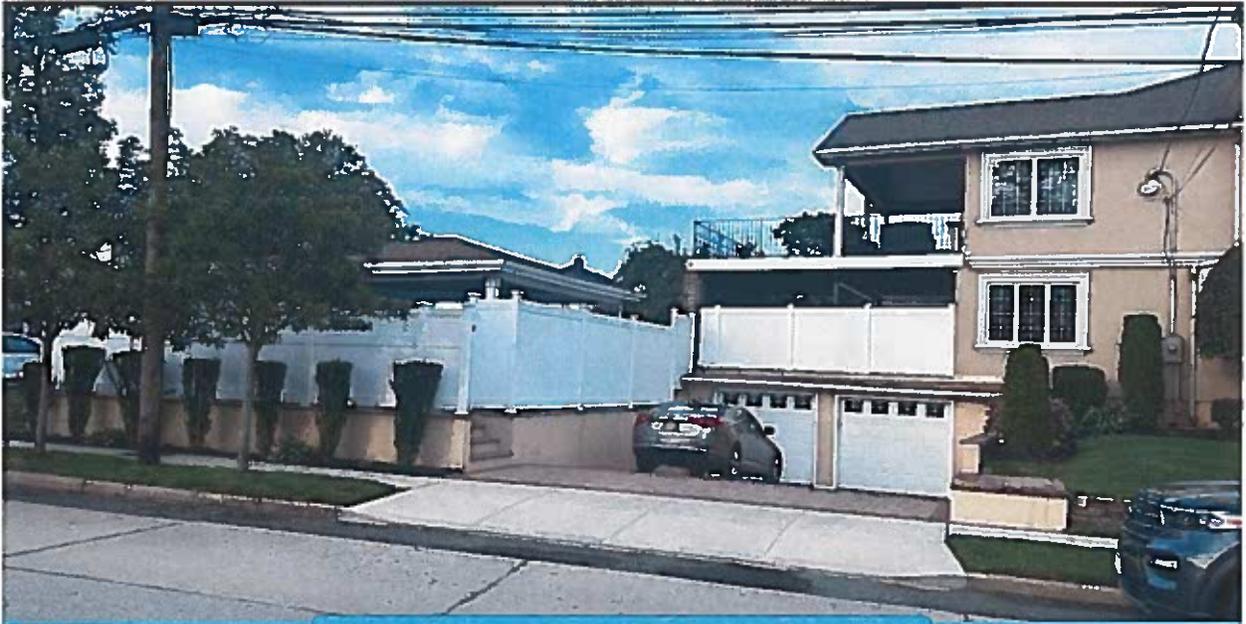
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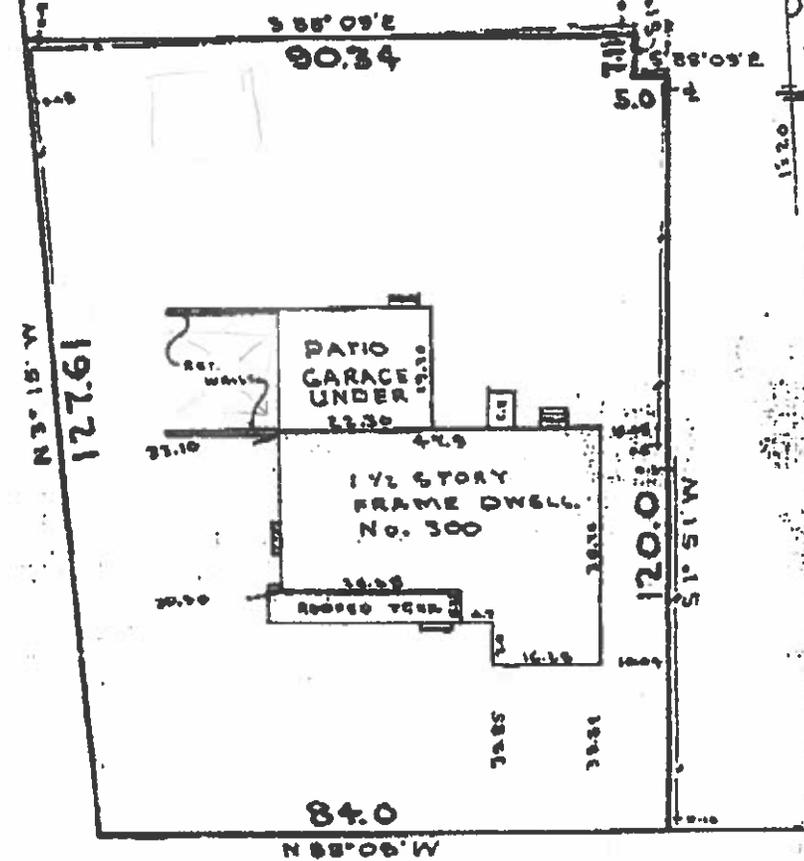
SURVEY NO. 3010-A

(PL.) AVE.

ROOSEVELT

FIRST AMERICAN TITLE INSURANCE  
COMPANY OF NEW YORK

TITLE # 142 N 7003



ARCHER

ST.

SURVEY OF PROPERTY AT FREEPORT  
GUARANTEED TO SECURITY TITLE & CLEAR CO.  
MARSHALL ASSOC. INC.

SURVEYED AUG. 15, 1965  
BY Kenneth S. O'Brien L.S.  
N.Y. STATE LIC. NO. 27414  
MEASUREMENTS 1 S. STANDARD  
SUBSURFACE CO' DITION NOT KNOWN

LOTS 15 BLOCK 133

MAP COUNTY LAND TAX MAP SEC. NO. 62

MAP FILED \_\_\_\_\_ CASE NO. \_\_\_\_\_ COUNTY OF NASSAU STATE OF NEW YORK

LAND SURVEYOR

**KENNETH S. OBRIEN**

688 BROADWAY  
MASSAPEQUA, N. Y.

PYRAMID 8-6086

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VILLAGE OF FREEPORT, NY

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**GENERAL NOTES**

1. ALL LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR EQUAL, WITH A MINIMUM FIBER STRESS OF 1000 PSI AND A MODULUS OF ELASTICITY OF 1,600,000. UNLESS OTHERWISE NOTED.
2. ALL ENGINEERED STRUCTURAL WOOD MEMBERS, INCLUDING ENGINEERED BEAMS AND JOISTS TO BE MANUFACTURED BY TRUSS JOIST MacMILLAN OR APPROVED EQUAL, AND INSTALLED AS PER MANUFACTURER'S SPECS.
3. PROVIDE METAL STRAP AND CLIPS AT ALL CONNECTIONS IN ACCORDANCE WITH AFPA WFCM-95
4. GC TO INSTALL ALUM GUTTERS AND LEADERS IN LOCATIONS SPECIFIED BY OWNER - COLOR AS PER OWNER.

R301.2.1.1 - WIND LIMITATION DESIGN CRITERIA CONSTRUCTION IN REGIONS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 110 MILES PER HOUR ARE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS WFCM-95 (PRESCRIPTIVE DESIGN METHOD)

R301.2.2 - SEISMIC PROVISIONS PROJECT LIES WITHIN SEISMIC ZONE B OR C AND AS A ONE OR TWO FAMILY RESIDENCE IS EXEMPT FROM SEISMIC REQUIREMENTS OF THIS CODE.

R323.1 - PROTECTION AGAINST DECAY AREAS SUBJECT TO DECAY DAMAGE REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER OR PRESERVE PRESERVATIVE TREATED IN ACCORDANCE WITH APWA. THESE AREAS INCLUDE ALL WOOD SILLS OR PLATES THAT REST ON CONCRETE, SILLS AND SLEEPERS ON A CONCRETE SLAB, ENDS OF WOOD GIRDERS ENTERING EXTERIOR FOUNDATION WALLS. ALL WOOD IN CONTACT WITH THE GROUND SHALL BE PRESURE TREATED.

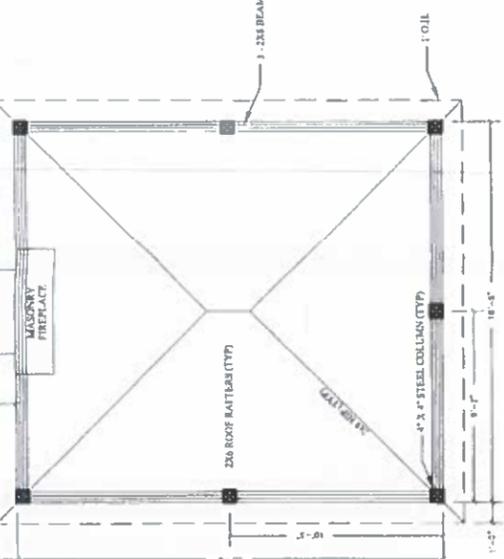
R401.4.1 - GEOTECHNICAL EVALUATION UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT

R403.1.4 - MINIMUM FOOTING DEPTH ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE TO A MINIMUM OF 3'-0" BELOW GRADE.

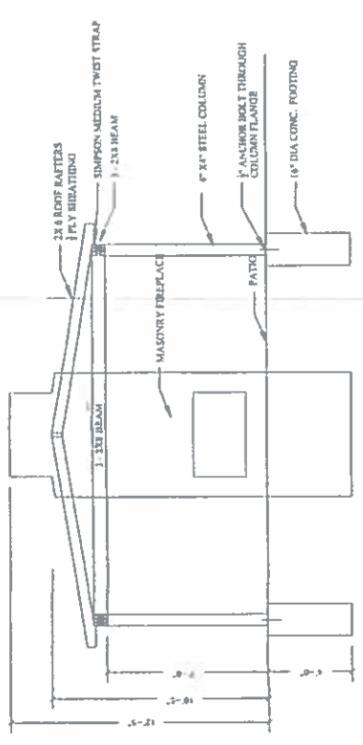
R403.1.6. - FOUNDATION ANCHORAGE STEEL COLUMNS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS

**ELECTRICAL NOTES**

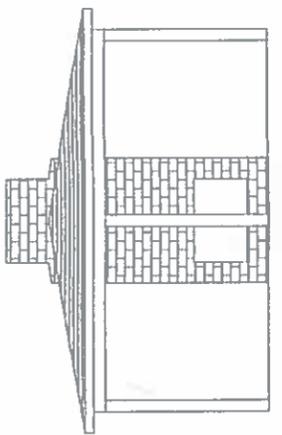
1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK BUREAU OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODE, AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
2. THE CONTRACTOR IS TO PROVIDE A NY BOARD OF FIRE UNDERWRITERS CERTIFICATE TO THE OWNER UPON COMPLETION OF THE WORK.
3. G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED AS REQUIRED BY CODE.



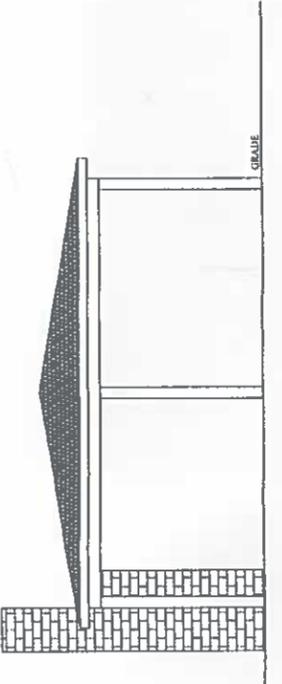
**FRAMING PLAN**  
1/4" = 1'



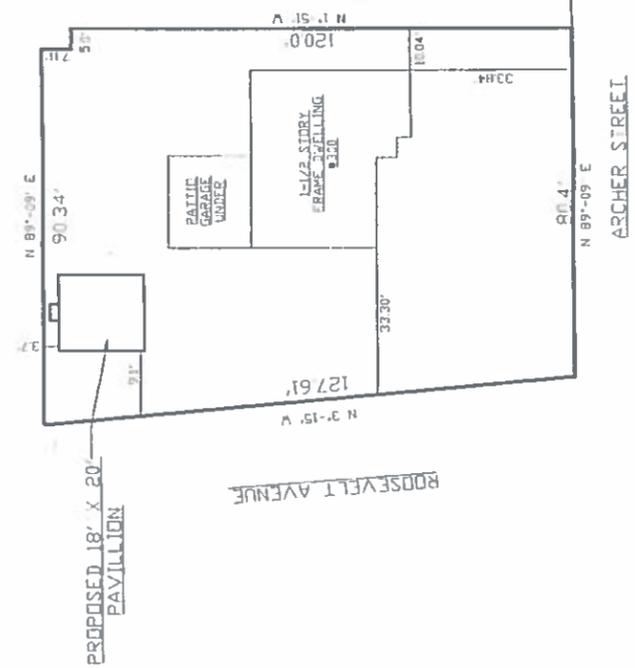
**TYPICAL SECTION**  
1/4" = 1'



**SOUTH ELEVATION**  
1/4" = 1'



**WEST ELEVATION**  
1/4" = 1'



**PLOT PLAN**  
1" = 20'

THESE PLANS SHOWING THE PROPOSED REVISIONS TO THE ORIGINAL DRAWINGS. ANY ADDITIONAL CHANGES OR ALTERATIONS MADE TO THESE PLANS HAVE BEEN INDICATED BY RED LINES AND DIMENSIONS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Date	Revision/Issue



ROBERT R TISONNE PE #072997

PROPOSED PAVILLION  
300 ARCHER STREET  
FREEPORT, N.Y.  
sec 62, blk 129, lot 15

Project #	0243432
Date	9/08/2023
Notes	AS NOTED
Drawn	A.1

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VILLAGE OF FREEPORT, NY

Application Date: 6/18/2024  
Fees Paid: \$225.00

SP# 3746

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: 11 Overton St ZONING DISTRICT Residence A  
SECTION 62 BLOCK 098 LOT 453 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER
Name: <u>Juan David Vallejo</u>			Name: <u>Juan David Vallejo</u>
Address: <u>11 Overton St</u> <u>Freeport 11520</u>			Address: <u>11 Overton St</u> <u>Freeport 11520</u>
Telephone #: _____			Telephone #: _____

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

Present Land Use: Residence Proposed Land Use: Residence

Description of Proposed Work: Extension of Driveway 375 Sq Ft  
concrete 25' x 15'

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

x Juan David Vallejo \_\_\_\_\_ 6/14/2024  
APPLICANT'S SIGNATURE DATE

Sworn to before me this 14<sup>TH</sup>  
day of JUNE, 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

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VILLAGE OF FREEPORT, NY

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

x Juan David Vallejo \_\_\_\_\_ 6/14/2024  
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 14<sup>TH</sup>  
day of JUNE, 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: _____
Village Clerk's Signature: _____	Approved _____ Denied _____ Date: _____
Planning Board Signature: _____	Date: _____



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**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
June 12, 2024

Juan David Vallejo Siena  
11 Overton St  
Freeport, NY 11520

**RE: 11 Overton St Freeport, NY**  
**Zoning District – Residence A Sec. 62 Blk. 098, Lot 453**  
**Building Permit Application #20243767**  
**Description: Extension of driveway 375 Sq.Ft. 25' x 15'**

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: NO

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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X Negative Declaration

Positive Declaration  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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

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

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

Project: Building Permit App. 20243767

Location: 11 Overton St, Freeport NY 11520

Applicant: Juan David Vallejo Siena

Description: Extension of driveway 375 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: June 12, 2023

Sergio A. Mauras  
Sergio A. Mauras  
Superintendent of Buildings

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

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VILLAGE OF FREEPORT, NY

617.20  
Appendix B  
Short Environmental Assessment Form

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FREEPORT BUILDING DEPT.

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <u>Maintain Widening Driveway</u>			
Project Location (describe, and attach a location map): <u>11 Overton St</u>			
Brief Description of Proposed Action: <u>Maintain widening of the Driveway 25' x 15' and two walkways 22' x 4' and 14.5' x 4'</u>			
Name of Applicant or Sponsor: <u>Juan David Vallejo Sierra</u>		Telephone: <u>347 536 8619</u>	
Address: <u>11 Overton Street</u>		E-Mail: <u>JuandavidvallejoSierra@gmail.com</u>	
City/PO: <u>Freeport</u>		State: <u>New York</u>	Zip Code: <u>11520</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input 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 type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	MAY 22 2024 FREEPORT BUILDING DEPT.	NO	YES	N/A
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  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 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: _____		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 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?  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 type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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MAY 22 2024  
FREEPORT BUILDING DEPT.

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Juan David Valiente</u> Date: <u>5/22/24</u></p> <p>Signature: _____</p>		

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

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

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# DEPARTMENT OF BUILDINGS

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

OF THE VILLAGE OF FREEPORT, N.Y.

MAY 22 2024

APPLICATION NO. 2024/3761  
Filing Date 5/22/24

FREEPORT BUILDING DEPT.

## Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>11 Overton Street</u> ZONING DISTRICT <u>Freeport</u>
	(No.) (Street)
	BETWEEN _____ AND _____
	(Cross Street) (Cross Street)
SECTION <u>62</u> BLOCK <u>092</u> LOT <u>453</u> APPROX. LOT SIZE _____ x _____ LOT AREA _____	

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

<b>A. TYPE OF IMPROVEMENT</b> 1     New building 2     Addition-Alteration (if residential, enter number of new housing units added. If none-state none _____) 3     Swimming Pool 4     Repair (replacement) 5   <input checked="" type="checkbox"/> Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)		<b>B. PROPOSED OR EXISTING USE</b> <table border="0"> <tr> <td><b>RESIDENTIAL</b></td> <td><b>NON RESIDENTIAL - Complete Part "E"</b></td> </tr> <tr> <td>11 <input checked="" type="checkbox"/> One Family</td> <td>17     Industrial</td> </tr> <tr> <td>12     Two families</td> <td>18     Office, bank, professional</td> </tr> <tr> <td>13     Apartment - Enter No. of Units _____</td> <td>19     Stores, mercantile</td> </tr> <tr> <td>14     Transient hotel, motel, or dormitory - Enter No. of Units _____</td> <td>20     Church, other religious</td> </tr> <tr> <td>15     Garage or Accessory Structure</td> <td>21     Hospital, institutional</td> </tr> <tr> <td>16     Other - Specify _____</td> <td>22     Other - Specify _____</td> </tr> </table>		<b>RESIDENTIAL</b>	<b>NON RESIDENTIAL - Complete Part "E"</b>	11 <input checked="" type="checkbox"/> One Family	17     Industrial	12     Two families	18     Office, bank, professional	13     Apartment - Enter No. of Units _____	19     Stores, mercantile	14     Transient hotel, motel, or dormitory - Enter No. of Units _____	20     Church, other religious	15     Garage or Accessory Structure	21     Hospital, institutional	16     Other - Specify _____	22     Other - Specify _____
<b>RESIDENTIAL</b>	<b>NON RESIDENTIAL - Complete Part "E"</b>																
11 <input checked="" type="checkbox"/> One Family	17     Industrial																
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13     Apartment - Enter No. of Units _____	19     Stores, mercantile																
14     Transient hotel, motel, or dormitory - Enter No. of Units _____	20     Church, other religious																
15     Garage or Accessory Structure	21     Hospital, institutional																
16     Other - Specify _____	22     Other - Specify _____																
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>1000</u>		<b>D. DESCRIPTION OF PROJECT</b> <u>a 22x4 Foot cement hullway in front and another 14/5' x 4 hullway in front, an area in the back of 25 x 15</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>Juan David Vallejo</u>	<u>11 Overton St, Freeport NY</u>	<u>347-536 8619</u>
2. Contractor			
3. Architect or Engineer			

### IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner \_\_\_\_\_ (Print)  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

State of New York  
County of Nassau  
Juan David Vallejo being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and that he is not a resident of the State of New York.

### V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
YES \_\_\_\_\_ NO \_\_\_\_\_  
IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?  
YES \_\_\_\_\_ NO \_\_\_\_\_

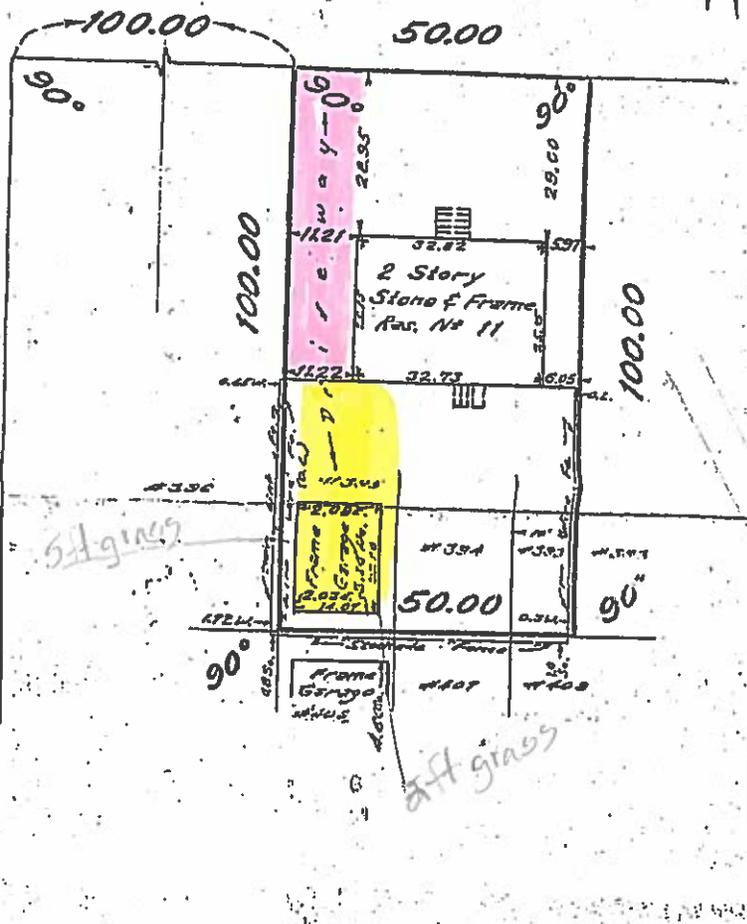
**PROJECT DESCRIPTION**  
Total/First Flr Square Feet   
Upper Flrs Square Feet

TITLE No. N109708

# OVERTON STREET

50' Wide

GROVE STREET



25' x 15'  
Existing  
Concrete

Proposed  
Concrete

off grass

off grass

LOTS 324, 330 & PART OF 323  
 BLOCK ~  
 MAP OF Freeport Gables, filed 6-9-27, N<sup>o</sup> 634  
 SITUATED AT Freeport, Nassau Co., N.Y.  
 GUARANTEED TO Metropolitan Title Guaranty Co.,  
United Institutional Savings Corp., F.H.A.

**KRAUSE LAND SURVEYORS**  
 HEINZ B. KRAUSE      ARTHUR HERMANN  
 N.Y.S. LIC. 3721      N.Y.S. LIC. 43745  
 830 OLD COUNTRY ROAD      3009 WESTCHESTER AVE.  
 WESTBURY, NEW YORK      BILOXK, NEW YORK  
 516-333-0808

*H. B. Krause*  
 DATE Nov. 1, 1971

DR. *SPH* CH. *H*

SCALE 1" = 20'

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COUNTY OF FREEDOM, NY



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VILLAGE OF FREEPORT, NY



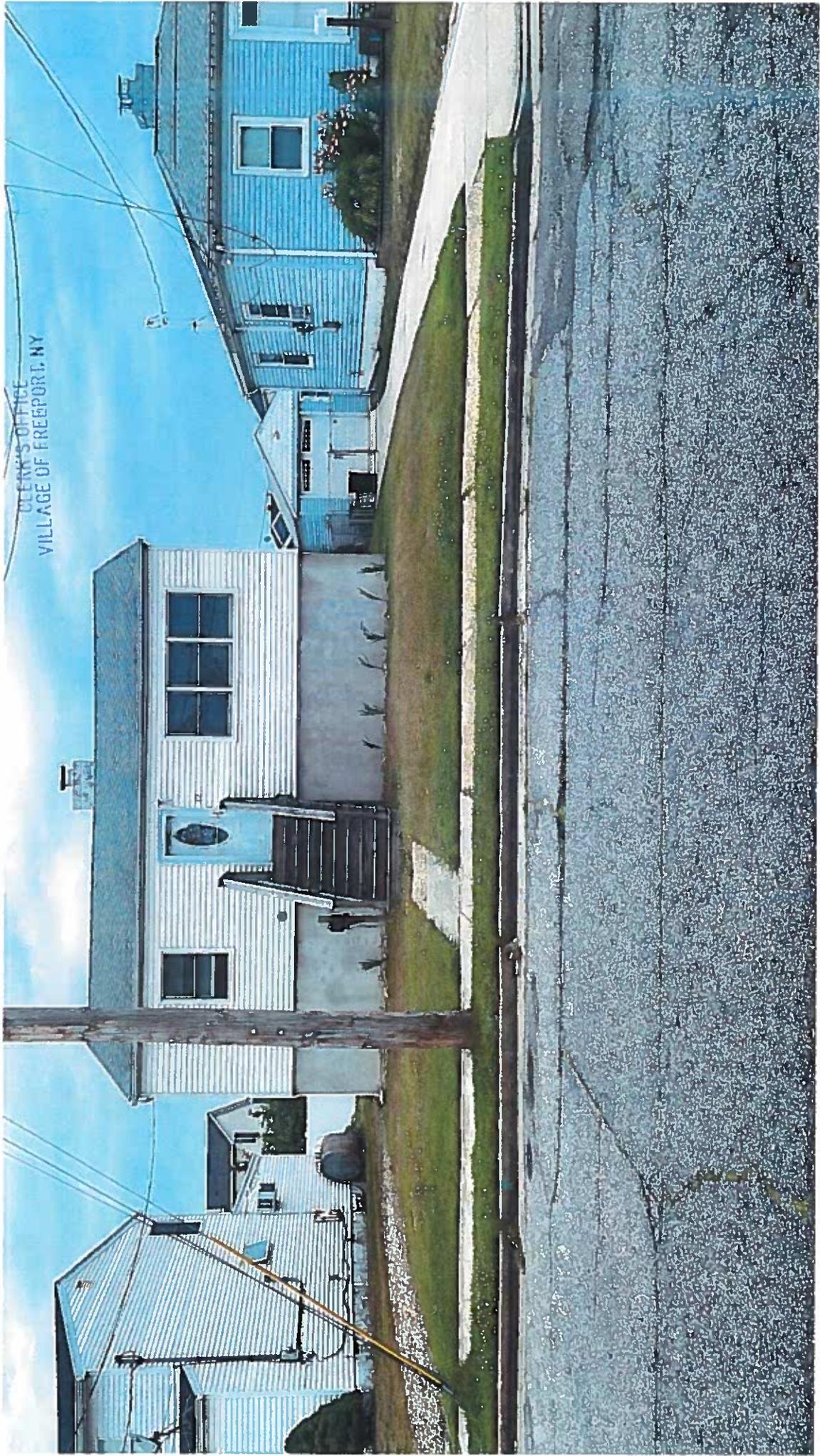
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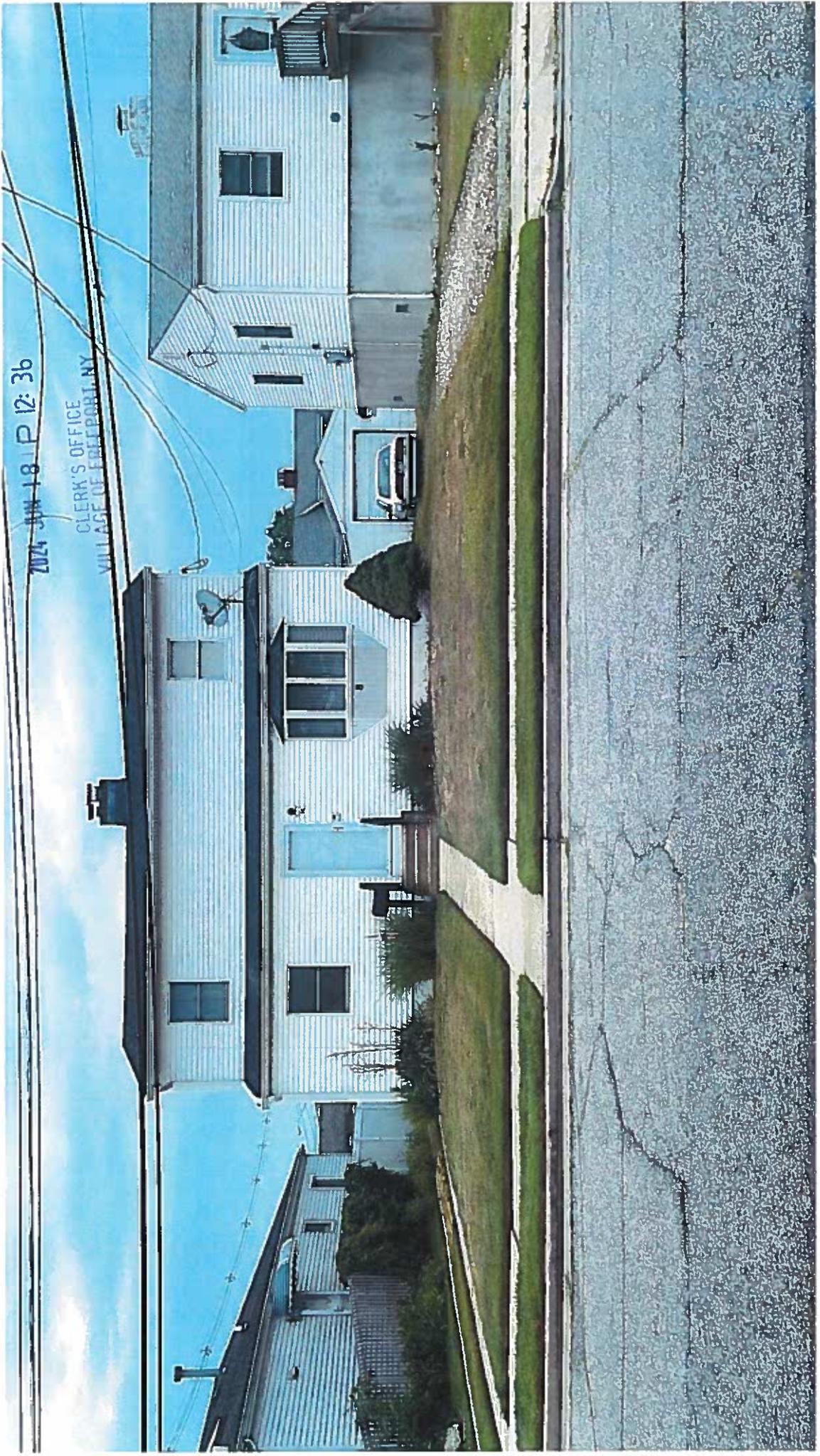
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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

Village of Freeport - enQuesta v6 P  
CUSTOMER TRANSACTION RECEIPT  
TODAY'S DATE: 6/18/24

CONTROL BATCH # 70144 DATE 06/18/2024  
BATCH # 25510 FINE 12:19  
RECEIPT # 505608 TELLER # 255  
CHECK # OFFICE # 1

JUAN VALLEJO  
SITE PLAN REVIEW BOARD  
Pmt

225.00

Payment Received:  
CASH

225.00

Total Received  
Less Payments

225.00

225.00

Cash Back

.00

THANK YOU FOR YOUR PAYMENT

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

SP# 3709

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

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

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

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

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

Present Land Use: RESIDENTIAL  
(Residence AA)

Proposed Land Use: RESIDENTIAL  
(Residence AA)

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

I request a preliminary meeting:  YES  NO

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

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

YES  NO

Miguel Hernandez  
APPLICANT'S SIGNATURE

1/17/2024  
DATE

Sworn to before me this 17<sup>th</sup>  
day of January, 2024.

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

Amarilis Ledesma  
Notary Public

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

Miguel Hernandez  
PROPERTY OWNER'S SIGNATURE

1/17/2024  
DATE

Sworn to before me this 17<sup>th</sup>  
day of January, 2024.

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

Amarilis Ledesma  
Notary Public

FOR VILLAGE USE ONLY

Site Plan Public  
Hearing Required:  YES  NO

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

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

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

Planning Board Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

SP# 3709

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

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

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

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

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

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

I request a preliminary meeting:  YES  NO

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

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

YES  NO

Miguel Hernandez  
APPLICANT'S SIGNATURE

1/17/2024  
DATE

Sworn to before me this 17<sup>th</sup> day of January, 2024.

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

Amarilis Ledesma  
Notary Public

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

Miguel Hernandez  
PROPERTY OWNER'S SIGNATURE

1/17/2024  
DATE

Sworn to before me this 17<sup>th</sup> day of January, 2024.

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

Amarilis Ledesma  
Notary Public

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required:  YES  NO

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

Approved  Denied

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

Date: \_\_\_\_\_

Planning Board Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

E-MAIL: [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**AMENDED SITE PLAN LETTER**  
February 26, 2024

Miguel Hernandez  
180 Wilson Place  
Freeport, NY 11520

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

Dear Sir/Madam:

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

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

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

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

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
/al

c: Village Clerk

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

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

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233513

Location: 180 Wilson Place, Freeport NY 11520

Applicant: Miguel Hernandez

Description : Maintain existing gazebo (290.25 SF)

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

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

**REASON(S) FOR DETERMINATION**

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

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

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

Dated: February 26, 2024

*Sergio A. Mauras*  
Sergio A. Mauras  
Superintendent of Buildings

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

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617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

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

5. Is the proposed action, a. A permitted use under the zoning regulations?	<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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<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: _____ <i>Drywells + catch basins</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Miguel A. Hernandez.</u> Date: <u>9/25/23</u>		
Signature: <u>X Miguel Hernandez</u>		

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

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



FRONT  
VIEW

180 Wilson PLACE



CORNER  
Wilson PL.  
+ Oakfield  
Ave.

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

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SIDE  
VIEW

180 Wilson Pl.

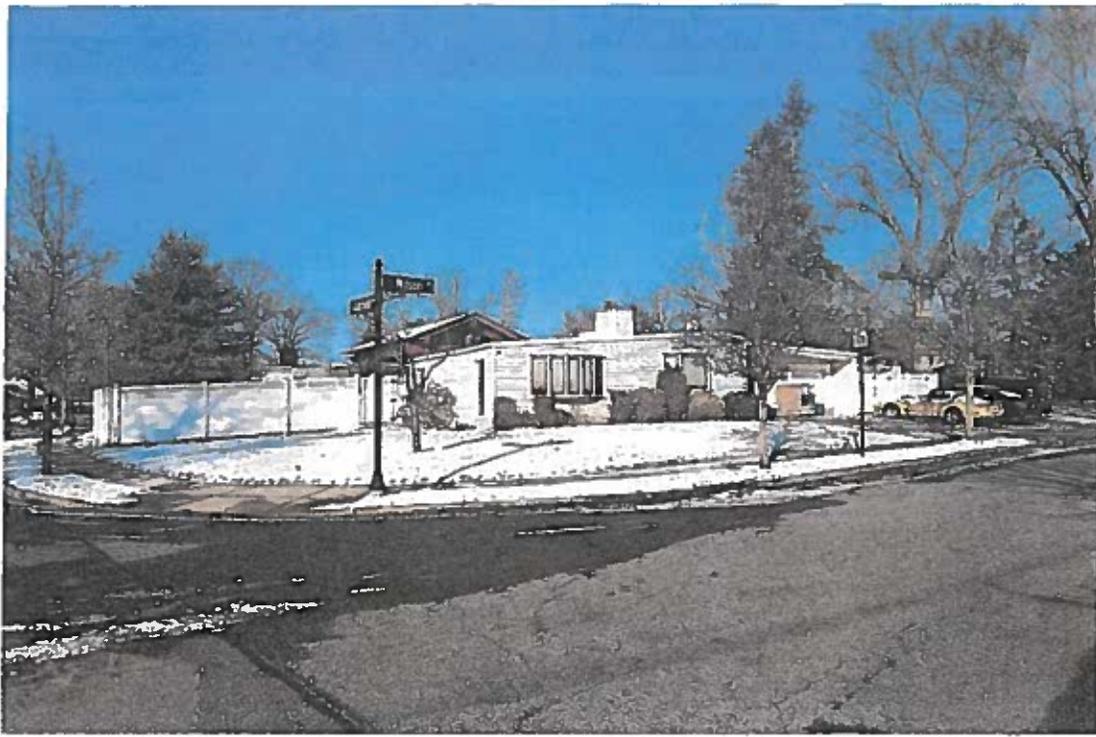


SIDE  
VIEW

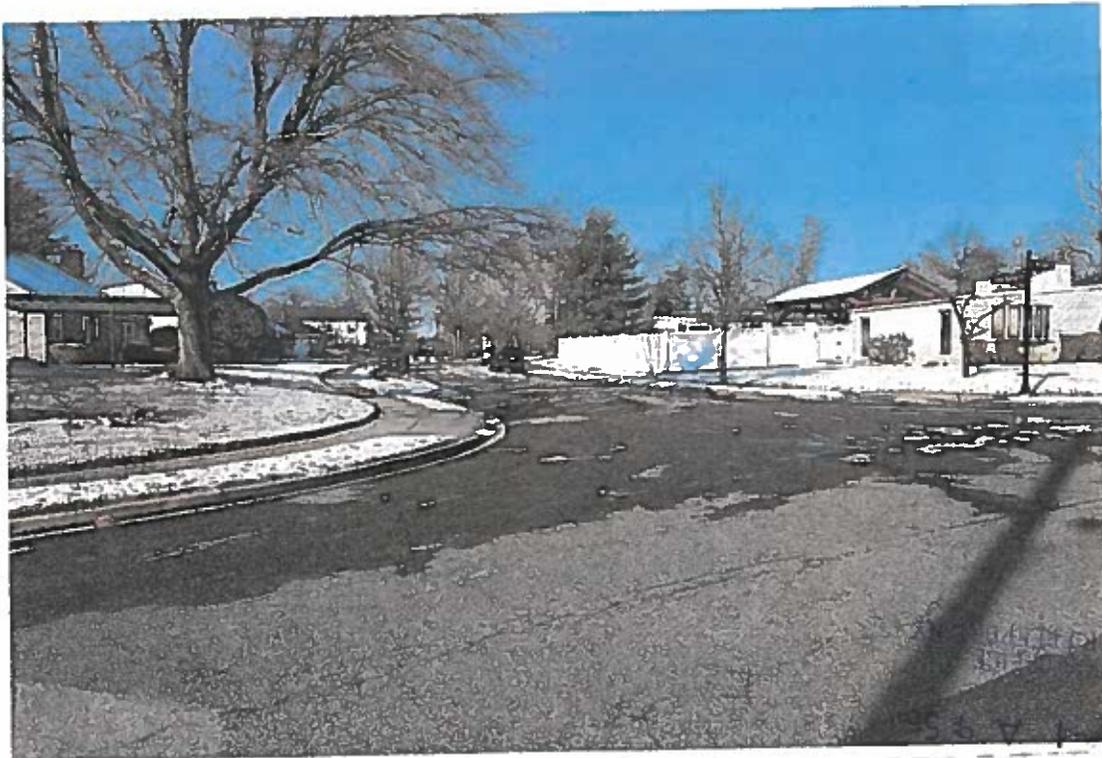
180 Wilson Pl.

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CLERK'S OFFICE  
VILLAGE OF FREEDPORT, NY



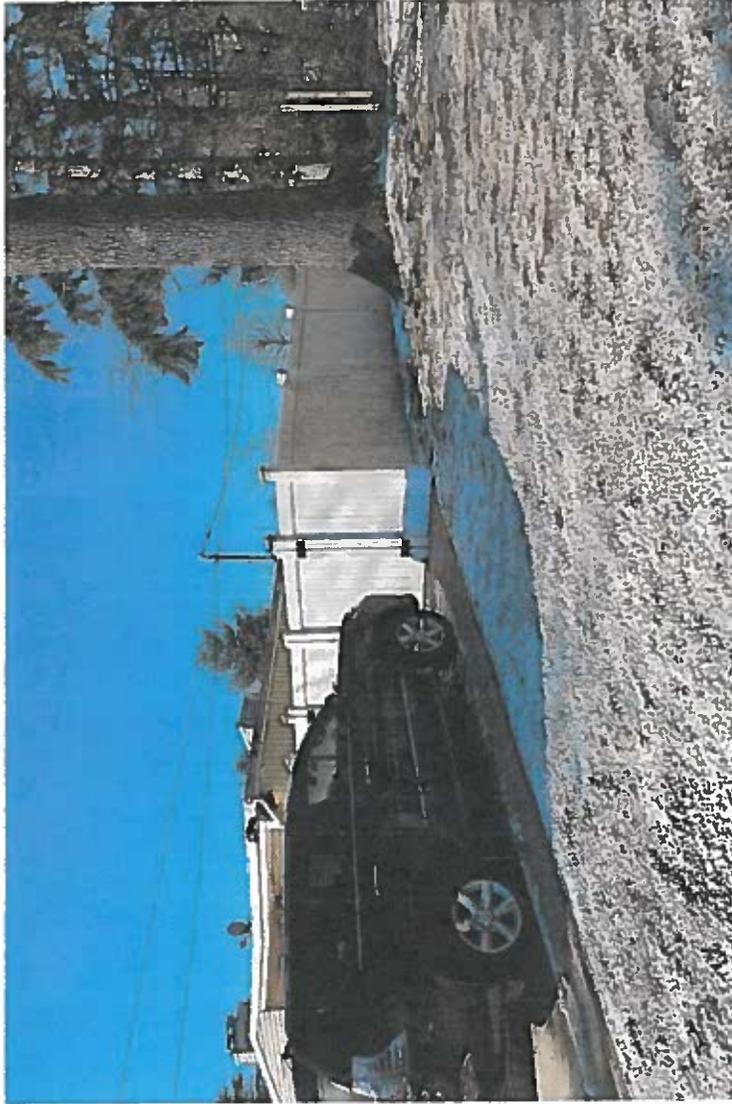
180 Wilson PLACE



CORNER Wilson  
AND Oakfield DVE .

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2025 MAR 14 10:45 AM  
CLEVELAND  
VILLAGE

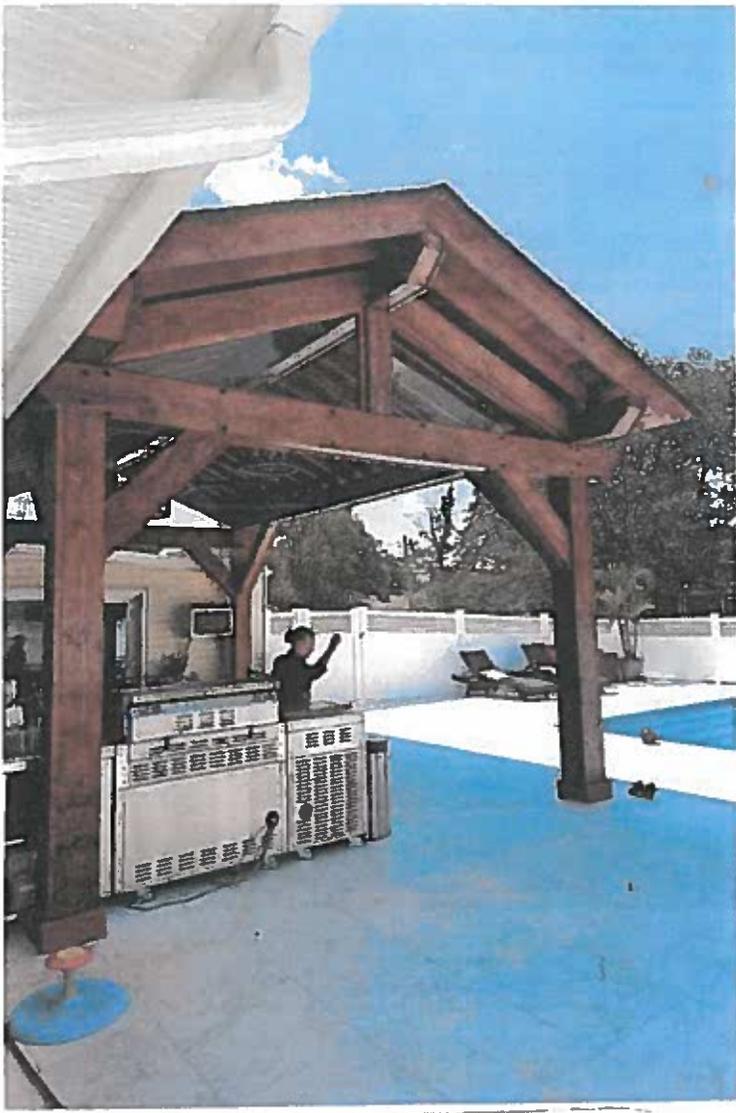


180 Wilson Place  
East Side Property

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VILLAGE OF FREEPORT, NY



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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

*Photo of  
Gazebo*



*Photo of  
Gazebo*

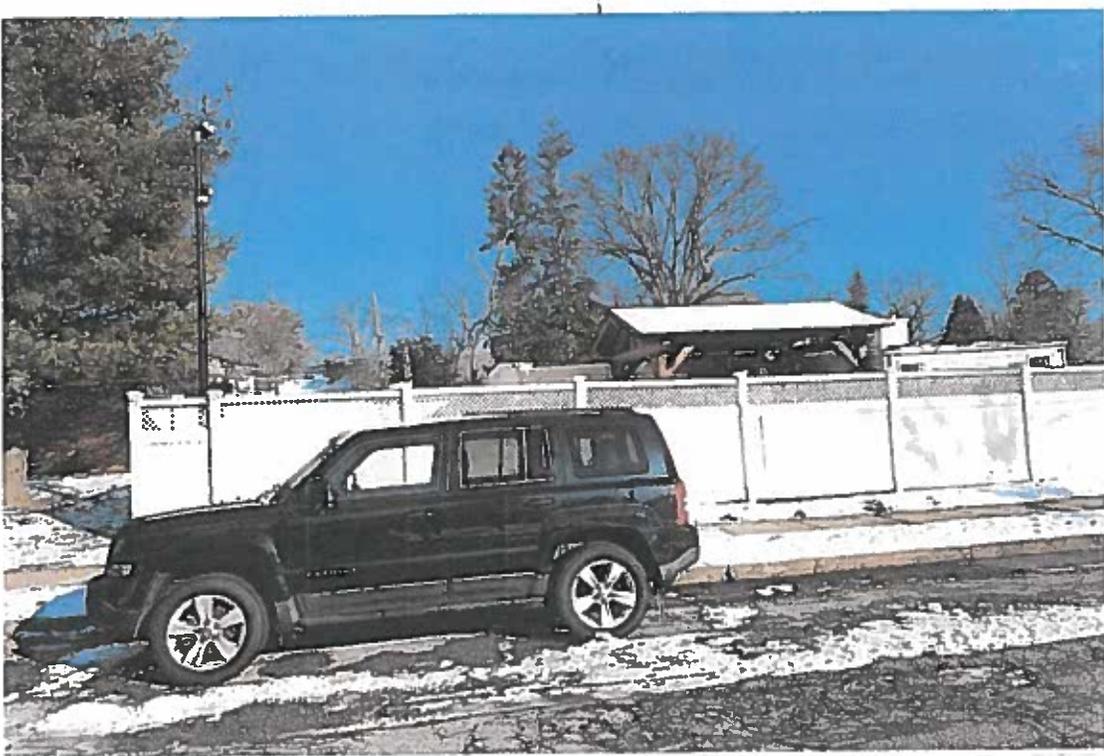


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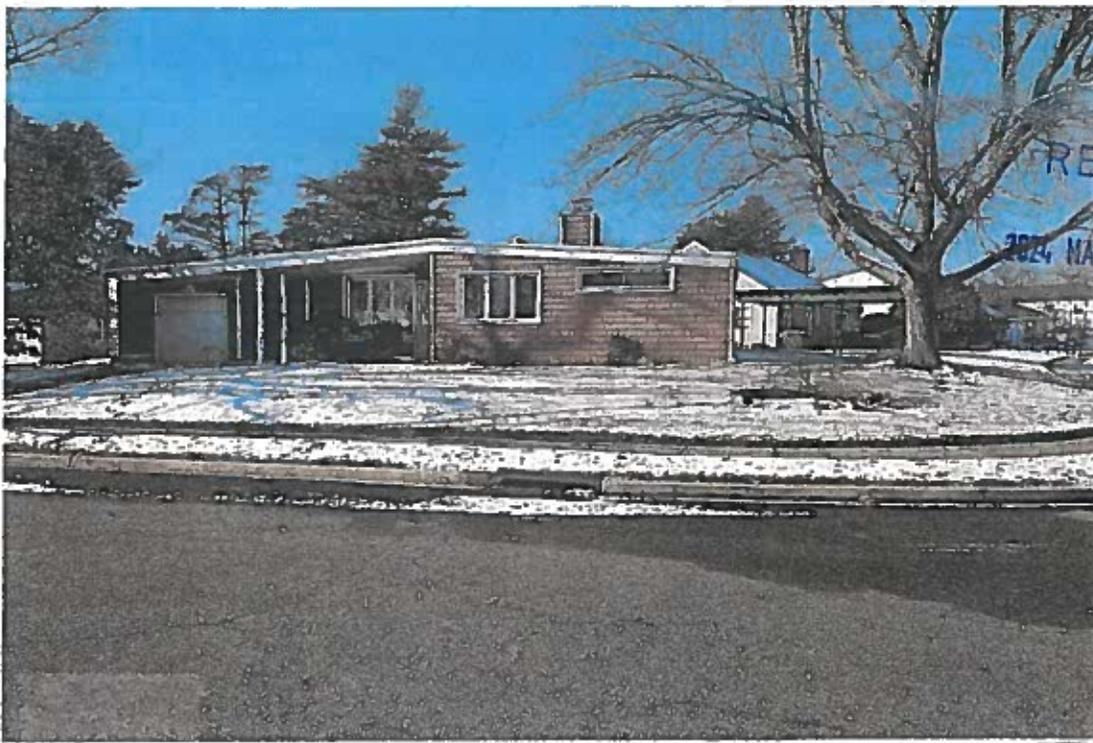
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VILLAGE OF FREEPORT, NY

SIDE  
VIEW  
CAMERO



SIDE VIEW  
FROM STREET  
OAKFIELD  
AVE.

180 Wilson Pl.



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CLERK'S OFFICE  
TOWN OF FREEDOM

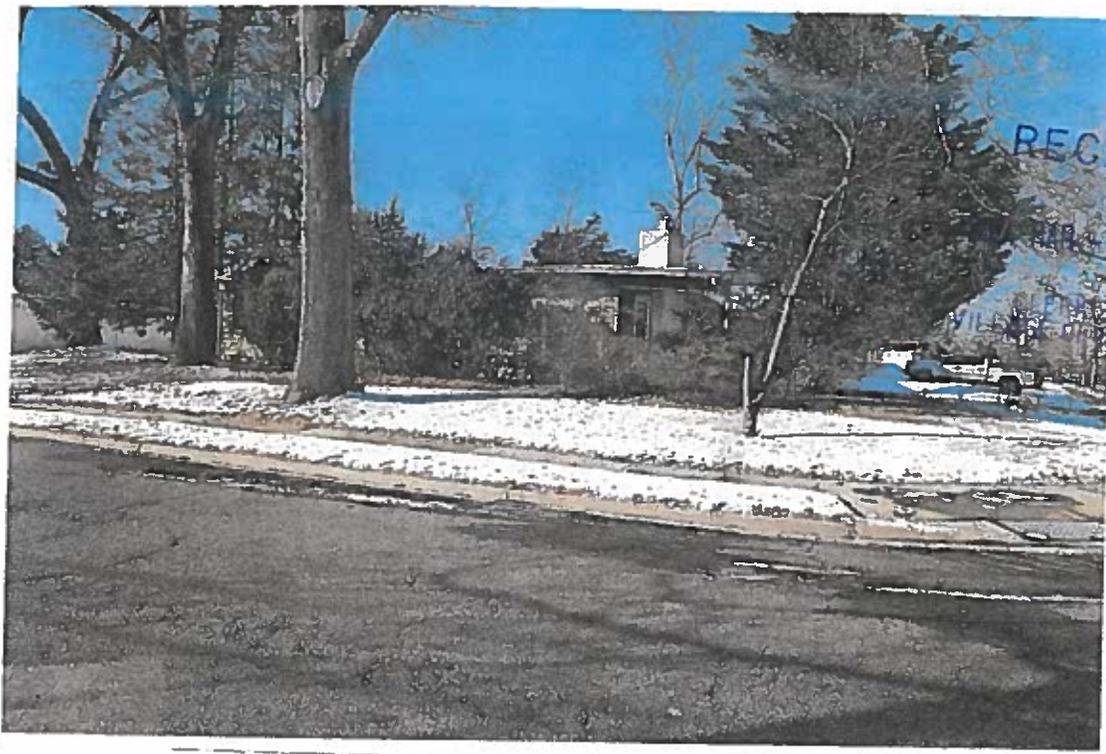
192

Wilson PLACE



ADJACENT  
PROPERTY  
OWNER.

10 OAKFIELD AVE.

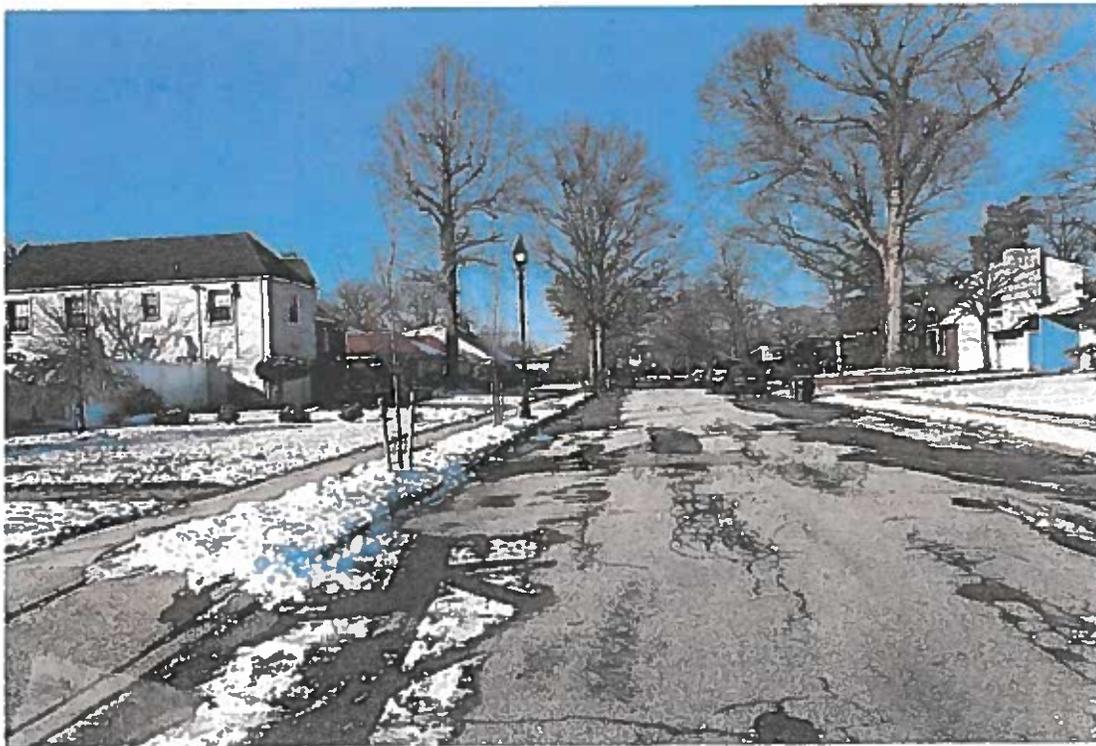


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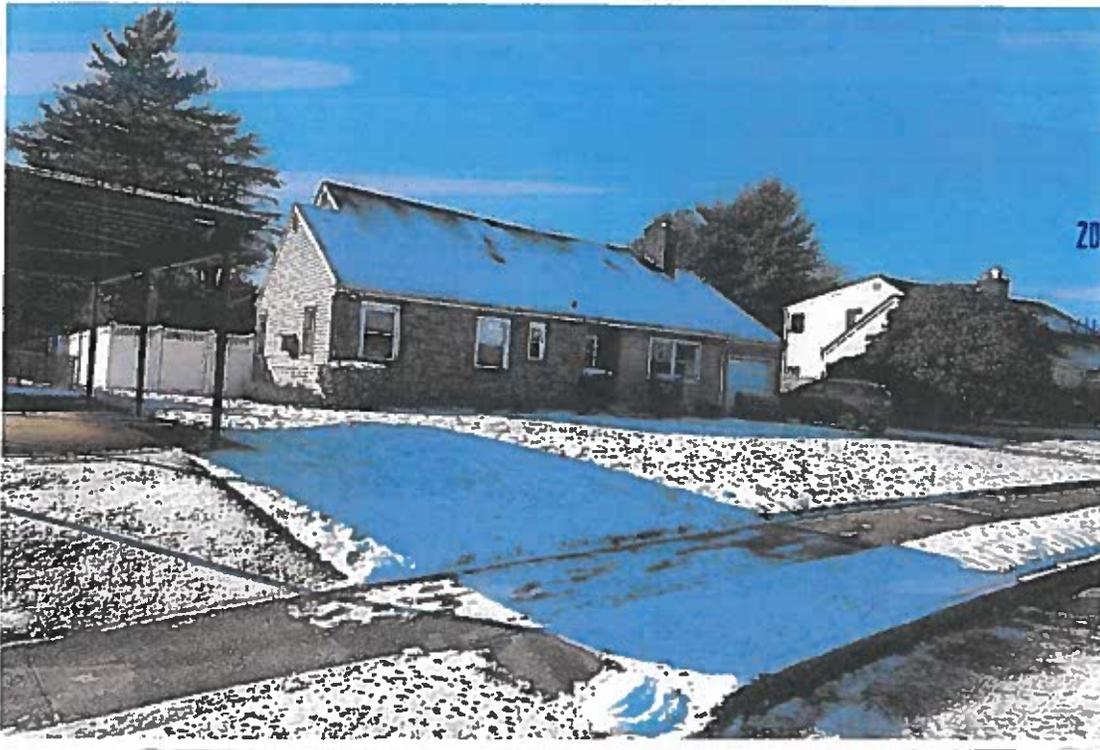
MAR 11 A 9 56

ADJACENT  
OFFICE  
REPORT NY  
PROPERTY  
OWNER

56 VIRGINIA AVE.



VIEW  
FACING  
North  
VIRGINIA  
AVE.



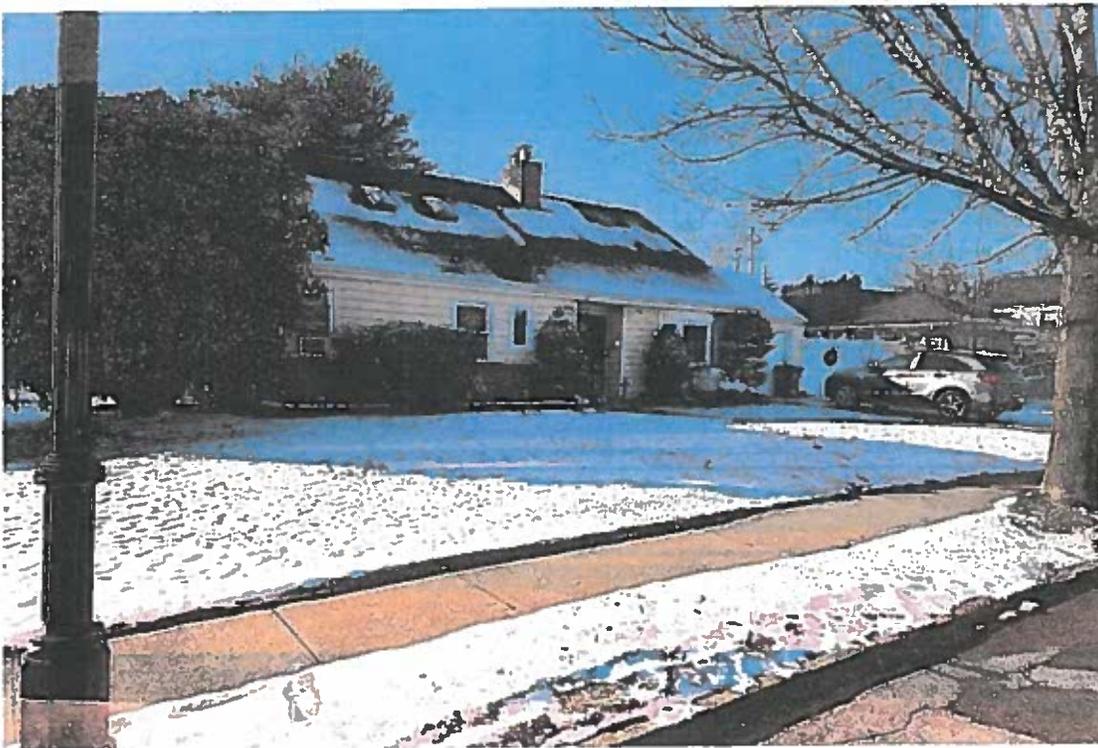
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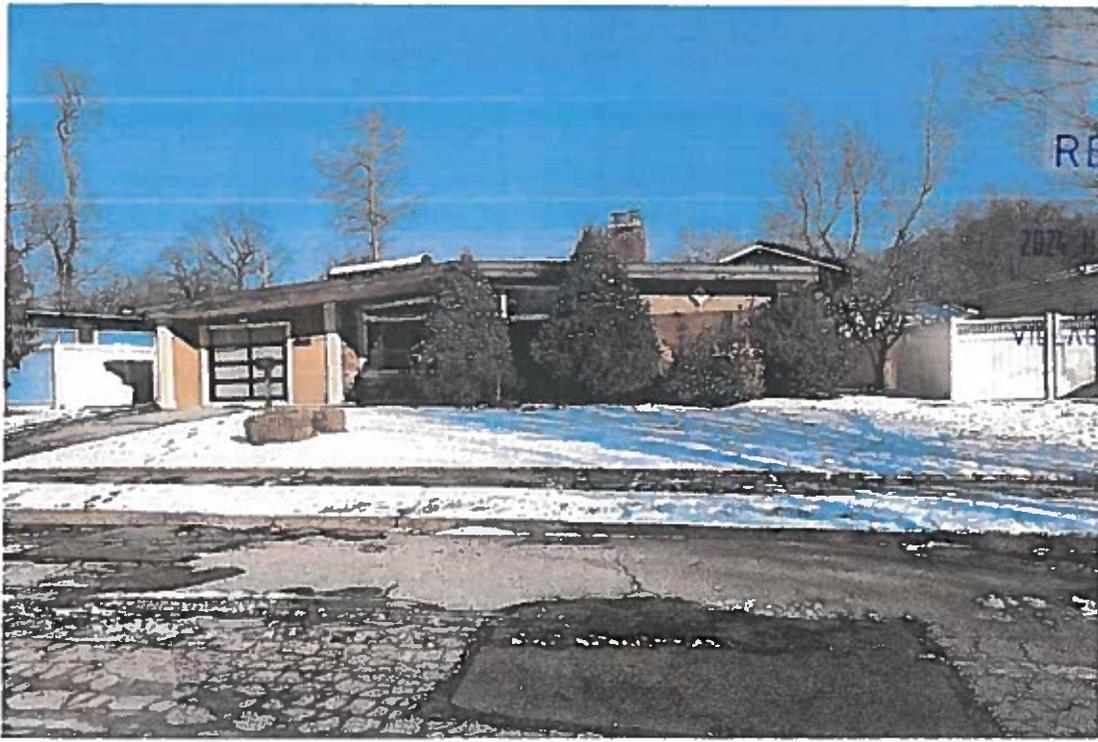
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

#7 Oakfield Ave.

Properties  
Across  
Subject  
Site on  
Oakfield  
Ave.



#11 Oakfield.

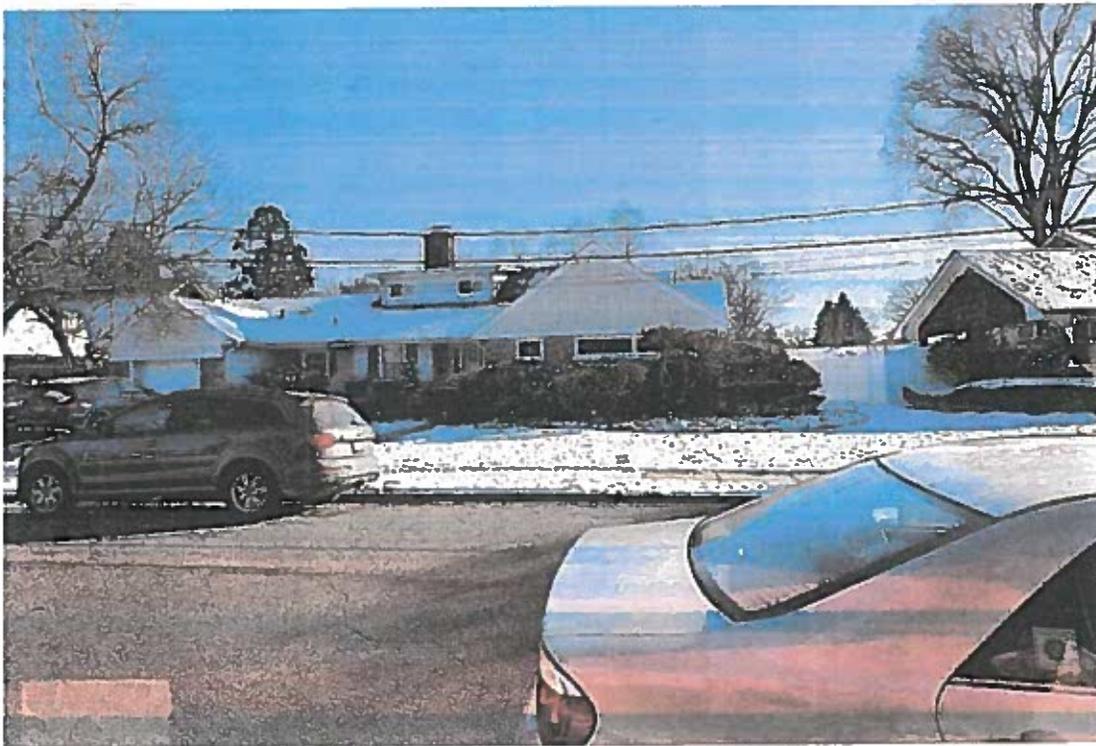


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VILLAGE OF FREEPORT, NY

14 Oakfield Ave.



ACROSS  
SUBJECT  
SITE  
Wilson PL.

187 Wilson PLACE



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700 PAR-11A 957

MARK'S OFFICE ACROSS  
OF FREEPORT, NY

SUBJECT

Site.

191 Wilson PL.



NORTHEAST  
CORNER  
Wilson PL +  
Virginia  
Ave.

**MATERIAL LIST:**

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

**Maintain Existing Gi**

**Columns: 8 x 8 Ced**

**All Exterior Framing**

**Roof: Royal Sovere  
Charcoal Gray**

**Window Inserts At f  
Clear Glass Fixed**



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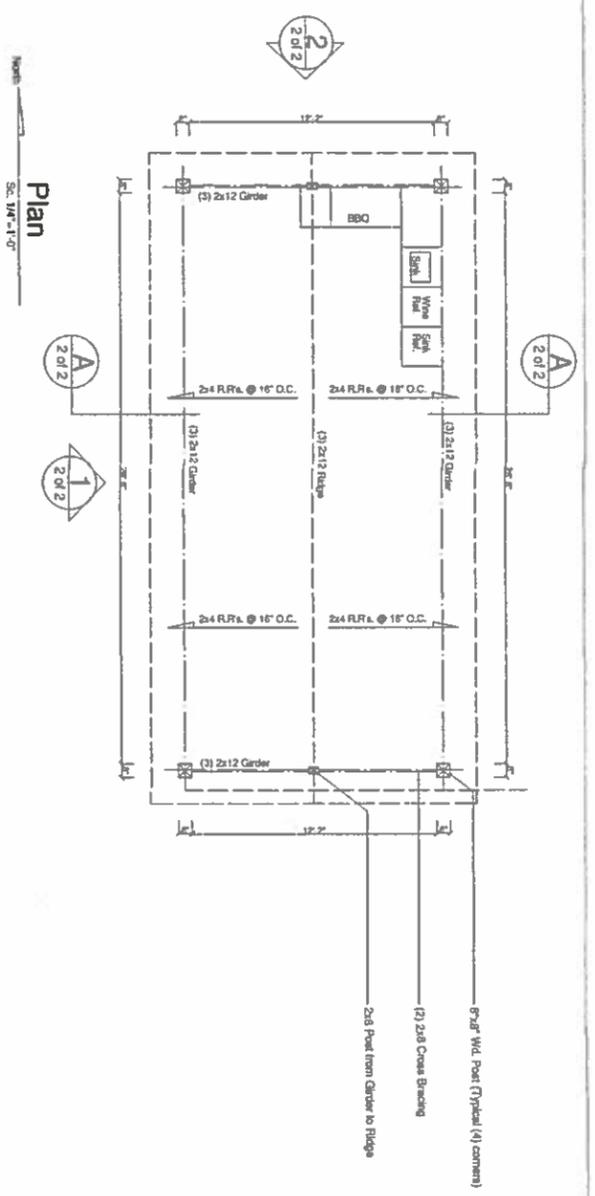
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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

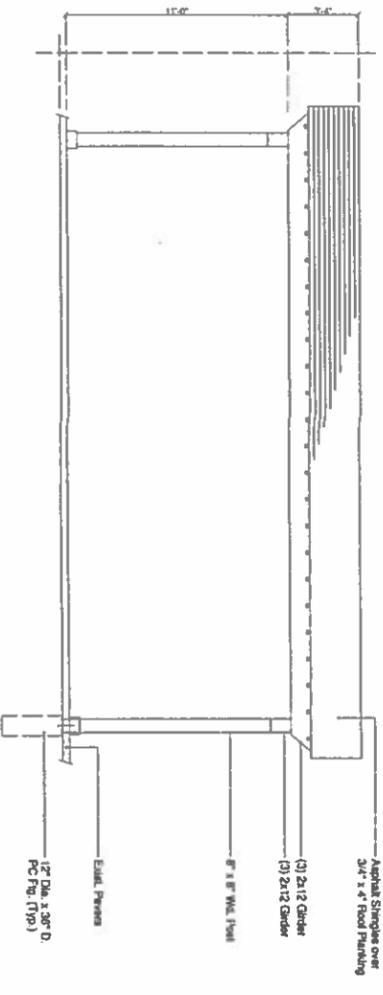


*INSIDE ROOF*

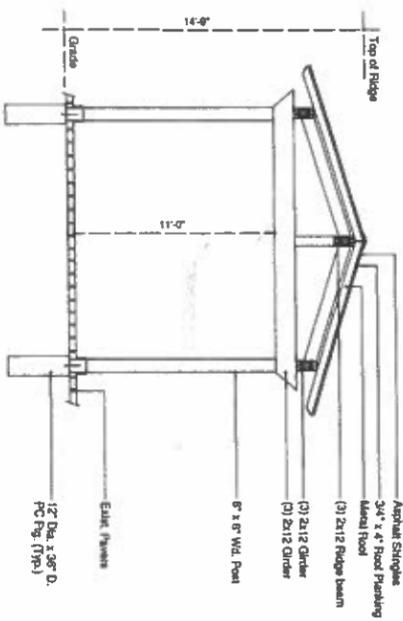




**Plan**  
Scale: 1/4" = 1'-0"



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



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

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

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Maintain Gazebo on Exist. Paver Patio  
Residence @  
180 Wilson Place  
Freeport, New York

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

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



Project	Maintain Gazebo on Exist. Paver Patio
Scale	as noted
Date	9-28-11
Drawn by	MMJ
Checked by	J
Sheet No.	2 of 2