

Application Date: 1/13/25
Fees Paid: \$225

SP# 3800

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: 14 Forest Ave ZONING DISTRICT Res A
SECTION 55 BLOCK 345 LOT 8 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Richard Gerdes</u>	Name: <u>Newel Cox</u>
Address: <u>1006 Old Britton Rd N Bellmore, NY 11710</u>	Address: <u>14 Forest Ave Freeport, NY</u>
Telephone #: <u>516 351-2021</u>	Telephone #: _____

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

Present Land Use: Residential 1 Family Proposed Land Use: Residential 1 Family

Description of Proposed Work: 10X17 Rear Extension

I request a preliminary meeting: Max 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.

Richard Gerdes _____ YES _____ NO _____
APPLICANT'S SIGNATURE Fran Dufresne 12/13/24
Sworn to before me this 13th Notary Public State of New York DATE
day of December, 2024. No 01DU6104815
Qualified in Suffolk County
Commission Expires Feb 02, 20
Aug 02 2028

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FREEPORT, NY

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

Newel Cox _____
PROPERTY OWNER'S SIGNATURE Fran Dufresne 12/13/24
Sworn to before me this 13th Notary Public State of New York DATE
day of December, 2024. No 01DU6104815
Qualified in Suffolk County
Commission Expires Feb 02, 20
Aug 02 2028

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: _____	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date: _____
Planning Board Signature: _____	Date: _____



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VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY
MAYOR

SITE PLAN LETTER
December 6, 2024

Newel Cox
14 Forest Ave
Freeport, NY 11520

RE: 14 Forest Ave, Freeport, NY
Zoning District – Residence A Sec. 55 Blk. 345 Lot 8
Building Permit Application #20244026
Description: Construct 10' x 17' rear first floor 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 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

ZBA Approval Needed: NO

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20244026

Location: 14 Forest Ave, Freeport, NY

Applicant: Newel Cox

Description: Construct 10' x 17' rear first floor 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: December 6, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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617.20
 Appendix B
 Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>PROPOSED REAR ONE STORY ADDITION</u>			
Project Location (describe, and attach a location map): <u>14 FOREST AV, FREEPORT NY</u>			
Brief Description of Proposed Action: <u>ONE STORY REAR ADDITION TO ENLARGE BEDROOM</u>			
Name of Applicant or Sponsor: <u>MARTIN COX</u> X		Telephone: <u>704 649-5481</u>	
		E-Mail:	
Address: <u>14 FOREST AV, FREEPORT</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.			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: <u>INC VILLAGE OF FREEPORT</u>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<u>6218 SQ FT</u> acres <u>2022 F</u> acres _____ 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
 100 WEST 100TH STREET, NY

<p>5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> <th>N/A</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES	N/A								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<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"/>									
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input type="checkbox"/>	<input type="checkbox"/>									
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>										
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<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"/>									
<p>16. Is the project site located in the 100 year flood plain?</p>	<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"/>									
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input 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: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									

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VILLAGE OF FREEPORT, NY

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>WARTIN CO</u>	Date: <u>10/30/24</u>	
Signature: <u>Martin Cox</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:	<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"/>

	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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<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

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DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20244026

Filing Date 11/15/24

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>14</u> <u>FOREST AV, FREEPORT</u> ZONING DISTRICT <u>RESIDENCE A</u>
	BETWEEN <u>N. MAIN ST</u> (Cross Street) AND <u>ELISON AV</u> (Cross Street)
	SECTION <u>55</u> BLOCK <u>245</u> LOT <u>8</u> APPROX. LOT SIZE <u>50</u> X <u>125</u> LOT AREA <u>6250</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 restaurant, enter number of new seating units added. If none-state none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bushhood (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (Relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 <input checked="" type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____ NON-RESIDENTIAL - Complete Part "E" 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> 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>20,000</u>		D. DESCRIPTION OF PROJECT <u>ONE STORY ADDITION TO</u> <u>EXPAND EXISTING DECK 10 X 17</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>Cox Family</u>	<u>14 Forest Ave Freeport NY 11520</u>	<u>704 649 5481</u>
2. Contractor	<u>DENSITY H CONTRACTING</u>	<u>721 MACON PLACE UNIONVILLE NY 11552</u>	<u>241 385 730</u>
3. Architect or Engineer	<u>M. A. ZEBON (PE) 27 TAMARA COURT, MELVILLE NY 11747</u>	<u>27 TAMARA COURT, MELVILLE NY 11746</u>	<u>516 317 5012</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. 5/15/25

Workmen's Compensation Certificate No. H2512854-7 NY 51P Exp. Date _____

Contractor or Owner: DENSITY H CONTRACTING

Address: 721 MACON PLACE

Phone: 516 351 2021

State of New York

County of Nassau Sherwin Lewis being duly sworn, says that He is the contractor or owner of the above mentioned building. That the terms of the above application are true and correct to the best of his knowledge and belief and agrees to be bound by the jurisdiction.

Notary Public, State of New York

Qualified in Suffolk County

Commission Expires Feb 02, 20 2025

Return to before me this 30TH day of OCTOBER, 20 24

[Signature] Notary Public, County, N.Y.

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE? YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 953

Upper Flr Square Feet 470

of Fixtures 5

of Floors 2

Occup. Type IFAM, RES.

Next Look to the Left

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CLEAR'S OFFICE
VILLAGE OF FREEPORT, NY



14 Forest Ave
Front of House

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VILLAGE OF HILLSBORO, N.J.



14 Forest Ave ~~000~~ rt side

2025 JAN 13 AM: 35

HEAD IN
PARKING
ONLY

HEAD IN
PARKING
ONLY

HEAD IN
PARKING
ONLY



14 Forest Left Side



14 Forest Ave Back



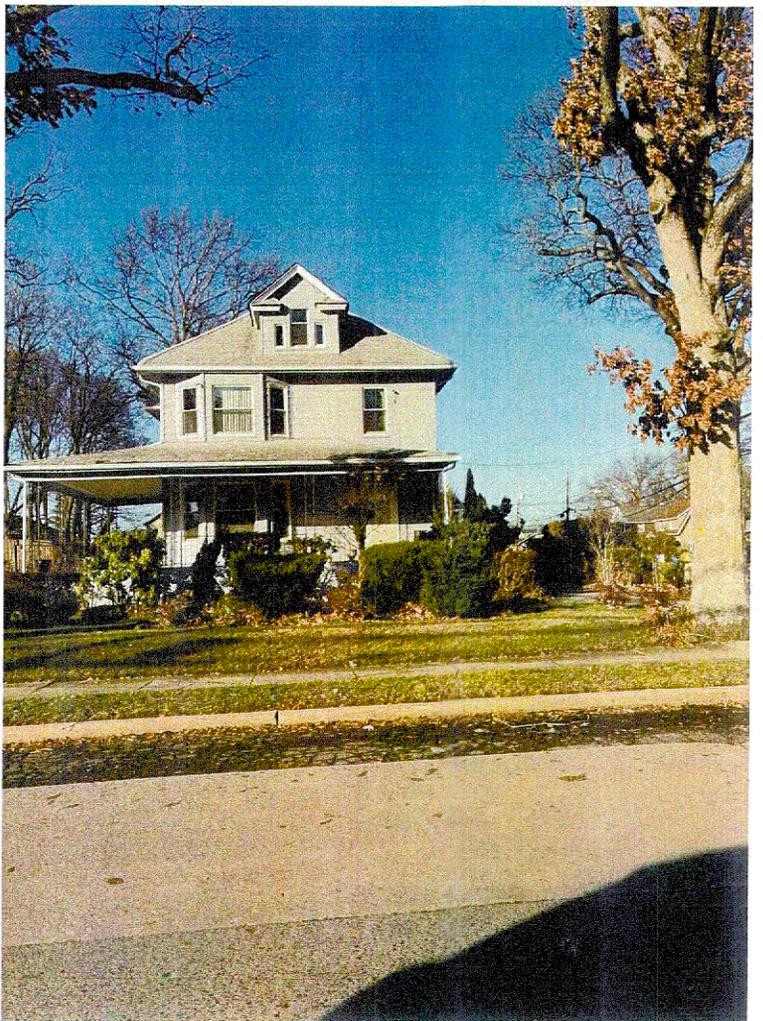
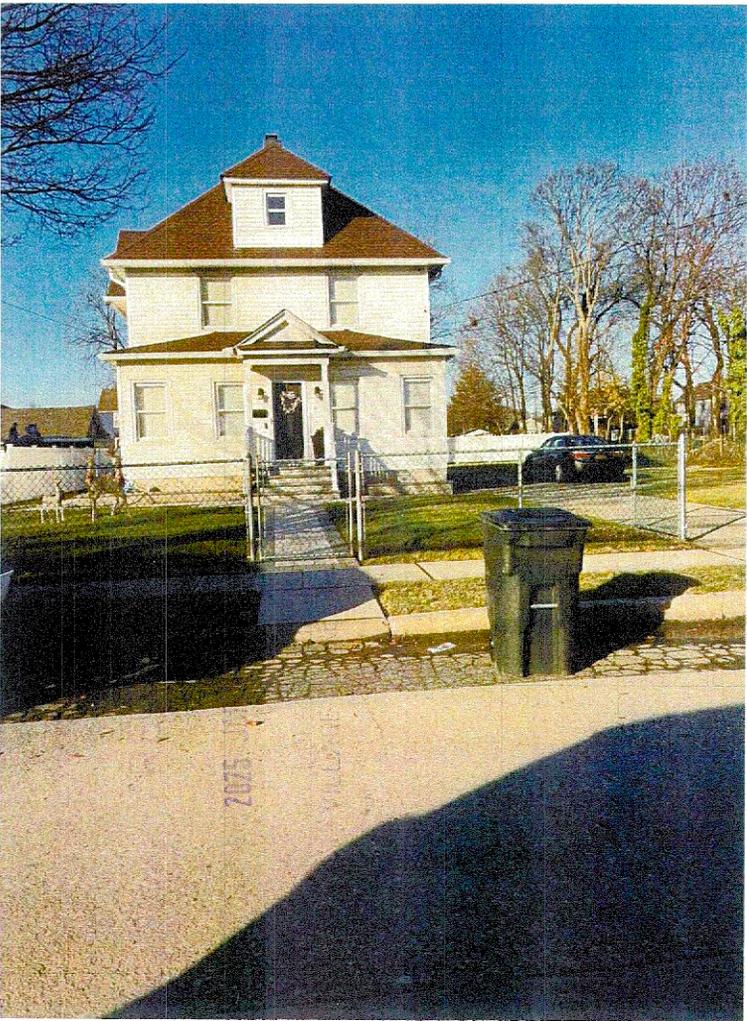
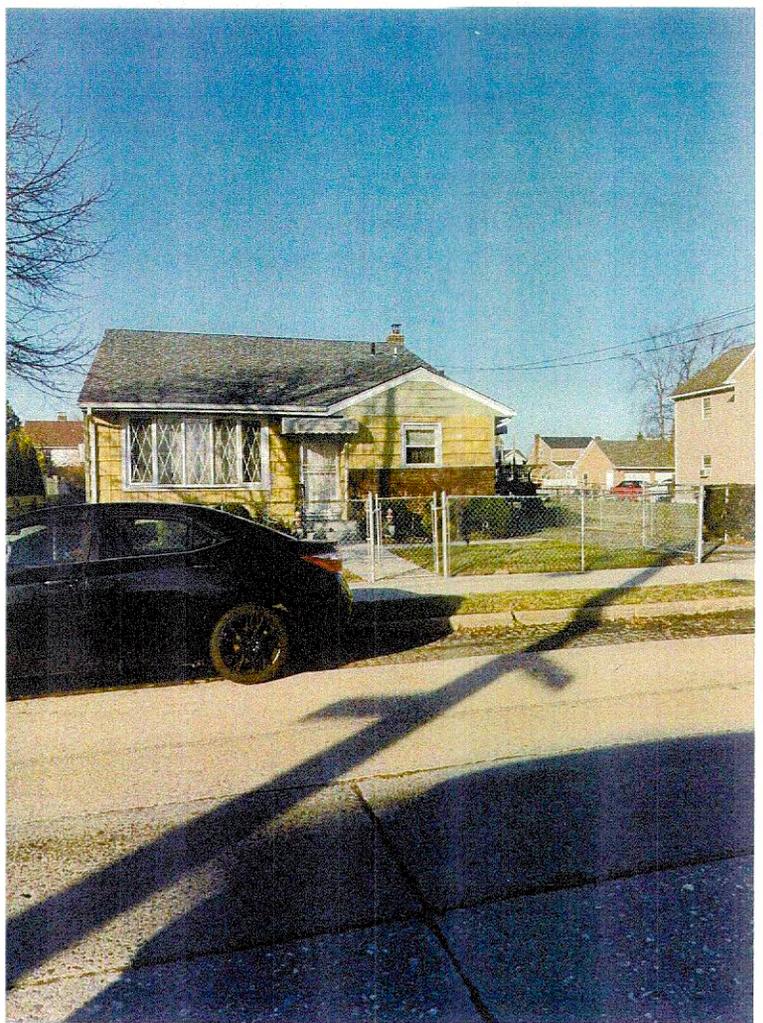
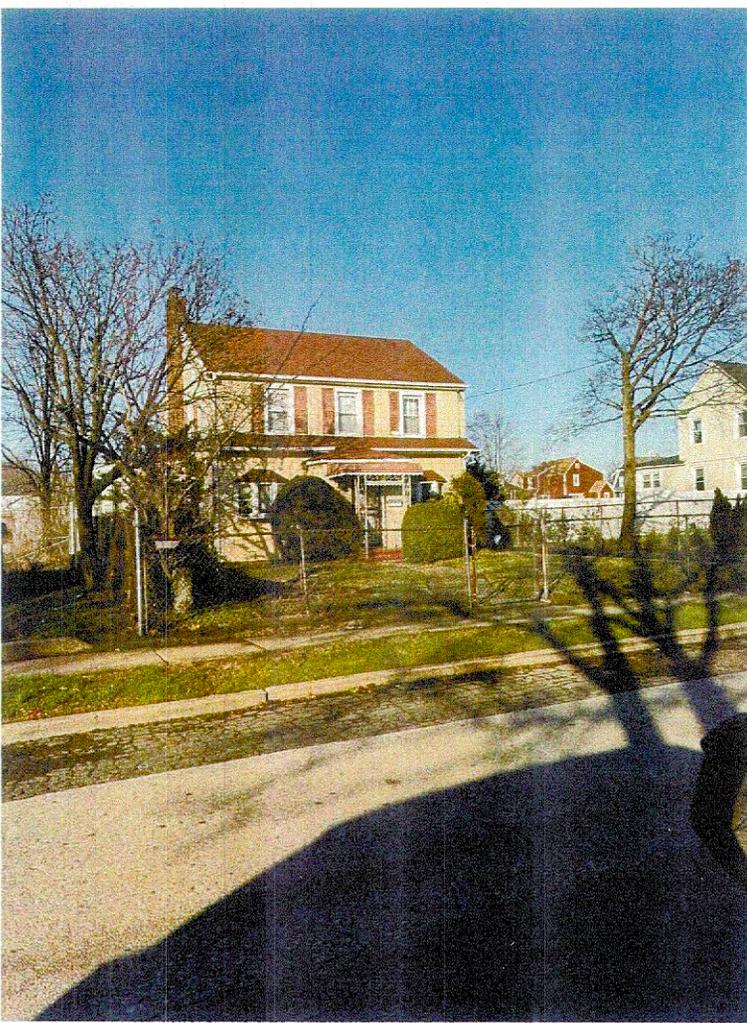
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OFFICE OF THE
VILLAGE OF FREEPORT

RECEIVED

14 Forest Ave Rt side Neighbor



DEPT. OF SOCIAL SERVICES
VILLAGE OF FREEPORT, NY
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14 Forest Ave

Roofing to Match Existing GAF Shakes

Siding - Yellow Color to match existing

Exterior Doors - to Remain - No Change

Windows - White Vinyl to match existing.

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VILLAGE OF HASTINGS, NY

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

- THE ARCHITECT / ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR THE SUPERVISION OF THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILE FOR AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS FROM ANY AND ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE CODES, LAWS, RULES AND REGULATIONS IN THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE EXISTING CONDITIONS FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS TO THE ARCHITECT / ENGINEER OF RECORD.
- ALL PLUMBING WORK SHALL COMPLY TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE CODES, LAWS, RULES, REGULATIONS AND HEALTH DEPARTMENT REQUIREMENTS.
- HEATING AND AIR CONDITIONING REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER'S H.V.A.C. CONTRACTOR PRIOR TO COMMENCING ANY WORK.
- ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS AND WIRING SHALL BE U.L. CERTIFIED AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ELECTRICAL CODES.
- STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303.7 THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND THE BOTTOM OF EACH STAIRWAY.
- ALLOW A MINIMUM OF 18" BETWEEN BOTTOM OF FLOOR JOIST TO THE FLOOR OF ANY CRAWL SPACE.
- PROVIDE DOUBLE HEADERS AT ALL FLOOR CEILING, STAIR AND ROOF OPENINGS ALL HEADERS TO BE A MINIMUM OF (2) 2 X 8 UNLESS OTHERWISE NOTED ON PLANS.
- FLOOR JOISTS SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.
- ALL INTERIOR DOORS ARE TO CONFORM WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AT HEADS AND PROPERLY SEALED AND WEATHER -STRIPPED.
- ALL GYPSUM SHALL BE TAPED AND SPACKLED (3 COATS) READY FOR PAINT. 1/2" INCH SHEETROCK FOR ALL WALLS & CEILING'S. 5/8" TYPE X FOR ALL GARAGE AND MECHANICAL ROOMS. 1/2" INCH M/R GREENBOARD FOR ALL BATHROOMS.
- ALL FINISHES SHALL BE AS DIRECTED BY OWNER.
- ALL MICROLAM LUMBER IS TO BE MANUFACTURED BY TRU-JOIST CORP. P.O. BOX 60 BOISE IDAHO 83707 OR APPROVED EQUAL.
- CONTRACTOR TO VERIFY A MIN. SOIL BEARING CAPACITY OF 2000 LB. / SQ. FT.
- CONCRETE TO HAVE 5 TO 7% AIR-ENTRAINMENT, IN ACCORDANCE WITH SECTION R402.2 OF THE RESIDENTIAL CODE. ALL CONCRETE TO BE 3500 PSI. 28 DAY TEST. PROVIDE 5/8" DIAMETER ANCHOR BOLTS SPACED AT MAXIMUM OF AND 3' O.C. STARTING 12" FROM ENDS OR CORNERS AND 7" EMBEDMENT INTO P.C. FOUNDATION. ALL PLATES SHOULD BE SECURED TO ANCHOR BOLTS W/ 3" SQ. WASHER AS PER THE 2018 WFCM
- NO CONSTRUCTION OR DEMOLITION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE AND INSURANCE CERTIFICATES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFE GUARD THE EXISTING RESIDENCE AND CONTENTS AGAINST DAMAGE FROM THE ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR ALL EXISTING CONDITIONS DAMAGED DUE TO THE EXECUTION OF THIS WORK TO ITS ORIGINAL CONDITION.
- THE DRAWINGS ARE NOT TO BE SCALED - FOLLOW DIMENSIONS ONLY.
- NO CHANGES WILL BE PERMITTED WITHOUT PRIOR WRITTEN NOTIFICATION OF AND APPROVAL OF THE ARCHITECT / ENGINEER OF RECORD.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF OCCUPANCY AND AN ELECTRICAL CERTIFICATE FROM AN APPROVED AGENCY UPON COMPLETION OF THIS PROJECT.
- TECO DETAILS SHOWN TO COMPLY WITH NEW YORK BUILDING CODE.
- ALL FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF ONE TON PER SQ. FT. MINIMUM OF 3' COVER.
- ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS ETC. TO BE DOUGLAS FIR, GRADE #2 OR BETTER @ f b = 850 PSI WITH E = 1.8X10
- WOOD SILLS ON SLAB TO BE 2" X 6" ACQ WOLMINIZED LUMBER WITH 5/8" DIA ANCHOR BOLTS MAX. 3'-0" O.C. 12" FROM CORNER.
- ALL HEADERS TO BE SUPPORTED BY 4" X 4" POSTS TYPICAL.
- PROVIDE DOUBLE HEADER AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.
- BRIDGING TO BE EITHER SOLID OR 18 ga. CROSS BRIDGING NOT EXCEEDING 8' O.C.
- THE TOP AND BOTTOM OF JOISTS MAY BE NOTCHED - NOT TO EXCEED 2". NO NOTCHING AT MIDDLE 1/3 OF SPAN (D16).
- ALL STRUCTURAL WOOD TO BE KEPT BACK 2" FROM CHIMNEYS.
- ALL CONCRETE HAUNCH FOOTINGS TO HAVE 2 #5 REBAR REINFORCING RODS.
- THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMP PROOF WITH AN ELASTIC COAL TAR BASE.
- FIREPLACE FOOTINGS SHALL EXTEND 6" FROM FOUNDATION ON ALL SIDES.
- PROVIDE COMBUSTION AIR VENTS AS PER N.Y.S. ENERGY CODE.
- FOR ALL 4" POURED CONCRETE SLABS, PROVIDE 6" X 6" 10/10 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 6" WELL COMPACTED FILL.
- AT LEAST ONE SINGLE STATION SMOKE DETECTING ALARM DEVICE INSTALLED IN CONFORMITY WITH SECTION R314 IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA AND ON EACH STORY - INTERCONNECTED AND HARD WIRED.
- PROVIDE AT LEAST ONE EGRESS WINDOW IN EACH ROOM, EXCEPT KITCHENS, BATHS AND BOILER ROOMS WITH A MINIMUM OPERABLE AREA OF 5 SQ. FT. ON GRADE LEVEL AND 5.7 SF ON UPPER LEVELS WITH A MIN. OPENING HT OF 24" AND A MIN. WIDTH OF 20". A SILL OF NOT MORE THAN 44" ABOVE FLOOR.
- GLAZING IN DOORS, SHOWER DOORS AND ENCLOSURES SHALL BE SIZED AND CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED.
- ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY THE 2020 NYS CODE. CAST IRON PIPE SHALL CONFORM WITH LOCAL CODE REQUIREMENTS AND HAVE APPROVED CLEAN OUTS AND JOINTS.
- ALL HEATING AND COOLING DESIGNS SHALL CONFORM WITH A.S.H.R.A.E.
- ROOF RAFTERS AND CRAWL SPACES TO BE VENTED AS PER THE 2020 N.Y.S. CODE.
- ALL STAIRS SHALL CONFORM TO RESIDENTIAL CODE OF N.Y.S. R311, HANDRAILS SHALL CONFORM WITH R311 AND GUARDS SHALL CONFORM WITH R312
- FIREBLOCKING IN ACCORDANCE WITH R302.11 [2020 RESIDENTIAL CODE ON N.Y.S.] FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS [BOTH VERTICAL & HORIZONTAL] AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. IT SHALL BE PROVIDED IN THE FOLLOWING LOCATION:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10'. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED NAILS
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH 302.7
 - AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
 - FIREBLOCKING OF CHIMNEYS AND FIREPLACES AS PER R1003.19-ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILING THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE A DEPTH OF 1" AND SHALL BE PLACED ON STRIPS OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY

TABLE R 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

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

TABLE R 301.2.2.1
WALL BRACING ADJUSTMENT FACTORS BY ROOF COVERING DEAD LOAD

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

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

REQUIREMENTS AS PER RESIDENTIAL ZONE 4

COMPONENT	WOOD FRAMED VALUE REQUIRED	STEEL FRAMED VALUE REQUIRED
DOORS WINDOWS / PATIO DOORS	U= .35 MAX U= .35 MAX	
WALL ROOF / CEILING	U= .21 MAX R= 13 MIN U= .23 MAX R= .35 MIN	R MIN = R-13+5 OR R-13+4 OR R-2+3 OR R-0+0 R= .29 MIN
CEILING WITH ATTIC ABOVE	R= 30 MIN THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION MUST EXTEND OVER THE WALL TOP PLATE AT EAVES	R MIN = R-35 IN 2X4 OR 2X6 OR 2X8 R-45 IN ANY OTHER FRAMING
FLOORS HEATED SLAB	U= .047 MAX R= 19 MIN R= 15 MIN (2' MIN)	R= R-19 + 6 IN 2X6 OR R-19 + 12 IN 2X8 OR 2X10 R= 15 MIN (2' MIN)
UNHEATED SLAB CELLAR / BASEMENT WALLS	U= .059 MAX R= 19 MIN OR R-10 CONTINUOUS	R= 10 MIN (2' MIN) R= 19 MIN OR R-10 CONTINUOUS
CRAWL SPACE WALLS (INVENTED W/ NO FLOOR INSL)	U= .065 MAX R= 19 MIN OR R-10 CONTINUOUS	R= 19 MIN OR R-10 CONTINUOUS

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

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

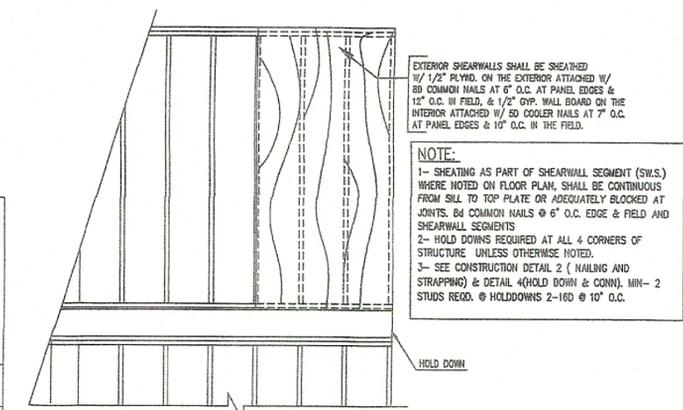
SKYLIGHTS: THE CONTRACTOR/OWNER SHALL INSTALL SKYLIGHTS WITH A MAXIMUM U-VALUE OF .60. ALL SKYLIGHTS SHAFTS SHALL BE INSULATED WITH BATT INSULATION EQUAL TO THAT SHOWN IN THE EXTERIOR WALLS.

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

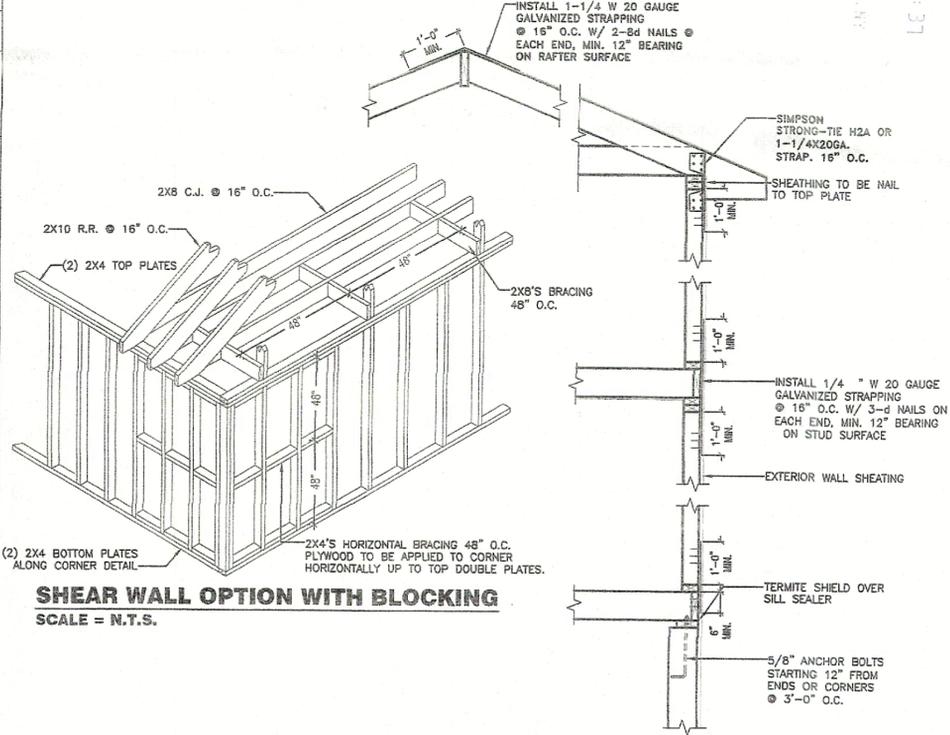
PERIMETER INSULATION FOR UNHEATED SLABS: WHEN FINISHED FLOOR IS LESS THAN 12" BELOW ADJACENT GRADE SHALL BE A POLYSTYRENE RIGID INSULATION BOARD, THE THICKNESS SHALL ALLOW A MIN R-VALUE OF 10, TO BE INSTALLED 24" HORIZONTALLY AND VERTICALLY.

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

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

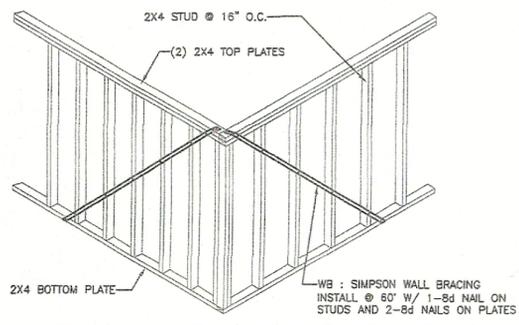


SHEAR WALL SEG. DETAIL (TYP.)
SCALE = N.T.S.



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

TYPICAL WIND UPLIFT, LATERAL & SHEAR CONNECTIONS

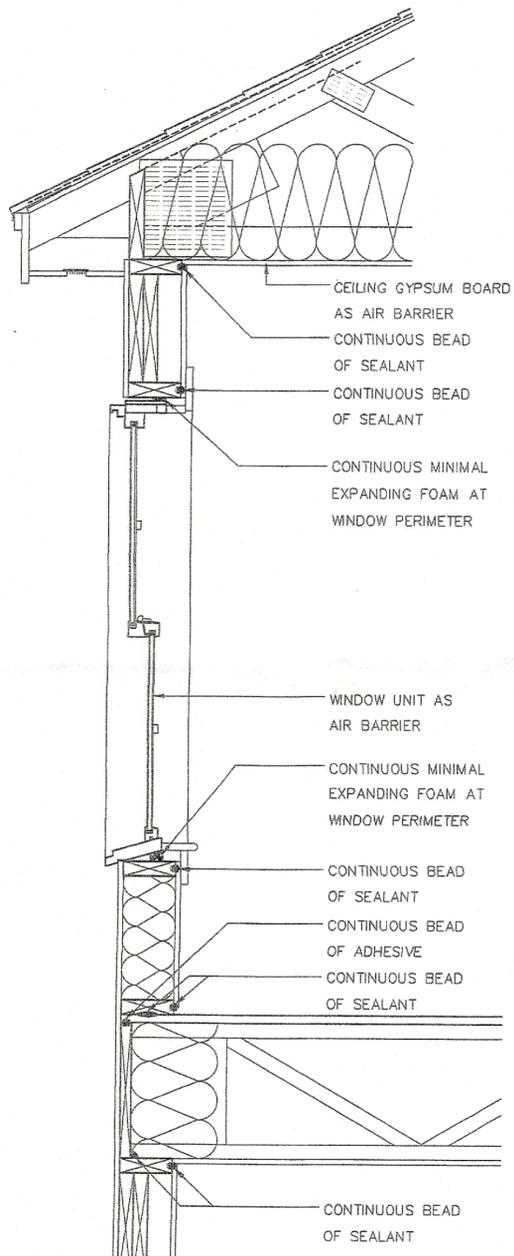


SHEAR WALL OPTION WITH BRACING
SCALE = N.T.S.

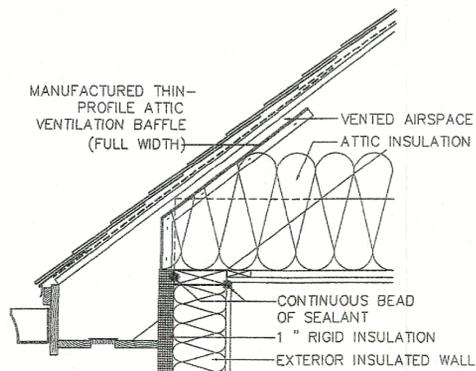
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PHONE: (631) 920-2806

PROJECT TITLE:
14 FOREST AVENUE, FREEPORT NY
PROPOSED ADDITION

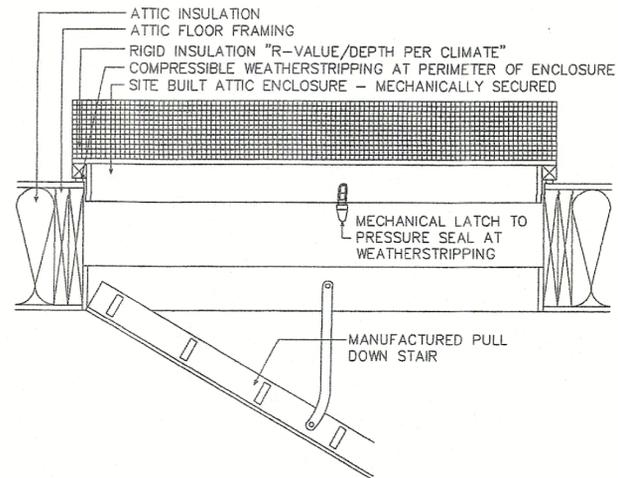




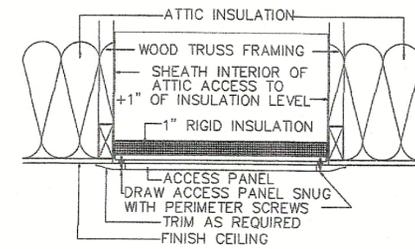
AIR SEALING AT UPPER WALL



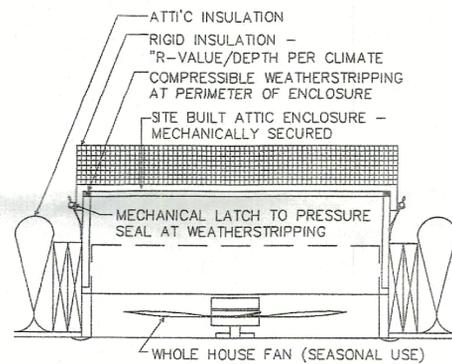
AIR SEAL AT ROOF/WALL



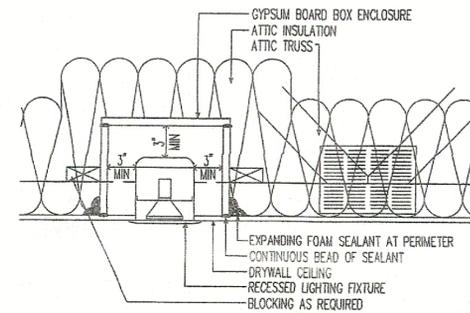
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR



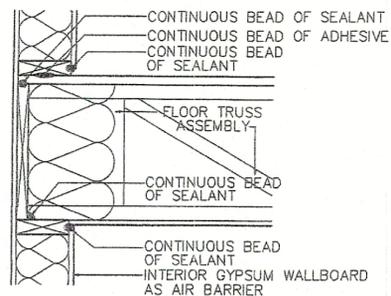
AIR SEALING AT ATTIC ACCESS



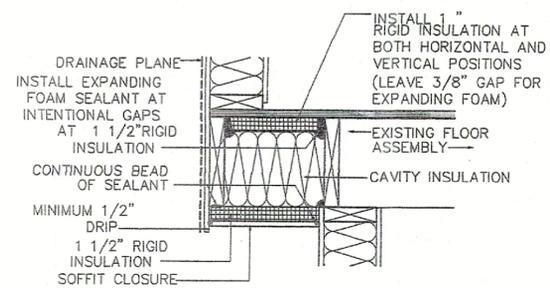
AIR SEALING AT EXHAUST FAN



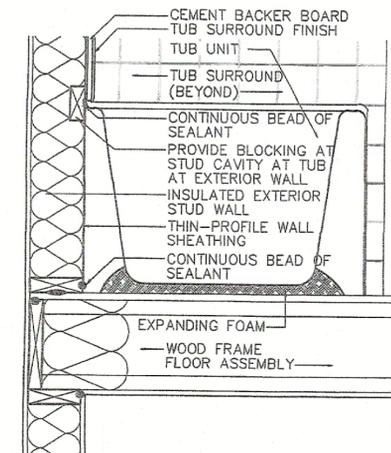
AIR SEALING AT RECESSED LIGHT FIXTURES



AIR SEALING AT FLOOR JOIST / WALL



INSULATED CANTILEVER FLOOR / CAVITY INSULATION WITH 1\"/>



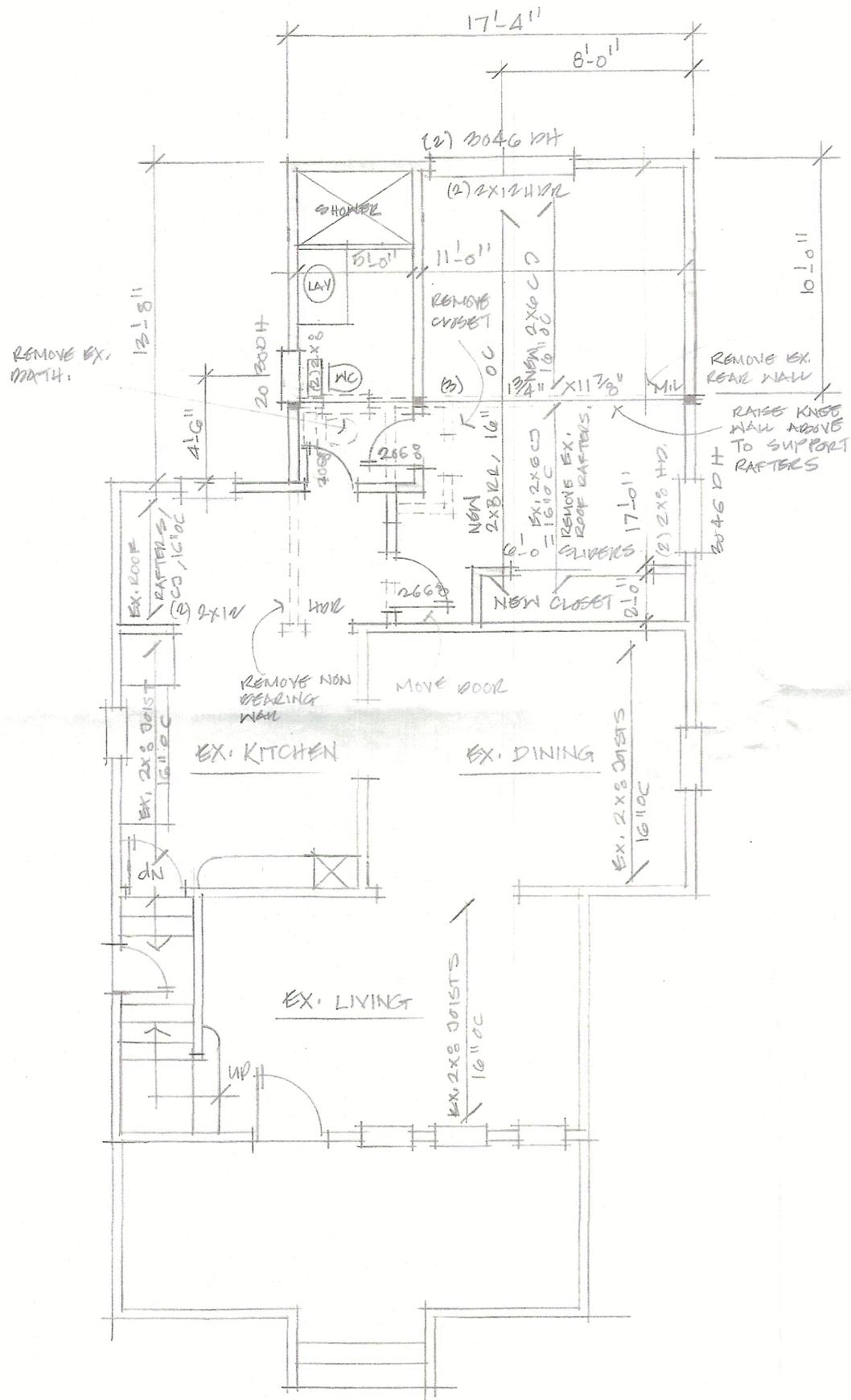
AIR SEALING BEHIND TUB

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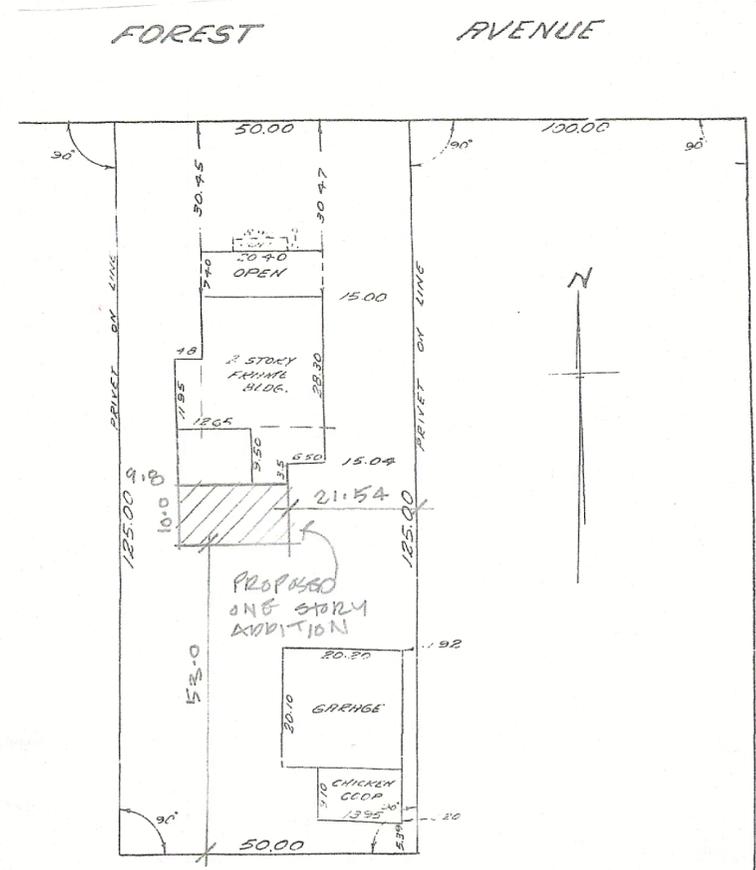
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PROPOSED ADDITION



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WILLIAM B. FRANKLIN, INC.



FIRST FLOOR PLAN 1/4" = 1'-0"



PLOT PLAN

PROPERTY DATA

LOT SIZE : 6250 SQ FT
 EXISTING 1ST FLOOR : 780.24 SQ FT
 OPEN PORCH : 150.196 SQ FT
 EXISTING 2ND FLOOR : 470 SQ FT
 EXISTING GARAGE : 406.02 SQ FT
 CHICKEN COOP : 126.9 SQ FT
 LOT COVERAGE : 28.56 %
 FLOOR AREA RATIO : 1423.24 / 6250 = 22.77 %
 NEW 1ST FLOOR : 172 SQ FT

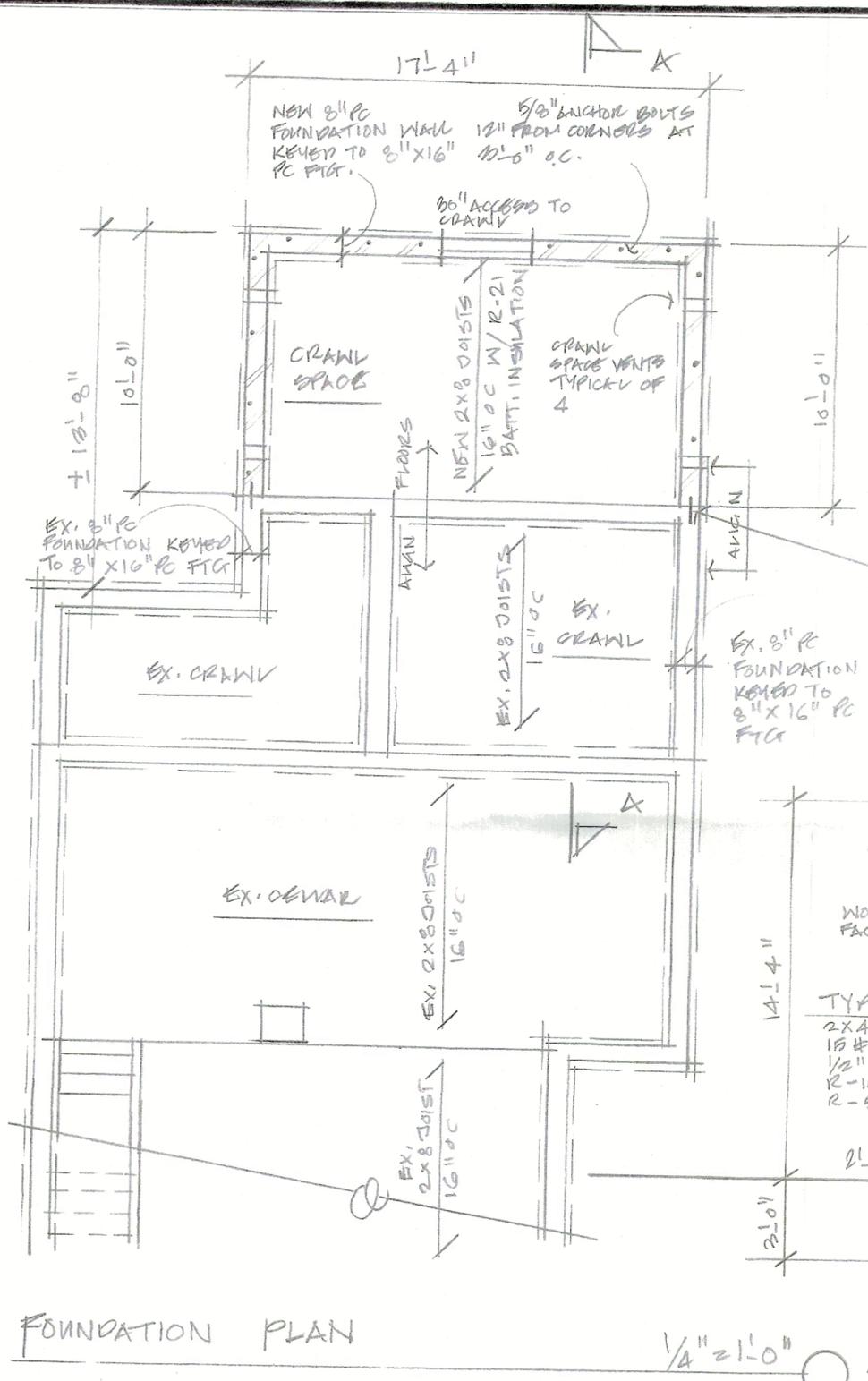
<p>M. AZEEM P.E. 27 TAMARA COURT MELVILLE, N.Y. 11747 PHONE: (631) 920-2806</p>
<p>PROJECT TITLE: 14 FOREST AVENUE, FREEPORT NY PROPOSED ADDITION</p>



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 MELVILLE, NY

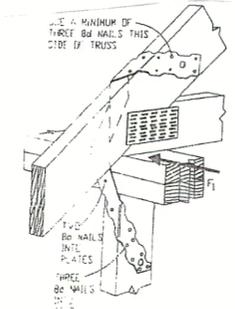
CHARLICK PLACE

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 STATE OF NEW YORK
 OFFICE OF ENGINEERING

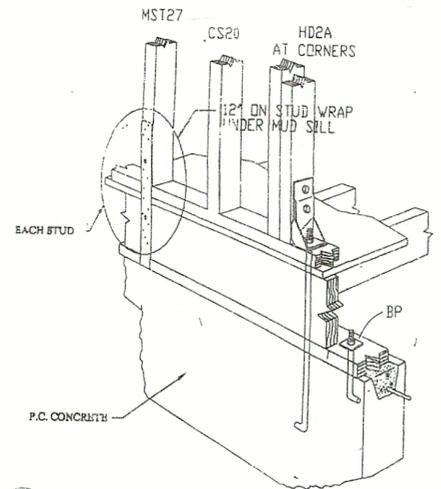


FOUNDATION PLAN

1/4" = 1'-0"

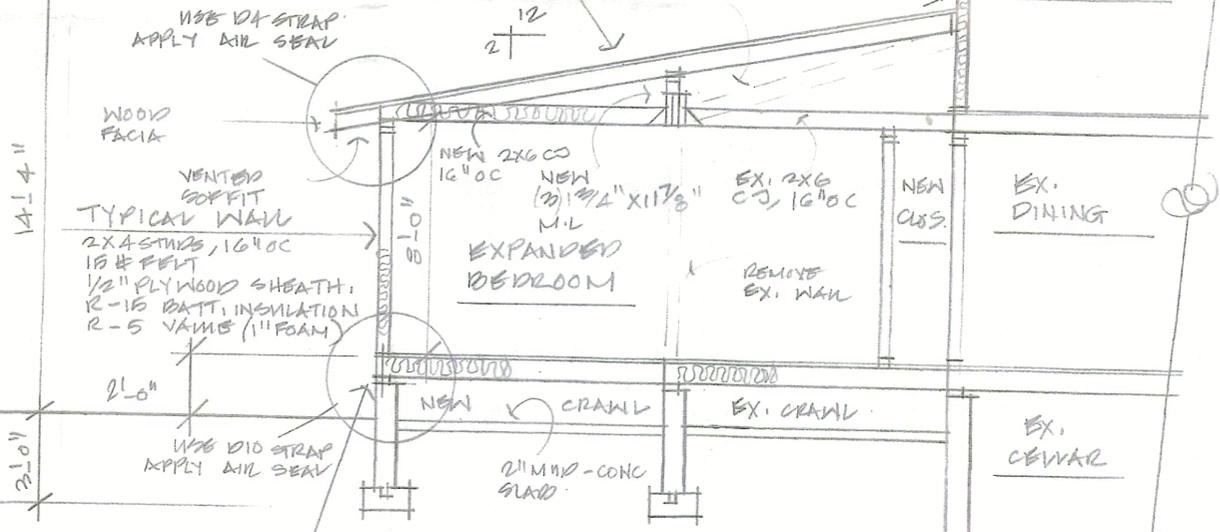


D4 HURRICANE STRAP
 SIMPSON STRONG-TIE #7
 OR 1-1/2" X 20 GA. STRAP



D10 WALL TO FOUNDATION-PER WFCM-3.2.2.5
 SIMPSON CS20 METAL STRAP
 (3-#8 NAILS AT EA. END OF STRAP)
 12" MIN. BEARING ON STUD
 1/4" X 20 GA. GALV. STRAP
 WRAPPER UNDER MUDSILL
 MIN. 12" ON STUD SURFACE
 EACH STUD LOCATION 16" O.C.
 NAILING PER TABLE 3.5B

PROVIDE #5
 BOWELS 12" O.C.
 VERTICAL, AIRGOT
 SOLID INTO EXIST.
 TYPICAL ROOF
 ROLL ROOFING
 15# FELT / R-19 WATT.
 1/2" PLYWOOD SHEATH.
 2x8 BK, 16" O.C.
 ICE-SHIELD, 2'-0" ROOF
 PERIMETER

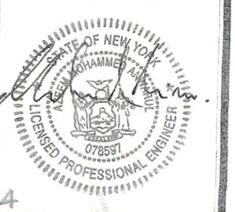


SECTION A-A

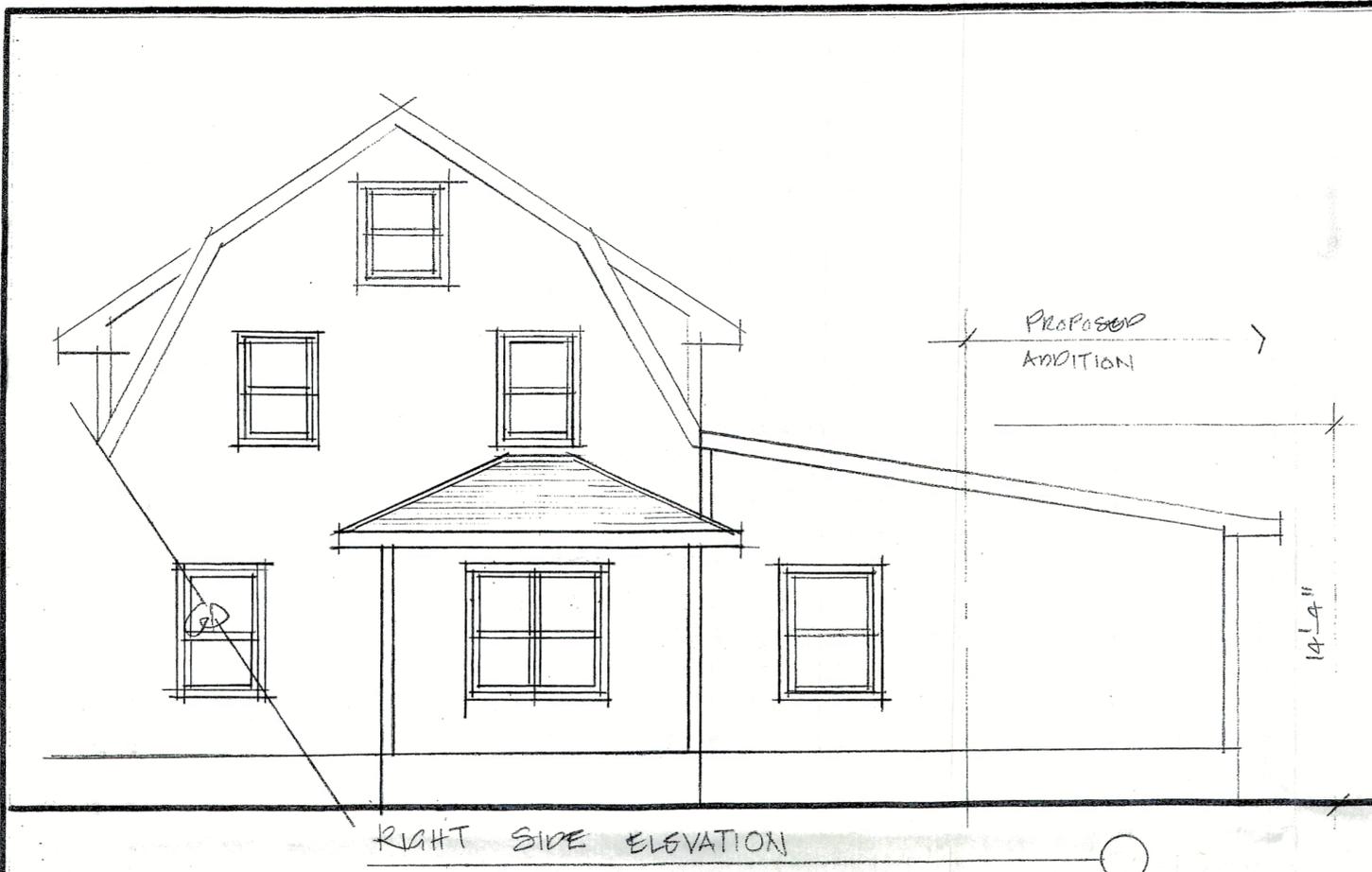
1/4" = 1'-0"

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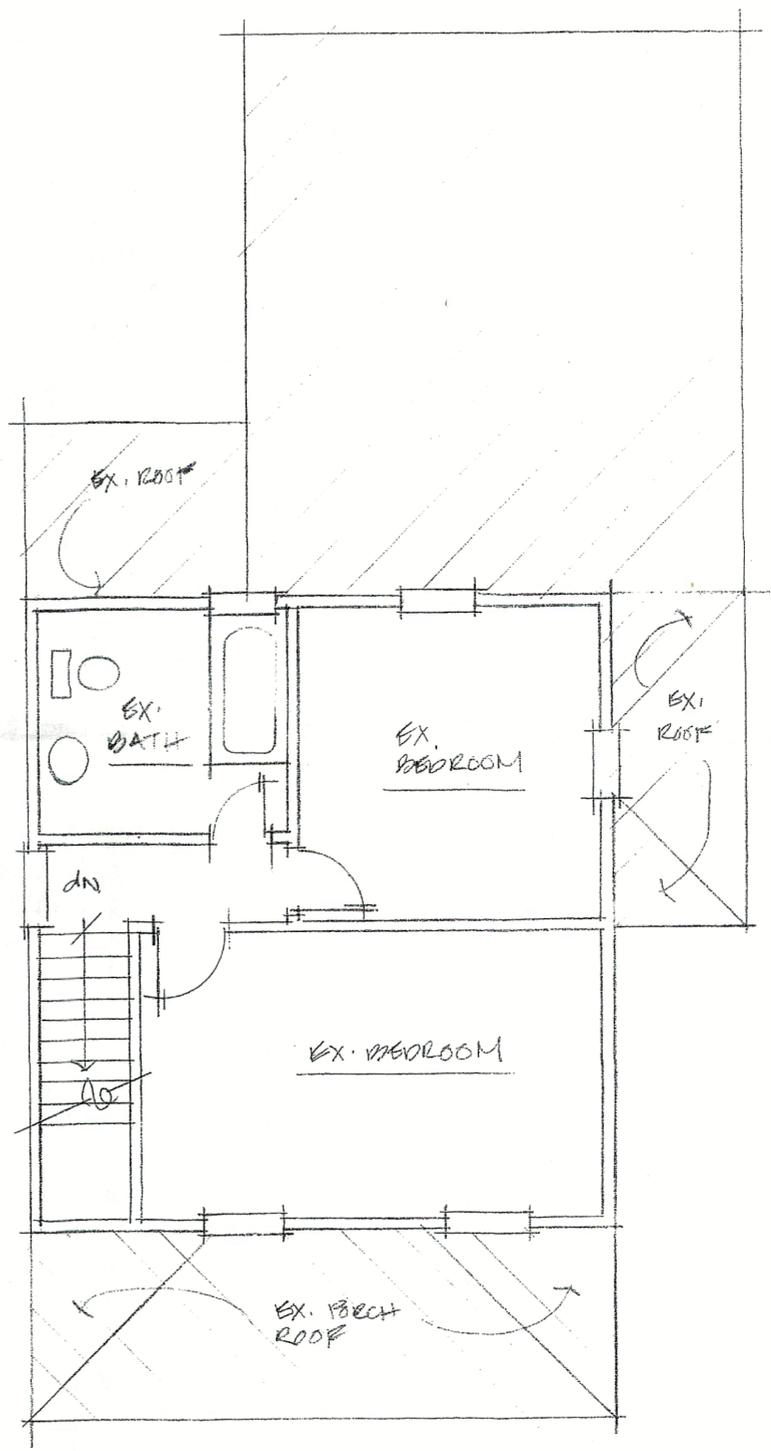
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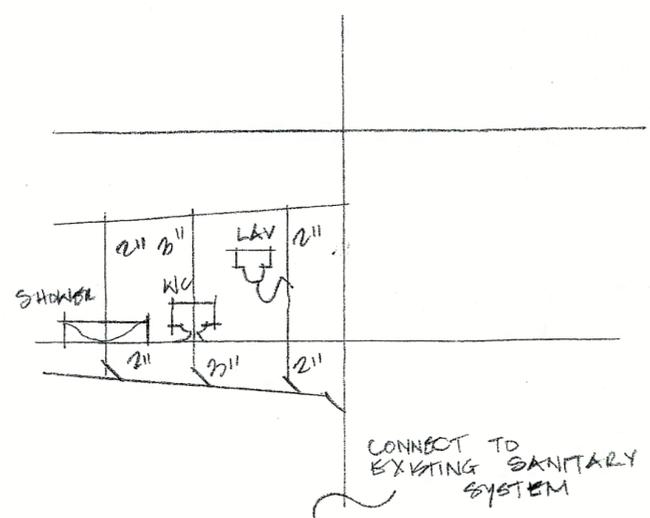
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RIGHT SIDE ELEVATION



SECOND FLOOR PLAN



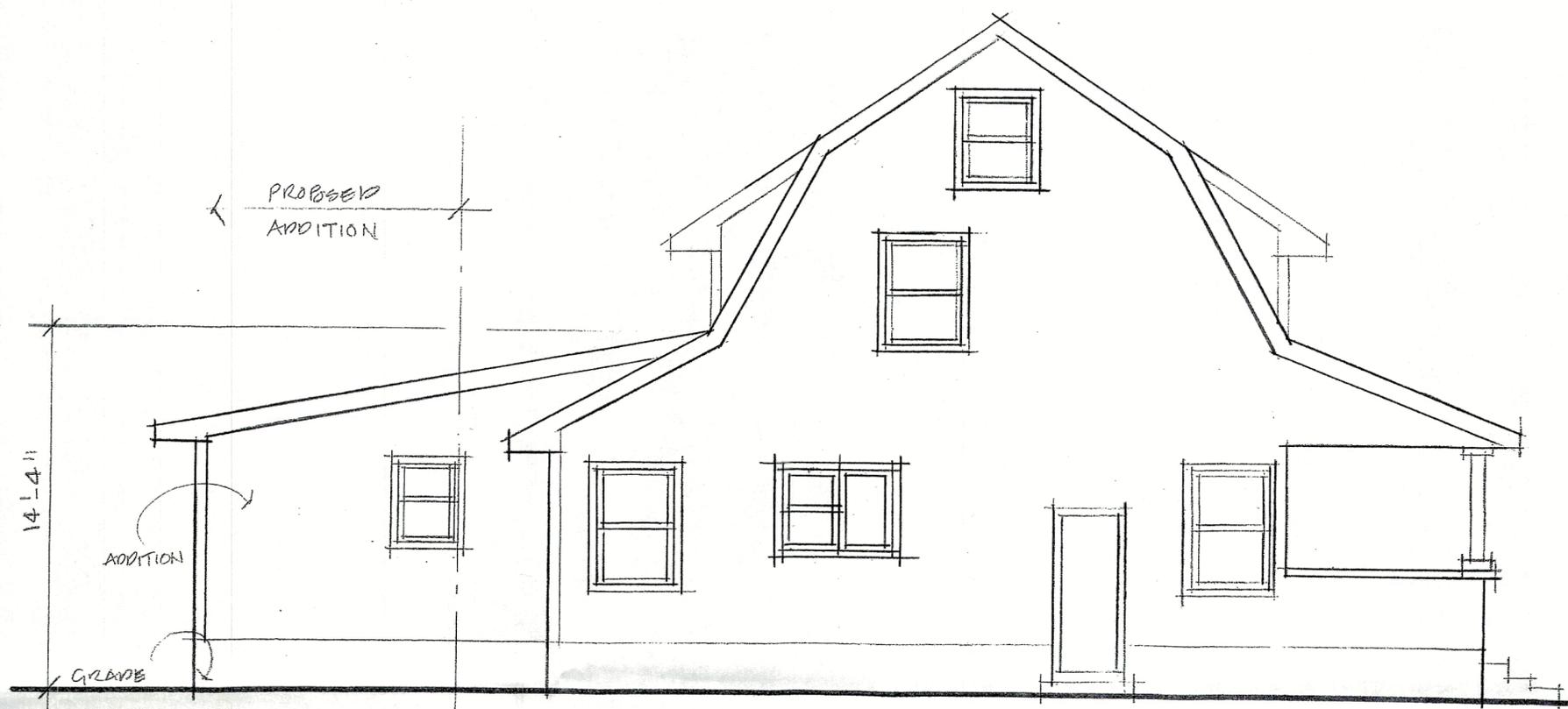
PLUMBING RISER DIAGRAM

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LEFT SIDE ELEVATION



REAR ELEVATION

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PROJECT TITLE:
14 FOREST AV, FREEPORT NY
PROPOSED ADDITION



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: 73 Smith St. ZONING DISTRICT Residence A
SECTION 62 BLOCK 76 LOT 27 LOT SIZE: Residence A

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input checked="" type="checkbox"/> PROPERTY OWNER
Name: <u>Andre Reviero</u>		Name: <u>Andre Reviero</u>	
Address: <u>73 Smith St</u> <u>Freeport NY 11520</u>		Address: <u>73 Smith St</u> <u>Freeport NY 11520</u>	
Telephone #: <u>516-309-1353</u>		Telephone #: <u>516-309-1353</u>	
Agent Name: <u>Morano Expediting</u>		Address: <u>2438 Hempstead Tpk</u> <u>Levittown NY 11756</u>	
Phone #: <u>631-698-5602</u>			
Present Land Use: <u>two family house</u>		Proposed Land Use: <u>same</u>	

Description of Proposed Work: Maintain gazebo, detached garage, deck, cellar entrance, roof overhang, one-story addition

I request a concept plan conference: 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
08/26/2024
DATE

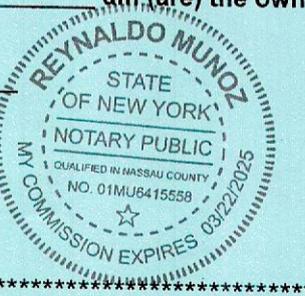
Andre Reviero
APPLICANT'S SIGNATURE
Sworn to before me this 26th
day of AUGUST, 2024



Reynaldo Munoz
Notary Public

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

Andre Reviero
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 26th
day of AUGUST, 2024



Reynaldo Munoz
Notary Public

08/26/2024
DATE
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OF FREEPORT, NY
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FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO

Date of Hearing: _____
Date of Decision: _____

Village Clerk's Signature: _____ Approved Denied
Date: _____

Planning Board Signature: _____
Date: _____



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INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY
MAYOR

AMENDED SITE PLAN LETTER October 7, 2024

Andre Reviero
73 Smith St
Freeport, NY 11520

RE: 73 Smith St, Freeport, NY

Zoning District – Residence A Sec. 62 Blk. 76 Lot 27

Building Permit Application #20243662

Description: Maintain garage (550SqFt), Deck (388SqFt), Cellar entrance and framed overhangs on the East side of the property and proposed (105 SqFt) addition on west side and repair fire damage.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk
ZBA Approval Needed: **Yes**

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. 20243662

Location: 73 Smith Street , Freeport, NY

Applicant: Andre Reviero

Description: Maintain garage (550SqFt), Gazebo (126SqFt), Deck (388SqFt), Cellar entrance and framed overhangs on the East side of the property and proposed (105 SqFt) addition on west side and repair fire damage.

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 07, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

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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		73 Smith St, Freeport, NY 11520 Andre Reviero	
Name of Action or Project:			
Project Location (describe, and attach a location map):			
73 Smith St, Freeport, NY 11520			
Brief Description of Proposed Action:			
1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM 2. REMOVE FINISHED ATTIC WITH BATHROOM 3. REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE 4. MAINTAIN KITCHEN CANTILEVERED ADDITION 5. MAINTAIN EXISTING REAR DECK 6. MAINTAIN EXISTING DETACHED GARAGE 7. MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO) 8. REMOVE EXISTING REAR YARD POOL			
Name of Applicant or Sponsor:		Telephone: 631) 229-3159	
Ben Berkowitz		E-Mail: ben@east-endconstruction.com	
Address:			
4 Di Tomas Ct			
City/PO:		State:	Zip Code:
Copiague		NY	11726
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3.a. Total acreage of the site of the proposed action? 0.23 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	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"/>	

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>Ben Berkowitz</u>		Date: <u>2/20/24</u>
Signature: <u><i>Ben Berkowitz</i></u>		

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

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

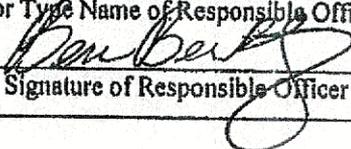
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources 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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<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 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.
East End Construction & Renovation Corp	2/20/24
Name of Lead Agency	Date
Ben Berkowitz	President
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION

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DATE: August 15, 2024

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Partial APPROVAL, Partial DENIAL

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Building Department Permit Application #20243662

Chairman, regarding Application #2024-8 for the premises located at 73 Smith Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-43, 210-41, and 210-21 seeking approval to maintain a 550 square foot garage, 126 square foot gazebo, and 105 square foot addition on west side of premises.

I, Anthony Mineo move that this Board make the following findings of fact:

A public hearing was held on July 18, 2024 wherein applicant Andre Reviero was represented by Christina Bravin of Morano Expediting. She explained that the applicant had purchased the house in 2018 with all of the items before the Board for review already in existence, except for the gazebo. She explained that the garage is a pre-existing garage that she found a property record for in Nassau County dating back to 1938. The side addition was also existing when the applicant purchased the house, and appears to have been added in 1984. The applicant was living in the home until an electrical fire in November 2023. She explained that the applicant did construct the gazebo himself, and it is 3.3 feet from the side lot line. She said that the gazebo could be moved if necessary.

She explained that when the house was purchased in 2018, there was an apartment in the garage, which has been removed. The requirement for a variance to extend the pre-existing non-conformity of the house refers to the addition to a two family house. Part of the house was already 2.8 feet from the lot line. The addition is 4.8 feet from the lot line, so it is not as bad as the present encroachment. That is why that was not called out for a variance.

As to the variances required to maintain the 550 square foot garage, when 500 feet is permitted, and the encroachments into the required setback for the garage and the extension of the non-conforming building by means of the addition, the Board finds:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;

RESOLVED

c. that the requested area variance is insubstantial;

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VILLAGE OF FREEPORT, NY

d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

e. that the alleged difficulty was not self-created. The Board finds the testimony credible that the garage and addition were pre-existing when the applicant purchased the property.

However, regarding the gazebo:

2. On balance, the benefit to the applicant by the granting of this variance is far outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

a. that an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance. The Board is not going to approve new structures too close to the property line that can be moved without too much difficulty.

b. that the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. The gazebo could be relocated to an appropriate distance from the property line.

c. that the requested area variance is substantial.

d. that the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

e. that the alleged difficulty was self-created.

Therefore, the Board hereby **DENIES** the request for a side yard variance for the gazebo.

3. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

I further move that this application for variances for the oversized garage, maintenance of the garage location, and the extension of the non-confirming house by means of the addition be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.

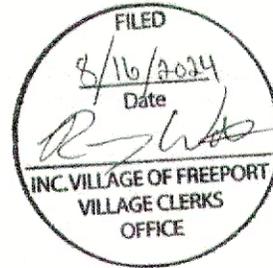
2. Applicant must obtain the required permits from the Building Department.

3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.

Second by: Charles Hawkins

The Clerk polled the Board:

Member Mineo	In Favor
Member Hawkins	In Favor
Chairperson Rhoden	In Favor



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VILLAGE OF FREEPORT, NY

Material List for 73 Smith St, Freeport, NY 11520



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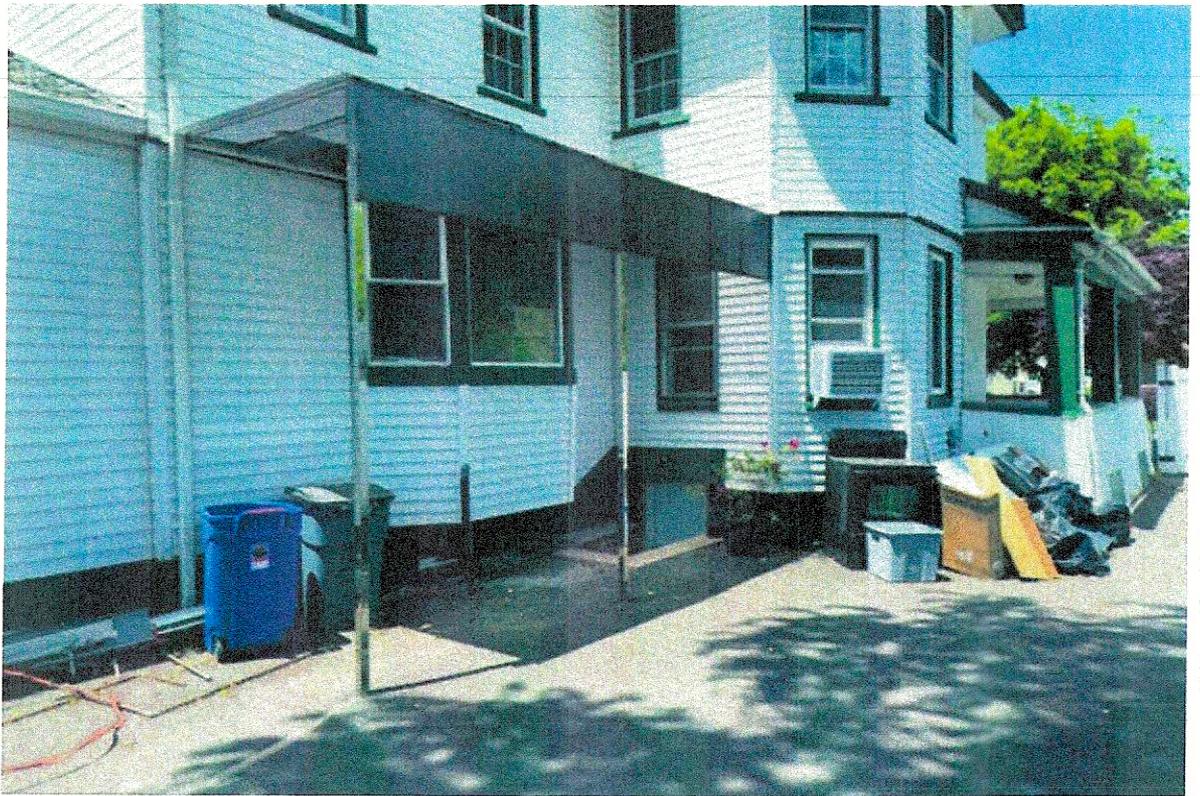


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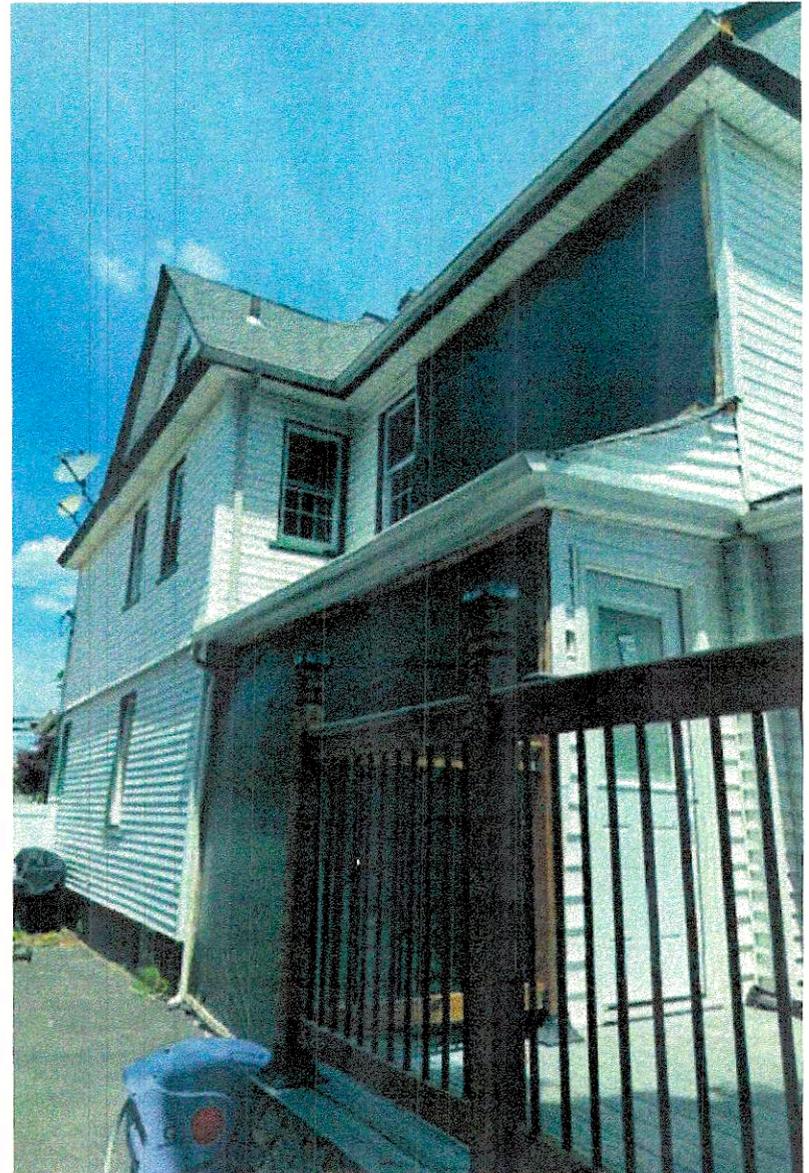
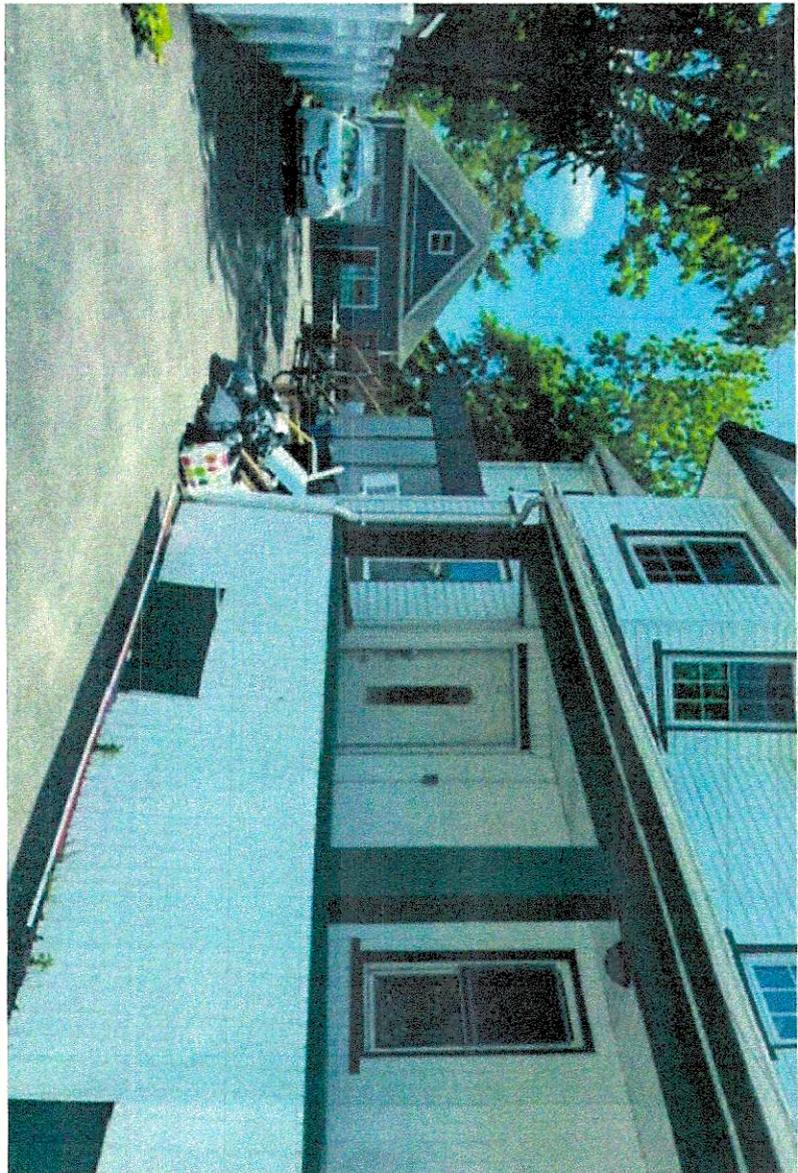
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**Existing
Front**



**Existing
Rear/Side**

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VILLAGE OFFICE



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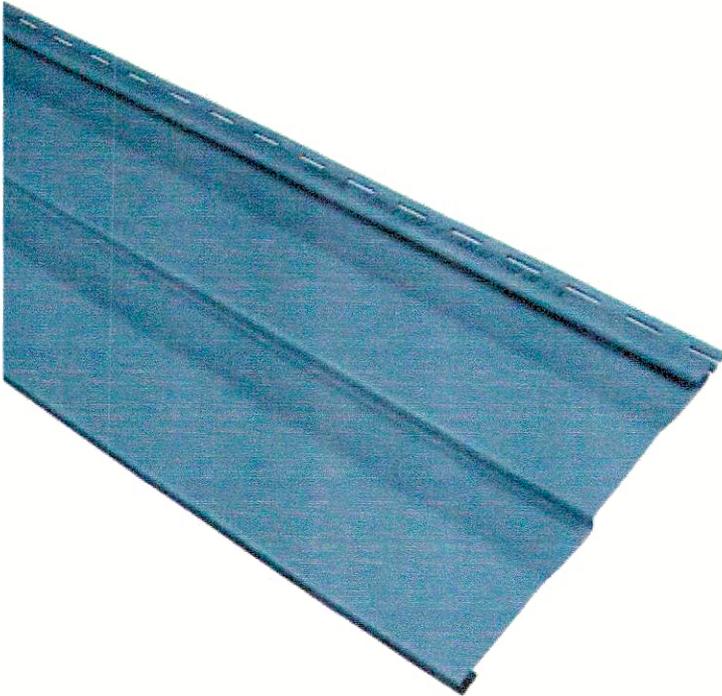
**Existing
Rear Deck
Image**



**Existing Rear
Deck Railing &
Stair Image**

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Detached Garage



Siding

Georgia-Pacific Compass Double 4.5
Dutch Lap Vinyl Siding Sample
Bayou Blue 24-in



Roofing

GAF Timberline Hdz Slate Laminated
Architectural Roof Shingles

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VILLAGE OF FALEPOR

Summary of Project	3
Main House	4
Siding	4
Roofing	4
Trim/Fascia Paint	5
Proposed Windows	5
Existing Rear Decking	6
Existing Deck Railings	6
Deck Post Caps/Solar Lights	7
Existing Front/Side Image	7
Existing Rear/Side Image	8
Existing Side Yard Metal Awning Image	8
Existing Rear Deck Image	9
Existing Rear Deck Railing & Stair Image	9
Detached Garage	10
Siding	10
Roofing	10
Existing Front	11
Existing Rear/Side	11

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Summary of Project

Introduction to the Proposal:

The residence at 73 Smith St, Freeport, NY, has recently sustained fire damage, prompting the homeowner to undertake necessary repairs and enhancements. This proposal seeks approval from the Village of Freeport's Site Planning Review Board for these modifications, which include restoring the damaged areas and adding a new, code-compliant bathroom on the first floor. The addition, which measures 6.7' x 15.6', will be located where the fire damage was most severe, ensuring that the repair work also serves to improve the home's accessibility and functionality.

Details of the Proposed Work:

The exterior work is confined to the side addition where the new bathroom will be installed. This addition has been designed to blend seamlessly with the existing structure, maintaining the architectural integrity of the home and the neighborhood. Inside, the new bathroom will meet all current building codes for safety and accessibility, enhancing the home's livability. The detached garage, fortunately, remains unaffected by the fire and thus, no modifications are proposed should you approve it's current condition.

Materials and Compliance:

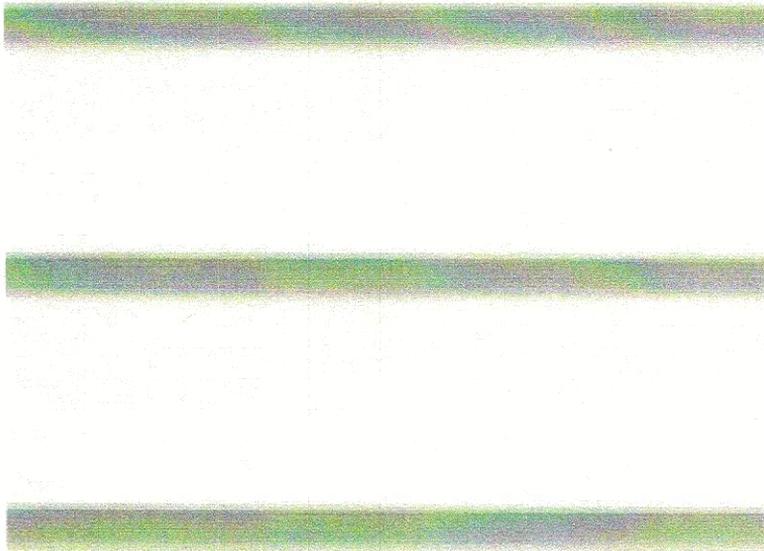
To ensure the addition matches the existing main house, the homeowner has selected materials that closely resemble those used in the original construction. A detailed list of these materials, along with photographs of both the current state of the house and samples of the proposed materials, is included for review. The homeowner is committed to adhering to all local zoning laws and building codes, ensuring that the project not only restores the residence but does so in a manner that respects and complies with the standards set by the Village of Freeport.

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Main House

Siding

CertainTeed's Mainstreet Woodgrain
- D4 - #01 Colonial White

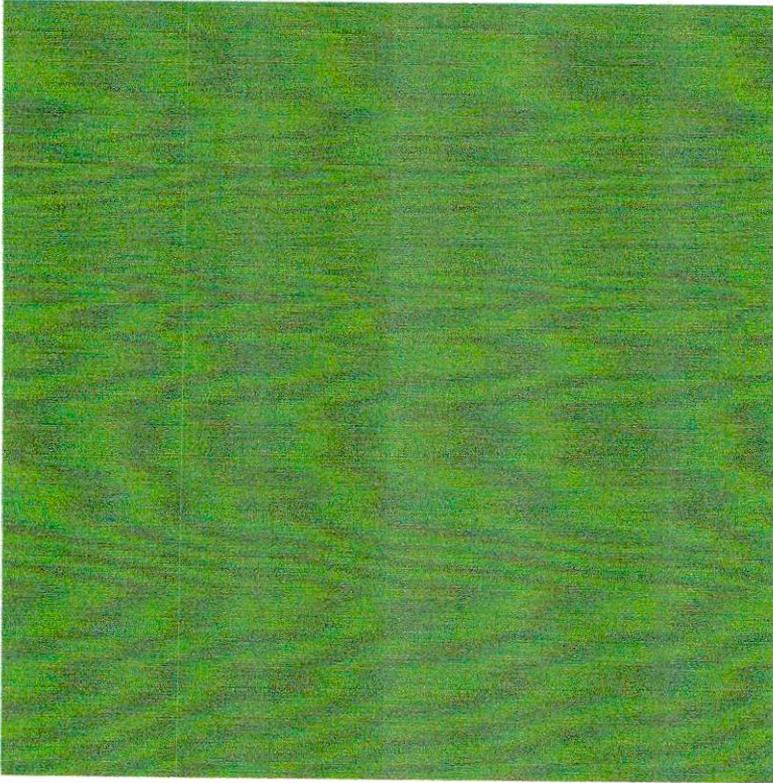


Roofing

GAF Timberline Hdz Slate Laminated
Architectural Roof Shingles

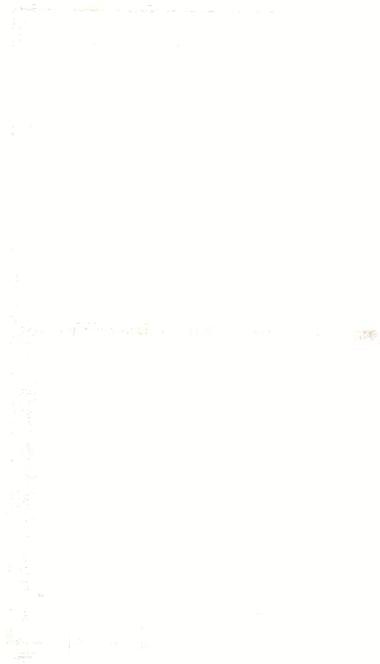


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Trim/Fascia Paint

Valspar Signature Satin Base
Color: Derbyshire HGSW6741



Proposed Windows

Andersen 400 Series White Clad
Wood Tilt-Wash Double-Hung
Window with Low-E Glass

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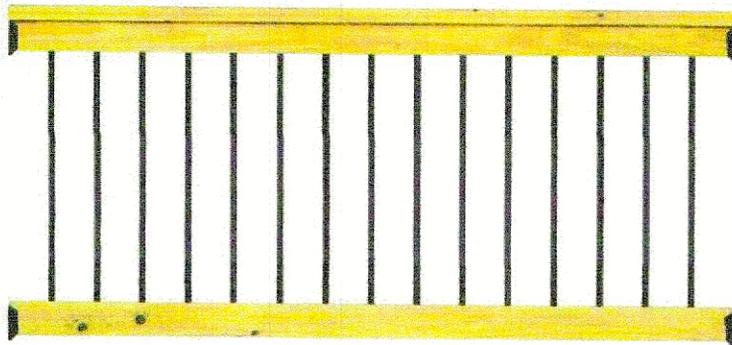
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**Existing Rear
Decking**

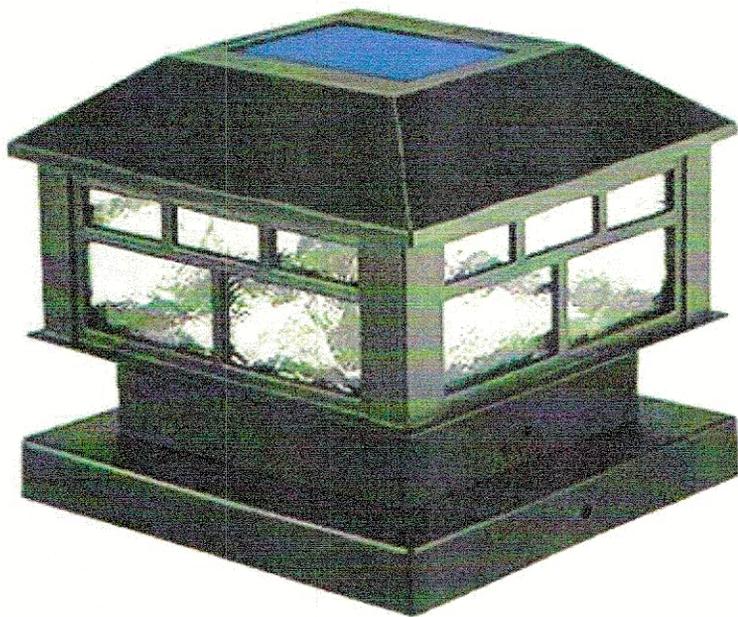
Trex Enhance Basics 1-in x 6-
in x 16-ft Grooved Composite
Deck Board
Color: Tide Pool



**Existing Deck
Railings**

ProWood Pressure-Treated 6 ft.
Aluminum Southern Yellow Pine
Rail

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**Deck Post Caps/
Solar Lights**

Powdlt Solar Post Lights
Outdoor, 20LM Fence Post Cap
Lights, Waterproof
Color: Black



**Existing
Front/Side
Image**

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VILLAGE OF FREEPORT, NY



**Existing
Rear/Side
Image**



**Existing
Side Yard
Metal
Awning
Image**

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74 Smith St



76 Smith St.



7/23/10
12:31 AM
EX-103
E OF FR

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150 Church St.

RECEIVED

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CLERK OFFICE
VILLAGE OF PORT JEFFERSON



77 Smith St.



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 VILLAGE OF FREEPORT, NY

SURVEY OF PROPERTY

SITUATE
 INC. VILLAGE OF
 FREEPORT

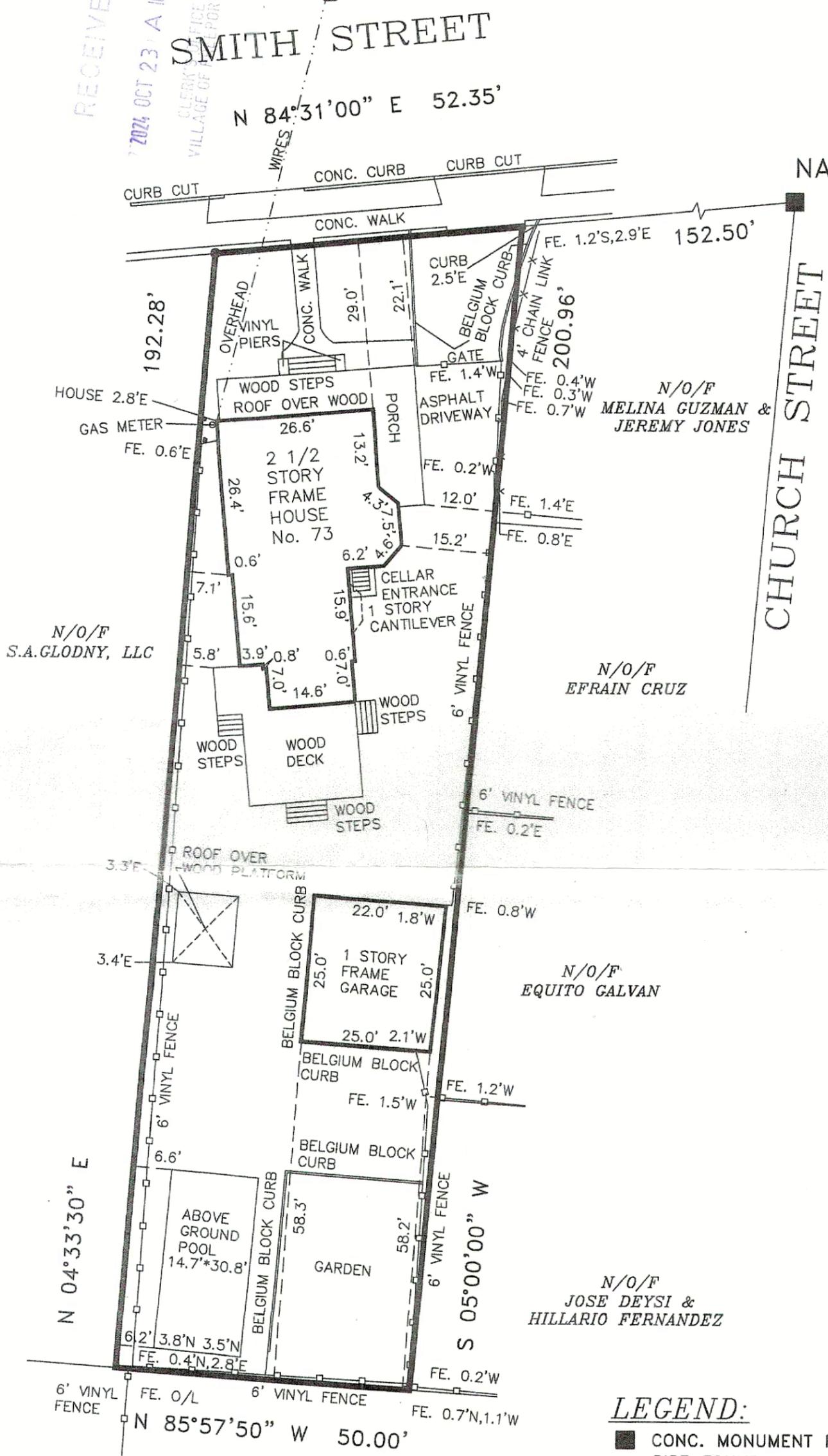
TOWN OF HEMPSTEAD
 NASSAU COUNTY, NEW YORK

N.C. TAX No. 62-76-27

SCALE 1"=20'

DECEMBER 7, 2023

AREA = 10,000 sq. ft.
 0.230 ac.



N/O/F
 S.A. GLODNY, LLC

N/O/F
 MELINA GUZMAN &
 JEREMY JONES

N/O/F
 EFRAIN CRUZ

N/O/F
 EQUITO GALVAN

N/O/F
 JOSE DEYSI &
 HILLARIO FERNANDEZ

N/O/F
 FERNANDA D. ENAMORADO
 & KEVIN M. RODAS

LEGEND:

- CONC. MONUMENT FOUND
- PIPE FOUND
- UTILITY POLE
- BOLLARD

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

METES AND BOUNDS SURVEYING

22 AMERICAN AVENUE
 CORAM, N.Y. 11727
 PHONE (631) 736-9350
 FAX (631) 736-9350

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

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

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

LOTS: 27	BLOCK: 76	SECTION: 62
MAP OF:		
SITUATED AT: INC. VILLAGE OF FREEPORT TOWN OF HEMPSTEAD, NASSAU CO., N.Y.		
CERTIFIED TO		

JOB NO.: 23-303
 DATE: DECEMBER 7, 2023





SIDE ELEVATION (WEST)



REAR ELEVATION (SOUTH)



FRONT ELEVATION (NORTH)



SIDE ELEVATION (EAST)



CONSULTATIONS:

REVISIONS:

FILE NO.:

CAD DWG FILE:

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DWG. NO.:

SHEET:

DATE: 01/11/2012

DWG DATE:

DWG. NO.:

DWG. NO.:

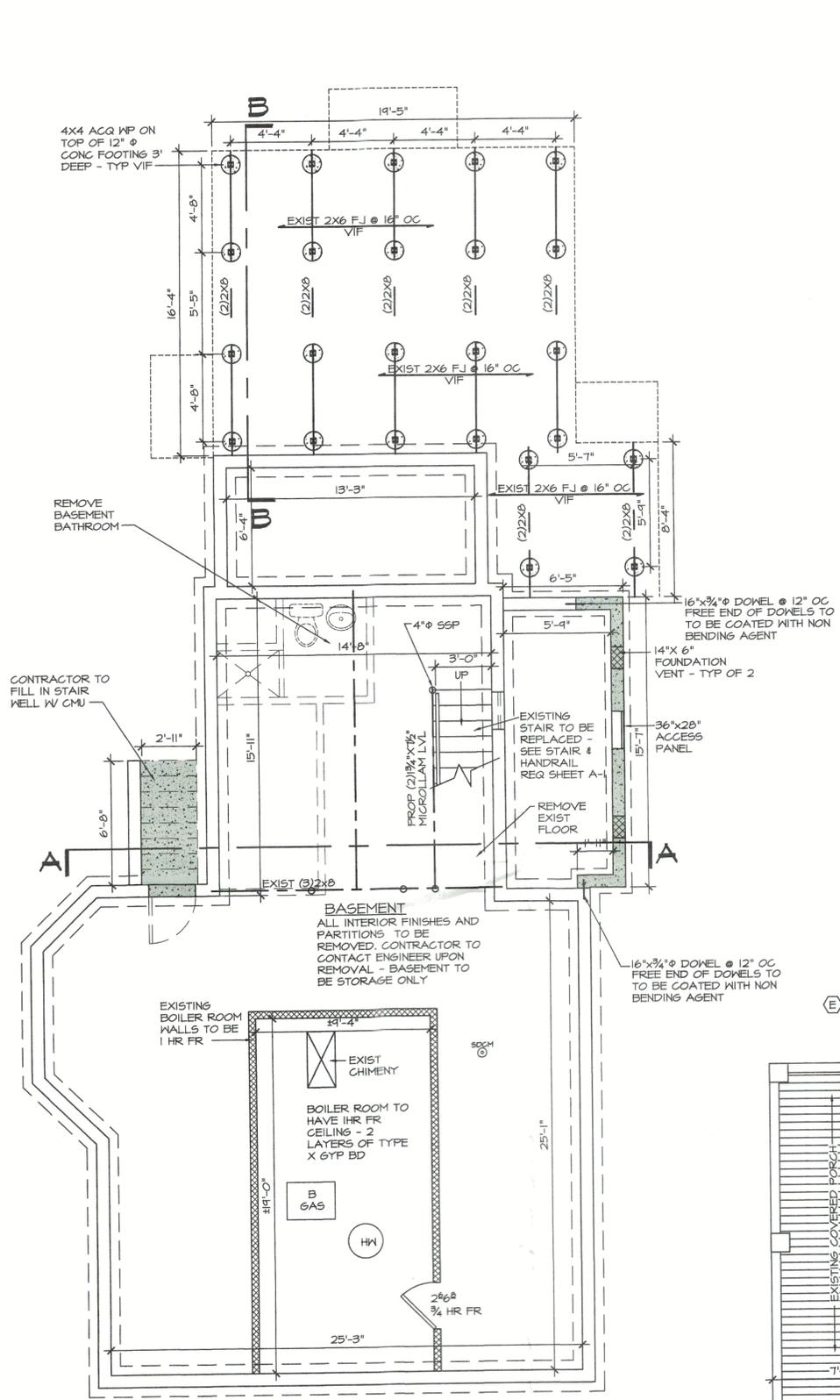
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DRAWN BY:

DWG. NAME:

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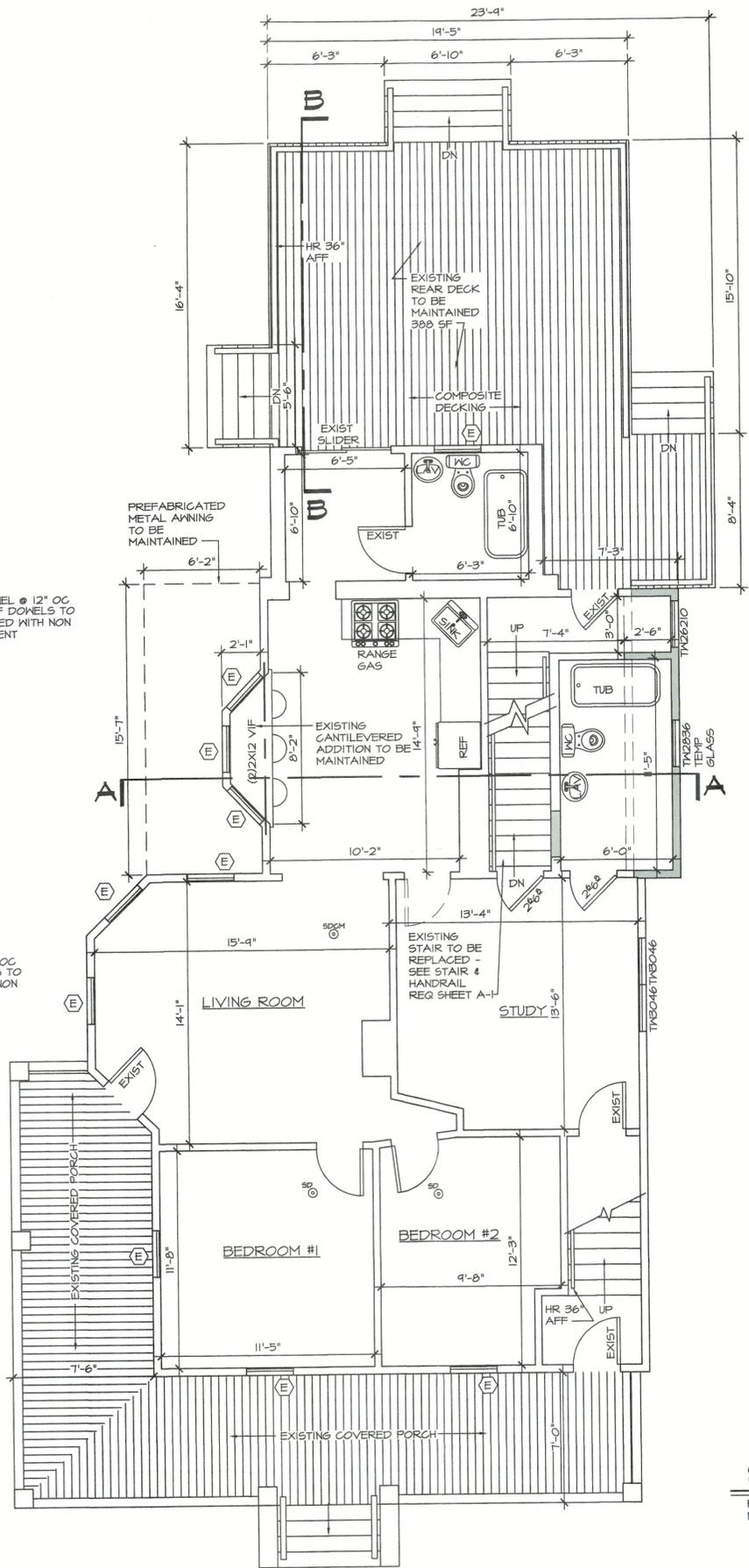


BASEMENT FLOOR PLAN

FLOOR AREA = 999 SF
 NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED - CONTACT ENGINEER IF DIFFERENT
 REMOVE ALL INTERIOR PARTITIONS
 REMOVE BASEMENT ENTRY AND FILL IN WITH CMU
 REMOVE EXTERIOR STAIR - FILL IN WITH CMU



SCALE = 1/4" = 1'-0"

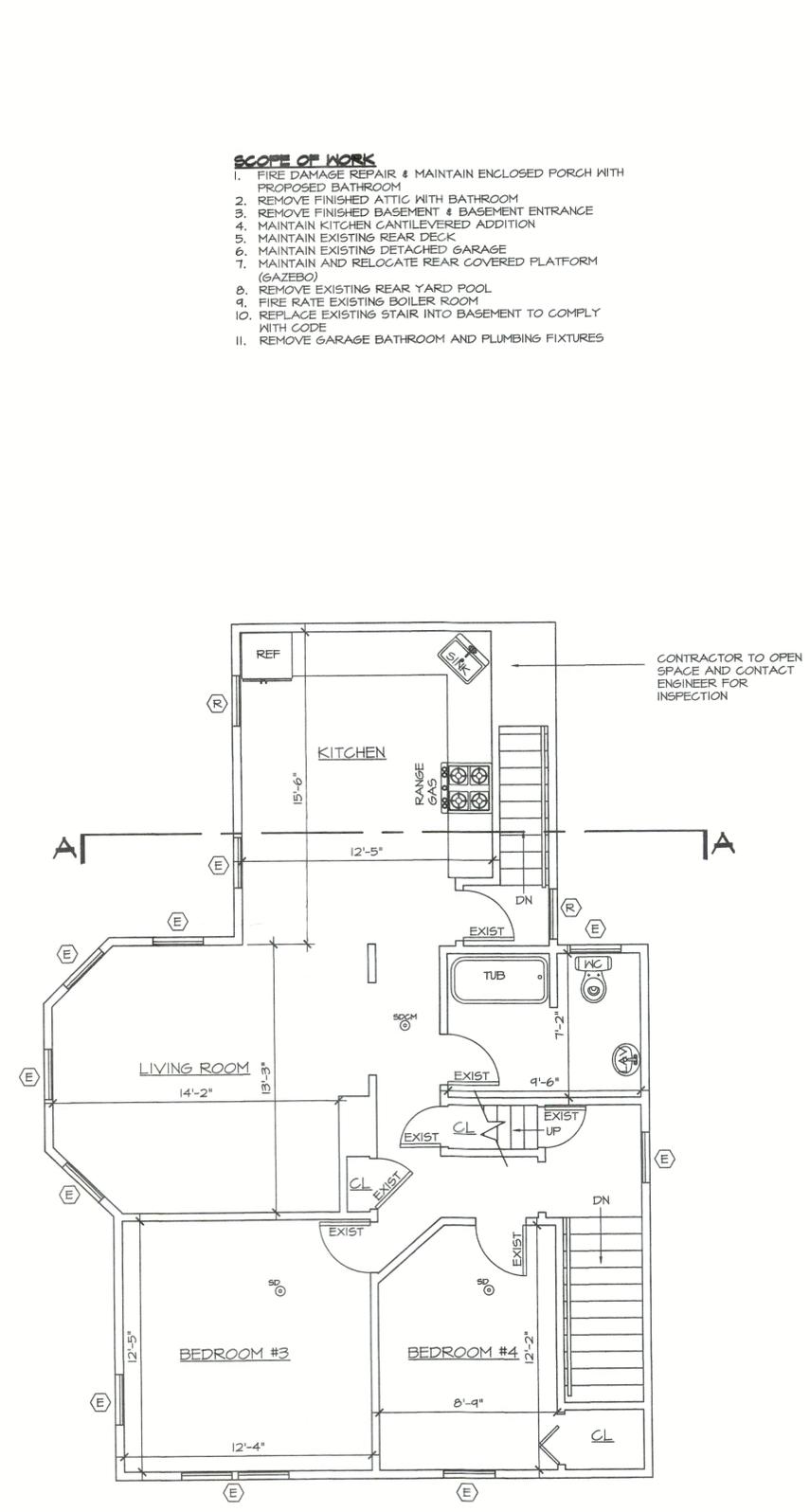


FIRST FLOOR PLAN

FLOOR AREA = 1180 SF
 NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED



SCALE = 1/4" = 1'-0"



SECOND FLOOR PLAN

FLOOR AREA = 494 SF
 NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED



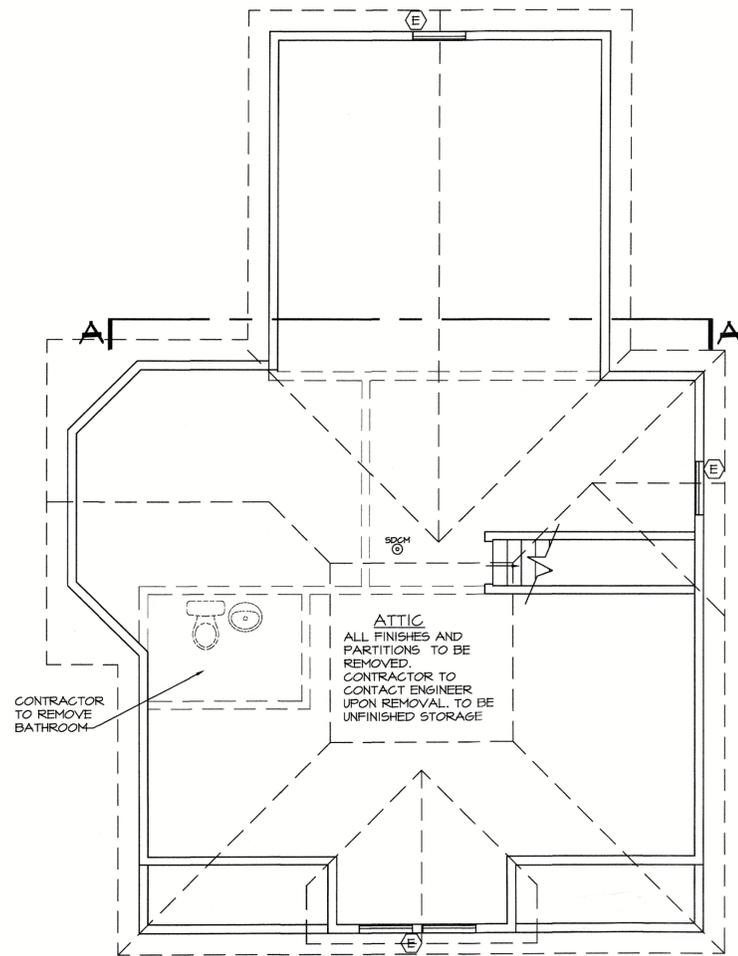
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- SCOPE OF WORK**
1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 2. REMOVE FINISHED ATTIC WITH BATHROOM
 3. REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 4. MAINTAIN KITCHEN CANTILEVERED ADDITION
 5. MAINTAIN EXISTING REAR DECK
 6. MAINTAIN EXISTING DETACHED GARAGE (GAZEBO)
 7. MAINTAIN AND RELOCATE REAR COVERED PLATFORM
 8. REMOVE EXISTING REAR YARD POOL
 9. FIRE RATE EXISTING BOILER ROOM
 10. REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
 11. REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES

CONSULTATIONS:
 FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 REMOVE FINISHED ATTIC WITH BATHROOM
 REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 MAINTAIN KITCHEN CANTILEVERED ADDITION
 MAINTAIN EXISTING REAR DECK
 MAINTAIN EXISTING DETACHED GARAGE (GAZEBO)
 MAINTAIN AND RELOCATE REAR COVERED PLATFORM
 REMOVE EXISTING REAR YARD POOL

REVISIONS:	
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CAD DWG FILE:	73 South Street Report 03.dwg
DWG DATE:	September 11, 2024
DRAWN BY:	RS
CHOKED BY:	
SCALE:	AS PER PLAN
DWG. NAME:	HOUSE FLOOR PLANS
DWG. NO.:	A-03.03
SHEET:	3 OF 6

- SCOPE OF WORK**
- FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 - REMOVE FINISHED ATTIC WITH BATHROOM
 - REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 - MAINTAIN KITCHEN CANTILEVERED ADDITION
 - MAINTAIN EXISTING REAR DECK
 - MAINTAIN EXISTING DETACHED GARAGE (GAZEBO)
 - MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
 - REMOVE EXISTING REAR YARD POOL
 - FIRE RATE EXISTING BOILER ROOM
 - REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
 - REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES

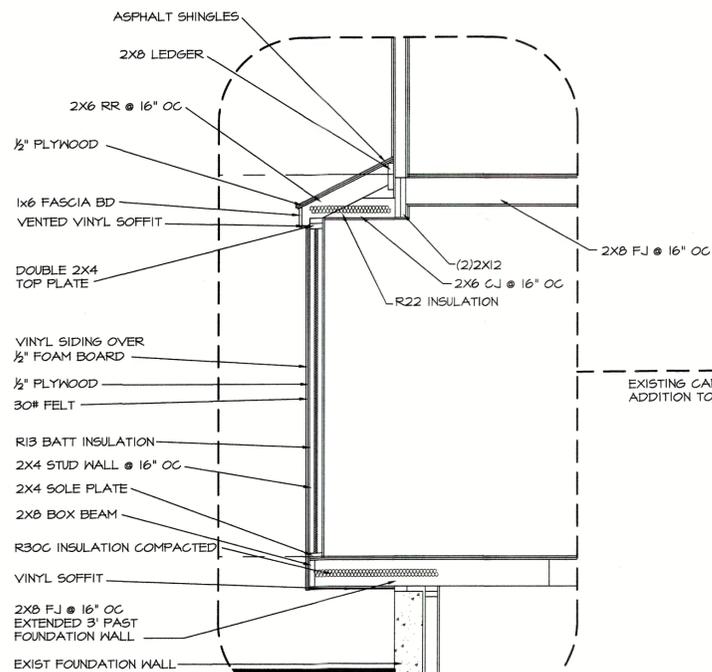


ATTIC/ROOF PLAN

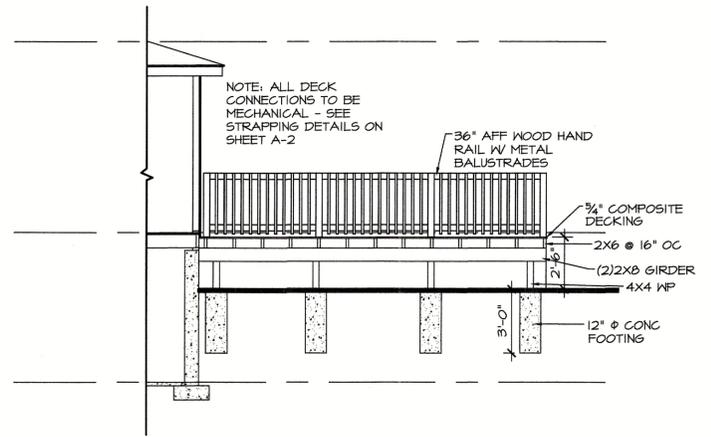
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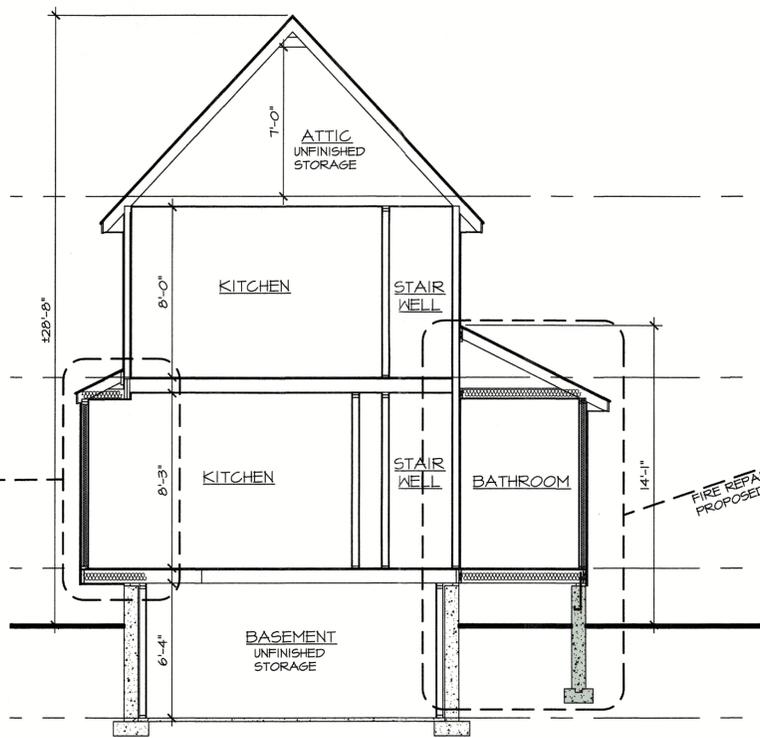
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SECTION "B-B"

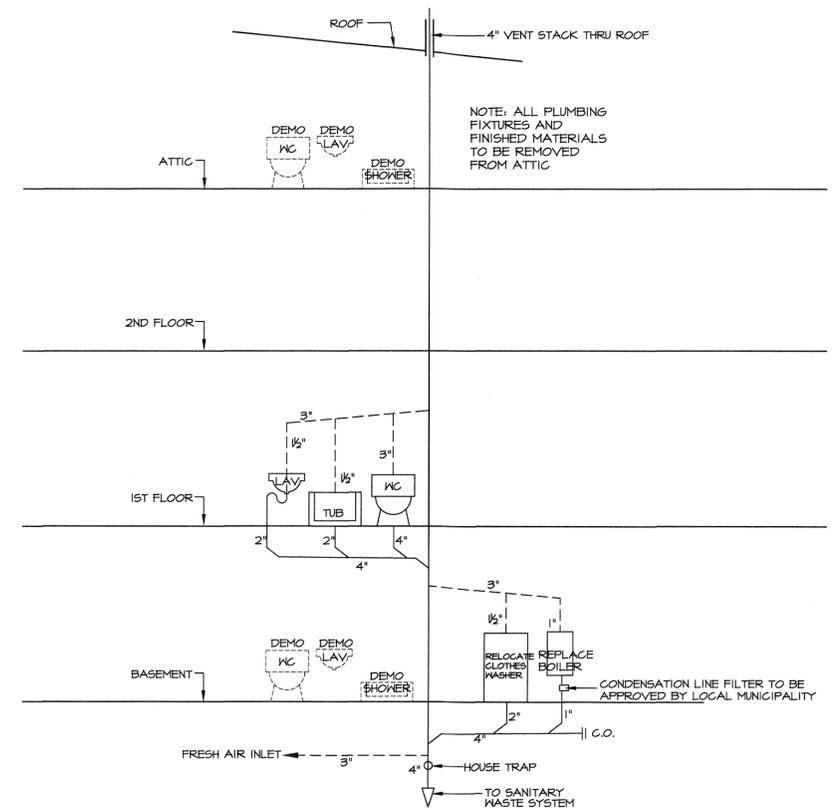
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SCALE = 1/4" = 1'-0"



SECTION "A-A"

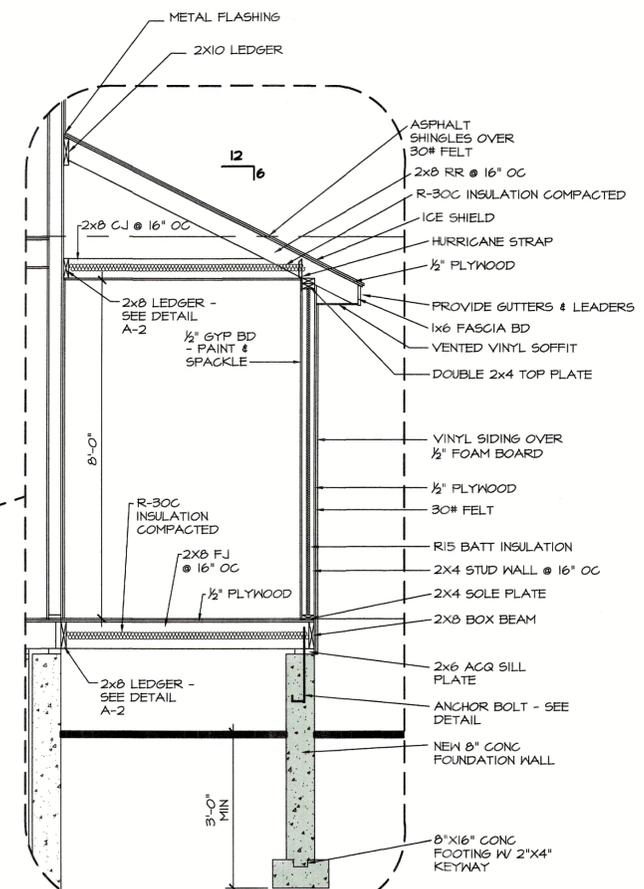
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PLUMBING RISER DIAGRAM

NOTE: PLUMBING RISER DIAGRAM FOR REPRESENTATIONAL REASON ONLY. NOT TO SCALE

NTS



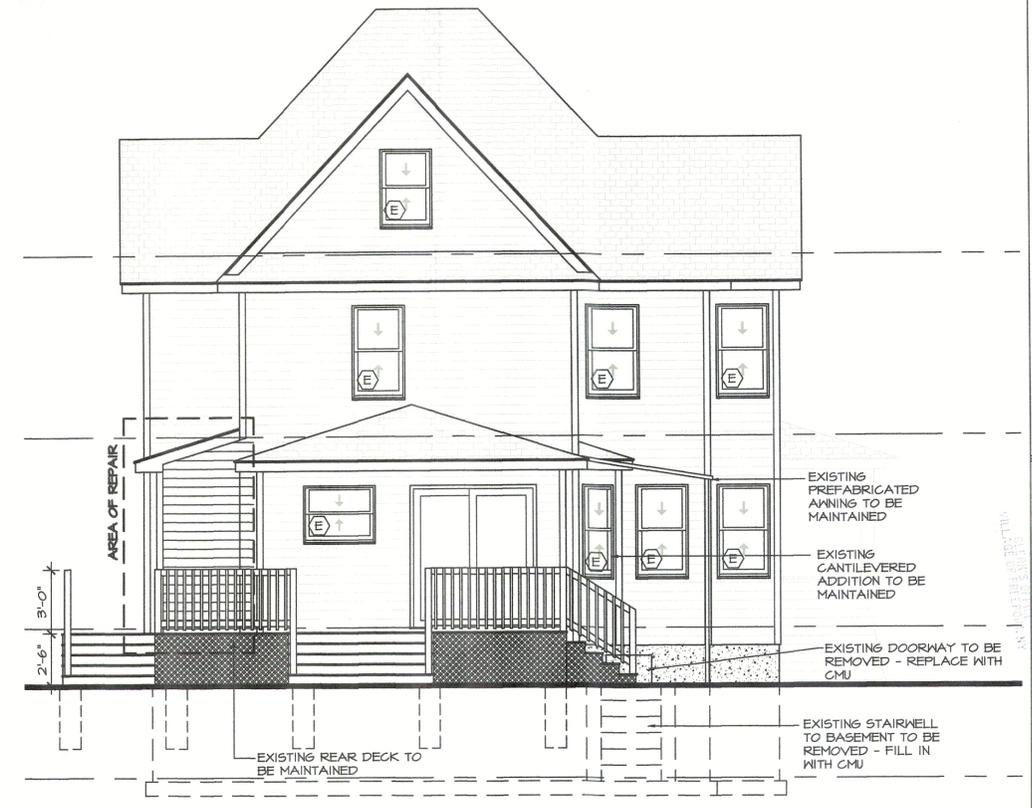
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 REMOVE FINISHED ATTIC WITH BATHROOM
 REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 MAINTAIN KITCHEN CANTILEVERED ADDITION
 MAINTAIN EXISTING REAR DECK
 MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
 REMOVE EXISTING REAR YARD POOL
 DESCRIPTION:
 78 SHEET(S) OF 78 SHEET(S) NY 10520
 N.Y.C. TAX NO. 02-16-27

REVISIONS:	FILE NO.:	CAD DWG FILE:	DWG DATE:	DRAWN BY:	CHKD BY:
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	SCALE:	AS PER PLAN			
	DWG. NAME:	ATTIC PLAN SECTIONS PLUMBING RISER			
	DWG. NO.:	A-04.03			
	SHEET:	4 OF 6			



SIDE ELEVATION (WEST)

SCALE= 1/4" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE= 1/4" = 1'-0"



FRONT ELEVATION (NORTH)

SCALE= 1/4" = 1'-0"

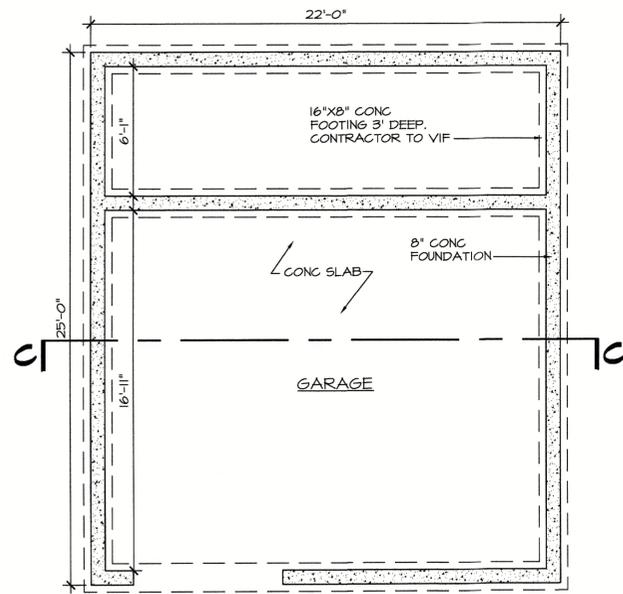


SIDE ELEVATION (EAST)

SCALE= 1/4" = 1'-0"

CONSULTATIONS:
 10/01/23 A-03-31
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 REMOVE FINISHED ATTIC WITH BATHROOM
 REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 MAINTAIN EXISTING REAR DECK
 MAINTAIN AND RELOCATE REAR COVERED PLATFORM (6A200)
 MAINTAIN AND REMOVE EXISTING REAR YARD POOL
 TO SHEET: 01, REVISIONS: NY 11030
 REG. NO. 134, TAX NO. 602-12-27
 DESCRIPTION:

REVISIONS:	FILE NO. Per:
	CAD DWG FILE: 73 20th Street Project 04.dwg
	DWG DATE: October 8, 2024
	DRAWN BY: RS
	CHECKED BY:
	SCALE: AS PER PLAN
	
	DWG. NAME: HOUSE ELEVATIONS
	DWG. NO.: A-05.04
	SHEET: 5 OF 6

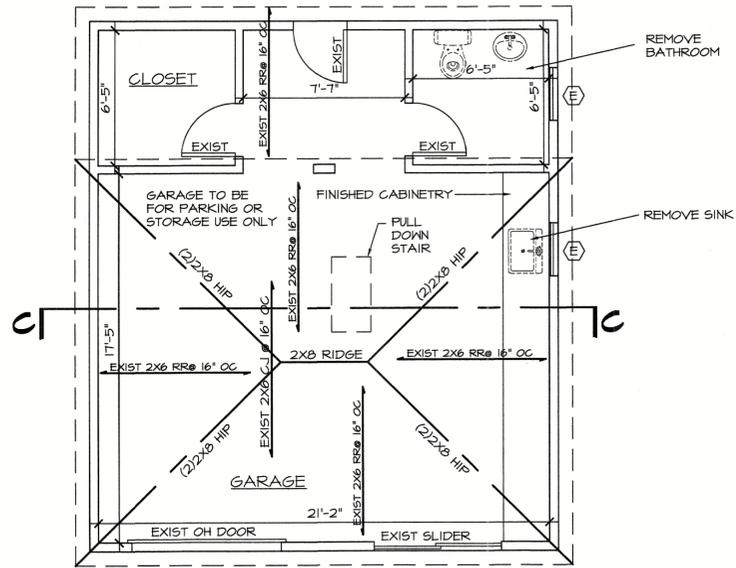


GARAGE FOUNDATION PLAN

NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL CONDITIONS AND CONTACT ENGINEER.



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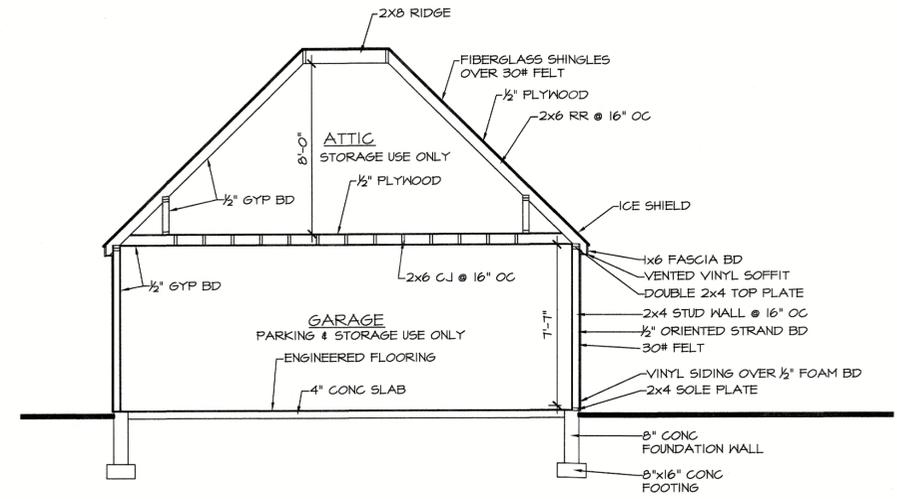


GARAGE FLOOR PLAN

NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL CONDITIONS AND CONTACT ENGINEER.

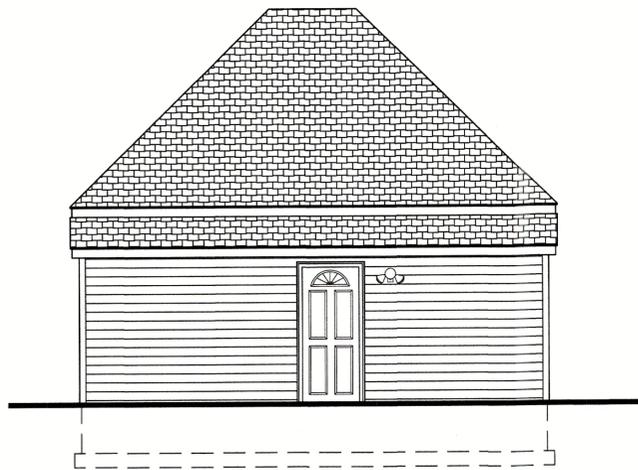


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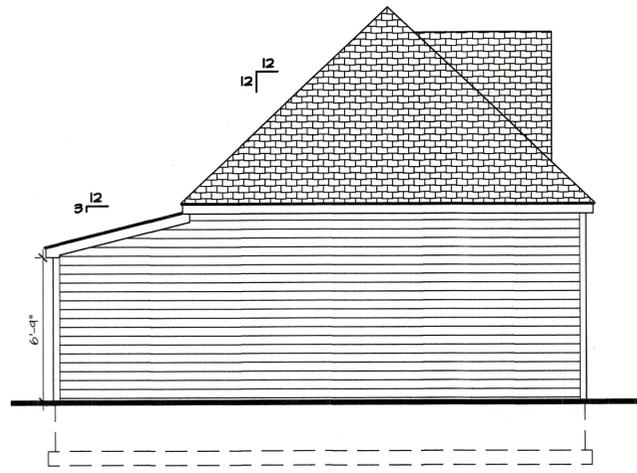
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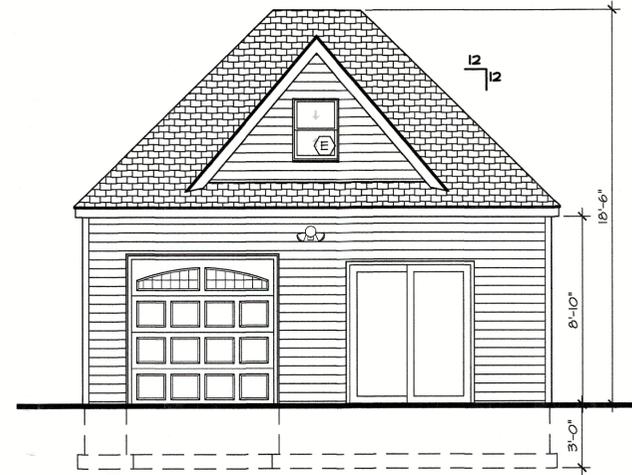
REAR ELEVATION

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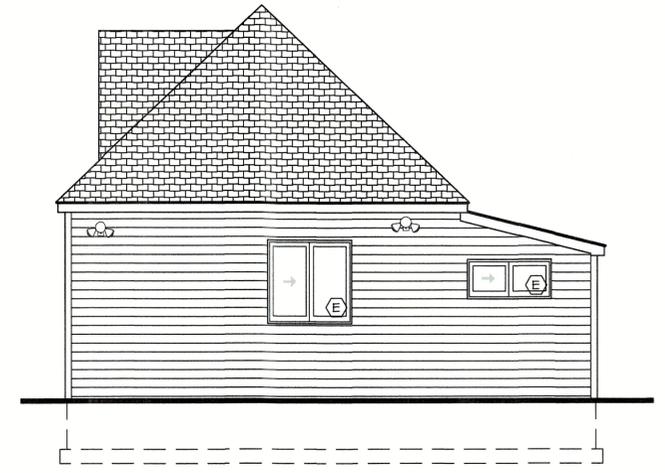
SIDE ELEVATION (EAST)

SCALE = 1/4" = 1'-0"



FRONT ELEVATION

SCALE = 1/4" = 1'-0"



SIDE ELEVATION (WEST)

SCALE = 1/4" = 1'-0"

SCOPE OF WORK

1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
2. REMOVE FINISHED ATTIC WITH BATHROOM
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10. REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
11. REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES

Tiderunner Engineering & Design PC
 7 RIDGEWOOD ST. BAYSHORE, NY 11706
 (631)858-4824

CONSULTATIONS:
 CONSULTED: [blank]
 CHECKED BY: [blank]

REVISIONS:

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CHECKED BY:	[blank]

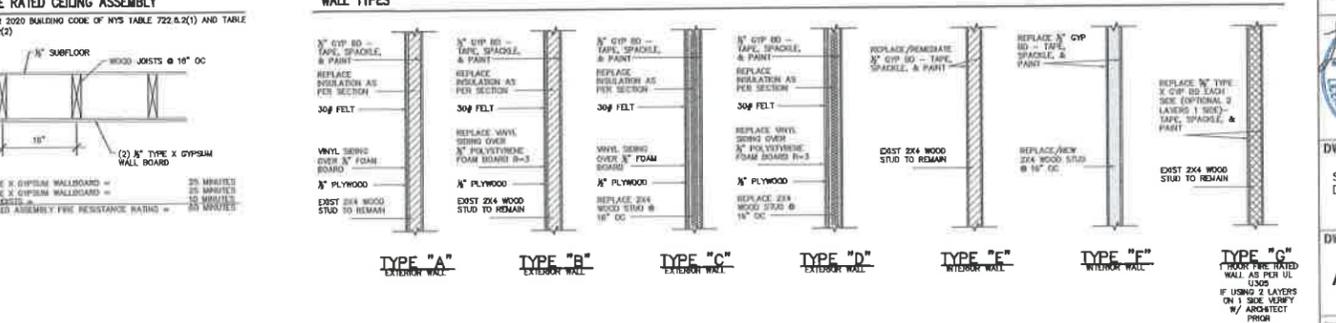
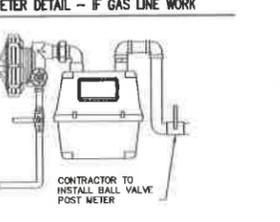
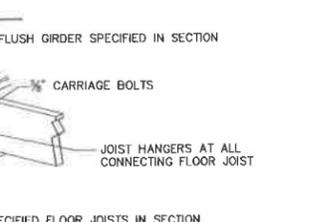
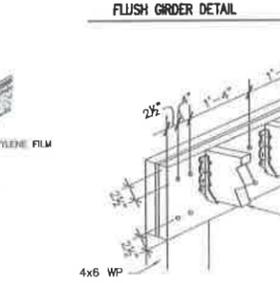
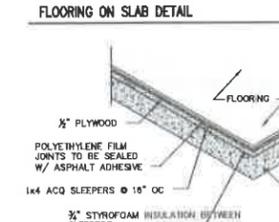
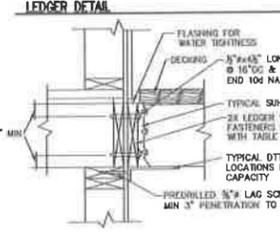
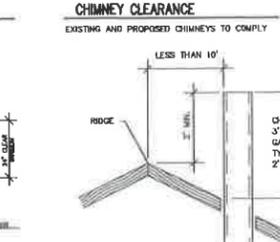
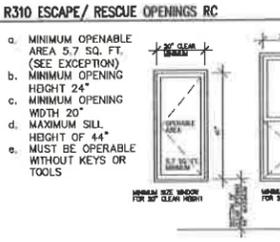
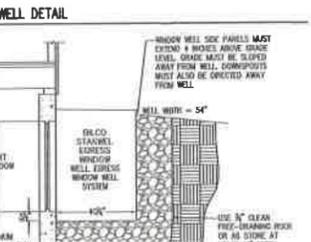
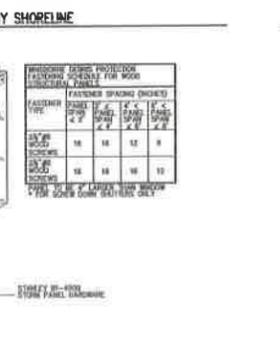
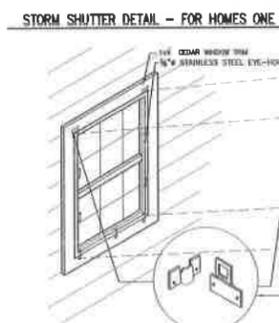
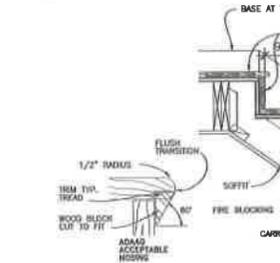
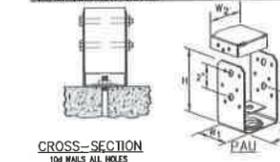
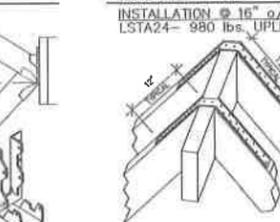
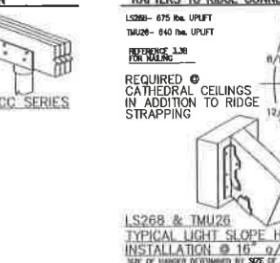
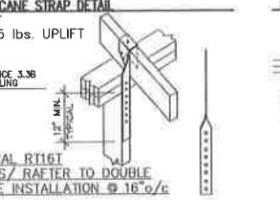
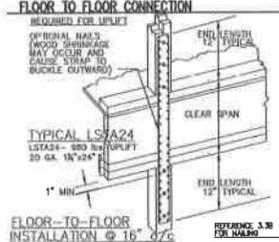
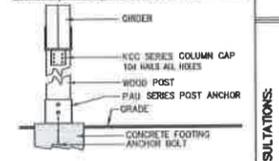
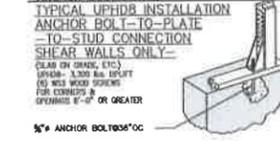
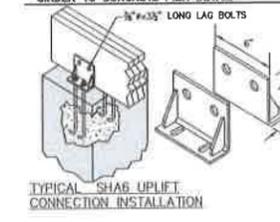
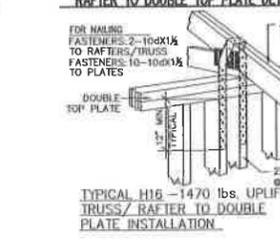
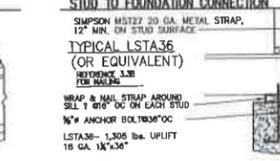
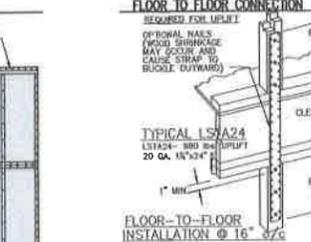
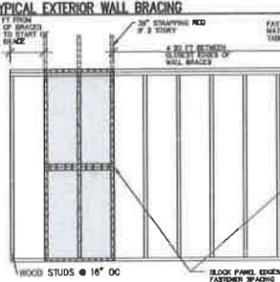
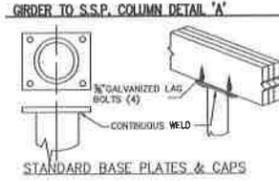
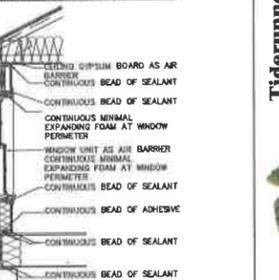
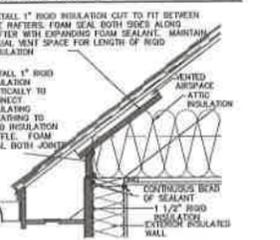
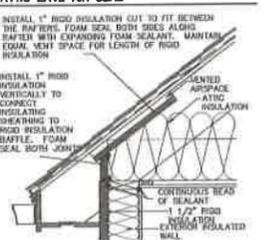
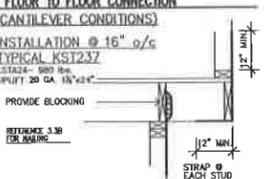
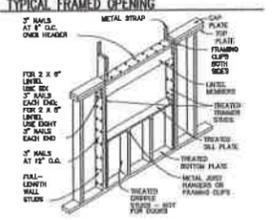
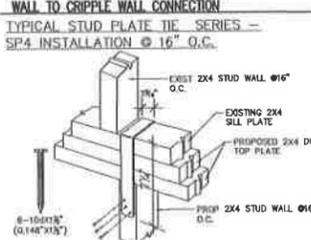
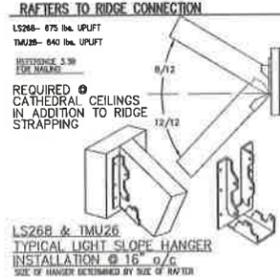
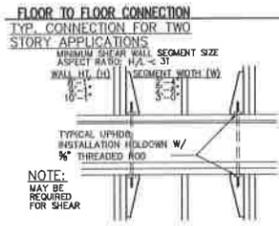
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 REMOVE FINISHED ATTIC WITH BATHROOM
 REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 MAINTAIN KITCHEN CANTILEVERED ADDITION
 MAINTAIN EXISTING REAR DECK
 MAINTAIN EXISTING DETACHED GARAGE
 MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
 REMOVE EXISTING REAR YARD POOL

78 SWIFT ST. FREEPORT, NY 11520
 N.C. TAX NO. 62-16-21

DWG. NAME:
 GARAGE PLANS, SECTION, & ELEVATIONS

DWG. NO.:
 A-06.03

SHEET: 6 OF 6



Tiderunner Engineering & Design PC
7 RIDGEWOOD ST. BAYSHORE, NY 11706 (813)839-4824

CONSULTANTS:

DESCRIPTION:

REVISIONS:

FILE NO. 101

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DWG DATE: December 11, 2024

DRAWN BY: RS

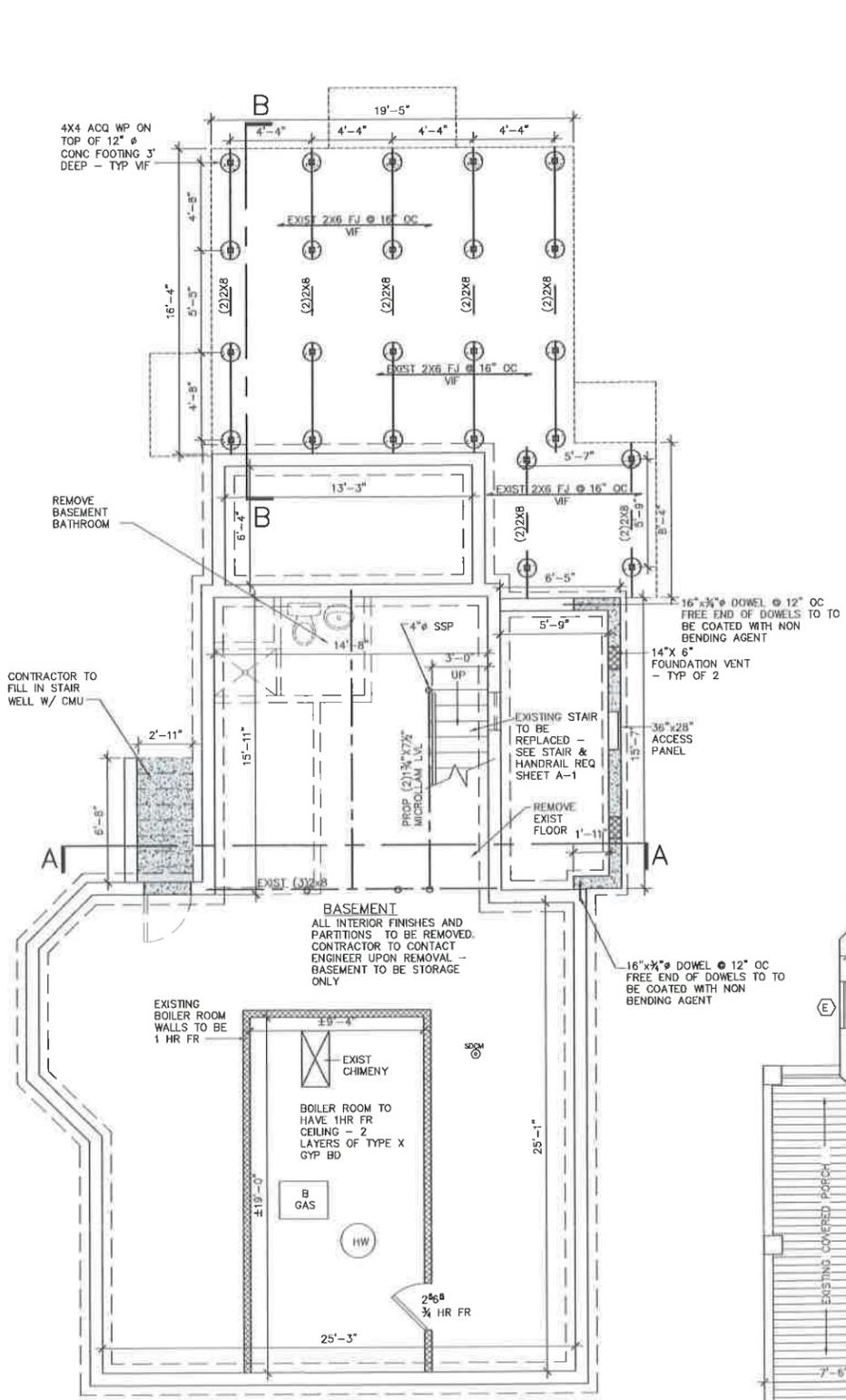
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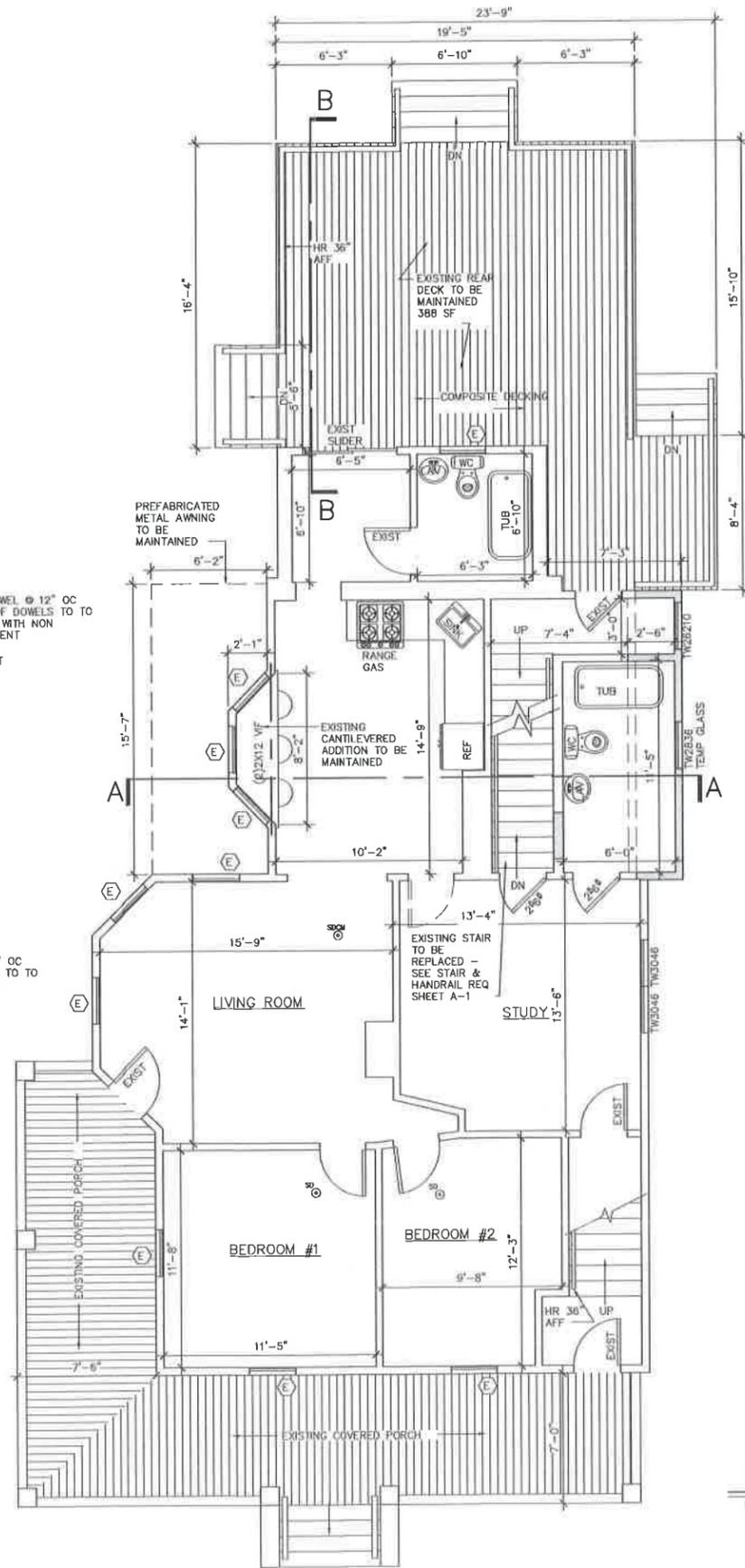
DWG. NO.: A-02.05

SHEET: 2 OF 6



BASEMENT FLOOR PLAN

FLOOR AREA = 999 SF
 NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED - CONTACT ENGINEER IF DIFFERENT
 REMOVE ALL INTERIOR PARTITIONS
 REMOVE BASEMENT ENTRY AND FILL IN WITH CMU
 REMOVE EXTERIOR STAIR - FILL IN WITH CMU

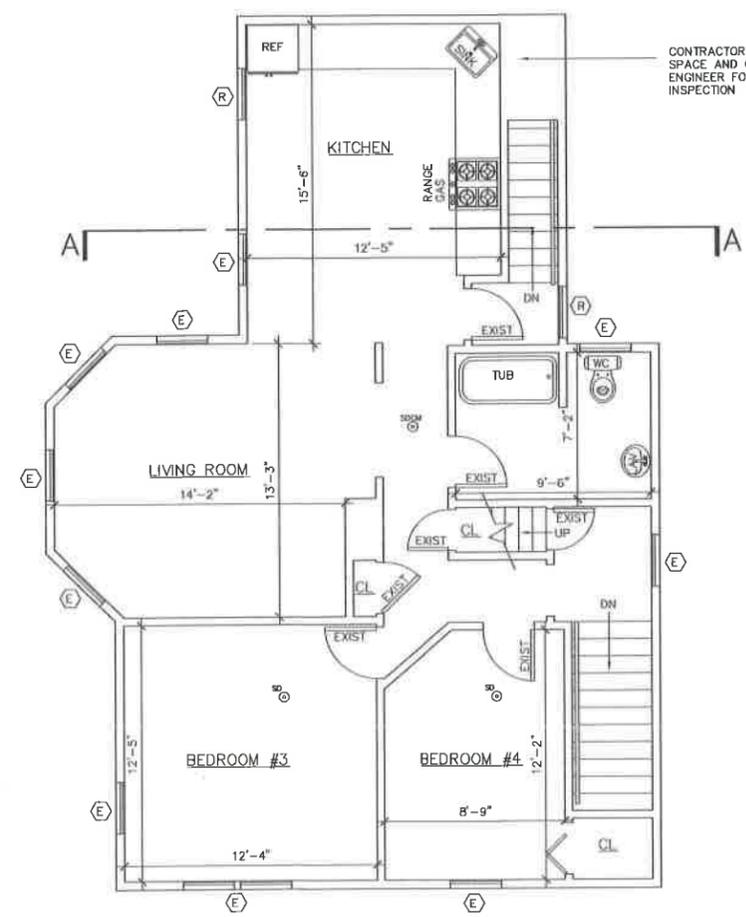


FIRST FLOOR PLAN

FLOOR AREA = 1,180 SF
 NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED



- SCOPE OF WORK**
1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 2. REMOVE FINISHED ATTIC WITH BATHROOM
 3. REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 4. MAINTAIN KITCHEN CANTILEVERED ADDITION
 5. MAINTAIN EXISTING REAR DECK
 6. MAINTAIN EXISTING DETACHED GARAGE
 7. MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
 8. REMOVE EXISTING REAR YARD POOL
 9. FIRE RATE EXISTING BOILER ROOM
 10. REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
 11. REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES



SECOND FLOOR PLAN

FLOOR AREA = 999 SF
 NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED



CONSULTATIONS:

FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 REMOVE FINISHED ATTIC WITH BATHROOM
 REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 MAINTAIN KITCHEN CANTILEVERED ADDITION
 MAINTAIN EXISTING REAR DECK
 MAINTAIN EXISTING DETACHED GARAGE
 MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
 REMOVE EXISTING REAR YARD POOL
 73 SMITH ST. FREEPORT, NY 11520
 T.C. TAX NO. 92-78-27

DESCRIPTION:

REVISIONS:

FILE NO.: 2024-01
 CAD DWG FILE: 11-18-2024
 DWG DATE: December 11, 2024
 DRAWN BY: RS
 CHECKED BY: BUS

SCALE: AS PER PLAN

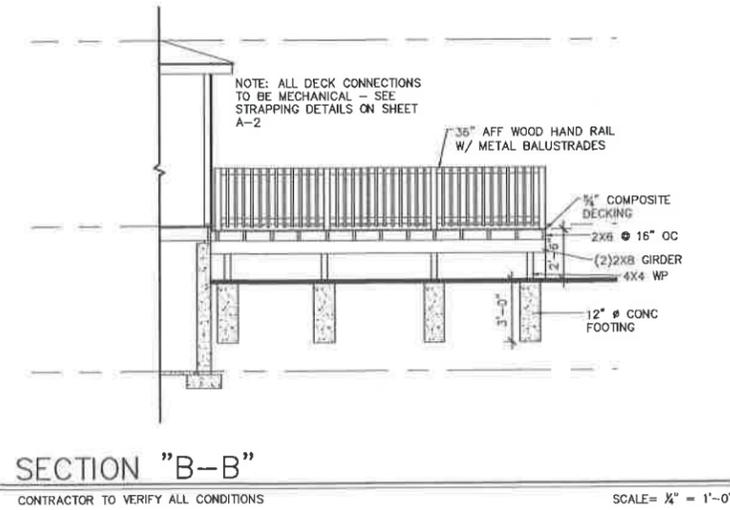
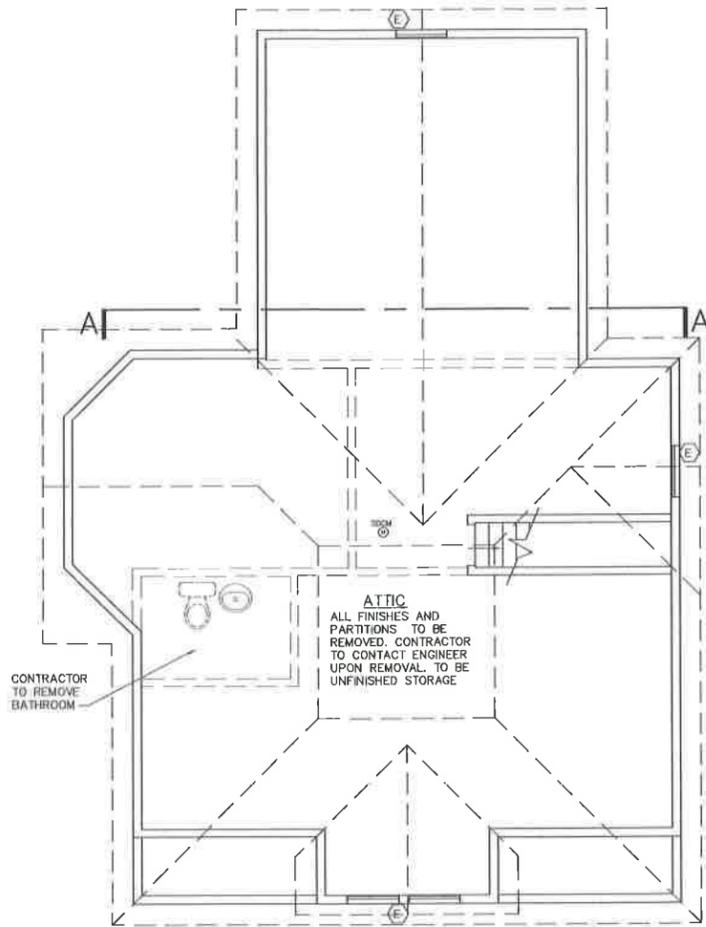


DWG. NAME: HOUSE FLOOR PLANS

DWG. NO.: A-03.05

SHEET: 3 OF 6

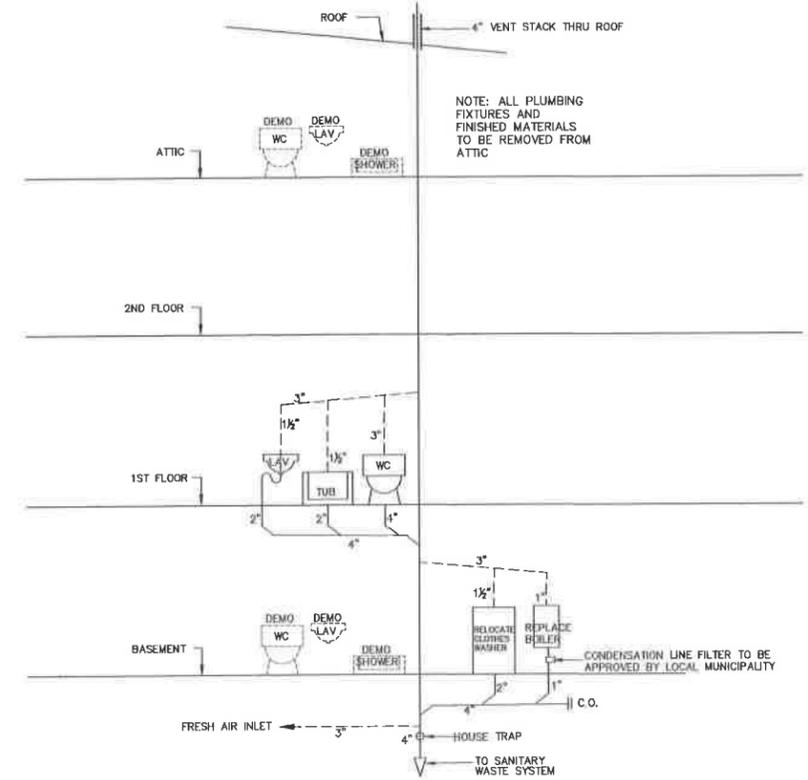
- SCOPE OF WORK**
1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 2. REMOVE FINISHED ATTIC WITH BATHROOM
 3. REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
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SECTION "B-B"

CONTRACTOR TO VERIFY ALL CONDITIONS

SCALE= 1/4" = 1'-0"



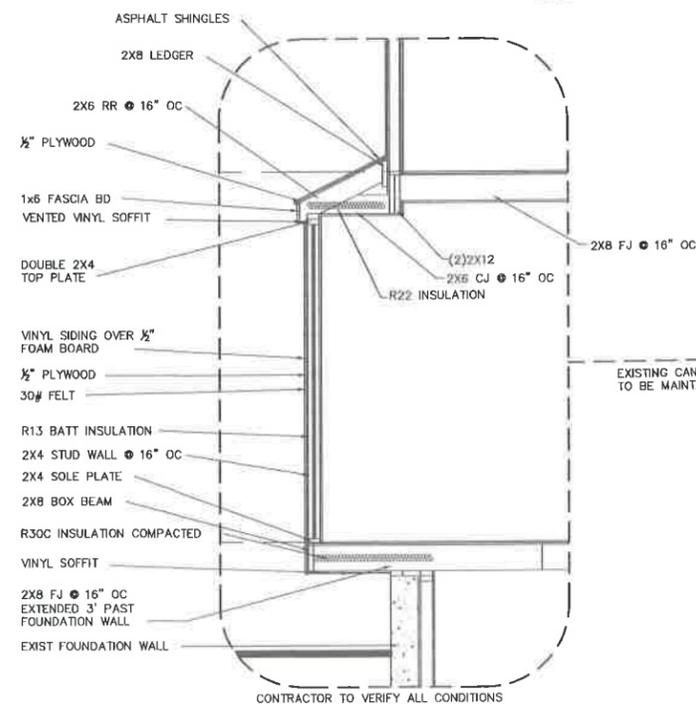
PLUMBING RISER DIAGRAM

NOTE: PLUMBING RISER DIAGRAM FOR REPRESENTATIONAL REASON ONLY. NOT TO SCALE

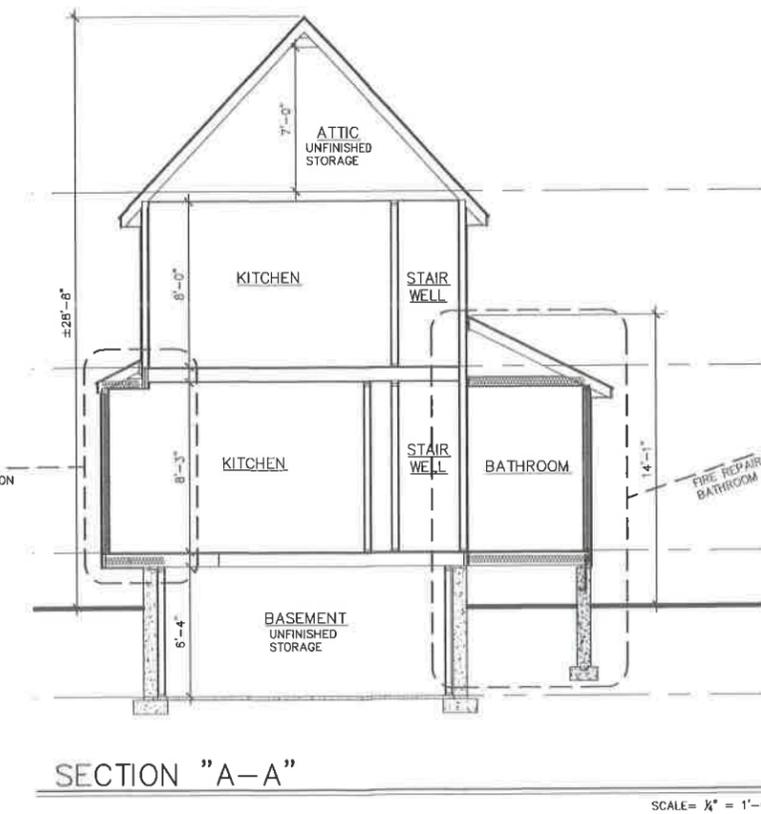
NTS

ATTIC/ROOF PLAN

NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED

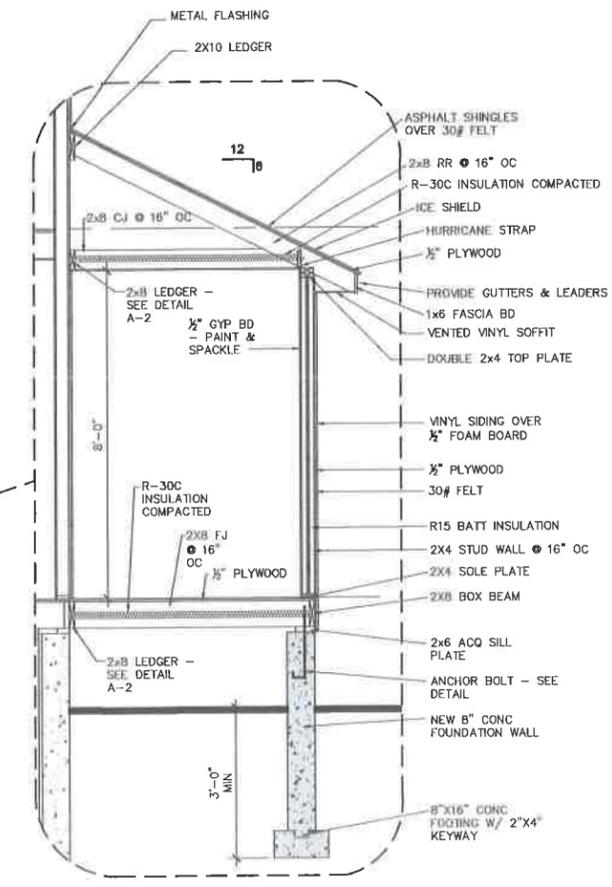


CONTRACTOR TO VERIFY ALL CONDITIONS



SECTION "A-A"

SCALE= 1/4" = 1'-0"



CONSULTATIONS:

- FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
- REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
- REMOVE FINISHED ATTIC WITH BATHROOM
- REMOVE EXISTING REAR DECK
- REMOVE EXISTING DETACHED GARAGE
- REMOVE EXISTING REAR YARD POOL
- REMOVE EXISTING REAR COVERED PLATFORM (GAZEBO)

DESCRIPTION: 73 SWIFT ST. ROSSPORT, NY 11520
 S.E.C. TAX NO. 02-78-27

REVISIONS:

FILE NO. part
 CAD DWG FILE: 17:44:00 (rev) 11-27-24
 DWG DATE: December 11, 2024
 DRAWN BY: RS
 CHECKED BY:

SCALE: AS PER PLAN



DWG. NAME: ATTIC PLAN SECTIONS PLUMBING RISER

DWG. NO.:

A-04.05



SIDE ELEVATION (WEST)

SCALE= 1/4" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE= 1/4" = 1'-0"



FRONT ELEVATION (NORTH)

SCALE= 1/4" = 1'-0"



SIDE ELEVATION (EAST)

SCALE= 1/4" = 1'-0"

CONSULTATIONS:

THE CHANGE REPAIRS TO MAINTAIN EXISTING STRUCTURE WITH IMPROVED BATHROOM
REMOVE PREFABRICATED AWNING IN BASEMENT ENTRANCE
REMOVE EXISTING REAR DECK
MAINTAIN EXISTING REAR DECK
MAINTAIN EXISTING CANTILEVERED ADDITION
REMOVE EXISTING REAR PORCH
REMOVE EXISTING REAR STAIRWELL
73 SW 21 ST. BAYSHORE, NY 11706
SHEET: 5 OF 6

DESCRIPTION:

REVISIONS:

FILE NO: 1947
CAD DWG FILE: 77166.dwg (rev: 2.dwg)
DWG DATE: December 11, 2024
DRAWN BY: RS
CHECKED BY: BJS

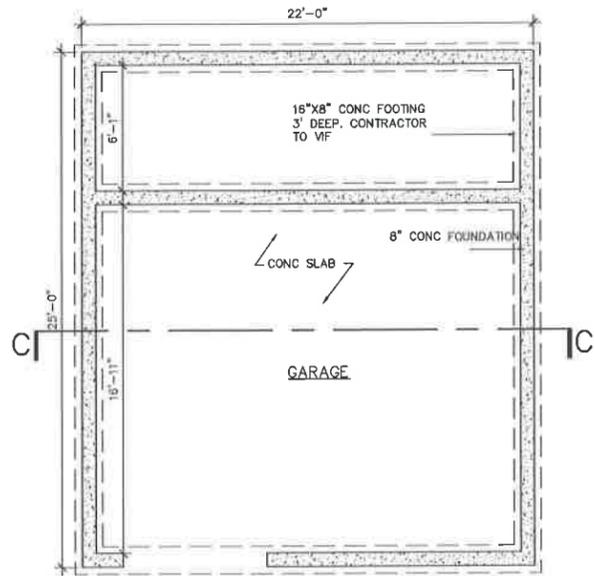


DWG. NAME:
HOUSE ELEVATIONS

DWG. NO.:

A-05.05

SHEET: 5 OF 6

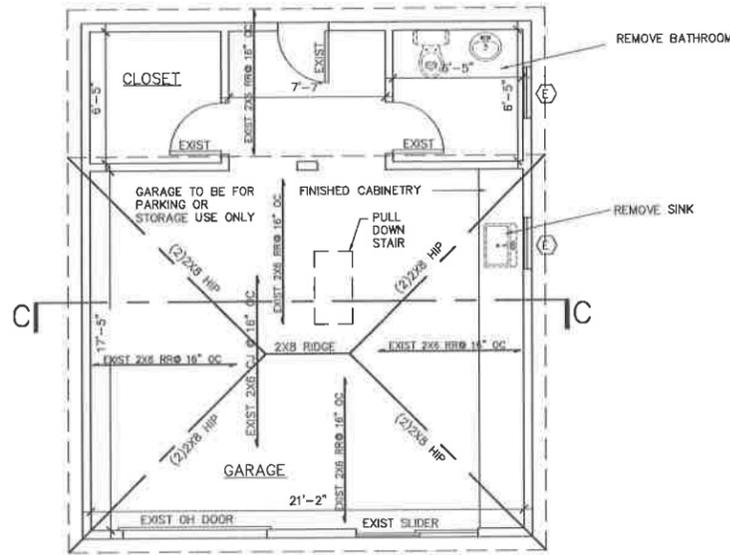


GARAGE FOUNDATION PLAN

NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL CONDITIONS AND CONTACT ENGINEER.



SCALE= 1/4" = 1'-0"

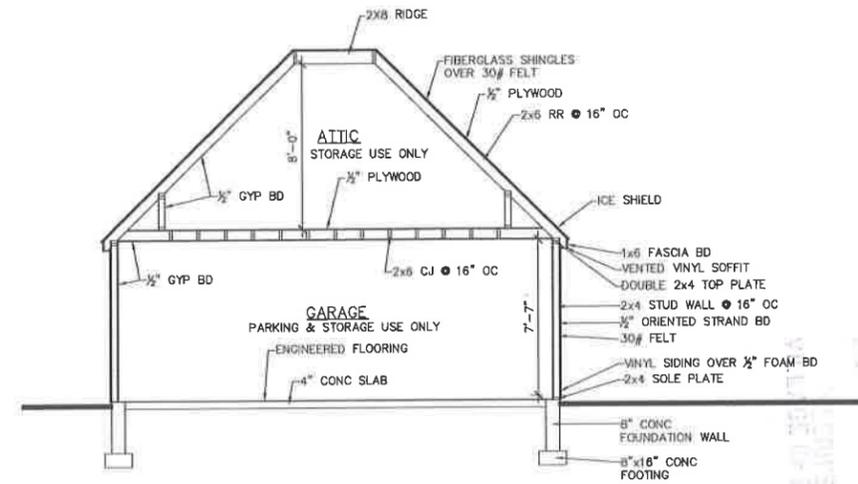


GARAGE FLOOR PLAN

NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL CONDITIONS AND CONTACT ENGINEER.



SCALE= 1/4" = 1'-0"



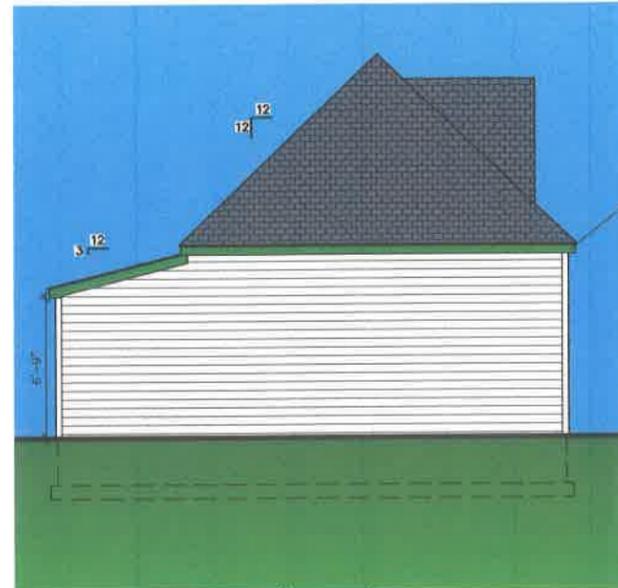
SECTION "C-C"

SCALE= 1/4" = 1'-0"



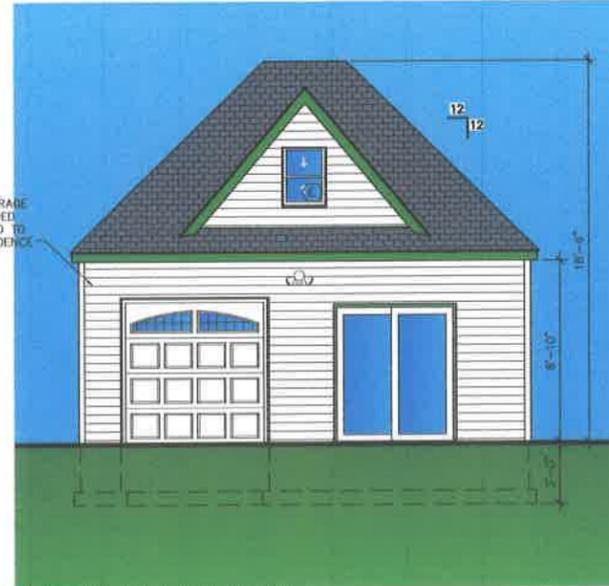
REAR ELEVATION

SCALE= 1/4" = 1'-0"



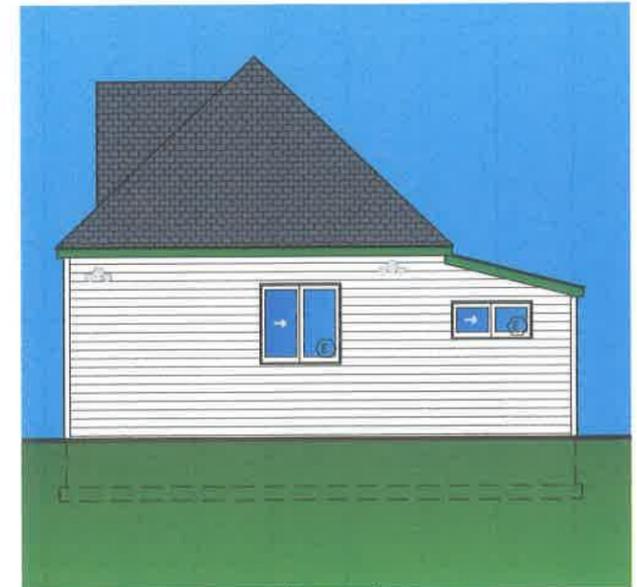
SIDE ELEVATION (EAST)

SCALE= 1/4" = 1'-0"



FRONT ELEVATION

SCALE= 1/4" = 1'-0"



SIDE ELEVATION (WEST)

SCALE= 1/4" = 1'-0"

SCOPE OF WORK

1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
2. REMOVE FINISHED ATTIC WITH BATHROOM
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11. REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES



CONSULTATIONS:

2024 FEB 18 P 12:01

REVISIONS	DESCRIPTION
1	FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
2	REMOVE FINISHED ATTIC WITH BATHROOM
3	REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
4	MAINTAIN KITCHEN CANTILEVERED ADDITION
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10	REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
11	REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES

FILE NO.	DATE	BY	CHKD BY
1000	11/15/23	RS	RS

FILE NO.	DATE	BY	CHKD BY
1000	11/15/23	RS	RS



DWG. NAME:
GARAGE PLANS,
SECTION, &
ELEVATIONS

DWG. NO.:

A-06.05

SHEET: 6 OF 6

Application Date: 1/6/25
Fees Paid: \$325.00

SP# 3798

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: 172 Independence Ave ZONING DISTRICT RES A
SECTION 55 BLOCK 301 LOT 851,852 LOT SIZE: 50 X 125

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Raymond Fiallos</u>	Name: <u>RAYMOND FIALLOS</u>
Address: <u>172 Independence Ave Freeport NY 11520</u>	Address: <u>172 INDEPENDENCE AVE FREEPORT NY 11520</u>
Telephone #:	Telephone #: <u>917-853-9587</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: PROPOSED ACCESSORY DETACHED AND 2 CAR GARAGE 400 SQF.

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] Jan 6th 2025
APPLICANT'S SIGNATURE DATE

Sworn to before me this 6th day of January, 2025.

ARTEM MYAGKOV
Notary Public, State of New York
No. 01MY6291267
Qualified in Nassau County
Commission Expires 02/22/26

Notary Public

Property Owner's Consent: X RAYMOND FIALLOS am (are) the owner(s) of the subject property and consent to the filing of this application.
[Signature] Jan 6th 2025
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 6th day of January, 2025.

ARTEM MYAGKOV
Notary Public, State of New York
No. 01MY6291267
Qualified in Nassau County
Commission Expires 02/22/26

Notary Public

FOR VILLAGE USE ONLY

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



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VILLAGE 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

November 15, 2024

Raymond Fiallos
172 Independence Ave
Freeport, NY 11520

RE: 172 Independence Ave, Freeport, NY
Zoning District – Residence A Sec. 55 Blk. 361 Lot 851,852
Building Permit Application #20244016
Description: Proposed 400SF detached 2-car garage.

Dear Sir/Madam

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

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

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

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

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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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. 20244016

Location: 172 Independence Ave, Freeport, NY

Applicant: Raymond Fiallos

Description: Proposed 400SF detached 2-car garage.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: November 15, 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**

NOV - 7 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: PROPOSED DETACHED GARAGE ACCESSORY TO EXISTING 1-FAMILY RESIDENCE			
Project Location (describe, and attach a location map): 172 INDEPENDENCE AVE., FREEPORT, NY 11520 CORNER OF COLUMBUS AVE			
Brief Description of Proposed Action: PROPOSED ACCESSORY DETACHED 2-CAR GARAGE CMU BLOCK AND WOOD FRAME W/ STUCCO FINISH			
Name of Applicant or Sponsor: RAYMOND FIALLOS		Telephone: 917-853-9587	
		E-Mail: blackdiamond.dbcorp@gmail.com	
Address: 172 INDEPENDENCE AVE			
City/PO: FREEPORT, NY		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 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"/>
VILLAGE OF FREEPORT BUILDING PERMIT			
3.a. Total acreage of the site of the proposed action?		0.143 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.143 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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NOV -7 2024

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<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 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: N/A	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<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
_____ NOV 7 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: RAYMOND FIALLOS	Date: 11/07/2024	
Signature: 		

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

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

	RECEIVED NOV -7 2024	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.

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 VILLAGE OF PALM BEACH, 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)

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NOV - 7 2024

FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20244016

Filing Date 11/7/24

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>172 INDEPENDENCE AVE.,</u> <u>FREEPORT, NY 11520</u> ZONING DISTRICT <u>RES A</u>
	(No.) (Street)
	BETWEEN <u>CORNER OF COLUMBUS AVE</u> AND <u>N/A</u>
	(Cross Street) (Cross Street)
SECTION <u>55</u> BLOCK <u>381</u> LOT <u>851.852</u> APPROX. LOT SIZE <u>50</u> X <u>125</u> LOT AREA <u>6,250 S.F.</u>	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.	
A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
1 <input checked="" type="checkbox"/> New building (ACCESSORY GARAGE ONLY) 2 <input type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If non-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"/> Fence 7 <input type="checkbox"/> Moving (relocation)	RESIDENTIAL 11 <input checked="" type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____ NON RESIDENTIAL - Complete Part "E" 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Stores, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____
C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT \$ <u>18,150</u>	<u>PROPOSED ACCESSORY DETACHED 2-CAR GARAGE</u>

III. IDENTIFICATION - To be completed by all applicants			
	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	RAYMOND FIALLOS	172 INDEPENDENCE AVE FREEPORT, NY 11520	917-853-9587
2. Contractor	PEDRO GALDAMEZ P.G. GROUP Inc	310 BROADWAY LYNBROOK, NY, 11583	516-371-1012
3. Architect or Engineer	ARTEM MYAGKOV	6 SEALEY AVE., APT 5F., HEMPSTEAD, NY 11550	516-320-1276

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. <u>114018</u> Company <u>P.G. GROUP Inc</u> Exp. Date <u>06/24/2025</u>	
Contractor or Owner	<u>RAYMOND FIALLOS</u>
(Print)	
Address	<u>172 INDEPENDENCE AVE FREEPORT, NY 11520</u>
Phone	<u>917-853-9587</u>
State of New York	
County of Nassau	
<u>RAYMOND FIALLOS</u> being duly sworn, says that <u>HE</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>HIS</u> knowledge and belief and agrees to conform to all applicable laws of this (His or Her)	
<u>ARTEM MYAGKOV</u>	

V. FLOOD ZONE
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 <u>400</u>
Upper Flrs Square Feet <u>N/A</u>



172 INDEPENDENCE AVE. GARAGE SITE(WEST VIEW) ARTEM MYAGKOV ARCHITECT





RECEIVED
2025 JUN -6 P 3:00
ALFRED OFFICE
VILLAGE LE PREFERRED

172 INDEPENDENCE AVE. GARAGE SITE(SOUTH VIEW) ARTEM MYAGKOV ARCHITECT

RENDERED

2025 JUN -6 PM 3:06

AWMA
Artem Myagkov
REGISTERED ARCHITECT



172 INDEPENDENCE AVE. **PROPOSED GARAGE 3D** ARTEM MYAGKOV ARCHITECT



THE OPENED

2025 JAN - 6 P. 3. 06

1722 INDEPENDENCE AVENUE
VILLAGE OF FULBRIGHT

AMMA
Artem Myagkov
REGISTERED ARCHITECT

1722 INDEPENDENCE AVE. **HOUSE FRONT ELEVATION** ARTEM MYAGKOV ARCHITECT



AMMA
Artem Myagkov
REGISTERED ARCHITECT

2015 JAN - 6 P 3: 01

172 INDEPENDENCE AVE. SIDE HOUSE ELEVATION ARTEM MYAGKOV ARCHITECT

RENDERING

2025 JUN -6 PM 3:05

21257 212TH
VILLAGE OF PALM BEACH



1722 INDEPENDENCE AVE.

HOUSE SIDE ELEVATION

ARTEM MYAGKOV ARCHITECT

1772 INDEPENDENCE

2025 JUN -5 P 3:05

PHOTOGRAPHY
WILLIAM J. HANCOCK



AWMA
Artem Myagkov
REGISTERED ARCHITECT

1772 INDEPENDENCE AVE. REAR HOUSE ELEVATION

ARTEM MYAGKOV ARCHITECT

SUBJECT PROPERTY

PHOTOGRAPHY
2025 JAN - 6 PM 3:06
MUSKOGEE CIRCLE
VILLAGE OF FREDERICK, MD

ARTEM MYAGKOV
REGISTERED ARCHITECT

168 INDEPENDENCE AVE

NEIGHBORING PROPERTY

ARTEM MYAGKOV ARCHITECT





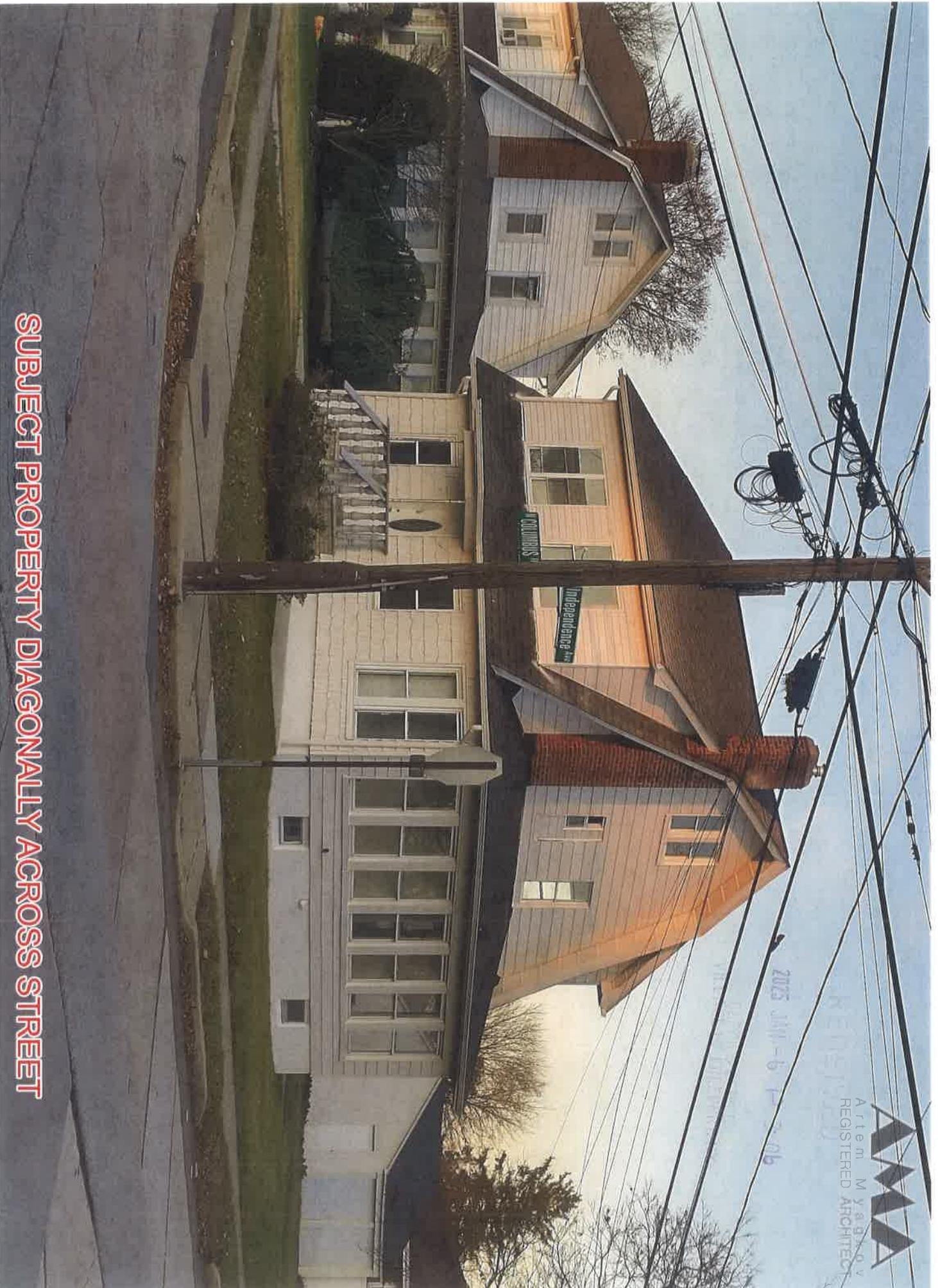
AWA
Artem Myagkov
REGISTERED ARCHITECT

2015 JUN - 3 P 345

1100 S. STATE ST.
SUITE 101
DULLES, VA

SUBJECT PROPERTY ACROSS STREET

169 INDEPENDENCE AVE. NEIGHBORING PROPERTY ARTEM MYAGKOV ARCHITECT



AMMA
Artem Myagkov
REGISTERED ARCHITECT

2025 JAN - 6 11:53:06

PHOTOGRAPH BY ARTEM MYAGKOV

SUBJECT PROPERTY DIAGONALLY ACROSS STREET

324 N. COLUMBUS AVE.

NEIGHBORING PROPERTY

ARTEM MYAGKOV ARCHITECT



SUBJECT PROPERTY ACROSS STREET

184 INDEPENDENCE AVE.

NEIGBORING PROPERTY

ARTEM MYAGKOV ARCHITECT



SUBJECT PROPERTY ACROSS STREET

314 N.COLUMBUS AVE. NEIGBORING PROPERTY ARTEM MYAGKOV ARCHITECT

303 N. COLUMBUS AVE.

NEIGHBORING PROPERTY

ARTEM MYAGKOV ARCHITECT



SUBJECT PROPERTY

FIALLOS RESIDENCE

172 INDEPENDENCE AVE.,

FREEPORT, NY 11520

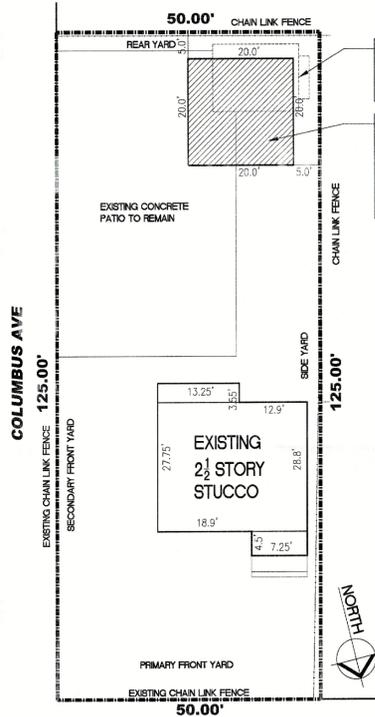
SECTION: 55 BLOCK: 361 LOT: 851,852 ZONE: RES-A
VILLAGE OF FREEPORT

SCOPE OF WORK

PROPOSED DETACHED
CONCRETE BLOCK AND
FRAME 2-CAR GARAGE

LIST OF DRAWINGS

A-100 PROPOSED SITE PLAN, ZONING, PLANS,
ELEVATIONS, SECTION, AND DETAILS
G-100 GENERAL NOTES AND SPECIFICATION
G-101 NAILING SCHEDULES AND DETAILS



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

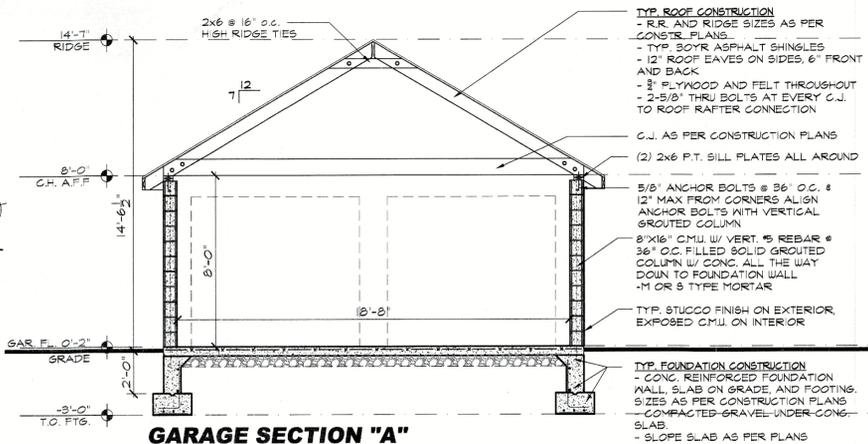
EXISTING GARAGE
DEMOLISHED UNDER
SEPARATE
APPLICATION

SCOPE OF WORK:
PROPOSED
DETACHED
CONCRETE BLOCK
AND FRAME 2-CAR
GARAGE
TOTAL 400 SF.

ZONING ANALYSIS
ADDRESS: 172 INDEPENDENCE AVE. FREEPORT, 11520

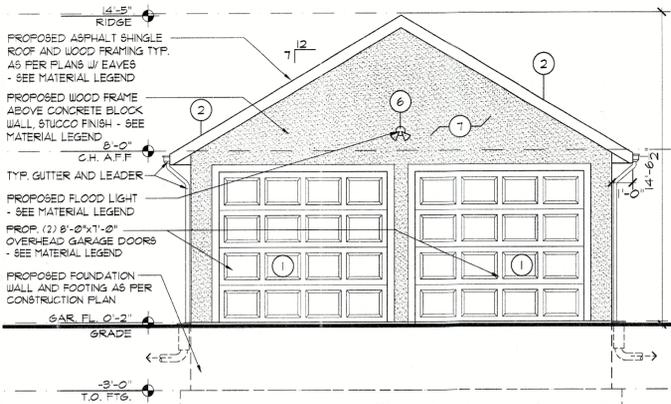
MUNICIPALITY: VILLAGE OF FREEPORT
ZONE: RES A
SECTION: 55 BLOCK: 361 LOT: 851, 852

ITEM	REQ./PERMITTED	EXISTING	PROPOSED	CHANGE	COMPLIANCE	CODE REF.
LOT AREA	5,000 S.F. MIN.	6,290 S.F.	NO CHANGE	N/A	N/A	CH. 210-40
LOT WIDTH	50 FT. MIN.	50 FT.	NO CHANGE	N/A	N/A	CH. 210-40
BUILDING COVERAGE	30%	N/A	NO CHANGE	N/A	N/A	TBL. 210-41
GARAGE FLOOR AREA	500 S.F. MAX.	207 S.F.	400 S.F.	+193 S.F.	YES	CH. 210-41
GARAGE COVERAGE	10% - 625 S.F. MAX.	207 S.F.	400 S.F.	+193 S.F.	YES	CH. 210-41
ACCY. SIDE YARD	5.0 FT. MIN.	N/A	5.0 FT.	+5.0 FT.	YES	CH. 210-43 A(3)(C)(3)
ACCY. REAR YARD	5.0 FT. MIN.	N/A	5.0 FT.	+5.0 FT.	YES	CH. 210-43 C(2)
ACCY. HEIGHT (6:12)	20 FT. MAX.	N/A	14.5 FT.	+14.5 FT.	YES	CH. 210-39 A.



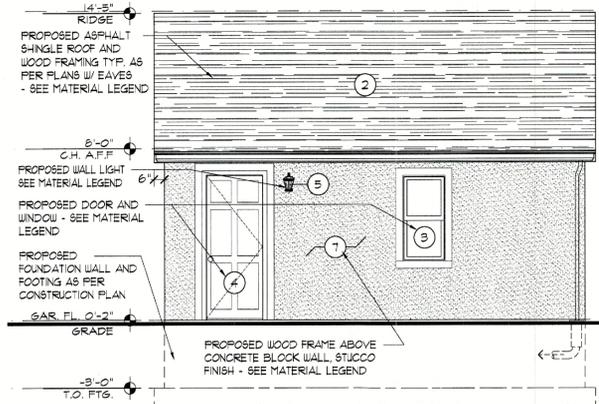
GARAGE SECTION "A"

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



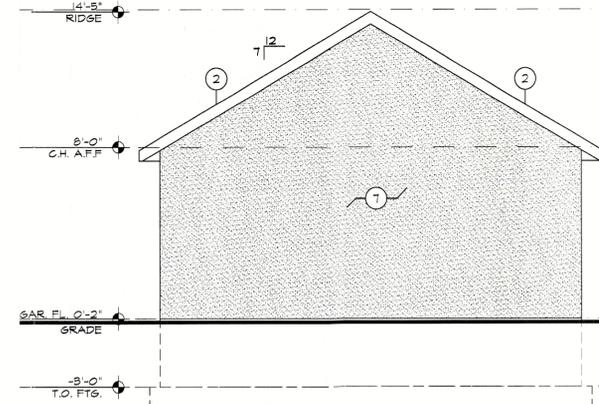
FRONT ELEVATION

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



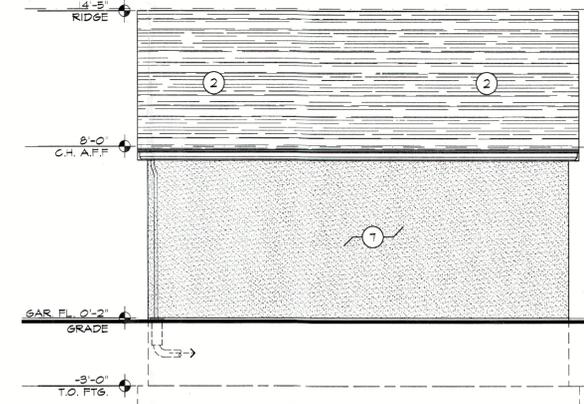
RIGHT-SIDE ELEVATION

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



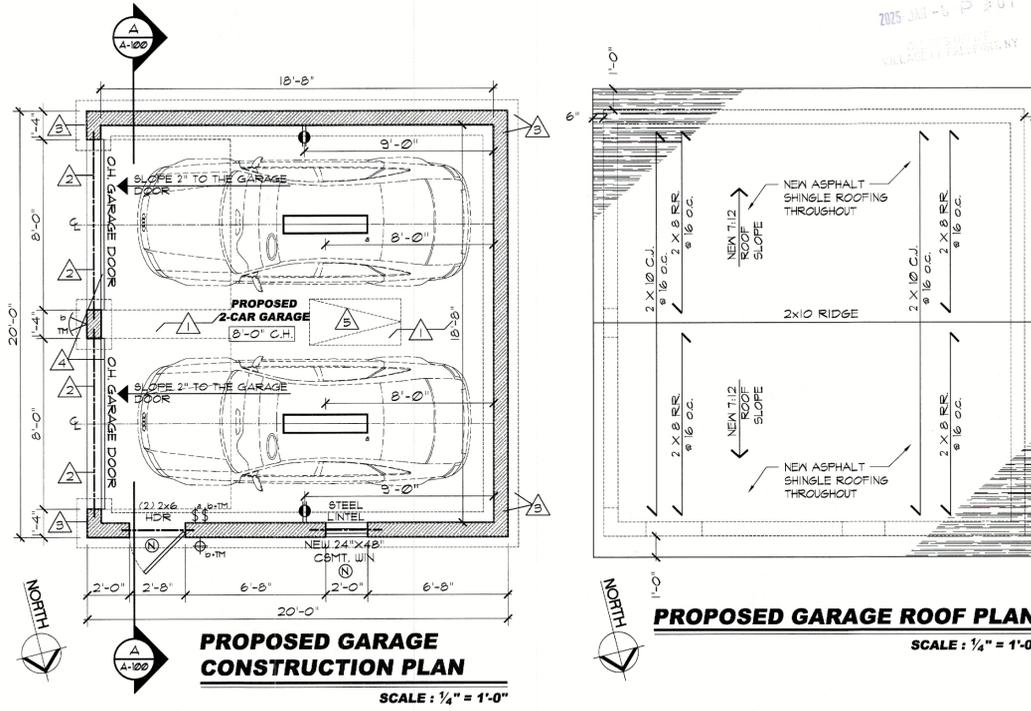
REAR ELEVATION

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



LEFT-SIDE ELEVATION

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



PROPOSED GARAGE CONSTRUCTION PLAN

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

PROPOSED GARAGE ROOF PLAN

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

MATERIAL LEGEND

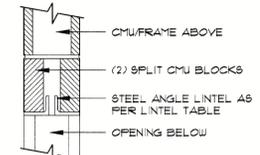
- GARAGE DOOR**
MFG: CLOPAY
LINE: CLASSIC STEEL 8-PORT PANEL
8"X12" INSULATED 6.9 R-VALUE
W/O WINDOW
COLOR: WHITE
- ASPHALT ROOFING**
MFG: GAF
LINE: TIMBERLINE HDZ LAMINATED
HIGH DEFINITION SINGLE
FEWTER GRAY
- SIDE WINDOW**
MFG: AMERICAN CRAFTSMAN
LINE: 16 PRO SERIES DOUBLE HUNG
W/ LOW-E
SIZE: 24" X 48"
COLOR: WHITE
- SIDE DOOR**
MFG: JELD-WEN
LINE: 37" X 80" 6 PANEL
MATERIAL: FIBERGLASS
COLOR: WHITE
- EXTERIOR SIDE DOOR LIGHT**
MFG: PIA RICCO
LINE: WALL LANTERN SCONE
COLOR: MATTE BLACK
- EXTERIOR GARAGE DOOR LIGHT**
MFG: PROBRITE
LINE: 400 WATT EQUIVALENT 100
DEGREE MOTION ACTIVATED
OUTDOOR INTEGRATED LED
FLOOD AND SPOT LIGHT 400K
COLOR: BLACK
- EXTERIOR STUCCO**
MFG: SENERGY
LINE: ULTRA WHITE - LRV 84

CONSTRUCTION LEGEND

- PROP. 8"X16" CONCRETE BLOCK WALL W/
#5 REBAR @ 16" O.C. FILLED SOLID W/
CONC. ALL THE WAY DOWN TO FOUNDATION
WALL, FOUNDATION AND FOOTING BELOW
AS PER CONSTR. NOTE #2
- PROP. 2'-8" X 8'-8" DOOR AND FRAME,
SELECTED BY OWNER
- PROP. 2'-0" X 4'-0" WINDOW AND FRAME,
SELECTED BY OWNER
- PROP. CEILING HEIGHT
- PROP. LIGHT SWITCH
(2 = CIRCUIT)
(TM = TIMER)
- PROP. 4'-0" FLOURESCENT LIGHT
FIXTURE T.B.D. BY OWNER
- PROP. DUPLEX OUTLET 18" A.F.F.
UNLESS NOTED OTHERWISE
- PROP. EXTERIOR FLOOD-LIGHT FIXTURE W/
TIMER MOTION DETECTOR AND GLARE SHIELD.
ALL LIGHTING TO BE SHIELDED FROM
NEIGHBORING PROPERTIES TO AVOID LIGHT
POLLUTION

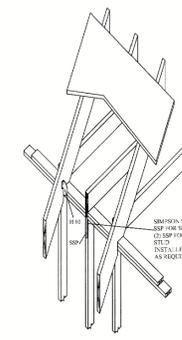
CONSTRUCTION NOTES

- G.C. TO SELECT ALL FRAMES, DOORS AND WINDOWS,
AND CONFIRM ROUGH OPENINGS WITH SIZES PRIOR
TO ORDERING.
- PROPOSED 4" P.C. SLAB W/ 6-6-4X4 WLF
THROUGHOUT GARAGE FLOOR
- 5x3 1/2 x 5/16 (3 1/2 O.S. 1) ST. LINTEL ABOVE
ALL GARAGE DOORS. SEE LINTEL DETAIL ON
THIS PAGE AND NOTES BELOW.
- LINTEL SCHEDULE
- CONTRACTOR SHALL FURNISH ONE (1) LINTEL ANGLE FOR
EACH 4" OR 6" OF MASONRY FOR THE FOLLOWING OPENING
SIZES PER THE FOLLOWING SCHEDULE UNLESS OTHERWISE
NOTED.
- ALL LINTEL ANGLES TO HAVE 6" MINIMUM BEARING
- | MASONRY
OPENING | LINTEL ANGLE SIZE (IN.)
(4" & 8" WALLS) | LINTEL ANGLE SIZE
(6" WALLS) |
|--------------------|--|---------------------------------|
| UP TO 6'-6" | 4x3 1/2 x 5/16 (3 1/2 O.S. 1) | 5 x 5 x 5/16 |
| UP TO 8'-0" | 5x3 1/2 x 5/16 (3 1/2 O.S. 1) | 5 x 5 x 5/16 |
| UP TO 12'-0" | 5x3 1/2 x 5/16 (3 1/2 O.S. 1) | 6 x 6 x 5/16 |
- 10" WIDE CONC. CONTINUOUSLY POURED
FOUNDATION WALL W/ #4 REBAR @ 12" E.W. W/
12" X 22" FOOTING
- PROP. (2) 8'-0" X 1'-0" OVERHEAD GARAGE
DOORS TO BE SELECTED BY OWNER
- PROP. FULL DOWN STAIR TO ATTIC ABOVE



**CMU LINTEL OVER
DOOR DETAIL**

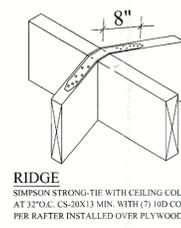
SCALE: 1" = 1'-0"



**TRUSS RAFTER CONNECTIONS
TO WOOD DOUBLE TOP PLATES**



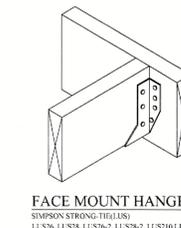
**ADJUSTABLE
HANGER**



RIDGE



HURRICANE CLIP



FACE MOUNT HANGER

Submissions and Revisions

No.	Date	Issued to - Description
01	11.07.2024	OWNER AND D.O.B. FOR INITIAL FILING
02	01.09.2025	OWNER AND D.O.B. FOR SITE PLAN REVIEW

AWARDS AND RESERVATIONS:
AS PART OF THE BIDDING PROCESS,
THESE DOCUMENTS ARE NOT TO BE
USED IN WHOLE OR IN PART FOR
ANY OTHER PURPOSE OR BY ANY
OTHER PARTIES THAN THOSE
PROPERLY AUTHORIZED BY
CONTRACT. UNLESS AUTHORIZED
BY THE ARCHITECT.

Artem Myagkov
REGISTERED ARCHITECT
6 Sealey Ave. #5F
Hempstead, NY 11550
T 611-516-3200-1216

Project Location:
FIALLOS RESIDENCE
172 INDEPENDENCE AVE.,
FREEPORT, NY 11520

Scope of Work:
PROPOSED DETACHED
CONCRETE BLOCK AND
FRAME 2-CAR GARAGE

Drawing Title:
PROPOSED FLOOR PLANS,
ELEVATIONS, SECTION,
LEGENDS, NOTES, DETAILS,
ZONING, AND SITE PLAN

Sheet:
T-100.0

Date:
01.31.2024

By:
AM

Checked:
AM

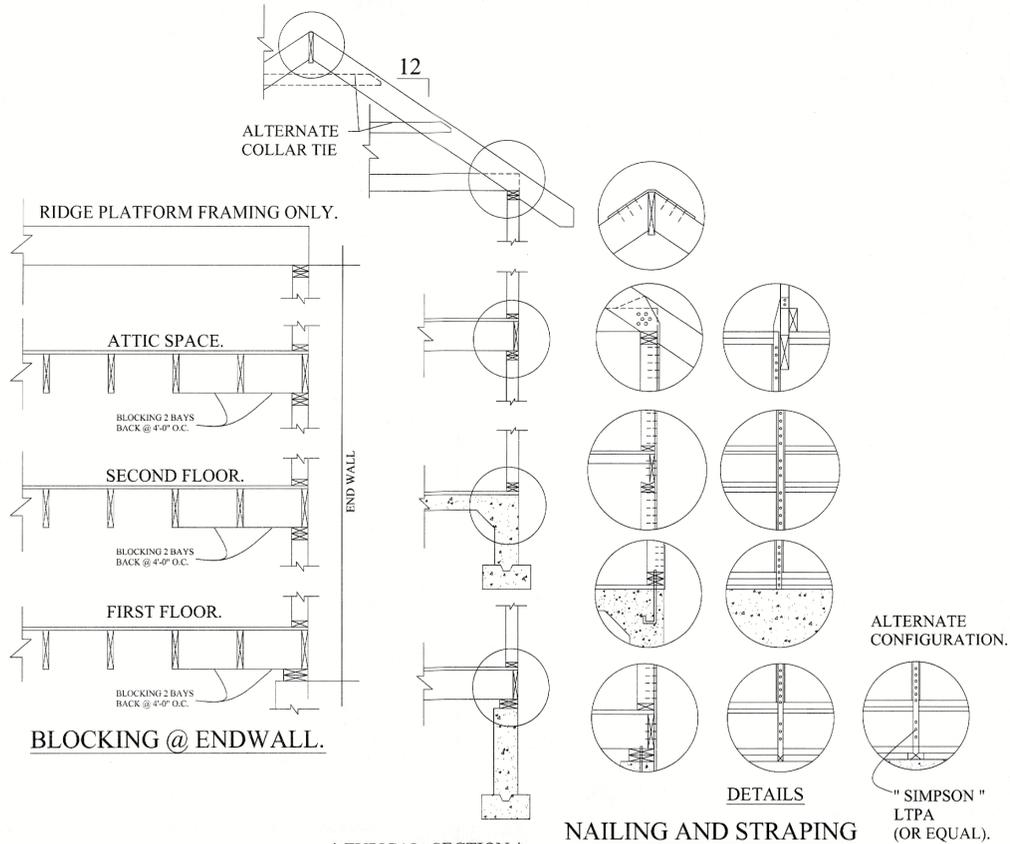
Page:
02

Scale:
As Noted

Project No.:
2405

Drawing No.:
01

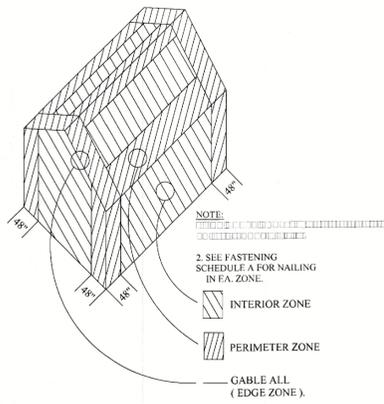
NOTES AND SPECIFICATIONS



**** ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STL. ****
"SIMPSON" EQUIVALENT - CS20 (COILED STRAP)

- AT RAFTER TO RIDGE CONNECTION.**
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.
- AT RAFTER TO TOP PLATE TO STUD CONNECTION.**
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR TOENAILING - 5 8d COMMON NAILS.
FOR C.J. TO R.R. - 11 16d COMMON NAILS (FOR 5 PITCH)
9 16d COMMON NAILS (FOR 8 PITCH)
FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 48" O.C.

- AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION (ONLY APPLICABLE FOR TWO STORY CONFIGURATIONS).**
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 @ C OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 48" O.C.
- AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTION.**
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM PLATFORM BELOW - 1 16d COMMON NAILS @ 48" O.C.
- AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTION SLAB ON GRADE APPLICATION.**
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 48" O.C.



RESIDENTIAL CODE OF NEW YORK STATE.

R301.2.1.1. DESIGN CRITERIA: CONSTRUCTION IN REGIONS WHERE THE BASIC WIND SPEEDS FROM FIGURE R301.2 (4) EQUAL OR EXCEED 110 MILES PER HOUR (177.1 Km/h) SHALL BE DESIGNED IN ACCORDANCE WITH ONE OF THE FOLLOWING.

PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) - WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM), OR

STRUCTURAL MEMBER	ALLOWABLE
RAFTERS HAVING SLOPES GREATER THAN 3 / 12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS & PARTITIONS	H / 180
FLOORS AND PLASTERED CEILINGS	L / 360
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	L / 360
EXTERIOR WALLS - WIND LOADS ^a WITH BRITTLE FINISHES	L / 240
EXTERIOR WALLS - WIND LOADS ^a WITH FLEXIBLE FINISHES	L / 120

NOTE: L - SPAN LENGTH, H - SPAN HEIGHT
^a - THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.

BUILDING DIMENSION	MIN. SPLICE LENGTH
12'-0"	2'-0"
16'-0"	3'-0"
20'-0"	4'-0"
24'-0"	4'-0"
28'-0"	5'-0"
32'-0"	6'-0"
36'-0"	7'-0"
40'-0"	8'-0"
50'-0"	10'-0"
60'-0"	12'-0"
70'-0"	14'-0"
80'-0"	16'-0"

NAILING SCHEDULE (EXPOSURE "B")

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	3 - 8d	3 - 10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED) (HEEL JOINT) RAFTER SLOPE:	22 - 16d 3:12 4:12 5:12 6:12 7:12 8:12 AND GREATER	22 - 40d 11 - 40d 14 - 40d 10 - 40d 10 - 40d 8 - 40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED) RAFTER SLOPE:	22 - 16d 3:12 4:12 5:12 6:12 7:12 8:12 AND GREATER	22 - 40d 11 - 40d 14 - 40d 10 - 40d 10 - 40d 8 - 40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED) RAFTER SLOPE:	7 - 10d 3:12 4:12 5:12 6:12 AND GREATER	7 - 12d 6 - 12d 4 - 12d 4 - 12d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	3 - 16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d ¹	2 - 16d ¹	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 - 16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	2 - 16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	2 - 40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, ENJOIST OR BLOCKING (FACE-NAILED)	2 - 16d ^{1,2}	2 - 16d ^{1,2}	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	4 - 10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	4 - 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	4 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	4 - 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d	2 - 16d	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS:			PANEL EDGES INTERMEDIATE SUPPORTS
INTERIOR ZONE ^b	8d	10d	4" 6"
PERIMETER EDGE ZONE ^b	8d	10d	4" 4"
GABLE ENDWALL RAKE WITH LOOKOUT BLOCK	8d	10d	4" 4"
CEILING SHEATHING			
GYPSON WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS/HARDBOARD			PANEL EDGES INTERMEDIATE SUPPORTS
INTERIOR ZONE ^b	8d	10d	6" 6"
4' EDGE ZONE ^b	8d	10d	6" 6"
FIBERBOARD PANELS: 7/16" 25/32"	6d ³ 8d ³	-	3" EDGE / 6" FIELD 3" EDGE / 6" FIELD
GYPSON WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
PARTICLE BOARD PANELS	8d	8d	SEE MANUFACTURER
FLOOR SHEATHING			
STRUCTURAL PANELS: 1" OR LESS GREATER THAN 1"	8d 10d	10d 16d	6" EDGE / 12" FIELD 6" EDGE / 6" FIELD

- NAILING NOTES**
- NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON CENTER AT THE PANEL EDGE IF WALL SHEATHING IS NAILED 3" ON CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES. NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
 - WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1 - 16d PER FOOT.
 - CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED; CHECK IBC FOR ADDITIONAL REQUIREMENTS.
 - ALL QUANTITIES ARE BASED ON 16" OC SPACING FOR RAFTERS, JOISTS AND STUDS.
 - FOR ROOF SHEATHING WITHIN 4 FEET OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF THE ROOF PEAK, THE 4 FOOT PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED.
 - FOR WALL SHEATHING WITHIN 4 FEET OF THE CORNERS, THE 4 FOOT EDGE ZONES ATTACHMENT REQUIREMENTS SHALL BE USED.
 - THE SIZE AND NUMBER OF NAILS FOR CONNECTING SHALL BE IN ACCORDANCE WITH TABLE 10-4 C26-10006.0 OF THE NEW YORK CITY BUILDING CODE.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA: NY, NASSAU COUNTY											
GROUND SNOW LOAD	WIND SPEED (MPH)	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE CATEGORY	SEISMIC DESIGN CATEGORY	WEATHERING	SUBJECT TO DAMAGE BY WEATHERING	TERMINAL DECAY	WINTER WIND	ICE SHEILD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
20 PSF	120	NO	YES	B	SEVERE	3'-0" DEPTH	MOD. TO SLIGHT TO HEAVY	13'	YES	7-25-78	496

Submissions and Revisions

No. Date Description
 01 11.07.2024 OWNER AND D.O.B. FOR INITIAL FILING
 02 01.08.2025 OWNER AND D.O.B. FOR SITE PLAN REVIEW

PERMITS AND SPECIFICATIONS:
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 REGISTERED ARCHITECT
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 Hempstead, NY 11550
 T e l l . 5 1 6 - 3 2 0 - 1 2 7 6

North Arrow

D.O.B. approval and stamps

Project Location:
 FIALLOS RESIDENCE
 172 INDEPENDENCE AVE.
 FREEPORT, NY 11520

Scope of Work:
 PROPOSED DETACHED
 CONCRETE BLOCK AND
 FRAME 2-CAR GARAGE

Drawing Title:
 NAILING SCHEDULES AND
 DETAILS

Date: 05.31.2024 By: AM AM
 Scale: As Noted Projects: 2405 OF 03
 Drawing No. G-101.0

FIALLOS RESIDENCE

172 INDEPENDENCE AVE., FREEPORT, NY 11520

SECTION: 55 BLOCK: 361 LOTS: 851, 852

ZONE: RES-A

VILLAGE OF FREEPORT

SCOPE OF WORK

**PROPOSED DETACHED CONCRETE
BLOCK AND FRAME 2-CAR GARAGE**

LIST OF DRAWINGS

- A-1 PROPOSED SITE PLAN AND ZONING
- A-2 PROPOSED FLOOR PLANS
- A-3 FLOOR PLANS LEGEND AND NOTES
- A-4 PROPOSED ELEVATIONS
- A-5 PROPOSED ELEVATIONS

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ZONING ANALYSIS

ADDRESS: 172 INDEPENDENCE AVE. FREEPORT, 11520

MUNICIPALITY: VILLAGE OF FREEPORT
ZONE: RES A
SECTION: 55 BLOCK: 361 LOT: 851, 852

ITEM	REQ./PERMITTED	EXISTING	PROPOSED	CHANGE	COMPLIANCE	CODE REF.
LOT AREA	5,000 S.F. MIN.	6,250 S.F.	NO CHANGE	N/A	N/A	CH. 210-40
LOT WIDTH	50 FT. MIN.	50 FT.	NO CHANGE	N/A	N/A	CH. 210-40
BUILDING COVERAGE	30%	N/A	NO CHANGE	N/A	N/A	TBL. 210-41
GARAGE FLOOR AREA	500 S.F. MAX.	207 S.F.	400 S.F.	+193 S.F.	YES	CH. 210-41
GARAGE COVERAGE	10%= 625 S.F. MAX	207 S.F.	400 S.F.	+193 S.F.	YES	CH. 210-41
ACCRY. SIDE YARD	5.0 FT. MIN.	N/A	5.0 FT.	+5.0 FT.	YES	CH. 210-43 A.(3)+C.(3)
ACCRY. REAR YARD	5.0 FT. MIN.	N/A	5.0 FT.	+5.0 FT.	YES	CH. 210-43 C.(2)
ACCRY. HEIGHT (>6:12)	20 FT. MAX	N/A	14.5 FT.	+14.5 FT.	YES	CH. 210-39 A.

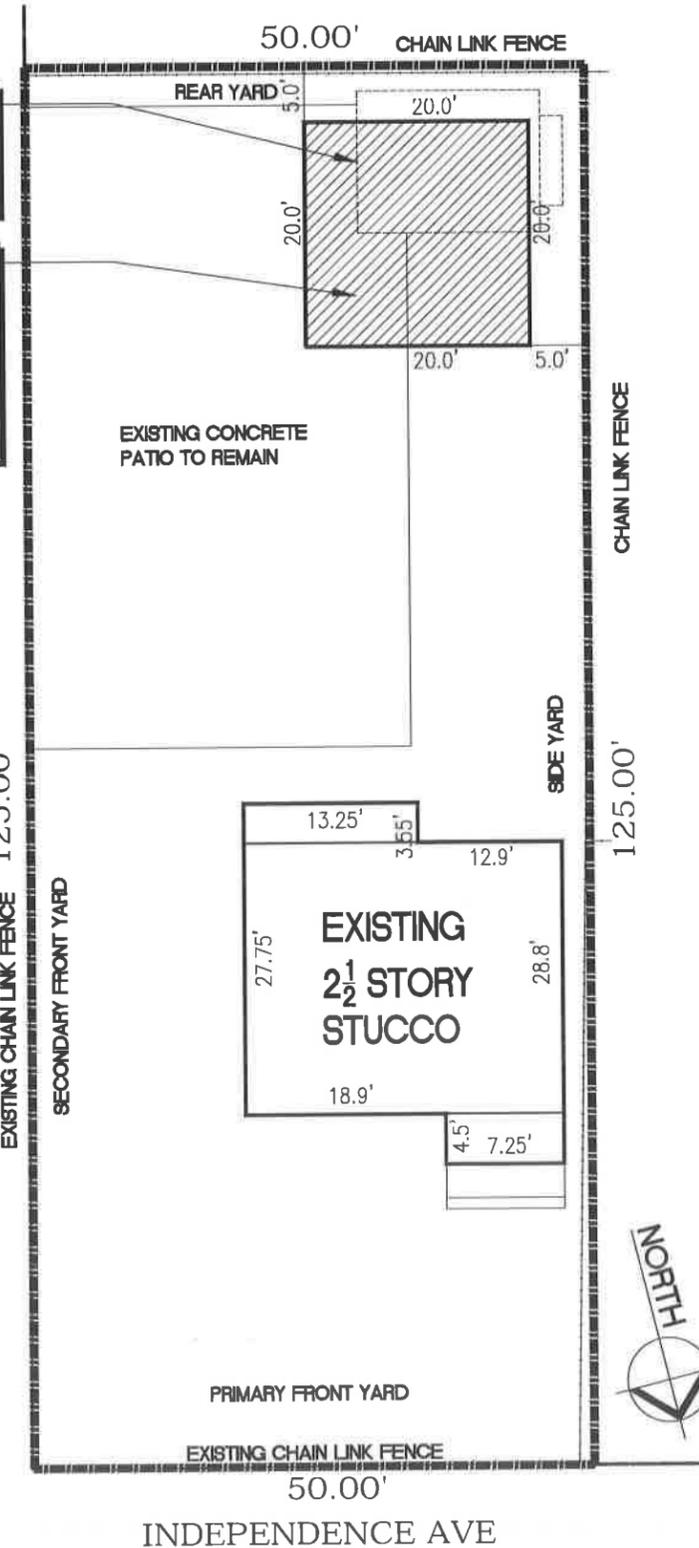
EXISTING GARAGE
DEMOLISHED UNDER
SEPARATE
APPLICATION

SCOPE OF WORK:
PROPOSED
DETACHED
CONCRETE BLOCK
AND FRAME 2-CAR
GARAGE
TOTAL 400 S.F.

COLUMBUS AVE

EXISTING CHAIN LINK FENCE 125.00'

SECONDARY FRONT YARD



PROPOSED SITE PLAN

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



R.A. SEAL

ISSUED TO:	DATE:	DESCRIPTION
SITE PLAN REVIEW APP.	01-06-25	

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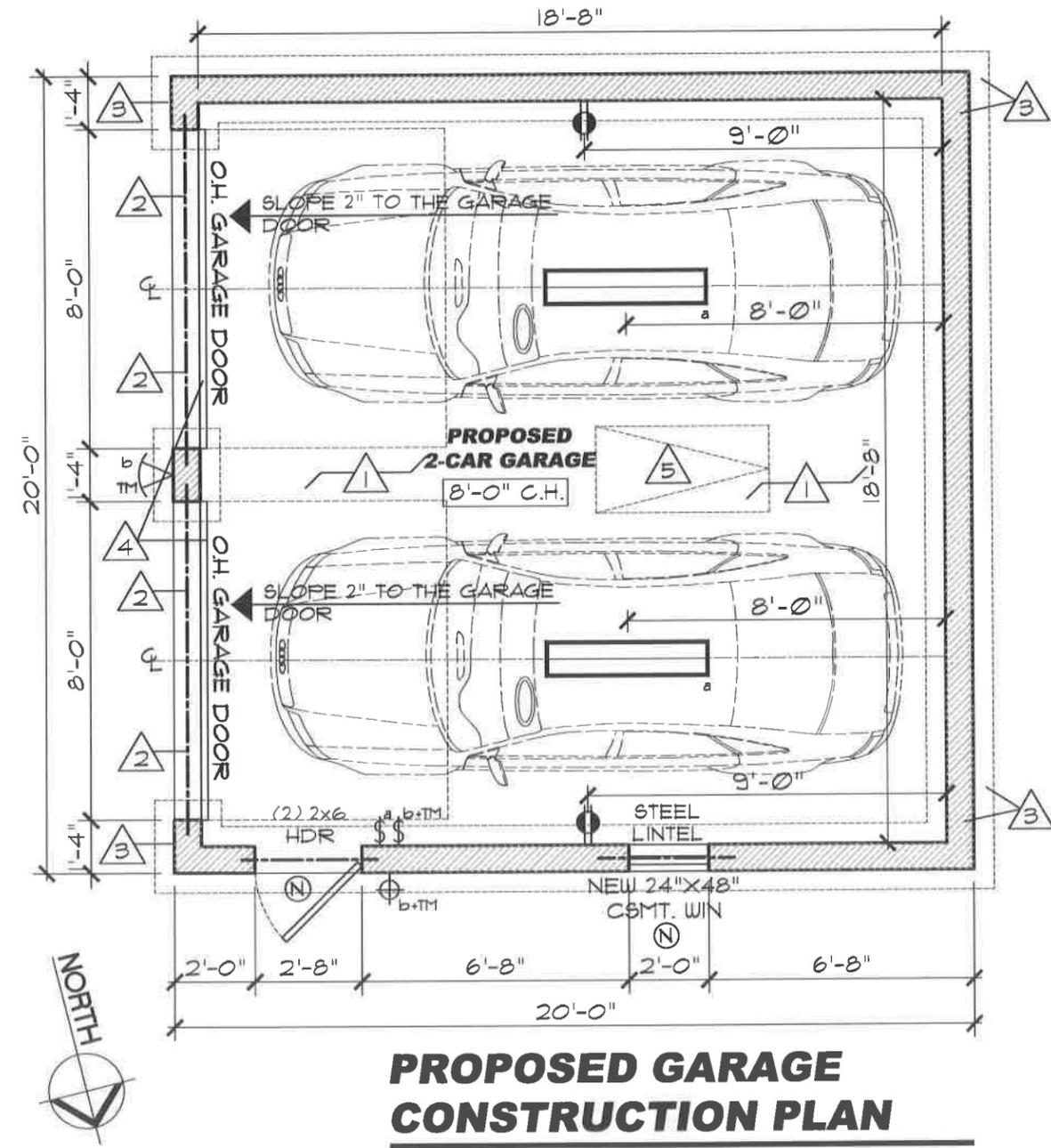
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**PROPOSED SITE
PLAN AND ZONING**

DATE: 01-06-25
DWG BY: A.M.
DWG No:

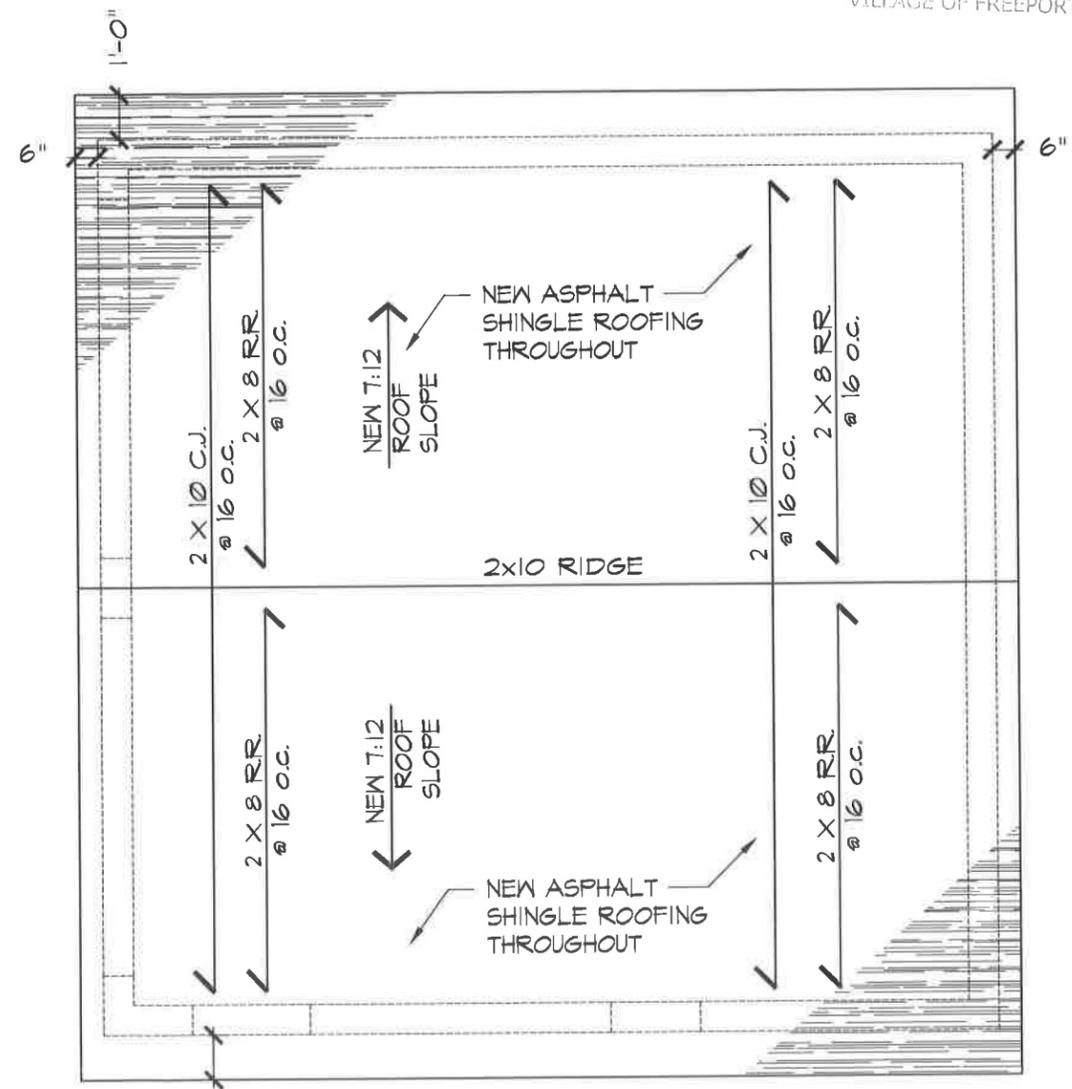
A-1

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PROPOSED GARAGE CONSTRUCTION PLAN
 SCALE : 1/4" = 1'-0"



PROPOSED GARAGE ROOF PLAN
 SCALE : 1/4" = 1'-0"

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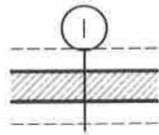
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PROPOSED FLOOR PLANS

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A-2

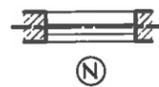
CONSTRUCTION LEGEND



PROP. 8"x16" CONCRETE BLOCK WALL W/
#5 REBAR @ 16" O.C. FILLED SOLID W/
CONC. ALL THE WAY DOWN TO FOUNDATION
WALL. FOUNDATION AND FOOTING BELOW
AS PER CONSTR. NOTE #3



PROP. 2'-8"x6'-8" DOOR AND FRAME,
SELECTED BY OWNER



PROP. 2'-0"x4'-0" WINDOW AND FRAME,
SELECTED BY OWNER



PROP. CEILING HEIGHT



PROP. LIGHT SWITCH
(a = CIRCUIT*)
(TM = TIMER)



PROP. 4'-0" FLUORESCENT LIGHT
FIXTURE T.B.D. BY OWNER



PROP. DUPLEX OUTLET 18" A.F.F.
UNLESS NOTED OTHERWISE



PROP. EXTERIOR FLOOD-LIGHT FIXTURE W/
TIMER, MOTION DETECTOR, AND GLARE SHIELD.
ALL LIGHTING TO BE SHIELDED FROM
NEIGHBORING PROPERTIES TO AVOID LIGHT
POLLUTION

CONSTRUCTION NOTES

G.C. TO SELECT ALL FRAMES, DOORS AND WINDOWS,
AND CONFIRM ROUGH OPENINGS WITH SIZES PRIOR
TO ORDERING.



PROPOSED 4" P.C. SLAB W/ 6-6-4X4 WWF
THROUGHOUT GARAGE FLOOR



5x3 1/2 x 5/16 (3 1/2 O.S. 1) ST. LINTEL ABOVE
ALL GARAGE DOORS. SEE LINTEL DETAIL ON
THIS PAGE AND NOTES BELOW:

LINTEL SCHEDULE

CONTRACTOR SHALL FURNISH ONE (1) LINTEL ANGLE FOR
EACH 4" OR 6" OF MASONRY FOR THE FOLLOWING OPENING
SIZES PER THE FOLLOWING SCHEDULE UNLESS OTHERWISE
NOTED.

ALL LINTEL ANGLES TO HAVE 6" MINIMUM BEARING

MASONRY OPENING	LINTEL ANGLE SIZE (IN.) (4" & 8" WALLS)	LINTEL ANGLE SIZE (6" WALLS)
UP TO 6'-6"	4x3 1/2 x 5/16 (3 1/2 O.S. 1)	5 x 5 x 5/16
UP TO 8'-0"	5x3 1/2 x 5/16 (3 1/2 O.S. 1)	5 x 5 x 5/16
UP TO 12'-0"	5x3 1/2 x 5/16 (3 1/2 O.S. 1)	6 x 6 x 5/16



10" WIDE CONC. CONTINUOUSLY Poured
FOUNDATION WALL W/ #4 REBAR @ 12" E.W. W/
12"x22" FOOTING



PROP. (2) 8'-0"x1'-0" OVERHEAD GARAGE
DOORS TO BE SELECTED BY OWNER



PROP. PULL DOWN STAIR TO ATTIC ABOVE



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PROPOSED PLANS
LEGEND AND
NOTES

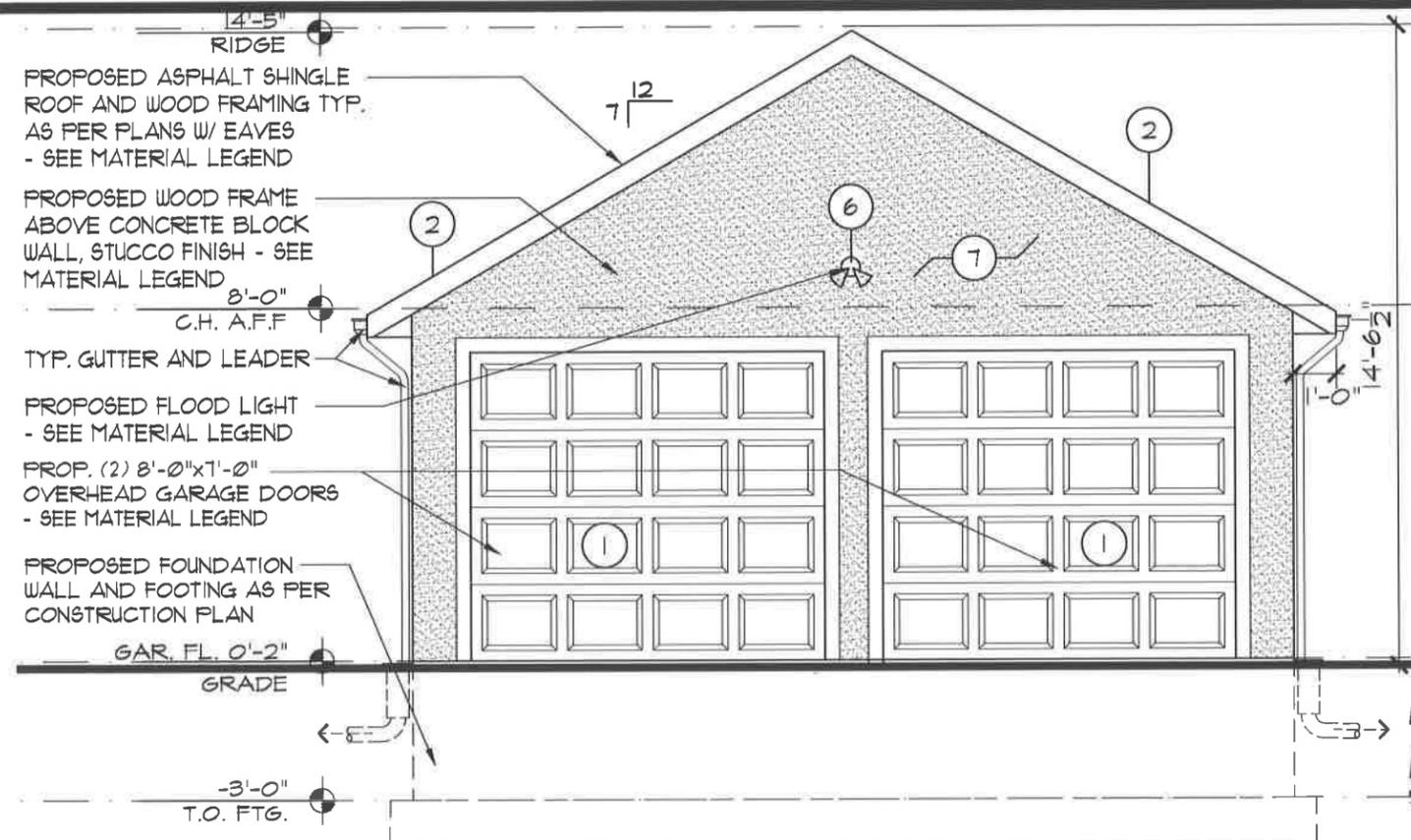
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A-3

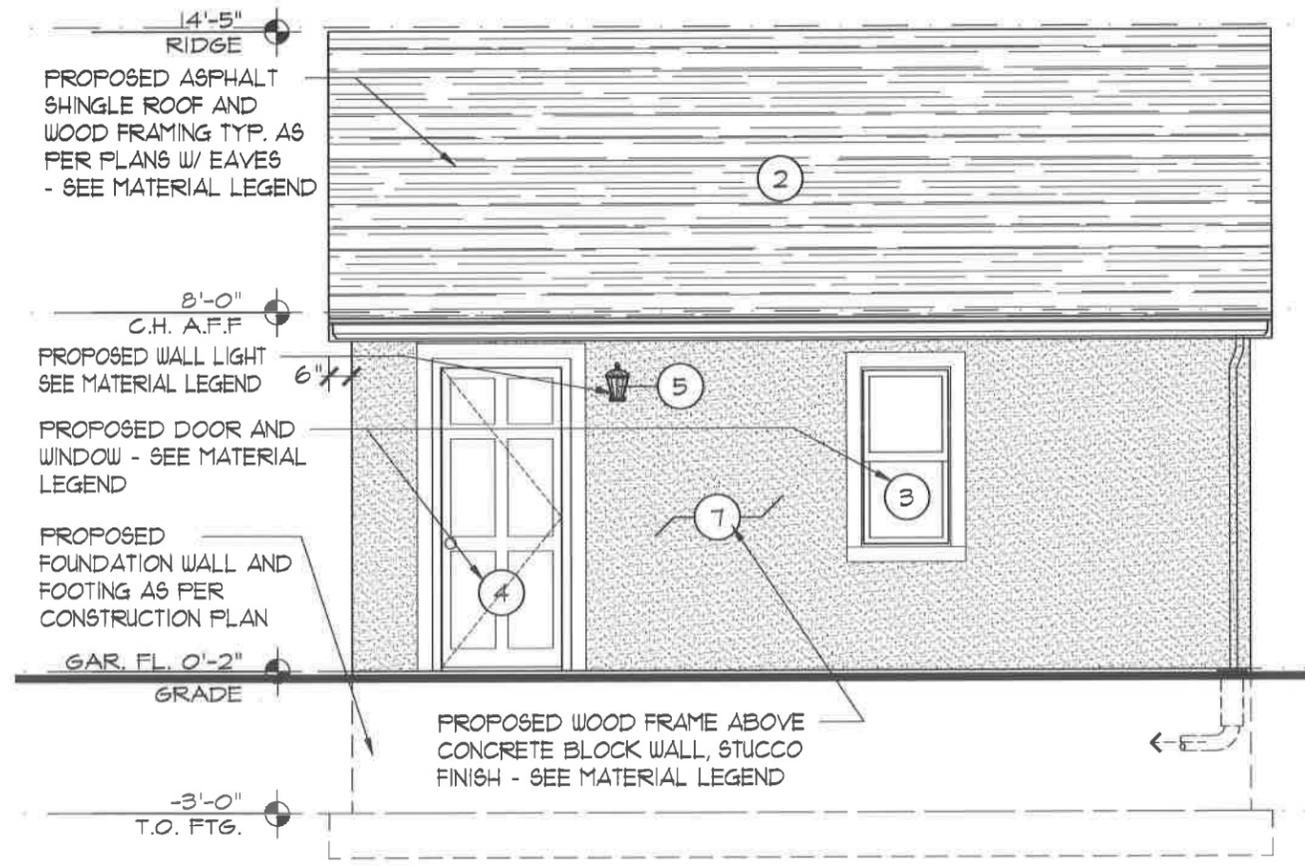
PAGE: 03 OF 05



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

MATERIAL LEGEND

- ① **GARAGE DOOR:**
MFG.: CLOPAY
LINE: CLASSIC STEEL SHORT PANEL
8'x7' INSULATED 6.5 R-VALUE
W/O WINDOW
COLOR: WHITE
- ② **ASPHALT ROOFING**
MFG.: GAF
LINE: TIMBERLINE HDZ LAMINATED
HIGH DEFINITION SINGLE
COLOR: PEWTER GRAY
- ③ **SIDE WINDOW**
MFG.: AMERICAN CRAFTSMAN
LINE: 70 PRO SERIES DOUBLE HUNG
W/ LOW-E
SIZE: 24"x48"
COLOR: WHITE
- ④ **SIDE DOOR**
MFG.: JELD-WEN
LINE: 32"x80" 6 PANEL
MAT: FIBERGLASS
COLOR: WHITE
- ⑤ **EXTERIOR SIDE DOOR LIGHT**
MFG.: PIA RICCO
LINE: WALL LANTERN SCONE
COLOR: MATTE BLACK
- ⑥ **EXTERIOR GARAGE DOOR LIGHT**
MFG.: PROBRITE
LINE: 400 WATT EQUIVALENT 100
DEGREE MOTION ACTIVATED
OUTDOOR INTEGRATED LED
FLOOD AND SPOT LIGHT 400K
COLOR: BLACK
- ⑦ **EXTERIOR STUCCO**
MFG.: SENERGY
COLOR: ULTRA WHITE - LRY 84



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



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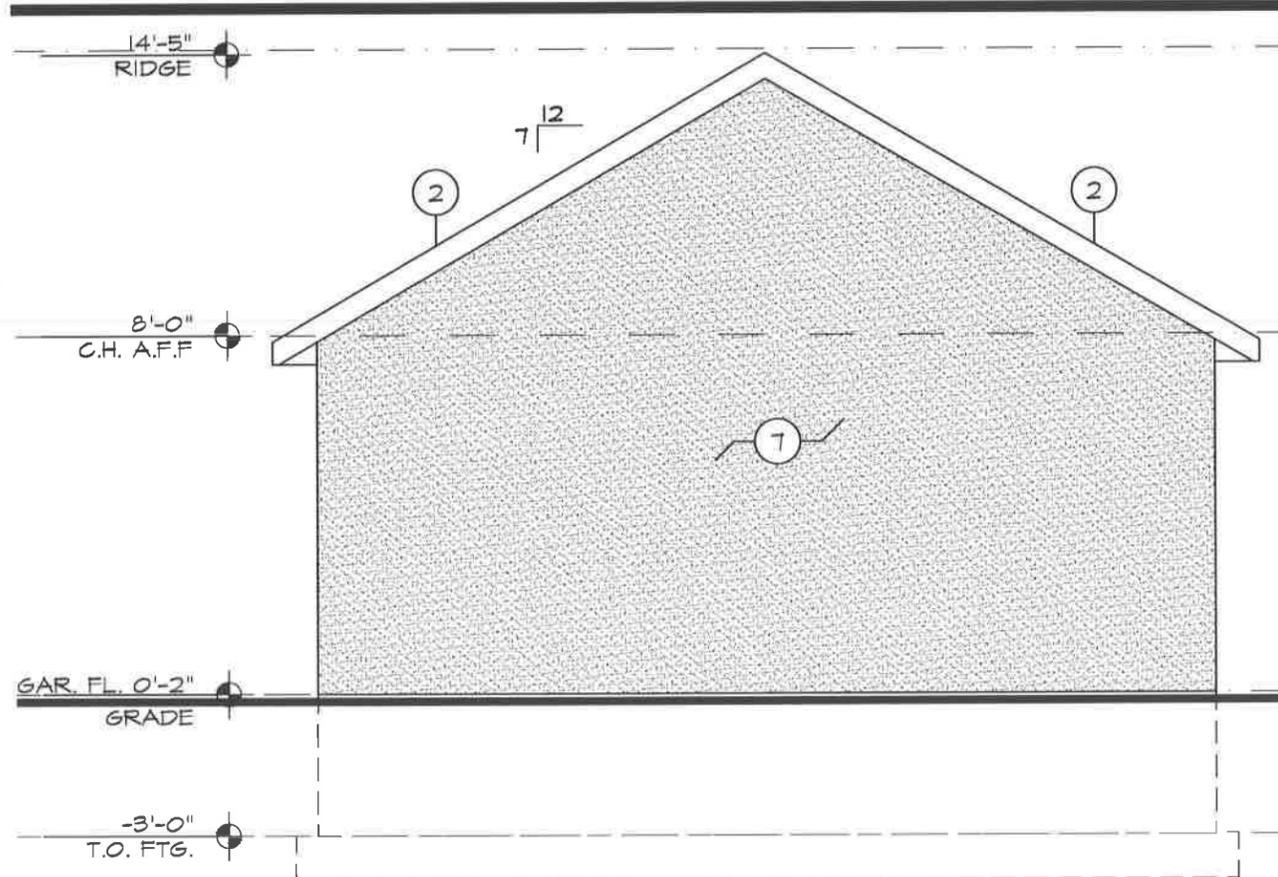
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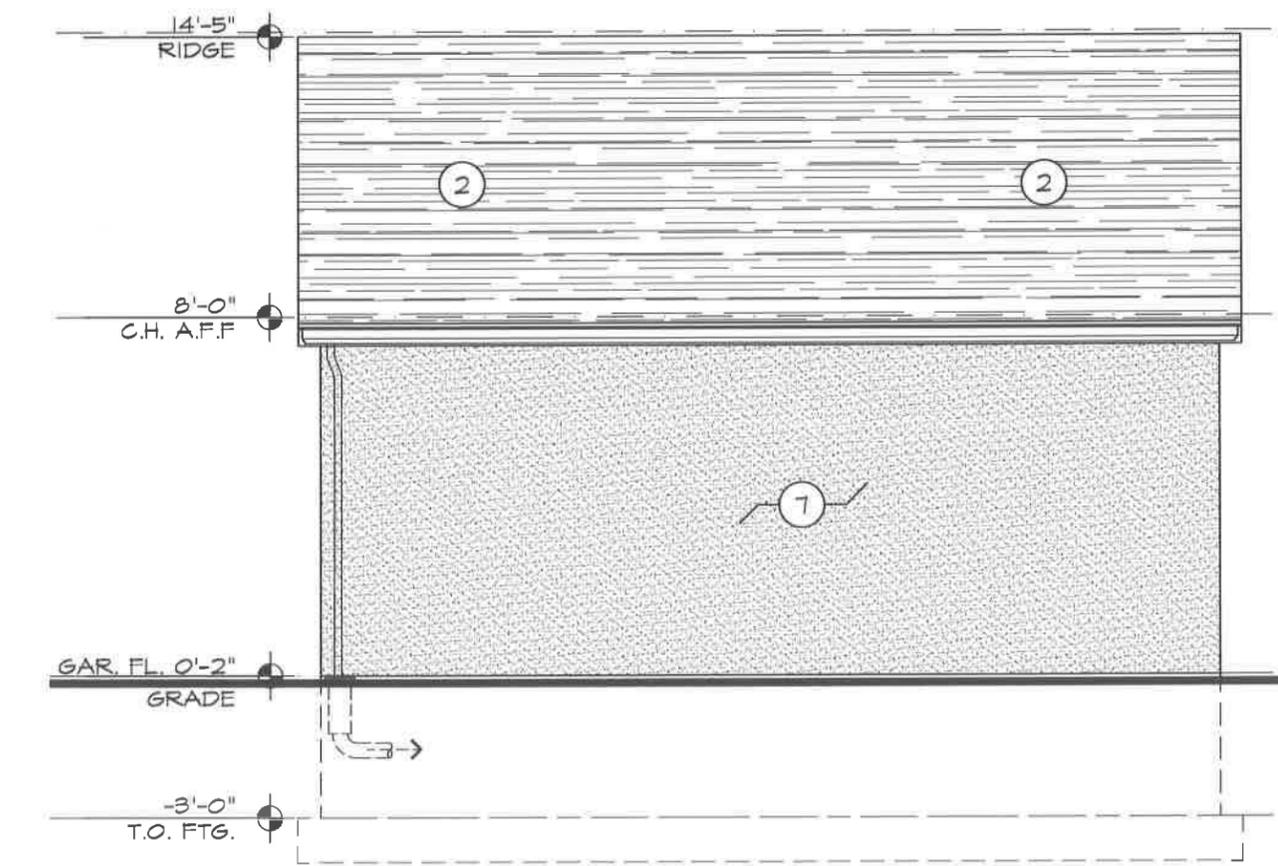
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A-4



**REAR
ELEVATION**

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



**LEFT-SIDE
ELEVATION**

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

MATERIAL LEGEND

- ① **GARAGE DOOR:**
MFG.: CLOPAY
LINE: CLASSIC STEEL SHORT PANEL
8'x7' INSULATED 6.5 R-VALUE
W/O WINDOW
COLOR: WHITE
- ② **ASPHALT ROOFING:**
MFG.: GAF
LINE: TIMBERLINE HDZ LAMINATED
HIGH DEFINITION SINGLE
COLOR: PEWTER GRAY
- ③ **SIDE WINDOW:**
MFG.: AMERICAN CRAFTSMAN
LINE: 10 PRO SERIES DOUBLE HUNG
W/ LOW-E
SIZE: 24"x48"
COLOR: WHITE
- ④ **SIDE DOOR:**
MFG.: JELD-WEN
LINE: 32"x80" 6 PANEL
MAT: FIBERGLASS
COLOR: WHITE
- ⑤ **EXTERIOR SIDE DOOR LIGHT:**
MFG.: FIA RICCO
LINE: WALL LANTERN SCONE
COLOR: MATTE BLACK
- ⑥ **EXTERIOR GARAGE DOOR LIGHT:**
MFG.: PROBRITE
LINE: 400 WATT EQUIVALENT 100
DEGREE MOTION ACTIVATED
OUTDOOR INTEGRATED LED
FLOOD AND SPOT LIGHT 400K
COLOR: BLACK
- ⑦ **EXTERIOR STUCCO:**
MFG.: SENERGY
COLOR: ULTRA WHITE - LRY 84



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