

Application Date: 10/4/24
Fees Paid: \$225

SP# 3776

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 448 RAY ST ZONING DISTRICT RES A
SECTION 54 BLOCK 312 LOT 36 LOT SIZE: 7500 SQ FT

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>OWNER</u>	Name: <u>MARC FRIEDMAN</u>	
Address:	Address: <u>448 RAY ST</u> <u>FREEPORT NY 11520</u>	
Telephone #:	Telephone #: <u>516 673 1472</u>	

ARCHITECT
Attorney Name: RUSSELL JORDAN Address: 44 CASINO ST
(optional) Phone #: 516 241 5969 FREEPORT, NY 11520

Present Land Use: SINGLE FAMILY Proposed Land Use: SINGLE FAMILY

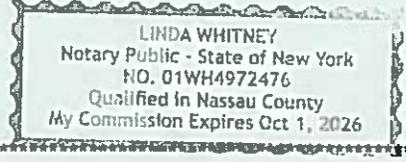
Description of Proposed Work: EXTEND 2ND FLOOR 350 SQ FT AND
BUILD 22.75' x 11.5' SIDE DECK

I request a preliminary meeting: YES NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 25
day of Sept, 2024
Linda Whitney
Notary Public

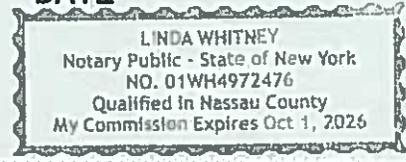
9.25.2024
DATE



Property Owner's Consent:
I, MARC FRIEDMAN am (one) the owner(s) of the subject property and consent to the filing of this application.

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 25
day of Sept, 2024
Linda Whitney
Notary Public

Sep 25, 2024
DATE



FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 21, 2024

Marc Friedman
448 Ray St
Freeport, NY 11520

RE: 448 Ray St Freeport, NY
Zoning District – Residence A Sec. 54 Blk. 312, Lot 36
Building Permit Application #20243903
Description: Extend 2nd floor 350 SF with 22.75' x 11.5' side deck.

Dear Sir/Madam

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,

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

VILLAGE OF FREEPORT, NY

CLERK'S OFFICE

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ZBA Approval Needed: NO

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

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:

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. 20243903

Location: 448 Ray St, Freeport NY 11520

Applicant: Marc Friedman

Description: Extend 2nd floor 350 SF with 22.75' x 11.5' side deck.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: August 21, 2023

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2024 3903
 Filing Date 8/15/24

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>448 RAY ST</u>	(No.)	(Street)	ZONING DISTRICT <u>RES A</u>
	BETWEEN <u>BAYVIEW</u>		AND <u>FORBES PLACE</u>	
		(Cross Street)		(Cross Street)
	SECTION <u>54</u>	BLOCK <u>312</u>	LOT <u>36</u>	APPROX. LOT SIZE <u>75</u> x <u>100</u>

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 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____)</p> <p>3 Swimming Pool</p> <p>4 Repair (replacement)</p> <p>5 Bulkhead (New, Repair)</p> <p>6 Fence</p> <p>7 Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 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> </td> <td style="width: 50%; vertical-align: top;"> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>
<p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Stores, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>		

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT <u>\$ 89,480</u></p> <p><u>262 (\$40/ft) = \$ 10,480</u></p> <p><u>350 (\$200/ft) = 70,000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>EXTEND 2ND FLOOR.</u></p> <p><u>350 SQFT AND BUILD</u></p> <p><u>262 SQFT DECK</u></p>
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III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	MARC FRIEDMAN	<u>448 RAY ST</u> <u>FREEPORT NY</u>	<u>516</u> <u>673</u> <u>1472</u>
2. Contractor	<u>Prochilo construction INC</u>	<u>727 Blackstone Ave</u> <u>East meadow NY 11554</u>	<u>516</u> <u>205-</u> <u>8312</u>
3. Architect or Engineer	<u>RUSSELL JORDAN</u>	<u>44 CASINO ST</u> <u>FREEPORT, NY 11520</u>	<u>516</u> <u>241</u> <u>5969</u>

<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 _____ (Print)</p> <p>Address _____</p> <p>Phone _____</p> <p>State of New York</p> <p>County of Nassau</p> <p><u>MARC FRIEDMAN</u> is the contractor or owner of the above mentioned building. That the items _____ (Print) _____ (He or She) _____ is the contractor or owner of the above mentioned building. That the items _____ is correct to the best of _____</p>	<p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <u>956</u></p> <p>Upper Flrs Square Feet <u>956</u></p>
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617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

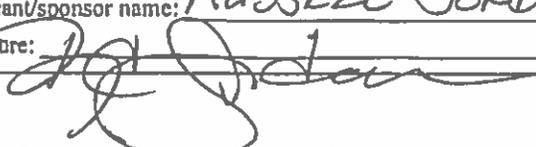
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: FRIEDMAN RESIDENCE			
Project Location (describe, and attach a location map): 448 RAY ST FREEPORT NY 11520			
Brief Description of Proposed Action: EXTEND 2ND FLOOR 350 SQFT BUILD 262 SQFT DECK			
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241 5969	
		E-Mail: RJARCHITEC@AOL.COM	
Address: 44 CASINO ST			
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
		<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
FREEPORT BUILDING PERMIT		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.17 acres	
b. Total acreage to be physically disturbed?		0.006 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.17 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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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>RUSSELL JORDANI</u>		Date: <u>8/13/2024</u>
Signature: 		

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

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

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

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

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 VILLAGE OF FINE COUNTRY

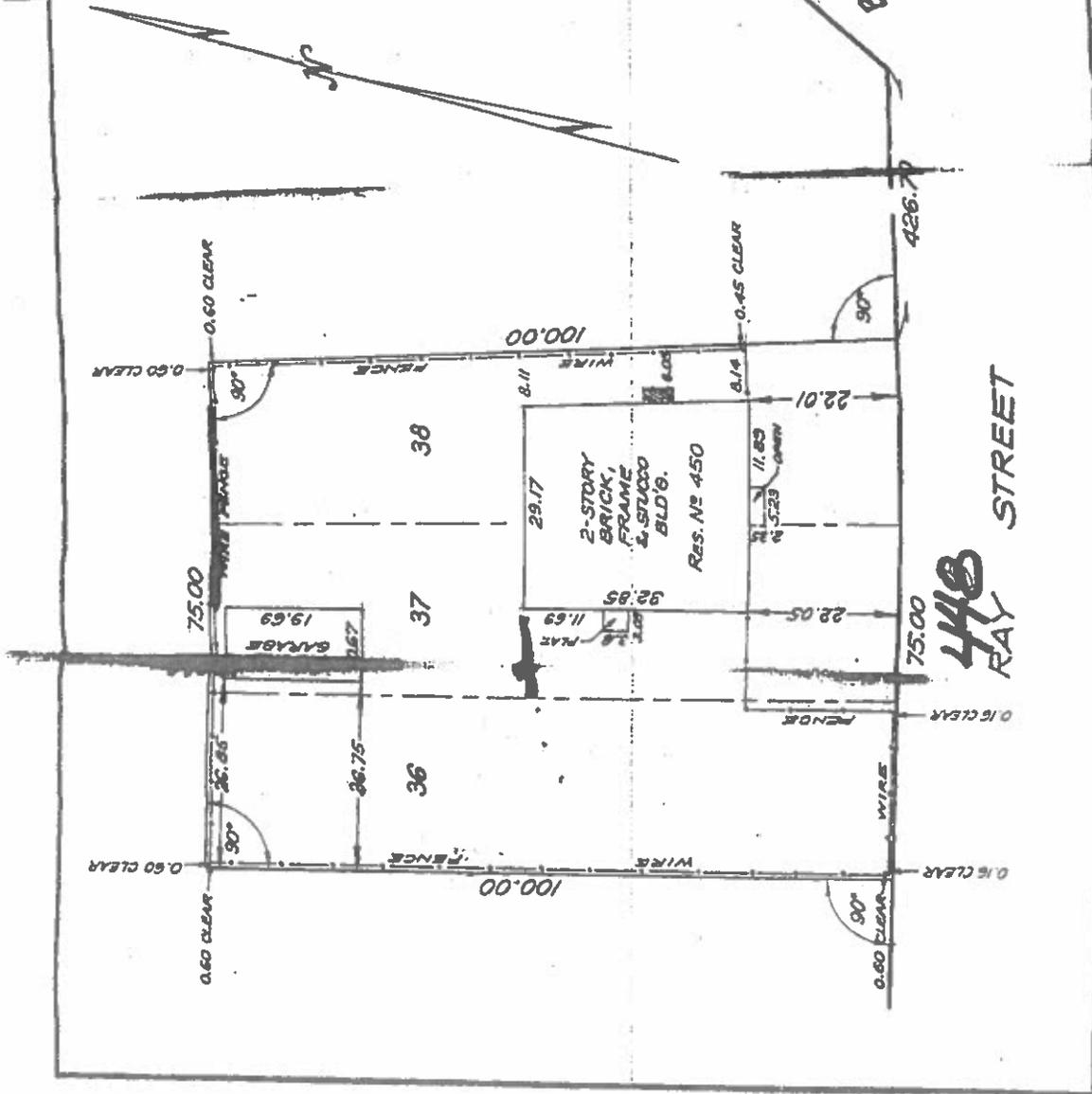
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input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

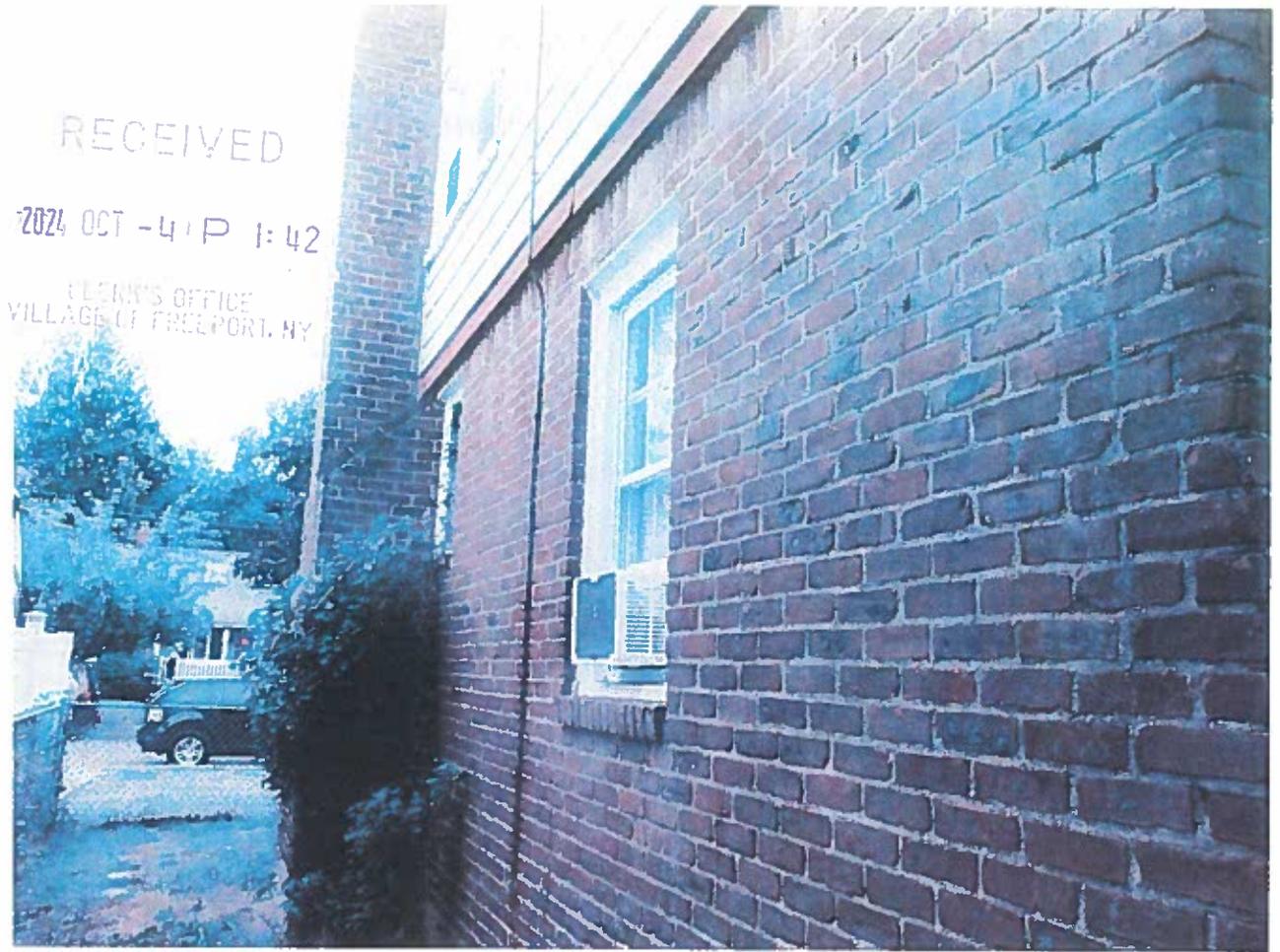
DRAWN E. H. J. D. C. 1776-12 F-264

GUARANTEED TO:
 NATIONAL BANK
 OCEANSIDE
 SAMUEL G. BURTIS & HELEN G. BURTIS
Burtis & Cornelius Co.

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MAP OF
 LOTS NO. 36, 37 & 38
 FREEPORT LAND IMPROVEMENT CO. INC.
 FREEPORT, N.Y.
 SURVEYED MAY 23 1951
 BALDWIN & CORNELIUS CO.
 CIVIL ENGINEERS & SURVEYORS
 LICENSE NO. 793 & 527
 FREEPORT, L.I., N.Y.
 SCALE 1"=20' N.Y. STATE STANDARD





448 Ray Street East Side

Below Front South Side of 448 Ray Street





448 Ray Street West Side



s448 Ray Street Rear North Side



House to the West of 448 Ray Street



House across the street from 448 Ray Street



HOUSE TO THE EAST OF 448 RAY STREET.

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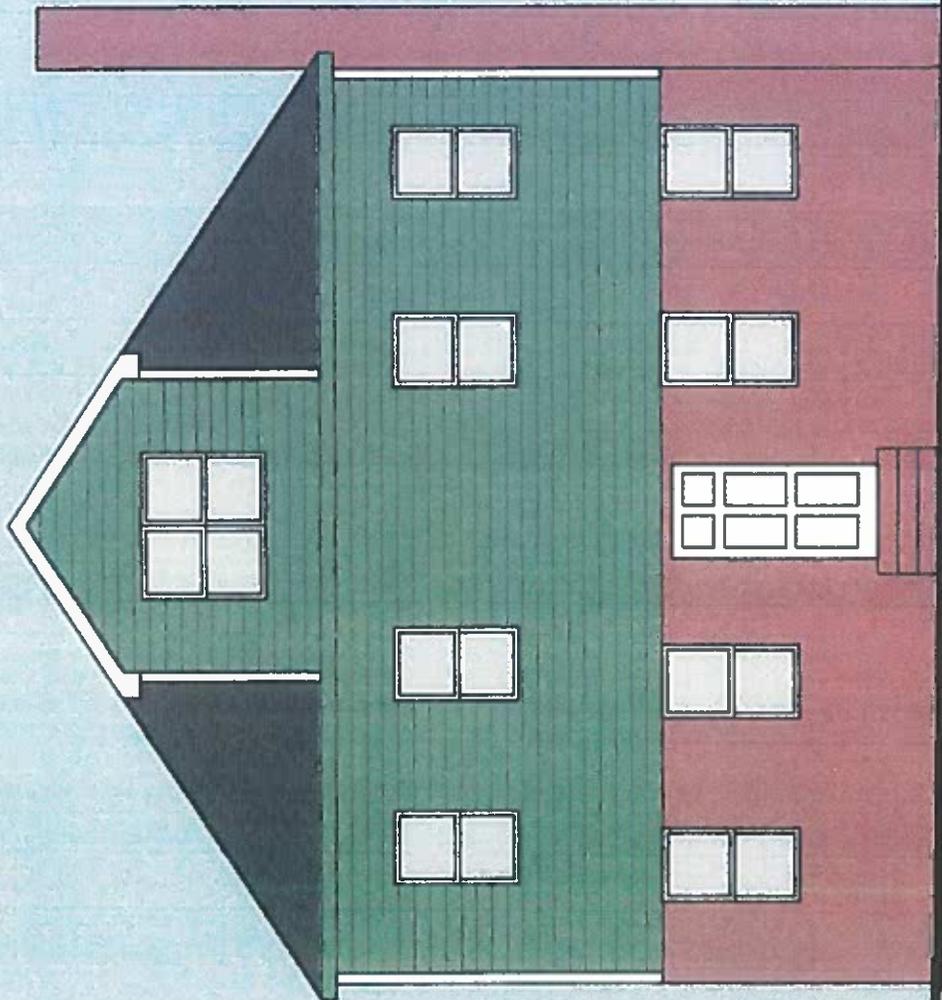
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CLOW'S OFFICE
VILLAGE OF FREEPORT, NY



Existing Brick & Windows
at First Floor
New Andersen Windows
at 2nd Floor and white
PVC Trim
Ply Gem Vinyl Siding
Lakeshore Fern
Timberline HD Asphalt
Shingles Charcoal

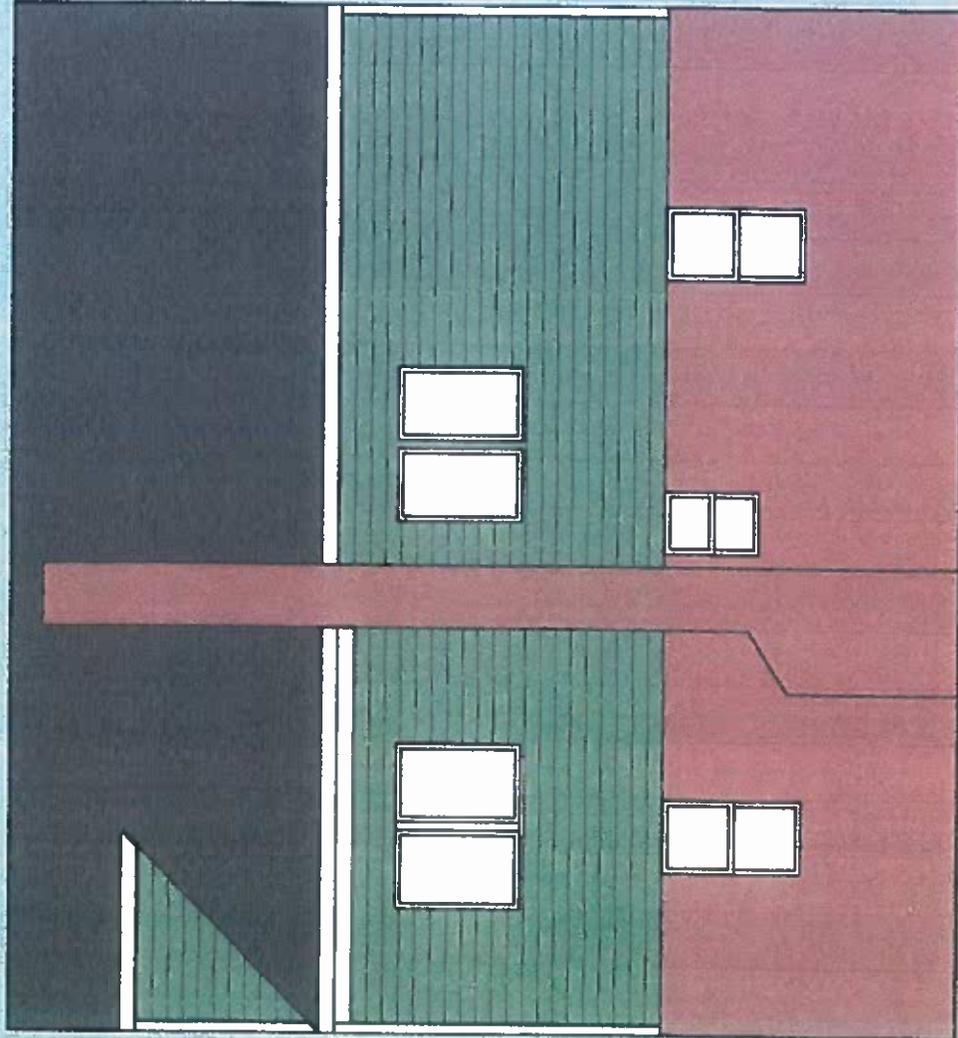
Front South Elevation
448 Ray Street

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Existing Brick & Windows
at First Floor
New Andersen Windows
at 2nd Floor and white
PVC Trim
Ply Gem Vinyl Siding
Lakeshore Fern
Timberline HD Asphalt
Shingles Charcoal
Deck: Treated Lumber
Stained Grey

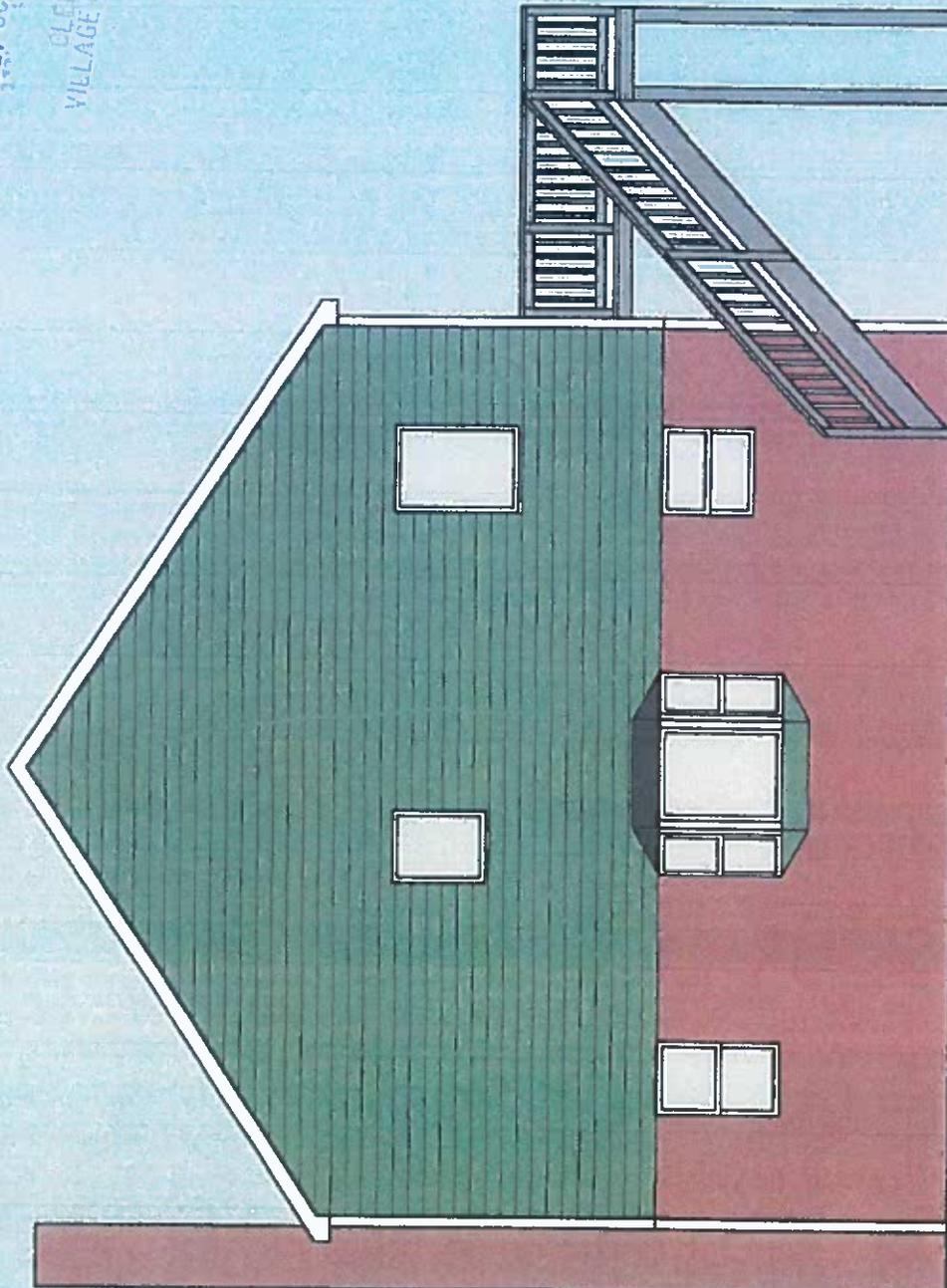


East Elevation
448 Ray Street

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Existing Brick & Windows
at First Floor
New Andersen Windows
at 2nd Floor and white
PVC Trim
Ply Gem Vinyl Siding
Lakeshore Fern
Timberline HD Asphalt
Shingles Charcoal
Deck: Treated Lumber
Stained Grey

Rear North Elevation
448 Ray Street

Proposed 2nd Floor Addition: Site Plan
Existing 1st Floor & Basement Plans & Proposed 2nd Floor Plan

Russell C. Jordan Architect
44 Casino Street, Freeport, New York 11520
Phone: 516-241-0868
E-mail: russell@rca-ny.com

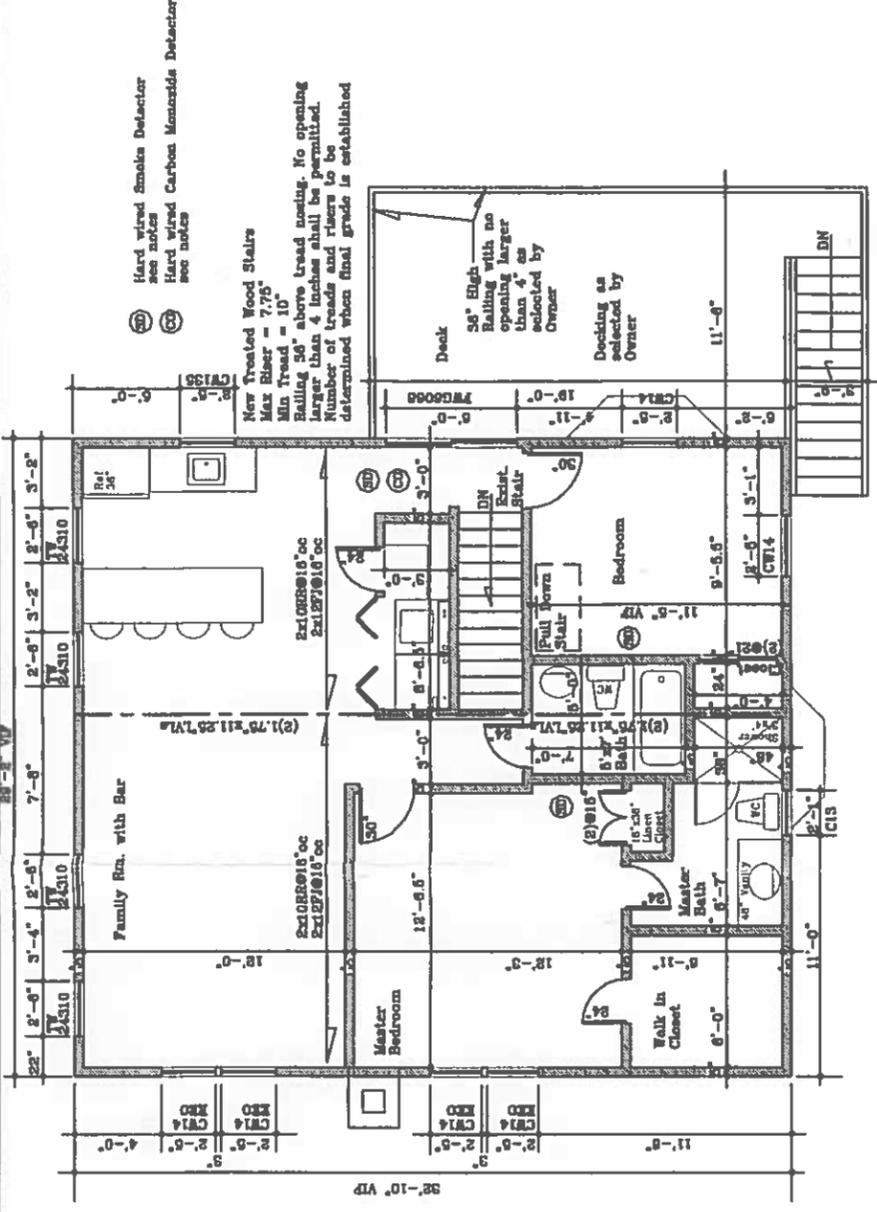
© R.C. Jordan 2024



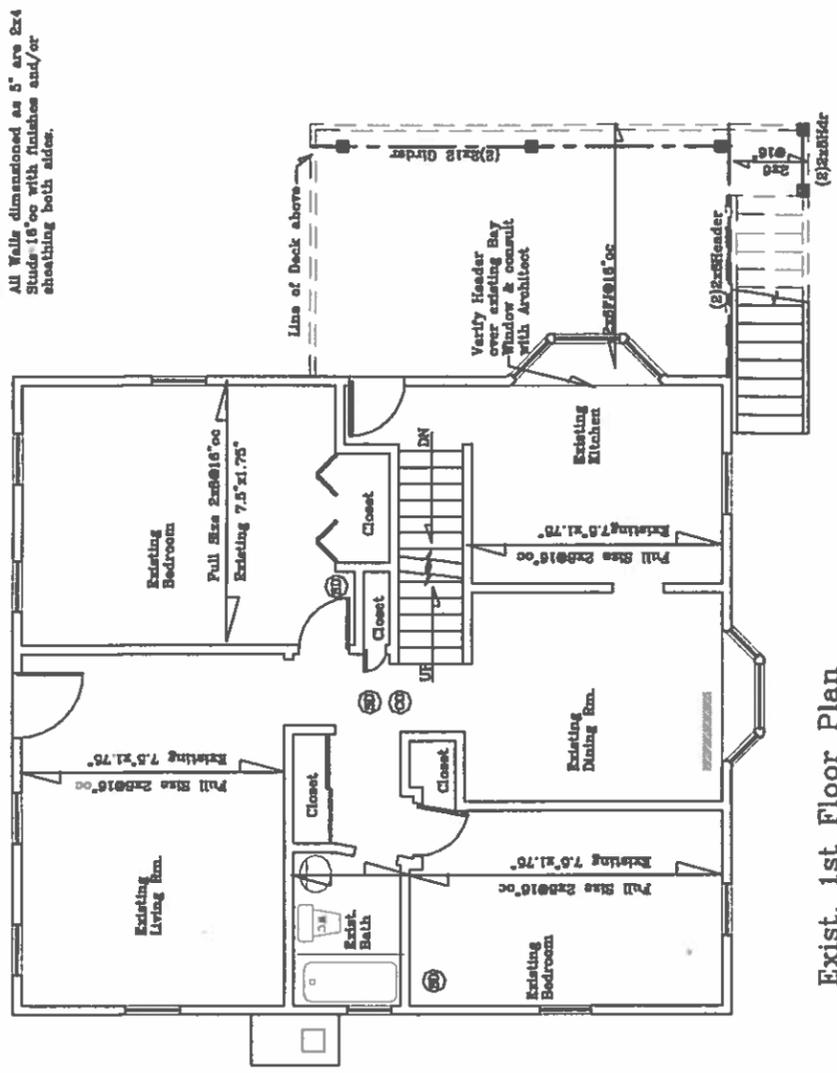
Revisions
1000 7-1-2024
1100 7-30-2024
1200 7-30-2024
1300 7-30-2024
1400 8-10-2024

Version: BD-1
Per: Alling with the Building Department

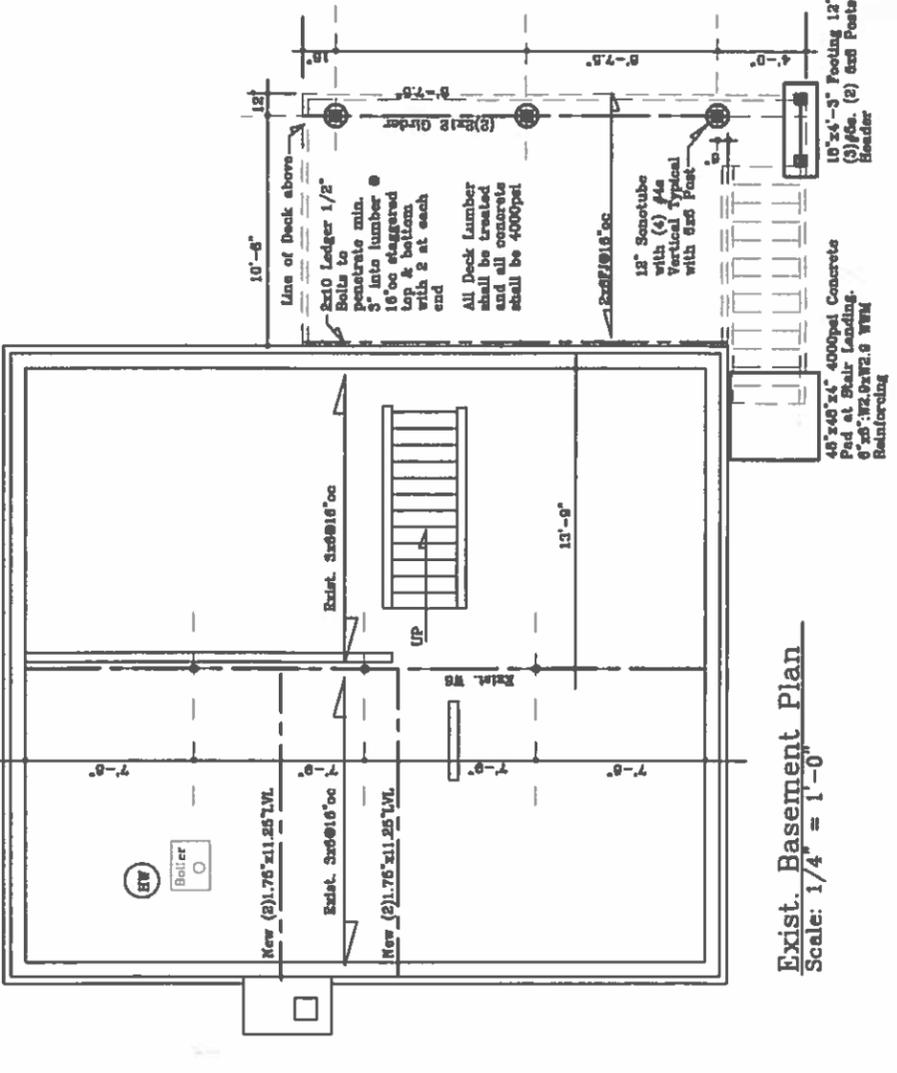
A-1.00



2nd Floor Plan
Scale: 1/4" = 1'-0"



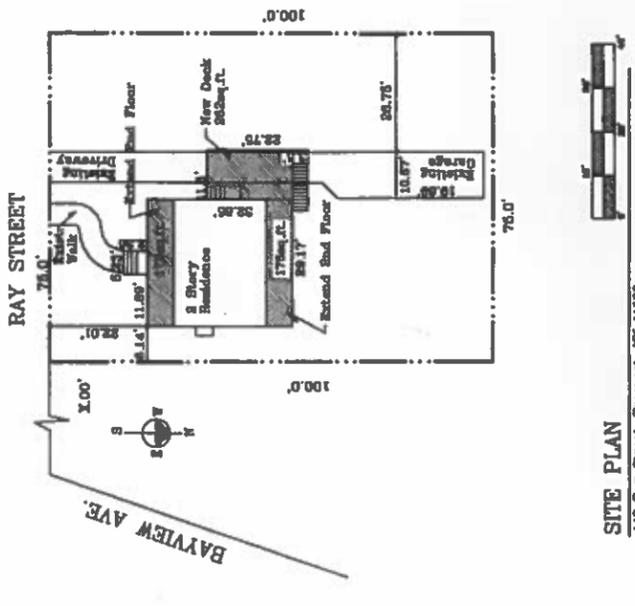
Exist. 1st Floor Plan
Scale: 1/4" = 1'-0"



Exist. Basement Plan
Scale: 1/4" = 1'-0"

Item	Quantity	Material	Notes
Foundation A	12	12" Blocks	Foundation A
Foundation B	12	12" Blocks	Foundation B
Foundation C	12	12" Blocks	Foundation C
Foundation D	12	12" Blocks	Foundation D
Foundation E	12	12" Blocks	Foundation E
Foundation F	12	12" Blocks	Foundation F
Foundation G	12	12" Blocks	Foundation G
Foundation H	12	12" Blocks	Foundation H
Foundation I	12	12" Blocks	Foundation I
Foundation J	12	12" Blocks	Foundation J
Foundation K	12	12" Blocks	Foundation K
Foundation L	12	12" Blocks	Foundation L
Foundation M	12	12" Blocks	Foundation M
Foundation N	12	12" Blocks	Foundation N
Foundation O	12	12" Blocks	Foundation O
Foundation P	12	12" Blocks	Foundation P
Foundation Q	12	12" Blocks	Foundation Q
Foundation R	12	12" Blocks	Foundation R
Foundation S	12	12" Blocks	Foundation S
Foundation T	12	12" Blocks	Foundation T
Foundation U	12	12" Blocks	Foundation U
Foundation V	12	12" Blocks	Foundation V
Foundation W	12	12" Blocks	Foundation W
Foundation X	12	12" Blocks	Foundation X
Foundation Y	12	12" Blocks	Foundation Y
Foundation Z	12	12" Blocks	Foundation Z

The existing garage does not conform to the rear EBF but the house does. This garage was built long prior to the introduction of this requirement.



SITE PLAN
448 Bay Street, Freeport, NY 11520

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2024 OCT 4 P 1:42
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Russell C. Jordan Architect
44 Casino Street
Freeport, New York 11520
Phone: 516.241.5969 Email: RJarchitec@aol.com

License #015911 NY State

11-4-2024

Freeport Clerk's Office
40 North Ocean Avenue
Freeport, New York 11520
Attention: Ms Lisa Debourg

TRANSMITAL

RE: 448 Ray Street
Freeport, New York 11520

12 Copies each Revised colored Elevations for Site Plan review
South Elevation
East Elevation
North Elevation
West Elevation

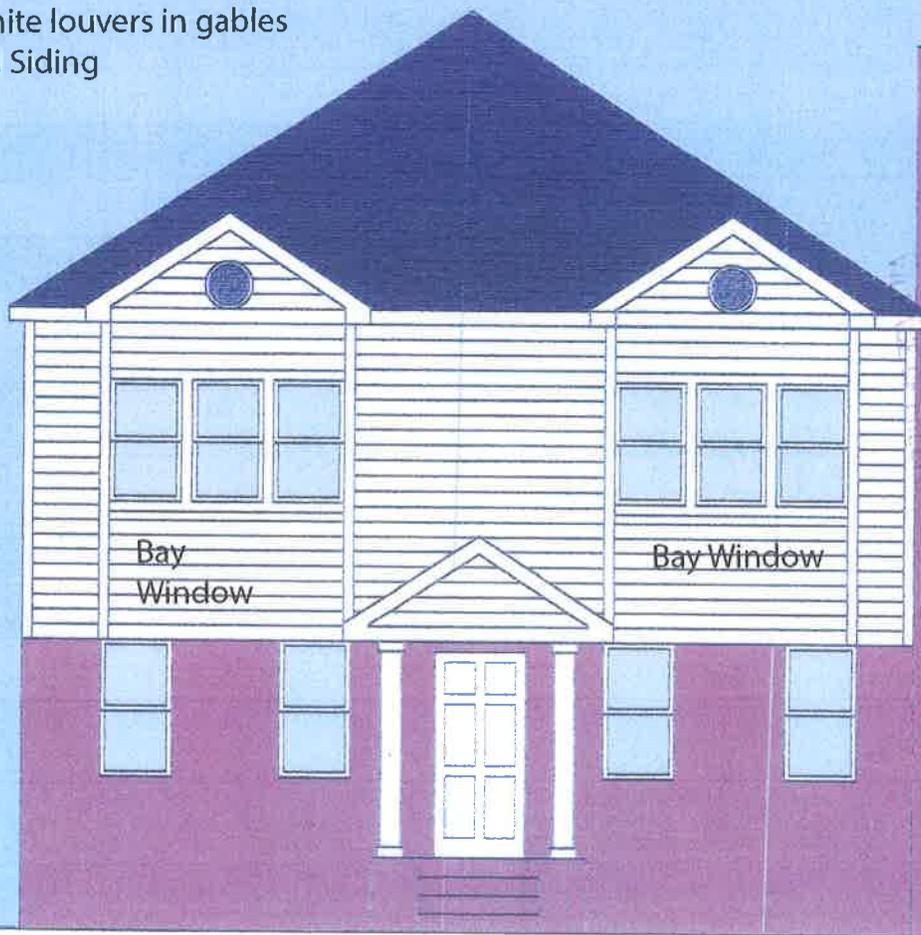


Russell C. Jordan Architect

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Roof
Timberline HD Asphalt Shingles
Charcoal

2nd Floor
New White Andersen Windows
4" White Azek PVC trim
Decorative white louvers in gables
Ply Gem Vinyl Siding
Liberty White



First Floor
Existing Brick
Stairs, Windows
Door
New 8" square
Columns

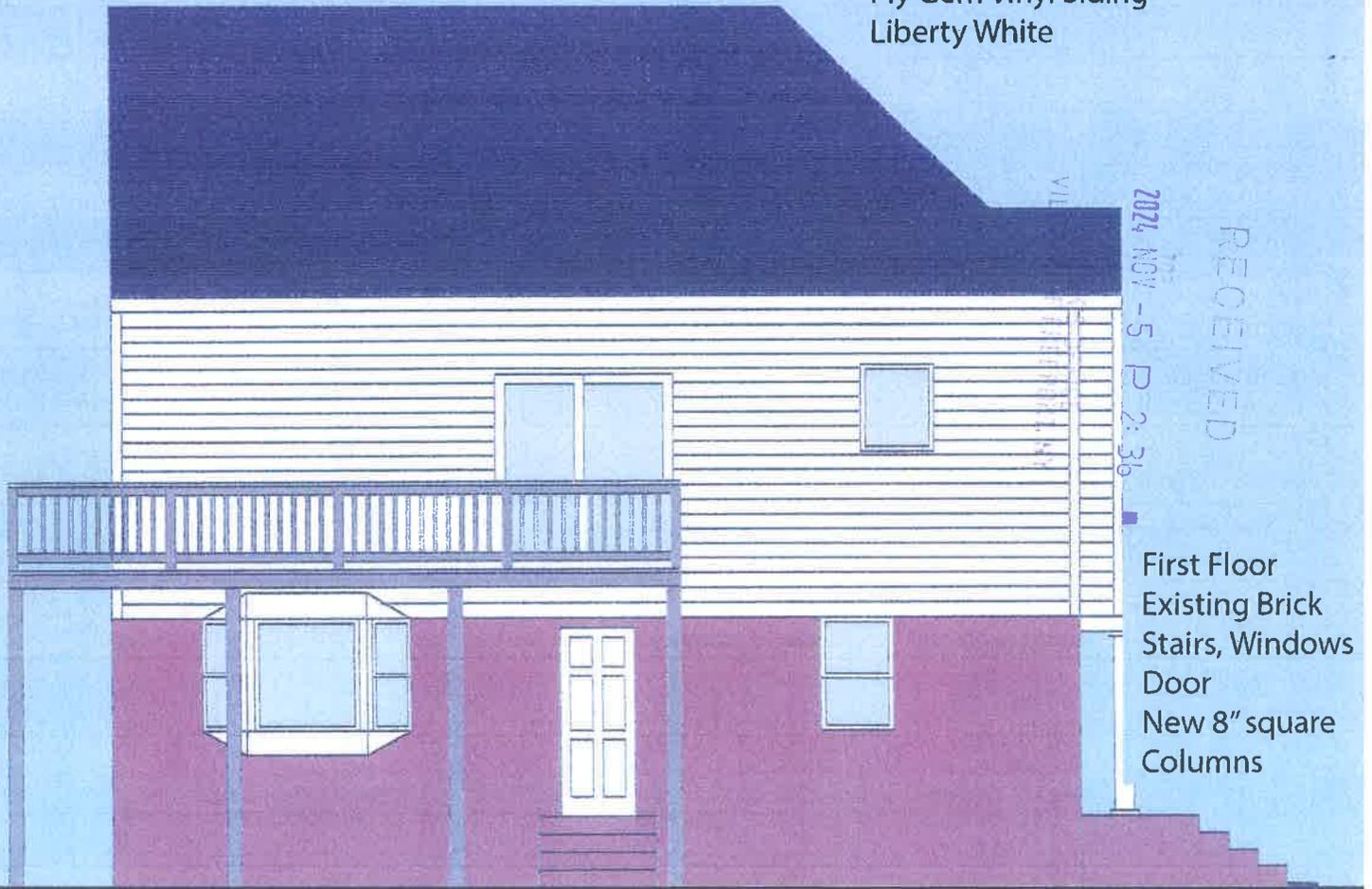
South Elevation Front Side
448 Ray Street, Freeport, NY

RUSSELL C. JORDAN ARCHITECT

44 Casino Street, Freeport, NY 11520

Treated Wood Deck
Benjamin Moore
Oil Stain
Medium Gray

Roof
Timberline HD Asphalt Shingles
Charcoal
2nd Floor
New White Andersen Windows
4" White Azek PVC trim
Decorative white louvers in gables
Ply Gem Vinyl Siding
Liberty White



First Floor
Existing Brick
Stairs, Windows
Door
New 8" square
Columns

West Elevation
448 Ray Street, Freeport, NY

RUSSELL C. JORDAN ARCHITECT
44 Casino Street, Freeport, NY 11520

CLIENT'S OFFICE
VILLAGE CH. FREEPORT, NY

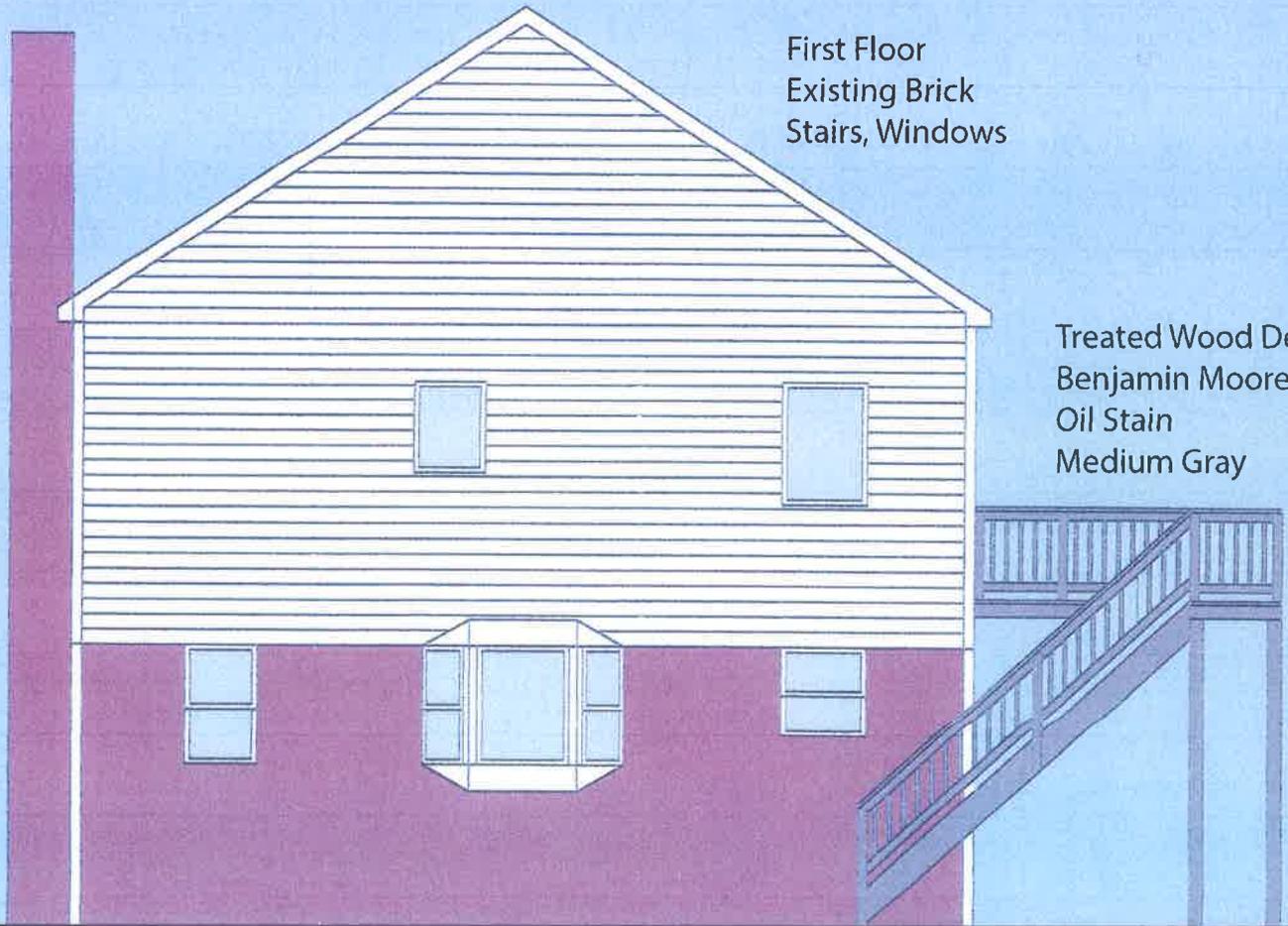
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Roof
Timberline HD Asphalt Shingles
Charcoal
2nd Floor
New White Andersen Windows
4" White Azek PVC trim
Decorative white louvers in gables
Ply Gem Vinyl Siding
Liberty White

First Floor
Existing Brick
Stairs, Windows

Treated Wood Deck
Benjamin Moore
Oil Stain
Medium Gray



North Elevation
448 Ray Street, Freeport, NY

RUSSELL C. JORDAN ARCHITECT

44 Casino Street, Freeport, NY 11520

Roof
Timberline HD Asphalt Shingles
Charcoal
2nd Floor
New White Andersen Windows
4" White Azek PVC trim
Decorative white louvers in gables
Ply Gem Vinyl Siding
Liberty White

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CLIENT'S OFFICE
VILLAGE OF FREEPORT, NY

First Floor
Existing Brick
Stairs, Windows

East Elevation
448 Ray Street, Freeport, NY

RUSSELL C. JORDAN ARCHITECT
44 Casino Street, Freeport, NY 11520

Application Date: 10/11/21
Fees Paid: \$285.00

SP# 3781

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 44 Park Ave. ZONING DISTRICT Residence A
SECTION 54 BLOCK 077 LOT 448 LOT SIZE: 50 x 100

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>SAME AS owner</u>	Name: <u>Roseanne Campanelli</u>
Address: _____	Address: <u>44 Park Ave</u>
Telephone #: _____	Telephone #: <u>516-508-2445</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Extend driveway to walkway 10x37 feet concrete

I request a preliminary meeting: _____ YES NO

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

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Roseanne Campanelli
APPLICANT'S SIGNATURE
Sworn to before me this 24
day of September, 2021
Laurie Beni
Notary Public
DATE 9/24/21
Laurie Beni
Notary Public, State of New York
No. 01BE6130200
Qualified in Suffolk County
Commission Expires: 7/11/2025

Property Owner's Consent:
I, Roseanne Campanelli am (are) the owner(s) of the subject property and consent to the filing of this application.
Roseanne Campanelli
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 24
day of September, 2021
Laurie Beni
Notary Public
DATE 9/24/21
Laurie Beni
Notary Public, State of New York
No. 01BE6130200
Qualified in Suffolk County
Commission Expires: 7/11/2025

FOR VILLAGE USE ONLY

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



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2024 OCT 11 P 2:08

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 21, 2024

Campanelli
Roseanne Camparello
44 Park Ave
Freeport, NY 11520

RE: 44 Park Ave Freeport, NY
Zoning District – Residence A Sec. 54 Blk. 077, Lot 448
Building Permit Application #20243891
Description: Extend driveway to walkway 10' x 37'

Dear Sir/Madam

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

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

ZBA Approval Needed: NO

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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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. 20243891

Location: 44 Park Ave, Freeport NY 11520

Applicant: Roseanne Camparello

Description: Extend driveway to walkway 10' x 37'

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: August 21, 2023

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Driveway widen/extension			
Project Location (describe, and attach a location map): 44 Park Avenue, Freeport N.Y. 11520			
Brief Description of Proposed Action: extend driveway over 10 x 37 feet			
Name of Applicant or Sponsor: Roseanne Campanelli		Telephone: 516-508-2445	
Address: 44 Park Ave		E-Mail: roseanne.campanelli@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 <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>* Roseanne Campanelli</u>		Date: <u>* 7/8/24</u>
Signature: <u>* Roseanne Campanelli</u>		

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

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

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

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

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2021, OCT 11 P 2:09

CLERK'S OFFICE
VILLAGE OF FALLPORT, NY

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

2236165

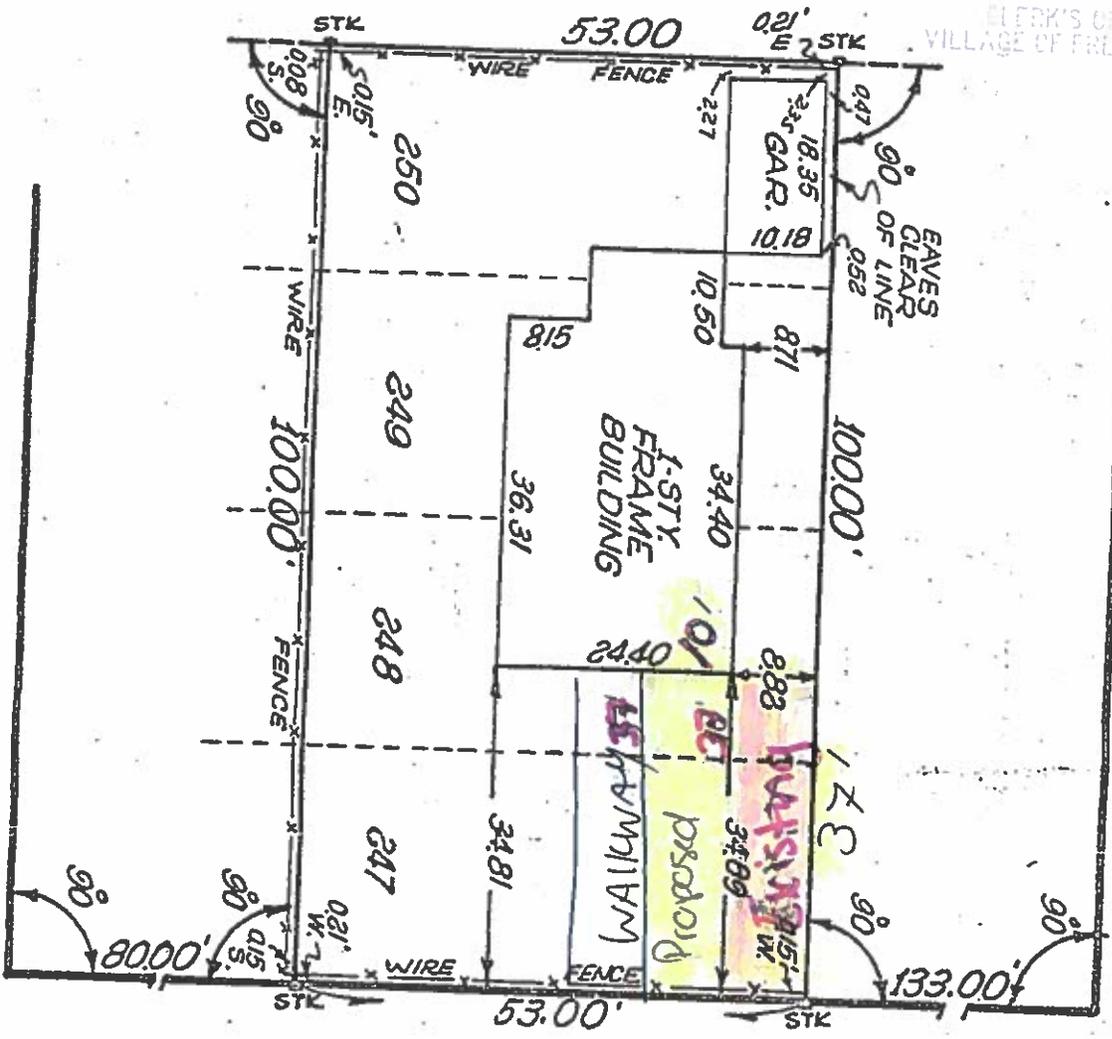
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(CENTRALS)

N 46570

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2024 OCT 11 P 2:09

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



LEXINGTON AVENUE

44 PARK AVENUE

DRAWN	CHECKED	DATE
CWR	J.O.C	8-18

GUARANTEED TO:
BAYRIDGE SAVINGS
SECURITY TITLE &
Baldwin & Corne
Or vice

PART OF LOTS

MAP
ALPINE

SITUATED
FREEPORT
NASSAU COUN

SURVEYED A

BALDWIN & COR

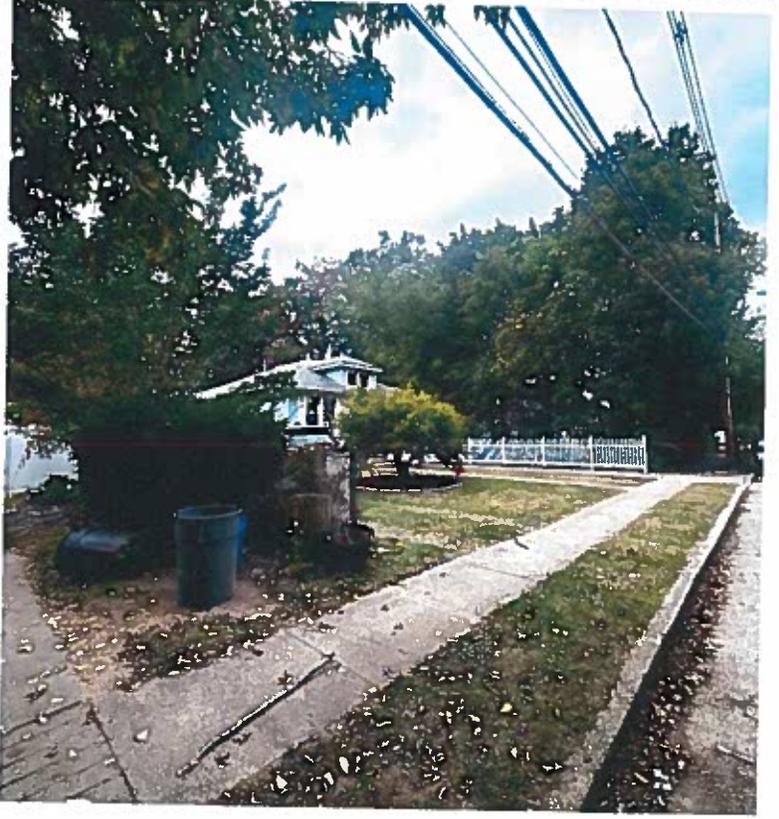
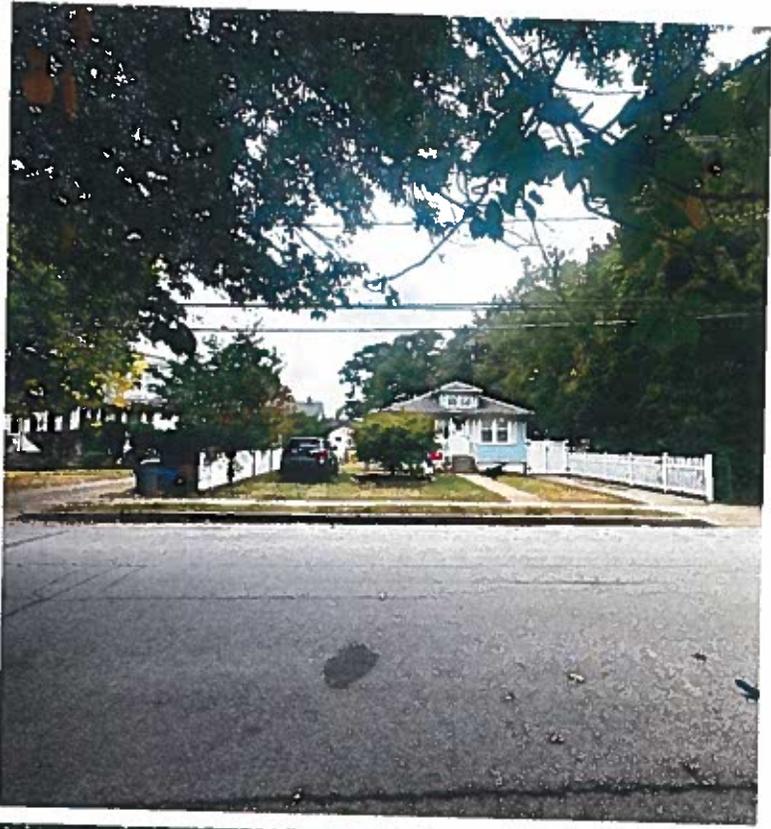
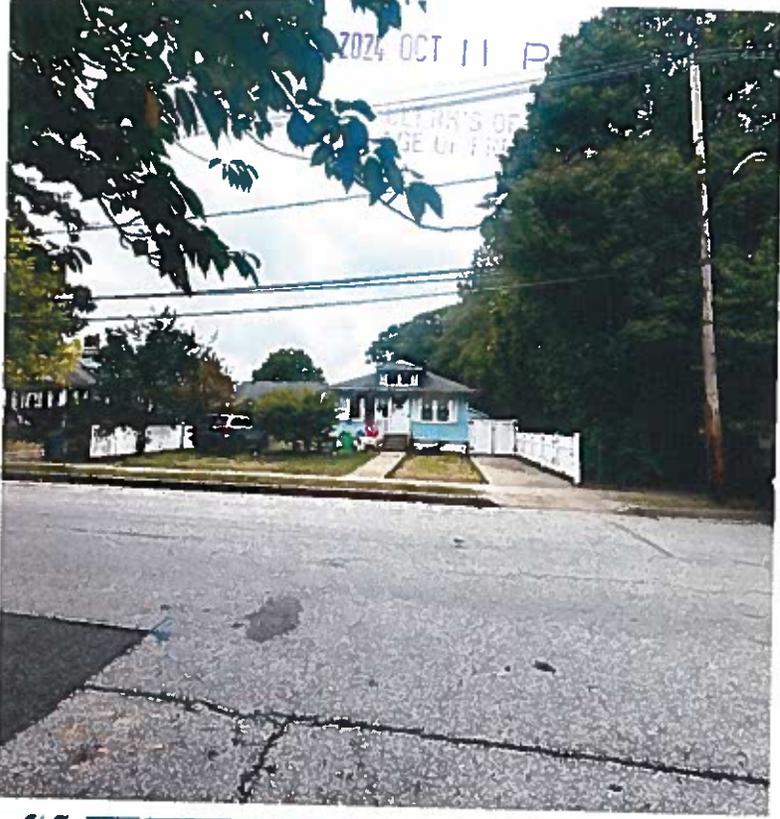
CIVIL ENGINEERS &
LICENSE NO. 79

FREEPORT, L

SCALE 1"=20' N.Y.

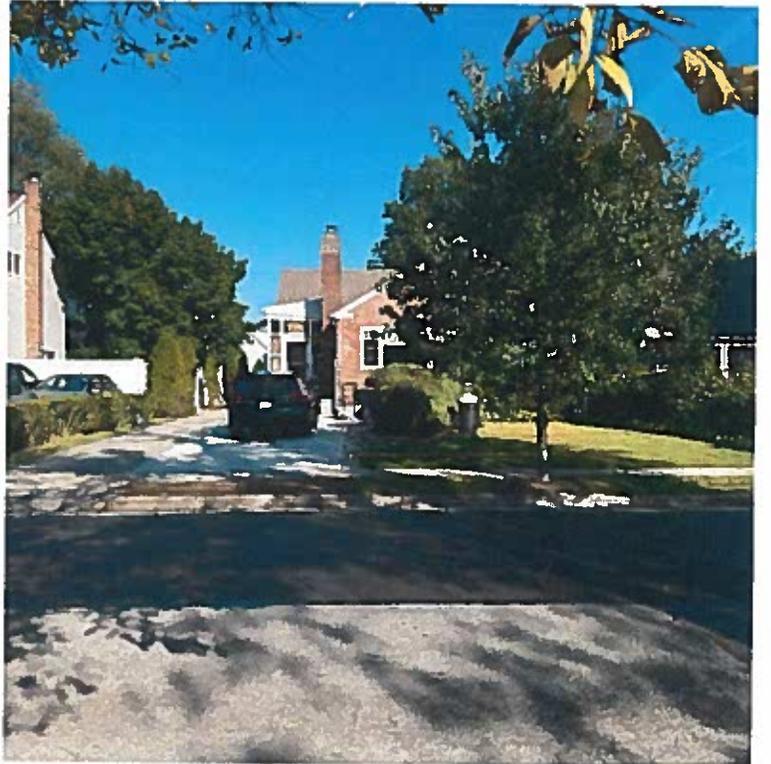
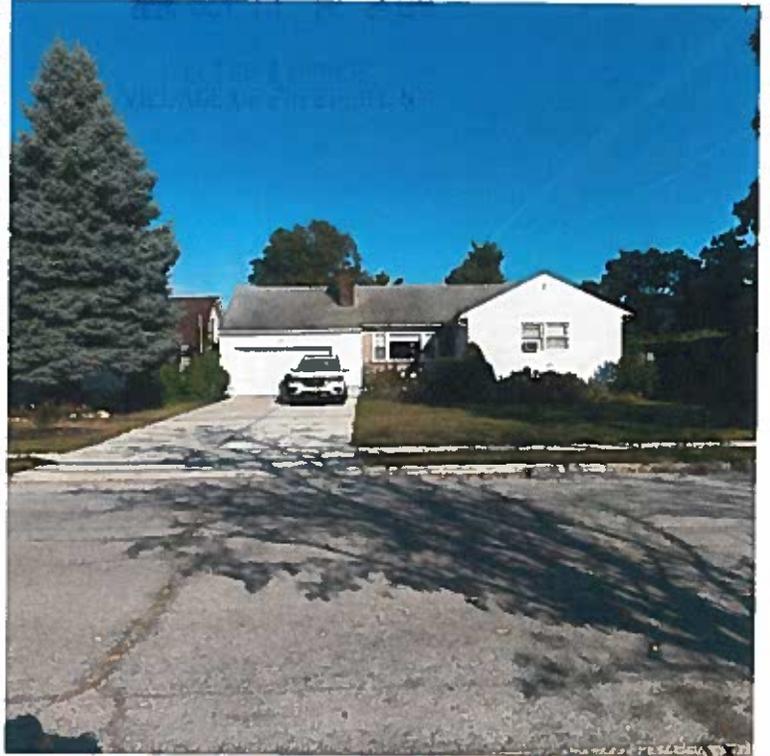
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2024 OCT 11 P



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2021 OCT 11 PM 3:20



Application Date: _____
Fees Paid: _____

SP# 378a

**INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD**

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

PROPERTY ADDRESS: <u>127 Bedell St.</u>	ZONING DISTRICT <u>Residence A</u>
SECTION <u>62</u> BLOCK <u>049</u> LOT <u>84</u>	LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Jose Abreu</u>	Name: <u>Jose Abreu</u>
Address: <u>127 Bedell St. Freeport NY 11520</u>	Address: <u>127 Bedell St. Freeport, NY 11520</u>
Telephone #: _____	Telephone #: _____

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Replace front door & windows at front porch

I request a preliminary meeting: _____ YES NO

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

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

_____ YES NO _____
Jose Abreu 10/1/09

APPLICANT'S SIGNATURE
Sworn to before me this 10/1/09
day of October 2009
Notary Public

MARIA D DURAN DATE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DU6127708
Qualified in Nassau County
My Commission Expires 05-31-2025

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21 OCT 2009 P 3:41
VILLAGE CLERK'S OFFICE
FREEPORT, NY

Property Owner's Consent:
Jose Abreu am (are) the owner(s) of the subject property and consent to the filing of this application.

Jose Abreu
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 10/1/09
day of October 2009
Notary Public

MARIA D DURAN DATE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DU6127708
Qualified in Nassau County
My Commission Expires 05-31-2025

FOR VILLAGE USE ONLY

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

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

September 26, 2024

Jose Abreu
127 Bedell St
Freeport, NY 11520

RE: **127 Bedell St, Freeport, NY**
Zoning District – Residence A Sec. 62 Blk. 049 , Lot 84
Building Permit Application #202439621
Description – Replace front door and windows.

Dear Ms.

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,



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

ZBA Approval Needed: NO

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2024 OCT 16 P 3:41
VILLAGE CLERK'S OFFICE
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. 20243921

Location: 127 Bedell St

Applicant: Jose Abreu

Description: Replace front door and windows. .

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: September 26, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

VILLAGE OF FREEPORT
2024, OCT 16
RECEIVED

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>Jose Abreu</i>			
Project Location (describe, and attach a location map): <i>127 Bedell St. Freeport, NY 11520</i>			
Brief Description of Proposed Action: <i>Interior Alterations / MAINTAIN existing</i>			
Name of Applicant or Sponsor: <i>Jose Abreu</i>		Telephone: <i>516 636 9531</i>	
		E-Mail: <i>JOSEABREU0314@aol.com</i>	
Address: <i>85 Frederick Ave.</i>			
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11510</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>Building Department</i>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> RECEIVED 2021 OCT 16 P 3:41 </div>
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, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jose Abreu</u>	Date: <u>7/12/2024</u>	
Signature: <u>Jose Abreu</u>	Title: <u>Owner</u>	

PRINT FORM

RECEIVED
 2024 OCT 16 P 3:41
 OFFICE OF THE CLERK
 VILLAGE OF FREEPORT, NY

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243921
 Filing Date 9/3/24

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT LOCATION) <u>127</u> <u>Bedell St.</u> ZONING DISTRICT <u>Residence A</u>
	(No.) (Street)
	BETWEEN <u>Archer</u> AND <u>Southside</u>
	(Cross Street) (Cross Street)
SECTION <u>62</u> BLOCK <u>049</u> LOT <u>84</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____	

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 non-residential, none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)	RESIDENTIAL 11 <input checked="" type="checkbox"/> One Family 12 <input checked="" type="checkbox"/> Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____ _____ _____
	NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 Other - Specify _____ _____ _____

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT <u>\$25,000.⁰⁰</u>	<u>Interior Alterations/ MAINTAIN EXISTING</u>

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Jose Abrey</u>	<u>85 Frederick Ave. Freeport, N.Y. 11570</u>	<u>516 636 9531</u>
2. Contractor <u>Quality Home Improvement</u>	<u>1866 Carlton Place Baldwin, N.Y. 11510</u>	<u>516 581 9146</u>
3. Architect or Engineer <u>Vladimir constant</u>	<u>7 Melnick Westbury, N.Y. 11590</u>	<u>631 704 6601</u>

IV. OWNER - CONTRACTOR STATEMENT	V. FLOOD ZONE
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 <u>Jose Abrey</u> Address <u>85 Frederick Ave.</u> Phone <u>516 636 9531</u> State of New York County of Nassau <u>Jose M. Abrey</u> being duly sworn, says that <u>He</u> is the contractor of owner of the above mentioned building. That the items of the above application also the estimated cost of said building variation, is correct to the best of <u>his</u> knowledge and belief and agrees to conform to all applicable laws.	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PROJECT DESCRIPTION Total/First Flr _____ Square Feet _____ Upper Flrs _____



127 Bedell St. Freeport, NY 11520



127 Bedell St. Freeport, NY 11520



127 Bedell St. Freeport, NY 11520



131 Bedell St. Freeport, NY 11520



130 Bedell St. Freeport, NY 11520



134 Bedell St. Freeport, NY 1152



145 Bedell St. Freeport, NY 11520



140 Bedell St. Freeport, NY 11520

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16 F

VLADIMIR CONSTANT P.E.
 7 Melnick Court
 Westbury, New York 11590
 Phone: (516) 779-2343
 E-MAIL: v.constant@yaho.com



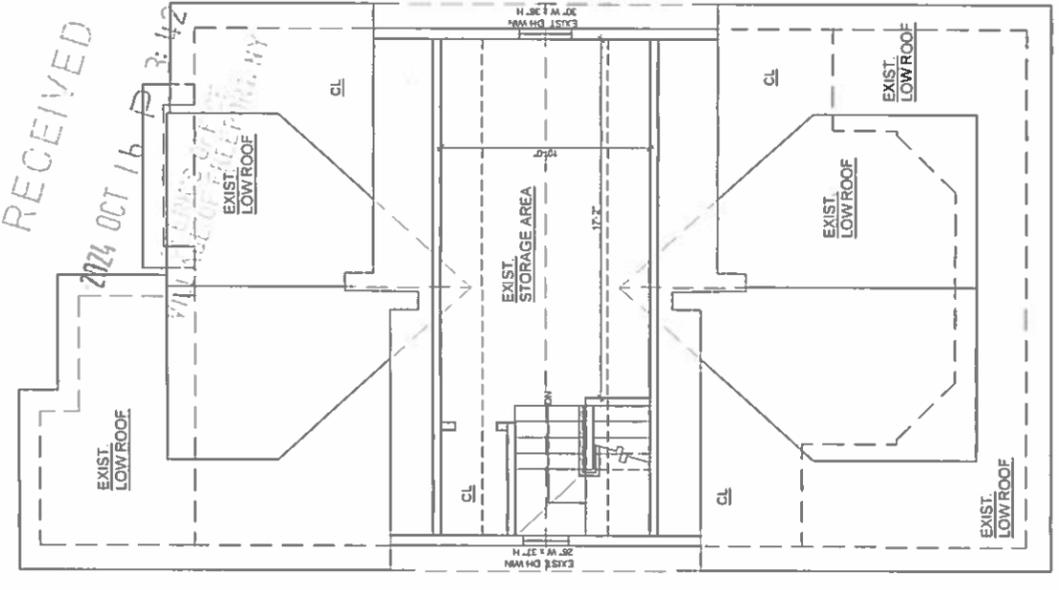
MAR
DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST BABYLON, NY 11704
 MOBILE: (631) 704-6601

REVISIONS	
NO	DATE DESCRIPTION
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2	
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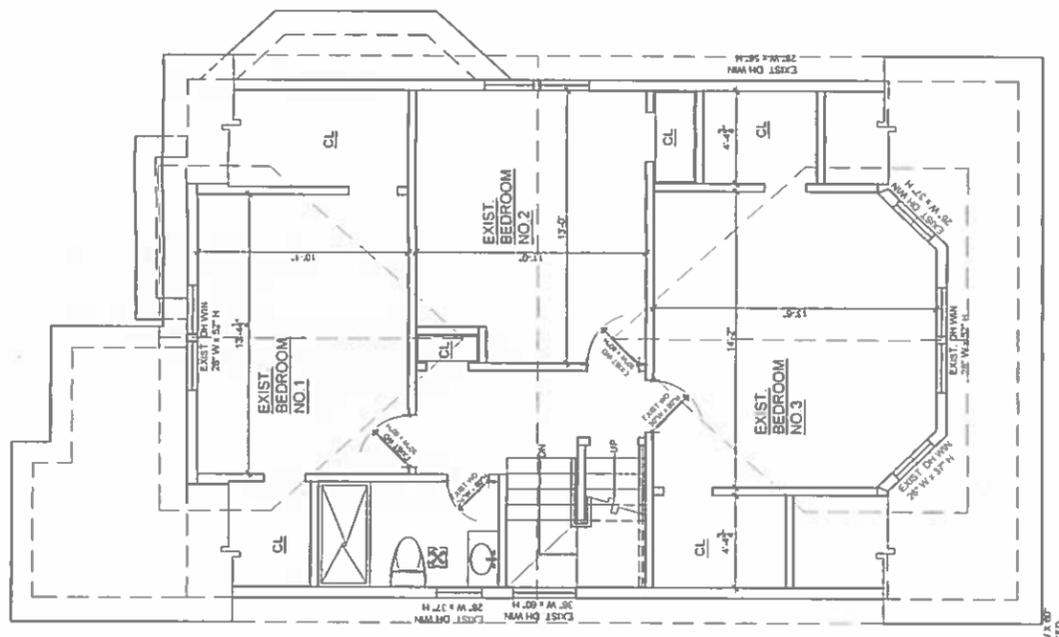
APPLICATION NO.
 APPLICANT/TOWNER
 JOSE ABRU
 ADDRESS
 127 Bedell Street, Freeport, New York 11520
 PHONE: (516) 666-9531
 EMAIL: jose.abru@yaho.com
 TARIK EL-DARS, P.E. (10/1/17)
 TARIK EL-DARS, P.E. (10/1/17)
 TARIK EL-DARS, P.E. (10/1/17)
 TARIK EL-DARS, P.E. (10/1/17)
 TARIK EL-DARS, P.E. (10/1/17)

PROJECT TITLE
**LEGALIZE EXISTING
 CONDITION TO EXISTING
 2-1/2 STORY 1-FAMILY
 RESIDENCE**
 BEDELL STREET
 FREEPORT, N.Y. 11520
 SEC. 62 BLK. 40 LOT 84 & 85

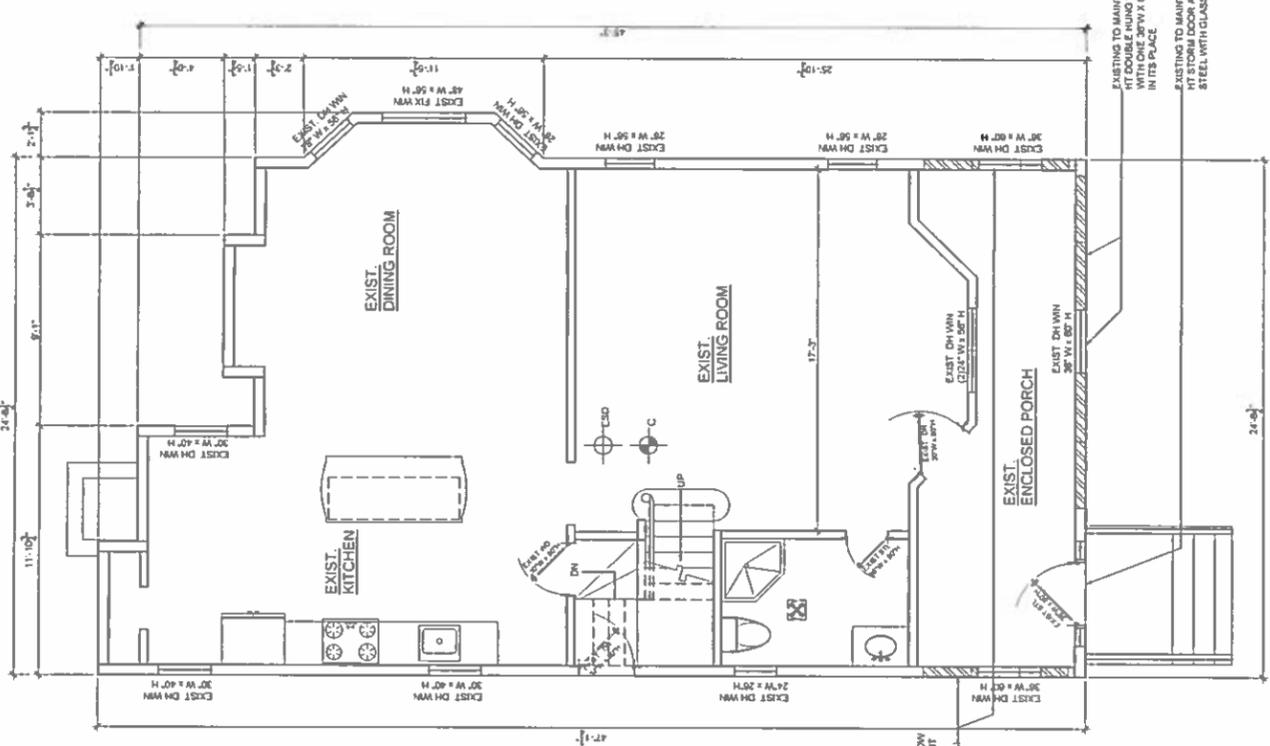
DRAWN BY MIGUEL RAMIREZ	DRAWING NO. A-1
CHECKED BY VC	PROJECT NO. 202401
DATE AUG. 2024	SCALE AS SHOWN
	3



B EXISTING ATTIC FLOOR
 SCALE 1/8"=1'-0" (AREA 365 S.F.)



A EXISTING SECOND FLOOR
 SCALE 1/8"=1'-0" (AREA 813 S.F.)



B EXISTING FIRST FLOOR
 SCALE 1/8"=1'-0" (AREA 1082 S.F.)

WALL TYPE LEGEND	SIMBOL LIST	GENERAL NOTES:	HEADER SCHEDULE												
<p>EXISTING TO REMAIN (E) (1) CONCRETE BLOCK FOUNDATION WALL WITH FASTING INTERIOR FINISHED CONSTRUCTION TO BE REMOVED</p> <p>EXISTING INTERIOR & EXTERIOR WALL FRAME TO REMAIN</p> <p>NEW EXTERIOR WALL CONSTRUCTION OF VINYL SIDING OVER TYVEK VAPOR BARRIER OVER 1" RIGID INSUL (R-4 @ 6) OVER 1/2" GYP BD EACH SIDE OF 3 1/2" WD STUDS @ 16" O.C. FROM FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE</p> <p>NEW INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP BD EACH SIDE OF 3 1/2" WD STUDS @ 16" O.C. FROM FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE</p> <p>NEW FIRE RATED INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 5/8" TYP 1" GYP BD EACH SIDE OF 3 1/2" WD STUDS @ 16" O.C. FROM FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE (TYP AT BOILER ROOM AREA)</p>	<table border="1"> <tr> <td></td> <td>ELECTRIC INTERIC SMOKE DETECTOR (TYP)</td> </tr> <tr> <td></td> <td>ELECT CARBON MONOXIDE DETEC (TYP)</td> </tr> <tr> <td></td> <td>WINDOW NUMBER DESIGNATION (SEE WINDOW SCHEDULE ON PLAN A-7, PAGE 11)</td> </tr> <tr> <td></td> <td>DOOR LETTER DESIGNATION (SEE DOOR SCHEDULE ON PLAN A-7, PAGE 11)</td> </tr> <tr> <td></td> <td>EXHAUST FAN FOR MECHANICAL VENTILATION TO EXTERIOR WITHIN 80 CFM CAPACITY.</td> </tr> <tr> <td></td> <td>CATHEDRAL CEILING AREA</td> </tr> </table>		ELECTRIC INTERIC SMOKE DETECTOR (TYP)		ELECT CARBON MONOXIDE DETEC (TYP)		WINDOW NUMBER DESIGNATION (SEE WINDOW SCHEDULE ON PLAN A-7, PAGE 11)		DOOR LETTER DESIGNATION (SEE DOOR SCHEDULE ON PLAN A-7, PAGE 11)		EXHAUST FAN FOR MECHANICAL VENTILATION TO EXTERIOR WITHIN 80 CFM CAPACITY.		CATHEDRAL CEILING AREA	<p>SEE DRAWING C1 FOR METY DOOR AND WINDOW SCHEDULES</p> <p>GENERAL CONSTRUCTION DETAILS FOR INTERIOR WALLS AND EXTERIOR SCHEDULES SHALL BE IN ACCORDANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2024 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).</p> <p>ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH SECTION 907.1 AND 907.2 OF THE INTERNATIONAL CODE (IFC).</p> <p>TO COMPLY WITH SECTION 907.1 OF THE INTERNATIONAL CODE (IFC), COMPARTMENT WALL, 2004-2010 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.</p> <p>FOR BATHROOM AND CELLAR WALLS, FLOOR WALLS, EXIST WALLS AND OTHER CONCRETE WORK EXPOSED TO THE WEATHER USE 3000 PSI AIR ENCLOSED PORTLAND CEMENT MORTAR AND STUCCO TO THE WEATHER AND GARAGE FLOOR BATH USE 3000 PSI AIR ENCLOSED CONCRETE.</p> <p>TO BE MORE EXIST FIRST FLOOR MAN ROOF STRUCTURE UP TO CEILING TOP TO BE INSTALLED TO ORIGINAL NEW ROOF AND CEILING STRUCTURE APPROXIMATE 1.8" IN THICKNESS.</p> <p>PROVIDE FIRE STOPPING AND SOLID BLOCKING AS PER CODE.</p> <p>ALL FLOOR LEVELS</p>	<p>ALL HEADERS OVER WINDOWS AND OPENINGS TO BE AS FOLLOWS:</p> <ul style="list-style-type: none"> (1) 2" X 8" FOR OPENINGS LESS THAN 2' WIDE (2) 2" X 10" FOR OPENINGS BETWEEN 2' AND 4' WIDE (3) 2" X 12" FOR OPENINGS BETWEEN 4' AND 6' WIDE (4) 2" X 14" FOR OPENINGS BETWEEN 6' AND 8' WIDE (5) 2" X 16" FOR OPENINGS BETWEEN 8' AND 12' WIDE (6) LARGER OPENINGS SEE FLOOR PLANS
	ELECTRIC INTERIC SMOKE DETECTOR (TYP)														
	ELECT CARBON MONOXIDE DETEC (TYP)														
	WINDOW NUMBER DESIGNATION (SEE WINDOW SCHEDULE ON PLAN A-7, PAGE 11)														
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	EXHAUST FAN FOR MECHANICAL VENTILATION TO EXTERIOR WITHIN 80 CFM CAPACITY.														
	CATHEDRAL CEILING AREA														

VLADIMIR CONSTANT P.E.
 7 Melnick Court
 Westbury, New York 11590
 Phone: (516) 779-2343
 E-MAIL: v.constant@yaho.com



MAR
 CONSULTANT
DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST BABYLON, NY 11794
 MOBILE (833) 704-6828

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

NO.	DATE

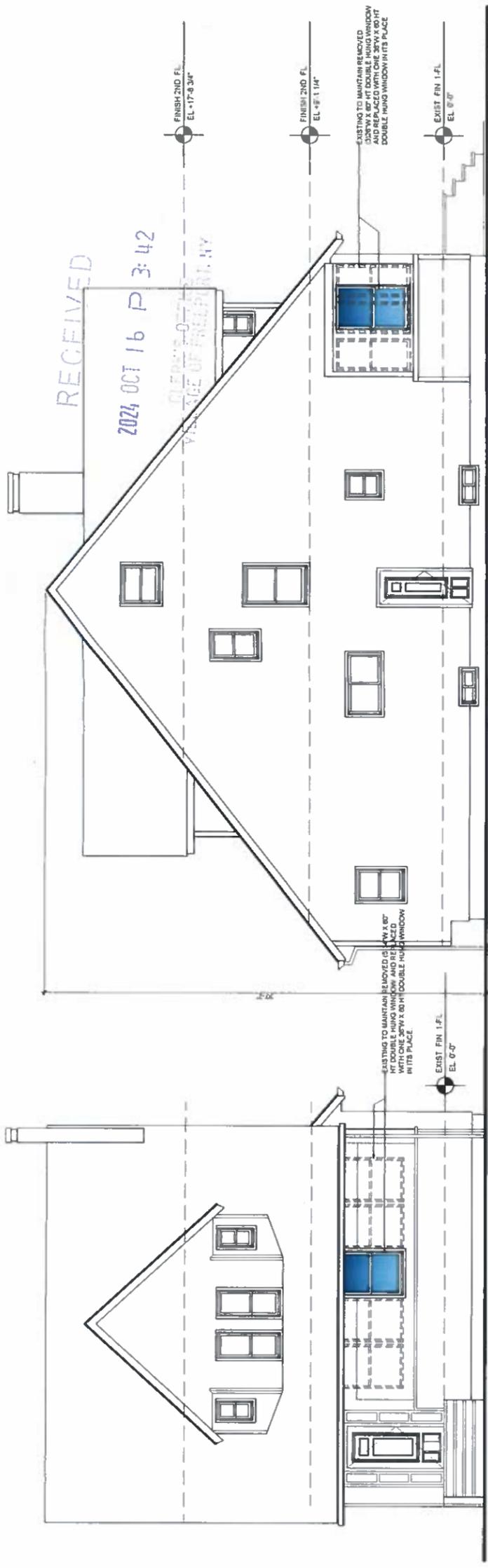
APPLICATION NO.

APPLICANT/OWNER
 JOSE ABREU
 ADDRESS
 127 Beckett Street, Freeport, New York 11520
 PHONE: (516) 636-9331
 E-mail: jose@joseabreu.com
 127 BECKETT STREET, FREEPORT, NY 11520
 LUIS RIVERA/OWNER
 PHONE: (516) 632-2397

PROJECT TITLE
 LEGALIZE EXISTING
 CONDITION TO EXISTING
 2-1/2 STORY 1-FAMILY
 RESIDENCE
 BEDELL STREET
 FREEPORT, N.Y. 11520
 SEC 02 BLK 40 LOT 04 S 05

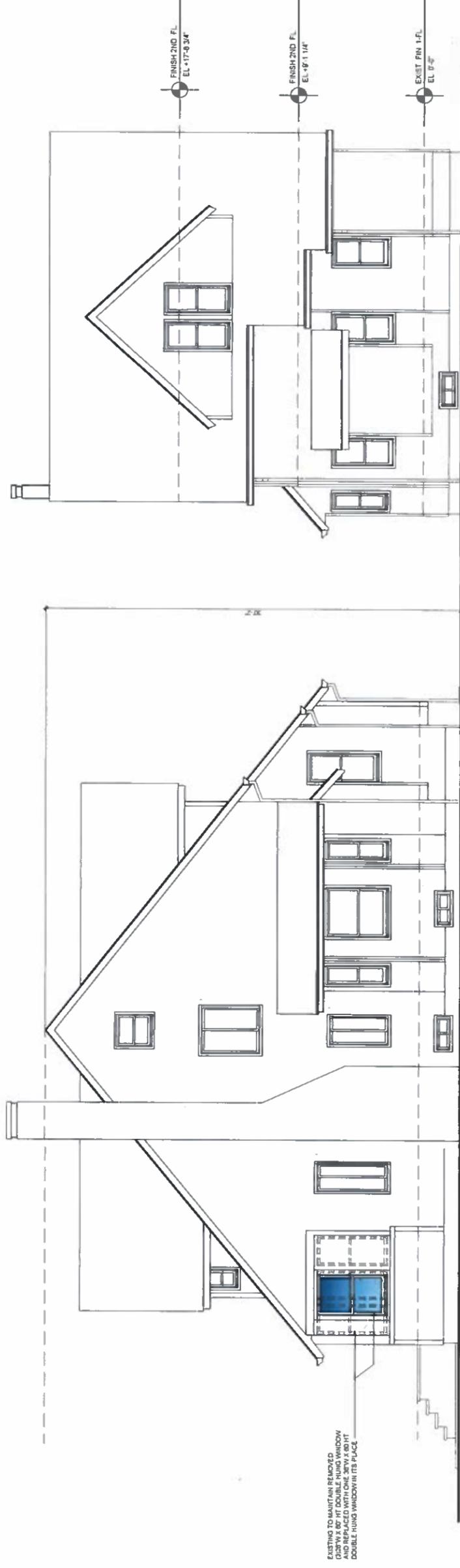
DRAWING TITLE
 EXISTING EXTERIOR
 ELEVATIONS

DRAWN BY WIGDEL RAMIREZ	DRAWING NO A-2
CHECKED BY VC	PROJECT NO 202401
DATE JAN 2024	SHEET NO 3
SCALE AS SHOWN	



A EXISTING FRONT ELEVATION
 SCALE 1/8"=1'-0"

B EXISTING LEFT SIDE ELEVATION
 SCALE 1/8"=1'-0"



C EXISTING RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"

D EXISTING REAR ELEVATION
 SCALE 1/8"=1'-0"

Application Date: 10/17/24
Fees Paid: \$225.00

SP# 3784

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 245 Mt. Joy Avenue ZONING DISTRICT Residential A0
 SECTION 36 BLOCK 325 LOT 14 LOT SIZE: 11,400 sf

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Same as owner</u>		Name: <u>Alicia Portuendo-Smith</u>
Address:		Address: <u>245 Mt. Joy Avenue</u> <u>Freeport, NY</u>
Telephone #:		Telephone #: <u>516-236-5773</u>

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

Present Land Use: Single family residential Proposed Land Use: Single family residential

Description of Proposed Work: Proposed 2nd floor addition 1404 sf, remove and replace 1st floor windows.

I request a preliminary meeting: _____ YES NO

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

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

_____ YES _____ NO

[Signature]
APPLICANT'S SIGNATURE

10/11/24
DATE

Sworn to before me this 11th
day of October, 2024

Helen A. LaValley
Notary Public

HELEN A. LaVALLEY
Notary Public - State of New York
No. 8055886
Qualified in Suffolk County
My Commission Expires Feb. 20, 2026

Property Owner's Consent:

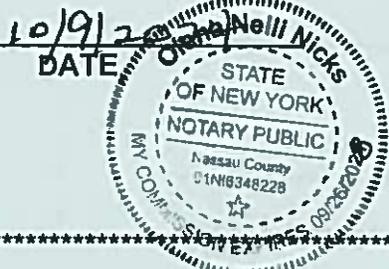
I, Alicia Portuendo-Smith am (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature]

PROPERTY OWNER'S SIGNATURE

Sworn to before me this 9th
day of October, 2024

Olena Nell Nicks
Notary Public



FOR VILLAGE USE ONLY

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

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2024 OCT 17 P 11:08

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
September 26, 2024

Alicia Portuondo
245 Mount Joy Ave
Freeport, NY 11520

RE: 245 Mount Joy ave, Freeport, NY
Zoning District – Residence A Sec. 36 Blk. 325 , Lot 14
Building Permit Application #20243935
Description – Propose 2nd floor addition 1,404 SF total, remove and replace 1st floor windows.

Dear Ms.

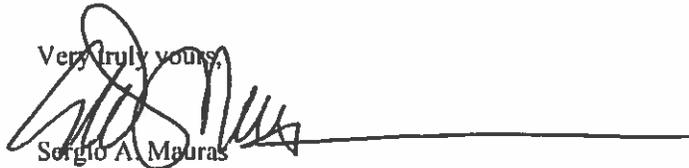
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For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,



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

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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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. 20243935

Location: 245 Mount Joy ave

Applicant: Alicia Portuondo

Description: Propose 2nd floor addition 1,404 SF total, remove and replace 1st floor windows

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: September 26, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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20243935 2024 OCT 17 P 11:08

VILLAGE OF WESTPORT, NY

**617.20
Appendix B
Short Environmental Assessment Form**

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Smith Residence</i>			
Project Location (describe, and attach a location map): <i>245 Mt 704 Avenue, Freeport, NY</i>			
Brief Description of Proposed Action: <i>New 2nd floor, New 1st floor Alterations</i>			
Name of Applicant or Sponsor: <i>Daniel Burko</i>		Telephone: <i>631-482-7558</i>	
		E-Mail: <i>DanielBurko@gmail.com</i>	
Address: <i>PO Box 610</i>			
City/PO: <i>Lindenhurst</i>		State: <i>NY</i>	Zip Code: <i>11757</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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"/>
3.a. Total acreage of the site of the proposed action?		<i>.26</i>	acres
b. Total acreage to be physically disturbed?		<i>.05</i>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.26</i>	acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			

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PLANNING OFFICE
VILLAGE OF FORT PORT NY

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

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CLERK'S OFFICE
VILLAGE OF FREEDOM, NY

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Daniel C. Rulco Jr</u>		Date: <u>09/29/24</u>
Signature: <u>[Signature]</u>		

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

	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?		

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PLANNING OFFICE
VILLAGE OF TREE PORT, 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.

- 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

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243935
Filing Date 9/9/2024

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>245 Mt Joy Ave</u> (No.) (Street) ZONING DISTRICT _____
	BETWEEN <u>Mount Joy Ave</u> (Cross Street) AND <u>Pennsylvania Ave</u> (Cross Street)
	SECTION <u>36</u> BLOCK <u>325</u> LOT <u>4</u> APPROX. LOT SIZE <u>9120.125</u> LOT AREA <u>11,400</u>

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

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> E-ness 7 <input type="checkbox"/> Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 <input checked="" type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartments - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____ NONRESIDENTIAL - Complete Part "E" 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Store, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____	
C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$528,200</u>		D. DESCRIPTION OF PROJECT <u>new Int Alts 1st & 2nd floor</u> <u>new 2nd floor 1404 sqft</u>	

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Alicia Portuoncho-Smith	245 Mt Joy Ave Freeport NY 11520	516 234-5793
2. Contractor	Tim White Home Imp.	3839 Merrick Rd Seaford NY 11783	516 804-2482
3. Architect or Engineer	Daniel Burke	PO Box 610 Lindenhurst NY 11757	631 487-4858

IV. OWNER - CONTRACTOR STATEMENT

Building permits is based upon the provisions of Section 27 of the Workmen's Compensation Law.

[Redacted Signature]

State of New York
 County of Nassau
Alicia Portuoncho-Smith She is the contractor or
 (Print) (S/He or She)
 owner of the above considered building. That the terms of the above application also the estimated cost of said building or al-
 teration, is correct to the best of Her knowledge and belief and agree to conform to all applicable laws of this
 jurisdiction.

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flr Square Feet

of Fixtures

of Floors

Occup. Type



Tim White
 Home Imp.
 Contractor
 State of New York
 County of Nassau
Tim White He is the contractor or
 (Print) (S/He or She)
 owner of the above considered building. That the terms of the above application also the estimated cost of said building or al-
 teration, is correct to the best of Her knowledge and belief and agree to conform to all applicable laws of this
 jurisdiction.

16th day of September 2024

Olena Nelli Nicks
 Notary Public

[Signature]
 Applicant Signature

DANIEL BURKO
— Architect —

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U.S. POSTAL SERVICE
VILLAGE GREEN FREEPORT, NY

October 10th, 2024

Daniel Burko Architect, PLLC
PO Box 610
Lindenhurst, NY 11757
631-482-7858
DanielBurkojr@icloud.com

Client Address:

Smith Residence
245 Mt. Joy Avenue
Freeport, NY

Material List:

Siding:

Front: Certainteed 7 Straight Perfection Shake in Herringbone.

Sides & Rear: Cetainteed 5" Clapboard in Herringbone.

Front Upper Left Gable: Board & Batten in Herringbone.

Insulation: Graphite or contour graphite if possible.

Siding Corners: Matching Herringbone

Fascia/Capping: White

Soffit: White

Gutters/Leaders: White

Roof: Owen Corning Duration Roof: Slatestone Gray

Stone Front: Eldorado Limestone Series: Color Grand Banks

Entrance Door: 3/4 glass with side lites. Black interior, Black Exterior. Grids

Windows: white exterior/interior; with six over zero grid style.

Window trim. 3 1/2" White Trim

Soffit lighting: on the four reverse gable peaks. (peak of the triangle)

If you have any questions please do not hesitate to contract me.

Sincerely,

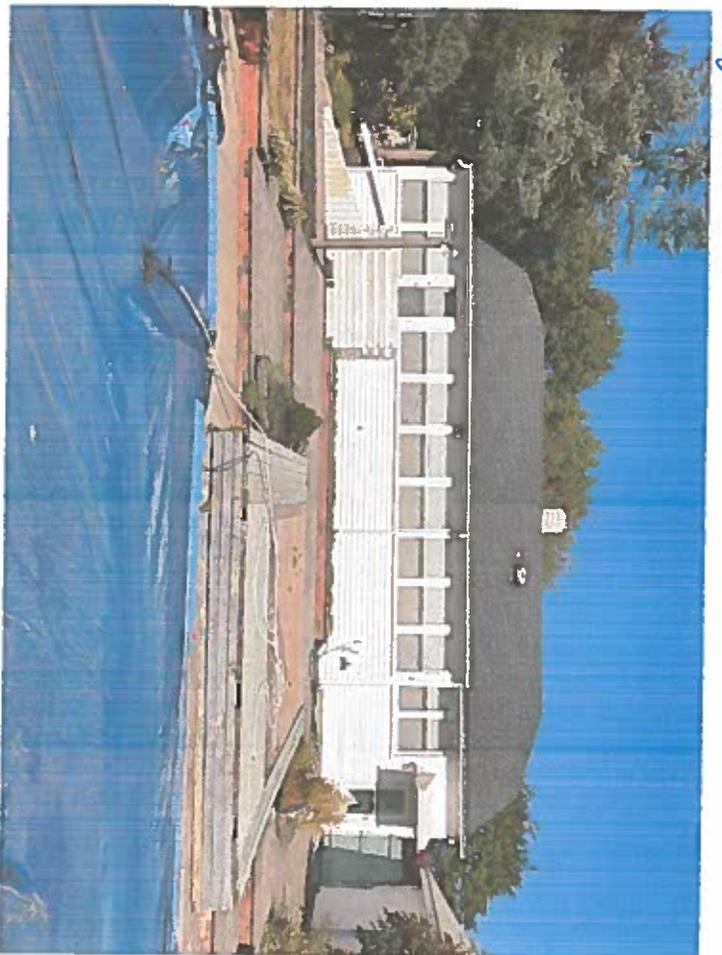
Daniel C Burko Jr.
Architect



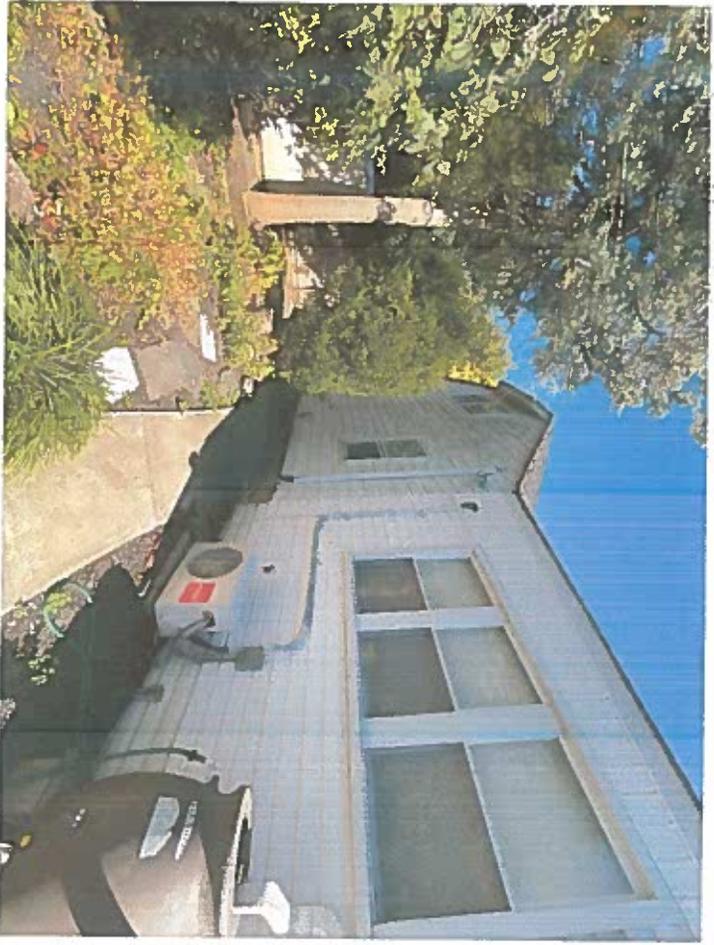
245 Mt. Deig Avenue



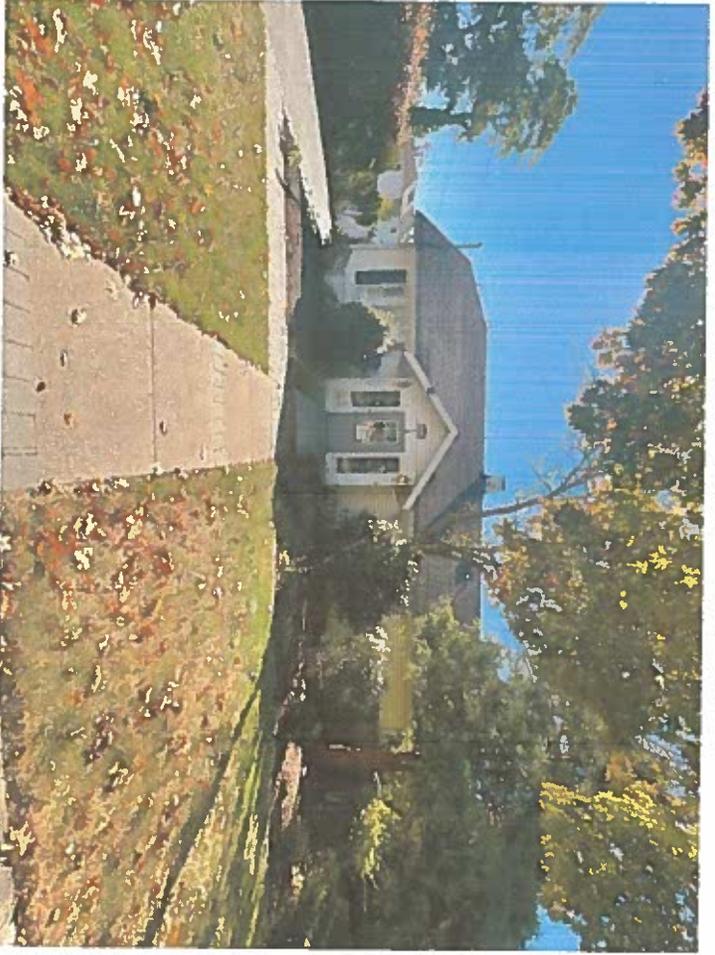
Left



Back



Right

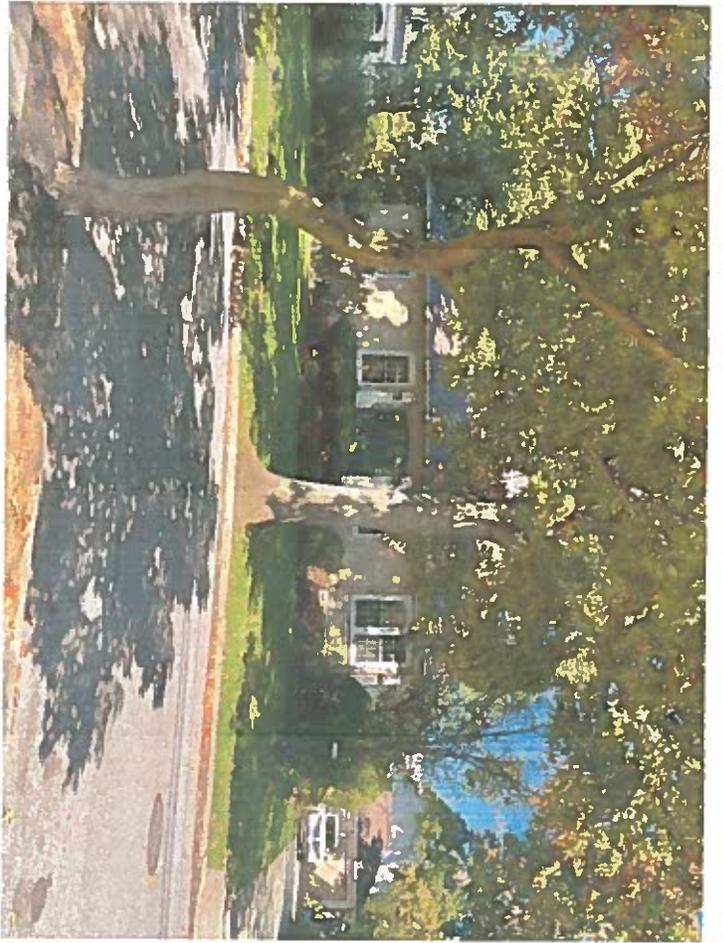


Front

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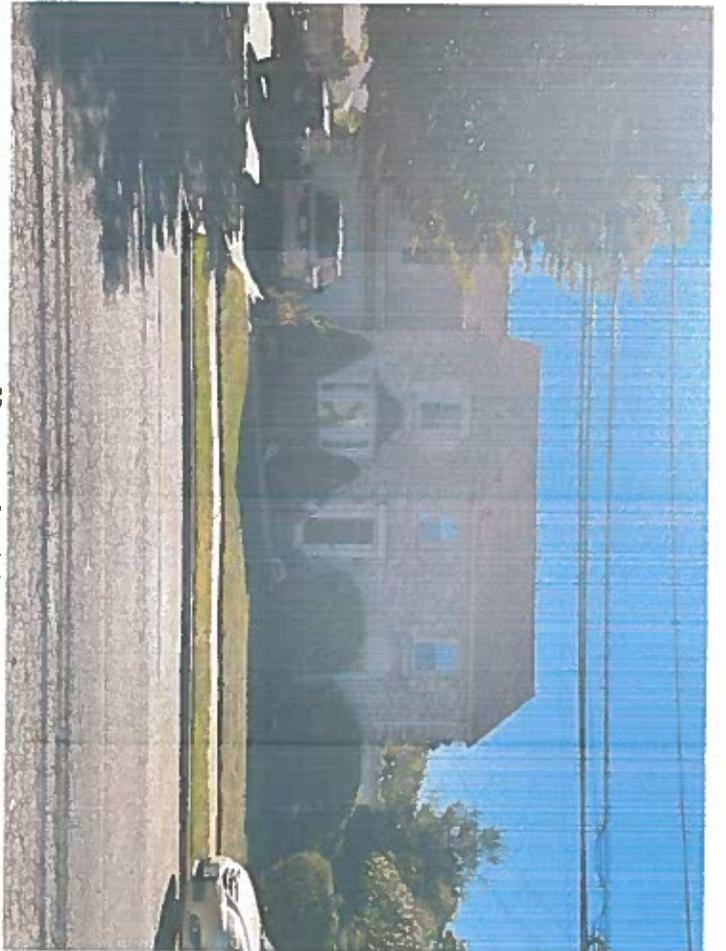
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Across the street



House to the left



House to the right

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2021, OCT 17 | P 11: 09



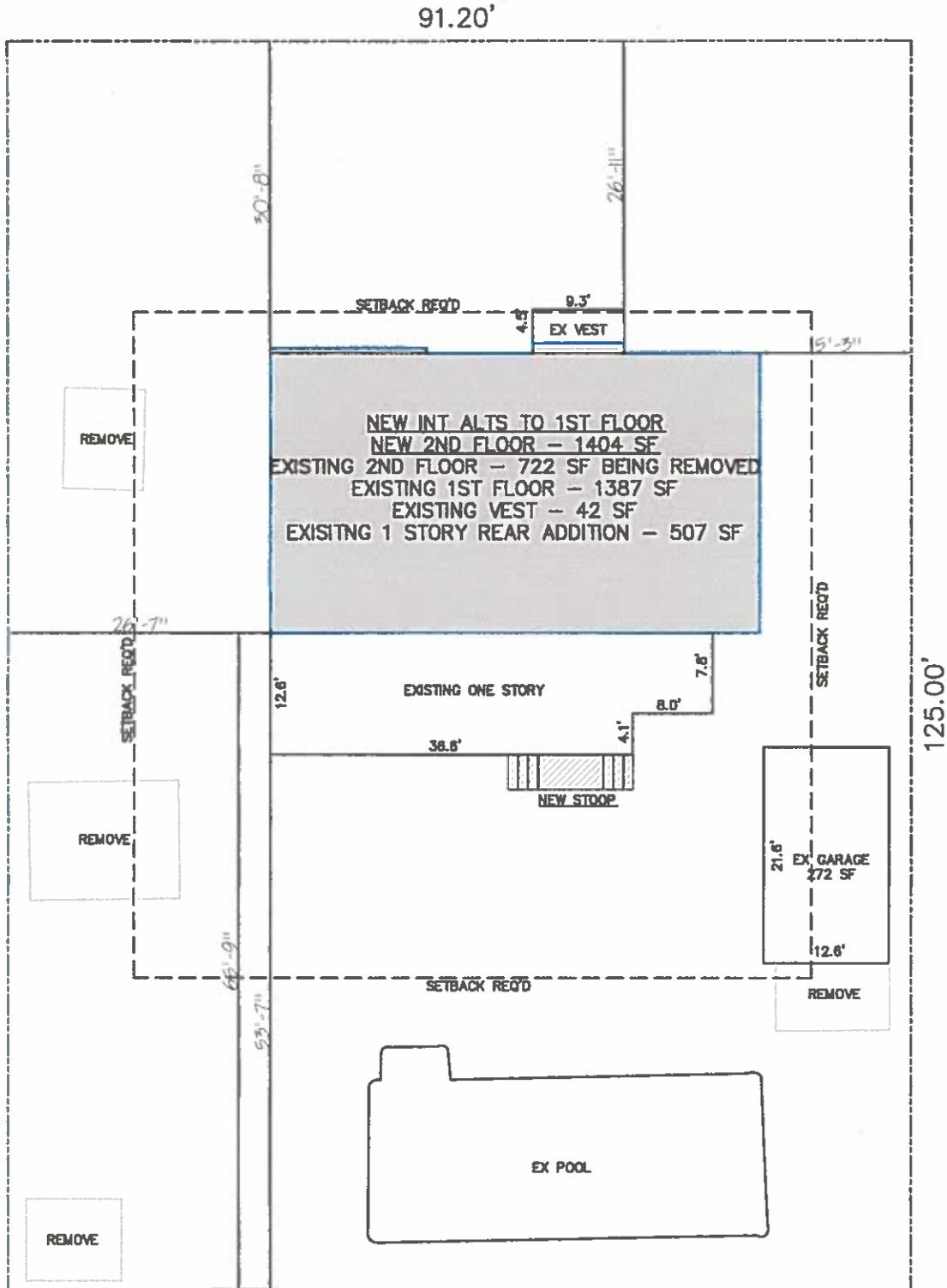
Smith Residence 245 Mt Joy Avenue Freeport, NY

MOUNT JOY AVENUE

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



SITE PLAN

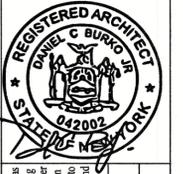
SCALE: 1/16" = 1'-0"



ZONING INFO

Existing 1st floor -	1,387 sf
Existing garage -	272 sf
Existing 1st floor rear addition -	507 sf
Existing vest -	42 sf
Proposed 2nd floor addition -	1404 sf
Total Lot Coverage -	2208sf
Total Lot Size -	11,400 sf
Total Lot Coverage % -	19.36%
Total FAR SF -	3612 sf
Total FAR % -	31.68%

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2024 OCT 17 P 10:10
1155 S. 10TH ST.
VILLAGE OF FREEPORT, NY



To all plans, specifications and reports to which the seal of an architect has been applied, there shall also be applied a stamp with appropriate wording warning that "It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to the item the seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

2023 RESIDENTIAL
07-25-24

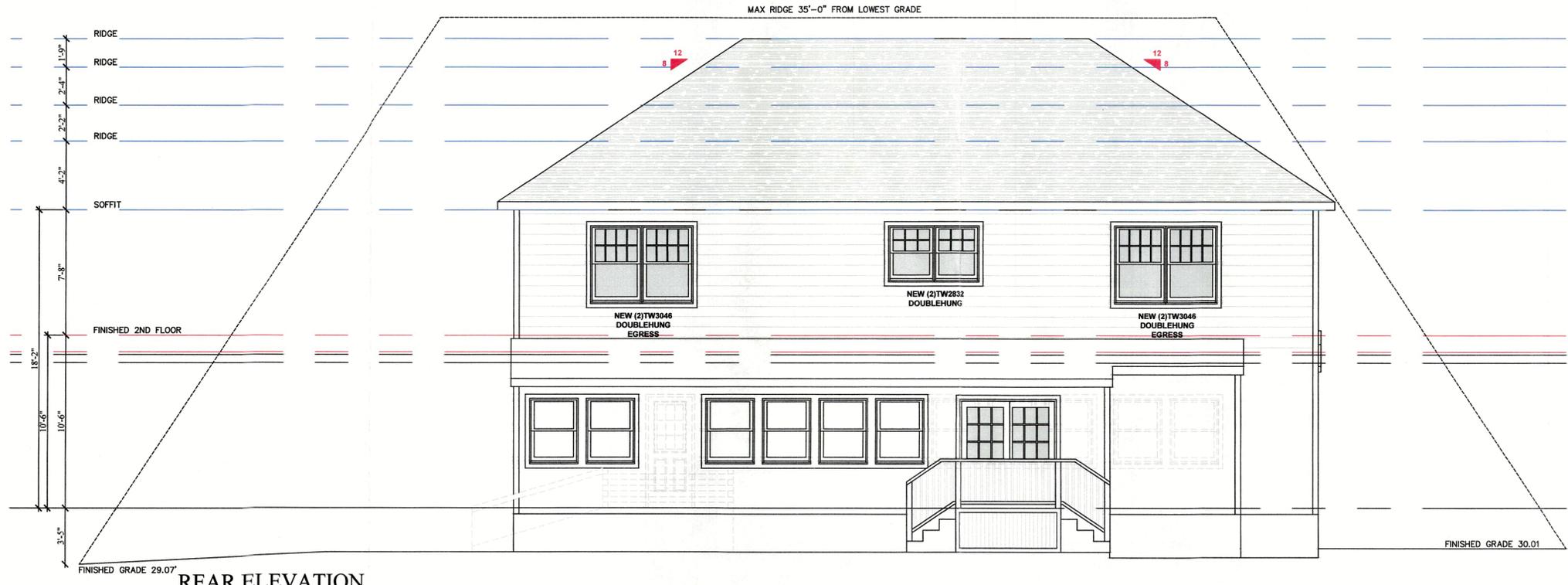
Smith Residence
245 Mt Joy Avenue
Freeport, NY

ELEVATIONS

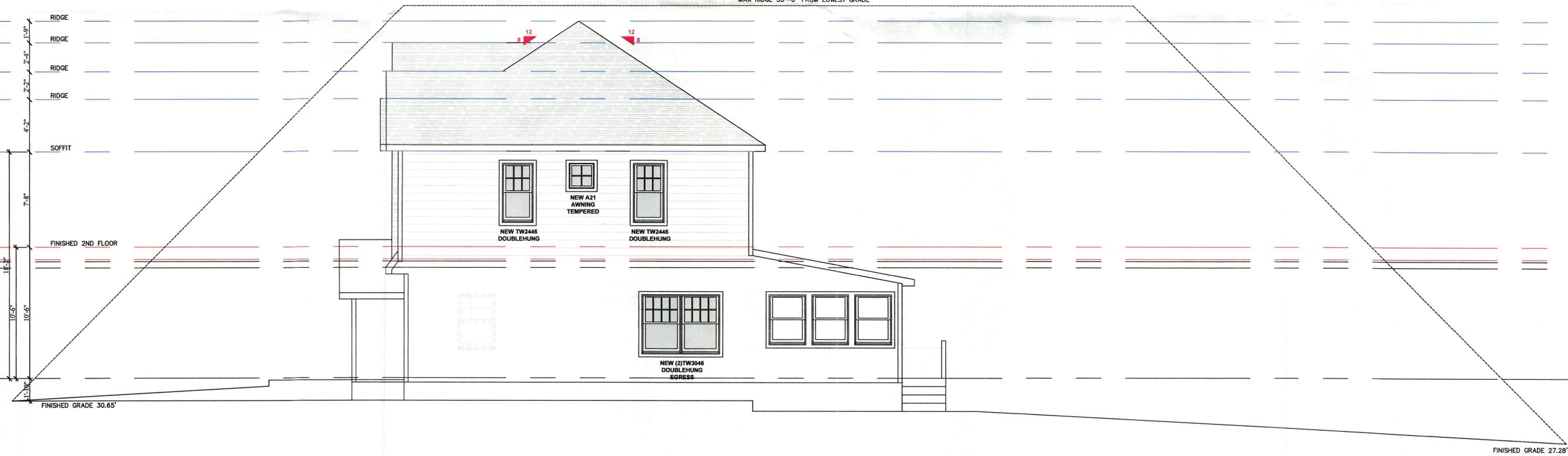
REVISIONS
DATE REVISION / ISSUE

APPLICATION NUMBER

A 6



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL ROOF PITCHES ON THIS ELEVATION TO BE THE SAME PITCH
- ALL NEW WINDOWS TO BE ANDERSEN LOW E4 "SMART SUN" SIMULATED DIVIDED LITE OR EQUIVALENT.
- NEW COR-A-VENT RIDGE VENT
- NEW 30 YR. ARCHITECTURAL ROOF SHINGLES (COLOR BY OWNER)
- NEW CONT. VENTED VINYL SOFFIT
- NEW VINYL SIDING (COLOR & STYLE BY OWNER)
- PROVIDE METAL FLASHING AT ALL ROOF INTERSECTIONS.
- NEW WINDOW TRIM AT ALL NEW WINDOW LOCATIONS
- NEW CORNER TRIM TO BE INSTALLED AT ALL CORNERS EQUIPPED WITH NEW VINYL SIDING.
- NEW VINYL TRIM (COLOR BY OWNER)
- NEW WIDE TRIM (COLOR BY OWNER)
- NEW VINYL CORNER TRIM (COLOR BY OWNER)
- NEW 1x FASCIA AND RAKE BOARDS
- CONTRACTOR TO COMPLY WITH APPENDIX U SOLAR READY
- ALL FRAMING COMPLIES WITH SECTION R602.3(5)

Application Date: 10/22/24
Fees Paid: \$225.00

SP# 3789

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 115 N. Ocean Ave. ZONING DISTRICT Residence A
SECTION 55 BLOCK 267 LOT 16 LOT SIZE: 70x150

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Maximo Ventura</u>	Name: <u>Alfredo B. Rivera</u>
Address: <u>119 E. Dean St.</u> <u>Freeport, N.Y. 11520</u>	Address: <u>115 N. Ocean Ave.</u> <u>Freeport, N.Y. 11520</u>
Telephone #: <u>516-244-8999</u>	Telephone #: <u>516-974-7172</u>

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

Present Land Use: Residential Proposed Land Use: N/A

Description of Proposed Work: Installation of new additional Driveway on left side of house - 42'x12' in Concrete.

I request a preliminary meeting: ___ YES NO

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

[Signature] APPLICANT'S SIGNATURE 10/1/2024 DATE

Sworn to before me this 1 day of October, 2024

[Signature]
Notary Public

KATIE A PRESTIGIACOMO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PR4834442
Qualified in NASSAU County
Commission Expires JUNE 30, 2027

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

X [Signature] PROPERTY OWNER'S SIGNATURE 10-3-24 DATE

Sworn to before me this 3 day of Oct, 2024

[Signature]
Notary Public

Douglas C. Jackson
Notary Public, State of New York
Reg. No. 01JA0006761
Qualified in Nassau County
Commission Expires 04/28/27

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

AMENDED SITE PLAN LETTER
September 18, 2024

Alfredo Rivera
115 N Ocean Ave
Freeport, NY 11520

RE: 115 N Ocean Ave, Freeport, NY
Zoning District: Residence A Sec. 55 Blk. 267 Lot 16
Building Permit Application #20243695
Description: Installation of new concrete driveway 42'x12' on left of house.

Dear Ms.

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,

Sergio A. Mauras

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

ZBA Approval Needed: NO

VILLAGE CLERK'S OFFICE
FREEPORT, NY
2024 OCT 22 A 10:04
RECEIVED

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. 20243695

Location: 115 N Ocean Ave

Applicant: Alfredo Rivera

Description: Installation of new concrete driveway 42'x12' on left of house.

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: September 18, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">Driveway Project</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">115 N. Ocean Ave. Freeport, N.Y. 11520</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">Installation of new Driveway</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Maximo Ventura</p>		Telephone: (516) 244-8999 E-Mail: Futuredny@gmail.com	
Address: <p style="text-align: center; font-size: 1.2em;">119 E. Dean St.</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">Freeport</p>	State: <p style="text-align: center; font-size: 1.2em;">N.Y.</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">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 type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.24</u> acres	
b. Total acreage to be physically disturbed?		<u>.011</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.24</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Maximo Ventura</u>		Date: <u>4/2/2024</u>
Signature: <u>[Signature]</u>		

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

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

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 VILLAGE OF FINEPORT, NY

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Future Designs Inc.</u>	<u>4/2/2024</u>
Name of Lead Agency	Date
<u>Maximo Ventura</u>	<u>Project Manager</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 115 North Ocean Ave. ZONING DISTRICT Residence 1
(No.) (Street)

BETWEEN Randall Ave. AND Lena Ave.
(Cross Street) (Cross Street)

SECTION 55 BLOCK 267 LOT _____ APPROX. LOT SIZE 70 x 150 LOT AREA 10,500 Sq. Ft.

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

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT <u>\$5,000 -</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>Installation of new additional Driveway on left side of house - 42' x 12' in Concrete</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>Alfredo B. Rivera</u>	<u>115 N. Ocean Ave. Freeport, N.Y. 11520</u>	<u>(516) 974-7172</u>
2. Contractor <u>Futured Designs, Inc.</u>	<u>119 E. Dean Street Freeport, NY 11520</u>	<u>(516) 244-8999</u>
3. Architect or Engineer		

IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. 204351 Company NYSIF Exp. Date 3/23/25

Contractor or Owner Maximo Ventura
(Print)

Address 119 E. Dean Street, Freeport
 Phone (516) 244-8999

State of New York
 County of Nassau
Maximo Ventura 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 under penalty of perjury.

Sworn to before me this 2 day of APRIL, 2024

KATE APRESTIGIACOMO
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01PR483442
 Qualified in NASSAU County
 Commission Expires JUNE 30, 2027

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

115 N. OCEAN HWY.

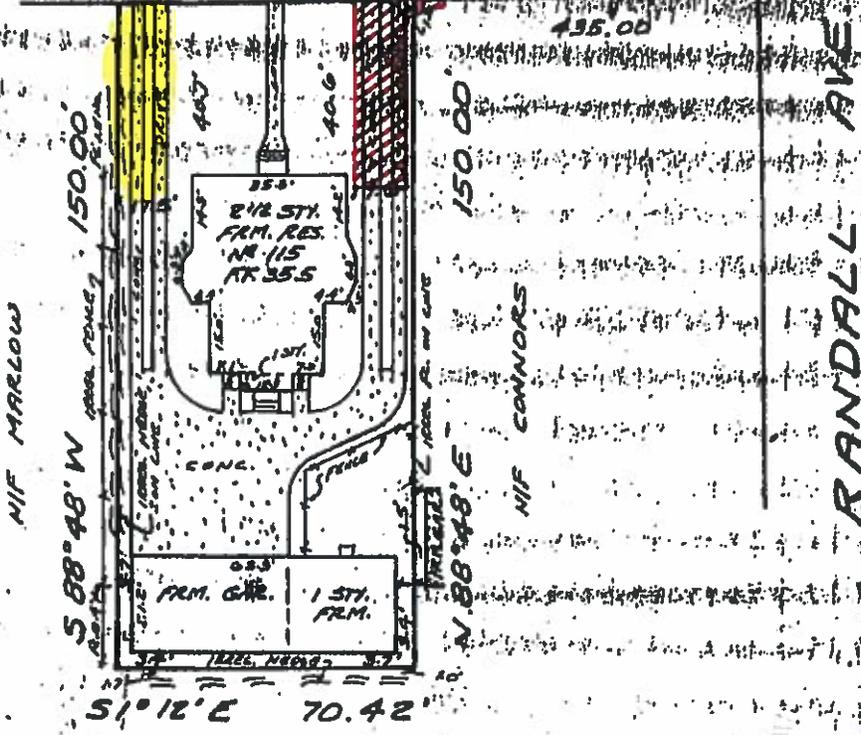
16.3842 N

No. OCEAN AVE.

(OCEAN AVE. BEYOND ST.)

(New Concrete Driveway (42' x 12'))

N 21° 1' W 70.42'



Proposed
Existing

PUBLIC UTILITIES AVAILABLE:
WATER, SEWER,
MAINT. BY THE VILLAGE OF FREEPORT.
ELEV. REFER. TO ASSUMED DATUM
THE PRESENT GRADE OF THE PAVED ST.
IS THE (±) SAME AS THE EST. GRADE.

SURVEY OF PROPERTY ON THE
NASSAU COUNTY LAND TAX MAP
SEC. 55 BLK. 227-2075-1477

MEASUREMENTS IN U.S. STANDARD THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS SET FORTH BY THE NEW YORK STATE LAND TITLE ASSOCIATION

IRICH PLAN PROFESSIONAL LAND SURVEYOR 100 West Park Avenue Long Beach, N.Y. 11561 Telephone (516) 431-9350	SECTION 55	BOOK 207	DATE 12-26-77
	GUARANTEED BY FIRST AMERICAN TITLE INSURANCE CO. N.Y., N.J., N.Y. RADLAC FUNDING LTD. FEDERAL HOUSING ADMINISTRATION JOSE A. IRIE ARROYO ADALINO AMARO		MASS COUNTY JOB NO. 79-105

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Facing

West



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West



Facing:

West



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VILLAGE

South west



116 N. Ocean Ave.



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109 N. Ocean Ave.



127 N. Ocean Ave.



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CLIENT'S
VILLAGE OFFICE

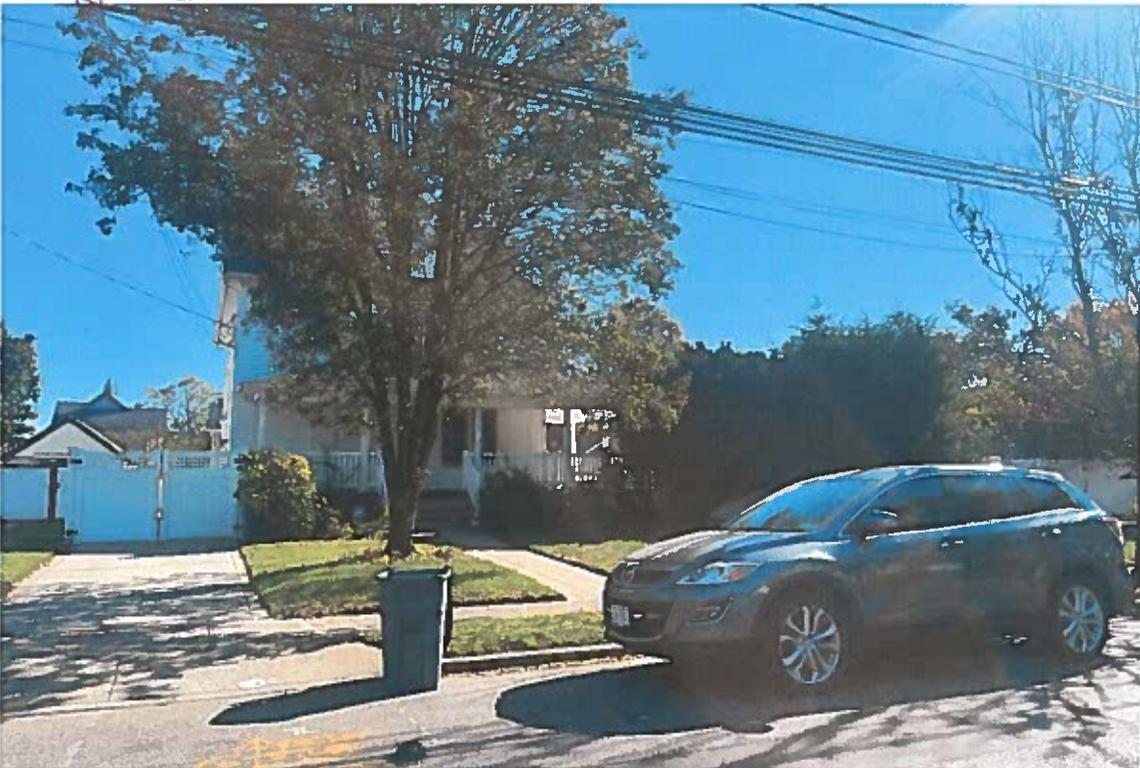
126 N. Ocean Ave.



120 N. Ocean Ave.

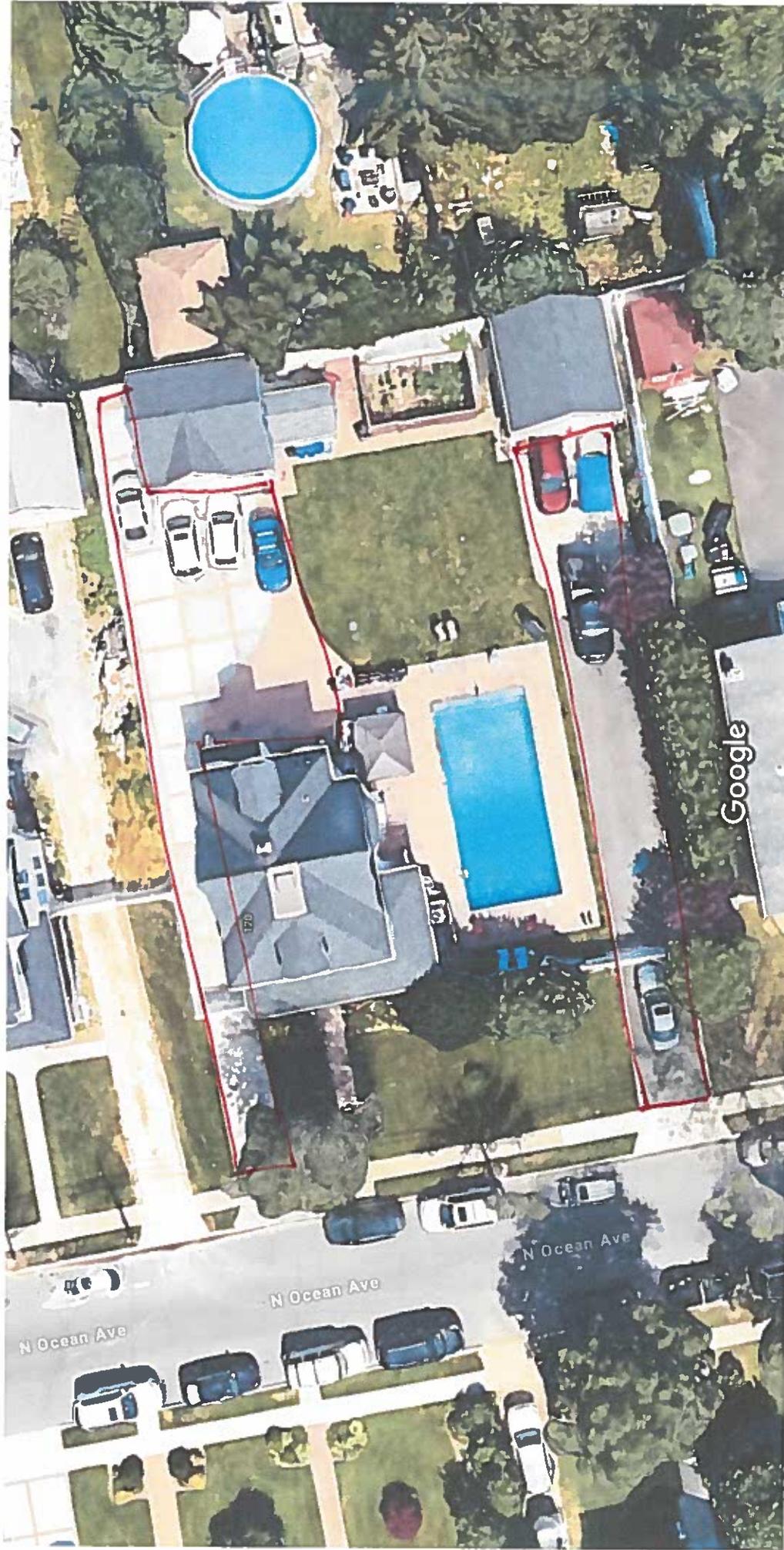


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CLERKS OF
TOWN OF FREE



Property @ 120 N. Ocean Ave.
Has 2 Driveways

120 N Ocean Ave



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SURFACE
SPECTOR, NY

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Application Date: 10/23/24
Fees Paid: \$225.00

SP# 3788

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 52 Queen St Freeport, NY ZONING DISTRICT Res A
SECTION 55 BLOCK 404 LOT 184A LOT SIZE: 5500

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Mark Anthony Munisteri</u>		Name: <u>Ethelene Economou</u>	
Address: <u>1563 Bellmore Avenue</u> <u>Bellmore, NY 11710</u>		Address: <u>52 Queen Street</u> <u>Freeport NY 11520</u>	
Telephone #: <u>516 409 1900</u>		Telephone #: <u>516 868 1013</u>	

Attorney Name: N/A Address: _____
(optional) Phone #: N/A

Present Land Use: residential one family Proposed Land Use: residential one family

Description of Proposed Work: proposed 2nd floor addition, proposed
portico, proposed rear wood deck

I request a preliminary meeting: YES NO

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

APPLICANT'S SIGNATURE
Sworn to before me this 9 day of Sept, 2024
Ashley Rachel Lowe
Notary Public

DATE 9/9/24
ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

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

Ethelene Economou
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 17 day of Sept, 2024
Ashley Rachel Lowe
Notary Public

DATE 9/17/24
ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

FOR VILLAGE USE ONLY

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



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VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

**UPDATED SITE PLAN LETTER
October 23, 2024**

Ethelene Economou
52 Queen St
Freeport, NY 11520

RE: **52 Queen St, Freeport, NY**

Zoning District – Residence A Sec. 55 Blk. 404 Lot 184 A

Building Permit Application #20243822

Description – Proposed 2nd floor addition 750 SF, portico 56 SF and rear wood deck 336 SF

Dear Ms.

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/mcl

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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Positive Declaration

X Negative Declaration

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

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

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

Project :

Building Permit App. 20243822

Location: 52 Queens St

Applicant: Ethelene Economou

Description: Proposed 2nd floor addition 750 SF, portico 56 SF and rear wood deck 336 SF

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: Updated October 23, 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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VILLAGE OF FREEPORT, NY

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Appendix B

Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>Economou Residence</u>							
Project Location (describe, and attach a location map): <u>52 Queen Street Freeport NY 11520</u>							
Brief Description of Proposed Action: <u>proposed 2nd addition</u> <u>proposed portico</u> <u>proposed rear wood deck</u>							
Name of Applicant or Sponsor: <u>MARK ANTHONY MUNITERI</u>		Telephone: <u>5164091900</u>					
		E-Mail: <u>inf@markitex.com</u>					
Address: <u>1503 Bellmore Ave</u>							
City/PO: <u>Bellmore</u>		State: <u>NY</u>	Zip Code: <u>11710</u>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr><td>NO</td><td>YES</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr><td>NO</td><td>YES</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.115</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.115</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify)							

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FREEPORT BUILDING DEPT.

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

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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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Applicant/sponsor name:

Mark Anthony Munisteri Date: 6/17/24

Signature:

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

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

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 _____

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DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243822
Filing Date 6/24/24

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 52 Queen Street ZONING DISTRICT Res A
 BETWEEN DAVIS Street AND TAYLOR AVENUE
 SECTION 55 BLOCK 404 LOT 184A APPROX. LOT SIZE 55 X 100 LOT AREA 5,000

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

A. TYPE OF IMPROVEMENT

1 New building
 2 Addition-Alteration (If residential, enter number of new housing units added. If non-residential name _____)
 3 Swimming Pool
 4 Repair (replacement)
 5 Bulkhead (New, Repair)
 6 Fence
 7 Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11 One Family
 12 Two families
 13 Apartment - Enter No. of Units _____
 14 Transient hotel, motel, or dormitory - Enter No. of Units _____
 15 Garage or Accessory Structure
 16 Other - Specify _____

NON-RESIDENTIAL - Complete Part "E"

17 Industrial
 18 Office, bank, professional
 19 Store, mercantile
 20 Church, other religious
 21 Hospital, institutional
 22 Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT \$275,000

D. DESCRIPTION OF PROJECT

proposed 2nd floor addition
proposed porch
proposed rear wood deck

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Cherle Cronomou</u>	<u>52 Queen Street</u> <u>Freeport, NY 11520</u>	<u>516 268</u> <u>1013</u>
2. Contractor <u>Jason Zehner</u>	<u>711 Chester Rd</u> <u>Saville, NY 11782</u>	<u>631 614</u> <u>4702</u>
3. Architect or Engineer <u>Mark Anthony</u>	<u>1503 Bellmore Ave</u> <u>Bellmore, NY 11710</u>	<u>516 409</u> <u>1200</u>

IV. OWNER - CONTRACTOR STATEMENT

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

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

Contractor or Owner Jason Zehner
 Address 711 Chester Rd Saville, NY 11782
 Phone 631-614-4702

State of New York
 County of Nassau
 I, Cherle Cronomou, being duly sworn, says that she is the contractor or owner of the above mentioned building. That the terms of the above application and the estimated cost of said building or alteration, is correct to the best of her knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 17 day of July 2024
Ashley Kachefave Notary Public, County, N.Y.
Cherle Cronomou (Applicant Signature)

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flr Square Feet

of Fixtures

of Floors

Occup. Type

ASHLEY KACHÉFAVE
 Notary Public - State of New York
 No. 071106429111
 Located in Nassau County
 Commission Expires 02/07/2026



SUBJECT PARCEL: 52 QUEEN STREET FRONT OF PROPERTY

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SUBJECT PARCEL: 52 QUEEN STREET FRONT AND NORTH SIDE OF PROPERTY

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SUBJECT PARCEL: 52 QUEEN STREET FRONT OF PROPERTY AND SOUTH SIDE OF PROPERTY

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SUBJECT PARCEL: 52 QUEEN STREET NORTH SIDE OF PROPERTY

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SUBJECT PARCEL: 52 QUEEN STREET REAR OF PROPERTY



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PROPERTIES LOCATED ADJACENT, OR ACROSS THE STREET TO 52 QUEEN STREET (SUBJECT PROPERTY)



PROPERTY LOCATED NEXT DOOR TO SUBJECT PROPERTY TO THE NORTH 54 QUEEN ST FREEPORT, NY

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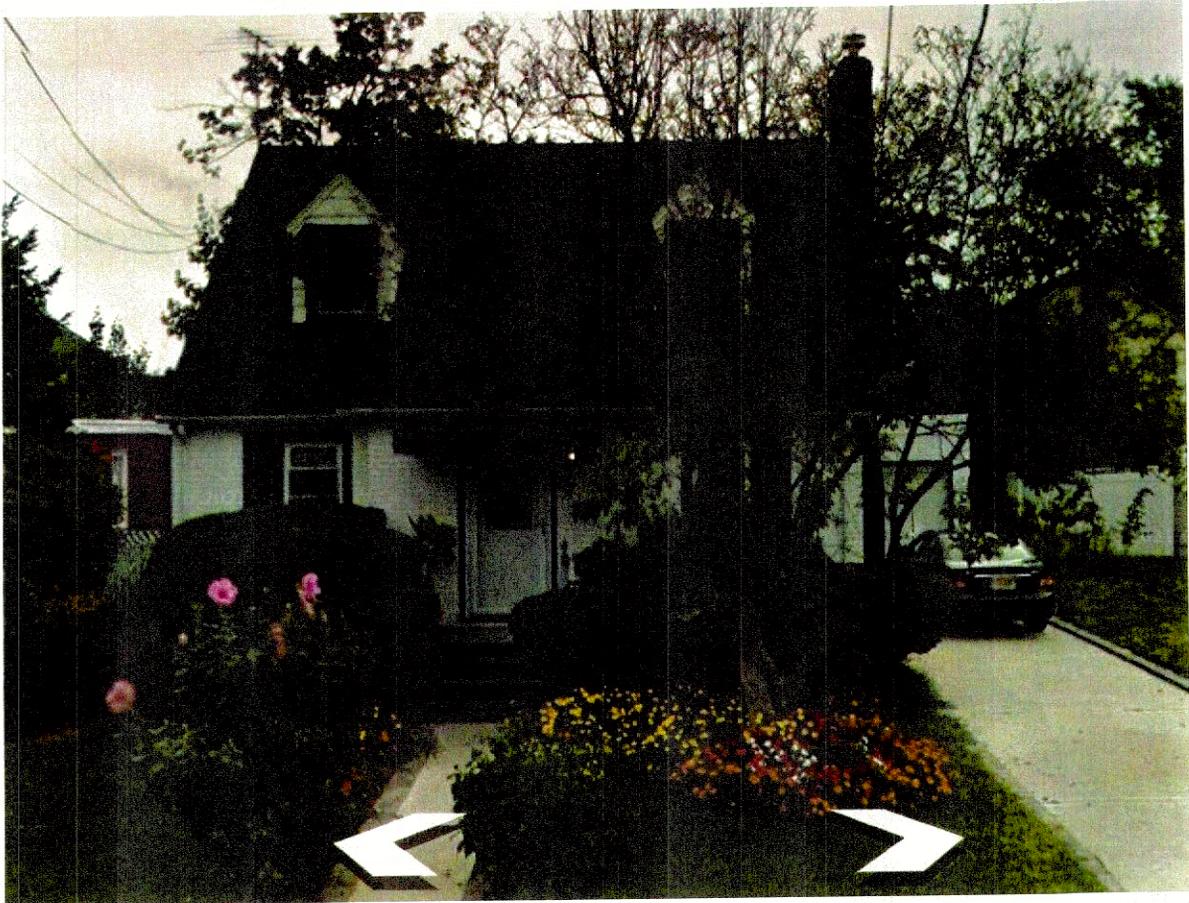


PROPERTY LOCATED ADJACENT TO PROPERTY TO THE NORTH: 58 QUEEN ST FREEPORT, NY

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PROPERTIES LOCATED NEXT DOOR TO SUBJECT PROPERTY TO THE SOUTH 48 QUEEN ST FREEPORT, NY

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PROPERTY LOCATED ADJACENT TO SUBJECT PROPERTY TO THE SOUTH, 44 QUEEN ST FREEPORT, NY

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PROPERTY LOCATED ACROSS THE STREET FROM SUBJECT PROPERTY, 47 QUEEN ST FREEPORT, NY

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PROPERTY LOCATED ACROSS THE STREET FROM SUBJECT PROPERTY, 51 QUEEN ST FREEPORT, NY

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PROPERTY LOCATED ACROSS THE STREET FROM SUBJECT PROPERTY, 55 QUEEN ST FREEPORT, NY

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52 QUEEN STREET MATERIALS LIST:

SIDING: Certaineed Monogram Wood Texture Siding in the Color Bucksin

BRICKS: Rustic Bricks to remain on the front of the façade that are already existing

ROOFING MATERIAL: Heritage Architectural Asphalt Shingles in the Autumn Brown

Gutters: Fascia; Soffits: White

Windows: Anderson Series Double Hung Windows

Window Trim: White

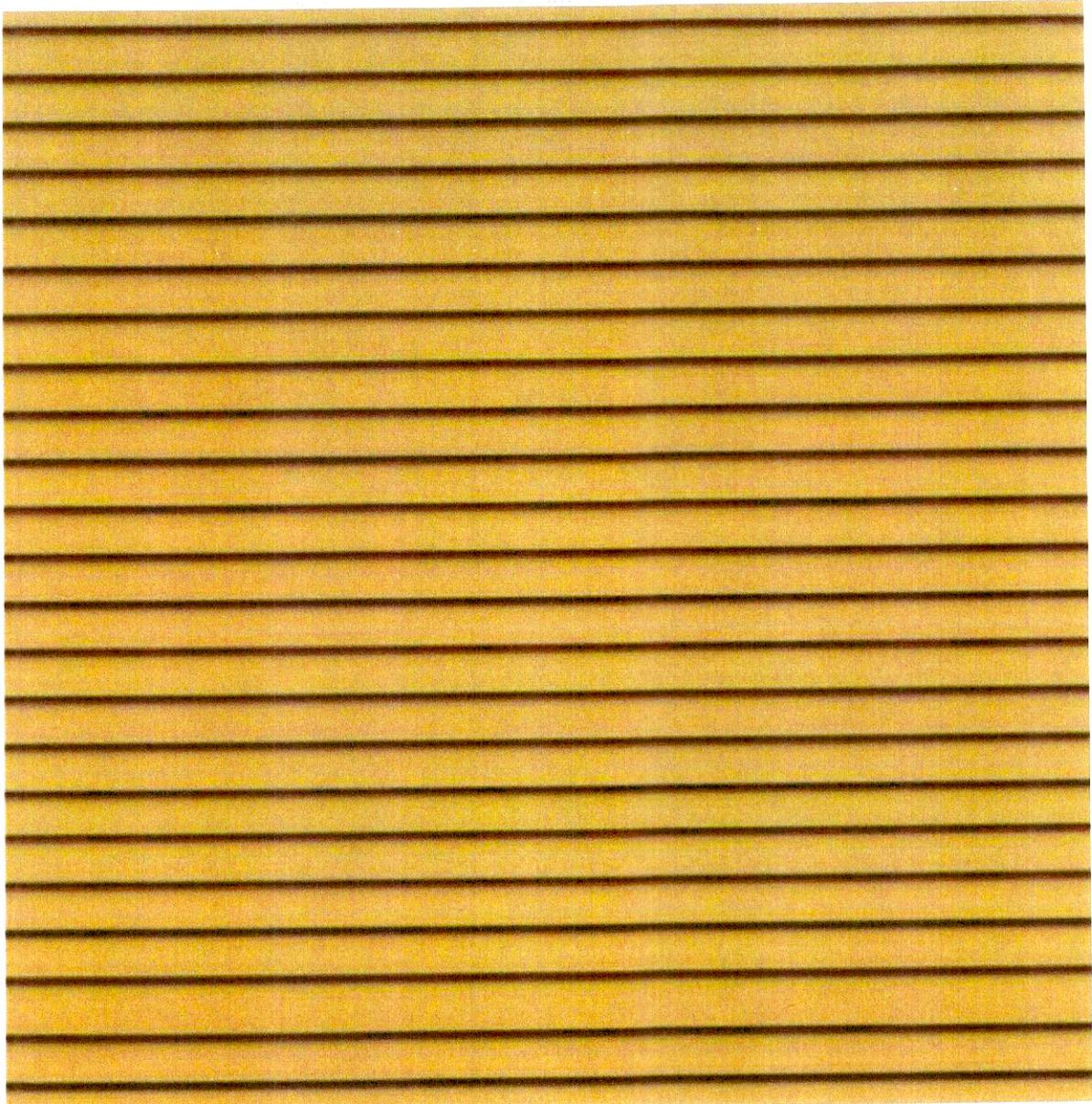
Foundation: Concrete

Front Door: To Remain

VILLAGE OF FREEPORT, NY
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SIDING: CERTAINTED WOOD TEXTURE IN BUCKSKIN

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

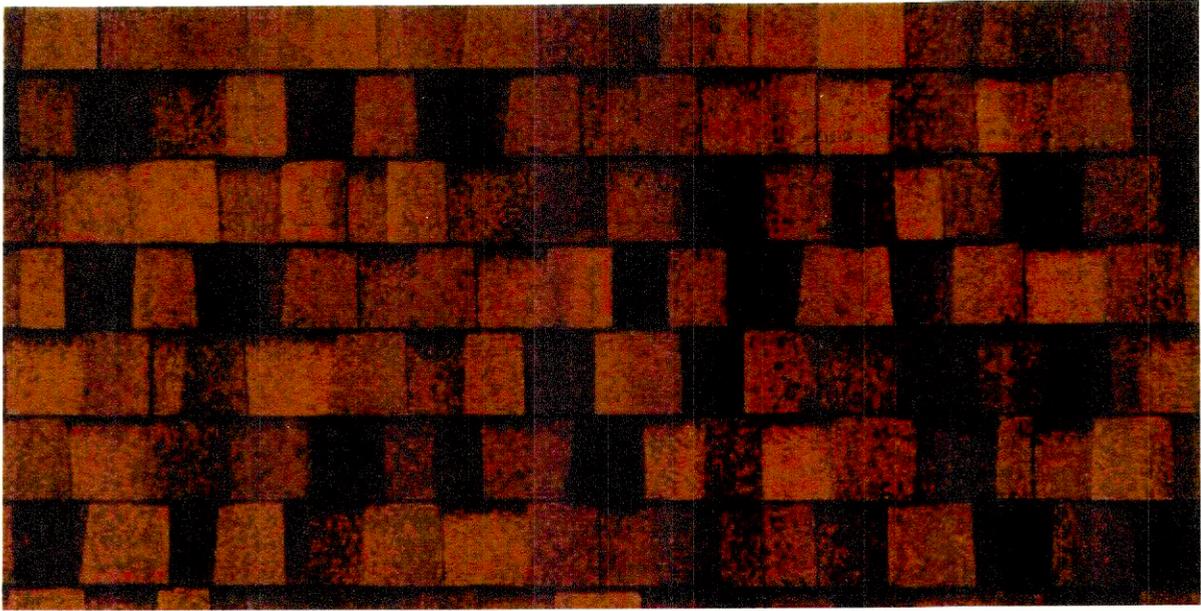
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FOUNDATION: CONCRETE BARE ROUGH WALL TEXTURE

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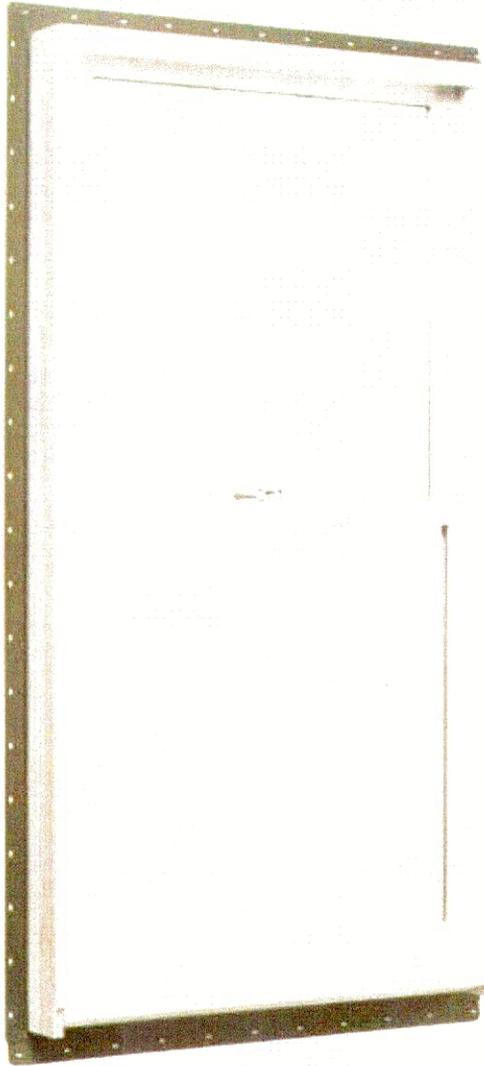


ROOFING: Heritage Architectural Asphalt Shingles in the Autumn Brown

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WINDOWS: ANDERSEN 400 SERIES WINDOWS

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QUEEN STREET

$\odot \times 36.10$ $\odot \times 35.96$ $\odot \text{RIM} 35.99$ $\odot \times 36.00$ $\odot \text{RIM} 35.95$

$N02^{\circ}03'39''E$ $55.00'$

DAVIS STREET

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VILLAGE OF FREEPORT, NY

100.00'

$N87^{\circ}56'21''W$

$S87^{\circ}56'21''E$

TAX LOT 187

100.00'

$S02^{\circ}03'39''W$

$55.00'$

TAX LOT 5A

TAX LOT 4

Inc. Village of Freeport

1 1/2 STORY BRICK & FRAME RESIDENCE No. 52

Town of Hempstead

F.F.L.E.L. 38.9'

WOOD DECK

BAY WINDOW

WOOD STEPS

GARAGE

GAR.F.L.E.L. 36.2'

WOOD STEPS

SHED

SHED

DILAPIDATED 6' STOCKADE FENCE

MASONRY GARAGE

PVC.FE.

STOCK. STOCK.FE. ± 0.L.

FRAME GARAGE

GAR. 2.2'E

METAL POST ± 0.L.

GAR. 2.4'E

SHED 1.5'W FE. 1.2'W

SHED 7.0' PVC SHED 7.0'

SHED 2.7'S

LEGEND

- UTILITY POLE
- OVERHEAD WIRE
- GUY WIRE
- LIGHT POST
- SANITARY SEWER MANHOLE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- CENTERLINE ROAD

ELEVATIONS REFER TO NAVD88
HOUSE RIDGE ELEVATION = 60.0'

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: ETHELENE ECONOMOU
 MAP OF: FREEPORT LAWNS REVISED
 PART OF PLOT G
 LOCATED AT: Incorporated Village of FREEPORT
 COUNTY OF: Nassau, New York
 CERTIFIED TO:

Filed: 10/17/1934
 Case No. 2792

TITLE No.: NA
 SCALE: 1" = 20'

SURVEYED ON: March 1, 2024

AK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 100 NORTH PARK AVENUE
 ROCKVILLE CENTRE, NEW YORK 11570
 Tel: (516) 678-9610 - Fax: (516) 678-0348

RALPH ANDERSON
 N.Y. LIC. No. 49462

DANIEL A. KADYSZEWSKI
 N.Y. LIC. No. 50238



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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- ISSUED FOR
- PRELIMINARY DRAWING
 - FOR OWNERS REVIEW
 - FOR BIDDING PURPOSES
 - FOR BUILDING DEPT.
 - FOR CONSTRUCTION
 - AS BUILT DRAWINGS

REVISIONS PLOTTED: 10/21/2024

NO.	DATE	DESCRIPTION

PROJECT NO. 2024087
DATE 06.17.24
SCALE AS NOTED
DRAWN BY SA / M.Z.

MARK ANTHONY ARCHITECTS & PLANNERS
ARCHITECTURAL DIVISION
1514 409 - 1900
1563 BELLMORE AVE
BELLMORE, NY 11710

SEAL:

LIC # 031737-1
MARK ANTHONY MUNSTER, R.A.
1563 BELLMORE AVE BELLMORE NY, 11710

DRAWING:
ELEVATIONS

PROJECT:
ECONOMOU RESIDENCE
52 QUEEN STREET
FREEPORT, NY 11520

D.O.B. ID#

DRAWING No.
A3.0



FRONT ELEVATION
 0 5' 10' 15' SCALE: 1/4" = 1'-0"



SIDE ELEVATION
 0 5' 10' 15' SCALE: 1/4" = 1'-0"



REAR ELEVATION
 0 5' 10' 15' SCALE: 1/4" = 1'-0"



SIDE ELEVATION
 0 5' 10' 15' SCALE: 1/4" = 1'-0"

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2024 OCT 23

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- PRELIMINARY DRAWING
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 - FOR BUILDING DEPT.
 - FOR CONSTRUCTION
 - AS BUILT DRAWINGS

REVISIONS PLOTTED: 10/21/2024

NO.	DATE	DESCRIPTION

PROJECT NO.	2024087
DATE	06.17.24
SCALE	AS NOTED
DRAWN BY	S.A. / M.Z.



SEAL:

LIC # 031737-1
 MARK ANTHONY MUNISTERI, R.A.
 1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ELEVATIONS

PROJECT:
ECONOMOU RESIDENCE
 52 QUEEN STREET
 FREEPORT, NY 11520

D.O.B. I.D.#

DRAWING No.
A3.0

ECONOMOU RESIDENCE

52 QUEEN STREET

FREEPORT, NY 11520

SCOPE OF WORK

APPLICATION FOR:
 -PROPOSED 2ND FLOOR ADDITION
 -PROPOSED PORTICO
 -PROPOSED REAR WOOD DECK

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

2024 OCT 23 P
 11:58 AM
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ARCHITECTURAL PLOT PLAN SCALE: 1/8" = 1'-0"

SECTIONS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	5,500 S.F.	-----	-----	-----	-----
FIRST FLOOR:	1,045 S.F.	-----	-----	-----	1,045 S.F.
SECOND FLOOR:	477 S.F.	-477 S.F.	-----	750 S.F.	750 S.F.
ATTACHED GARAGE:	204 S.F.	-----	-----	-----	204 S.F.
DECK:	399 S.F.	-399 S.F.	-----	336 S.F.	336 S.F.
SHED:	49 S.F.	-49 S.F.	-----	-----	-----
PORTICO:	-----	-----	-----	56 S.F.	56 S.F.

BUILDING FOOTPRINT	G.F.A.
1,045 S.F.	1,045 S.F.
-----	750 S.F.
204 S.F.	204 S.F.
336 S.F.	-----
56 S.F.	-----
TOTAL:	TOTAL:
1,641 S.F.	1,999 S.F.

ZONING VILLAGE OF FREEPORT

ZONING DISTRICT: RES A	ZONING ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 S.F.	MIN. 5,500 S.F.	NO CHANGE	✓
LOT COVERAGE (BUILDING)	30%	MAX 30.85%	29.84%	✓
HEIGHT (3 STORIES)	35'	MAX EXISTING	30.42'	✓
FRONT YARD SETBACK	22.75' AVERAGE	MIN. 25.20'	29.20'	✓
SIDE YARD	5'	MIN. 7.30'	8.90'	✓
COMBINED SIDE YARDS	13.75'	MIN. 16.20'	16.20'	✓
REAR YARD	20'	MIN. 20.16'	22.10'	✓
F.A.R.	2,750 S.F.	MAX 1,726 S.F.	1,999 S.F.	✓
SKY EXPOSURE PLANE	CODE 210-39	EXISTING	SEE DIAGRAM	✓

⊗ The sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. =55x25/4 =13.75'

⊗ The floor area of the principal building shall not exceed a floor area ratio of 50% of the lot area. 5,500 S.F. ÷ 2 = 2,750 S.F.

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS

EXISTING ZONING ITEM	PERMIT #
TO BE DETERMINED BY D.O.B.	

CLIENT RESPONSIBILITY

- PLUMBING APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED PLUMBER
- ELECTRICAL APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED ELECTRICIAN
- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : MARCH 1, 2024

AK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

100 NORTH PARK AVENUE
 ROCKVILLE CENTRE, NY 11570
 TEL: (516) 678-9610

PROJECT LOCATED OUTSIDE FLOOD ZONE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2020)" (N1102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)

SECTION N1102.1.2 (R402.1.2) BUILDING THERMAL ENVELOPE

U-FACTOR REQUIREMENTS BY COMPONENT:

CLIMATE ZONE	PERMISSION SPACER	INSULATION	GLAZING	CEILING	WALL	FLOOR	ROOF	BASEMENT	SLAB	WALL	CEILING	WALL	CEILING	WALL	CEILING	WALL	CEILING
1	1/2"	R-13	U-0.35	R-5	R-13	R-19	R-30	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5
2	1/2"	R-13	U-0.35	R-5	R-13	R-19	R-30	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5
3	1/2"	R-13	U-0.35	R-5	R-13	R-19	R-30	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5
4	1/2"	R-13	U-0.35	R-5	R-13	R-19	R-30	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5
5	1/2"	R-13	U-0.35	R-5	R-13	R-19	R-30	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5	R-5

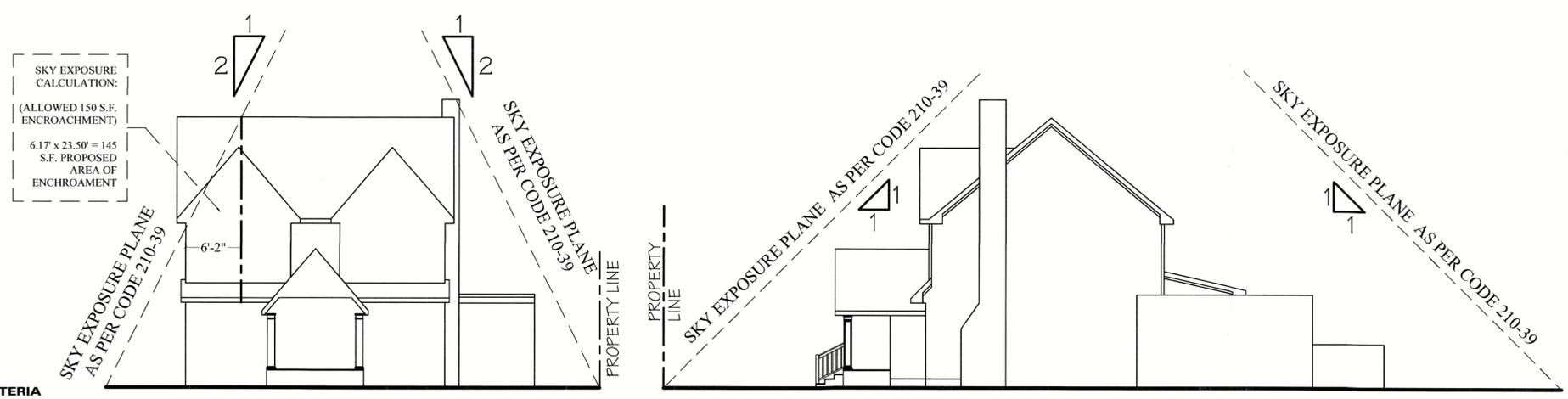
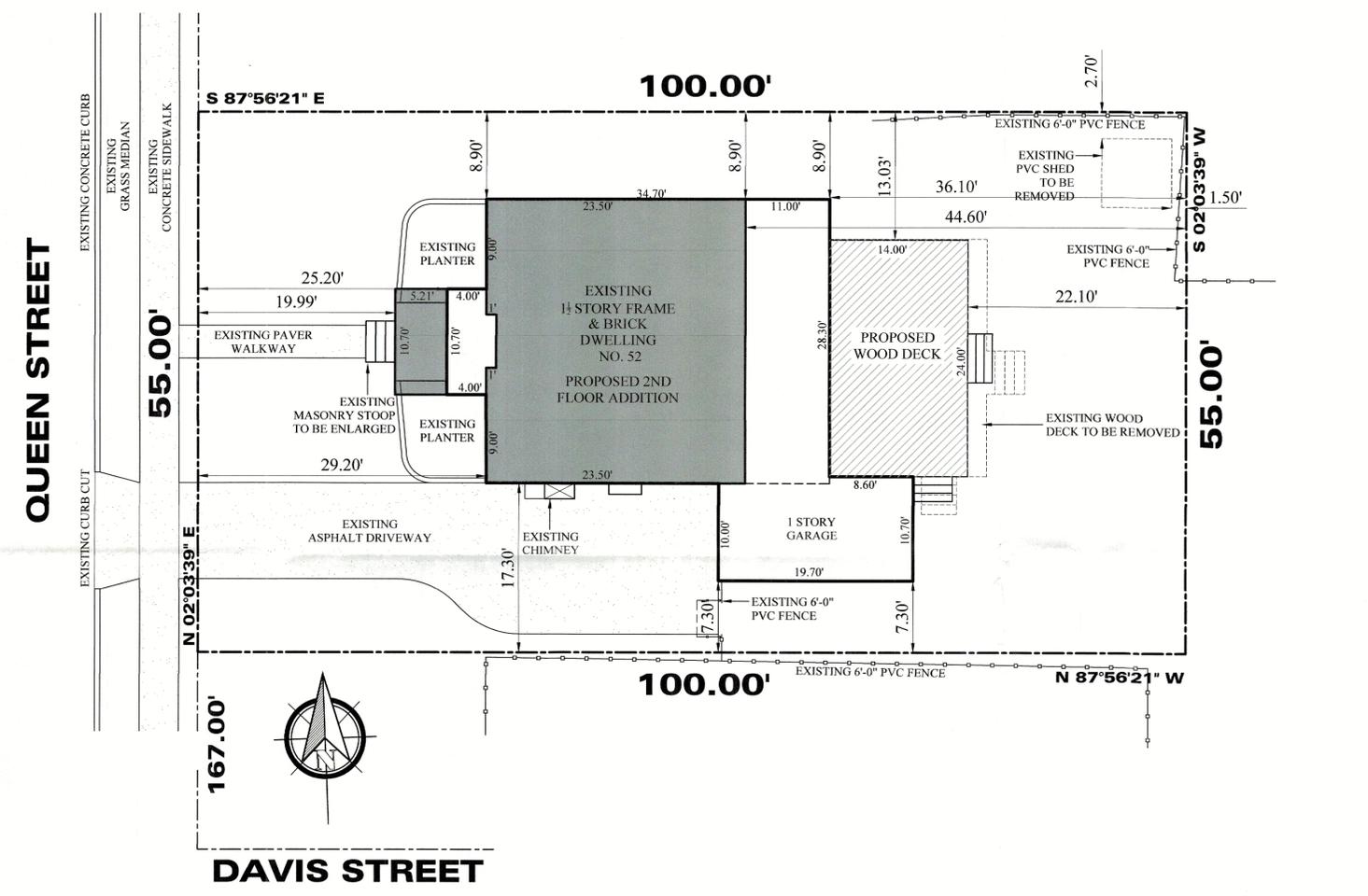


TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	Speed (mph) 130 Topographic effects NO Special wind region NO Wind-borne debris zone 1 mi.	B	Weathering Severe frost line depth 3'-4' Termites Moderate to Heavy	15	YES	9-11-09	496	52.9°F

ISSUED FOR

- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS PLOTTED: 6/19/2024

NO.	DATE	DESCRIPTION

PROJECT NO. 2024087
 DATE 06.17.24
 SCALE AS NOTED
 DRAWN BY S.A./M.Z.



SEAL:

LIC # 031737-1
 MARK ANTHONY MUNISTERI, R.A.
 1563 BELLMORE AVE. BELLMORE NY, 11710

ZONING & PLOT PLAN

PROJECT: **ECONOMOU RESIDENCE**

52 QUEEN STREET
 FREEPORT, NY 11520

D.O.B. I.D.#

DRAWING No. **Ao.o**

Application Date: 10/25/24
Fees Paid: \$ 275

SP# 3789

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 18 E. 1st Street ZONING DISTRICT Residence A
SECTION 62 BLOCK 069 LOT 198 LOT SIZE: 50x100

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Maximo Ventura</u>	Name: <u>Vincent F. JR. Calendrielo</u>
Address: <u>119 E. Dean Street</u> <u>Freeport, N.Y. 11520</u>	Address: <u>18 E. 1st Street</u> <u>Freeport, N.Y. 11520</u>
Telephone #: <u>516-244-8999</u>	Telephone #:

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

Present Land Use: Residential Proposed Land Use: N/A

Description of Proposed Work: Expand Driveway on right side
7'x28' Concrete

I request a preliminary meeting: _____ YES NO

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

[Signature] APPLICANT'S SIGNATURE 10/1/2024 DATE

Sworn to before me this 1 day of October, 2024

[Signature]
Notary Public

KATIE A PRESTIGIACOMO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PR4834442
Qualified in NASSAU County
Commission Expires JUNE 30, 2027

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

[Signature] PROPERTY OWNER'S SIGNATURE 10-2-2024 DATE

Sworn to before me this 2 day of October, 2024

[Signature]
Notary Public

EDMOND WING
Notary Public - State of New York
NO. 01W6214144
Qualified in Nassau County
My Commission Expires 11/30/25

FOR VILLAGE USE ONLY

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

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2024 OCT 25 A 9:41



VILLAGE CLERK'S OFFICE
FREEPORT, NY

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 21, 2024

Vincent F Jr Calandrielo
18 E 1st ST
Freeport, NY 11520

RE: 18 E 1st St Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 069, Lot 198
Building Permit Application #20243901
Description: Expand driveway by 7' x 28'.

Dear Sir/Madam

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,

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

ZBA Approval Needed: NO

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

2024 OCT 25 A 9:11
Notice

VILLAGE OF FREEPORT
VILLAGE OF FREEPORT, NY

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20243901

Location: 18 E 1st St, Freeport NY 11520

Applicant: Vincent F Jr Calandrielo

Description: Expand driveway by 7' x 28'

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: August 21, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED

617.20
Appendix B

AUG 16 2024

Short Environmental Assessment Form

2024 OCT 25 A 9:41

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: EXPANSION OF DRIVEWAY							
Project Location (describe, and attach a location map): 18 E 1ST ST, FREEPORT NY 11520							
Brief Description of Proposed Action: EXPAND DRIVEWAY TO ADD AN ADDITIONAL 196 SQ FT							
Name of Applicant or Sponsor: * Maximo Ventures		Telephone: * (516) 244-8999					
		E-Mail: * FutureDny@gmail.com					
Address: * 119 E. Dean St.							
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.			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Maximo Ventura</u>		Date: <u>8/14/24</u>
Signature: <u>[Signature]</u>		

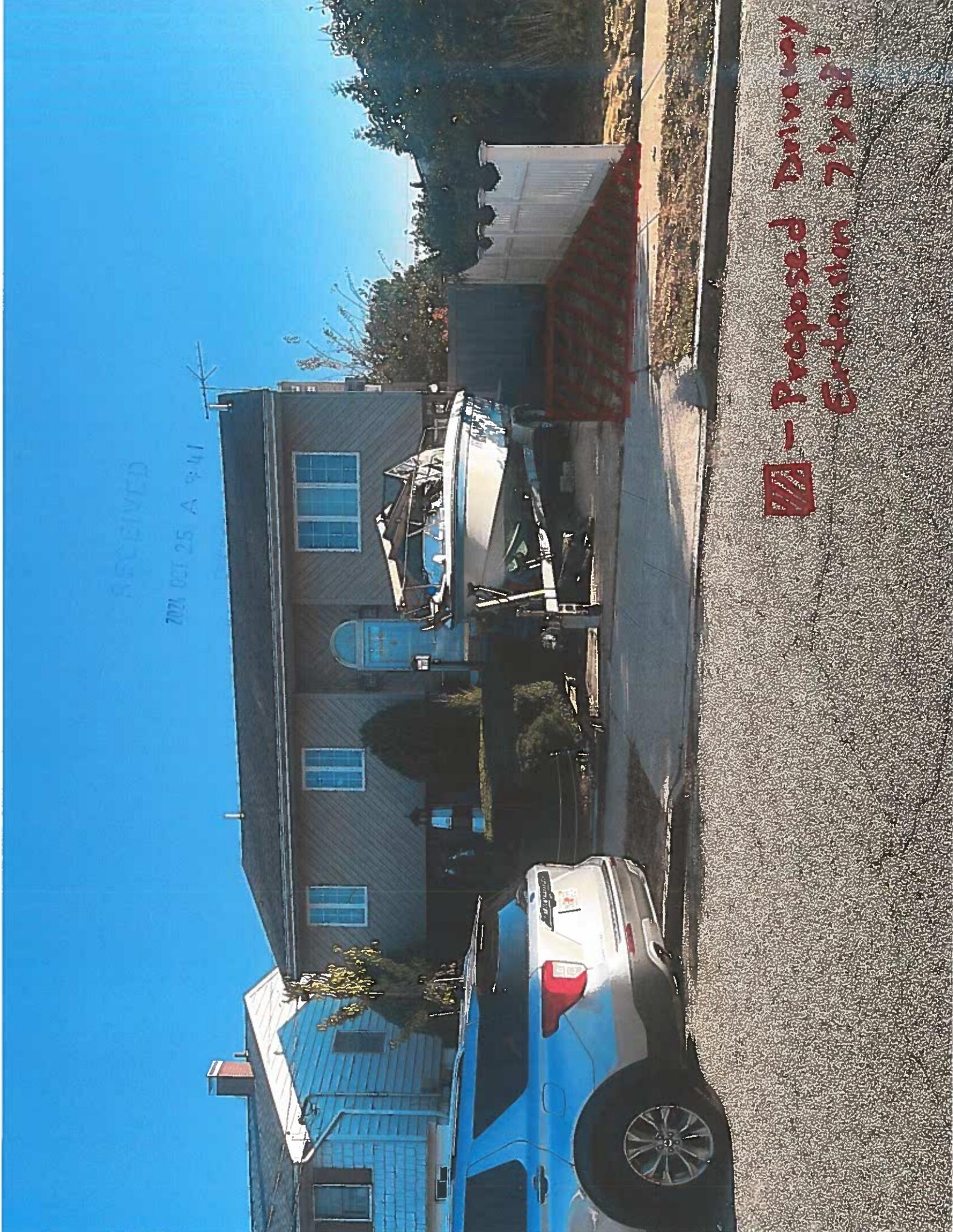
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

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

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2024 OCT 25 A 9:41

 - Proposed Driveway
Extension 7'x28'



15 E. 1st Street



RECEIVED
11 OCT 25 A 9:41
2025

11 E. 1st Street



22 E. 1st Street



19 E. 1st Street



RECEIVED

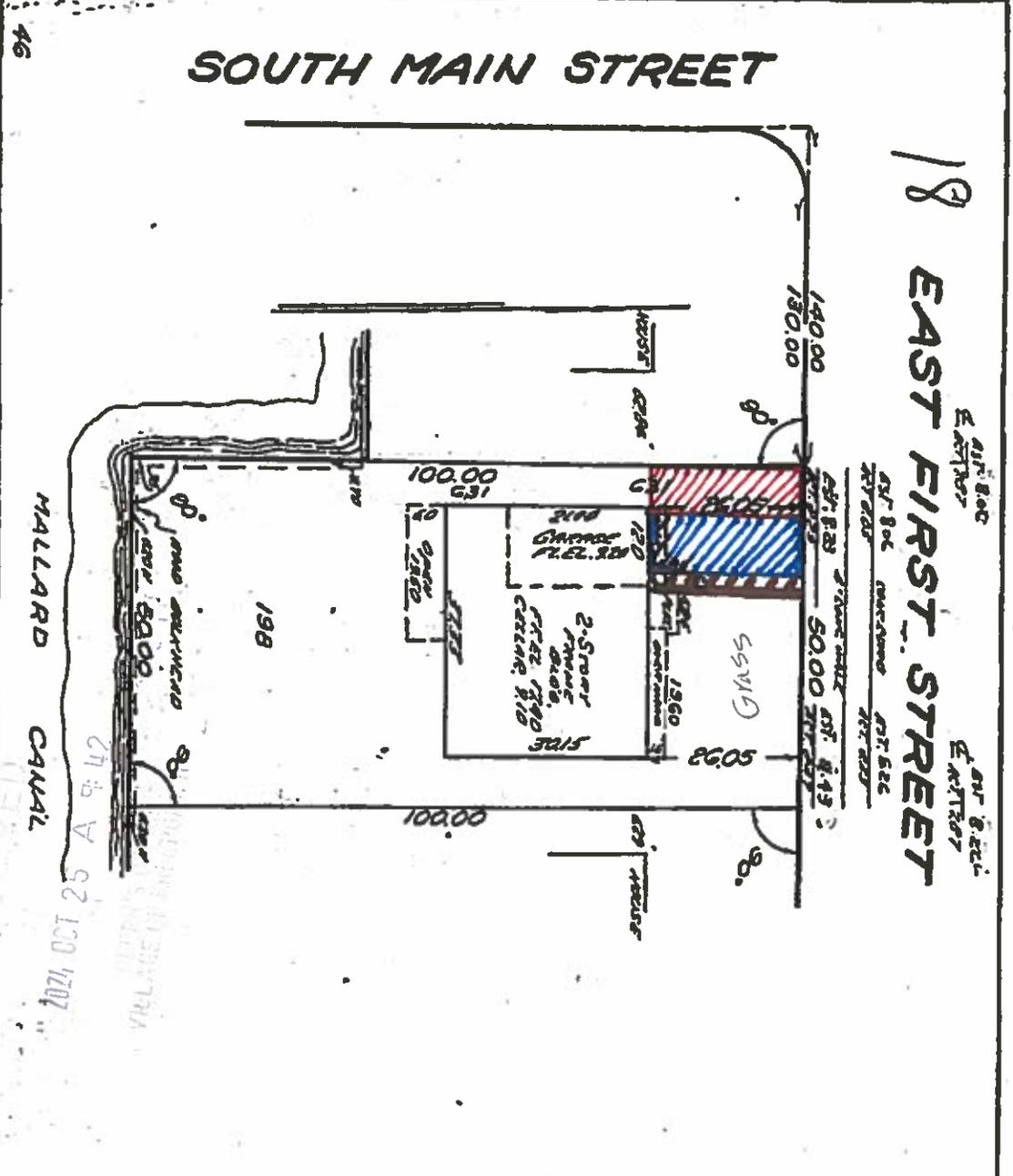
14 E. 1st Street



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2021 OCT 25 A 9:42

VILLAGE OF FISHKILL NY



18 EAST FIRST STREET

18x160 - Existing Driveway

18x160 - Extension (7'x28')

18x160 - Proposed Driveway Extension (7'x28')

DRAWN	CHECKED	DATE	SEC.	BLK.	LOT NO.
A.G.R.	M.H.P.	1-6-56			69
A.G.R.	J.D.C.	3-24-56			
F.W.S.	DET.	8-27-58			28243

TITLE GUARANTEED TO:
 MEDIUM BRICK NAT. BANK OF FREEPORT
 FEDERAL HOUSING ADMINISTRATION
 VETERANS ADMINISTRATION
 Bessie & Benjamin C.
 On file

NOTE:
 ELECTRIC WATER & GAS IN ST.
 NO HOUSE IN
 BAPT ST.

RE-DATED: AUG. 21 1958
 RE-DATED: MARCH 29 1956
 LOT 198
 BLOCK 69
 MAP OF
 FREEPORT BAY EST'S
 SECTION 4
 FREEPORT
 N.Y.
 SURVEYED JAN 3 1956
 BALDWIN & CORNELIUS CO.
 CIVIL ENGINEERS & SURVEYORS
 LICENSE NO. 793 & 527
 FREEPORT, LI, NY
 SCALE 1"=20' N.Y. STATE STANDARD

Application Date: 10/28/2024
Fees Paid: \$2270

SP# 3790

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: <u>58 PEARSALL AVE</u>	<u>RESIDENCE</u> ZONING DISTRICT <u>AA</u>
SECTION <u>54</u> BLOCK <u>68</u> LOT <u>20</u>	LOT SIZE: <u>16,870 SQ FT</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>SAME AS OWNER</u>	Name: <u>Marie Romain</u>
Address:	Address: <u>58 Pearsall Ave, Freeport NY 11520</u>
Telephone #:	Telephone #: <u>516-5317-4159</u>

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

Present Land Use: SINGLE FAMILY RESIDENCE Proposed Land Use: SINGLE FAMILY RESIDENCE

Description of Proposed Work: LEGALIZE EXISTING 1-STORY REAR ADDITION
371.2 SQ. FT

I request a preliminary meeting: YES NO

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

Marie Romain
APPLICANT'S SIGNATURE
Sworn to before me this 28th day of September, 2024

Judy A Cross
Notary Public

JUDY A CROSS
Notary Public - State of New York
NO. 01CR6251783
Qualified in Queens County
My Commission Expires Mar 15, 2028

09/28/2024
DATE

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

Marie Romain
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 28th day of September, 2024

Judy A Cross
Notary Public

JUDY A CROSS
Notary Public - State of New York
NO. 01CR6251783
Qualified in Queens County
My Commission Expires Mar 15, 2028

09/28/2024
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

RECEIVED
2024 OCT 28 A 10:01
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

October 24, 2024

Marie Romain
58 Pearsall Ave
Freeport, NY 11520

RE: **58 Pearsall Ave, Freeport, NY**
Zoning District – Residence A Sec. 54 Blk. 068, Lot 20
Building Permit Application #20243893
Description – Legalize rear 371.2 SF 1st story addition.

Dear Sir/Madam.

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,

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

ZBA Approval Needed: NO

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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2024 OCT 28 4:10:01
Positive Declaration

X Negative Declaration

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

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

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

Project :

Building Permit App. 20243893

Location: 58 Pearsall Ave

Applicant: Marie Romain

Description: Legalize rear 371.2 SF 1st story addition.

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: October 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.

617.20
Appendix B
Short Environmental Assessment Form

2024 OCT 28 A 10:01

AUG 14 2024

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>ROMAIN, MARIE</u>							
Project Location (describe, and attach a location map): <u>58 PRARSALE AVE; FREEPORT, NY-11520</u>							
Brief Description of Proposed Action: <u>LEGALIZE REAR 1 STORY ADDITION - 371.2</u>							
Name of Applicant or Sponsor: <u>ROMAIN, MARIE</u>		Telephone: <u>516 530 4159</u>					
		E-Mail: <u>MIDYMARIE14@GMAIL.COM</u>					
Address: <u>58 PRARSALE AVE. PM</u>							
City/PO: <u>FREEPORT</u>	State: <u>NY</u>	Zip Code: <u>11520</u>					
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.38</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.38</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<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
_____ AUG 14 2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ROMAIN MARIE</u>		Date: <u>07/16/2024</u>
Signature: <u>MARIE ROMAIN</u>		

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

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

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

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

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2024 OCT 28 10:02

VILLAGE OF TONAWANDA, NY

AUG 14 2024

<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)

58 PRARSHILL AVE



RIGHTSIDE / FRONT VIEW



FRONT VIEW

WILLIAMS REALTY
7/20/21 10:02

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REAR VIEW



LEFT SIDE VIEW

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ICT 281 A 10:02
FBI'S OFFICE
EUGENESVILLE, KY



LEFT HOUSE VIEW

2024 OCT
11:16 AM
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RIGHT HOUSE VIEW



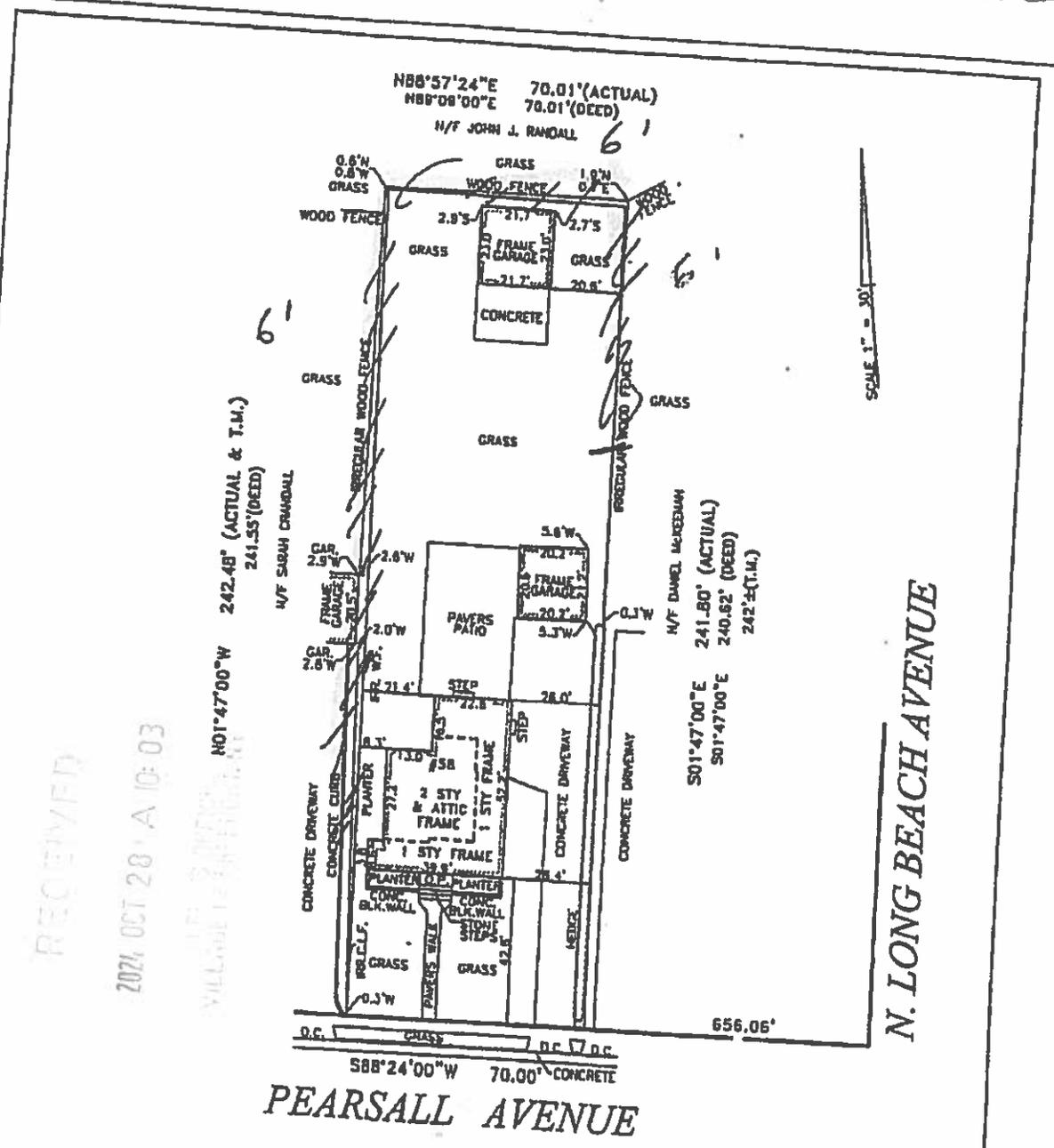
FRONT
HOUSE
RIGHT

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VILLAGE OF FREDERICK



FRONT HOUSE
LEFT

370



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PEARSALL AVENUE

N. LONG BEACH AVENUE

NOTES:
 1. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. IMPROVEMENTS THEY ARE NOT INTENDED TO INDICATE PROPERTY LINES OR TO GUIDE THE LOCATION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
 2. THIS SURVEY IS FOR TITLE PURPOSE ONLY, NOT FOR ANY OTHER USE. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

Cartographer certifies herein that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors established by the New York State Association of Professional Land Surveyors. Said cartographer shall not rely on the geographical agency and leading institution listed herein, and to the acceptance of the leading institution.
 Cartographers are not liable to national institutions or international bodies.
 Unintentional omissions or errors in a survey map bearing a licensed land surveyor's seal in a violation of section 7709, sub-section 2, of the New York State Education Law.
 Only copies from the original of this survey marked with the original of the land surveyor's embossed seal shall be considered to be valid true copies.

TITLE No: APS178264N
 CERTIFIED TO:
 Appellate Land Services
 Stewart Title Insurance Company
 Envoy Mortgage, LTD. ISAOA/ATINA
 Marie Romain

Surveyed: October 20, 2017
 ANDRZEJ M. GARGAS
 NEW YORK LICENSE 051015-1
 RS 11th AVENUE
 HUNTINGTON STATION NY 11740
 Tel: 5163418201 or 7166871217
 EMAIL: GFGOTEKNY@YAHOO.COM



Andrzej Gargas

SECTION 54 BLOCK 88 LOT 20
 INC. VILLAGE OF FREEPORT, COUNTY OF NASSAU, STATE OF NEW YORK

Application Date: 10/28/24
Fees Paid: \$225.00

SP# 3711

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 12 Cedar St ZONING DISTRICT Residence A
SECTION 62 BLOCK 170 LOT 17 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Scare 95 owner</u>	Name: <u>Rafael Garcia</u>
Address: _____	Address: <u>12 Cedar St Freeport NY</u>
Telephone #: _____	Telephone #: <u>11520</u> <u>(516) 263-2249</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Cemented the driveway due to cracks
that could cause accident to residents
Maintain extension of driveway 28'10" x 34'4"

I request a preliminary meeting: YES NO

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

Rafael Garcia
APPLICANT'S SIGNATURE

10/21/24
DATE

Sworn to before me this _____
day of _____, 20____.

Notary Public

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

Rafael Garcia
PROPERTY OWNER'S SIGNATURE

10/21/24
DATE

Sworn to before me this 12th
day of September, 2024.

Sandy M. Marmol
Notary Public



FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

August 21, 2024

Rafael Garcia
12 Cedar St
Freeport, NY 11520

RE: 12 Cedar St Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 170, Lot 17
Building Permit Application #20243763

Description: Maintain extension of driveway 28'10" x 34'4".

Dear Sr/Madam

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

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

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

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-3632.

Very truly yours,

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

ZBA Approval Needed: NO

VILLAGE CLERK'S OFFICE
2024 OCT 28 P 3:56
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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. 20243763

Location: 12 Cedar St, Freeport NY 11520

Applicant: Rafael Garcia

Description: Maintain extension of driveway 28'10" x 34'4

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: August 21, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: New Pathway			
Project Location (describe, and attach a location map): 12 Cedar St, Freeport, NY			
Brief Description of Proposed Action: Make a new 4ft pathway on each side of the driveway. New measurement will be 31x30			
Name of Applicant or Sponsor:		Telephone: 516-205-0065	
		E-Mail: Frank.fence.construction@gmail.com	
Address: 123 Robinwood Ave			
City/PO: Hempstead		State: NY	Zip Code: 11550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> 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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Franklin Coburn</u>	Date: <u>5/9/24</u>	
Signature: _____		

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

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

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

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

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 WILLIAMSBURG PROJECT
 WILLIAMSBURG, VA

<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)

\$ 934 Double

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date _____

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>12 Cedar St</u> ZONING DISTRICT _____ <small>(No.) (Street)</small>
	BETWEEN <u>S. Ocean Ave</u> AND <u>Guy Lombardo Ave</u> <small>(Cross Street) (Cross Street)</small>
	SECTION _____ BLOCK _____ LOT _____ APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

A. TYPE OF IMPROVEMENT 1 New building 2 Addition-Alteration (if residential, enter number of new housing units added. If none-state none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (realocation)	B. PROPOSED OR EXISTING USE <table border="0"> <tr> <td style="width: 50%;"> RESIDENTIAL 11 One Family 12 Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____ </td> <td style="width: 50%;"> NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 Other - Specify _____ </td> </tr> </table>	RESIDENTIAL 11 One Family 12 Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____	NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 Other - Specify _____
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C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>12,000</u>	D. DESCRIPTION OF PROJECT <u>Make a new 4ft path on each side of the driveway. Including the driveway and path the measurement will be 21x30</u>		

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Rafael Garcia	12 Cedar St, Freeport, NY	516-227-9016
2. Contractor	Frank Tence and Construction	123 Robinwood Ave, Hempstead, NY	516-426-8119
3. Architect or Engineer			

IV. OWNER - CONTRACTOR STATEMENT Building permit is issued subject to the provisions of Section 57 of the Workman's Compensation Law. Workmen's Compensation Certificate No. <u>158671</u> Company <u>NYSIF</u> Exp. Date <u>2-9-25</u> Contractor or Owner <u>Franklin Cabrera Araya</u> <small>(Print)</small> Address <u>123 Robinwood Ave, Hempstead, NY</u> Phone <u>516-426-8119</u> State of New York County of Nassau <u>Franklin Cabrera Araya</u> being duly sworn, says that <u>he</u> is the contractor or <small>(Print)</small> <small>(He or She)</small> 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 the State of New York.	V. FLOOD ZONE IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <u>X</u> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <u>X</u> PROJECT DESCRIPTION Total/First Flr Square Feet <input type="text"/> Upper Flrs Square Feet <input type="text"/>
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