

Application Date: 8/21/24
Fees Paid: \$725.00

SP# 3768

**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: 184 Delaware Ave Resident ZONING DISTRICT AA
SECTION 36 BLOCK 521 LOT 9 LOT SIZE: 11,000

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>Claudine Antoine</u>			Name: <u>Claudine Antoine</u>	
Address: <u>184 Delaware Ave</u> <u>Freeport NY 11520</u>			Address: <u>184 Delaware Ave</u> <u>Freeport NY 11520</u>	
Telephone #: <u>(516) 426-0053</u>			Telephone #: <u>(516) 426-0053</u>	

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: Residential

Proposed Land Use: Residential

Description of Proposed Work: maintain grade steps & decorative wall

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

C. Antoine
APPLICANT'S SIGNATURE

PEGGY M. LESTER

8/19/2024
DATE

Sworn to before me this 19TH
day of AUGUST, 2024.

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

Notary Public

Property Owner's Consent:

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

C. Antoine
PROPERTY OWNER'S SIGNATURE

8/19/2024
DATE

Sworn to before me this 19TH
day of AUGUST, 2024.

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

Notary Public

FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

July 2, 2024

Claudine Antoine
184 Delaware Ave
Freeport, NY 11520

RE: **184 Delaware Ave, Freeport, NY 11520**
Zoning District: Residence AA Sec. 36 Blk. 521 Lot 9
Building Permit Application #20243796
Description: Maintain grade steps & decorational wall.

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

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

ZBA Approval Needed: 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. 20243796

Location: 184 Delaware Ave

Applicant: Claudine Antoine

Description: Maintain grade steps & decorative wall.

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: July 2, 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

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: ANTOINE RESIDENCE			
Project Location (describe, and attach a location map): 184 DELAWARE AVENUE FREEPORT NY			
Brief Description of Proposed Action: MAINTAIN EXISTING ON GRADE STEPS & DECORATIONAL WALK			
Name of Applicant or Sponsor: CLAUDINE ANTOINE		Telephone: 516-426-0083	
Address: 184 DELAWARE AV FREEPORT NY		E-Mail:	
City/PO: FREEPORT		State: NY	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO 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: INC TOWN OF FREEPORT			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		11,000 sq ft acres	
b. Total acreage to be physically disturbed?		24 x 6 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			

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 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: _____ NOT APPLICABLE	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____ NOT APPLICABLE	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 checked="" 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: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <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
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>CLAUDE ANTOINE</u> Date: <u>6/8/2024</u> Signature: _____		

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

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

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

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 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)

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243796
 Filing Date 10/10/24

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>184 DELAWARE AV</u>	EDDING DISTRICT _____
	BETWEEN <u>BROOKSIDE AV</u> AND <u>CALIFORNIA AV</u>	
	SECTION <u>36</u> BLOCK <u>521</u> LOT <u>9</u>	APPROX. LOT SIZE <u>100 X 110</u> LOT AREA <u>11000</u>

II. TYPE AND COST OF BUILDING - An applicant complete Parts A - D.

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input type="checkbox"/> New Building</p> <p>2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-residential, enter name)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (replacement)</p> <p>5 <input type="checkbox"/> Scaffolding (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two Families</p> <p>13 <input type="checkbox"/> Apartments - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p>NON-RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two Families</p> <p>13 <input type="checkbox"/> Apartments - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p>NON-RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>
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<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>2000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>MAINTAIN EX. ON GRADE STEPS AND DECORATIONAL 2'-8" HIGH FENCE</u></p>
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III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>CLAUDE ANTOINE</u>	<u>184 DELAWARE AV, FREEPORT NY 11520</u>	<u>516-426-0083</u>
2. Contractor	<u>CLAUDE ANTOINE</u>		
3. Architect or Engineer	<u>DANGAKI DESIGN</u>		

<p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner <u>CLAUDE ANTOINE</u></p> <p>Address <u>184 DELAWARE AV, FREEPORT</u></p> <p>Phone <u>516 426 0083</u></p> <p>County of Nassau <u>CLAUDE ANTOINE</u> being duly sworn, says that <u>OWNER</u> is the contractor or owner of the above mentioned building. That the terms 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 and agrees to conform to all applicable laws of this jurisdiction.</p> <p>Sworn to before me this _____ day _____</p> <p><u>[Signature]</u> Notary Public, Nassau County, N.Y.</p>	<p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <input type="text"/></p> <p>Upper Flr Square Feet <input type="text"/></p> <p># of Fixtures <input type="text"/></p> <p># of Floors <input type="text"/></p> <p>Occup. Type <input type="text"/></p>
--	---

VI. VALIDATION (Official Use Only)

Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
--	---

MESHESSNA C LITTLE
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01LI6066956
 Qualified in Nassau County
 My Commission Expires 12-26-2025

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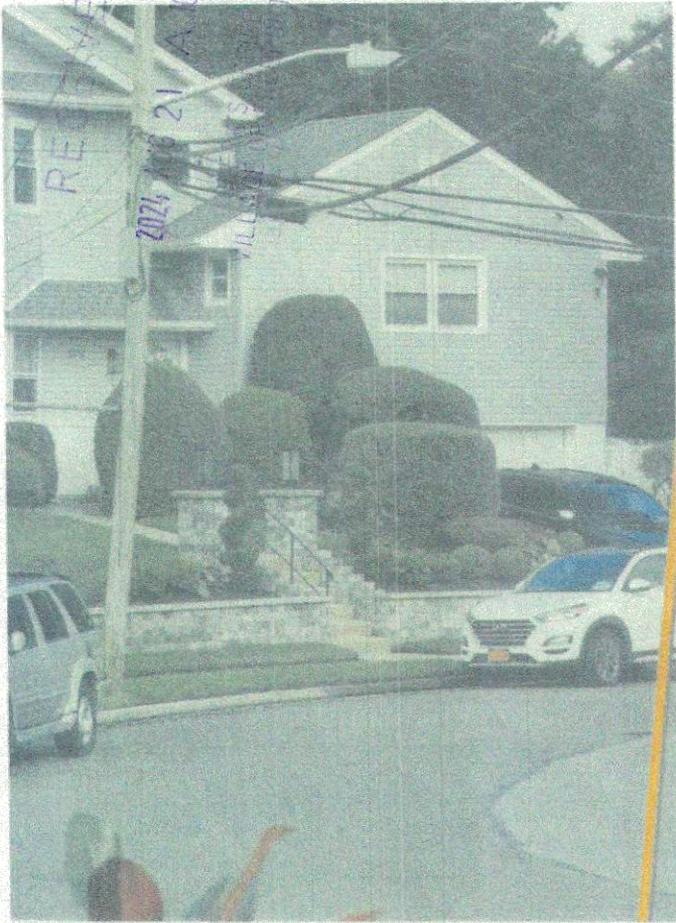
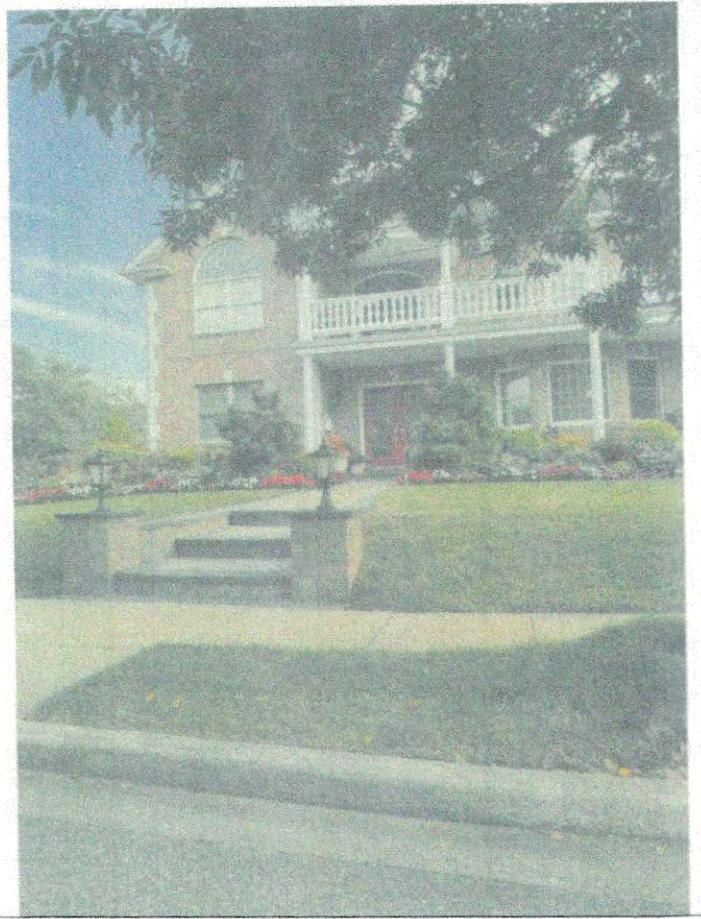
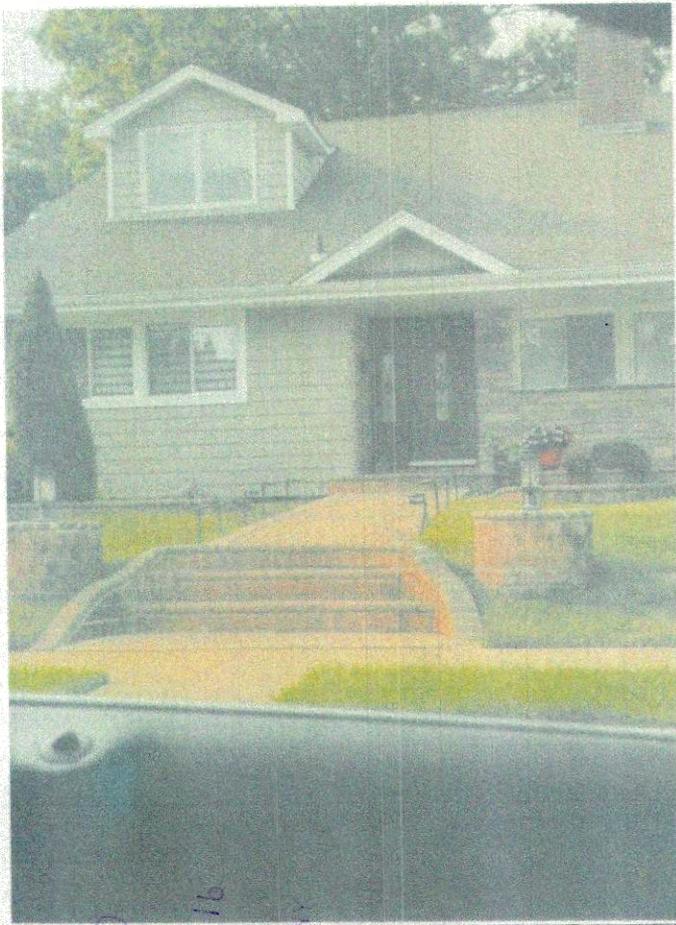
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PEAK'S PHOTO SERVICE

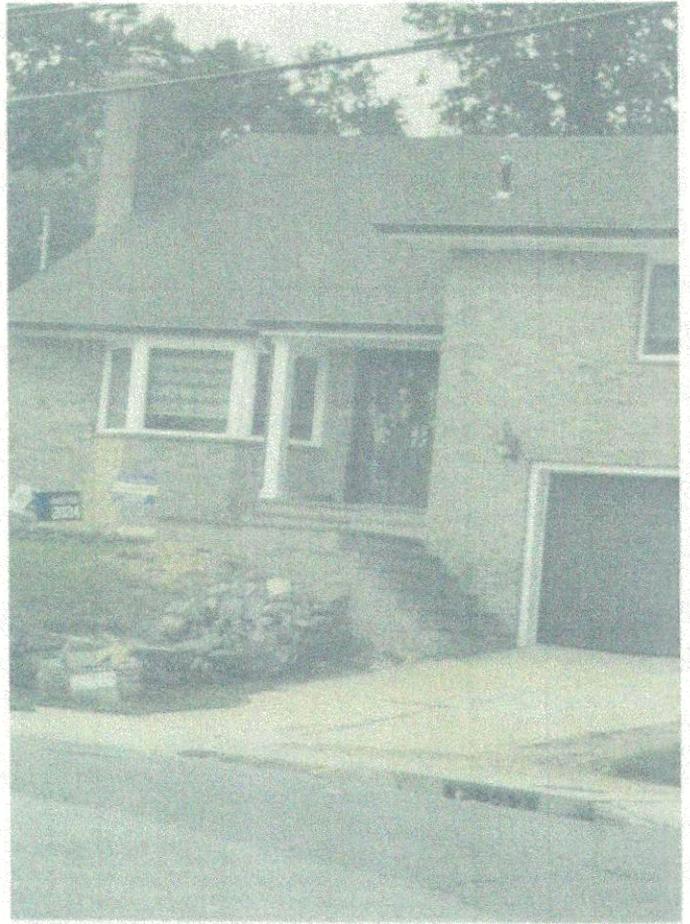
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CLEARING OFFICE
VILLAGE OF FRIELPORT, N.J.





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11051 W. 130th ST. N.W.



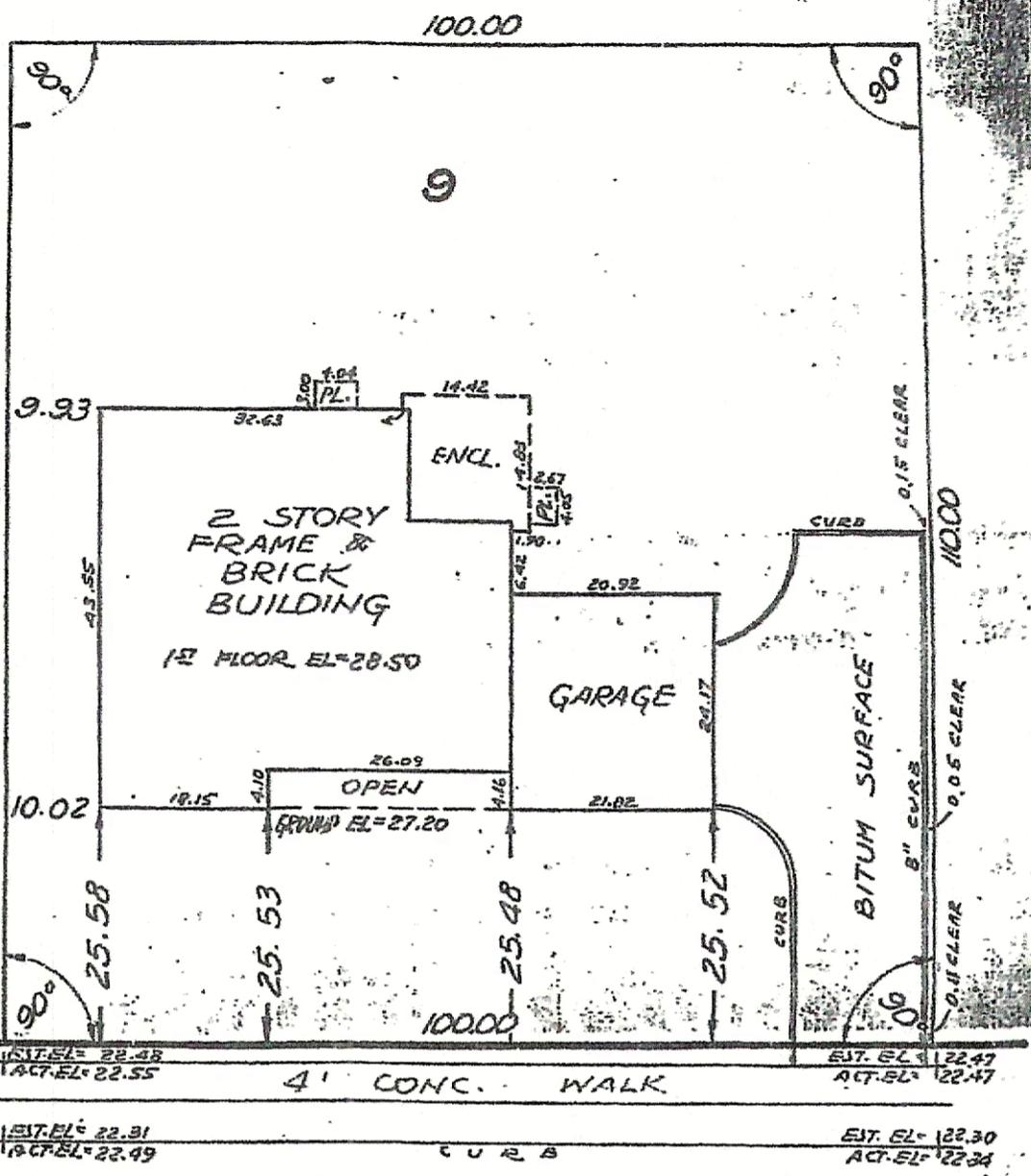
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CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.



#184 DELAWARE AVENUE

GUARANTEED TO:
 INTER-COUNTY TITLE GUARANTY & MORTGAGE CO.
 MEADOWBROOK NATIONAL BANK
 PRUDENTIAL INSURANCE COMPANY OF AMERICA
 Baldwin & Cornelius Co.
 P. J. J. C.

RE-DATED: JUNE 4, 1954
RE-DATED: JAN. 8, 1954

NOTE:
LOCATIONS TO FOUND.

LOT No 9
 BLOCK 521
 MAP OF WILLOWBROOK ESTATES
 SECTION 2
 FREEPORT, N.Y.
 SURVEYED DECEMBER 18, 1953
 BALDWIN & CORNELIUS CO.
 CIVIL ENGINEERS & SURVEYORS
 LICENSE NO. 793 & 527
 FREEPORT, L.I., N.Y.
 SCALE 1" = 20' N.Y. STATE STANDARD

GENERAL NOTES: (AS PER THE 2020 N.Y.S. CODE & 2018 WFCM)

- THE ARCHITECT / ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR THE SUPERVISION OF THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILE FOR AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS FROM ANY AND ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE CODES, LAWS, RULES AND REGULATIONS IN THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE EXISTING CONDITIONS FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS TO THE ARCHITECT / ENGINEER OF RECORD.
- ALL PLUMBING WORK SHALL COMPLY TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE CODES, LAWS, RULES, REGULATIONS AND HEALTH DEPARTMENT REQUIREMENTS.
- HEATING AND AIR CONDITIONING REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER'S H.V.A.C. CONTRACTOR PRIOR TO COMMENCING ANY WORK.
- ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS AND WIRING SHALL BE U.L. CERTIFIED AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ELECTRICAL CODES.
- STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303.7 THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND THE BOTTOM OF EACH STAIRWAY.
- ALLOW A MINIMUM OF 18" BETWEEN BOTTOM OF FLOOR JOIST TO THE FLOOR OF ANY CRAWL SPACE.
- PROVIDE DOUBLE HEADERS AT ALL FLOOR CEILING, STAIR AND ROOF OPENINGS ALL HEADERS TO BE A MINIMUM OF (2) 2 X 8 UNLESS OTHERWISE NOTED ON PLANS.
- FLOOR JOISTS SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.
- ALL INTERIOR DOORS ARE TO CONFORM WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AT HEADS AND PROPERLY SEALED AND WEATHER - STRIPPED.
- ALL GYPSUM SHALL BE TAPED AND SPACKLED (3 COATS) READY FOR PAINT. 1/2" INCH SHEETROCK FOR ALL WALLS & CEILING'S. 5/8" TYPE X FOR ALL GARAGE AND MECHANICAL ROOMS. 1/2" INCH M/R GREENBOARD FOR ALL BATHROOMS.
- ALL FINISHES SHALL BE AS DIRECTED BY OWNER.
- ALL MICROLAM LUMBER IS TO BE MANUFACTURED BY TRU-JOIST CORP. P.O. BOX 60 BOISE IDAHO 83707 OR APPROVED EQUAL.
- CONTRACTOR TO VERIFY A MIN. SOIL BEARING CAPACITY OF 2000 LB. / SQ. FT.
- CONCRETE TO HAVE 5 TO 7% AIR-ENTRAINMENT, IN ACCORDANCE WITH SECTION R402.2 OF THE RESIDENTIAL CODE. ALL CONCRETE TO BE 3500 PSI. 28 DAY TEST. PROVIDE 5/8" DIA. ANCHOR BOLTS SPACED AT MAXIMUM OF AND 3' O.C. STARTING 12" FROM ENDS OR CORNERS AND 7" EMBEDMENT INTO P.C. FOUNDATION. ALL PLATES SHOULD BE SECURED TO ANCHOR BOLTS W/ 3" SQ. WASHER AS PER THE 2018 WFCM
- NO CONSTRUCTION OR DEMOLITION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE AND INSURANCE CERTIFICATES
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFE GUARD THE EXISTING RESIDENCE AND CONTENTS AGAINST DAMAGE FROM THE ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR ALL EXISTING CONDITIONS DAMAGED DUE TO THE EXECUTION OF THIS WORK TO ITS ORIGINAL CONDITION.
- THE DRAWINGS ARE NOT TO BE SCALED - FOLLOW DIMENSIONS ONLY.
- NO CHANGES WILL BE PERMITTED WITHOUT PRIOR WRITTEN NOTIFICATION OF AND APPROVAL OF THE ARCHITECT / ENGINEER OF RECORD.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF OCCUPANCY AND AN ELECTRICAL CERTIFICATE FROM AN APPROVED AGENCY UPON COMPLETION OF THIS PROJECT.
- TECO DETAILS SHOWN TO COMPLY WITH NEW YORK BUILDING CODE.
- ALL FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF ONE TON PER SQ. FT. MINIMUM OF 3" COVER.
- ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS ETC. TO BE DOUGLAS FIR, GRADE #2 OR BETTER @ f b = 850 PSI. WITH E = 1.6X10
- WOOD SILLS ON SLAB TO BE 2" X 6" ACQ WOLMINIZED LUMBER WITH 5/8" DIA ANCHOR BOLTS MAX. 3'-0" O.C. 12" FROM CORNER.
- ALL HEADERS TO BE SUPPORTED BY 4" X 4" POSTS TYPICAL.
- PROVIDE DOUBLE HEADER AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.
- BRIDGING TO BE EITHER SOLID OR 18 ga. CROSS BRIDGING NOT EXCEEDING 8' O.C.
- THE TOP AND BOTTOM OF JOISTS MAY BE NOTCHED - NOT TO EXCEED 2". NO NOTCHING AT MIDDLE 1/3 OF SPAN (D16).
- ALL STRUCTURAL WOOD TO BE KEPT BACK 2" FROM CHIMNEYS.
- ALL CONCRETE HAUNCH FOOTINGS TO HAVE 2 #5 REBAR REINFORCING RODS.
- THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMP PROOF WITH AN ELASTIC COAL TAR BASE.
- FIREPLACE FOOTINGS SHALL EXTEND 6" FROM FOUNDATION ON ALL SIDES.
- PROVIDE COMBUSTION AIR VENTS AS PER N.Y.S. ENERGY CODE.
- FOR ALL 4" POURED CONCRETE SLABS, PROVIDE 6" X 6" 10/10 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 6" WELL COMPACTED FILL.
- AT LEAST ONE SINGLE STATION SMOKE DETECTING ALARM DEVICE INSTALLED IN CONFORMITY WITH SECTION R314 IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA AND ON EACH STORY - INTERCONNECTED AND HARD WIRED.
- PROVIDE AT LEAST ONE EGRESS WINDOW IN EACH ROOM, EXCEPT KITCHENS, BATHS AND BOILER ROOMS WITH A MINIMUM OPERABLE AREA OF 5 SQ. FT. ON GRADE LEVEL AND 5.7 SF ON UPPER LEVELS WITH A MIN. OPENING HT OF 24" AND A MIN. WIDTH OF 20". A SILL OF NOT MORE THAN 44" ABOVE FLOOR.
- GLAZING IN DOORS, SHOWER DOORS AND ENCLOSURES SHALL BE SIZED AND CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED.
- ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY THE 2020 NYS CODE. CAST IRON PIPE SHALL CONFORM WITH LOCAL CODE REQUIREMENTS AND HAVE APPROVED CLEAN OUTS AND JOINTS.
- ALL HEATING AND COOLING DESIGNS SHALL CONFORM WITH A.S.H.R.A.E.
- ROOF RAFTERS AND CRAWL SPACES TO BE VENTED AS PER THE 2020 N.Y.S. CODE.
- ALL STAIRS SHALL CONFORM TO RESIDENTIAL CODE OF N.Y.S. R311, HANDRAILS SHALL CONFORM WITH R311 AND GUARDS SHALL CONFORM WITH R312
- FIREBLOCKING IN ACCORDANCE WITH R302.11 [2020 RESIDENTIAL CODE ON N.Y.S.] FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS [BOTH VERTICAL & HORIZONTAL] AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. IT SHALL BE PROVIDED IN THE FOLLOWING LOCATION:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10'. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED NAILS
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH 302.7
 - AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
 - FIREBLOCKING OF CHIMNEYS AND FIREPLACES AS PER R1003.19-ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILING THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE A DEPTH OF 1" AND SHALL BE PLACED ON STRIPS OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY

GROUND SNOW LOAD (PSF)	WIND DESIGN				SEISMIC DESIGN CATEGORY f	WEATHERING a	FROST LINE DEPTH b	TERMITES	WINTER DESIGN TEMP e	ICE BARRIER UNDERLAYMENT REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
	SPEED d (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE m									
30	130	NO	DEP. ON LOCATION	1 MILE FROM COAST	C	SEVERE	3 FEET	MODERATE TO HEAVY	C	YES	DEP. ON LOCATION	1,500 OR LESS	51 DEG. F.

DESIGN CRITERIA IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLING. (WFCM) 2018 EDITION

	ROOF/CEILING DEAD LOAD	ROOF/CEILING DEAD LOAD
WALL SUPPORTING	15 psf or less	25 psf
ROOF ONLY	1.0	1.2
ROOF PLUS ONE STORY	1.0	1.1

ENERGY CONSERVATION CONSTRUCTION CODE

THE FOLLOWING SHOWS COMPLIANCE WITH ECCCNY'S REQUIREMENTS ON A REQUIREMENTS BY PRESCRIPTIVE APPROACH (ECCCNY'S SECT. 402.1) EACH OF THE FOLLOWING CONSTRUCTION METHODS ARE ACCEPTABLE AS PER THESE REQUIREMENTS AND ALL THE BUILDING COMPONENTS PRESCRIBED ON THE PLANS WITH EACH OF THESE METHODS.

COMPONENT	WOOD FRAMED VALUE REQUIRED	STEEL FRAMED VALUE REQUIRED
DOORS WINDOWS / PATIO DOORS	U= .35 MAX U= .35 MAX	
WALL ROOF / CEILING	U= .22 MAX R= 13 MIN U= .23 MAX R= .36 MIN	R MIN = R-13+5 OR R-13+4 OR R-21+3 OR R-24+0 R= 49 MIN
CEILING WITH ATTIC ABOVE	R= 30 MIN THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION MUST EXTEND OVER THE WALL TOP PLATE AT EAVES	R MIN = R-25 IN 2X4 OR 2X6 OR 2X8 R-49 IN ANY OTHER FRAMING THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION MUST EXTEND OVER THE WALL TOP PLATE AT EAVES
FLOORS HEATED SLAB	U= .047 MAX R= 13 MIN R= 15 MIN (2' MIN)	R= R-13 + 6 IN 2X6 OR R-13 + 12 IN 2X8 OR 2X10 R= 15 MIN (2' MIN)
UNHEATED SLAB CELLAR / BASEMENT WALLS	U= .099 MAX R= 10 MIN (2' MIN) R= 19 MIN OR R-10 CONTINUOUS	R= 10 MIN (2' MIN) R= 19 MIN OR R-10 CONTINUOUS
CRAWL SPACE WALLS (INVENTED W/ NO FLOOR INCL)	U= .065 MAX R= 13 MIN OR R-10 CONTINUOUS	R= 13 MIN OR R-10 CONTINUOUS

DOORS:
THE CONTRACTOR/OWNER SHALL INSTALL EXTERIOR DOORS WITH A MAXIMUM U-VALUE OF .35. ONE DOOR IN THE ENTIRE BUILDING MAY BE EXEMPT FROM THIS REQUIREMENT.

WINDOWS:
THE CONTRACTOR/OWNER SHALL INSTALL NEW WINDOWS AND GLAZED PATIO DOORS WITH A MAXIMUM U-VALUE OF .35

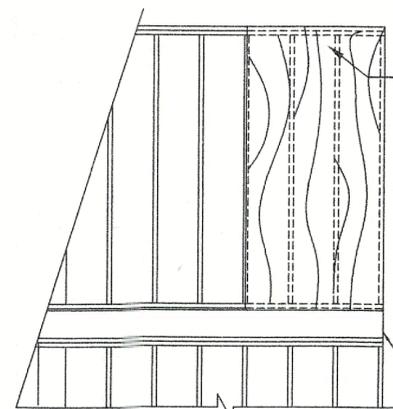
SKYLIGHTS:
THE CONTRACTOR/OWNER SHALL INSTALL SKYLIGHTS WITH A MAXIMUM U-VALUE OF .60. ALL SKYLIGHTS SHAFTS SHALL BE INSULATED WITH BATT INSULATION EQUAL TO THAT SHOWN IN THE EXTERIOR WALLS.

PERIMETER INSULATION FOR HEATED SLABS:
WHEN FINISHED FLOOR IS LESS THAN 12" BELOW ADJACENT GRADE SHALL BE POLYSTYRENE RIGID INSULATION BOARD, THE THICKNESS SHALL ALLOW A MIN R-VALUE OF 15, TO BE INSTALLED 24" HORIZONTALLY AND VERTICALLY.

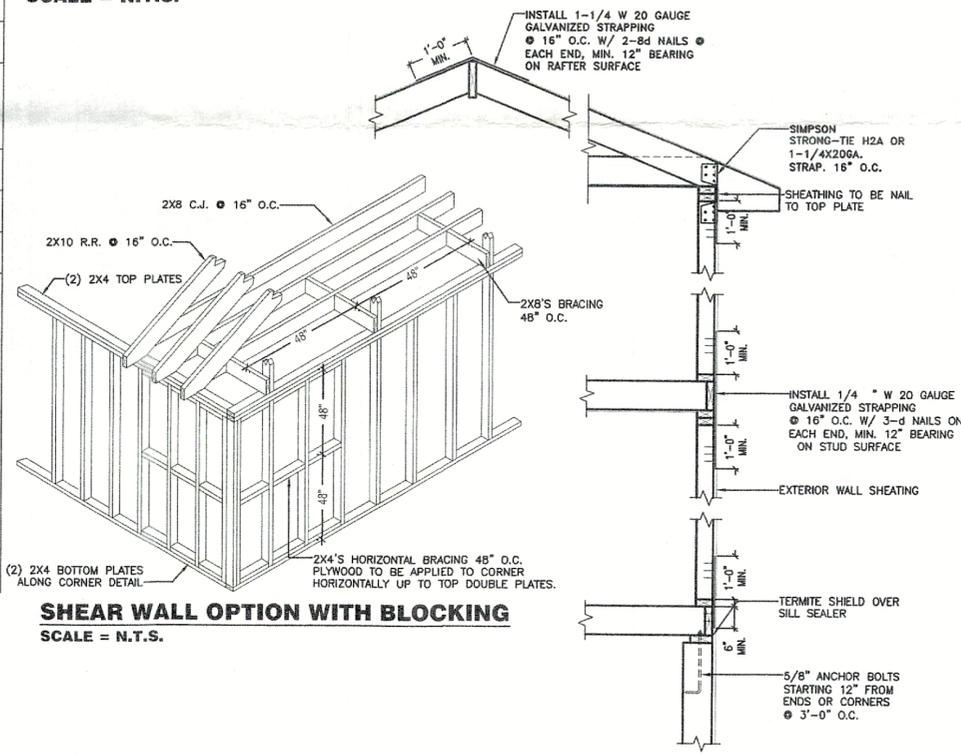
PERIMETER INSULATION FOR UNHEATED SLABS:
WHEN FINISHED FLOOR IS LESS THAN 12" BELOW ADJACENT GRADE SHALL BE A POLYSTYRENE RIGID INSULATION BOARD, THE THICKNESS SHALL ALLOW A MIN R-VALUE OF 10, TO BE INSTALLED 24" HORIZONTALLY AND VERTICALLY.

THIS PROJECT IS A TYPE-3 WOOD FRAME CONSTRUCTION AND IT COMPLIES WITH THE:
-2020 RESIDENTIAL CODE OF NEW YORK STATE & 2018 WFCM (WOOD FRAME CONSTRUCTION MANUAL).

* NOTE:
-PLUMBING SYSTEM SHALL BE INSTALL IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-32 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
-THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF 12-23 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
-THE FUEL GAS SYSTEM SHALL BE INSTALLED WITH THE REQUIREMENTS OF CHAPTER 24 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

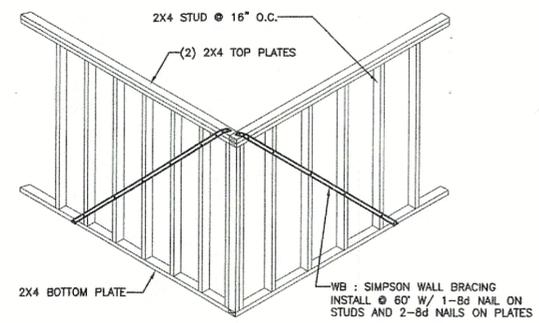


SHEAR WALL SEG. DETAIL (TYP.)
SCALE = N.T.S.



SHEAR WALL OPTION WITH BLOCKING
SCALE = N.T.S.

TYPICAL WIND UPLIFT, LATERAL & SHEAR CONNECTIONS

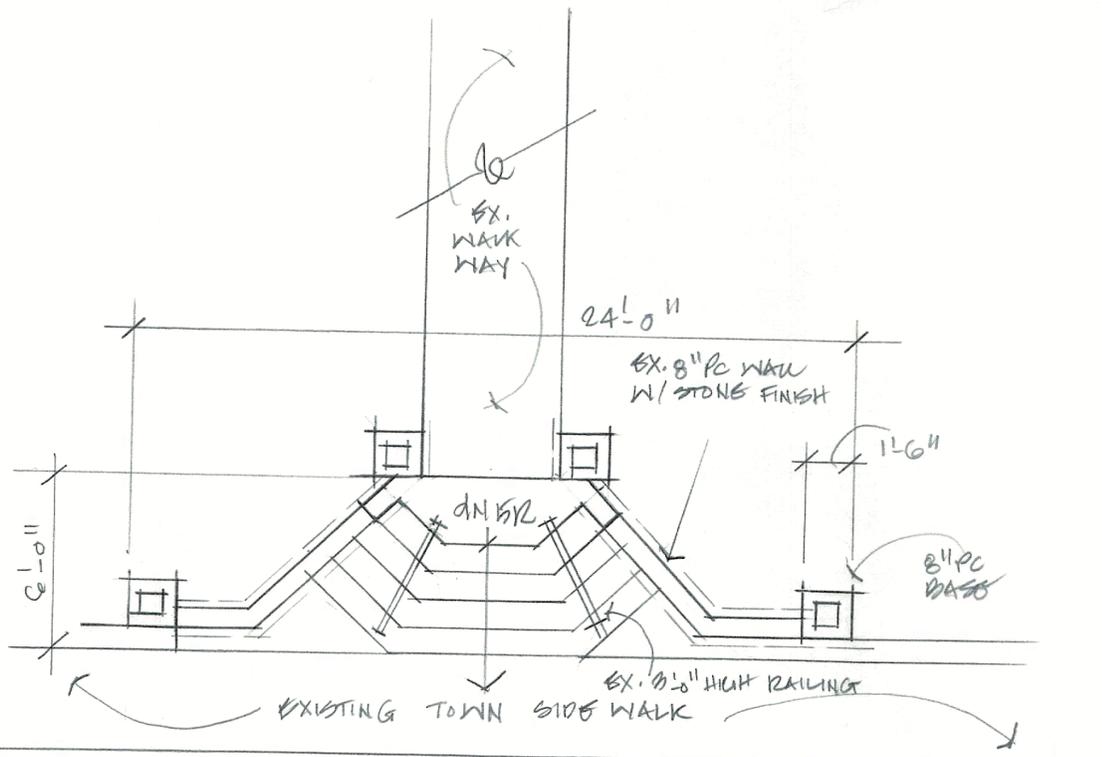


SHEAR WALL OPTION WITH BRACING
SCALE = N.T.S.

DANSAKI DESIGN INC
1122 CONNETQUOT AVE, CENTRAL ISLIP, N.Y. 11772
PHONE: (516) 317-5012

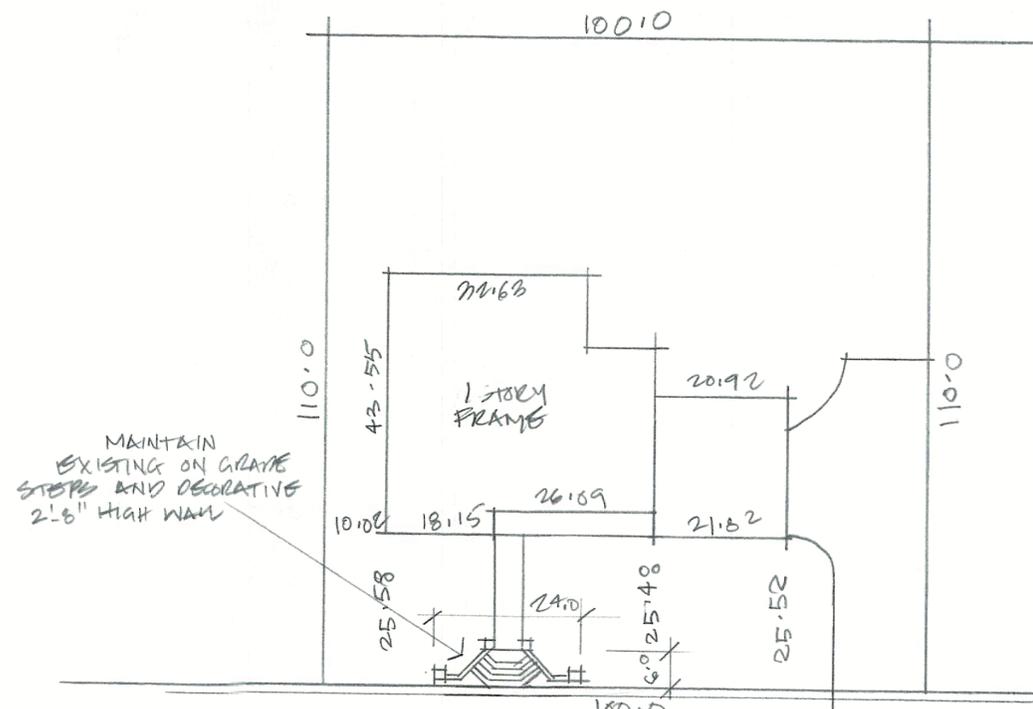
PROJECT TITLE:
*184 DELAWARE AVENUE, FREEPORT NY
MAINTAIN EXIST. ON GRADE STEPS & DECORATIONAL WALL*

RECEIVED
DATE: AUG 21 11:58 AM
OFFICE OF PERMITTING
UNIVERSITY OF THE STATE OF NEW YORK



PLAN OF STEPS AND WALL

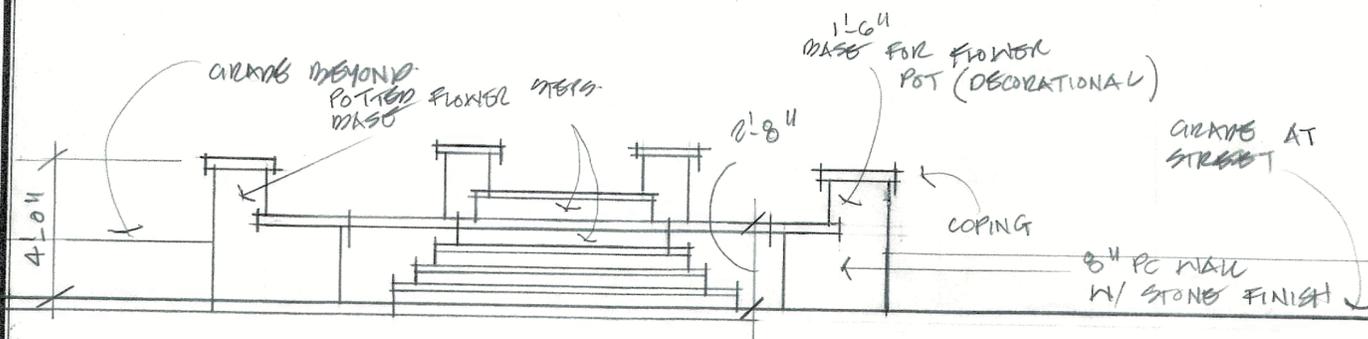
1/4" = 1'-0"



DELAWARE AVENUE

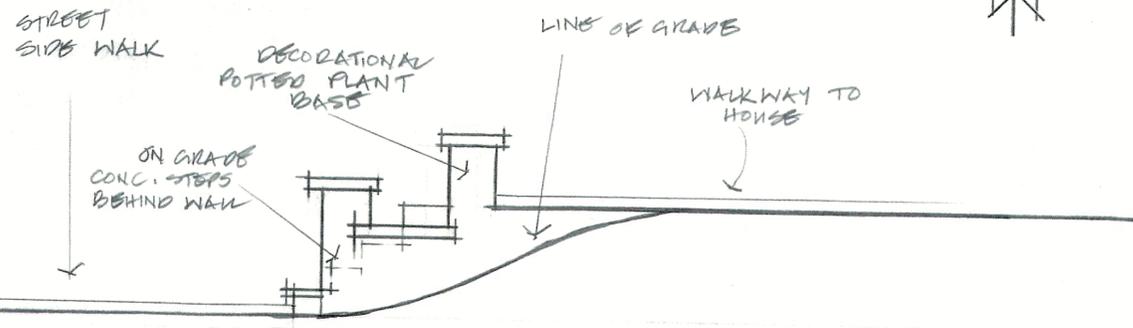
PLOT PLAN

1" = 10'



FRONT ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

<p>DANSKI DESIGN INC 1122 CONNETQUOT AVE, CENTRAL ISLIP, N.Y. 11772 PHONE: (516) 317-5012</p>	
<p>PROJECT TITLE: 184 DELAWARE AVENUE, FREEPORT NY MAINTAIN EXIST. ON GRADE STEPS & DECORATIONAL WALL</p>	

Application Date: 8/28/24
Fees Paid: \$ 226.00

SP# 3770

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: 303 Rutland Rd. ZONING DISTRICT Res^{Judge} A
SECTION 55 BLOCK 357 LOT 918 LOT SIZE: 125 X 50

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>	
Name: <u>Sonia Kingston</u>			Name: <u>Sonia Kingston</u>	
Address: <u>303 Rutland Road</u>			Address: <u>303 Rutland Rd.</u>	
Telephone #: <u>954 347-2491</u>			Telephone #:	

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

Present Land Use: Residence Proposed Land Use: Same

Description of Proposed Work: Proposed cellar entrance

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 Sonia Kingston
APPLICANT'S SIGNATURE 8/21/24
DATE

Sworn to before me this 21st
day of August, 2024.
Katrina M Ozols
Notary Public

Katrina M Ozols
Notary Public, State of New York
No. 01026327417
Qualified in Nassau County
Commission Expires July 6, 2027

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

X Sonia Kingston
PROPERTY OWNER'S SIGNATURE 8/21/24
DATE

Sworn to before me this 21st
day of August, 2024.
Katrina M Ozols
Notary Public

Katrina M Ozols
Notary Public, State of New York
No. 01026327417
Qualified in Nassau County
Commission Expires July 6, 2027

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: _____

2024 AUG 28 A 8:59

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INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

June 12, 2024

Sonia Kingston
303 Rutland Rd
Freeport, NY 11520

RE: 303 Rutland Rd Freeport, NY
Zoning District – Residence A Sec. 55 Blk. 357, Lot 918
Building Permit Application #20243728

Description: Proposed cellar entrance.

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

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 AUG 28 A 8:59

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ZBA Approval Needed: 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. 20243728

Location: 303 Rutland Rd, Freeport NY 11520

Applicant: Sonia Kingston

Description: Proposed cellar entrance.

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.

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
2024 AUG 28 8:59 AM

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:							
Project Location (describe, and attach a location map): 303 Rutland Rd. Freeport N.Y. 11520							
Brief Description of Proposed Action: Proposed Finished Allar							
Name of Applicant or Sponsor: Sonia A Kingston		Telephone:					
		E-Mail:					
Address: 303 Rutland Rd.							
City/PO: Freeport		State: N.Y.	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
3.a. Total acreage of the site of the proposed action?		_____ acres					
b. Total acreage to be physically disturbed?		4/8 _____ 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): 02 00 4702							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO	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: _____	<input type="checkbox"/>	NO	YES
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<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: _____	NO	YES	
	<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: _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood 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: _____ <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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PLANNING & ZONING OFFICE
AUG 28 2021

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

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

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VILLAGE OF FREEPORT, NY

<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)

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 70243728

Filing Date 4/29/24

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>303 Rutland Rd</u> ZONING DISTRICT <u>Res A</u>
	BETWEEN <u>Rutland Rd.</u> (No.) AND <u>Independence Ave</u> (Street)
	SECTION <u>55</u> BLOCK <u>357</u> LOT <u>918</u> APPROX. LOT SIZE <u>50</u> X <u>125</u> LOT AREA _____

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>35,500</u>	D. DESCRIPTION OF PROJECT <u>proposed Finished Cellar</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>Sonia A Kingston</u>	<u>303 Rutland Rd. Freeport NY. 11520</u>	<u>954 36 2491</u>
2. Contractor	<u>NORMAN GOBURN</u>	<u>NORMAN W GOBURN 184 55 116 AVE STALHAN 11412</u>	<u>911 68 4815</u>
3. Architect or Engineer	<u>Reza Khamcy P.E.</u>	<u>250 Fulton Ave Hempstead NY. 11550 Suite 600</u>	<u>516-860 -4219</u>

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 _____

Katrina M Ozols
 Notary Public, State of New York
 No. 01026327417
 Qualified in Nassau County
 Commission Expires July 6, 2024

Contractor or Owner Sonia A. Kingston
 Address 303 Rutland Road, Freeport
 Phone 917 299 7458

State of New York
 County of Nassau
Sonia A Kingston being duly sworn, says that Sonia A Kingston 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 her knowledge and belief and agrees to conform to all applicable laws of this State.

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

Date: 08/27/2024

Re: 303 Rutland Road Materials to be used

- Steps will be made of concrete
- Railing will be metal *and in black.*

Please advise if any additional information is needed.

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7 7 7
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VILLAGE OF FREEDPORT, N.Y.





303 Rutland Rd

VILLAGE OF FREEPORT, NY
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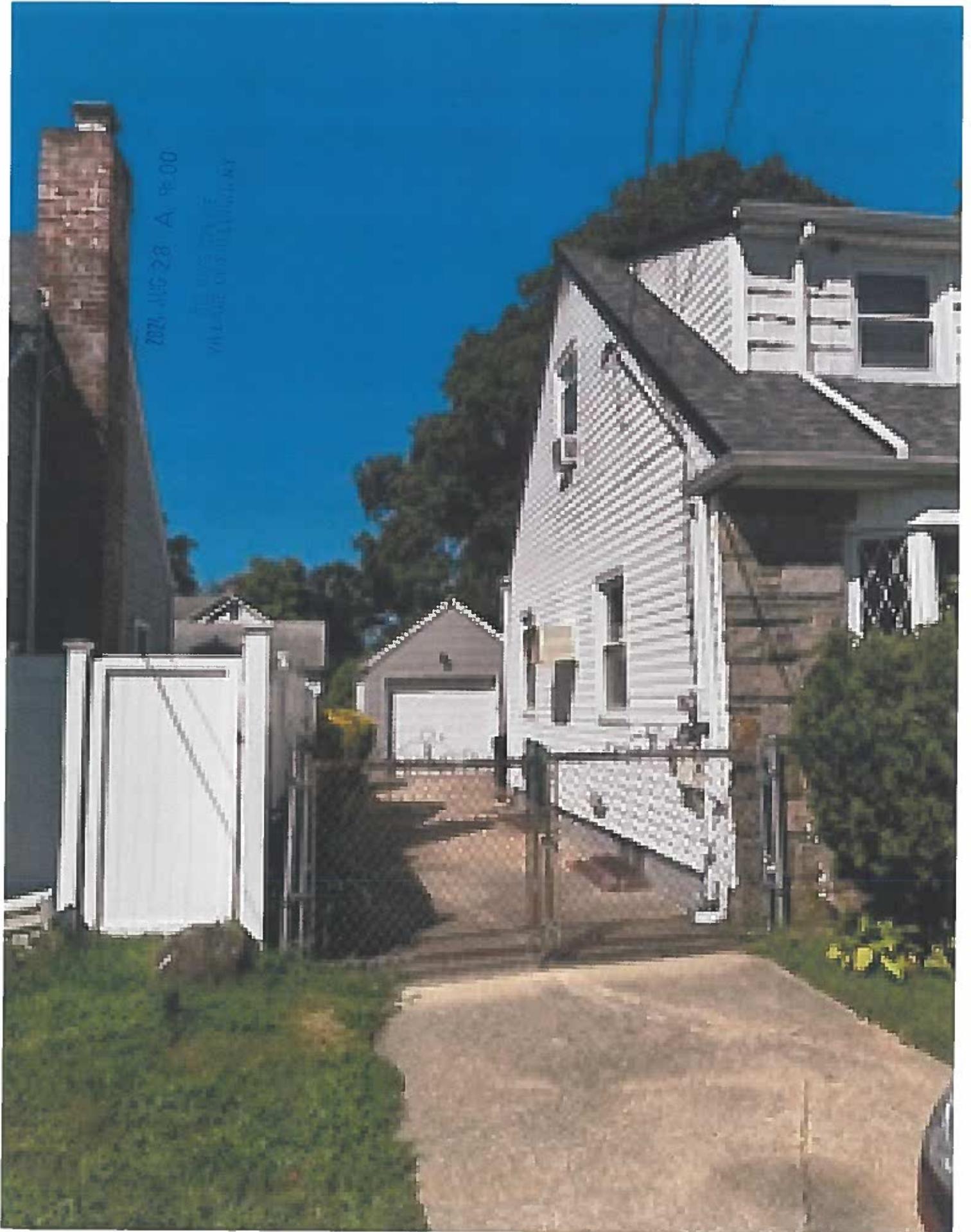
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JUDICIAL BRANCH
STATE OF NEW YORK

303 Rutland Rd rear

303 Rutland Rd side



303 Rutland Rd side



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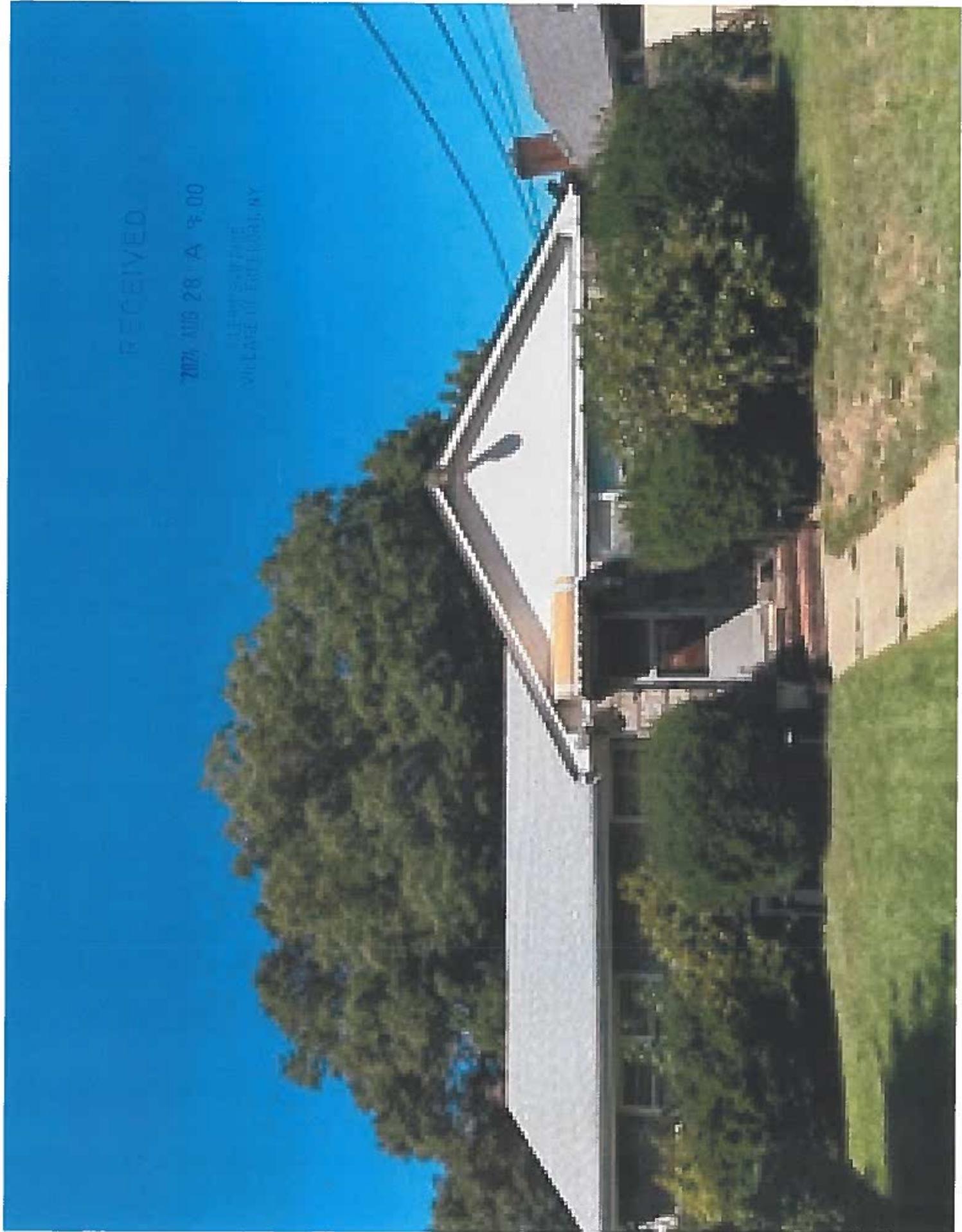
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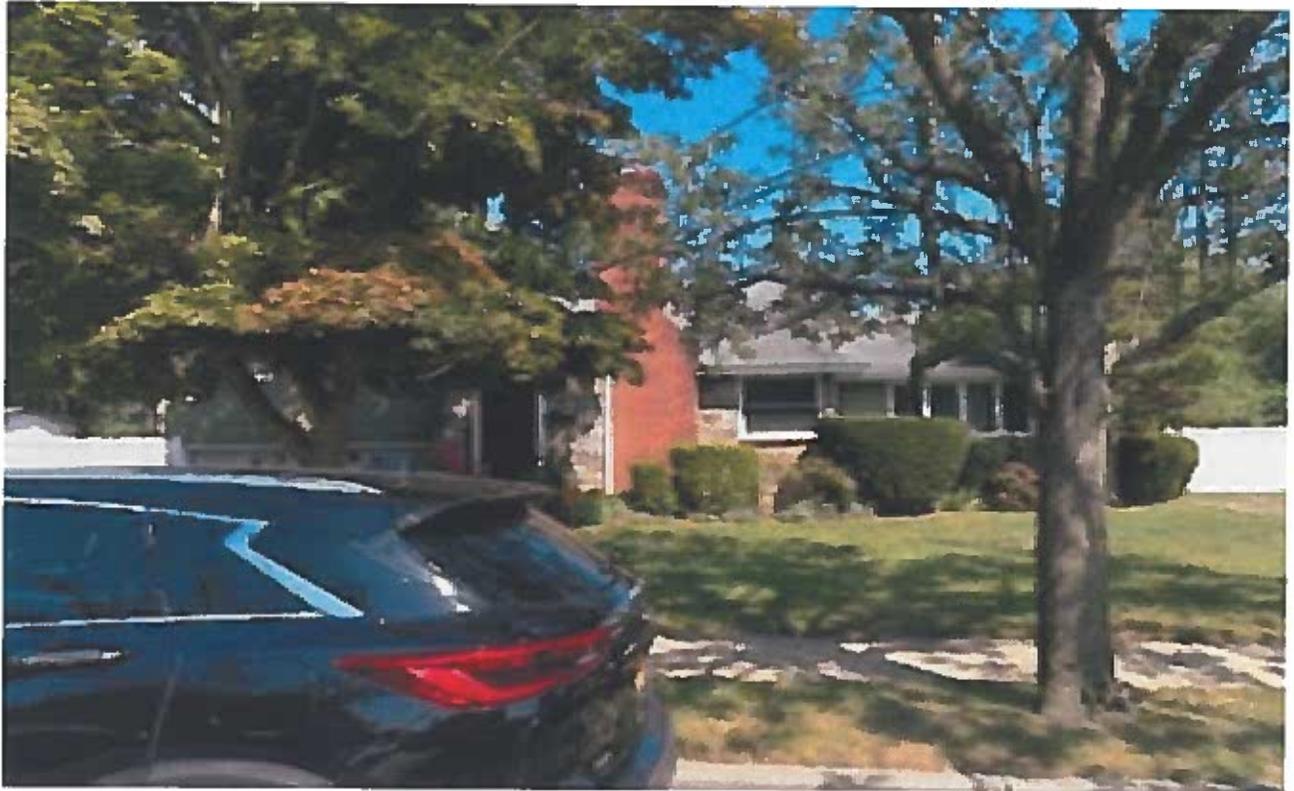


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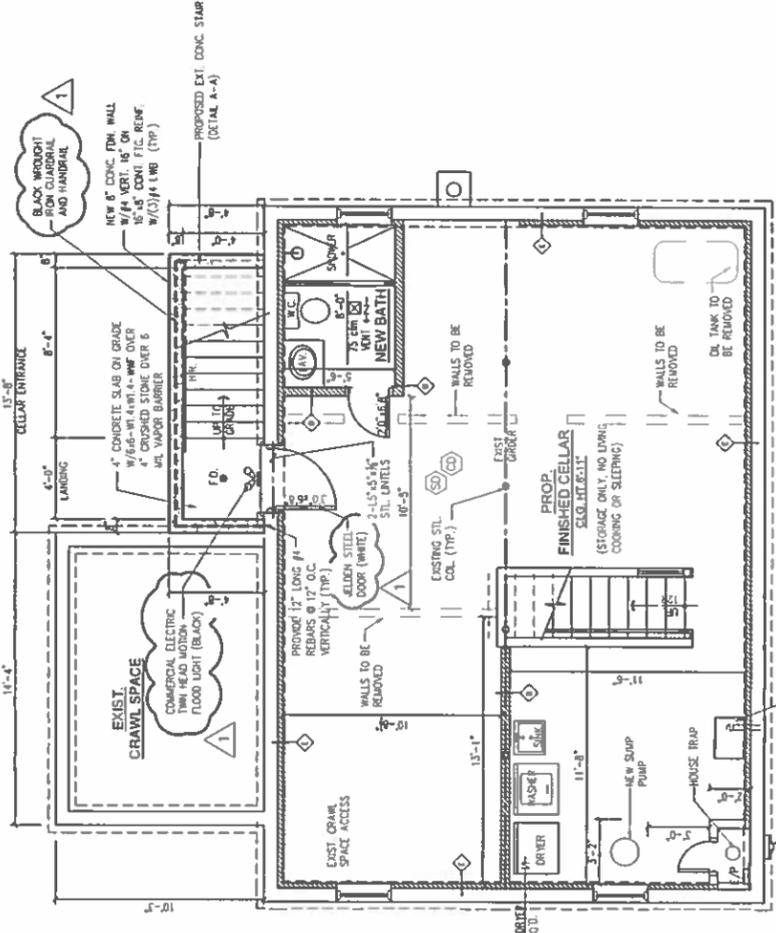
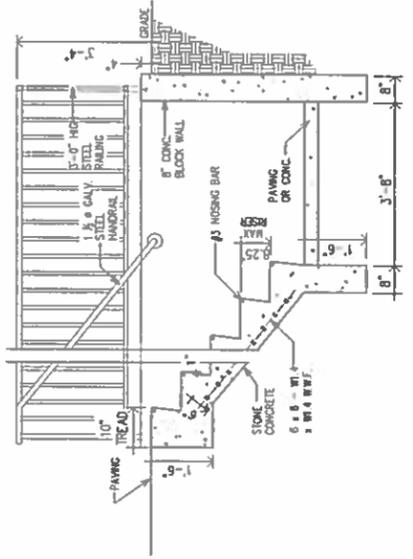
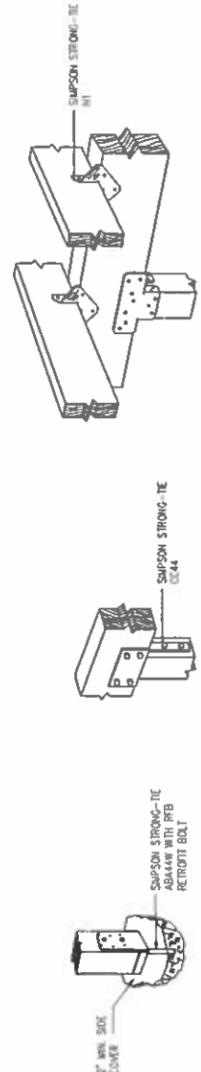
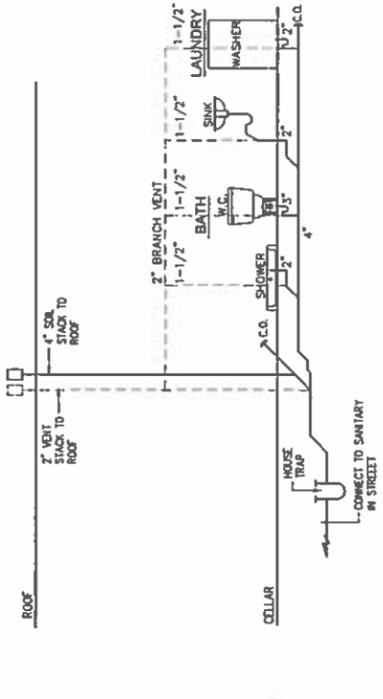
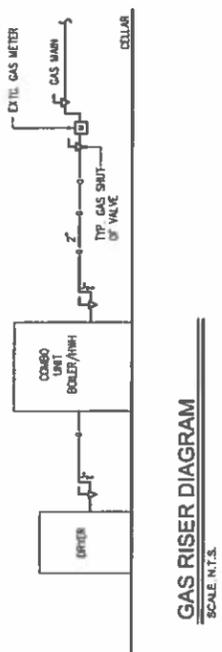
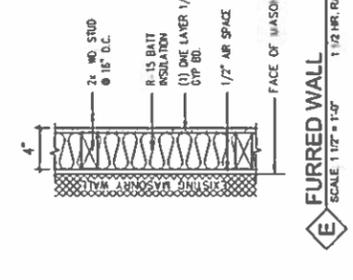
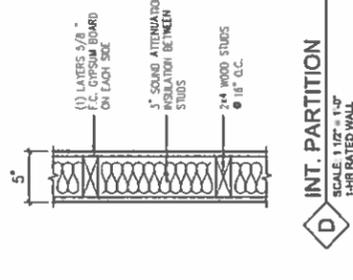
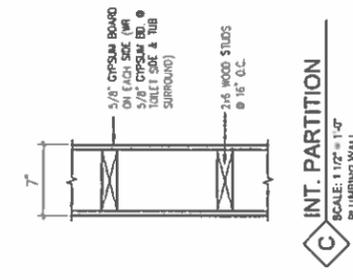
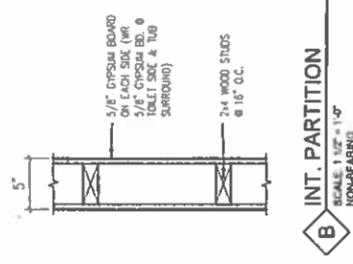


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WALL TYPES



PROPOSED CELLAR FLOOR PLAN
SCALE: 1/2"

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UNIQUE DESIGNS

- DRAFTING SERVICES
- CONSTRUCTION MANAGEMENT
- PERMITS
- BLUE PRINTS
- EXPEDITING

250 FULTON AVE, SUITE 600
 HEMPSTEAD, NY 11550
 TEL: 516-485-4855
 FAX: 516-485-4855
 CELL: 516-924-4854

APPLICANT



UNIQUE DESIGNS

250 FULTON AVE, SUITE 600 HEMPSTEAD, NY 11550
 TEL: 516-485-4855
 FAX: 516-485-4855
 CELL: 516-924-4854

PROJECT INFORMATION

PROPOSED FINISHED CELLAR FOR SINGLE FAMILY RESIDENCE
 303 RUTLAND ROAD, FREEPORT, NY 11520

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE ACCURACY OF ALL WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

REV#	DESCRIPTION	DATE
01	REVISED AS PER BUILDING DEPARTMENT REVIEW	07-26-2024

DRAWING TITLE

WALL DETAILS, CELLAR/ FOUNDATION PLAN & DETAILS

CHECKED BY: PHL
 DATE: 03-12-2024
 SCALE: AS NOTED
 DRAWING #

A2

PROJECT # 2023-006