

#1



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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**July 22, 2024**  
**LETTER OF DENIAL**

Rosina Codrington  
66 Sagamore St  
Freeport, NY 11520

RE: 66 Sagamore St, Freeport, NY  
Zoning District – Residence A Sec. 55 Blk. 376 , Lot 1242  
Building Permit Application #20243828  
Description – 162' of 6' high closed PVC fence.

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-171. Fences and enclosures.**

**D.** Fences in Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, Condominium and Cooperative Districts which meet the following criteria and subject to the approval of the Site Plan Review Board, where applicable, and without the consideration of the Freeport Zoning Board of Appeals, may be approved:

(2) In the secondary front yard of a corner lot, an open or closed fence not to exceed six feet in height, will be permitted. All fences in secondary front yards exceeding four feet in height shall be limited to half of the depth of the secondary front yard measured from the closest footprint of the structure to the property line abutting the sidewalk. Any fence closer to the sidewalk in a secondary front yard, including part of a rear fence, must be of an open design and of a height not exceeding four feet. Such fences may be constructed of wood, metal or plastic. According to the survey that you have submitted indicates that 6' H fence extending beyond what's permitted in the secondary front yard, you show 20.22' fencing when only 10.11' is allowed when half of the depth of the secondary front yard its permitted.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. 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 516-377-2202** 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 Zoning Board of Appeals 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 Zoning Board of Appeals Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2202

Very truly yours,



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

SITE PLAN APPROVAL NEEDED: NO

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VILLAGE OF FACEPORT, NY

#3

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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Notice

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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. 20243828

Location: 66 Sagamore St

Applicant: Rosina Codrington

Description: 162' of 6' high closed PVC fence.

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 22, 2024

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

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

#2



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SEC. 55 BLK. 376 LOT. 1242

CLERK'S OFFICE  
BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Rosina Codrington  
respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (~~has its principal office for the conducting of its business at~~)  
66 Sagamore Street, Freeport New York 11520

State whether applicant is owner, lessee, or has option or contract. If other than owner, state briefly terms of agreement.

2. That the premises affected by this application is located at 66 Sagamore Street Land Map of Nassau County  
Sec. 55 Blk. 376 Lot(s) 1242  
and that the interest which the applicant has in the property concerned is that of primary residence

Obtain reason for denial from Department of Buildings.

3. That (the applicant) (the applicant's duly authorized Rosina Codrington) on or about the 27 day of JUNE 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Describe by construction and number of stories. If none, so state.

To install a six (6) foot PVC Fence on Right side of property and toward back totalling 162 feet

State nature of use of property. If a business, give brief description.

4. That on or about the 27 day of JUNE, 2024, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: village ordinance 210-6A and 210-171D

Describe fully and clearly the use desired.

5. That the nature of the improvements now upon said premises is as follows: to install privacy fence around "side" of yard, white PVC fence, six feet, past garage door

Strike out whichever word is not applicable. Follow

6. That said premises are now being used as follows: personal use/home by Homeowner

7. That the applicant seeks authority to make use of said premises as follows: to replace existing wood and wire/steel fence, past garage door with 6' white PVC fence

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

10. That the grounds for this application are as follows: to request approval from the Building dept to install a 162' fence around side and back of property, with 6' white PVC fence not adjacent to street

11. That any deed restrictions running with the land prohibiting the desired use are as follows: there are no deed restrictions

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: June 27, 20 24.

BY: Rosina Codrington  
ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

The applicant Rosina Codrington named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by \_\_\_\_\_ and know the contents thereof; and that the same is true to her own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters \_\_\_\_\_ believe \_\_\_\_\_ to be true.

Sworn to before me this 7th day  
of August, 20 24.

Notary Public Andrea Simon

Rosina Codrington  
Signature of Applicant  
Andrea Simon  
Notary Public, State of New York  
Registration No. 0180005404  
Qualified in Nassau County  
Commission Expires on 4/1/2027

**Notice  
Conflict of Interest**

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

8/5/24, 20 24.  
Date Year

Rosina Codrington  
Signature

**Affidavit of Owner**

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public \_\_\_\_\_

\_\_\_\_\_  
Signature

#4

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617.20  
Appendix B

Short Environmental Assessment Form

CLEAR'S OFFICE  
VILLAGE OF FREEPORT, NY

Instructions for Completion

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		
Install 6' white PVC Fence on Right Side of Property and Garage		
Name of Action or Project:		
Project Location (describe, and attach a location map): (See attached)		
Install 6 Feet white PVC Fence around yard to provide privacy		
Brief Description of Proposed Action:		
Replace existing wood and wire fence with 6' white PVC Fence around Right Side of property (Sagamore side).		
Name of Applicant or Sponsor:	Telephone:	576 369-4434
Rosina Codrington	E-Mail:	LaFlor66@hotmail.com
Address:		
66 Sagamore Street		
City/PO:	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	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:	✓	
3.a. Total acreage of the site of the proposed action?	N/A acres 162 Feet	
b. Total acreage to be physically disturbed?	_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		



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

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JUN 27 2024

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"/>	
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"/>	
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"/>	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ROSINA CODRINGTON</u> Date: <u>6/25/2024</u>		
Signature: <u>[Signature]</u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	NO	
2. Will the proposed action result in a change in the use or intensity of use of land?	NO	
3. Will the proposed action impair the character or quality of the existing community?	NO	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	NO	
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?	NO	
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?	NO	
7. Will the proposed action impact existing:		
a. public / private water supplies?	NO	
b. public / private wastewater treatment utilities?	NO	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural or aesthetic resources?	NO	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	NO	

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FREEPORT BUILDING DEPT.  
Moderate to large impact may occur

	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?	ND	
11. Will the proposed action create a hazard to environmental resources or human health?	ND	

**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.

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

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

---

Name of Lead Agency \_\_\_\_\_ Date \_\_\_\_\_

---

Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer \_\_\_\_\_

---

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

X

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JUN 27 2024  
FREEPORT BUILDING DEPT.

Department of Buildings of the Incorporated Village of Freeport

FENCE PERMIT APPLICATION

5/26 Dept of Freeport NY.gov

Application Number: ~~2024388~~ S/B/L 55/376/644 Date of filing: 6/27/2024

Permit Number: \_\_\_\_\_

Detailed Description of Project: Install 6' PVC Fence on right side of property - 162'

Property Owner: ROSINA CODRINGTON

Property Address: 66 Sagamore St Zoning District: \_\_\_\_\_

Owners Mailing Address: 14 " "

Owners Contact Number: 50584

Owners Email Address: LaFlor66@hotmail.com

Contractor Information: V&O Montalvan Fence

Contractor Address: 891 Nassau Road, Uniondale, NY 11553

Contractor Phone Number: 516 644 6153

Contractor Email Address: info@VO Montalvan Fence.com

Documents Submitted from Contractor:

- Nassau County License YES  NO
- Workers Compensation Insurance YES  NO
- Liability Insurance YES  NO
- Disability Insurance YES  NO

emailed 6/25/2024 twin

Will Homeowner Install Their Own Fence YES  NO

If So, Was a Valid Copy a Valid Homeowners Insurance Policy Submitted? YES  NO

Was the Fence Already Installed? YES  NO

Total Cost of Project (Must include contract): \$ 41,600

Total Length of Fencing: 162'

NOTARY REQUIRED:

Print Name of Applicant: Rosina Codrington

Signature of Applicant: [Signature]

Sworn to before me this 26 day of June 2024

Notary Public: Kathryn E Mirra Superintendent of Buildings: \_\_\_\_\_

Kathryn E Mirra  
Notary Public, State of New York  
No. 01M0018772  
Qualified in Nassau County  
Commission Expires, November 21, 2027

#5

lela Sagamore

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#66

E + EL 30.59

E + EL 30.49

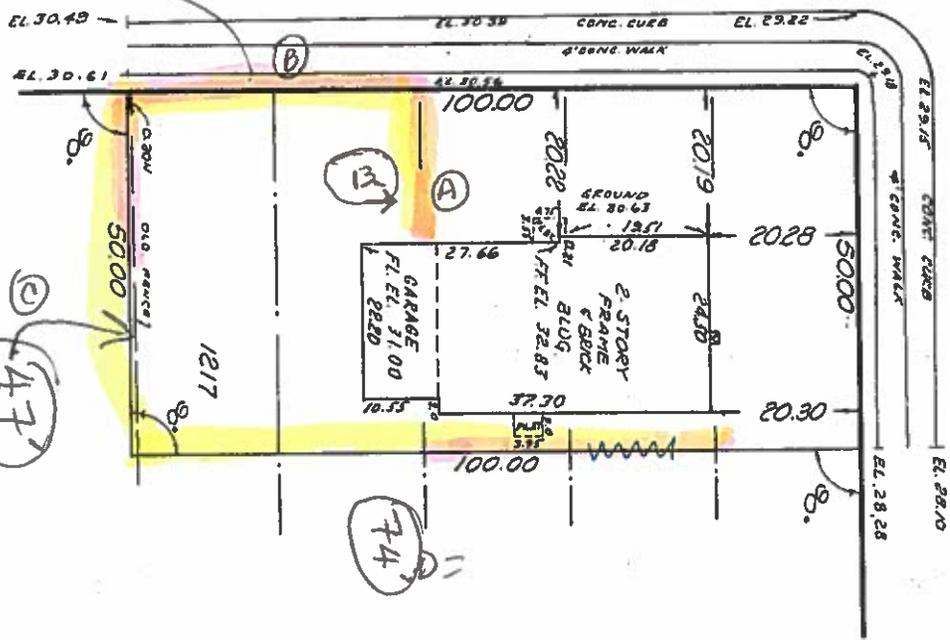
SAGAMORE ST.

VIL. OFFICE OF FREEPORT, N.Y.

E + EL 30.35

FREEPORT BLUE PRINT CO. N.Y. 2000 10-54

A=13'  
B=27'  
C=47'  
D=74'



BEDFORD AVE.

27'

47'

74'

Proposed 6' sidewalk

Existing 6' sidewalk

DRAWN	DATE	BLK.
A.G.R.	3-29-56	E-17
A.G.R.	6-4-56	FILE NO.
R.H.	7-18-56	JOB NO. 17949

GUARANTEED TO:  
 INTER-COUNTY TITLE GUARANTY  
 & MORTGAGE CO.  
 BALDWIN FEDERAL SAVINGS &  
 LOAN ASSN.  
 Baldwin & Corneliu &  
 As proc.

NOTE: WALK & CURB LINED TO EST. GRADE

RE-DATED: JULY 3, 1956  
 RE-DATED: MAY 29, 1956  
 PART OF LOTS 1217, 1221

MAP OF  
 COLUMBIA HEIGHTS  
 ADDITION  
 FREEPORT  
 N.Y.

SURVEYED MARCH 26, 1956  
 BALDWIN & CORNELIUS CO.  
 CIVIL ENGINEERS & SURVEYORS  
 LICENSE NO. 793 & 527  
 FREEPORT, L.I., NY  
 SCALE 1"=20' N.Y. STATE STANDARD

INC

#8

Variance for 66 Sagamore Street,  
Freeport, NY 11520

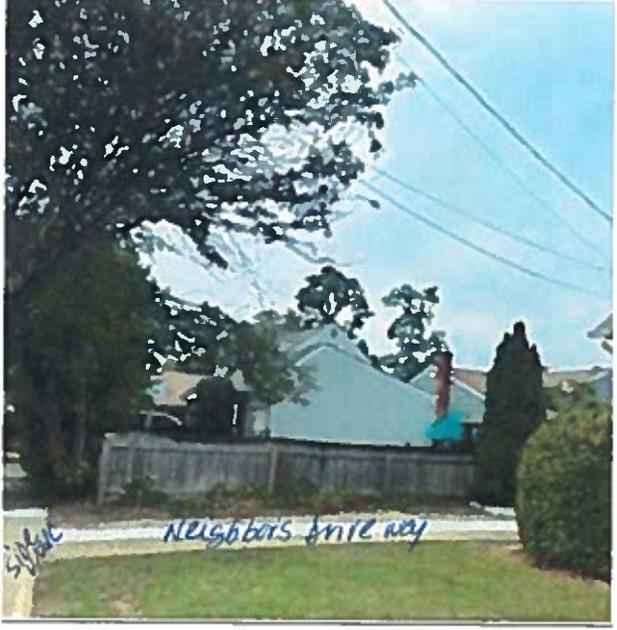
1. Below, shows the side yard looking out to Sagamore street. Picture shows foliage in summer (bare twigs in fall and winter). Garage on right hand side and neighbors' property on left side.



#3 below, shows side of house, corner of Sagamore & Bedford



#4 below, shows the side of house and ability for anyone walking by to look right into yard with existing wooden fence.



#2 above, closer view of side yard with existing, low 14' wooden fence.

➤ Section 55 / Block 376 / Lot 1242

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VILLAGE OF FREEPORT, NY

#18

Comparable corner property with fences  
6 feet and above

- Below, wraparound 6 foot PVC, *white* fence corner of Sagamore Street and Independence, Freeport, NY



- Above is side property at the corner of Bedford & Rutland Road, Freeport, NY

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**INC. VILLAGE OF FREEPORT**

**Department of Buildings**  
46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2242  
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E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

**SERGIO A. MAURAS**  
SUPERINTENDENT OF BUILDINGS

**ROBERT T. KENNEDY**  
MAYOR

**July 2, 2024**  
**LETTER OF DENIAL**

Sasha Villanueva  
146 Westside Ave  
Freeport, NY 11520

**RE: 146 Westside Ave, Freeport, NY**  
**Zoning District – Residence A Sec. 62 Blk. 031 , Lot 24**  
**Building Permit Application #20243816**  
**Description – 68’ of 5’ PVC fence (4’ H closed + 1’ mini lattice)**

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-171. Fences and enclosures.**

**D. Fences in Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, Condominium and Cooperative Districts** which meet the following criteria and subject to the approval of the Site Plan Review Board, where applicable, and without the consideration of the Freeport Zoning Board of Appeals, may be approved:

- (2) In the secondary front yard of a corner lot, an open or closed fence not to exceed six feet in height, will be permitted. All fences in secondary front yards exceeding four feet in height shall be limited to half of the depth of the secondary front yard measured from the closest footprint of the structure to the property line abutting the sidewalk. Any fence closer to the sidewalk in a secondary front yard, including part of a rear fence, must be of an open design and of a height not exceeding four feet. Such fences may be constructed of wood, metal or plastic. According to the survey that you have submitted indicates that 5’ H fence extending beyond what’s permitted in the secondary front yard, you show 25’ fencing when only 12.5’ is allowed when half of the depth of the secondary front yard its permitted.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. 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 516-377-2202 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.**

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If you should have any questions or require any additional information with reference to the Zoning Board of Appeals Application, please call the VILLAGE CLERK'S OFFICE at 377-2202

Very truly yours,

*Sergio A. Mauras*

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

SITE PLAN APPROVAL NEEDED: NO

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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20243816

Location: 146 Westside Ave

Applicant: Sasha Villanueva

Description: 68' of 5' PVC fence (4' H closed + 1' mini lattice)

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

2024 AUG -9 -P 2:45  
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VILLAGE OF FREEPORT, NY

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**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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SEC. 62 BLK. 031 LOT. 24

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of

the Application of

Sasha Villanueva

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Sasha Villanueva

respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)

146 Westside Avenue Freeport, NY 11520

State whether applicant is owner, lessee, or has option or contract. If other than owner, state briefly terms of agreement.

2. That the premises affected by this application is located at Land Map of Nassau County

146 Westside Avenue Freeport, NY 11520 Sec. 62 Blk. 031 Lot(s) 24

and that the interest which the applicant has in the property concerned is that of

The owner

3. That (the applicant) (the applicant's duly authorized Sasha Villanueva) on or about the 20 day of June 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

68' of 5" PVC Fence (4' H closed + 1' Min. lat)

Obtain reason for denial from Department of Buildings.

4. That on or about the 2 day of July, 2024, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Village ordinance 210-171 Fences + enclosures  
any fence closer to the sidewalk must be open design 4' H

Describe by construction and number of stories. If none, so state.

5. That the nature of the improvements now upon said premises is as follows: A privacy PVC fence protecting and providing safety to the backyard section of my private property. 4" High Solid

State nature of use of property. If a business, give brief description.

6. That said premises are now being used as follows: Primary residence.

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: Privacy fence to prevent trespassing, littering and ensuring safety.

Strike out whichever word is not applicable. Follow

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

10. That the grounds for this application are as follows: A PVC Private Closed Fence in my backyard for Safety purposes.

11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: 8/8, 2024

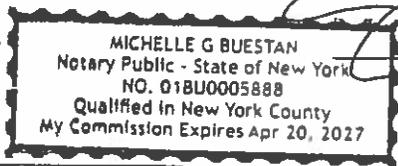
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

New York  
The applicant Sasha Villanueva named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by Michelle G Buestan and know the contents thereof; and that the same is true to Sasha Villanueva own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters I believe \_\_\_\_\_ to be true.

Sworn to before me this 8 day  
of August, 2024

Notary Public Michelle



Sasha Villanueva  
Signature of Applicant

**Notice  
Conflict of Interest**

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

8/9, 2024  
Date Year

Sasha Villanueva  
Signature

**Affidavit of Owner**

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature

Notary Public \_\_\_\_\_

JUN 26 2024

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>Sasha Villanueva - Fence Installation</i>		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action: <i>2 1/2 ft high + 1 ft lattice style fence w/ 3x5 PVC Post. 68 linear ft of fence for privacy and owner safety.</i>		
Name of Applicant or Sponsor: <i>Sasha Villanueva</i>	Telephone: <i>917-224-8903</i>	E-Mail: <i>Sasha.Villanueva@gmail.com</i>
Address: <i>146 Westside Avenue</i>		
City/PO: <i>FREDON, NY 11520</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	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	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres		
b. Total acreage to be physically disturbed? _____ acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

PLANNING OFFICE  
 VILLAGE OF FREDON, NY  
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JUN 20 2024

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

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FREEPORT, NY

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
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: Sasha Millanivera Date: 6/19/2024  
 Signature: \_\_\_\_\_

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

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

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 VILLAGE OF FINE POINT, NY

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

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

<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)

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 VILLAGE OF FREEPORT, NY

JUN 20 2024  
REPORT BUILDING DEPT.

Department of Buildings of the Incorporated Village of Freeport  
FENCE PERMIT APPLICATION

Application Number: 20243816 S/B/L 2023/24 Date of filing: 6/20/24

Permit Number: \_\_\_\_\_

Detailed Description of Project: 68 linear feet PVC fence  
4ft High + 1 Ft mini. lattice style w/ 5x5 PVC post

Property Owner: Sasha Villanueva, Luzgarda Villanueva

Property Address: 146 Westside Avenue Zoning District: \_\_\_\_\_

Owners Mailing Address: 146 Westside Avenue Freeport, NY, 11520

Owners Contact Number: 917-224-8903

Owners Email Address: Sasha.Villanueva@gmail.com

Contractor Information: Morales Fence + Sons Corp

Contractor Address: 237 Maxson Avenue Freeport, NY 11520

Contractor Phone Number: 516-728-1495

Contractor Email Address: MoralesFencesons@gmail.com

Documents Submitted from Contractor:

- Nassau County License YES  NO
- Workers Compensation Insurance YES  NO
- Liability Insurance YES  NO
- Disability Insurance YES  NO

Will Homeowner Install Their Own Fence YES  NO

If So, Was a Valid Copy a Valid Homeowners Insurance Policy Submitted? YES  NO

Was the Fence Already Installed? YES  NO

Total Cost of Project (Must include contract): \$12,450.00

Total Length of Fencing: 68 Linear ft

NOTARY REQUIRED:

Print Name of Applicant: Sasha Villanueva

Signature of Applicant: [Signature]

Sworn to before me this 18 day of June 2024

Mesheena C. Little  
Notary Public: \_\_\_\_\_ Superintendent of Buildings: \_\_\_\_\_

MESHESNA C LITTLE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01L16066958  
Qualified in Nassau County  
My Commission Expires 11-26-2025

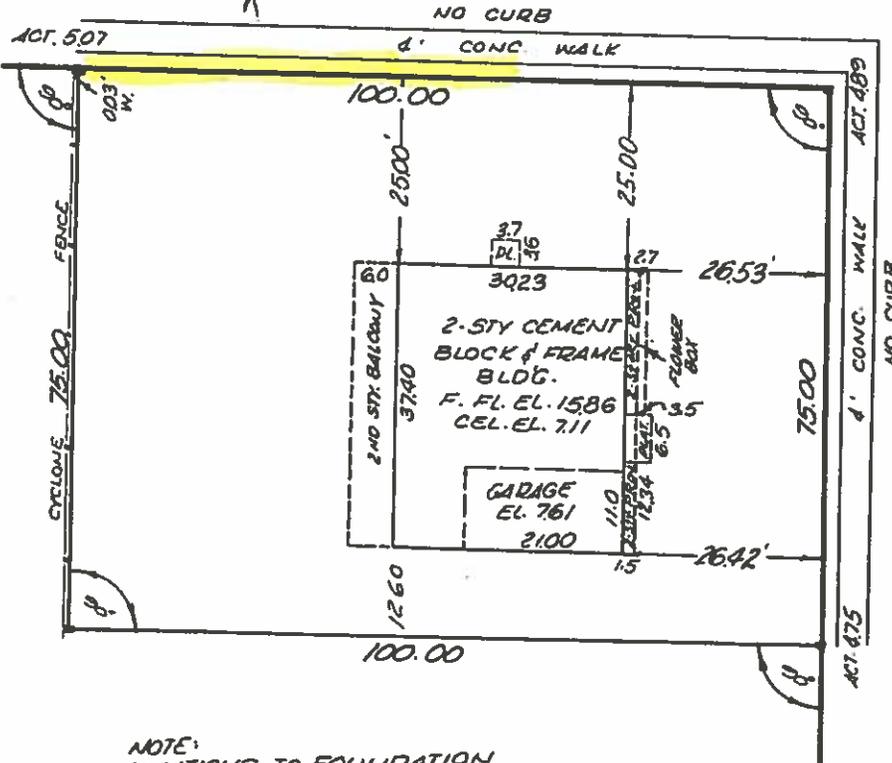
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DRAWN	CHECKED	DATE	SEC.	
W.S.	J.D.C.	8-7-57	BLK.	
WHB	J.D.C.	11-11-57	FILE NO.	F-307
W.H.B.	H.V.D.	1-29-59	JOB NO.	30052

of ACT 474

**CASINO STREET**  
(CONC & BLACKTOP PAVT.)

ACT 489  
K



NOTE:  
LOCATIONS TO FOUNDATION  
NO HOUSE NUMBER

ACT. 458

**146 WESTSIDE AVENUE**  
(CONC & BLACKTOP PAVT.)

ACT. 419

GUARANTEED TO:  
SOUTH SHORE FEDERAL SAVINGS &  
LOAN ASSOCIATION  
HOME TITLE GUARANTY COMPANY  
Baldwin & Cornelius Co.  
Per. C.E.C.

RE-DATED: JAN. 23, 1959  
RE-DATED: NOV. 8, 1957  
**MAP OF**  
**PROPERTY AT**  
**FREEPORT, N.Y.**  
SURVEYED AUGUST 6, 1957  
**BALDWIN & CORNELIUS CO.**  
CIVIL ENGINEERS & SURVEYORS  
LICENSE NO. 793  
**FREEPORT, L.I., N.Y.**  
SCALE 1"=20' N.Y. STATE STANDARD















Roosevelt Ave.

STOP





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2024 AUG 19 A 10: 24

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

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

ROBERT T. KENNEDY  
MAYOR

SERGIO A MAURAS  
SUPERINTENDENT OF BUILDINGS

**LETTER OF DENIAL**

June 28, 2024

Desiree Boucher  
54 Morton Ave  
Freeport, NY 11520

**RE: 54 Morton Avenue, Freeport, NY**  
**Zoning District – Residence A Sec. 55 Blk. 300 Lot 205**  
**Building Permit Application #20243704**  
**Description: Maintain privacy fence 26' of 4' high closed.**

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A. Conformity Required.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-171D. Fences and enclosures.**

**D.** Fences in Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, condominium and Cooperative Districts which meet the following criteria and subject to the approval of the Site Plan Review Board, where applicable, and without the consideration of the Freeport Zoning Board of Appeals, may be approved:

**(1)** In primary front yards, an open fence not to exceed four feet in height. Such fences may be constructed of wood, plastic or metal. The fence to be maintain indicates that you have 26' of 4' H Closed fence.

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. 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 516-377-2202** to make an appointment 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.**

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 Zoning Board of Appeals Application only, please call the **VILLAGE CLERK'S OFFICE** at 377-2202.

Very truly yours,



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

SITE PLAN APPROVAL NEEDED: NO

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VILLAGE OF FRIEDPORT, NY





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SEC. 55 BLK. 300 LOT. 205

2024 AUG 19 A 10: 25

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

In the Matter  
Of

the Application of

Desiree Boucher 54 Morton Ave Freeport NY 11520  
To The Board of Appeals of the Village of Freeport, New York

Index No. \_\_\_\_\_

COMPLY WITH ORIGINAL NOTES

The application of Desiree Boucher 54 Morton Ave Freeport NY 11520 respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) ~~(has its principal office for the conducting of its business at)~~

54 Morton Ave  
Freeport NY 11520

State whether applicant is owner, lessee, or has option or contract. If other than owner, state briefly terms of agreement.

2. That the premises affected by this application is located at 54 Morton Ave Freeport NY 11520 Land Map of Nassau County

Sec. 55 Blk. 300 Lot(s) 205  
and that the interest which the applicant has in the property concerned is that of the owner

3. That (the applicant) (the applicant's duly authorized Desiree Boucher) on or about the 10<sup>th</sup> day of April, 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

survey, bill of sale, environmental assessment form fence permit application

Obtain reason for denial from Department of Buildings.

4. That on or about the 28<sup>th</sup> day of June, 2024, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

fence is closed vs. open picket

Describe by construction and number of stories. If none, so state.

5. That the nature of the improvements now upon said premises is as follows: installation of fence

State nature of use of property. If a business, give brief description.

6. That said premises are now being used as follows: single family home

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: N/A

Strike out whichever word is not applicable. Follow language in ordinance.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York 210.171D

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property:

N/A

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

10. That the grounds for this application are as follows: privacy

11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: 8/16, 20 24

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

The applicant Desiree Haucher named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by her and know the contents thereof; and that the same is true to her own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters she believe \_\_\_\_\_ to be true.

Sworn to before me this 16 day  
of August, 20 24.

Notary Public Mary Beth Tain

MARY BETH TAIN  
NOTARY PUBLIC, State of New York  
No. 01TA6122450  
Qualified in Nassau County  
Commission Expires February 14, 2025

**Notice  
Conflict of Interest**

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

8/16, 20 24  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public \_\_\_\_\_

\_\_\_\_\_  
Signature

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 APR 10 2024  
 FREEPORT BUILDING DEPT.

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: Front Lawn Fence Installation			
Project Location (describe, and attach a location map): right side of house from back gate to sidewalk			
Brief Description of Proposed Action: PVC fencing from back gate (right side) to foot from sidewalk			
Name of Applicant or Sponsor: Desiree Boucher		Telephone: 631-831-6040	
Address: 54 Morton Ave		E-Mail: deboucher@gmail.com	
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES ✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES ✓
3.a. Total acreage of the site of the proposed action?		87 feet	acres
b. Total acreage to be physically disturbed?		87 feet	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.75	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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 2024 AUG 19 A 10:25  
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 VILLAGE OF FREEPORT, NY

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APR 10 2024

FREEDOM BUILDING DEPT.

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

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
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: Desiree Boucher Date: 4/10/24

Signature: [Signature]

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

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

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FREEPORT BUILDING DEPT.

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

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

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

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

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

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Department of Buildings of the Incorporated Village of Freeport

FENCE PERMIT APPLICATION



Application Number: 20243704 S/B/L 55.300.205 Date of filing: 4/10/24

Permit Number: 20240377

Detailed Description of Project: installing of privacy fence from right side back gate to down along front lawn. 50' total. Open Fence

Property Owner: Desiree Boucher; Richard Gray

Property Address: 54 Morton Ave Zoning District: \_\_\_\_\_

Owners Mailing Address: Freeport NY 11520  
54 Morton Ave Freeport NY 11520

Owners Contact Number: 516-428-7486 or 631-831-6040

Owners Email Address: dezbaucher@gmail.com

Contractor Information: V:O Montalvan Fence Corp.

Contractor Address: 891 Nassau Rd Unandelo NY 11553

Contractor Phone Number: 516-644-6153 516-644-3408 631-306-6525

Contractor Email Address: info@VOMontalvanFence.com

Documents Submitted from Contractor:

- Nassau County License YES  NO
- Workers Compensation Insurance YES  NO
- Liability Insurance YES  NO
- Disability Insurance YES  NO

Will Homeowner Install Their Own Fence YES  NO

If So, Was a Valid Copy a Valid Homeowners Insurance Policy Submitted? YES  NO

Was the Fence Already Installed? YES  NO

Total Cost of Project (Must include contract): \$2100

Total Length of Fencing: 57feet

Print Name of Applicant: Desiree Boucher

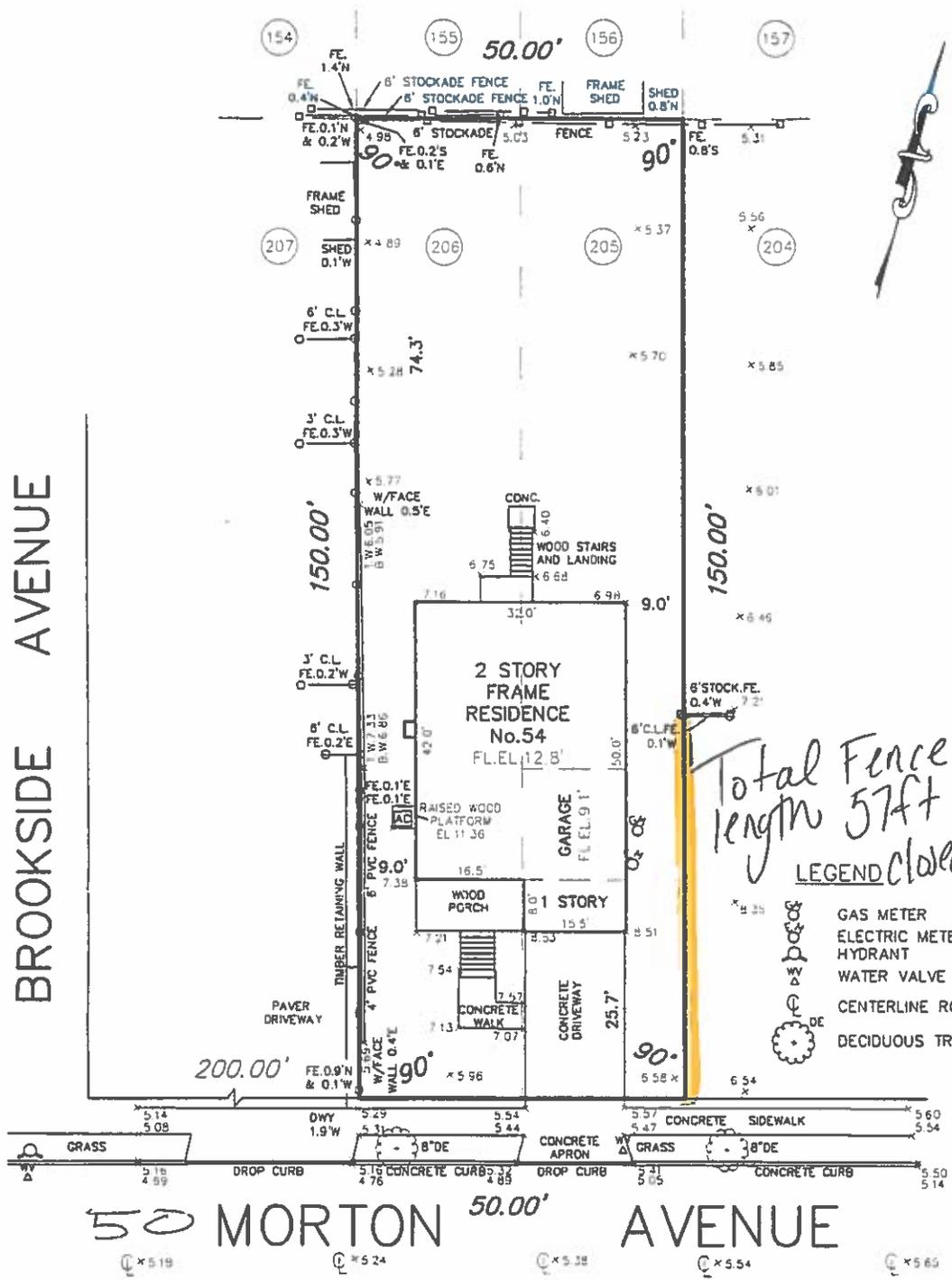
Signature of Applicant: [Signature]

Sworn to before me this 10 day of April

Notary Public: [Signature] Superintendent of Buildings: [Signature]

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Notary Public  
M. HERMAN  
No. 015006655  
Qualified in Nassau County  
My Commission Expires 11-26-20



Total Fence length 57ft+  
LEGEND closed

- GAS METER
- ELECTRIC METER
- HYDRANT
- WATER VALVE
- CENTERLINE ROAD
- DECIDUOUS TREE

ELEVATIONS REFER TO NAVD88  
 OFFSETS AND MEASUREMENTS TO FOUNDATION  
 BUILDING LIES IN A FEMA AE FLOOD ZONE WITH BFE 8'  
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PREPARED FOR: ALAN BALABANICK  
 MAP OF: MORTON DEVELOPMENT CO. INC.  
 LOTS 205 & 206  
 LOCATED AT: Inc. Village of FREEPORT  
 COUNTY OF: Nassau, New York  
 CERTIFIED TO:

Filed: 12/20/1919  
 Case No. 2328

*[Handwritten signature]*  
 12/20/1919

Final Survey: December 2, 2016  
 TITLE No.:  
 SCALE: 1" = 20'  
 Foundation Location: September 14, 2015  
 SURVEYED ON: February 26, 2014

**AK ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 100 NORTH PARK AVENUE  
 ROCKVILLE CENTRE, NEW YORK 11570  
 Tel:(516) 878-9610 - Fax:(516) 878-0348

RALPH ANDERSON  
 N.Y. LIC. No. 49482  
 DANIEL A. KADYSZEWSKI  
 N.Y. Lic. No. 50258

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OFFICE  
SPRINGFIELD, NY







**INC. VILLAGE OF FREEPORT**

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

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

ROBERT T. KENNEDY  
MAYOR

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VILLAGE OF FREEPORT, NY

SERGIO A MAURAS  
SUPERINTENDENT OF BUILDINGS

**LETTER OF DENIAL**

June 24, 2024

Shana Ashwood  
20 Mayfair Court  
Freeport, NY 11520

RE: 20 Mayfair Court, Freeport, NY  
Zoning District – Residence AA Sec. 54 Blk. B Lot 453  
Building Permit Application #20243754  
Description: Rebuild garage 197 SqFt due to fire.

Dear Sir/Madam.

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A. Conformity Required.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-35. Required yards.**

C. Yards of the following depths or widths shall be provided for accessory buildings, detached garages, accessory structures, barbecue pits and breezeways on the lot:

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the drawings indicates that the rear setback is 1.70. You will be seeking a variance of 3.3’.

(3) Side yards width: No accessory building, accessory structure, barbecue pit, detached garage or breezeway shall be erected in any side yard. As per 210-35 A. Yards of the following depths or widths shall be provided for the principal building on the lot: (3) Side yards width: minimum 10 feet; the sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. According to the drawing indicates that you have a 1.1’ side yard. You will be seeking a variance of 8.9’

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. 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 516-377-2202** to make an appointment 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.**

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 Zoning Board of Appeals Application only, please call the **VILLAGE CLERK'S OFFICE** at 377-2202.

Very truly yours,

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

SITE PLAN APPROVAL NEEDED : Yes

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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. 20243754

Location: 20 Mayfair, Freeport, NY

Applicant: Shana Ashwood

Description: Rebuild garage 197 SqFt due fire.

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 24, 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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BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

Shana Ashwood - 20 Mayfair Ct. Freeport NY

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of Shana Ashwood  
respectfully states and alleges:

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (~~has its principal office for the conducting of its business at~~)  
20 Mayfair Ct, Freeport NY

State whether  
applicant is owner,  
lessee, or has option  
or contract. If other  
than owner, state  
briefly terms of  
agreement.

2. That the premises affected by this application is located at Land Map of Nassau County  
20 Mayfair Ct, Freeport NY Sec. 54 Blk. B Lot(s) 453  
and that the interest which the applicant has in the property concerned is that of  
the property owner

3. That (the applicant) (the applicant's duly authorized Vincent Lemma) on or about the  
15 day of May 2024, filed in the office of the Department of Buildings of the Village of  
Freeport, New York, an application for a Building Permit. Documents filed with said application were  
as follows:

Architectural Plans, Survey, Short Environmental Assessment, Owner Fee Affidavit, NC Assessment

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 24 day of June, 2024, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows:  
210-6A; 210-35 Required Yards having less than required Rear Yard and Side Yard Setbacks

Describe by  
construction and  
number of stories. If  
none, so state

5. That the nature of the improvements now upon said premises is as follows: Direct Rebuild of  
Garage as a result of fire damage

State nature of use of  
property. If a  
business, give brief  
description.

6. That said premises are now being used as follows: Single Family Dwelling

Describe fully and  
clearly the use  
desired

7. That the applicant seeks authority to make use of said premises as follows: Single Family Dwelling  
with Detached Garage

Strike out whichever  
word is not  
applicable. Follow  
language in  
ordinance.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by  
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
State of New York 210-6A; 210-35 C

Refer where possible  
to paragraphs and  
section by numbers

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the  
application involves a subdivision of property, describe the existing property:  
N/A

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If more space is needed annex statement on separate sheet and refer to it here with following words "See annexed statement which is made a part hereof" Save opinions for the hearing.

10. That the grounds for this application are as follows: Requesting Board approval of this Variance application for a direct replacement and rebuild of existing garage that was damaged by fire.

11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: July 10, 2024

[Signature]

BY: April Madigan  
ITS: Expeditor

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York )  
County of Nassau ) ss:

The applicant Shana Ashwood named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by April Madigan and know the contents thereof; and that the same is true to her own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters she believe all to be true.

Sworn to before me this 31<sup>st</sup> day  
of July, 2024

Notary Public [Signature]

X [Signature]  
Signature of Applicant  
RUSSELL E. CARLSON  
Notary Public, State of New York  
No. 01CA5078901  
Qualified in Nassau County  
Commission Expires June 2, 2024

Notice

Conflict of Interest

I have read Section 80(9) of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

July 31, 2024  
Date Year

X [Signature]  
Signature

Affidavit of Owner

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I Shana Ashwood being duly sworn, depose and say:

That he/she (the owner of 20 Mayfair Ct, Freeport) (is the \_\_\_\_\_ of \_\_\_\_\_

the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_)

That the owner Shana Ashwood consents to the granting of the authority sought in the above application.

Sworn to before me this 31<sup>st</sup> day  
of July, 2024

Notary Public [Signature]

X [Signature]  
Signature

RUSSELL E. CARLSON  
Notary Public, State of New York  
No. 01CA5078901  
Qualified in Nassau County  
Commission Expires June 2, 2024

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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> <span style="float: right; font-size: 1.2em;"><b>Milro Services, Inc</b></span>			
Name of Action or Project:			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">20 Mayfair Court Freeport, NY 11520</p>			
Brief Description of Proposed Action: Rebuild garage and partial house siding			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">Milro Services, Inc</p>		Telephone: 516 379-6100 E-Mail: info@milro.com	
Address: <p style="text-align: center; margin: 0;">41 Hanse Avenue</p>			
City/PO: <p style="text-align: center; margin: 0;">Freeport</p>		State: <p style="text-align: center; margin: 0;">NY</p>	Zip Code: <p style="text-align: center; margin: 0;">11520</p>
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:			YES <input checked="" type="checkbox"/>
Freeport Building Department			
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Kevin Molloy	Date: 4/9/24	
Signature: <u>Kevin Molloy</u>		

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

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

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 1/06/24 8:14 P  
 3 OFFICE  
 FREEPORT, NY

	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.

<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. 2024/3754  
 Filing Date 5/15/24

## Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>20</u> <u>MAYFAIR CT</u> ZONING DISTRICT <u>AA</u> (No.) (Street)
	BETWEEN <u>BROOKSIDE</u> AND _____ (Cross Street) (Cross Street)
	SECTION <u>54</u> BLOCK <u>B</u> LOT <u>453</u> APPROX. LOT SIZE <u>9739</u> x <u>54.91</u> 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 non-state none _____) 3     Swimming Pool 4     Repair (replacement) 5     Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)		<b>B. PROPOSED OR EXISTING USE</b> <b>RESIDENTIAL</b> 11     One Family 12     Two families 13     Apartment - Enter No. of Units _____ 14     Transient hotel, motel, or dormitory - Enter No. of Units _____ 15     Garage or Accessory Structure 16     Other - Specify _____ <b>NON RESIDENTIAL - Complete Part "E"</b> 17     Industrial 18     Office, bank, professional 19     Store, mercantile 20     Church, other religious 21     Hospital, institutional 22     Other - Specify _____	
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>30,000</u>		<b>D. DESCRIPTION OF PROJECT</b> <u>GARAGE (DETACHED)</u> <u>REBUILD DEFECT REPLACEMENT</u> <u>AFTER FIRE</u>	

### III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	SHANA ASHWOOD	20 MAYFAIR COURT FREEPORT NY 11520	917 412 8446
2. Contractor	MELRO SERVICES	41 HANSE AVENUE FREEPORT NY 11520	516 379 6100
3. Architect or Engineer	VINCENT R. LEWIS ARCHITECT PLLC	2135 NEWBOLT RD BELLEVILLE NY 11710	516 805 7044

### 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 41 HANSE AVE FREEPORT NY 11520  
 Phone \_\_\_\_\_

State of New York

County of Nassau

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

### V. FLOOD ZONE

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

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

### PROJECT DESCRIPTION

Total/First Flr Square Feet 10

Upper Flrs Square Feet \_\_\_\_\_

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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

### LETTER OF DENIAL

July 11, 2024

April Matthews  
112 Archer St  
Freeport, NY 11520

RE: **112 Archer St, Freeport, NY**  
**Zoning District – Residence A Sec. 62 Blk. 076 Lot 51**  
**Building Permit Application #20243772**  
**Description: Maintain front deck 24' x 9'**

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A. Conformity Required.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-43. Required yards.**

A. Yards of the following depths or widths shall be provided for the principal building on the lot:

(1) Front yard depth: minimum 20 feet or the average depth of all residential front yards on the same side of the street within two hundred 200 feet in either direction, whichever is greater, but in no case more than 40 feet. According to the drawings shows a 17' front set back. You will be seeking a variance of 3'.

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. 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 516-377-2202** to make an appointment 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.**

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 Zoning Board of Appeals Application only, please call the **VILLAGE CLERK'S OFFICE** at 377-2202.

Very truly yours,

*Sergio A. Mauras*

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

SITE PLAN 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. 20243772

Location: 112 Archer St, Freeport, NY

Applicant: April Matthews

Description: Maintain front deck 24' x 9'

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 11, 2024

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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



SEC. 62 BLK. 076 LOT. 51

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of April Matthews-Carreira

respectfully states and alleges:

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)

112 Archer St Freeport, NY 11520

State whether  
applicant is owner,  
lessee, or has option  
or contract. If other  
than owner, state  
briefly terms of  
agreement.

2. That the premises affected by this application is located at

112 Archer St

Land Map of Nassau County

Sec. 62 Blk. 706 Lot(s) 51

and that the interest which the applicant has in the property concerned is that of to increase value to our home, to enjoy the four seasons of the year

3. That (the applicant) (the applicant's duly authorized April Matthews-Carreira on or about the 11 day of July 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Environmental Assessment Forms & Application for erection of brick deck

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 11 day of July, 2024, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Village Ordinance 2-10-6A  
Village Ordinance 2-10-43

Describe by  
construction and  
number of stories. If  
none, so state.

5. That the nature of the improvements now upon said premises is as follows: unleveled, bricks cracked broken, sinkings in dirt. The steps were ~~data~~ dilapidated.

State nature of use of  
property. If a  
business, give brief  
description.

6. That said premises are now being used as follows: to enjoy outside weather increase value in our home. extended original steps long way for deck. fig trees were a problem

Describe fully and  
clearly the use  
desired.

7. That the applicant seeks authority to make use of said premises as follows: extended original steps got rid of trees against property

Strike out whichever  
word is not  
applicable. Follow  
language in  
ordinance.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York village Ordinance 2-10-6A  
village Ordinance 2-10-43

Refer where possible  
to paragraphs and

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

10. That the grounds for this application are as follows: 112 Archer St Freeport NY 11720

11. That any deed restrictions running with the land prohibiting the desired use are as follows: to use deck by architect plans

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous preceding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: August 5, 2024. April Matthews-Correa

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York )  
County of Nassau ) ss:

The applicant April Matthews-Correa named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by Freeport Conservators and know the contents thereof; and that the same is true to April own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters she believe is to be true.

Sworn to before me this 5<sup>th</sup> day  
of August, 2024.

Notary Public Amarilis Ledesma

Archer St.

April Matthews-Correa  
Signature of Applicant

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

Notice  
Conflict of Interest

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

August 5, 2024.  
Date Year

April Matthews-Correa  
Signature

Affidavit of Owner

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of

deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

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CLERK OF SUPREMACY

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: <p style="text-align: center;">2 Front of House</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">112 ARCHER ST, FREEPORT NY 11520</p>			
Brief Description of Proposed Action: <p style="text-align: center;">Front Deck 24x9</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">A</p>		Telephone: 516 551-3371	
Address: <p style="text-align: center;">112 Archer St</p>		E-Mail: Amatt101@gmail.com	
City/PO: <p style="text-align: center;">Freeport, NY</p>		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other (specify): _____		

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 VILLAGE ENGINEERING  
 VILLAGE ENGINEERING, NY

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<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 type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 VILLAGE OF FREEDOM, NY



	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.

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

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

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

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 10/21/11 10:22 P 12:43  
 PLANNING OFFICE  
 ALBANY FIELDPORT, NY

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 5/29/24

Filing Date 2024 3 27 22

## 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>112 Archer St</u> (No.) (Street)	ZONING DISTRICT <u>Residence A</u>
	BETWEEN <u>East Ave</u> (Cross Street)	AND <u>Church Ave</u> (Cross Street)
	SECTION <u>62</u>	BLOCK <u>706</u> LOT <u>51</u>
	APPROX. LOT SIZE _____ X _____ LOT AREA _____	

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

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT <del>5,220.00</del> <del>2,110.00</del> <u>4,130.00</u> <u>\$8,164.00</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>Deck 24 Long 9 wide</u> <u>24 x 9</u></p>
--	--

III. IDENTIFICATION - To be completed by all applicants			
	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>April Matthews</u>	<u>112 Archer St</u> <u>Freeport, NY 11520</u>	<u>516</u> <u>551 3371</u>
2. Contractor			
3. Architect or Engineer			

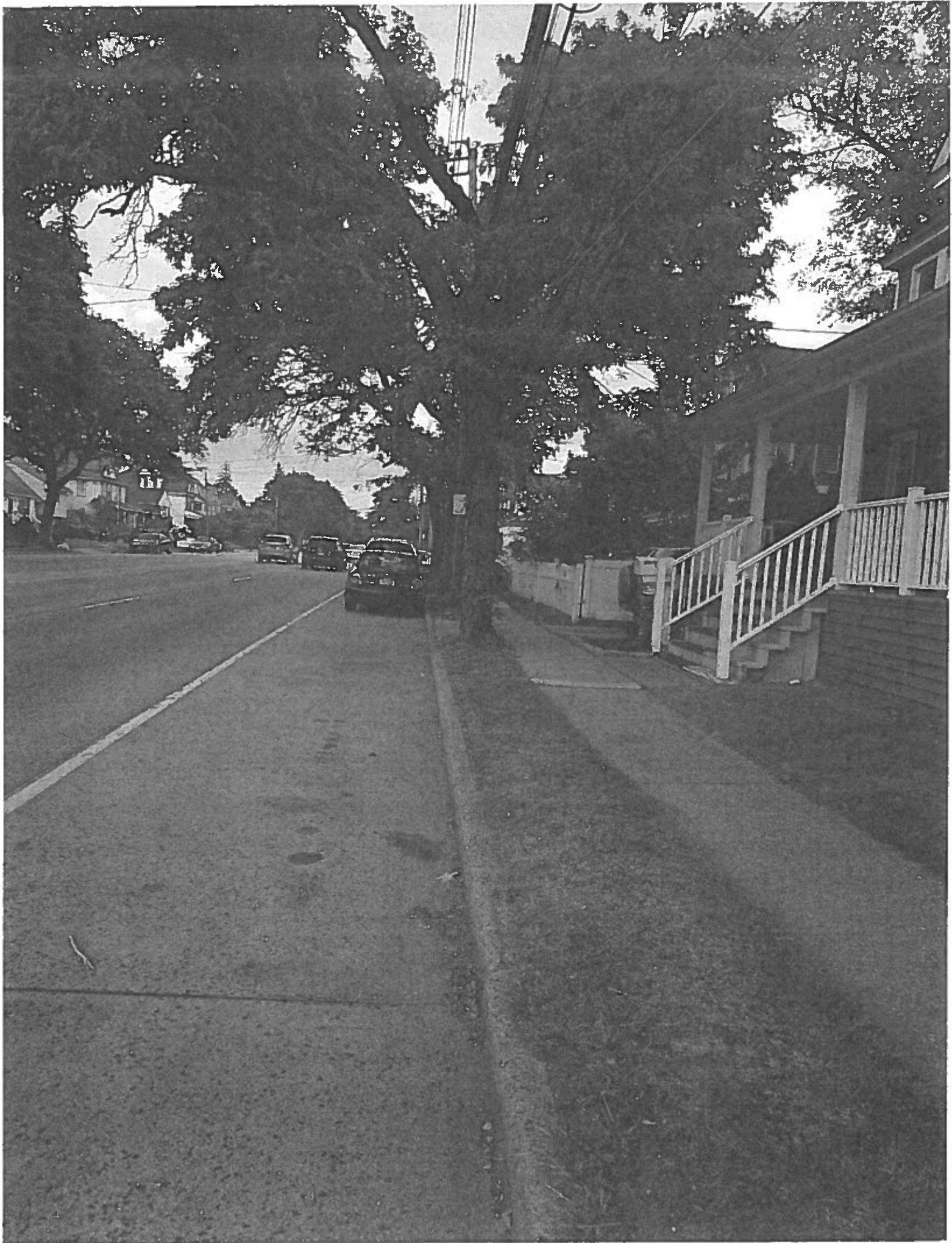
<p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner <u>April Matthews</u> (Print)</p> <p>Address <u>112 Archer St FPO</u></p> <p>Phone <u>516 551 3371</u></p> <p>State of New York _____ County of Nassau _____</p> <p>(Print) _____ being duly sworn, says that _____ (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of _____ knowledge and belief and agrees to conform to all applicable laws of this State of New York.</p> <p>(His or Her)</p> <p>Antoinette Labrecque</p>	<p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO _____ IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO _____</p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <input type="text"/></p> <p>Upper Flrs Square Feet <input type="text"/></p>
---	---

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476

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98

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TEL: 516.731.6978

1000 HEMPSTEAD ST. DT.

BAGEL DOCK AND CAFE  
RESTAURANT

REPORT  
350  
SOUTH MAIN  
MUSEUM

350

327  
DUNN WOOD  
TEAM 1956

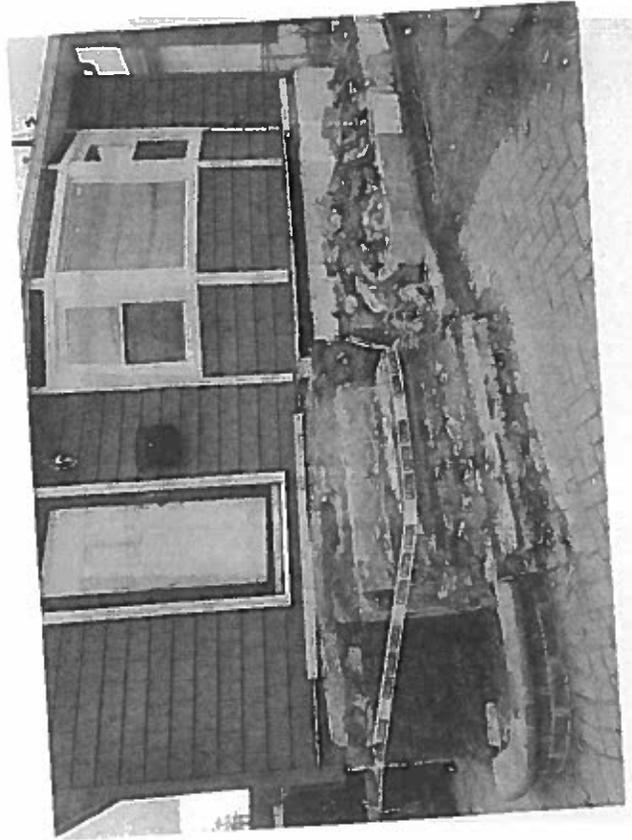
S. Main St

ALLEN



Atlantic

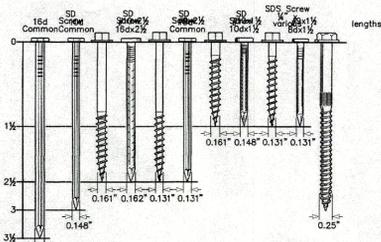






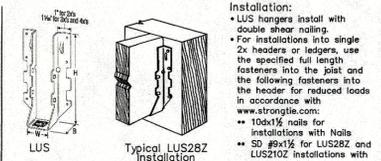
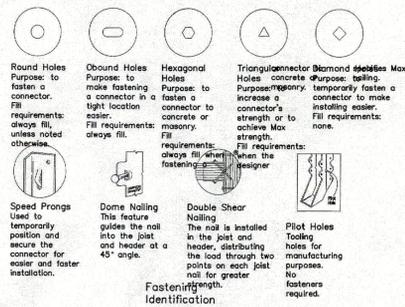
**General Notes:**

- Outdoor environments are generally more corrosive to steel. If you choose to use ZMAX<sup>®</sup> or HDG finish or stainless steel material on an outdoor project, you should periodically inspect your connectors and fasteners or have a professional inspection performed. Regular maintenance, including water-proofing of the wood used in your outdoor project is also a good practice.
- Coatings Available:
  - ZMAX: Galvanized (G185) 1.85 oz. of zinc per square foot of surface area. (hot-dip galvanized per ASTM A653 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
  - HDG - Hot Dip Galvanized: Products are hot-dip galvanized after fabrication (14 ga. and thicker). The coating weight increases with material thickness. The minimum specified coating weight is 2.0 oz. per square foot, (per ASTM A153 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
  - SS - Stainless Steel: Connectors are manufactured from Type 316L stainless steel, and provide greater durability against corrosion. Stainless-steel nails are required with stainless-steel products, and are available from Simpson Strong-Tie.
- When using stainless steel connectors, use stainless steel fasteners. When applications allow the use of ZMAX/HDG galvanized connectors, use HDG fasteners that meet the specifications of ASTM A153 or equivalent coating offered on Simpson Strong-Tie fasteners.
- Due to many variables involved with outdoor construction, Simpson Strong-Tie cannot provide estimates on service life of connectors, anchors or fasteners.
- To obtain optimal performance from Simpson Strong-Tie products, the products must be installed properly and used in accordance with the installation instructions and design limits provided by Simpson Strong-Tie.
- All installation notes and guidelines within the current Wood Construction Connectors catalog shall apply for the connectors, anchors, and fasteners shown.
- Simpson Strong-Tie reserves the right to change the specifications, design and models shown without notice or liability for such changes.
- Simpson Strong-Tie does not guarantee the performance or safety of products that are modified, improperly installed or not used in accordance with the design.
- All references to bolts or machine bolts (MB) are structural quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM A307, grade A. Bolt holes shall be at least a minimum 1/32" and no more than a maximum of 1/16" larger than the bolt diameter per 2005 NDS Section 11.1.2.
- Unless noted otherwise, all references to standard cut washers refer to Type A plain washers (W) conforming to the dimensions shown in ASME B18.2.1 for the appropriate rod sizes.
- Unless stated otherwise, Simpson Strong-Tie cannot and does not make any representation regarding the suitability of use or load-carrying capacities of connectors installed with improper fasteners.



**Fastener Notes:**

- The specified quantity, type and size of fastener must be installed in the correct holes on the connector to achieve published loads. Incorrect fastener selection or installation can compromise connector performance and could lead to failure.
- Nail diameter assumes no coating. See technical bulletin T-NAILGUIDE for more information.
- The Simpson Strong-Tie® SDS structural-connector screw is the only screw approved for use with our connectors.
- NAIL reference in tables: 16d = 16d common, 10d = 10d common

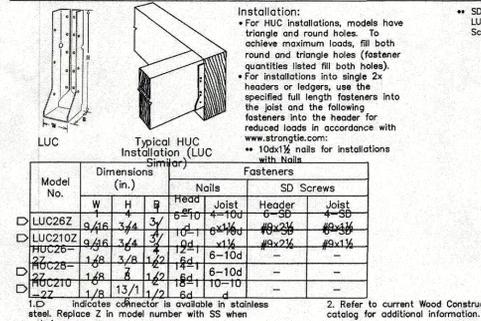


Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Header Joist	Header Joist	Header Joist	Header Joist
LUS26Z	9/16	4 3/4	1 3/4	4-10	4-10	6-30	4-30
LUS28Z	9/16	6 5/8	1 3/4	6-10	4-10	6-30	4-30
LUS210Z	9/16	13/16	1 3/4	8-10	4-10	6-30	4-30
LUS210	3/8	4 7/8	2	4-16	4-16	6-30	4-30
L22	3/8	1 8	9	4-16	4-16	6-30	4-30

**Installation:**

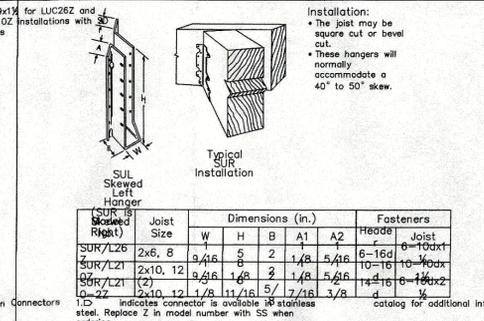
- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com.
- 10d x 1 1/2" nails for installations with Nails
- 6d x 1 1/2" for LUS28Z and LUS210Z installations with Nails

**D01 General Notes**



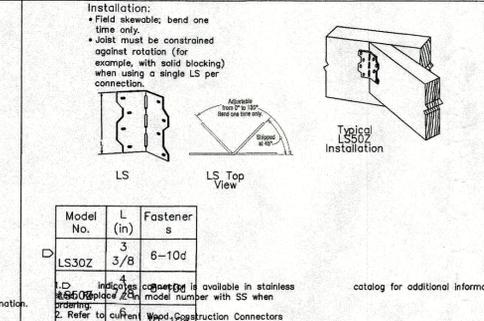
Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Header Joist	Header Joist	Header Joist	Header Joist
LUC26Z	9/16	3 3/4	3	6-10	4-10	6-30	4-30
LUC210Z	9/16	3 3/4	3	6-10	4-10	6-30	4-30
HUC26	1 1/8	3 3/4	3	6-10	4-10	6-30	4-30
HUC28	1 1/8	3 3/4	3	6-10	4-10	6-30	4-30
HUC210	1 1/8	3 3/4	3	6-10	4-10	6-30	4-30
L27	1 1/8	3 3/4	3	6-10	4-10	6-30	4-30

**D02 Fasteners**



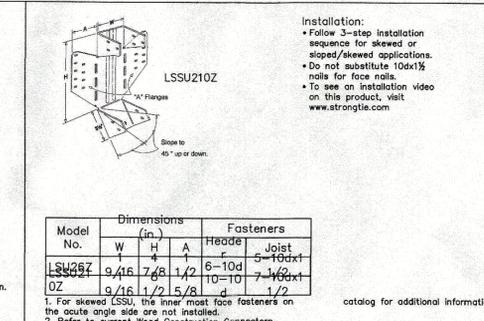
Model No.	L (in.)	Fasteners	
		LS30Z	LS30Z
LS30Z	3/8	6-10d	6-10d

**D03 LUS Joist Hangers**



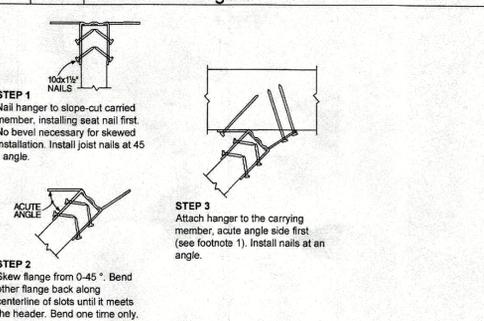
Model No.	Dimensions (in.)			Fasteners			
	W	H	A	Header Joist	Header Joist	Header Joist	Header Joist
LSSU26Z	9/16	7/8	1 1/2	6-10d	4-10	6-30	4-30
LSSU28Z	9/16	1 1/2	1 1/2	10-10	4-10	6-30	4-30
LSSU210Z	9/16	1 1/2	1 1/2	10-10	4-10	6-30	4-30

**D04 LUC, HUC Joist Hangers**



Model No.	Dimensions (in.)			Post Fasteners			
	W	L	H	Nails	SD Screws	Machine Bolts	Machine Bolts
ABA44Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU44Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABA48Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU48Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABA60Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU60Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABA66Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU66Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABA72Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU72Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABA84Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU84Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABA96Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU96Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABA108Z	4	3	3	2-1	2-1	2-1/2	2-1/2
ABU108Z	4	3	3	2-1	2-1	2-1/2	2-1/2

**D05 SURSUL 45° Skewed Joist Hangers**



Model No.	Dimensions (in.)			Fasteners			
	W	L	H	Nails	SD Screws	Machine Bolts	Machine Bolts
SURSUL26	2x6, 8	9/16	5	2-1/8	5/16	6-16d	6-10d
SURSUL28	2x10, 12	9/16	5	2-1/8	5/16	10-16	10-16d
SURSUL210	2x10, 12	9/16	5	2-1/8	5/16	14-16	14-16d
L27	2x10, 12	9/16	5	2-1/8	5/16	14-16	14-16d

**D06 LS Framing Angles**



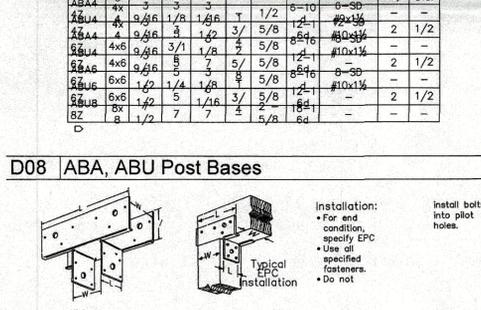
Model No.	Post Size	Dimensions (in.)			Number of SDS Screws
		W1	W2	H	
CBSQ44-SDS	4x4	9/16	1 1/2	3/8	4
CBSQ46-SDS	4x6	9/16	1 1/2	3/8	4
CBSQ66-SDS	6x6	9/16	1 1/2	3/8	4
CBSQ88-SDS	8x8	9/16	1 1/2	3/8	4

**D07 LSU, LSSU Adjustable Joist Hangers**



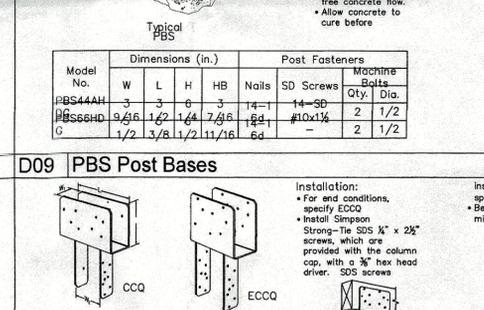
Model No.	Dimensions (in.)			Fasteners			
	W1	W2	H	Nails	Post Flange	Beam Flange	Post Flange
BCS42	3	2	3	3	6-16d	6-16d	6-16d
BCS48	3	2	3	3	12-16	12-16	12-16
BCS54	3	2	3	3	12-16	12-16	12-16
BCS60	3	2	3	3	12-16	12-16	12-16
BCS66	3	2	3	3	12-16	12-16	12-16
BCS72	3	2	3	3	12-16	12-16	12-16

**D08 ABA, ABU Post Bases**



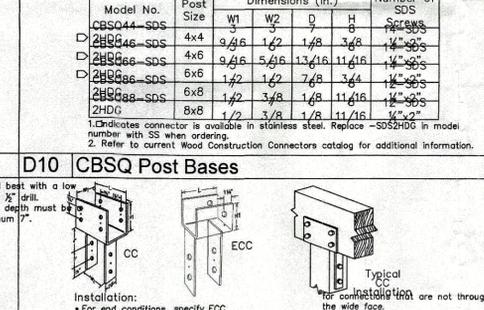
Model No.	Post Size	Dimensions (in.)			Fasteners			
		W1	W2	H	Nails	SD Screws	Machine Bolts	Machine Bolts
CCQ3-6	3	3	3	3	11	6	7	14
CCQ4-8	4	4	4	4	11	6	7	14
CCQ4-10	4	4	4	4	11	6	7	14
CCQ4-12	4	4	4	4	11	6	7	14
CCQ6-8	6	6	6	6	11	6	7	14
CCQ6-10	6	6	6	6	11	6	7	14
CCQ6-12	6	6	6	6	11	6	7	14
CCQ8-10	8	8	8	8	11	6	7	14
CCQ8-12	8	8	8	8	11	6	7	14

**D09 PBS Post Bases**



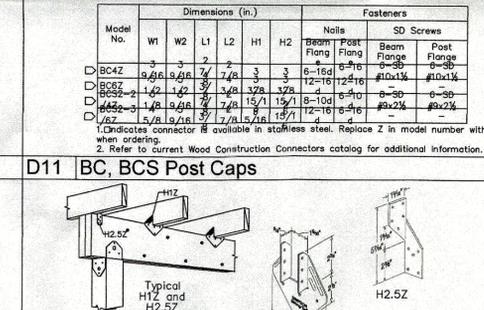
Model No.	Beam Width	Dimensions (in.)			Fasteners			
		W1	W2	H	Nails	SD Screws	Machine Bolts	Machine Bolts
CCQ3-6	3	3	3	3	11	6	7	14
CCQ4-8	4	4	4	4	11	6	7	14
CCQ4-10	4	4	4	4	11	6	7	14
CCQ4-12	4	4	4	4	11	6	7	14
CCQ6-8	6	6	6	6	11	6	7	14
CCQ6-10	6	6	6	6	11	6	7	14
CCQ6-12	6	6	6	6	11	6	7	14
CCQ8-10	8	8	8	8	11	6	7	14
CCQ8-12	8	8	8	8	11	6	7	14

**D10 CBSQ Post Bases**



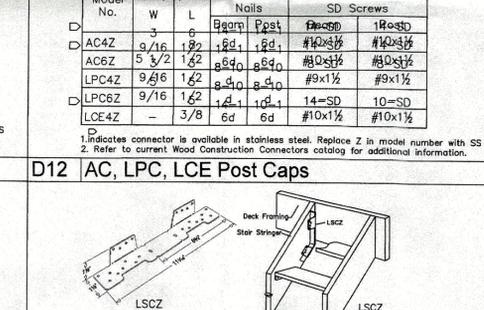
Model No.	Beam Width	Dimensions (in.)			Fasteners			
		W1	W2	H	Nails	SD Screws	Machine Bolts	Machine Bolts
CCQ3-6	3	3	3	3	11	6	7	14
CCQ4-8	4	4	4	4	11	6	7	14
CCQ4-10	4	4	4	4	11	6	7	14
CCQ4-12	4	4	4	4	11	6	7	14
CCQ6-8	6	6	6	6	11	6	7	14
CCQ6-10	6	6	6	6	11	6	7	14
CCQ6-12	6	6	6	6	11	6	7	14
CCQ8-10	8	8	8	8	11	6	7	14
CCQ8-12	8	8	8	8	11	6	7	14

**D11 BC, BCS Post Caps**



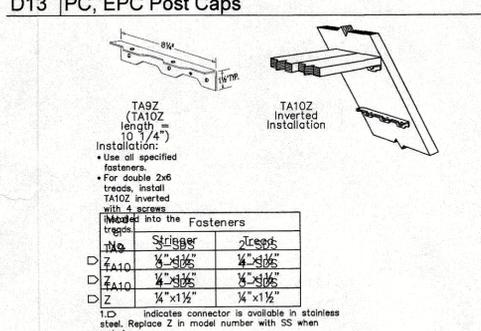
Model No.	Nails	Dimensions (in.)			Fasteners			
		W1	W2	H	SD Screws	Machine Bolts	Machine Bolts	
BCS42	3	2	3	3	6-16d	6-16d	6-16d	
BCS48	3	2	3	3	12-16	12-16	12-16	
BCS54	3	2	3	3	12-16	12-16	12-16	
BCS60	3	2	3	3	12-16	12-16	12-16	
BCS66	3	2	3	3	12-16	12-16	12-16	
BCS72	3	2	3	3	12-16	12-16	12-16	

**D12 AC, LPC, LCE Post Caps**



Model No.	Nails	Dimensions (in.)			Fasteners			
		W1	W2	H	SD Screws	Machine Bolts	Machine Bolts	
AC42	3	2	3	3	6-16d	6-16d	6-16d	
AC48	3	2	3	3	12-16	12-16	12-16	
AC54	3	2	3	3	12-16	12-16	12-16	
AC60	3	2	3	3	12-16	12-16	12-16	
AC66	3	2	3	3	12-16	12-16	12-16	
AC72	3	2	3	3	12-16	12-16	12-16	

**D13 PC, EPC Post Caps**



Model No.	Post Size	Dimensions (in.)			Fasteners			
		W1	W2	H	Nails	SD Screws	Machine Bolts	Machine Bolts
PC4-4	4	4	4	4	11	6	7	14
PC4-6	4	4	4	4	11	6	7	14
PC4-8	4	4	4	4	11	6	7	14
PC4-10	4	4	4	4	11	6	7	14
PC4-12	4	4	4	4	11	6	7	14
PC6-6	6	6	6	6	11	6	7	14
PC6-8	6	6	6	6	11	6	7	14
PC6-10	6	6	6	6	11	6	7	14
PC6-12	6	6	6	6	11	6	7	14
PC8-10	8	8	8	8	11	6	7	14
PC8-12	8	8	8	8	11	6	7	14



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

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

ROBERT T. KENNEDY  
MAYOR

SERGIO A MAURAS  
SUPERINTENDENT OF BUILDINGS

**LETTER OF DENIAL**

June 27, 2024

Aaron Kadosh  
147 Woodcleft Ave  
Freeport, NY 11520

RE: 147 Woodcleft Avenue, Freeport, NY

Zoning District: Marine Commerce Sec. 62 Blk. 177 Lot 534

Building Permit Application #20243675

Description: Proposed 1-story side addition (224 Sq.ft) , 1-story addition (169 Sq.ft) , 2<sup>nd</sup> story terrace (930 Sq.ft) , roof over deck (424 Sq.ft) and wood shades (240 Sq.ft)

Dear Mr. Kadosh

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

**Village Ordinance §210-6A. Conformity Required.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

**Village Ordinance §210-240. Required Yards.**

Every structure shall be so situated on its lot as to provide front and rear yards of not less than five feet in width and one side yard of not less than 10 feet in width, except where such lot has a width of 40 feet or less, in which case no side yard is required, and except along streets where greater setbacks have been established. No rear yard shall be required where the rear yard of the lot abuts on a canal or waterway and said lot has a depth of less than 60 feet. According to the drawings indicates that you have a .20' front yard. You will be seeking a variance of 4.8'.

**Village Ordinance §210-172. Required parking spaces.**

**(4)** Restaurants, discotheques, cabarets and bars: at least one parking space for each three authorized occupants. The drawings indicate 8 tables with 4 seats with a total of 32 seats provided. You will need a total of 11 parking spaces and only 3 are provided. You will be seeking a variance of 8 parking spaces.

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VILLAGE DEPT OF BUILDINGS  
FREEPORT, NY

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. 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 516-377-2202 to make an appointment 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.

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 Zoning Board of Appeals Application only, please call the VILLAGE CLERK'S OFFICE at 377-2202.

Very truly yours,



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

SITE PLAN APPROVAL NEEDED: Yes

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

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JUL 15 2024  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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. 20243675

Location: 147 Woodcleft Ave

Applicant: Aaron Kadosh

Description: Proposed 1-story side addition (224 Sq.ft), 1-story addition (169 Sq.ft), 2<sup>nd</sup> story terrace (930 Sq.ft), roof over deck (424 Sq.ft) and wood shades (240 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 27, 2024

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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

**617.20  
Appendix B  
Short Environmental Assessment Form**

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VILLAGE OF FREEPORT, NY

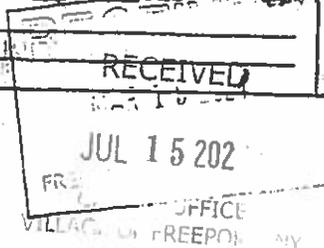
**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>KADOSH FAST FOOD</b>			
Project Location (describe, and attach a location map): <b>147 A WOODCREEK AVE. FREEPORT NY 11520</b>			
Brief Description of Proposed Action: <b>PROPOSED 1 STORY SIDE ADDITION 224 SQ. FT. + WOOD SHADES 240 SQ. FT. + 1 STORY ADDITION 169 SQ. FT. + ROOF OVER DECK 424 SQ. FT. + INTERIOR ALTERATIONS (2 BATHROOMS 2 PIECES + 2 KITCHENS 12 SINKS + 2 GREASE TRAPS) 2ND STORY OPEN TERRACE 930 SQ. FT.</b>			
Name of Applicant or Sponsor: <b>ROBERT PANIPEZ</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> RECEIVED MAR 19 Telephone: <b>631-245-2888</b> E-Mail: <b>PANIREZSPANGIBER@GMAIL.COM</b> </div>	
Address: <b>990 MOTOR PKWY.</b>		FREEPORT CLERKING DEPT.	
City/PO: <b>CENTRAL ISLIP</b>	State: <b>NY</b>	Zip Code: <b>11722</b>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" 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 checked="" 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?	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 type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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>ROBERT RAMIREZ</u>	Date: <u>3-19-24</u>	
Signature: <u>[Signature]</u>		

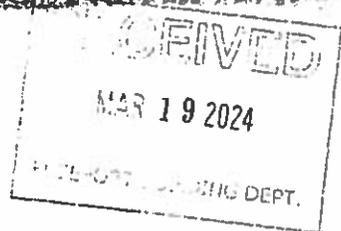
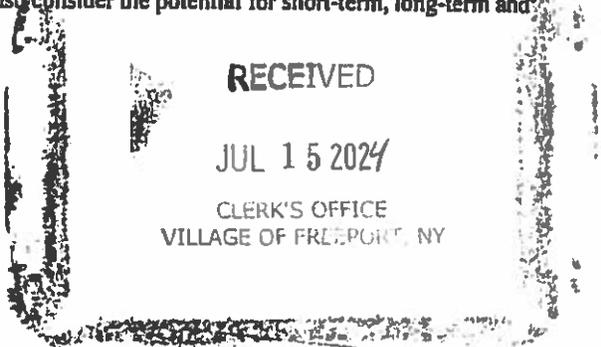
**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input 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"/>

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

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



<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
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. \_\_\_\_\_

JUL 15 2024

Filing Date \_\_\_\_\_

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

## 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>147 A Woodcliff Ave</u> (No.) (Street)	ZONING DISTRICT <u>Marine Com</u>
	BETWEEN <u>Woodcliff Ave</u> (Cross Street) AND _____ (Cross Street)	
	SECTION <u>62</u> BLOCK <u>177</u> LOT <u>534</u> APPROX. LOT SIZE <u>20 x 50</u> (Cross Street) LOT <u>5900 S.F.</u>	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
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)	RECEIVED MAR 19 2024 MAR 18 2024 RESIDENTIAL 11     One Family 12     Two families 13     Apartment - Enter No. of Units _____ 14     Transient hotel, 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   <input checked="" type="checkbox"/> Other - Specify <u>FAST FOOD</u>

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>135,000</u>	PROPOSED 1 STORY SIDE ADDITION 224 SQ. FT. + WOOD SHADES 240 SQ. FT. + 1 STORY ADDITION 169 SQ. FT. + ROOF OVER DECK 424 SQ. FT. + INTERIOR ALTERATIONS W/2 BATHROOM 2 PIECES + 2 KITCHENS W/6 SINKS + 1 GREASE TRAP E.D. + 2ND STORY OPEN TERRACE 930 SQ. FT.

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>AARON KADOSH</u>	<u>1181 HARBOR RD. HEWLETT NY 11557</u>	<u>347 234-3004</u>
2. Contractor <u>FHS</u>		
3. Architect or Engineer <u>THOMAS D. REILLY</u>	<u>4 BEZEL LANE SMITHTOWN, NY 11787</u>	<u>631 724-5140</u>

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner _____ (Print) Address _____ Phone _____ State of New York County of Nassau <u>AARON KADOSH</u> being duly sworn, says that <u>He</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>HIS</u> knowledge and belief and agrees to conform to all applicable laws of this State.	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO _____ IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO _____ PROJECT DESCRIPTION Total/First Flr Square Feet <u>1,507</u> Upper Flrs Square Feet <u>930</u>



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SEC. 62 BLK. 177 LOT. 53A

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of ARON KADOSH 147 WOODCLEFT AVE. FREEPORT, NY

respectfully states and alleges:

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)

990 MOTOR PKWY. CENTRAL ISLIP, NY 11722

State whether  
applicant is owner,  
lessee, or has option  
or contract. If other  
than owner, state  
briefly terms of  
agreement.

2. That the premises affected by this application is located at

Land Map of Nassau County

147 WOODCLEFT AVE. FREEPORT, NY 11520

Sec. 62 Blk. 177 Lot(s) 53A

and that the interest which the applicant has in the property concerned is that of

VARIANCE OF REQUIRED YARDS AND PARKING SPACES

3. That (the applicant) (the applicant's duly authorized ROBERT RAMIREZ) on or about the

12 day of MARCH 2024, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

PROPOSED 1 STORY SIDE ADDITION (224 S.F.) + 1 STORY ADDITION (169 S.F.) + 2<sup>ND</sup> STORY TERRACE (930 S.F.) + ROOF OVER DECK (424 S.F.) + WOOD SHADES (240 S.F.)

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 21 day of JUNE, 20 24, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

VILLAGE ORDINANCE 210-6A CONFORMITY REQD. + VILLAGE ORDINANCE 210-240 REQD. YARDS + VILLAGE ORDINANCE 210-172 REQD. PARKING SPACES

Describe by  
construction and  
number of stories. If  
none, so state.

5. That the nature of the improvements now upon said premises is as follows:

COMMERCIAL BUSINESS

State nature of use of  
property. If a  
business, give brief  
description.

6. That said premises are now being used as follows: COMMERCIAL BUSINESS

Describe fully and  
clearly the use  
desired.

7. That the applicant seeks authority to make use of said premises as follows:

TAKE OUT FOOD

Strike out whichever  
word is not  
applicable. Follow  
language in  
ordinance.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York

CODE 210-6A

CODE 210-240

CODE 210-172

Refer where possible  
to paragraphs and  
section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property:

N/A

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

10. That the grounds for this application are as follows:

COMMERCIAL BUSINESS

11. That any deed restrictions running with the land prohibiting the desired use are as follows:

NO

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: JULY 3<sup>RD</sup>, 20 24.

*[Signature]*

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

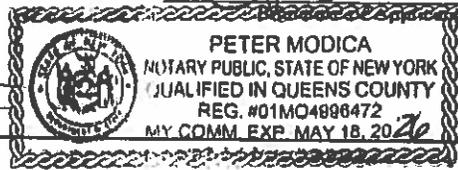
If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York )  
County of Nassau ) ss:

The applicant ROBERT RAMIROZ named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by MYSELF and know the contents thereof; and that the same is true to MYSELF own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters MYSELF believe MYSELF to be true.

Sworn to before me this 3<sup>rd</sup> day  
of July, 20 24.

Notary Public \_\_\_\_\_



**Notice  
Conflict of Interest**

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

JULY 3<sup>RD</sup>, 20 24.  
Date Year

*[Signature]*  
Signature

**Affidavit of Owner**

To be completed only if the owner is not the applicant.

State of New York )  
County of Nassau ) ss:

I AARON KADOSH being duly sworn, depose and say:

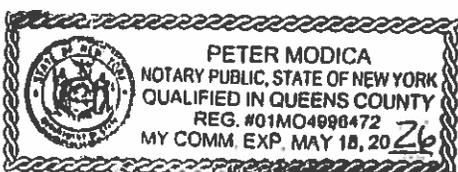
That he/she (the owner of 147 WOODCLEFT AVE (is the \_\_\_\_\_ of FREEPORT, NY 11520 the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner AARON KADOSH consents to the granting of the authority sought in the above application.

Sworn to before me this 3<sup>rd</sup> day  
of July, 20 24.

Notary Public \_\_\_\_\_

*[Signature]*  
Signature



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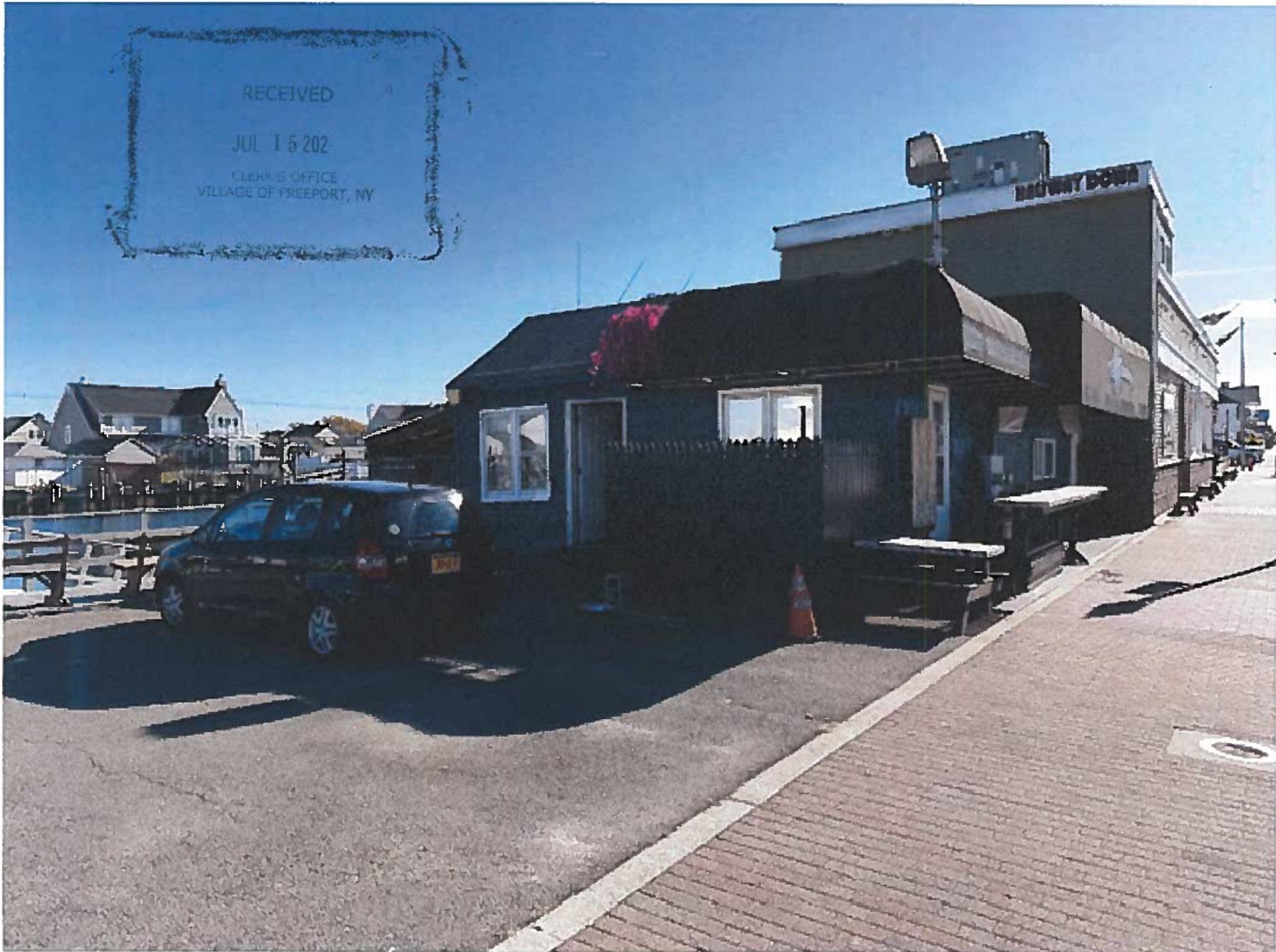
Tuesdays

Carbide Bakery Take Out & Delivery

516-632-0091



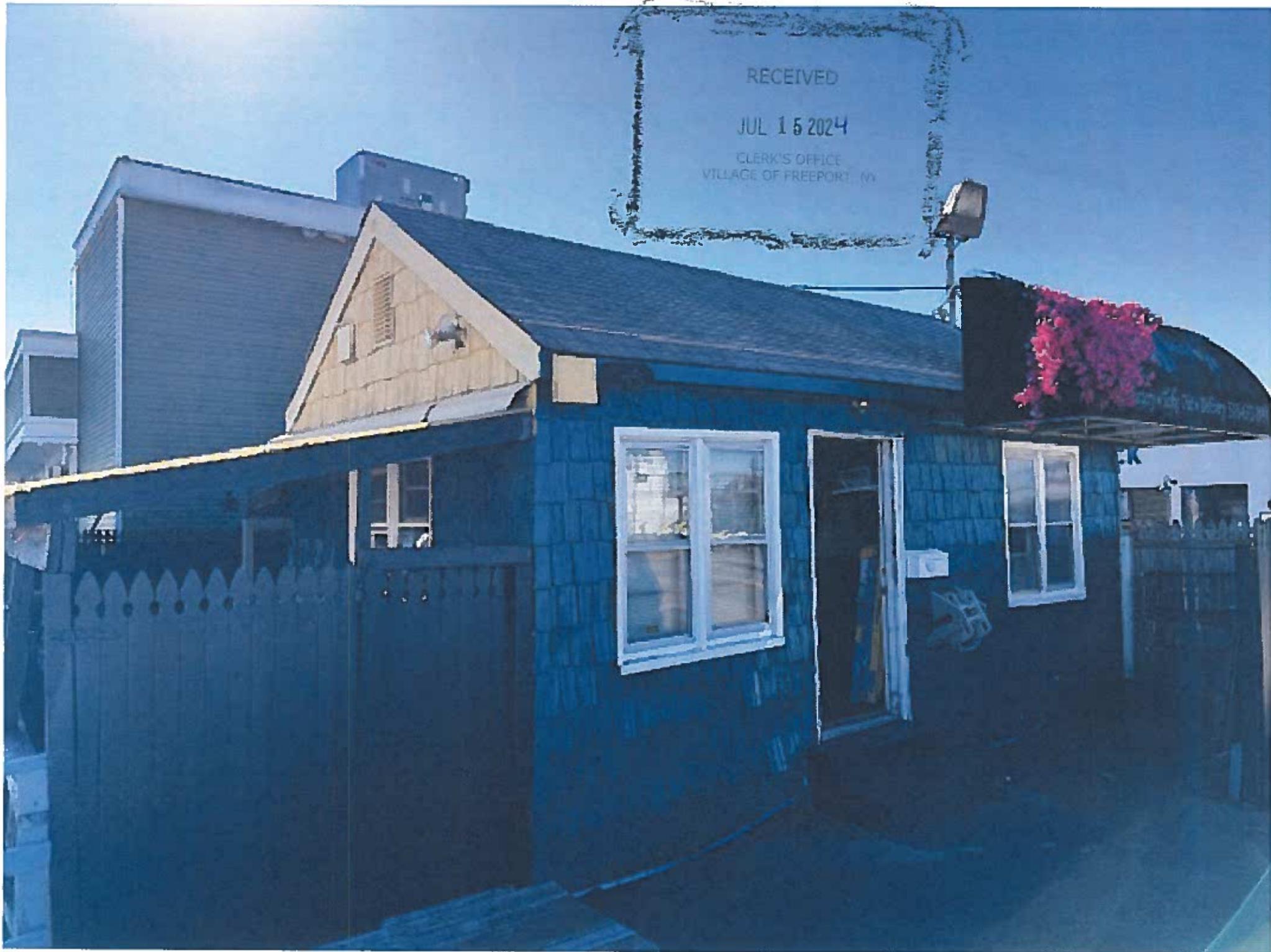
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BELOW-CURTAIN  
AVAILABLE

RESERV FOR  
CUSTOM  
PARKING  
PERMITS  
LIMIT



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AVAILABLE  
STATION

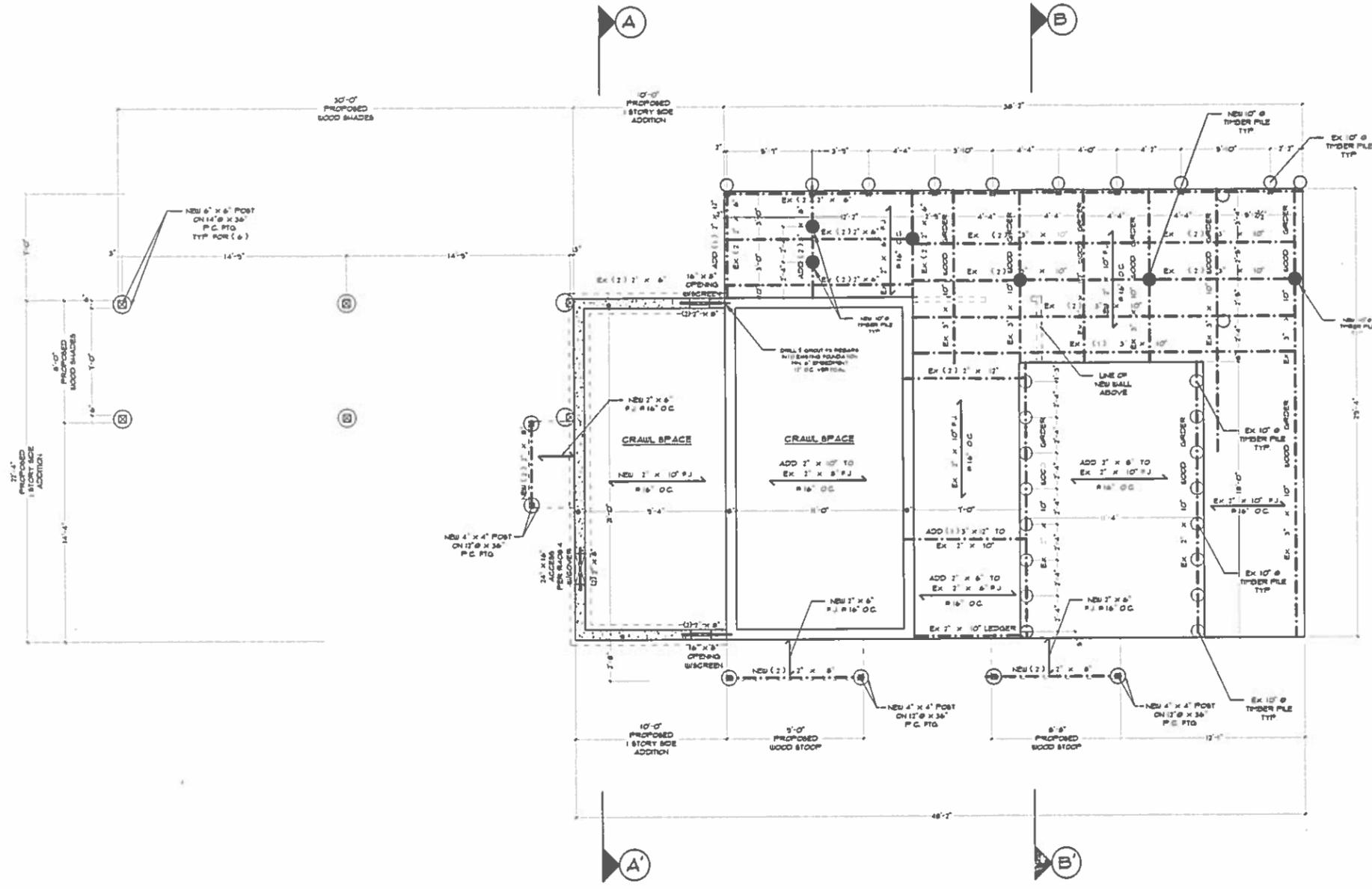


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- LEGEND:**
- EXISTING WALL
  - NEW WALL
  - ▤ BEARING WALL
  - - - - WALL TO REMOVE
  - ⊙ SD SMOKE DETECTOR
  - ⊙ CMO CARBON MONOXIDE DETECTOR
  - ⊗ EXHAUST FAN 50 CFM
  - EXISTING 10" TIMBER PILE
  - NEW 10" TIMBER PILE

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**NOTE:**  
ALL NEEDED REPAIRS INDICATED IN REPORT BY CHCE DATED 3-21-23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.

**ZONING ANALYSIS**

ZONE MARINE COMMERCE DISTRICT  
RESTAURANT - PERMITTED USE ( 210-2314 )

HEIGHT: ( LESS THAN 40 FEET )

REAR YARD: ( LESS THAN 60 FEET DEPTH ) NO REAR YARD REQUIRED

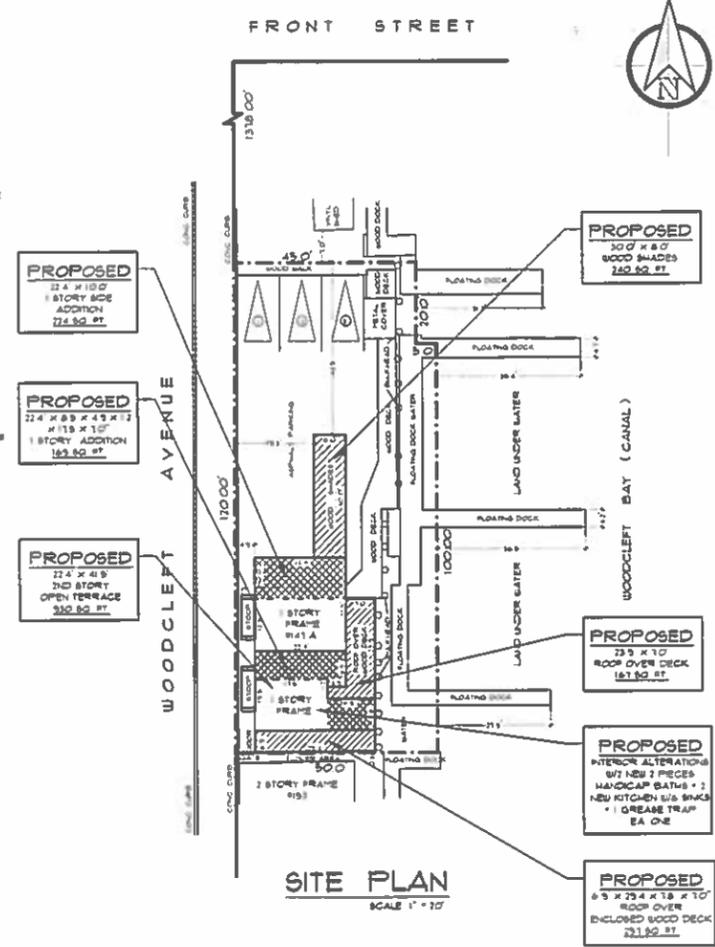
FRONT YARD: 5 FEET REQUIRED 10' PROVIDED

SIDE YARD: 5 FEET REQUIRED 0' PROVIDED

PARKING SPACE REQUIRED:

- CUSTOMERS ( 12 + 20 X3 = 11 )  
TOTAL = 11 REQUIRED  
3 PROVIDED

PERCENTAGE OF LOT OCCUPANCY = 1601 FT<sup>2</sup>/5500 = 29% < 50% ok.



REVISED:  
DATE: 6-4-24  
SCALE: 1" = 10'-0"  
DRAWN BY: ANDESBAN TAYLORS  
PROJECT NO: 07-1024

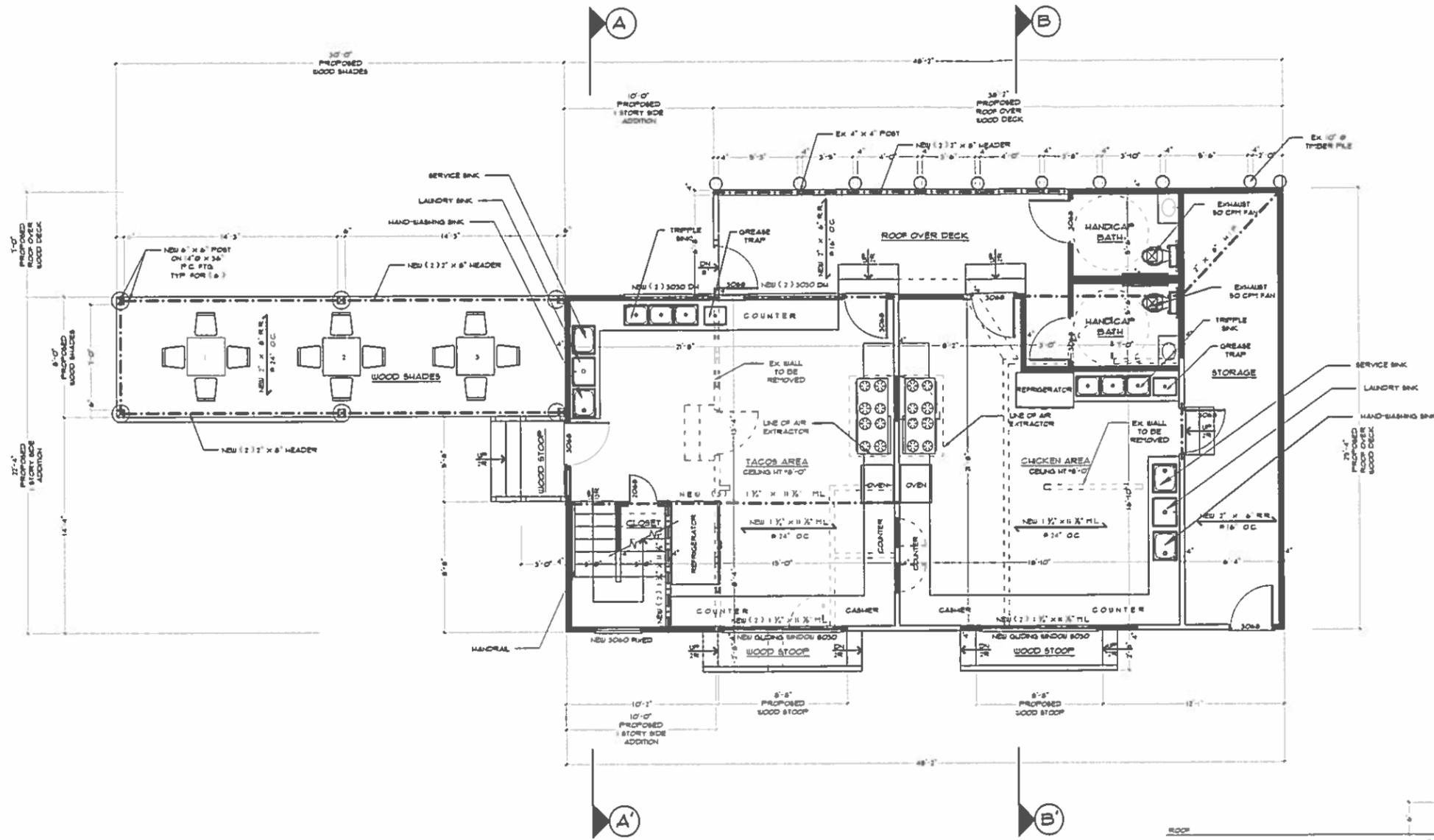
**R.A.R. DESIGN & DRAFTING SERVICES**  
ROBERT RAMIREZ  
890 MOTOR PIQUET  
CENTRAL BLDG. NY 11722  
TEL: (631) 245-7881  
OFFICE: (631) 549-4294  
EMAIL: PASTORRAMIREZ@GMAIL.COM

**THOMAS D. REILLY, P.E.**  
CONSULTING ENGINEER  
4 BEZEL LANE  
SMITHTOWN, NY 11787  
TEL: (631) 704-5140  
EMAIL: TDREILLY@PEFCOM

**PROJECT:**  
KADOSH FAST FOOD  
1474 WOODCLEFT AVE  
FREEPORT, NY 11520  
EMAIL: AARON@KADOSHFASTFOOD.COM

**TITLE:**  
FOUNDATION PLAN  
AND SITE PLAN

DRAWING NO:  
**1 OF 5**



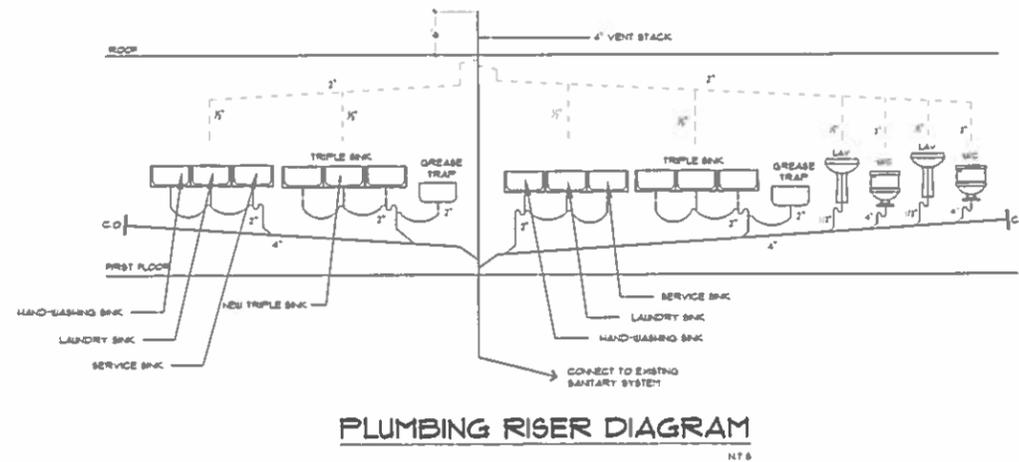
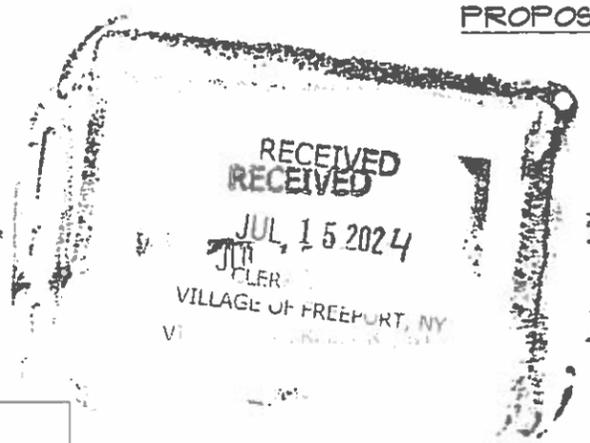
**PROPOSED FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**LEGEND:**

- EXISTING WALL
- NEW WALL
- ▤ BEARING WALL
- - - - - WALL TO REMOVE
- ⊙ SMOKE DETECTOR
- ⊙ CHD CARBONE MONOXIDE DETECTOR
- ⊗ EXHAUST FAN 50 CFM
- EXISTING 10" TIMBER PILE
- NEW 10" TIMBER PILE

**NOTE:**

ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 5 - 21 - 23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.



**PLUMBING RISER DIAGRAM**  
NT 6



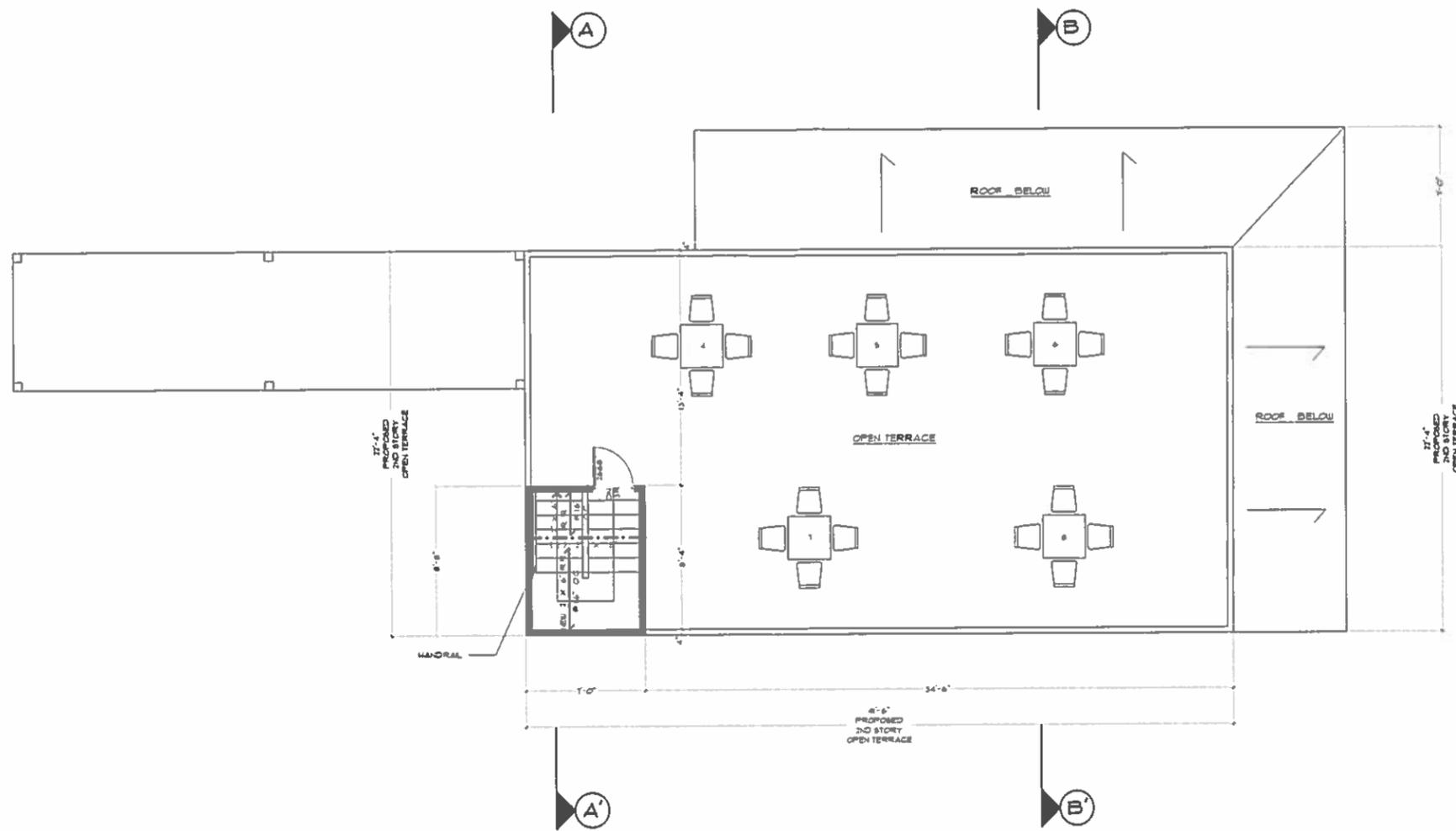
REVISED:  
DATE: 9-14-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ARISTEBAH IYERBAS  
PROJECT NO: 07-2024

R.A.R. DESIGN & DRAFTING SERVICES  
ROBERT RAMIREZ  
990 MOTOR HIGHWAY  
CENTRAL ISIP, NY 11722  
TEL: (631) 745-2881  
OFFICE: (631) 263-4754  
EMAIL: PASTORER@RAREMAIL.COM

THOMAS D. REILLY, P.E.  
CONSULTING ENGINEER  
4 BEZEL LANE  
SMITHTOWN, NY 11787  
TEL: (631) 724-5140  
EMAIL: TDREILLY@DRPE.COM

PROJECT: KADOSH FAST FOOD  
141A WOODCLEFT AVE  
FREEPORT, NY 11520  
EMAIL: AARON@KADOSHMAIL.COM  
TITLE: FIRST FLOOR PLAN AND PLUMBING RISER DIAGRAM

DRAWING NO:  
**2 OF 5**



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

- LEGEND:**
- EXISTING WALL
  - NEW WALL
  - ▤ BEARING WALL
  - - - - - WALL TO REMOVE
  - ⊕ SMOKE DETECTOR
  - ⊙ CO2 CARBON MONOXIDE DETECTOR
  - ⊗ EXHAUST FAN 50 CFM
  - EXISTING 10"Ø TIMBER PILE
  - NEW 10"Ø TIMBER PILE

**NOTE:**  
ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 9 - 21 - 23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.

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VILLAGE OF FREEPORT, NY



REVISED:  
6 - 21 - 24

DATE: 6 - 4 - 24  
SCALE: 1/2" = 1'-0"  
DRAWN BY: ANASTASIA TAYLOR  
PROJECT NO: 07-2024

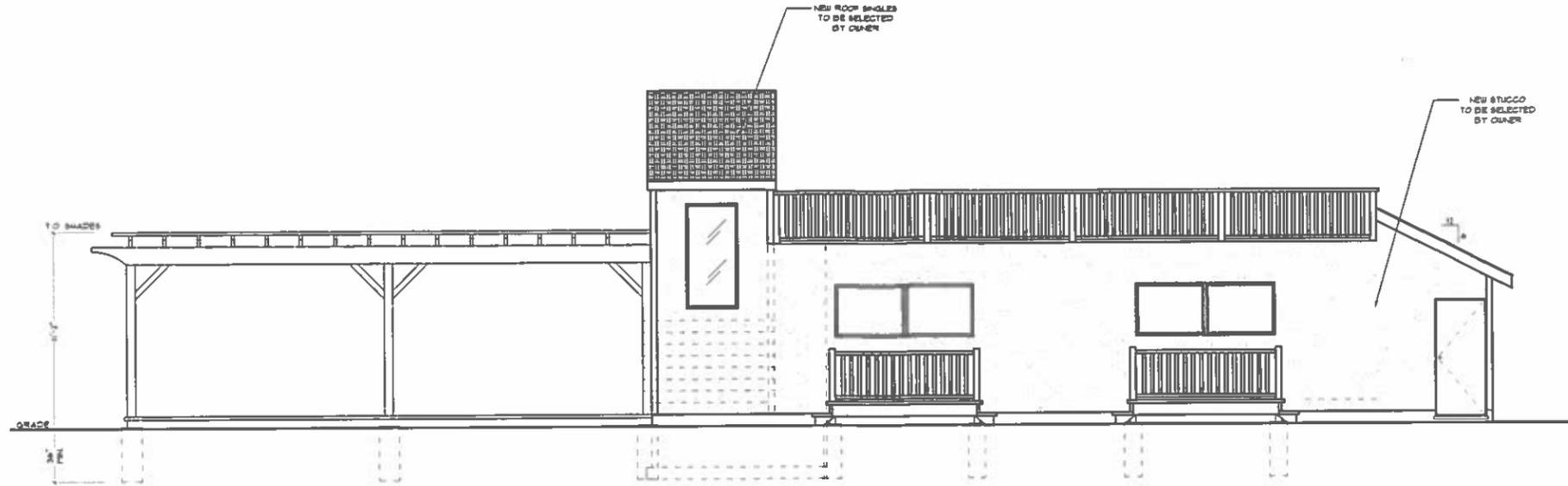
**R.A.R. DESIGN & DRAFTING SERVICES**  
ROBERT RAMIREZ  
990 MOTOR PKWY  
CENTRAL Islip, NY 11722  
TEL: (631) 748-7288  
OFFICE: (631) 863-4284  
EMAIL: PASTORRES@RAREMAIL.COM

**THOMAS D. REILLY, P.E.**  
CONSULTING ENGINEER  
4 BEZEL LANE  
SMITHTOWN, NY 11787  
TEL: (631) 714-5140  
EMAIL: TDRE@DRPE.COM

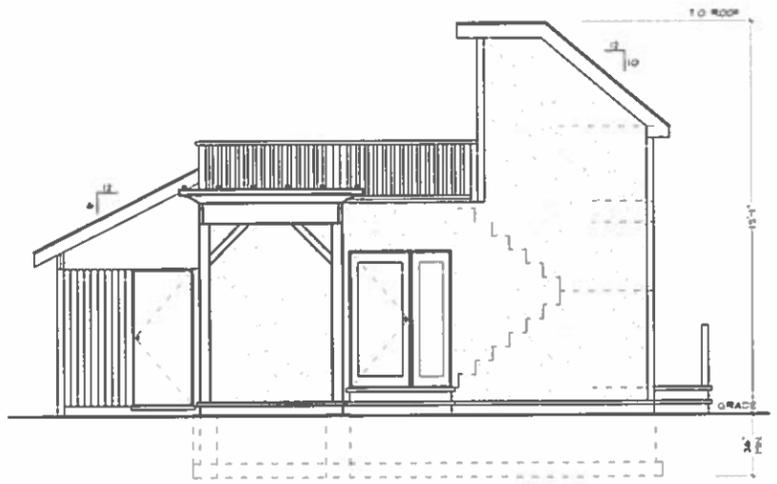
PROJECT:  
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147A WOODCLEFT AVE  
FREEPORT, NY 11520  
EMAIL: AARON@KADOSHMAIL.COM

TITLE:  
SECOND FLOOR PLAN

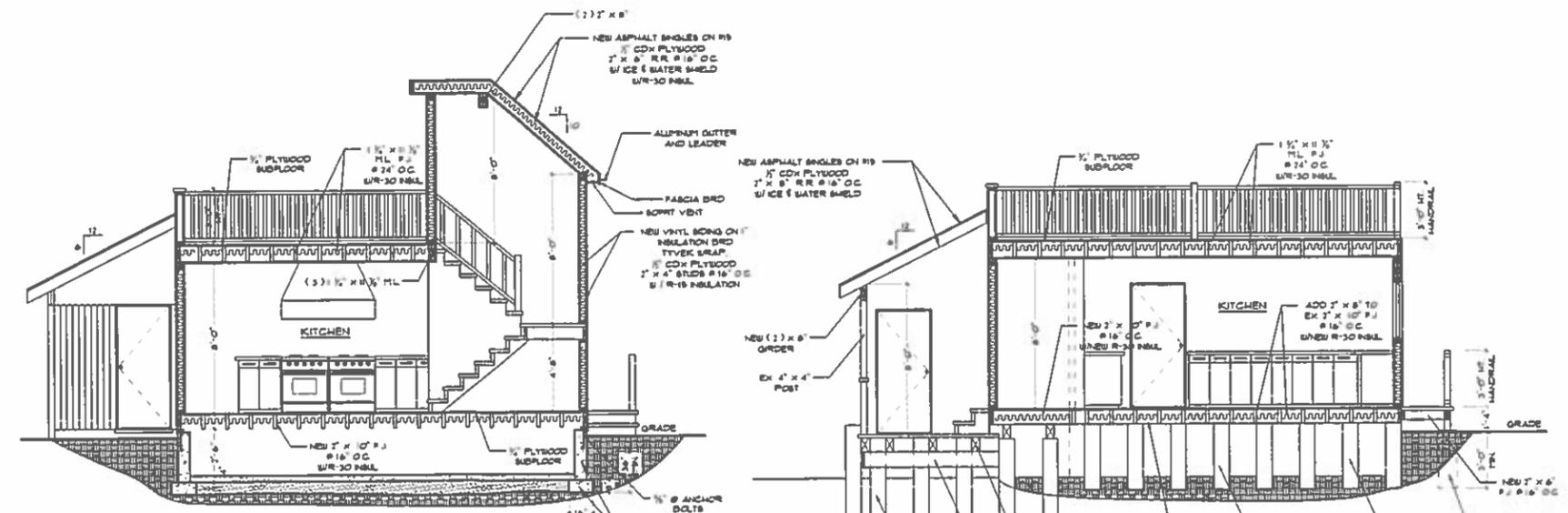
DRAWING NO:  
**3 OF 5**



**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"



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

**SECTION B-B'**  
SCALE 1/4" = 1'-0"

**NOTE:**  
ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 9-21-23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.

RECEIVED  
JUL 15 2024  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



REVISED:  
6-21-24  
DATE: 6-4-24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ARISTIDIS TAPERAS  
PROJECT NO: 07-1024

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PROJECT:  
KADOSH FAST FOOD  
147A WOODCLEFT AVE  
FREEPORT, NY 11520  
EMAIL: AARON@KADOSHARCH.COM  
TITLE:  
ELEVATIONS AND SECTION

DRAWING NO:  
4 OF 5

**FASTENING SCHEDULE (R602.3(1))**

(PER 2020 RESIDENTIAL CODE OF NEW YORK STATE)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NAIL SPACING
<b>ROOF FRAMING</b>		
1. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d	TOE NAIL
2. CEILING JOIST TO TOP PLATE	3-8d	PER JOIST, TOE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R602.3.1 R602.3.2 AND TABLE R602.5.1(9)]	3-16d	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R602.3.1 R602.3.2 AND TABLE R602.5.1(9)]	PER TABLE R602.5.1(9)	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d	FACE NAIL EACH RAFTER
6. RAFTER OR ROOF TRUSS TO PLATE	3-10d	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER/TRUSS
<b>WALL FRAMING</b>		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d	24" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERESTING WALL CORNERS (AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d	16" O.C. EACH EDGE FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d	TOE NAIL
12. TOP PLATE TO TOP PLATE	16d	16" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	6-16d	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d	(2) EACH 16" O.C. FACE NAIL
16. TOP OR BOTTOM PLATE TO STUD	4-8d	TOE NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d	END NAIL
18. 1" BRACE TO EACH STUD AND PLATE	2-8d	FACE NAIL
19. 1"x6" SHEATHING TO EACH BEARING	2-8d	FACE NAIL
20. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d	FACE NAIL
<b>FLOOR FRAMING</b>		
21. JOIST TO SILL, TOP PLATE OR GIRDER	3-8d	TOE NAIL
22. RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE OR OTHER FRAMING BELOW	8d	6" O.C. TOE NAIL
23. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d	BLIND AND FACE NAIL
25. 2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	2-16d	EACH BEARING, FACE NAIL
26. BAND OR RIM JOIST TO JOIST	3-16d	END NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND "STAGGERED"
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	AT EACH JOIST OR RAFTER, FACE NAIL
29. BRIDGING TO JOIST	2-10d	EACH END, TOE NAIL
		EDGES (INCH.)
30. 3/4" - 1/2"	6d (SUBFLOOR, WALL), 8d (ROOF)	6
31. 1/2" - 1"	8d	6
32. 1 1/2" - 1 1/2"	10d	6
<b>OTHER WALL SHEATHING</b>		
33. 1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	3	6
34. 3/4" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	3	6
35. 1/2" GYPSUM SHEATHING	7	7
36. 5/8" GYPSUM SHEATHING	7	7
<b>WOOD STRUCTURAL PANEL COMBINATION SUBFLOOR UNDERLAYMENT FRAMING</b>		
37. 3/4" AND LESS	8d	6
38. 3/4" - 1"	8d	6
39. 1 1/4" - 1 1/2"	10d	6

\*SEE TABLE R602.3(1) IN IRC FOR ALTERNATE FASTENING REQUIREMENTS.

**WINDOW NOTE FOR LOCATIONS WITHIN ONE MILE OF SHORELINE:**

All new windows and glass doors shall meet the requirements of the large missile test of ASTM 1996 and or ASTM E 1886. The Contractor shall provide pre-cut 1/2" plywood panels to cover the glazed openings & shall pre-drill edges at 12" oc to accept 2-1/2" #8 wood screws and provide adequate number of screws for fastening.

**CODE ANALYSIS**

**PERMANENCY:** Residential-Single Family Detached  
**APPLICABLE STANDARDS:** Plans are in compliance with 2020 Residential Code of New York State and ASCE 7-18

**DESIGN LOADS:**  
Decks/Balconies: 60 psf  
Attics: 20 psf  
Roofs other than Sleeping Rooms: 40 psf  
Sleeping Rooms: 30 psf  
Stairs: 40 psf  
Handrails: 200#  
Roof: 20 psf ground snow load  
Basic Wind Speed: 130 mph  
Wind: 31 psf  
Dead Load: 10 psf

**DEFLECTION LIMITS:**  
Rafters with no finished ceiling attached: L / 180  
Floors: L / 360

**ENERGY NOTES**

- Calculations are valid up to 5989 degree days.
- Cellulose insulation for Zone 11B.
- Wood framed floors, walls and ceilings shall have an approved vapor barrier (permeance rating of 1.0 perm) installed on the "warm" or "interior" side of thermal insulation.
- Windows and sliding doors shall have a max. air infiltration rating of 0.3 CFM per square foot of window area. Sliding doors shall have a max. air infiltration rate of 0.5 CFM per square foot of door area.
- Single sheets shall have a minimum insulation value of R-19.
- Corrogs - front, sides, doors, interior shall have max. U=0.40.
- All windows shall be provided with a damper for outside combustion air (150-200 CFM). All doors shall have tight sealed damper with a max. air leakage of 20 CFM. All replacements shall have tight-fitting non-combustible doors.
- The Contractor shall submit the design, size and type of mechanical systems which will be used, in sufficient detail, as required by the Building Department.
- All thermostats shall be adjustable from 55 degrees to 85 degrees Fahrenheit.
- All ducts and pipes shall be insulated as required by code.
- HVAC Contractor shall verify heat loss calculations.
- All boiler and/or basement doors shall be insulated.
- The Engineer certifies that to the best of his knowledge, belief, and professional judgment that the plans are in compliance with the Energy Conservation Construction Code of New York State 2020.

**SAFETY GLASS REQUIREMENTS**

- SAFETY GLASS REQUIRED AT THE FOLLOWING LOCATIONS:**
- Any glazing in any door type.
  - Glazing in any walls enclosing a shower, tub, sauna or steam room.
  - Any windows within 24" of a door.
  - Any individual pane of glass with an area greater than 9.0 sq. ft. where the bottom is less than 18" above the adjacent finish floor within 36" of the window.
  - Glazing in walls of hot tubs or indoor pools within 5'-0" of the water.
  - Glazing in stairways and landings within 5'-0" horizontally of a walking surface.
- \* THE REQUIREMENT DOES NOT APPLY IF THE BOTTOM EDGE OF THE GLASS IS MORE THAN 60" ABOVE THE FLOOR.

**ASPHALT ROOF SHINGLE NOTES**

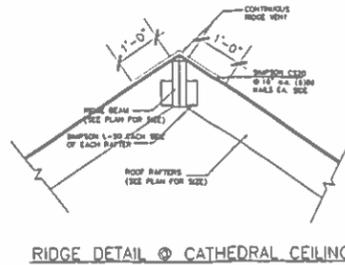
- Asphalt roof shingles shall have self-sealing strips or shall be interlocking and shall comply with the requirements of ASTM D-225 or D-346, installed in accordance with section R602.2.
- All fasteners for asphalt roof shingles shall be galvanized steel, stainless aluminum, or copper roofing nails. Fasteners shall be minimum 12 gauge shank with a minimum 3/8" dia. head, and of sufficient length to penetrate through the roofing materials and the sheathing.
- Asphalt roof shingles shall have the maximum number of fasteners as required by the manufacturer.
- For normal applications, asphalt roof shingles shall be secured to the roof with no less than four (4) fasteners per strip shingle or two (2) fasteners per individual shingle.
- Asphalt strip shingles shall have a minimum of six (6) fasteners per shingle where the eave is 20 feet or higher above grade or where the base wind speed is 120 mph or greater.

**GENERAL CONSTRUCTION NOTES**

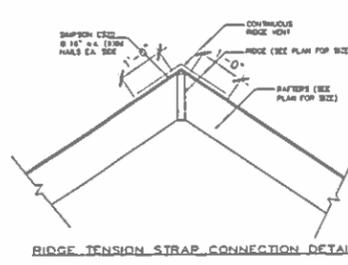
- All work shall conform to the requirements of the 2020 New York State Residential Code. All work shall also conform to the requirements of any other Codes and authorities having jurisdiction. The Contractor shall obtain and arrange for all required permits, inspections, certificates and tests.
- All handrails shall rest on undisturbed soil at 1 1/2" bearing capacity; contractor shall have the level of acceptable bearing strata verified in the field.
- Concrete has been designed in accordance with ACI 318-14 "Building Code Requirements for Structural Concrete". All concrete work shall conform to requirements and recommendations of ACI-308-16 "Specifications for Structural Concrete for Buildings" (C = 3000 psi). All exposed walls, garage slabs, and steps shall be 3000 psi air-entrained. Reinforcing steel shall conform to ASTM A-615 Grade 60.
- All framing members shall be Hem-Fir #1 (Fb = 875psi); provide (2) 2x8 header over all wall openings, unless otherwise noted.
- Members, girders (W), shall be laminated veneer lumber with E=2,000,000 PSI; Fb = 2,800 PSI, as manufactured by TRUS-JOIST SYSTEM.
- Double frame around all openings, under parallel walls and under bathtubs. Provide Simpson hanger connections at all beam structural load bearing conditions.
- All concrete block shall conform to ASTM C90; Mortar shall be type "M".
- All steel work shall conform to the requirements of the AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings". Steel shall conform to ASTM A-372 (GRADE 50) and A-501.
- All electrical work shall conform to local NEC and Underwriters Laboratory requirements.
- Pre-fabricated Trusses and Rafters shall be UL approved.
- Install smoke detectors and carbon monoxide detectors in accordance with all state and local code requirements.
- The Contractor shall verify all existing conditions before starting construction and shall notify the engineer of any ambiguities or discrepancies before proceeding with the work. If any questions arise before or during construction as to the intent or details of the drawings, the contractor shall call the engineer, Thomas D. Reilly, at (931) 724-5740 for clarification and/or instructions. If the contractor fails to follow the above procedure, he shall assume all responsibility for the consequences of his actions and/or decisions.
- The owner shall arrange for supervision of the construction work to insure compliance with the contract documents.
- When using ACQ pressure treated lumber all nails, screws, all plates and end straps must be hot dipped galvanized or stainless steel fasteners.

**EGRESS WINDOW SCHEDULE (ALL SLEEPING ROOMS)**

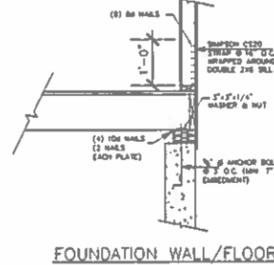
FLOOR	ROOM NAME	EGRESS WINDOW OPENING	PROVIDED (S, L)
FIRST		5.0	
SECOND		3.7	
THIRD		3.7	



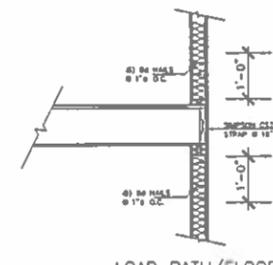
RIDGE DETAIL @ CATHEDRAL CEILING



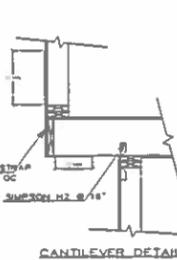
RIDGE TENSION STRAP CONNECTION DETAIL



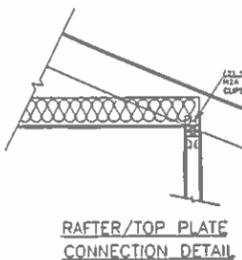
FOUNDATION WALL/FLOOR FRAMING DETAIL



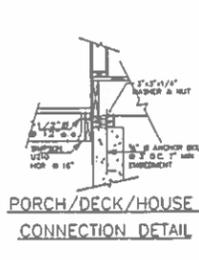
LOAD PATH/FLOOR FRAMING DETAIL



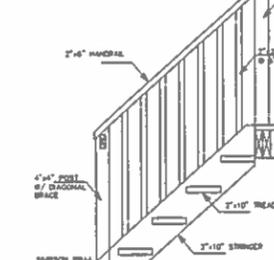
CANTILEVER DETAIL



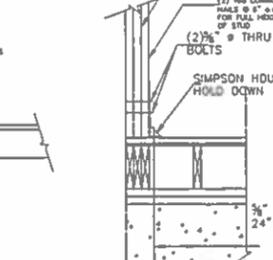
RAFTER/TOP PLATE CONNECTION DETAIL



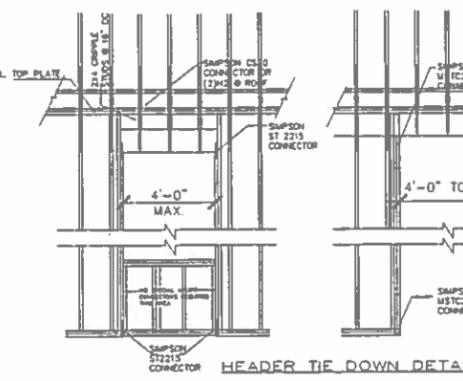
PORCH/DECK/HOUSE CONNECTION DETAIL



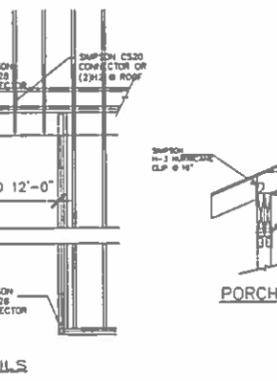
STAIR/RAILING DETAIL



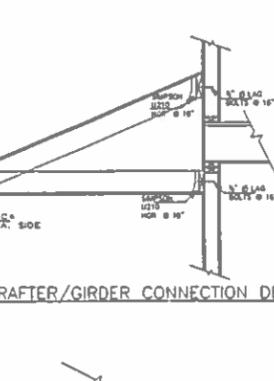
FIRST FLOOR SHEARWALL HOLDDOWN



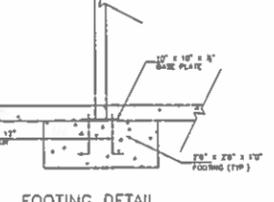
HEADER TIE DOWN DETAILS



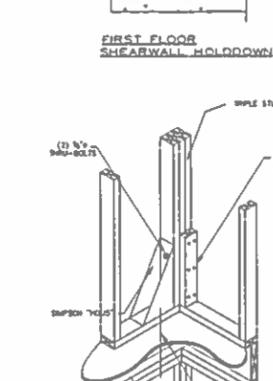
4x4 POST CONNECTION DETAILS



PORCH/RAFTER/GIRDER CONNECTION DETAIL



FOOTING DETAIL



SECOND FLOOR SHEARWALL HOLDDOWN

**REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES (R602.3(3))**

(PER 2020 RESIDENTIAL CODE OF NEW YORK STATE)

MINIMUM COMMON NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)		
				EDGES ("O.C.)	FIELD ("O.C.)	W	C	D
6d	1.5	24/0	16	6	12	140	115	110
8d	1.75	24/16	16	6	12	170	140	135
			24	6	12	140	115	110

**TABLE R 302.7 (3)**

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WATER PENETRATION	ICE SNOW REMOVAL REQUIRED	FLOOD HAZARD	AIR FREEZE-THAW CYCLES	MIN. ANNUAL TEMP.
	SPEED (mph)	TOPOGRAPHIC EFFECTS		WIND BORN DAMAGE (D)	HEATING/COOLING	ROOF USE DENSITY					
30 PSF	140	40	40	4	NEVER	1'-0"	NO TO 100%	1"	100	100	100



REVISED: 6-21-24  
DATE: 6-4-24  
SCALE: 1/8" = 1'-0"  
DRAWN BY: AMERICAN ENGINEERS  
PROJECT NO: 2024-07-3074

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LARGE OF FREEBORN AND NOTES  
STRUCTURAL ENGINEERING  
DRAWING NO: 5 OF 5