

Application Date: 2/24/2025
Fees Paid: \$225-00

SP# 3811

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: 70 S BAYVIEW AVENUE ZONING DISTRICT: RESIDENCE A
SECTION 54 BLOCK 084 LOT 209 LOT SIZE: 60x120

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>SAME AS OWNER</u>	Name: <u>KENJAN & ANAND SINGH</u>
Address:	Address: <u>70 S BAYVIEW AVE FREEPORT NY 11520</u>
Telephone #:	Telephone #: <u>917 403 6440</u>

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

Present Land Use: _____ Proposed Land Use: RESIDENTIAL

Description of Proposed Work: REMOVE EXISTING STAIRS & REPLACE WITH DOUBLE STAIR CASE.

I request a preliminary meeting: _____ YES NO

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

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VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 19th
day of January, 2025.
[Signature]
Notary Public

AAKASH T SINGH
Notary Public - State of New York
No. 01SI0021932
Qualified in Nassau County
My Commission Expires 03/08/2028

1-27-2025
DATE

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 27th
day of January, 2025.
[Signature]
Notary Public

AAKASH T SINGH
Notary Public - State of New York
No. 01SI0021932
Qualified in Nassau County
My Commission Expires 03/08/2028

1/27/2025
DATE

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 CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

updated SITE PLAN LETTER
February 24, 2025

Kennard Singh
70 S Bayview Ave
Freeport, NY 11520

RE: 70 S Bayview Ave Freeport, NY
Zoning District – Residence A Sec. 54 Blk. 084, Lot 209
Building Permit Application #20244048
Description: Remove exiting stairs to replace with double staircase.

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

Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20244048

Location: 70 Bayview Ave, Freeport NY 11520

Applicant: Kennard Singh

Description: Remove exiting stairs to replace with double staircase.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: February 24, 2025

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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Appendix B
Short Environmental Assessment Form

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VILLAGE OF FREEPORT, NY

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>Replacement of front stoop and steps</u>			
Project Location (describe, and attach a location map): <u>70 S Bayview Ave, Freeport NY 11520-3242. S of Lexington Ave N of Pine Street</u>			
Brief Description of Proposed Action: <u>Replacement/repair of existing front stoop and steps on a residential property to improve safety and aesthetics.</u>			
Name of Applicant or Sponsor: <u>Kennard & Anandi Singh</u>		Telephone: <u>(917) 403-6440</u>	
		E-Mail: <u>kens1969@gmail.com</u>	
Address: <u>70 S Bayview Ave</u>			
City/PO: <u>Freeport</u>		State: <u>New York</u>	Zip Code: <u>11520</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.16</u>	acres
b. Total acreage to be physically disturbed?		<u>0.01</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.16</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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	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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? VILLAGE OF FREEPORT, NY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: N/A	<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: N/A	<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: N/A	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Kennard Singh</u>		Date: <u>11/08/2024</u>
Signature: _____		

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

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STATE OF CONNECTICUT

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

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70 S Bayview Ave
(Front)

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VILLAGE OF FREEPORT, NY

70 S Bayview Ave
(Side A)



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VILLAGE OF FREEPORT, NY



70 S Bayview Ave
(Back)

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70 S Bayview Ave
(Side B)





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VILLAGE OF FREEPORT, NY



FRONT ELEVATION

1/4" = 1'-0"

GRAY ARCHITECTURAL
SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

SINGH RESIDENCE
70 S BAYVIEW AVE
FREEPORT, NY 11520

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**280 Pine St,
Freeport, NY 11520**

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67 S Bayview Ave,
Freeport, NY 11520



71 S Bayview Ave,
Freeport, NY 11520

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**61 S Bayview Ave,
Freeport, NY 11520**



**63 S Bayview Ave,
Freeport, NY 11520**

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**93 Lexington Ave,
Freeport, NY 11520**



**59 S Bayview Ave
Freeport, NY 11520**

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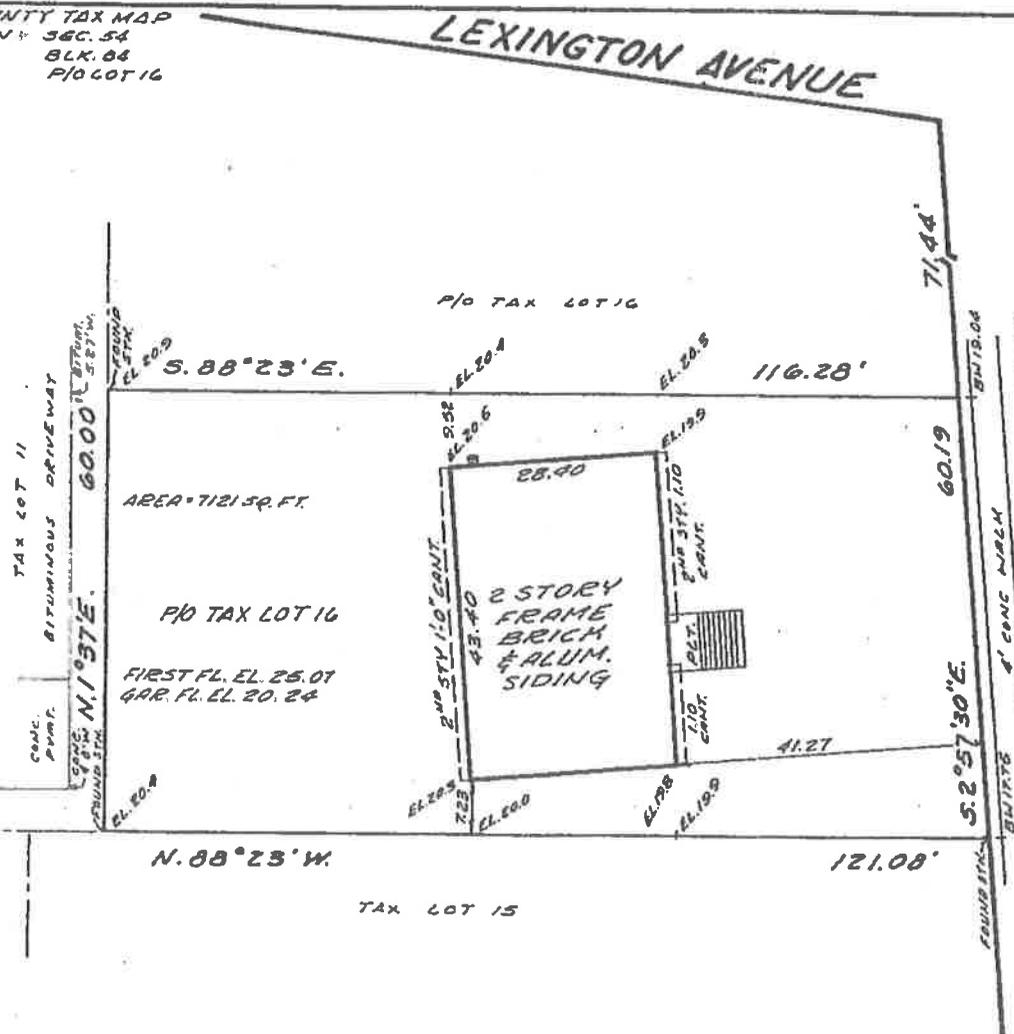
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

TITLE NO. T-2684-2982

NASSAU COUNTY TAX MAP
DESIGNATION: 36C.54
BLK. 84
P10 LOT 16

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AND HIS SUCCESSORS, CONTRACTORS, AGENTS AND ATTORNEYS, AND SHALL NOT BE BINDING ON THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE OBJECTS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO BUILDINGS AND ANY OTHER CONSTRUCTION.



DRAWN	CHECKED	DATE	SEC.	
V.B.	\$	4-3-85	BLK.	84
C.M.	\$	3-13-86	FILE NO.	
			JOB NO.	2192-10

GUARANTEED TO:
 TICOR TITLE GUARANTEE Co.
 JAMES VAKHAS
 PANAGIOTIS HOUSTOUMBIS
 Baldwin, Cornelius P.C. &
BALDWIN & CORNELIUS, P.C.



REDATED: MARCH 11, 1986

#70 S. BAYVIEW AVENUE

MAP OF
PROPERTY
 SITUATED AT
FREEPORT,
 NASSAU COUNTY, NEW YORK
 SURVEYED: AUGUST 6 1985
BALDWIN & CORNELIUS, P.C.

CIVIL ENGINEERS & SURVEYORS
 LIC. NO. 32650PE-LS
FREEPORT, L. I., N. Y.
 SCALE 1" = 20'

MAP FILED _____
 CASE NO. _____
 BLDR'S JOB NO. _____

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VILLAGE OF FREEPORT, NY

- TO THE BEST OF CHRIS GRAY'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, NFPA 70 STANDARD, NATIONAL ELECTRIC CODE, AND LOCAL ZONING CODE
- THESE CONSTRUCTION DOCUMENTS ARE PREPARED FOR THE PROJECT ADDRESS LISTED ON THE DRAWINGS AND ARE NOT TO BE USED AT A DIFFERENT LOCATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT. UNAUTHORIZED USE WILL ALSO BE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990
- NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR OWNER NOT OBTAINING BUILDING PERMIT OR ADDITIONAL WORK COMPLETED WITHOUT THE KNOWLEDGE OF THE BUILDING DEPARTMENT AFTER CERTIFICATE OF OCCUPANCY ISSUANCE
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AT JOB SITE BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING FORWARD.
- DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. DIMENSIONS NOTED ARE MEASURED FROM FINISHED SURFACES. PROVIDE EXACT DIMENSION CLEAR SHOWN WHEN "HOLD" IS INDICATED.
- THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ARCHITECT SHALL NOT BE REQUIRED TO APPROVE UNAUTHORIZED STRUCTURAL AND OR SPATIAL CHANGES DURING OR POST CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY TO PROVIDE BUILDING INSPECTIONS AT PROGRESSIVE STAGES OF CONSTRUCTION. IT SHALL BE CONSTRUED THAT ONCE THE FINAL INSPECTION IS COMPLETED, THE PROJECT IS IN COMPLETE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT.
- IF THE WORD CERTIFY IS USED IN ANY OF ITS FORMS HEREIN AND/OR ON ACCOMPANYING DOCUMENTS RELATING TO THIS PROJECT CREATED BY THE ARCHITECT, IT IS AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE CONSTRUED OR UNDERSTOOD TO BE A STATEMENT OF FACT, A WARRANTY, OR A GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.
- SHOP DRAWINGS MUST CONFORM TO THE ARCHITECTURAL DRAWINGS AND BE APPROVED BY ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.
- PROPOSED WORK IS BASED ON SURVEY PREPARED BY LICENSED SURVEYOR AND SUPPLIED BY OWNER. ARCHITECT IS NOT RESPONSIBLE FOR SURVEY ERRORS. OWNER OR CONTRACTOR IS TO HIRE SURVEYOR TO STAKE OUT WORK IF NECESSARY.
- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. CONTRACTOR TO INSPECT THE EXISTING FRAMING FOR STRUCTURAL INTEGRITY.
- RS11.7.5 STAIR TREADS AND RISERS-** THE MAXIMUM RISER HEIGHT SHALL BE 6 1/2" AND THE MINIMUM TREAD DEPTH SHALL BE 4". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
- RS11.7.2 HEADROOM-** THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDINGS OR PLATFORM ON THAT PORTION OF STAIRWAY.
- RS11.7.8 HANDRAILS-** HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS.
- RS11.7.8.5 HANDRAIL GRIP SIZE-** TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4" AND A CROSS SECTION OF NOT MORE THAN 2 1/4".
- RS12.1 GUARDS REQUIRED-** SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE NOSINGS. GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.
- RS12.1.5 GUARD OPENING LIMITATIONS-** REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER.
- R401.4 SOIL TESTS-** IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIVE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. HIRED BY OWNER OR GENERAL CONTRACTOR.
- R402.2 CONCRETE-** POURED CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI MINIMUM AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS SHALL BE 5,500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED. POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM OF 5,000 PSF BEARING CAPACITY AT A DEPTH BELOW THE FROST LINE WITHIN THE GROUND.
- CONCRETE MASONRY UNITS SHALL BE OF NORMAL WEIGHT CONCRETE. ALL WALLS SHALL BE BONDED WITH HORIZONTAL GALVANIZED REINFORCEMENT AT EVERY OTHER COURSE VERTICALLY.
- R405.1 FOUNDATION DRAINAGE-** DRAINS SHALL BE PROVIDED AROUND ALL FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, OR PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- R406.1 FOUNDATION DAMPROOFING-** FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTINGS TO THE FINISHED GRADE.
- RT03.4 FLASHING-** APPROVED CORROSION RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
- PLUMBING AND HEATING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE BY A LICENSED PLUMBER
- ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND NEW YORK STATE RESIDENTIAL CODE BY A LICENSED ELECTRICIAN
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST ADDITION OF THE 'AMERICAN SOCIETY FOR TESTING AND MATERIALS' (ASTM) SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW UNLESS SPECIFIED OTHERWISE.
- STRUCTURAL LUMBER CALCULATIONS ARE BASED ON HEM FIR NO. 2 WITH A FIBER STRESS OF 850 PSI AND A MODULUS OF ELASTICITY OF 1,300 KSI. LUMBER TO BE CLEAN WITH NO SPLITS, CHECKS, AND SHAKES.
- LAMINATED VENEER LUMBER CALCULATIONS ARE BASED ON A FIBER STRESS OF 2,600 PSI AND A MODULUS OF ELASTICITY OF 1,400 KSI. REFER TO MANUFACTURERS MANUALS FOR MULTIPLE MEMBER CONNECTIONS AND PROPER USE.
- STRUCTURAL STEEL CALCULATIONS ARE BASED ON A36 STEEL WITH A FIBER STRESS OF 21.6 KSI AND A MODULUS OF ELASTICITY OF 29,000 KSI.

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

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY	B ZONE
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	9'
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	
	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.7

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

UNINHABITABLE ATTICS WITHOUT STORAGE- NOT MORE THAN 42'	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS WITH FIXED STAIRS	30 PSF
EXTERIOR BALCONIES AND DECKS	40 PSF
GUARDS AND HANDRAILS	200 PSF
GUARDS INFILL COMPONENTS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

TABLE R301.7 DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
CEILINGS WITH BRITTLE FINISHES (PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS- WIND LOADS WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS- WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	H/180
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

TABLE R301.6 MINIMUM ROOF LIVE LOADS OF HORIZONTAL PROJECTION

USE GROUND SNOW LOAD 20 PSF

VILLAGE OF FREEPORT ZONING

SECTION	54
BLOCK	84
LOT	209
DISTRICT	RESIDENCE A

PERMITTED USE

DWELLINGS FOR NOT MORE THAN 1 FAMILY

HEIGHT- ESTABLISHED GRADE TO HIGHEST POINT

35' MAXIMUM/ 3 STORIES

4'-8" PROPOSED

LOT AREA AND WIDTH

7,500 SQ FT MINIMUM
 7,121 SQ FT EXISTING
 75 FT MINIMUM WIDTH
 60.19 FT EXISTING
 EXISTING LOT IS NONCONFORMING

LOT COVERAGE-

PRINCIPAL BUILDING 30% MAXIMUM	
EXISTING DWELLING	1,298 SQ FT
EXISTING COVERED PORCH	28 SQ FT
PROPOSED STAIR PLATFORM ADDITION	88 SQ FT
TOTAL	1,414 SQ FT

PROPERTY AREA 7,121 SQ FT

PROPOSED BUILDING COVERAGE= 19.9% < 30% MAXIMUM ALLOWABLE

LOT COVERAGE EXCLUSIVE OF CHIMNEYS, CORNICES, OPEN STEPS, DECKS < 18" ABOVE ESTABLISHED GRADE, BASEMENT ENTRIES

LOT COVERAGE-

PRINCIPAL BUILDING & COVERED PORCH 35% MAXIMUM- PORCHES 250 SQ FT MAX

EXISTING DWELLING	1,298 SQ FT
EXISTING COVERED PORCH	28 SQ FT
PROPOSED STAIR PLATFORM ADDITION	88 SQ FT
TOTAL	1,414 SQ FT
PROPERTY AREA	7,121 SQ FT
PROPOSED BUILDING COVERAGE= 19.9%	

FLOOR AREA RATIO- 50% MAX

GROSS FLOOR AREA OF PRINCIPAL BUILDING INCLUDING ATTACHED GARAGES, NOT INCLUDING UNENCLOSED PORCHES, BASEMENTS, UNHEATED SPACES, SPACE < 7' CLG

EXISTING FIRST FLOOR	1,233 SQ FT
EXISTING SECOND FLOOR	1,300 SQ FT
TOTAL	2,533 SQ FT

PROPERTY AREA 7,121 SQ FT

EXISTING FLOOR AREA= 35.6% < 50% ALLOWABLE

FRONT YARD

20' MINIMUM OR AVERAGE FRONT YARD SETBACK WITHIN 200' ON EACH SIDE OF PROPERTY IS 37.8', WHICH EVER IS GREATER WITH A MAXIMUM OF 40'

REAR YARD

20' MINIMUM, NOT LESS THAN 20% OF DEPTH OF LOT WHICH EVER IS GREATER

SIDE YARD

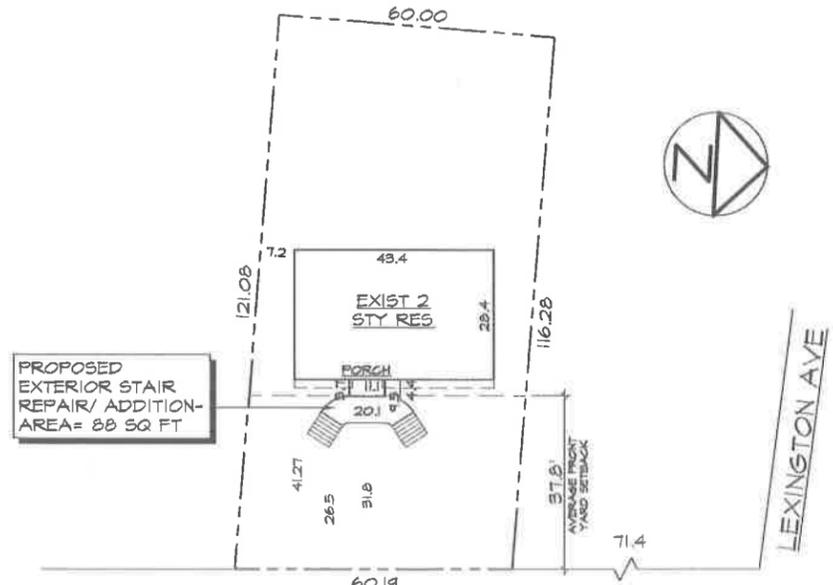
5' MINIMUM, 25% OF LOT WIDTH TOTAL
25% OF 60' = 15' TOTAL

PERMITTED ENCROACHMENTS

WINDOW SILLS 6', CORNICES 2', CHIMNEYS 2' FOR A MAXIMUM LENGTH OF 10'

OFF STREET PARKING REQUIREMENTS

ONE FAMILY DWELLING 2 MINIMUM PARKING WITHIN SIDE YARD PERMITTED (9' x 20' MINIMUM PER SPACE)
2 CARS PROVIDED



PROPOSED EXTERIOR STAIR REPAIR/ ADDITION- AREA= 88 SQ FT

PLOT PLAN

ARCHITECTURAL
SINGH RESIDENCE

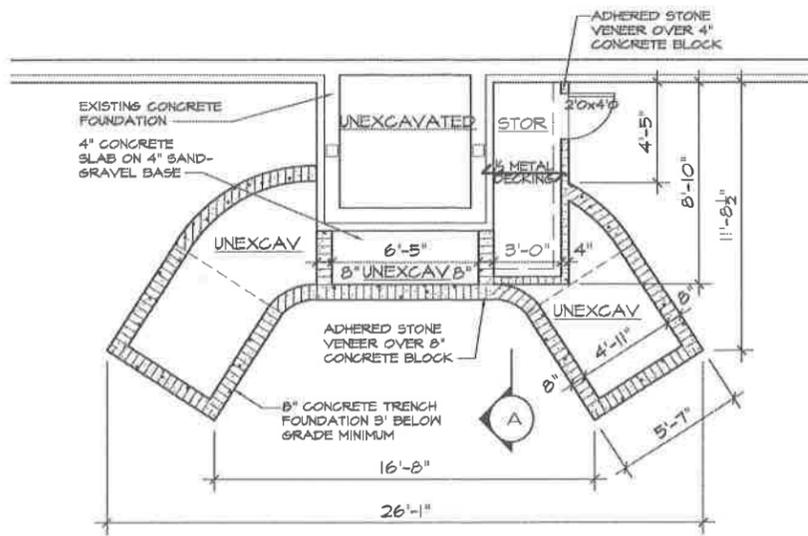
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VILLAGE OF FREEPORT, NY

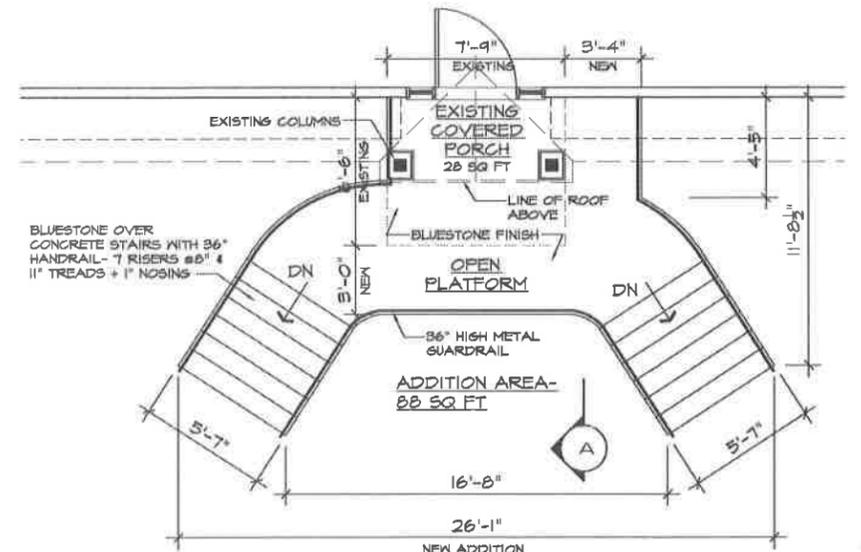
FINISH NOTES

- 1- CONTRACTOR TO COORDINATE FINISHES AND COLORS WITH OWNER
- 2- FINISH MATERIALS TO BE APPLIED AS PER THE MANUFACTURERS GUIDELINES



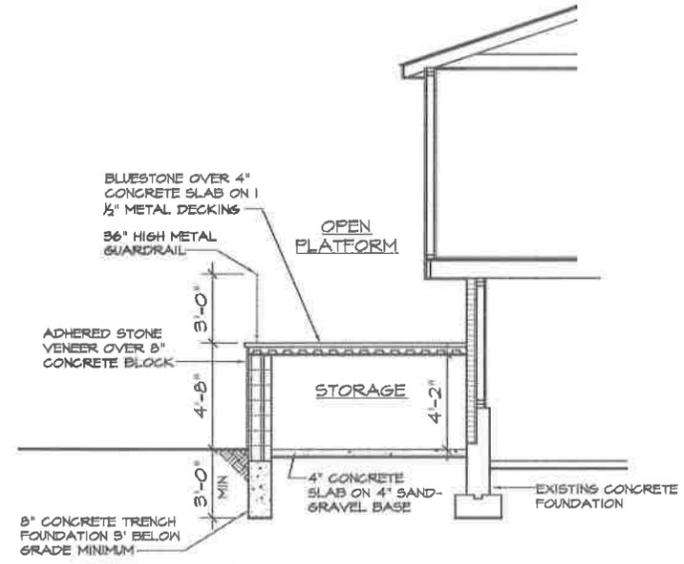
FOUNDATION PLAN

1/4"=1'-0"



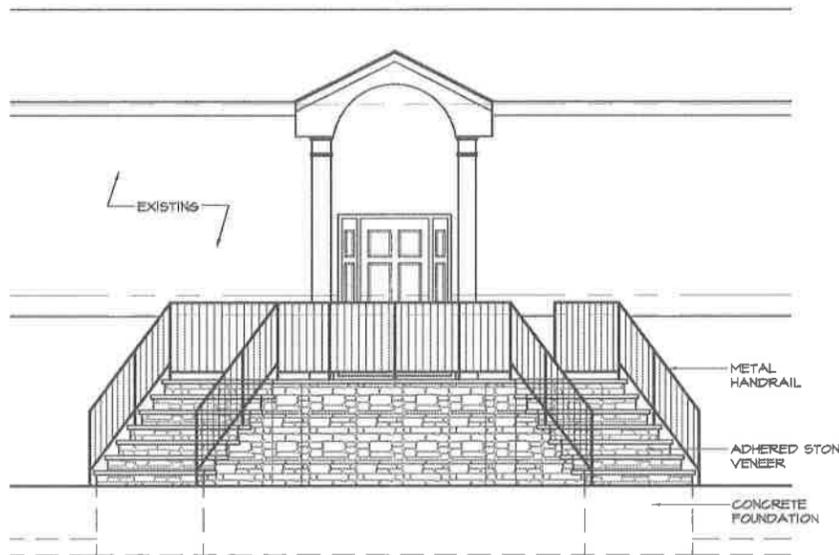
FIRST FLOOR PLAN

1/4"=1'-0"



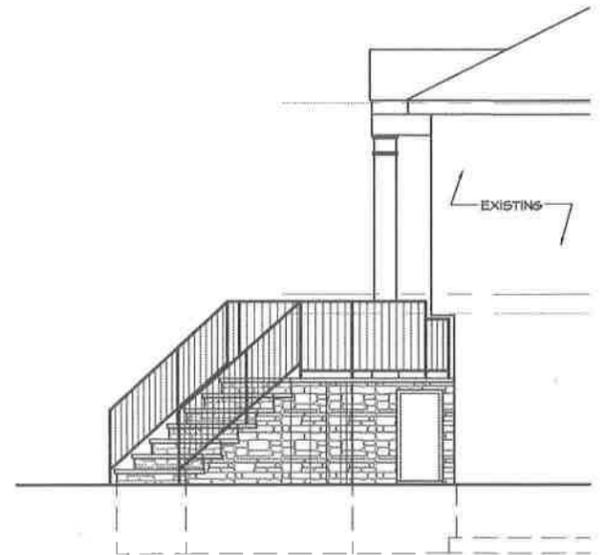
SECTION 'A-A'

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"



INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

March 28, 2025

Kennard Singh
70 S Bayview Ave
Freeport, NY 11520

RE: **70 S Bayview Ave Freeport, NY**

Zoning District – Residence A Sec. 54 Blk. 084, Lot 209

Building Permit Application #20244048

Description: Removal and replacement of existing exterior staircase.

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

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: **NO**

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project: Building Permit App. 20244048

Location: 70 Bayview Ave, Freeport NY 11520

Applicant: Kennard Singh

Description: Removal and replacement of existing exterior staircase.

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: March 28, 2025

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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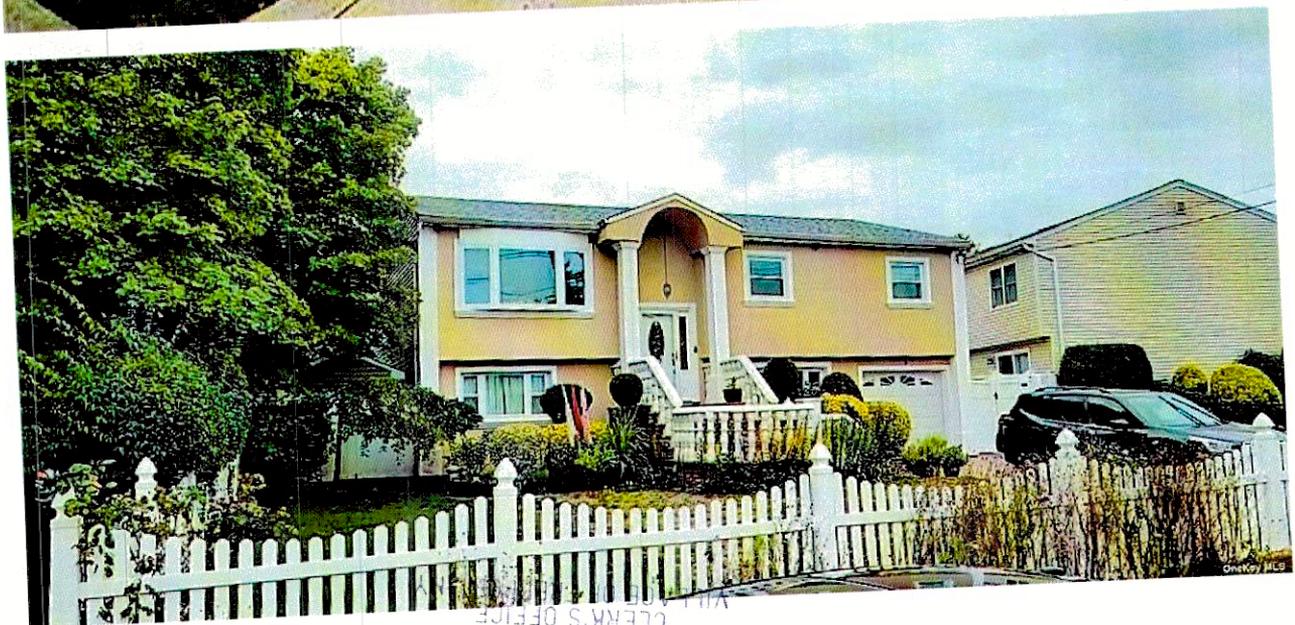
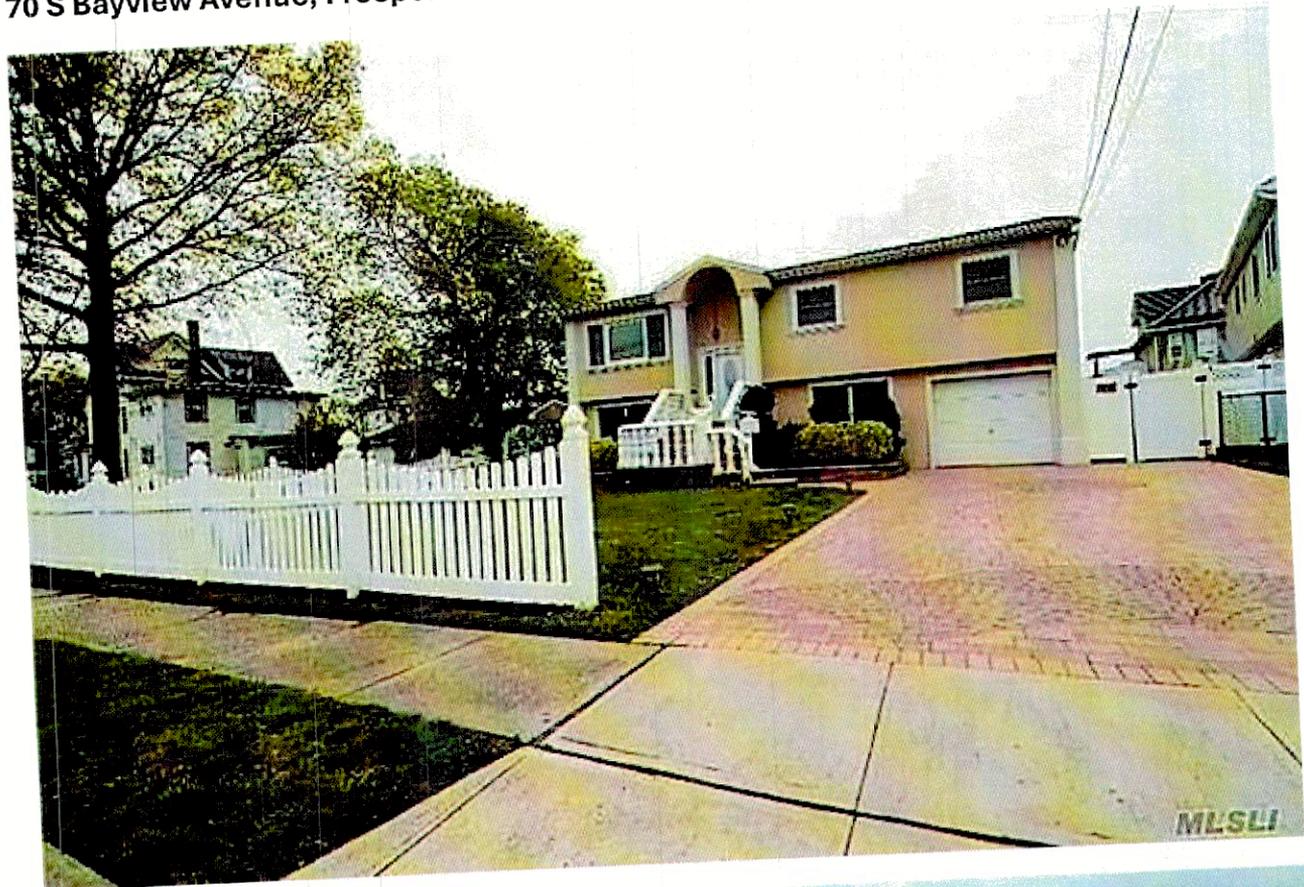


FRONT ELEVATION

GRAY ARCHITECTURAL
SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

SINGH RESIDENCE
70 S BAYVIEW AVE
FREEPORT, NY 11520

70 S Bayview Avenue, Freeport NY 11520 – Original Look



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Very Old Pic of 70 S Bayview Avenue

<https://lr.v.nassaucountyny.gov/info/54084++02090/>



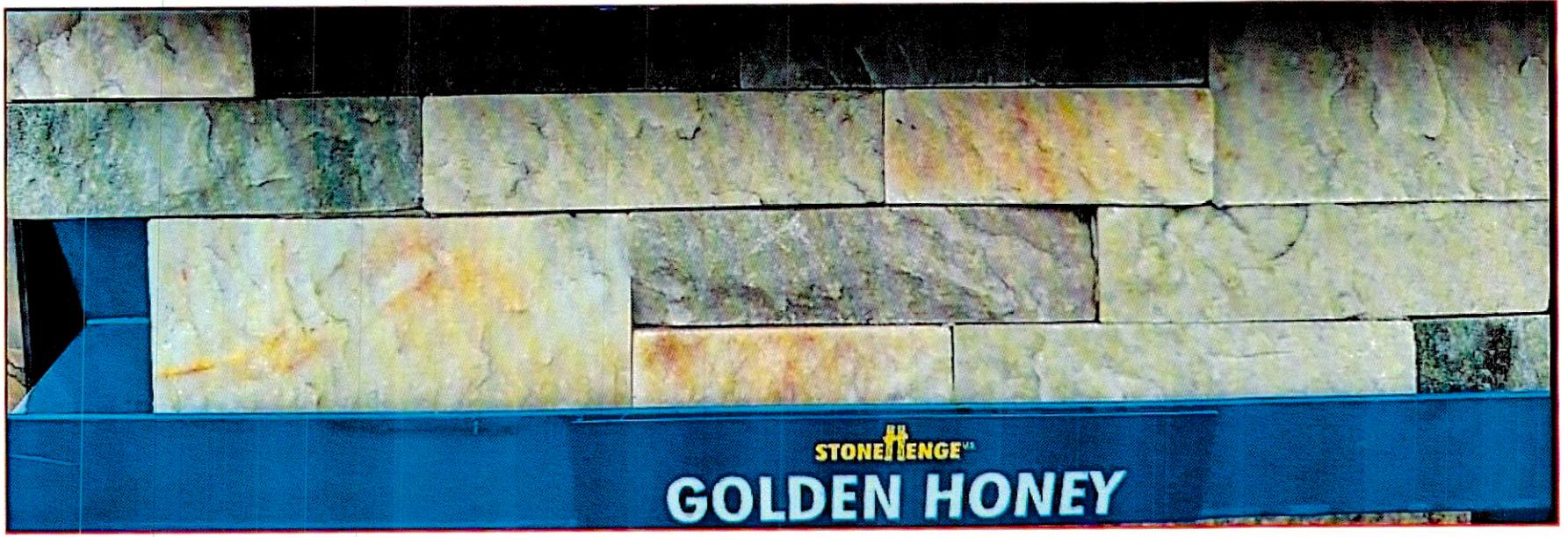
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Name/Color of stonework for the step.

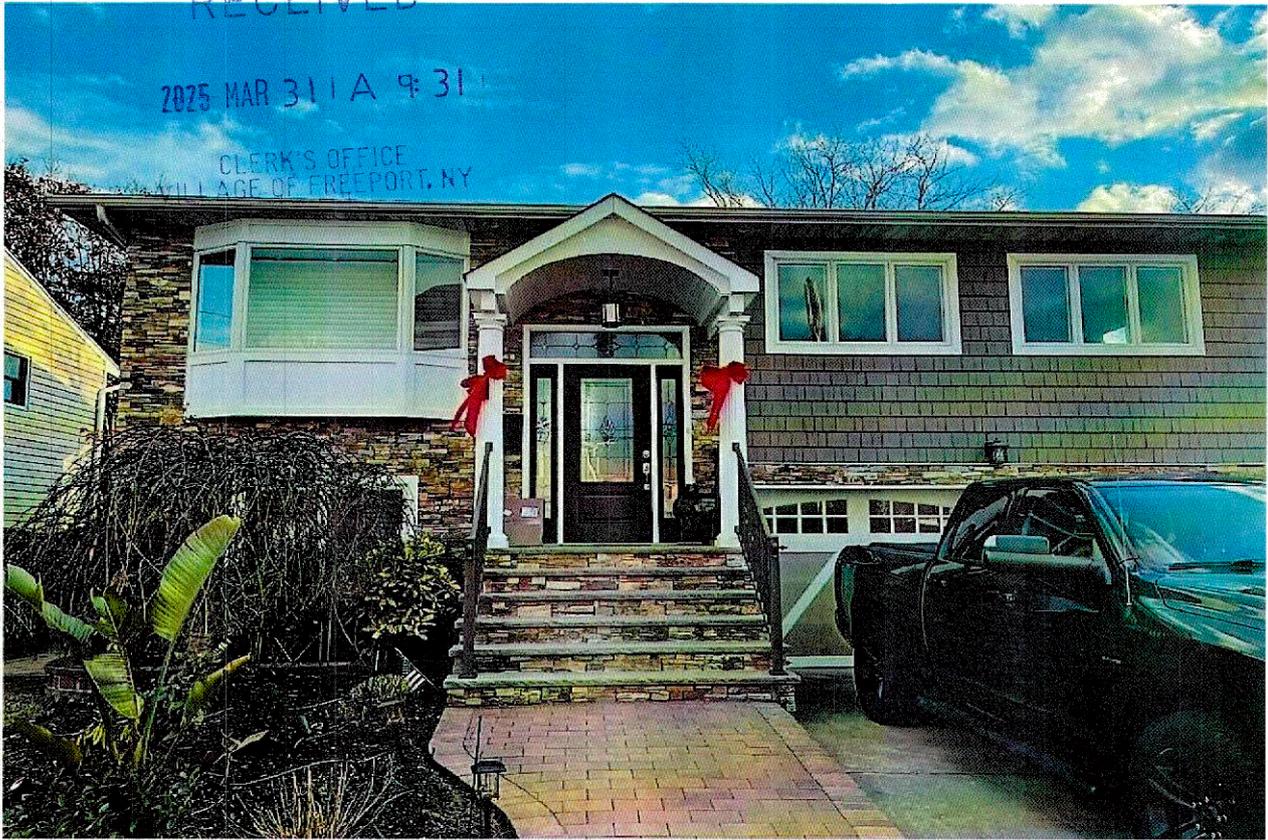


57 Florence Avenue, Freeport, NY 115

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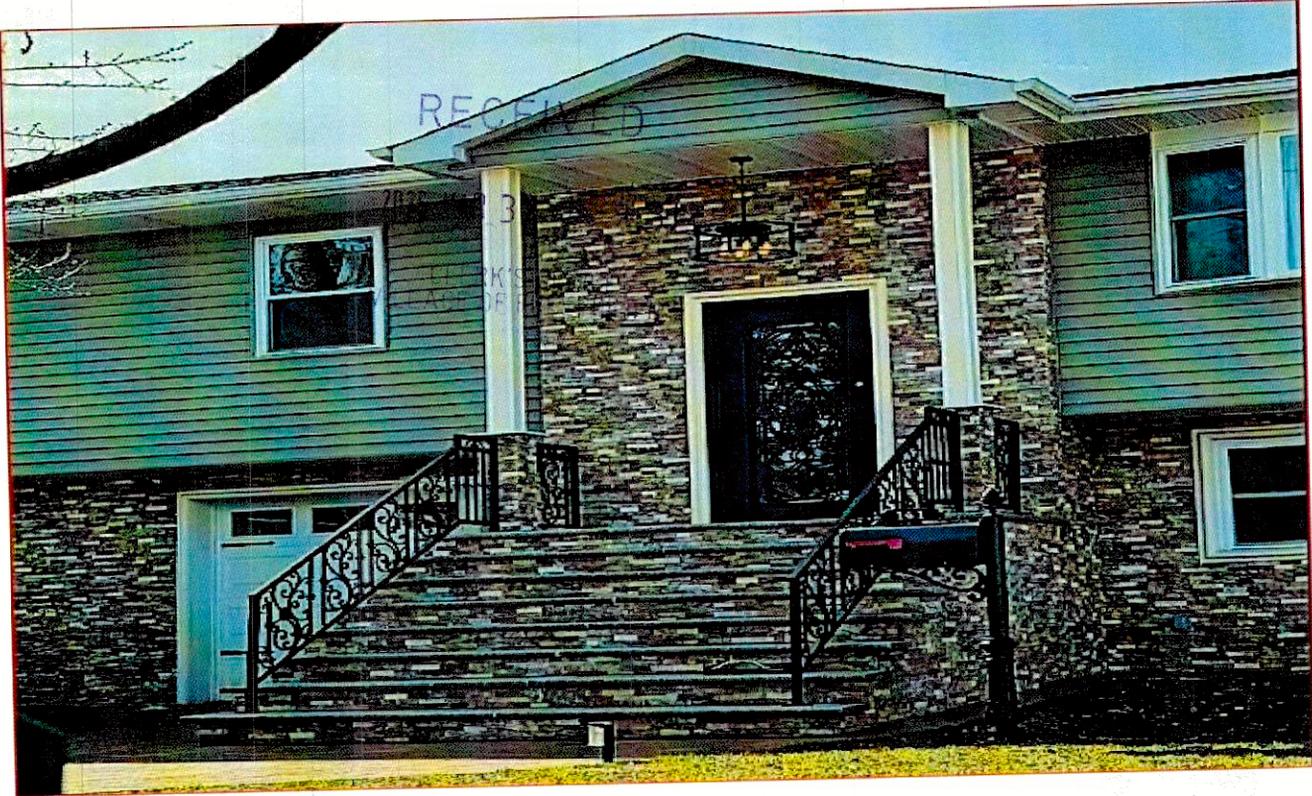


119 South Bay Avenue, Freeport NY

One Nine teen

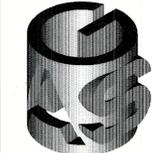


141 North Brookside Avenue, Freeport, NY



GENERAL NOTES/ 2020 RESIDENTIAL CODE OF NYS

- TO THE BEST OF CHRIS GRAY'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, NFPA 70 STANDARD, NATIONAL ELECTRIC CODE, AND LOCAL ZONING CODE
- THESE CONSTRUCTION DOCUMENTS ARE PREPARED FOR THE PROJECT ADDRESS LISTED ON THE DRAWINGS AND ARE NOT TO BE USED AT A DIFFERENT LOCATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT. UNAUTHORIZED USE WILL ALSO BE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990
- NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR OWNER NOT OBTAINING BUILDING PERMIT OR ADDITIONAL WORK COMPLETED WITHOUT THE KNOWLEDGE OF THE BUILDING DEPARTMENT AFTER CERTIFICATE OF OCCUPANCY ISSUANCE
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AT JOB SITE BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING FORWARD.
- DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. DIMENSIONS NOTED ARE MEASURED FROM FINISHED SURFACES. PROVIDE EXACT DIMENSION CLEAR SHOWN WHEN "HOLD" IS INDICATED.
- THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ARCHITECT SHALL NOT BE REQUIRED TO APPROVE UNAUTHORIZED STRUCTURAL AND OR SPATIAL CHANGES DURING OR POST CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY TO PROVIDE BUILDING INSPECTIONS AT PROGRESSIVE STAGES OF CONSTRUCTION. IT SHALL BE CONSTRUED THAT ONCE THE FINAL INSPECTION IS COMPLETED, THE PROJECT IS IN COMPLETE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT.
- IF THE WORD CERTIFY IS USED IN ANY OF ITS FORMS HEREIN AND/OR ON ACCOMPANYING DOCUMENTS RELATING TO THIS PROJECT CREATED BY THE ARCHITECT, IT IS AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE CONSTRUED OR UNDERSTOOD TO BE A STATEMENT OF FACT, A WARRANTY, OR A GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.
- SHOP DRAWINGS MUST CONFORM TO THE ARCHITECTURAL DRAWINGS AND BE APPROVED BY ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.
- PROPOSED WORK IS BASED ON SURVEY PREPARED BY LICENSED SURVEYOR AND SUPPLIED BY OWNER. ARCHITECT IS NOT RESPONSIBLE FOR SURVEY ERRORS. OWNER OR CONTRACTOR IS TO HIRE SURVEYOR TO STAKE OUT WORK IF NECESSARY.
- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. CONTRACTOR TO INSPECT THE EXISTING FRAMING FOR STRUCTURAL INTEGRITY.
- R301.7.5 STAIR TREADS AND RISERS-** THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 4". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
- R301.7.2 HEADROOM-** THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY.
- R301.7.8 HANDRAILS-** HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND HANDRAILS.
- R301.7.8.5 HANDRAIL GRIP SIZE-** TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4" AND A CROSS SECTION OF NOT MORE THAN 2 1/4".
- R301.2 GUARDS REQUIRED-** SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE NOSINGS. GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.
- R301.2.3 GUARD OPENING LIMITATIONS-** REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER.
- R401.4 SOIL TESTS-** IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIVE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. HIRED BY OWNER OR GENERAL CONTRACTOR.
- R402.2 CONCRETE-** POURED CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI MINIMUM AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS SHALL BE 3,500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED. POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM OF 3,000 PSF BEARING CAPACITY AT A DEPTH BELOW THE FROST LINE WITHIN THE GROUND.
- CONCRETE MASONRY UNITS SHALL BE OF NORMAL WEIGHT CONCRETE. ALL WALLS SHALL BE BONDED WITH HORIZONTAL GALVANIZED REINFORCEMENT AT EVERY OTHER COURSE VERTICALLY.
- R405.1 FOUNDATION DRAINAGE-** DRAINS SHALL BE PROVIDED AROUND ALL FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES BELOW GRADE. DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAINS, OR PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- R406.1 FOUNDATION DAMPROOFING-** FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.
- R102.4 FLASHING-** APPROVED CORROSION RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.
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GRAY ARCHITECTURAL SERVICES, P.C.
 2401 CAPRI PL N. BELLMORE, N.Y. 11710
 PHONE 516 679-4722 FAX 516 679-2698
 grayarchsv@verizon.net grayarchsv.com
 Chris Gray 27536 Registered through 8-31-2026



SINGH RESIDENCE
 70 S BAYVIEW AVE
 FREEPORT, NY 11520
 VILLAGE OF FREEPORT
 PROPOSED EXTERIOR STAIR
 PLATFORM REPAIR/ ADDITION

DATE 11-29-24
 8-28-25
 DRAW BY
A1
 OF 2

TABLE R301.5
 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

UNINHABITABLE ATTICS WITHOUT STORAGE- NOT MORE THAN 42"	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS WITH FIXED STAIRS	30 PSF
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GUARDS INFILL COMPONENTS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
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TABLE R301.7
 DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
CEILING WITH BRITTLE FINISHES (PLASTER AND STUCCO)	L/360
CEILING WITH FLEXIBLE FINISHES (GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS- WIND LOADS WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS- WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	H/180
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

TABLE R301.6
 MINIMUM ROOF LIVE LOADS OF HORIZONTAL PROJECTION

USE GROUND SNOW LOAD 20 PSF

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

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	B ZONE
SEISMIC DESIGN CATEGORY	B
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	3'
TERMITES	MODERATE TO HEAVY
WINTER DESIGN TEMP	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.7

VILLAGE OF FREEPORT ZONING

SECTION	54
BLOCK	84
LOT	209
DISTRICT	RESIDENCE A

PERMITTED USE

DWELLINGS FOR NOT MORE THAN 1 FAMILY

HEIGHT- ESTABLISHED GRADE TO HIGHEST POINT
 35' MAXIMUM/ 3 STORIES
 4'-8" PROPOSED

LOT AREA AND WIDTH
 7,500 SQ FT MINIMUM
 7,121 SQ FT EXISTING
 75 FT MINIMUM WIDTH
 60.19 FT EXISTING
 EXISTING LOT IS NONCONFORMING

LOT COVERAGE-

PRINCIPAL BUILDING 30% MAXIMUM
 EXISTING DWELLING 1,298 SQ FT
 EXISTING COVERED PORCH 28 SQ FT
 PROPOSED STAIR PLATFORM ADDITION 92 SQ FT
 TOTAL 1,418 SQ FT

PROPERTY AREA 7,121 SQ FT
 PROPOSED BUILDING COVERAGE= 19.9%
 < 30% MAXIMUM ALLOWABLE

LOT COVERAGE EXCLUSIVE OF CHIMNEYS, CORNICES, OPEN STEPS, DECKS < 18" ABOVE ESTABLISHED GRADE, BASEMENT ENTRIES

LOT COVERAGE-

PRINCIPAL BUILDING & COVERED PORCH 35% MAXIMUM- PORCHES 250 SQ FT MAX
 EXISTING DWELLING 1,298 SQ FT
 EXISTING COVERED PORCH 28 SQ FT
 PROPOSED STAIR PLATFORM ADDITION 92 SQ FT
 TOTAL 1,418 SQ FT

PROPERTY AREA 7,121 SQ FT
 PROPOSED BUILDING COVERAGE= 19.9%
 < 35% MAXIMUM ALLOWABLE

FLOOR AREA RATIO- 50% MAX

GROSS FLOOR AREA OF PRINCIPAL BUILDING INCLUDING ATTACHED GARAGES, NOT INCLUDING UNENCLOSED PORCHES, BASEMENTS, UNHEATED SPACES, SPACE < 7' CL6

EXISTING FIRST FLOOR	1,233 SQ FT
EXISTING SECOND FLOOR	1,300 SQ FT
TOTAL	2,533 SQ FT

PROPERTY AREA 7,121 SQ FT
 EXISTING FLOOR AREA= 35.6%
 < 50% ALLOWABLE

FRONT YARD

20' MINIMUM OR AVERAGE FRONT YARD SETBACK WITHIN 200' ON EACH SIDE OF PROPERTY IS 37.8', WHICH EVER IS GREATER WITH A MAXIMUM OF 40'

REAR YARD

20' MINIMUM, NOT LESS THAN 20% OF DEPTH OF LOT WHICH EVER IS GREATER

SIDE YARDS

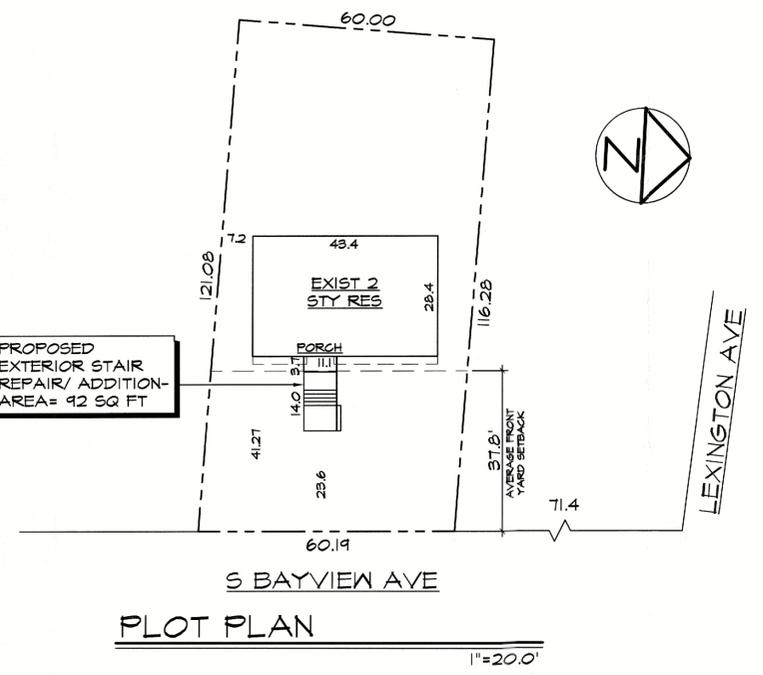
5' MINIMUM, 25% OF LOT WIDTH TOTAL
 25% OF 60' = 15' TOTAL

PERMITTED ENCROACHMENTS

WINDOW SILLS 6', CORNICES 2', CHIMNEYS 2' FOR A MAXIMUM LENGTH OF 10'

OFF STREET PARKING REQUIREMENTS

ONE FAMILY DWELLING 2 MINIMUM
 PARKING WITHIN SIDE YARD PERMITTED (9' x 20' MINIMUM PER SPACE)
 2 CARS PROVIDED



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 VILLAGE OF FREEPORT, NY

Application Date: 2/28/25
Fees Paid: #235

SP# 3813

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: 116 W SEAMAN AVE FREEPORT ZONING DISTRICT RESIDENCE AA
SECTION 55 BLOCK 386 LOT 179 LOT SIZE: 60x125

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>COMPLETE EXPEDITING</u>	Name: <u>FRANK RIVERA</u>
Address: <u>265 SUNRISE HWY #1173</u> <u>ROCKVILLE CENTRE, NY 11570</u>	Address: <u>116 W SEAMAN AVE</u> <u>FREEPORT NY</u>
Telephone #: <u>516-353-5360</u>	Telephone #: <u>516-965-1406</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: MAINTAIN
REPLACE EXISTING 7'-7" X 30'-4" ENCLOSED
FRONT PORCH, DOOR AND WINDOWS

I request a preliminary meeting: _____ YES NO

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

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

YES _____ NO

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[Signature]

APPLICANT'S SIGNATURE

Sworn to before me this 28
day of JANUARY, 2025

CHRISTOPHER TRAMANTANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TR6265544
Qualified in Nassau County
Commission Expires October 12, 2028

Notary Public

Property Owner's Consent:

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

[Signature]

PROPERTY OWNER'S SIGNATURE

Sworn to before me this 28
day of JANUARY, 2025

CHRISTOPHER TRAMANTANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TR6265544
Qualified in Nassau County
Commission Expires October 12, 2028

Notary Public

FOR VILLAGE USE ONLY

Site Plan Public
Hearing Required: _____ YES _____ NO

Date of Hearing: _____
Date of Decision: _____

Village Clerk's Signature: _____

Approved _____ Denied _____
Date: _____

Planning Board Signature: _____

Date: _____



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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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

February 28, 2025

Frank Rivera
116 W Seaman Ave
Freeport, NY 11520

RE: 116 W Seaman Ave Freeport, NY
Zoning District – Residence AA Sec. 55 Blk. 386, Lot 179
Building Permit Application #20243914

Description: Replace existing 7'7" x 30'4" enclosed front porch, door and windows.

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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Notice

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
Positive Declaration

X Negative Declaration

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

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

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

Project:

Building Permit App. 20243914

Location: 116 W Seaman Ave Freeport NY 11520

Applicant: Frank Rivera

Description: Replace existing 7'7" x 30'4" enclosed front porch, door and windows.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: February 28, 2025

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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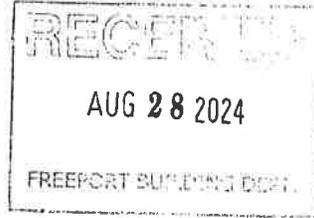
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617.20
Appendix B

Short Environmental Assessment Form

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Instructions for Completing



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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Repair / Replace damaged walls + windows in front entryway			
Project Location (describe, and attach a location map): 116 W. Seaman Avenue Freeport, NY 11520			
Brief Description of Proposed Action: Frame + Plywood 3 new exterior walls (same location as existing) Insulate, Sheetrock, tape + spackle, prime and paint. Replace windows + exterior door.			
Name of Applicant or Sponsor: Frank Rivera		Telephone: 516-965-1406	
		E-Mail: frjlandscaping1@gmail.com	
Address: 116 W. Seaman Avenue			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.1722 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.1722 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

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

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Frank Rivera</u>	Date: <u>August 27, 2024</u>	
Signature: <u>[Signature]</u>		

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

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

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FREEPORT BUILDING DEPT.

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

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

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VILLAGE OF FREEPORT, NY

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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.
_____	_____
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)

RECEIVED DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 80243914

2025 FEB 28 1 A 11: 10

AUG 28 2024

Filing Date 8/28/24

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>116 W. Seaman Avenue</u> ZONING DISTRICT _____
	BETWEEN <u>Long Beach Ave</u> AND <u>Wallace Street</u>
	SECTION <u>55</u> BLOCK <u>386</u> LOT <u>179</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$10,575.00</u>	D. DESCRIPTION OF PROJECT Front Entryway Frame + plywood 3 new exterior walls (same location as existing) insulate, sheetrock, tape + spackle prime + paint Replace windows + exterior door
---	---

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Frank Rivera	116 W. Seaman Ave Freeport NY 11520	516 965 1406
2. Contractor	R+R Drywall and Home Improvement	80 Florida Street Long Beach NY 11561	516 889 1933
3. Architect or Engineer			

IV. OWNER - CONTRACTOR STATEMENT

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

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

BRIANNE MILLER
 Notary Public - State of New York
 NO. 01MI6278847
 Qualified in Nassau County
 My Commission Expires Apr 1, 2025

Contractor or Owner Rocco Zeoli
 Address 80 Florida St LB NY 11561
 Phone 516-315-1838

State of New York
 County of Nassau
Rocco Zeoli being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and agrees to conform to all applicable laws of this (H/He or Her)

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 Fir Square Feet 220

Upper Firs Square Feet 0



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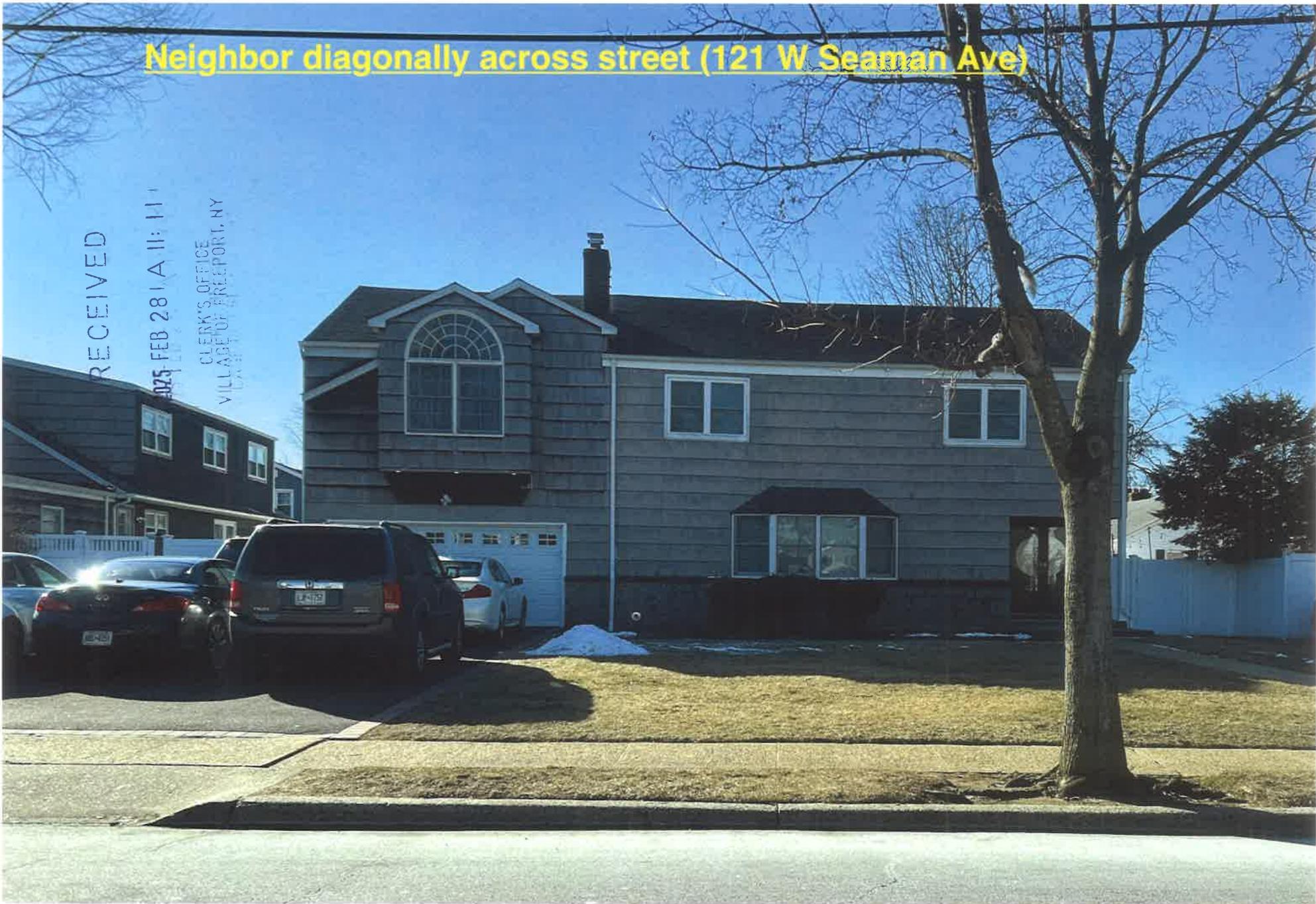
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Corner Property to right of 116 W Seaman Ave (233 Wallace St)



Neighbor diagonally across street (121 W Seaman Ave)



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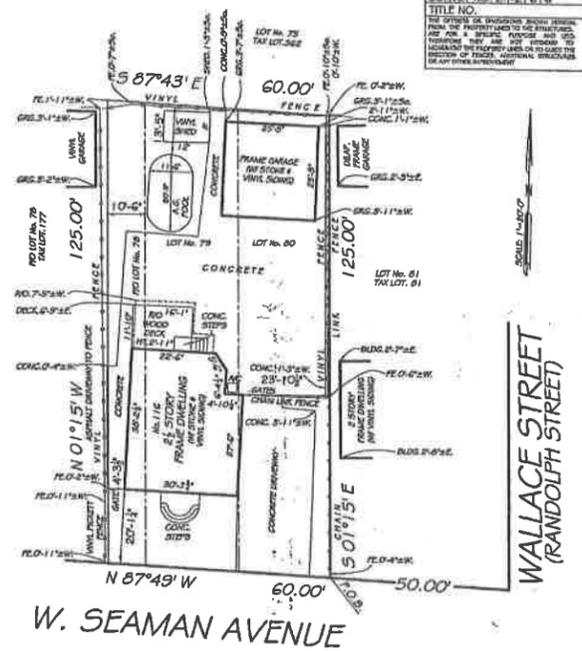
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VILLAGE OF FREEPORT, NY

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



SCOPE OF WORK
LEGALIZE EXISTING ENCLOSED FRONT PORCH.
LIFT STOP WORK ORDER. PERMISSION TO
CONTINUE RENOVATIONS OF EXISTING
ENCLOSED PORCH.

TABLE R 301.2 (1) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOADS	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED MPH	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	LESS THAN 140	NO	NO	TBD	B	SEVERE	36"	MODERATE TO HEAVY	11° F	YES	NO	618	52.1°

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
	40° N	12.5 DEG	84 DEG	CORRECTION 1	70°	75° (DRY BULB 63° WET BULB)	57.5
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
	15	7.5	71.5	RANGE M	30%	45-55%	



ZONING - VILLAGE OF FREEPORT

ZONING DISTRICT: AA	SECTION: 55	BLOCK: 386	LOT: 179
ZONING ANALYSIS	REQUIRED	EXISTING	PROPOSED
LOT SIZE		MIN. 7500 S.F.	NO CHANGE
HEIGHT (3 STORY)		ACTUAL 30'8"	NO CHANGE
FRONT YARD SETBACK	25'0"	MIN. 20'1"	NO CHANGE
RIGHT SIDE YARD	10'	MIN. 23'10"	NO CHANGE
LEFT SIDE YARD	10'	MIN. 4'3"	NO CHANGE
REAR YARD	20'	MIN. 64'9"	NO CHANGE

General Notes

2		
1	ISSUED FOR FILING	10/23/24
No.	Revision/Issue	Date

Firm Name and Address:
DRAFTING SERVICES:
VICTORY EXPEDITING
406 JOHNSON AVENUE
SUITE 25
BOHEMIA, NY 11716
631-626-4241
VICTORYEXPEDITING@GMAIL.COM

JOSEPH GABRIEL - ARCHITECT
JGABRIEL@JGARCHITECTS.BIZ

Project Name and Address:
FRANK RIVERA
116 W. SEAMAN AVENUE
FREEPORT, NY 11520

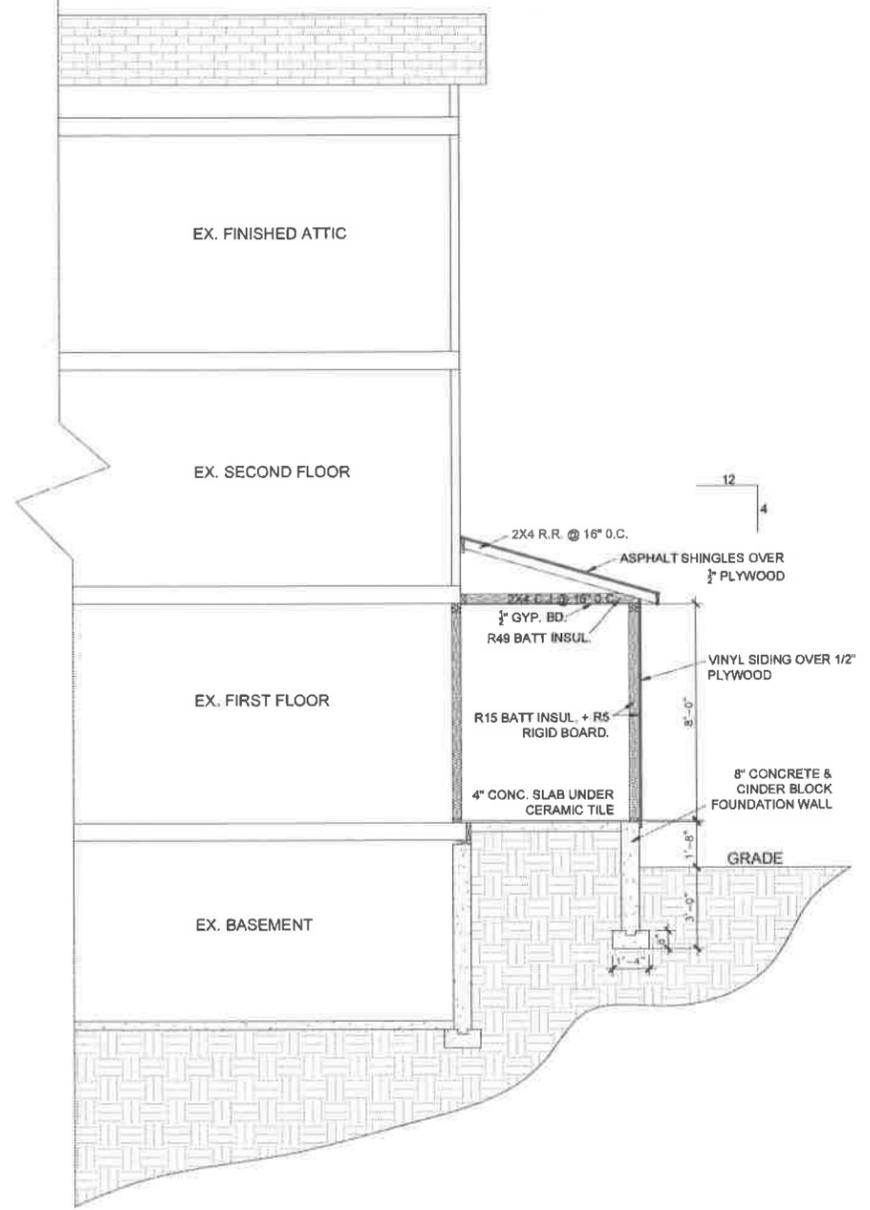
ENCLOSED FRONT PORCH
NOTES
FRONT ELEVATION

Project	Sheet
Date 10/23/24	A1.0
Scale 3/8" = 1'-0"	

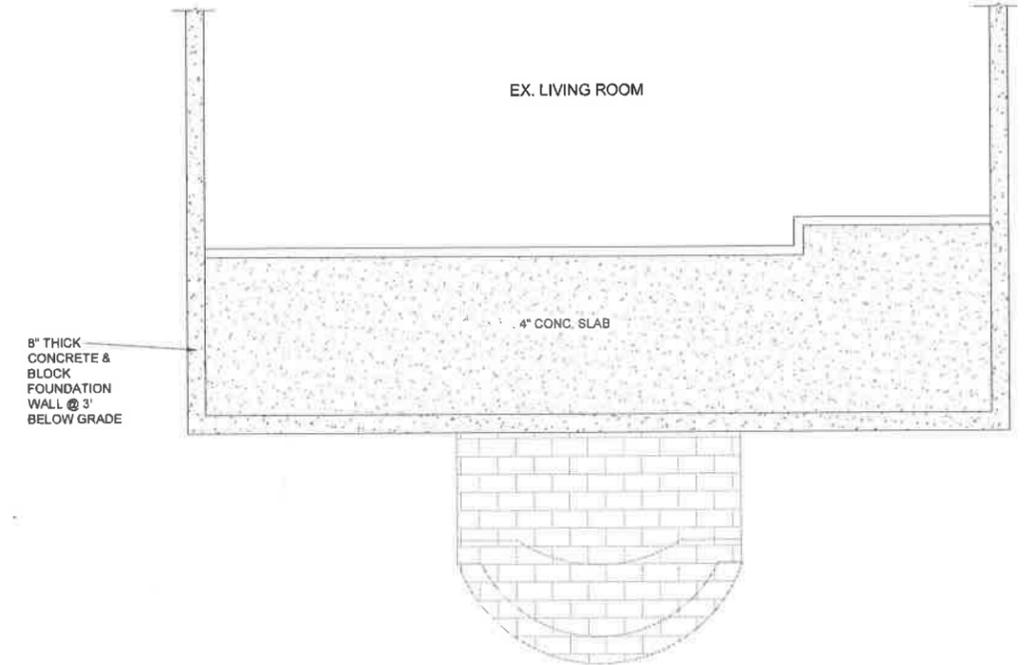
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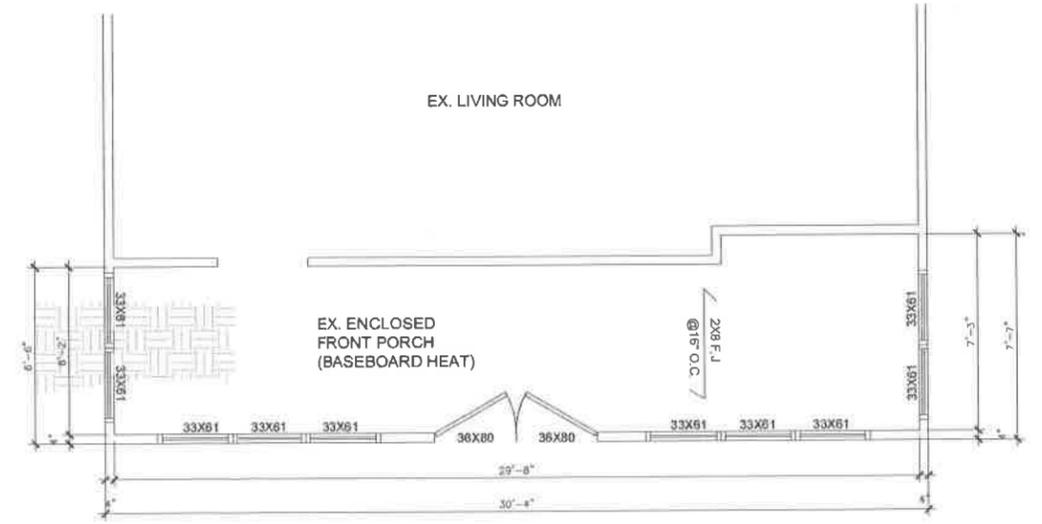
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VILLAGE OF FREEPORT, NY



3 PORCH SECTION
SCALE: 3/8" = 1'-0"



2 EX. FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



1 EX. FLOOR PLAN
SCALE: 3/8" = 1'-0"

General Notes

2	REVISED AS PER BOARD REQUIREMENTS	2/25/25
1	ISSUED FOR FILING	10/25/24
No.	Revision/Issue	Date

Firm Name and Address
 DRAFTING SERVICES:
 VICTORY EXPEDITING
 606 JOHNSON AVENUE
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 BOHEMIA, NY 11716
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Project Name and Address
 FRANK RIVERA
 116 W. SEAMAN AVENUE
 FREEPORT, NY 11520

ENCLOSED FRONT PORCH
 FLOOR PLAN

Project	Sheet
Date 10/25/24	A1.1
Scale 3/8" = 1'-0"	

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GRADE

FRONT ENTRY DOOR IS 1/2\"/>

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

NORTHEAST WINDOWS USA Window Schedule for Enclosed Porch									
Number	Label	Qty	Size	Width	Height	R/O	Meets egress	Description	U Factor
901	DH900	10	33x61	33"	61"	33 1/2" x 61 1/2"	NO	Double Hung	.29



2 R.S. ELEVATION
SCALE: 1/4" = 1'-0"



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



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

General Notes

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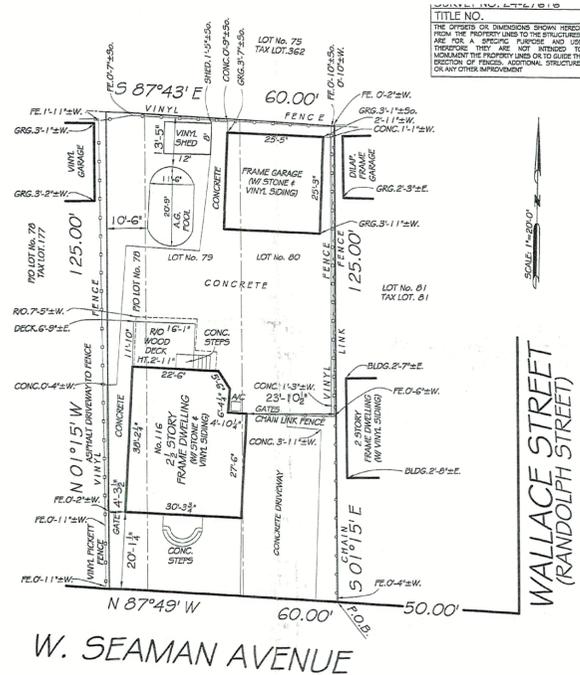
Client Name and Address:
DRAFTING SERVICES:
VICTORY EXPEDITING
604 JOHNSON AVENUE
SUITE 25
BOHEMIA, NY 11716
631-626-4241
VICTORYEXPEDITING@GMAIL.COM

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Project Name and Address:
FRANK RIVERA
116 W. SEAMAN AVENUE
FREEPORT, NY 11520

ENCLOSED FRONT PORCH
FLOOR PLAN

Project	Sheet
Date 10/25/24	A1.2
Scale 3/8"=1'-0"	



1 PLOT PLAN
SCALE: 1" = 20' - 0"

SCOPE OF WORK
LEGALIZE EXISTING ENCLOSED FRONT PORCH.
LIFT STOP WORK ORDER. PERMISSION TO
CONTINUE RENOVATIONS OF EXISTING
ENCLOSED PORCH.

TABLE R 301.2 (1) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOADS	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED MPH	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	LESS THAN 140	NO	NO	TBD	B	SEVERE	36"	MODERATE TO HEAVY	11° F	YES	NO	618	52.1°

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
	40° N	12.5 DEG	84 DEG	CORRECTION 1	70'	75' (DRY BULB 63' WET BULB)	57.5
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
	15	7.5	71.5	RANGE M	30%	45-55%	



2 FRONT ELEVATION
SCALE: 3/8" = 1'-0"

ZONING VILLAGE OF FREEPORT

ZONING DISTRICT: AA	SECTION: 55	BLOCK: 386	LOT: 179
ZONING ANALYSIS	REQUIRED	EXISTING	PROPOSED
LOT SIZE		MIN. 7500. S.F.	NO CHANGE
HEIGHT (3 STORY)		ACTUAL 30'8"	NO CHANGE
FRONT YARD SETBACK	25'0"	MIN. 20'1"	NO CHANGE
RIGHT SIDE YARD	10'	MIN. 23'10"	NO CHANGE
LEFT SIDE YARD	10'	MIN. 4'3"	NO CHANGE
REAR YARD	20'	MIN. 64'9"	NO CHANGE

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2		
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No.	Revision/Issue	Date

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BOHEMIA, NY 11716
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JOSEPH GABRIEL - ARCHITECT
JGABRIEL@JGARCHITECTS.BIZ

Project Name and Address
FRANK RIVERA
116 W. SEAMAN AVENUE
FREEPORT, NY 11520

ENCLOSED FRONT PORCH
NOTES
FRONT ELEVATION

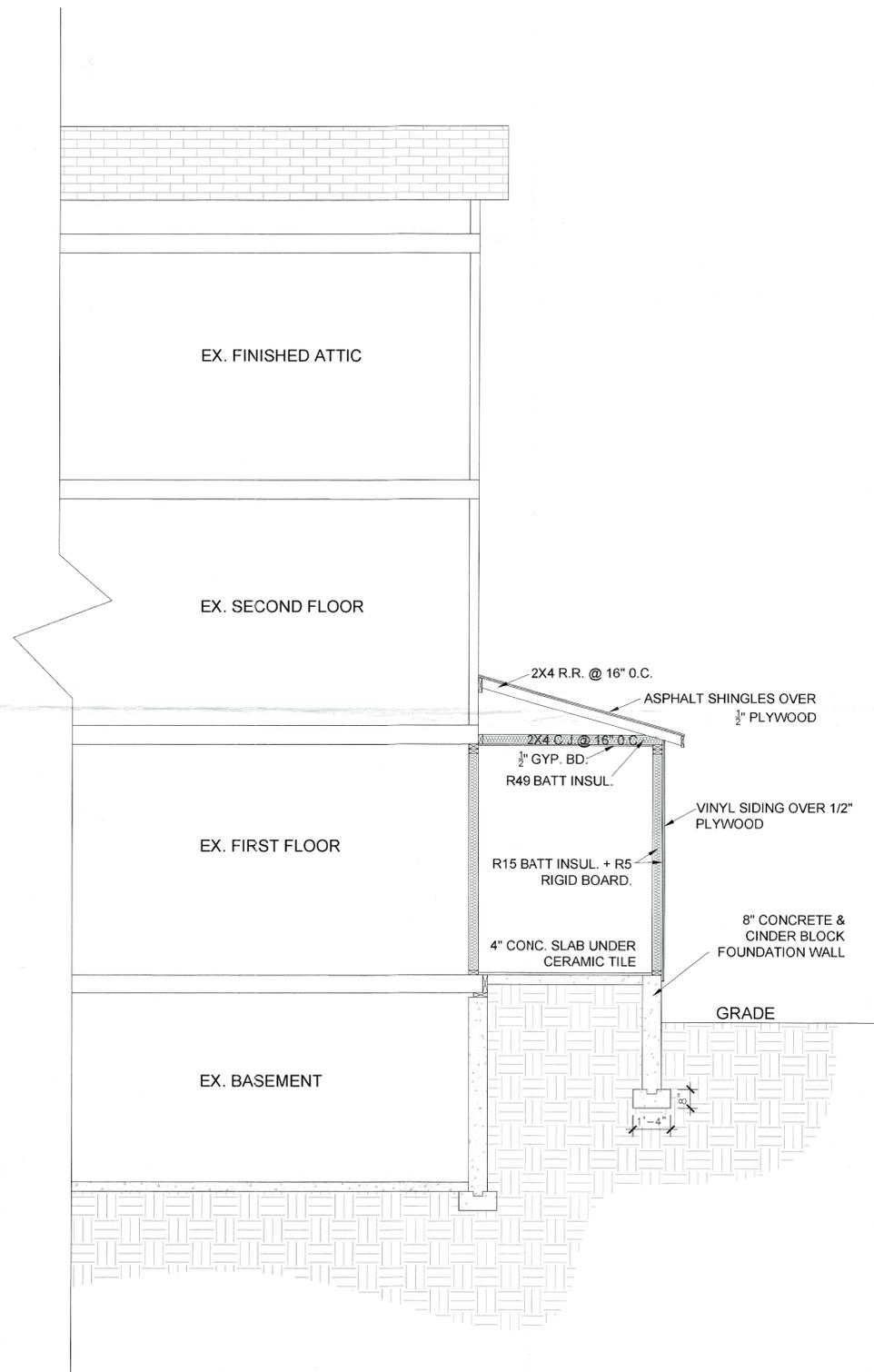
Project	Sheet
Date 10/23/24	A1.0
Scale 3/8" = 1'-0"	

RECEIVED

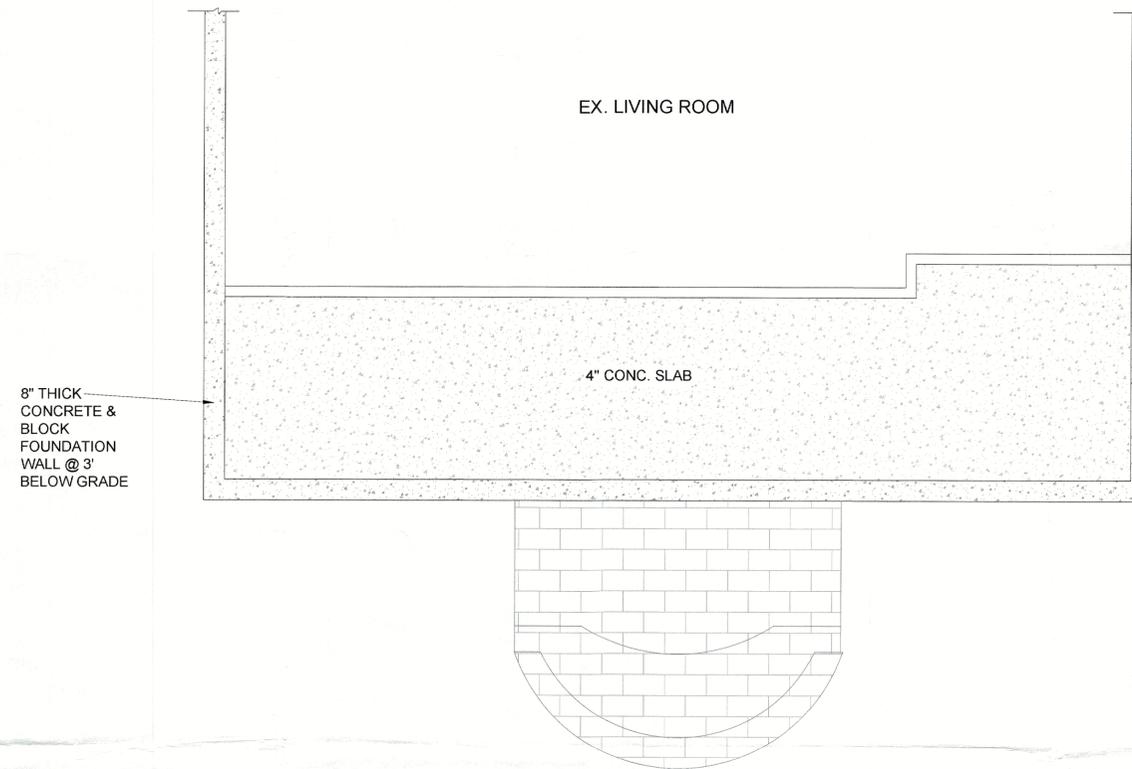
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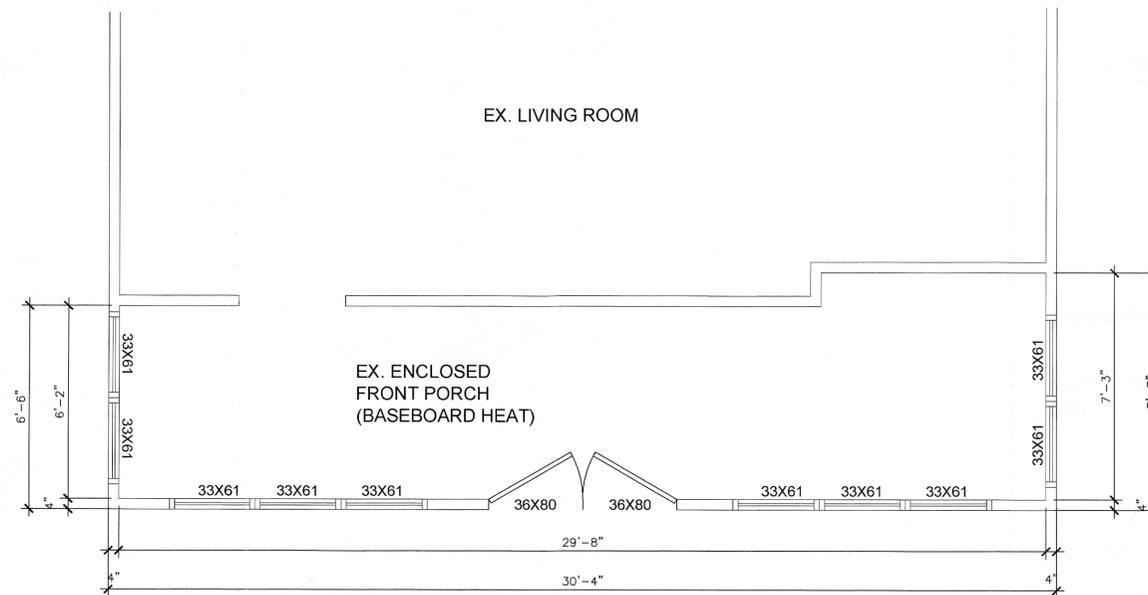
General Notes



3 PORCH SECTION
SCALE: 3/8" = 1'-0"



2 EX. FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



1 EX. FLOOR PLAN
SCALE: 3/8" = 1'-0"



Joseph Gabriel

No.	Revision/Issue	Date
1	ISSUED FOR FILING	10/23/24

Firm Name and Address
 DRAFTING SERVICES:
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 SUITE 25
 BOHEMIA, NY 11716
 631-626-4241
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 JOSEPH GABRIEL - ARCHITECT
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Project Name and Address
 FRANK RIVERA
 116 W. SEAMAN AVENUE
 FREEPORT, NY 11520
 ENCLOSED FRONT PORCH
 FLOOR PLAN
 FOUNDATION PLAN
 SECTION

Project	Sheet
Date 10/23/24	A1.1
Scale 3/8"=1'-0"	

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 VILLAGE OF FREEPORT, NY

Application Date: 3/19/25
Fees Paid: \$225.00

SP# 3815

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: 37 W 3rd Street Freeport ZONING DISTRICT Residence A
SECTION 02 BLOCK 03 LOT 108 LOT SIZE: .1377 acres

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Ernest Smith</u>	Name: <u>Ernest Lombardi</u>
Address: <u>[Signature]</u>	Address: <u>37 W 3rd St Freeport NY 11520</u>
Telephone #:	Telephone #: <u>516-459-0733</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Construct 10' x 20' Shed

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.

[Signature] YES _____ NO 3/5/25
APPLICANT'S SIGNATURE DATE

Sworn to before me this 5th day of MARCH, 2025
[Signature]
Notary Public

REZA SALAMATIAN
Notary Public, State of New York
No. 01SA6114755
Qualified in Nassau County
Commission Expires August 23, 2028

Property Owner's Consent:
I, ERNEST LOMBARDI am (are) the owner(s) of the subject property and consent to the filing of this application. 3/5/25

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 5th day of MARCH, 2025
[Signature]
Notary Public

REZA SALAMATIAN DATE
Notary Public, State of New York
No. 01SA6114755
Qualified in Nassau County
Commission Expires August 23, 2028

FOR VILLAGE USE ONLY

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

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VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

UPDATED SITE PLAN LETTER
February 25, 2025

Ernest Lombardo
37 West 3rd St
Freeport, NY 11520

RE: 37 West 3rd St, Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 63 Lot 108
Building Permit Application #20244028
Description: Construct 10' x 20' shed.

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**

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20244028

Location: 37 West 3rd St, Freeport, NY

Applicant: Ernest Lombardo

Description: Construct 10' x 20' shed.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: February 25, 2025

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20244028
Filing Date 11/16/24

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>37 West 3rd St</u> (Street)	ZONING DISTRICT _____
	BETWEEN _____ (Cross Street) AND _____ (Cross Street)	
	SECTION <u>62</u> BLOCK <u>63</u> LOT <u>108</u>	APPROX. LOT SIZE _____ LOT AREA <u>6000</u> sq ft

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - B.															
A. TYPE OF IMPROVEMENT 1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If none-state none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Scaffolding (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)	B. PROPOSED OR EXISTING USE <table style="width: 100%;"> <tr> <th style="text-align: left;">RESIDENTIAL</th> <th style="text-align: left;">NON-RESIDENTIAL - Complete Part "E"</th> </tr> <tr> <td>11 <input type="checkbox"/> One Family</td> <td>17 <input type="checkbox"/> Industrial</td> </tr> <tr> <td>12 <input type="checkbox"/> Two families</td> <td>18 <input type="checkbox"/> Office, bank, professional</td> </tr> <tr> <td>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</td> <td>19 <input type="checkbox"/> Store, mercantile</td> </tr> <tr> <td>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</td> <td>20 <input type="checkbox"/> Church, other religious</td> </tr> <tr> <td>15 <input type="checkbox"/> Garage or Accessory Structures</td> <td>21 <input type="checkbox"/> Hospital, institutional</td> </tr> <tr> <td>16 <input type="checkbox"/> Other - Specify _____</td> <td>22 <input type="checkbox"/> Other - Specify _____</td> </tr> </table>	RESIDENTIAL	NON-RESIDENTIAL - Complete Part "E"	11 <input type="checkbox"/> One Family	17 <input type="checkbox"/> Industrial	12 <input type="checkbox"/> Two families	18 <input type="checkbox"/> Office, bank, professional	13 <input type="checkbox"/> Apartment - Enter No. of Units _____	19 <input type="checkbox"/> Store, mercantile	14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____	20 <input type="checkbox"/> Church, other religious	15 <input type="checkbox"/> Garage or Accessory Structures	21 <input type="checkbox"/> Hospital, institutional	16 <input type="checkbox"/> Other - Specify _____	22 <input type="checkbox"/> Other - Specify _____
RESIDENTIAL	NON-RESIDENTIAL - Complete Part "E"														
11 <input type="checkbox"/> One Family	17 <input type="checkbox"/> Industrial														
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15 <input type="checkbox"/> Garage or Accessory Structures	21 <input type="checkbox"/> Hospital, institutional														
16 <input type="checkbox"/> Other - Specify _____	22 <input type="checkbox"/> Other - Specify _____														

C. COST 10 TOTAL COST OF IMPROVEMENT \$ _____	D. DESCRIPTION OF PROJECT <h3 style="text-align: center;">10x20 shed</h3>
---	---

III. IDENTIFICATION - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Ernest Lombardo</u> <u>37 West 3rd Street Freeport NY 11520</u>	<u>5164596738</u>
2. Contractor	_____	_____
3. Architect or Engineer	_____	_____

IV. OWNER - CONTRACTOR STATEMENT	
Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner _____ (Print) Address _____ Phone _____	
State of New York County of <u>Hempstead</u> <u>Michelle Cheng</u> being duly sworn, says that <u>she</u> is the contractor or owner of the above mentioned building. That the items of the above application and the estimated cost of said building or alteration, is correct to the best of <u>her</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>25th</u> day of <u>November</u> , 20 <u>24</u> _____ Notary Public, County, N.Y.	

V. FLOOD ZONE
IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES, WHICH ZONE? _____
IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input type="checkbox"/>
PROJECT DESCRIPTION
Total/First Flr Square Feet <input type="text"/>
Upper Flr Square Feet <input type="text"/>
of Fixtures <input type="text"/>
of Floors <input type="text"/>
Occup. Type <input type="text"/>

VI. VALIDATION (Include the Date) Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
--	---

KATHERINE MCCAFFREY
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01MC0024376
 Qualified in Suffolk County
 My Commission Expires 05-06-2028

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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.

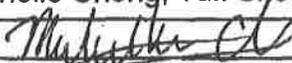
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Shed for 37 West 3rd Street			
Project Location (describe, and attach a location map): 37 West 3rd Street Freeport			
Brief Description of Proposed Action: 10x20 wooden shed			
Name of Applicant or Sponsor: Michelle Cheng, Tuff Shed		Telephone: 6319834600 ext 4	
		E-Mail: pt_680@tuffshed.com	
Address: 1172 Route 109			
City/PO: Lindenhurst		State: NY	Zip Code: 11757
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.1377	acres
b. Total acreage to be physically disturbed?		0.0045	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.1377	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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VILLAGE OF FREEPORT

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

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 VILLAGE OF FREEPORT, NY
 11/20/12 2:49

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>Michelle Cheng, Tuff Shed</u>	Date: <u>10/22/2024</u>	
Signature: <u></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 checked="" type="checkbox"/> 2024	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/> 11/8	<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"/> 91	<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"/> 2	<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"/> 19	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

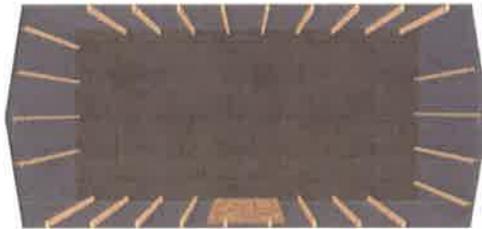
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant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

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<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)



Wall D



Wall A

Wall B

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Base Details/Permit Details

- Building Size & Style**
Premier Ranch - 10' wide by 20' long
- Door**
4' x 6'2" Single Shed Door, Left Hinge Placement, Keyless Handle Upgrade
- Paint Selection**
Base: Almond Brittle, Trim: Delicate White
- Roof Selection**
Golden Cedar 3 Tab
- Drip Edge**
White
- Is a permit required for this job?**
Yes
- Who is pulling the permit?**
Tuff Shed

Optional Details

- Windows**
2 4'x3' Insulated Horizontal Sliding Window
- Walls**
418 Sq Ft 2X8 Wall Framing Upgrade
- Floor and Foundation**
200 Sq Ft 16" OC Joist Spacing
6 Ea Shed Anchor into Dirt - Auger or MR88
- Vents**
2 Ea 16"x8" Wall Vent - White
2 Ea Actuated Flood Vent

Window Trim - white

Jobsite/Installer Details

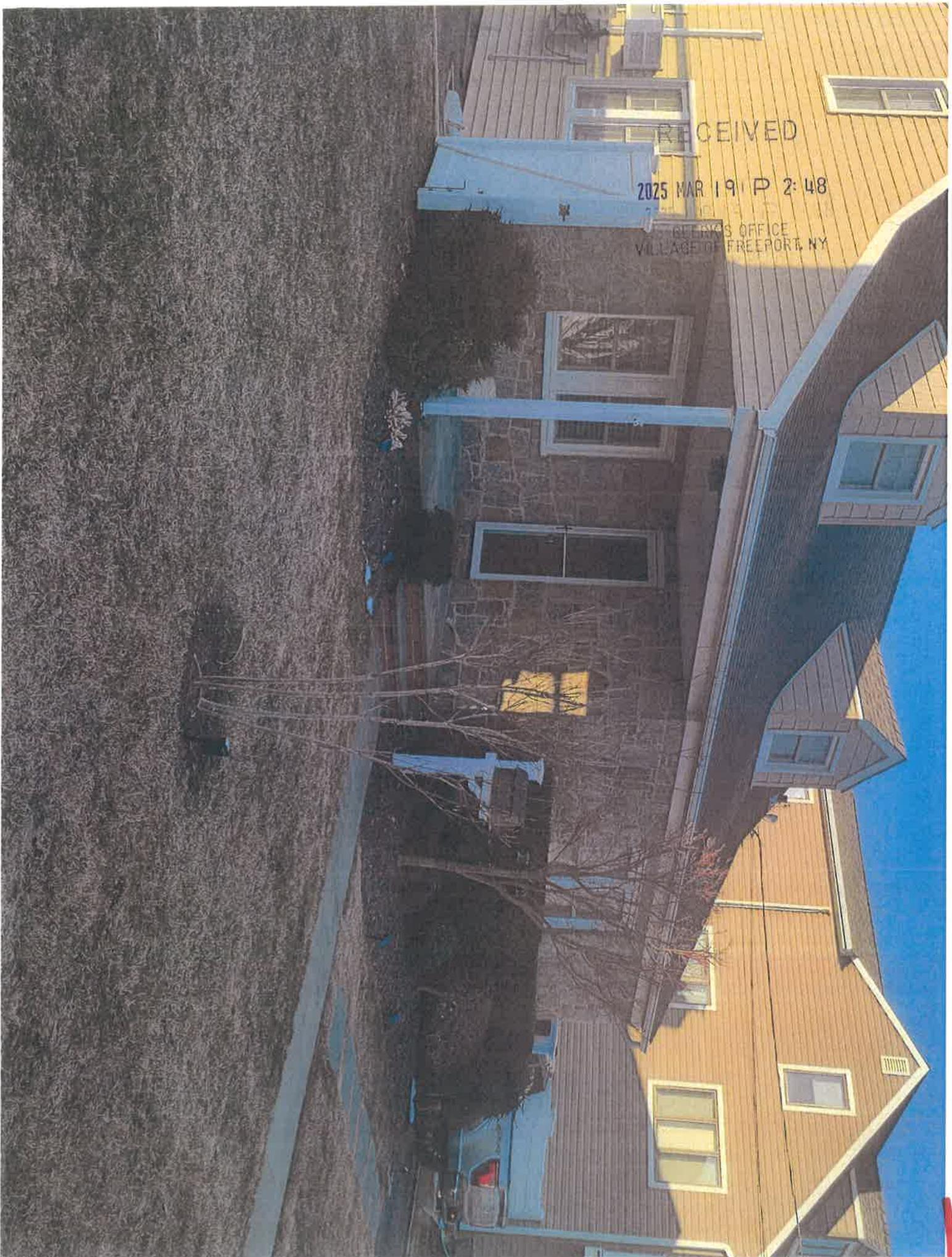
- Do you plan to insulate this building after Tuff Shed Installs it?**
No
- Is there a power outlet within 100 feet of installation location?**
Yes
- The building location must be level to properly install the building. How level is the install location?**
Within 4" of level
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?**
No
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**
Yes
- Substrate Shed will be installed on?**
Dirt/Gravel

Customer Signature: _____ Date: _____

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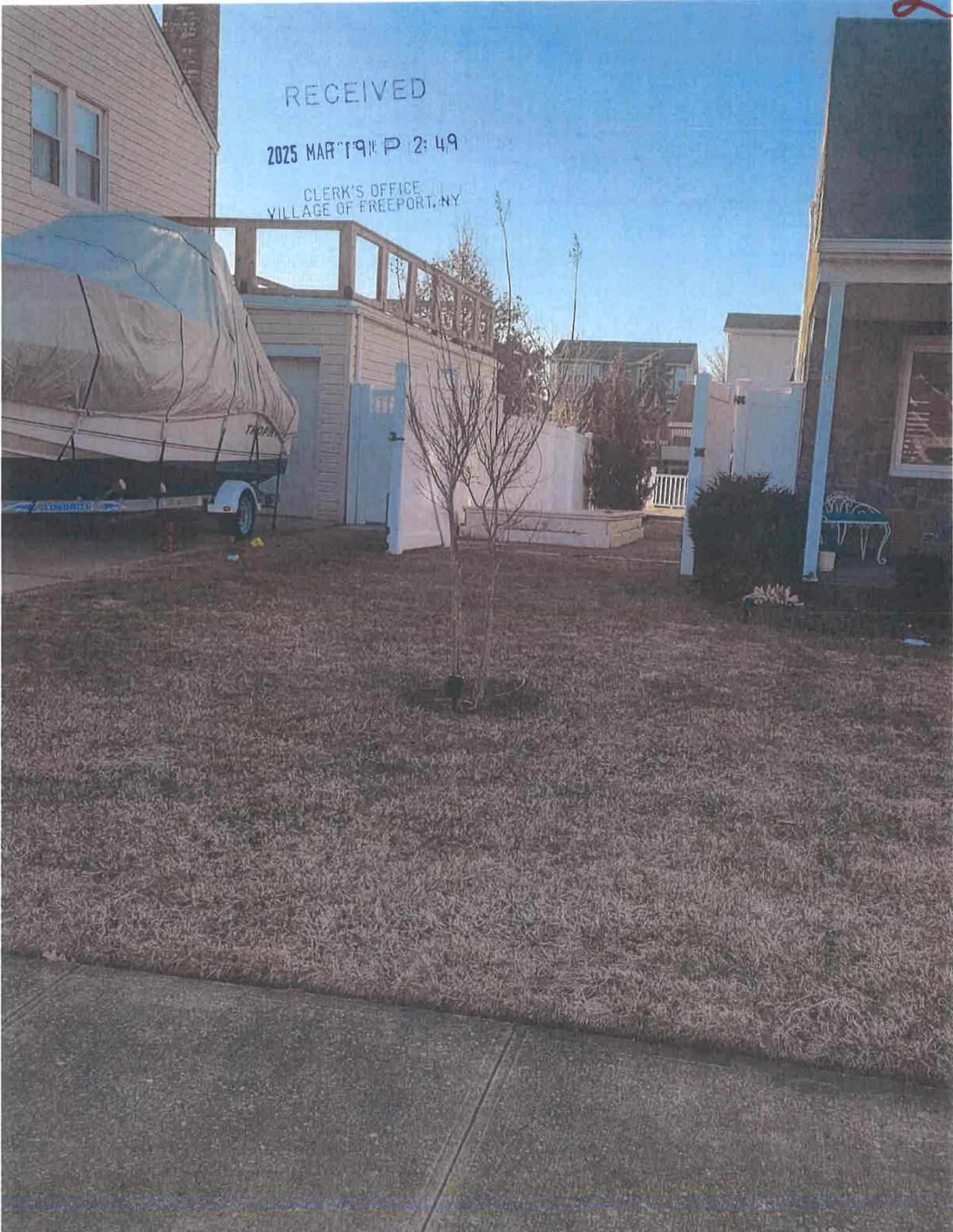
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OFFICE OF THE [unreadable]
[unreadable] NY



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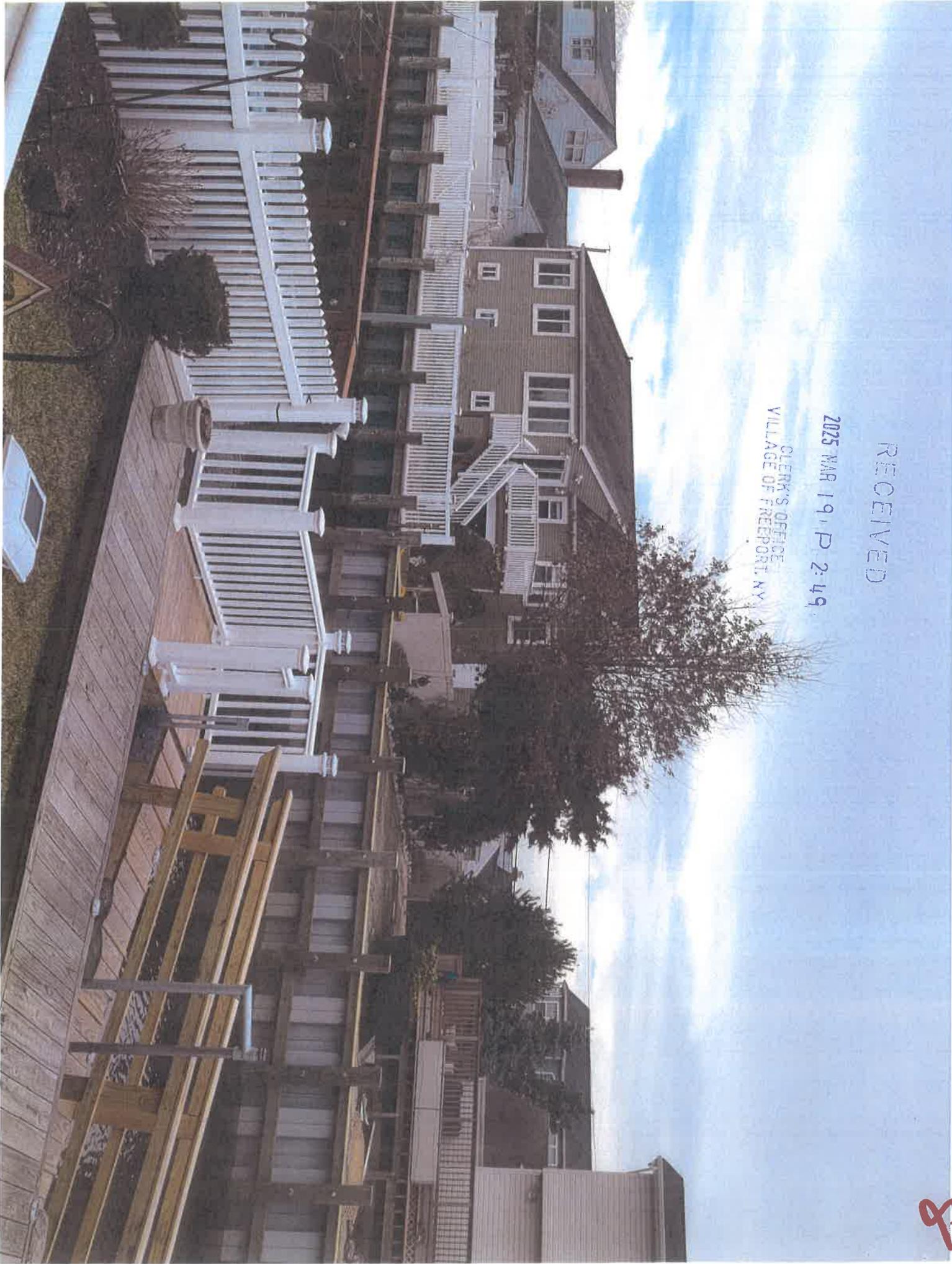
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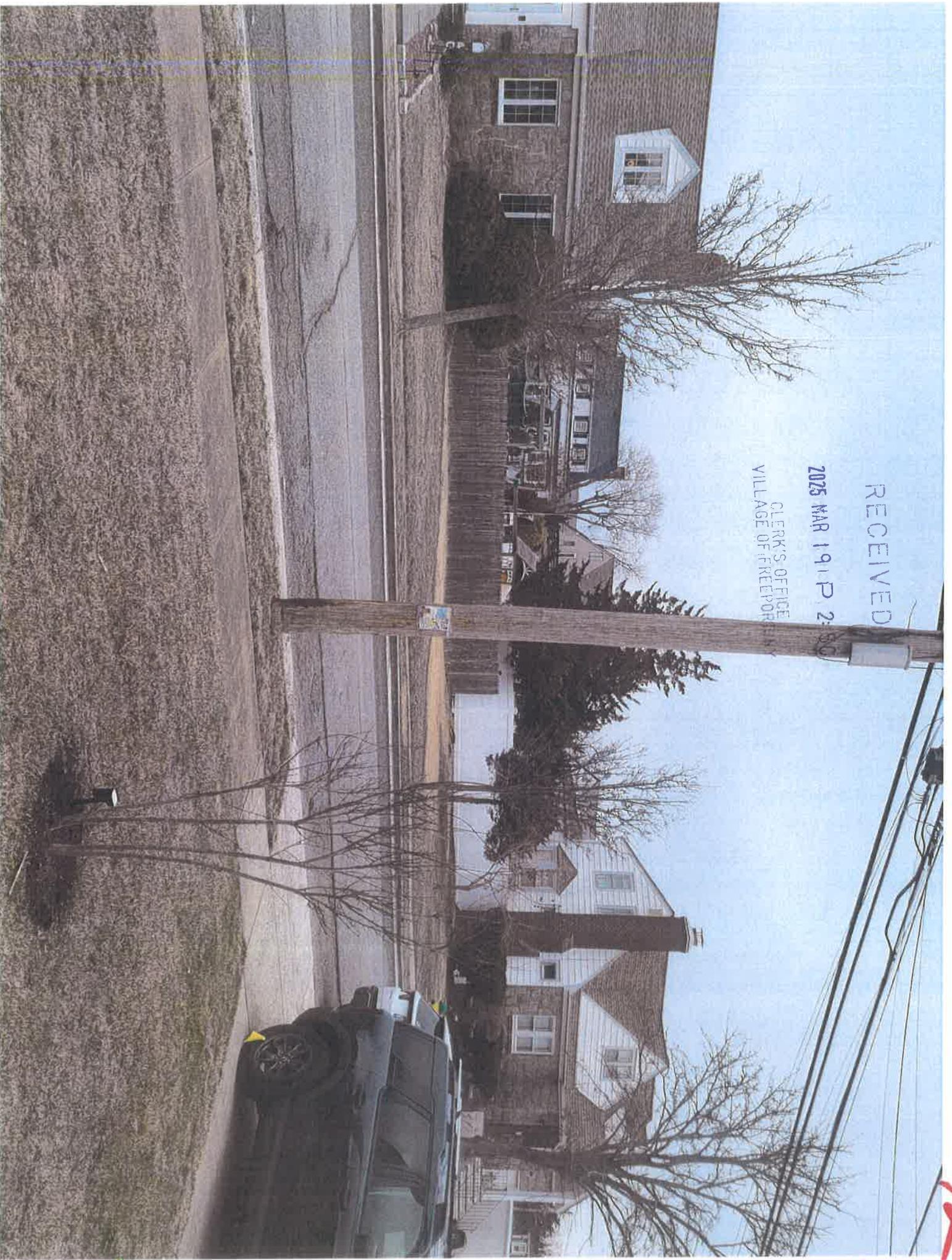
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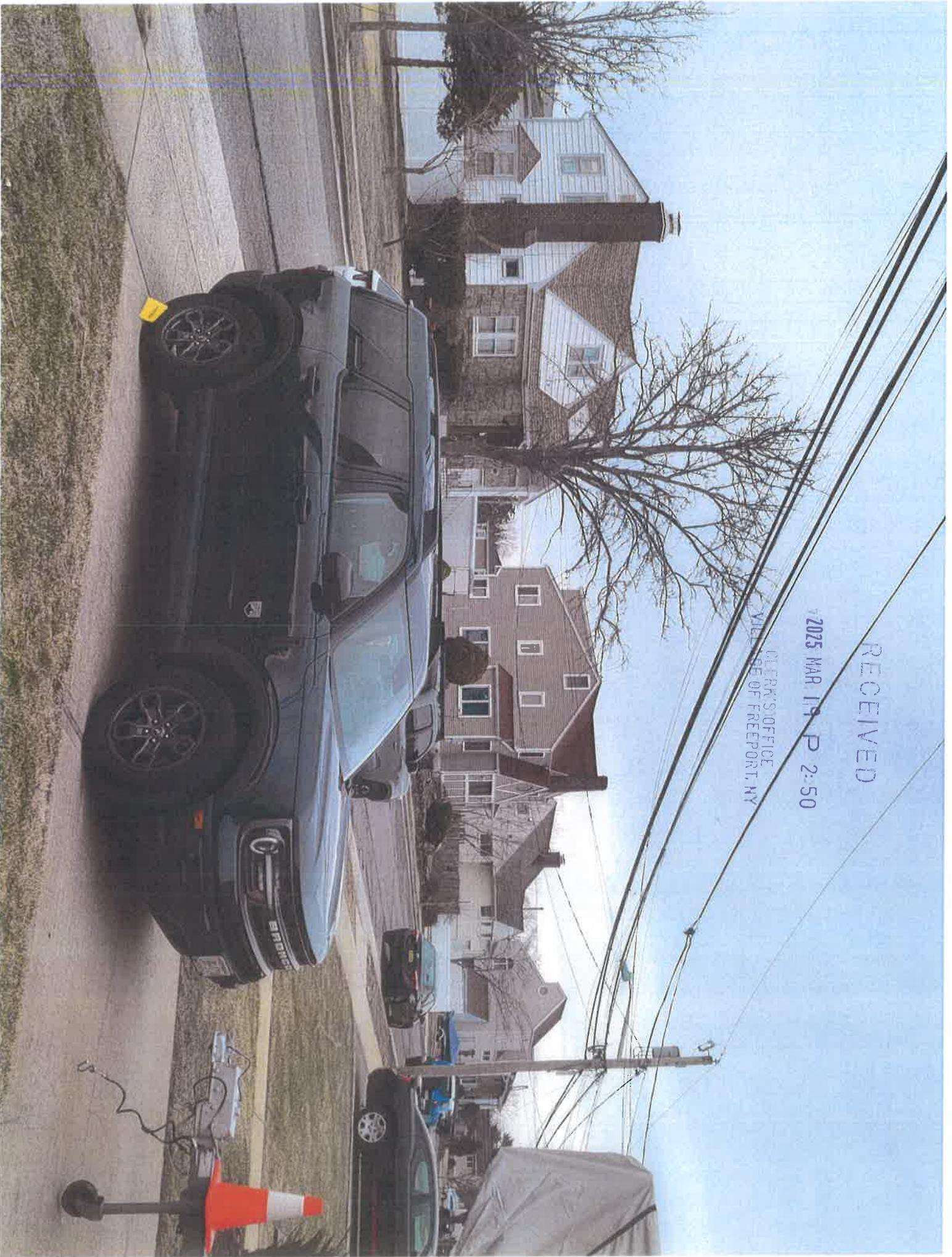


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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Application Date: 3/12/25
Fees Paid: _____

SP# 3816

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: 60 South Bay Ave, Freeport NY 11520 ZONING DISTRICT Residence A
SECTION 62 BLOCK 145 LOT 520 LOT SIZE: _____

<input type="checkbox"/> TENANT	<u>APPLICANT</u>	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Alyssa Navine</u>			Name: <u>Alyssa Navine / Arter Navine</u>
Address: <u>60 South Bay Ave Freeport NY 11520</u>			Address: <u>60 South Bay Ave Freeport NY 11520</u>
Telephone #: <u>347 700-8704</u>			Telephone #: <u>718 598 8053</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: TO maintain Deck and Brickwall 25' of 195 SF secondary frontyard

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.

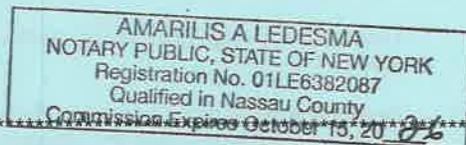
YES NO

ANARINE
APPLICANT'S SIGNATURE

3/12/25
DATE

Sworn to before me this 12th day of March, 2025

Amarilis Ledesma
Notary Public



Property Owner's Consent:

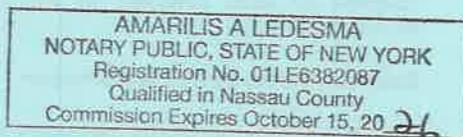
I, Alyssa Navine am (are) the owner(s) of the subject property and consent to the filing of this application.

ANARINE
PROPERTY OWNER'S SIGNATURE

3/12/25
DATE

Sworn to before me this 12th day of March, 2025

Amarilis Ledesma
Notary Public



FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: _____ YES _____ NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	<u>Approved</u> _____ 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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
March 11, 2025

Anter Narine & Alyssa Narine
66 South Bay Ave
Freeport, NY 11520

RE: 66 South Bay Ave, Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 145 Lot 520
Building Permit Application #20190774
Description: Maintain 195 Sf secondary front yard deck and 25' of 5'H brick wall.

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: **YES**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

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X Negative Declaration

Positive Declaration

VILLAGE OF FREEPORT, NY

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

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

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

Project:

Building Permit App. 20190774

Location: 66 South Bay Ave, Freeport, NY

Applicant: Anter Narine & Alyssa Narine

Description: Maintain 195 Sf secondary front yard deck and 25' of 5'H brick wall

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: March 11, 2025

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.

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

Part 1 - Project and Sponsor Information							
Name of Action or Project: NARINE RESIDENCE							
Project Location (describe, and attach a location map): 66 S. BAY AVE FREEPORT NY 11520							
Brief Description of Proposed Action: MAINTAIN 195 SQFT DECOR AND BRICK WALL							
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241 5769	<div style="text-align: right;"> <p>RECEIVED FEB - 7 2019 Freeport Building Dept.</p> </div>				
Address: 44 CASINO ST		E-Mail: R.J.ARDENITE@CABLE.COM					
City/PO: FREEPORT	State: NY	Zip Code: 11520					
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
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: FREEPORT BUILDING PERMIT			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td></td> <td align="center">X</td> </tr> </table>	NO	YES		X
NO	YES						
	X						
3.a. Total acreage of the site of the proposed action?		<u>0.18</u> acres					
b. Total acreage to be physically disturbed?		<u>0.017</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.18</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

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

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Freeport Building Department

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2019 FEB 2 11 3 22 AM

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES

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

Applicant/sponsor name: RUSSELL BROWN Date: 10/1/2018

Signature: [Handwritten 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 in natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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Freeport, NY

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
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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Freeport, NY

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20190774

Filing Date 2/7/2019

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>66 SOUTH BAY AVE</u> ZONING DISTRICT <u>RES A</u>
	BETWEEN <u>SEASIDE ATLANTIC</u> AND <u>RAY</u>
	SECTION <u>62</u> BLOCK <u>145</u> LOT <u>520</u> APPROX. LOT SIZE <u>80</u> X <u>100</u> LOT AREA <u>8000</u>

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

A. TYPE OF IMPROVEMENT 1 New building 2 <input checked="" type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If none-state none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)	B. PROPOSED OR EXISTING USE RESIDENTIAL 11 <input checked="" type="checkbox"/> One Family 12 Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____ NON RESIDENTIAL Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 Other, Specify _____
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Freeport, NY
2-7-2019

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>9,360</u>	D. DESCRIPTION OF PROJECT <u>MAINTAIN 195 SQFT DECK AND BRICK WALL</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>ANTAR AND ALYSSA NARINE</u>	<u>66 S. BAY FREEPORT, NY.</u>	<u>718 598 8053</u>
2. Contractor			
3. Architect or Engineer	<u>RUSSELL JORDAN</u>	<u>44 CASINO ST FREEPORT NY 11520</u>	<u>516 241 5969</u>

IV. OWNER-CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner _____ (Print)
 Address _____
 Phone _____

State of New York _____
 County of QUEENS
ANTAR NARINE being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this Village of Freeport, N.Y. (His or Her)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 1033
 Upper Flrs Square Feet 300

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VILLAGE OF FREEPORT

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

2025 MAR 21 P 3:23

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

DATE: January 16, 2020

APPROVAL

Building Department Permit Application #20190774

Chairman, regarding Application #2019-21 for the premises located at 66 South Bay Avenue, Freeport, New York, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-43B, 210-171B, seeking approval to maintain 195 sq. ft. secondary front yard deck and 5 ft. brick wall.

I, Drew Scopelitis move that this Board make the following findings of fact:

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;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.
2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

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

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.

Second by: Charles Hawkins

The Clerk polled the Board:

Member Mineo	In Favor
Member Hawkins	In Favor

Alternate Lewis
Alternate Scopelitis
Chairperson Rhoden

In Favor
In Favor
In Favor



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VILLAGE OF FREEPORT, NY

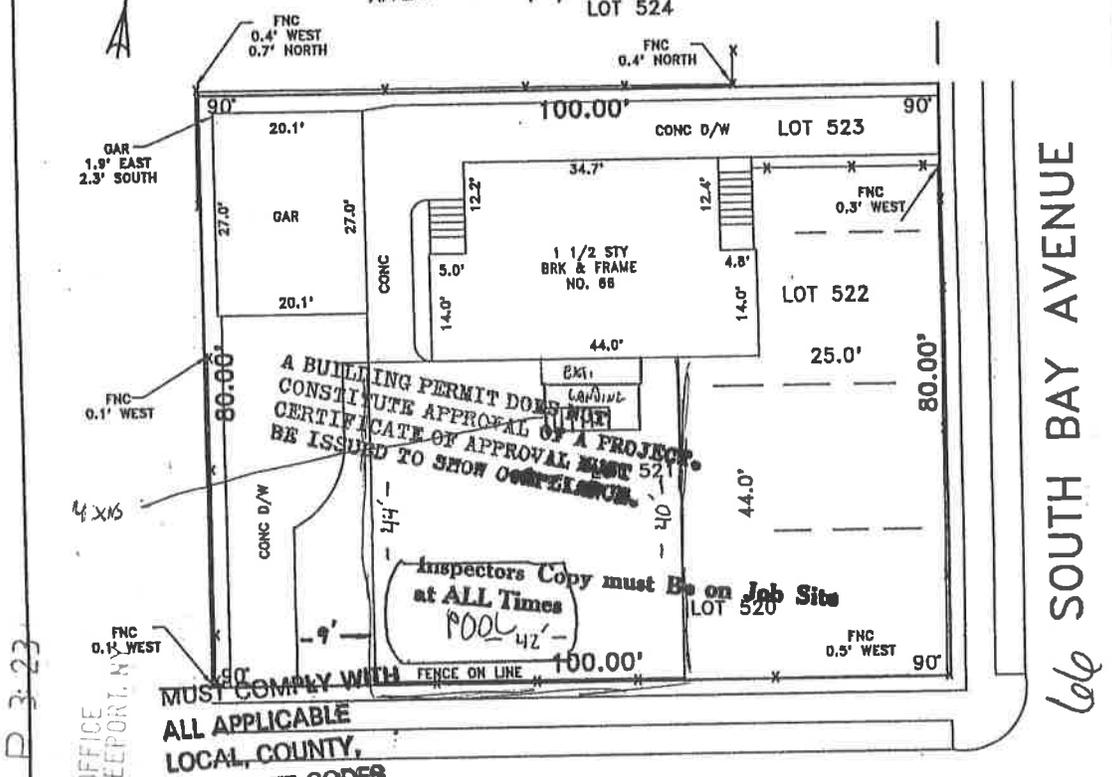
NOTICE

BUILDING DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS BEFORE ANY WORK COMMENCES. FAILURE TO MAKE THIS NOTIFICATION WILL RESULT IN THE ISSUANCE OF SUMMONSES AS WELL AS A STOP WORK ORDER.

ANY CHANGE FROM APPROVED PLANS WILL REQUIRE AN AMENDMENT TO BE FILED AND APPROVED BY THE DEPT. OF BUILDINGS.

THIS PERMIT IS ISSUED PURSUANT TO ANY AND ALL STIPULATIONS AND CONDITIONS AS STATED IN THE RECORD OF THE ZONING BOARD OF APPEALS OF 12/3/97

CALL BUILDING DEPT. FOR INSPECTION



A BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF A PROJECT. CERTIFICATE OF APPROVAL MUST BE ISSUED TO SHOW COMPLIANCE.

Inspectors Copy must Be on Job Site at ALL Times

MUST COMPLY WITH ALL APPLICABLE LOCAL, COUNTY, AND STATE CODES

RAY STREET

66 SOUTH BAY AVENUE

** PLEASE BE ADVISED THAT THERE IS NO FENCE SURROUNDING YARD. IT HAS BEEN REMOVED IN 5-94*

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."
"Certifications 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."

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, & ON HIS BEHALF TO THE TITLE COMPANY, ANY GOVERNMENTAL AGENCY & LENDING INSTITUTIONS LISTED HEREON, & TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

OFFICE COPY

MAP OF LOT 520, 521, 522 AND 523

AS SHOWN ON

"MAP OF RANDALL BAY ESTATES, SECTION 2..."

SITUATED AT

**VILLAGE OF FREEPORT
NASSAU COUNTY, NEW YORK.**

CERTIFIED TO
GREGORY R. SPINOCCIA
KAREN KEELER
NATIONS TITLE INS. OF NEW YORK, INC.
NORTH SHORE ABSTRACT, LTD.
TITLE NO. N 09056 N

CHRISTOPHER HENN L.S.
121 EDDY DRIVE
DIX HILLS, NEW YORK
N.Y.S. LIC. NO. 49857
DATE 4/5/94
(C) COPYRIGHT
REF. NO. 4837

Christopher Henn

TAX MAP DESIGNATION SECTION 62 BLOCK 145 LOTS 520-523

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VILLAGE OF FREEPORT, N.Y.

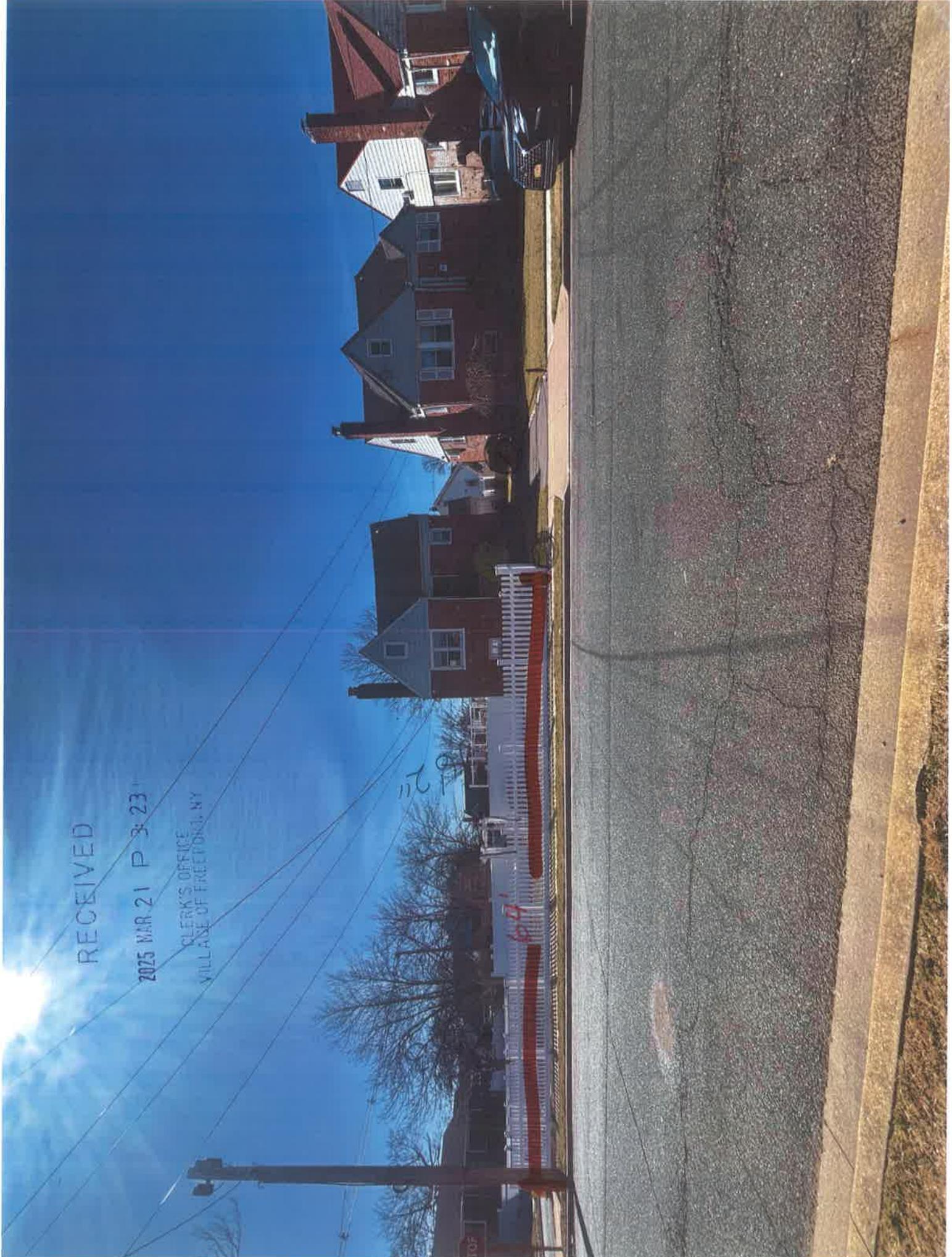
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VILLAGE OF FREEDOM, NY

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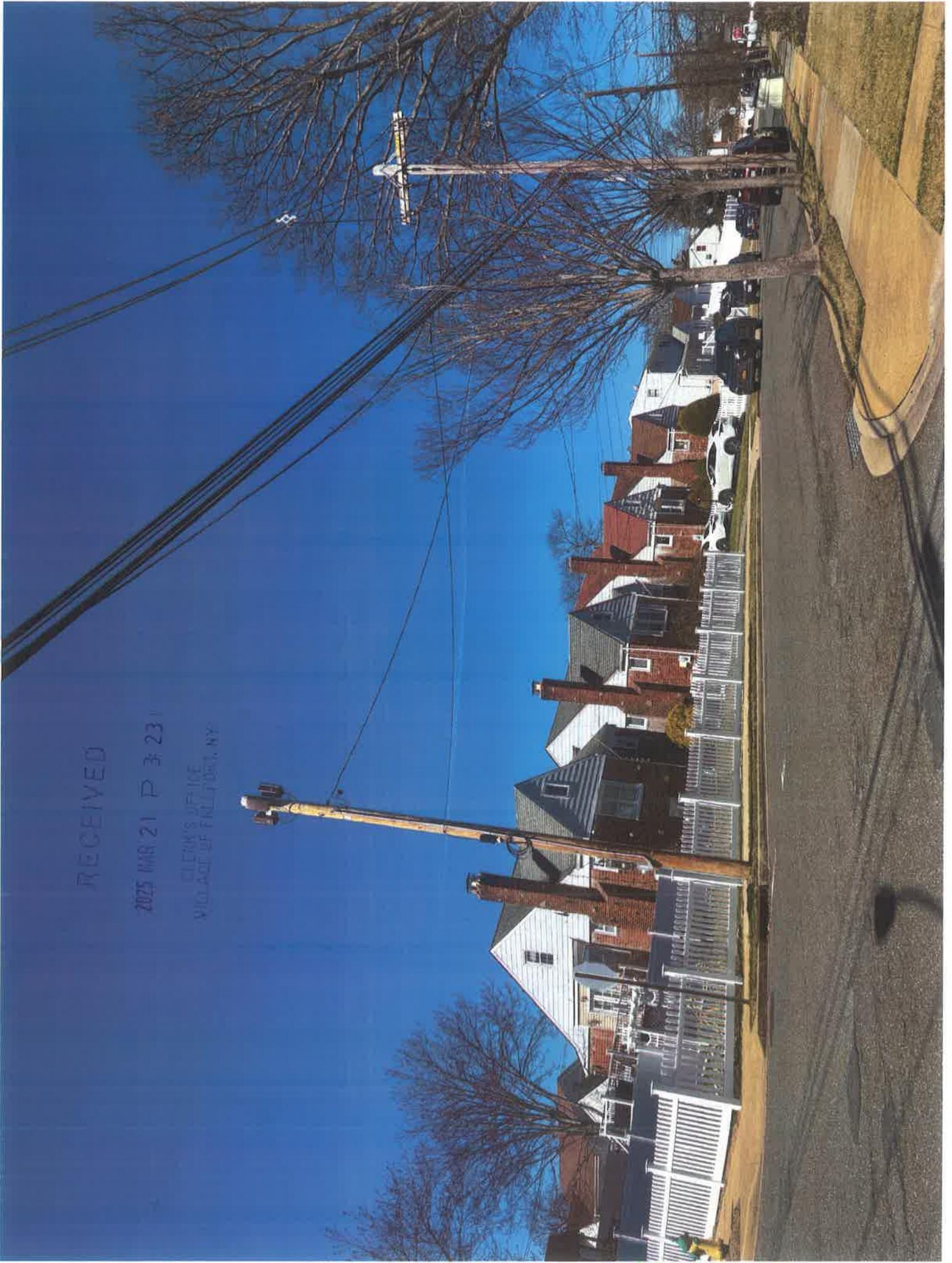
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CELENY'S OFFICE
VILLAGE OF FLEMING, NY

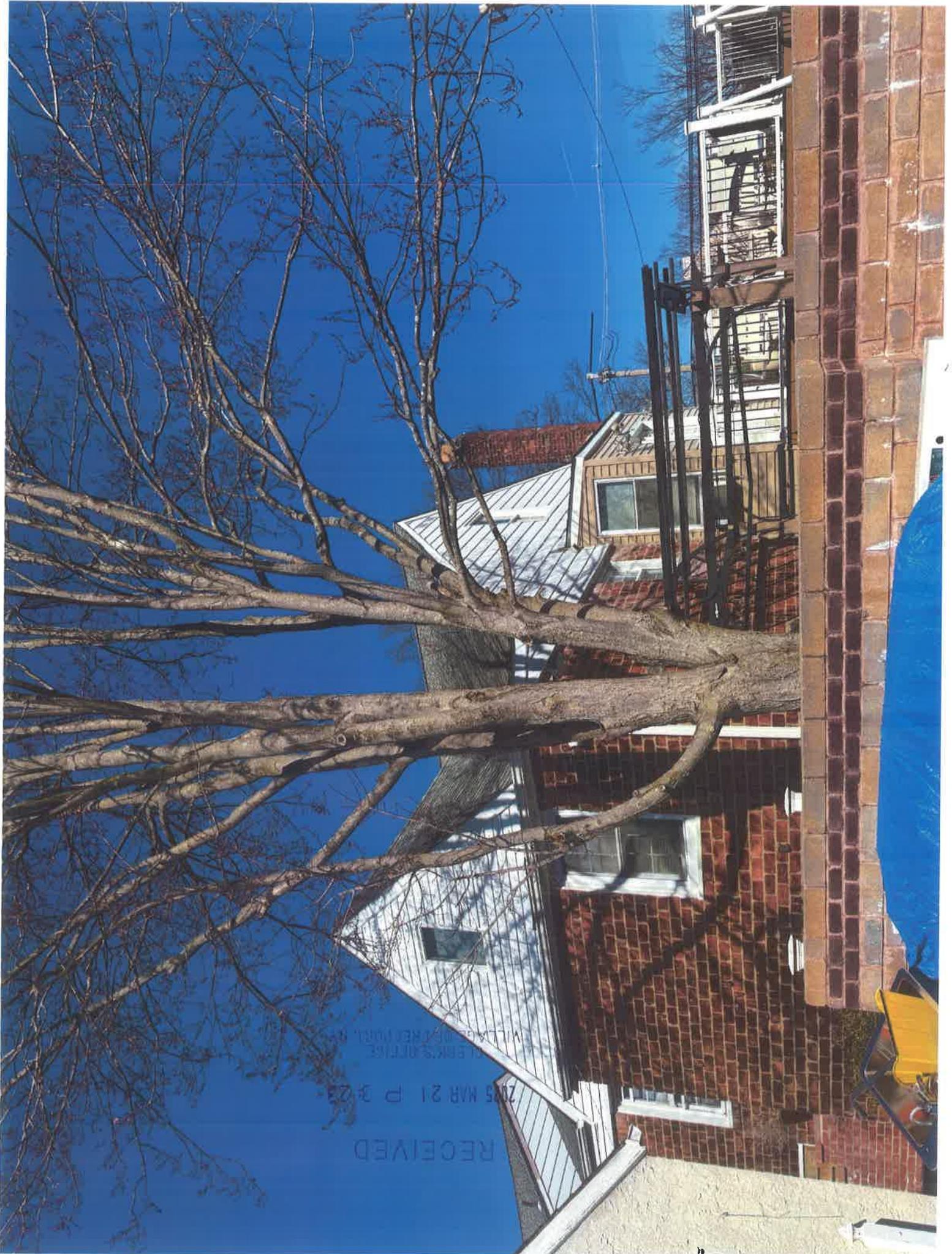


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CLIENT'S OFFICE
MUNICIPALITY OF FINEPORT, NY





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WILLIAMSBURG OFFICE
WILLIAMSBURG, VA

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2025 MAR 21 P 3: 23

CLERK'S OFFICE
CITY OF FREEPORT, NY



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CLEVER'S OFFICE
VILLAGE OF FOLEYSBURG

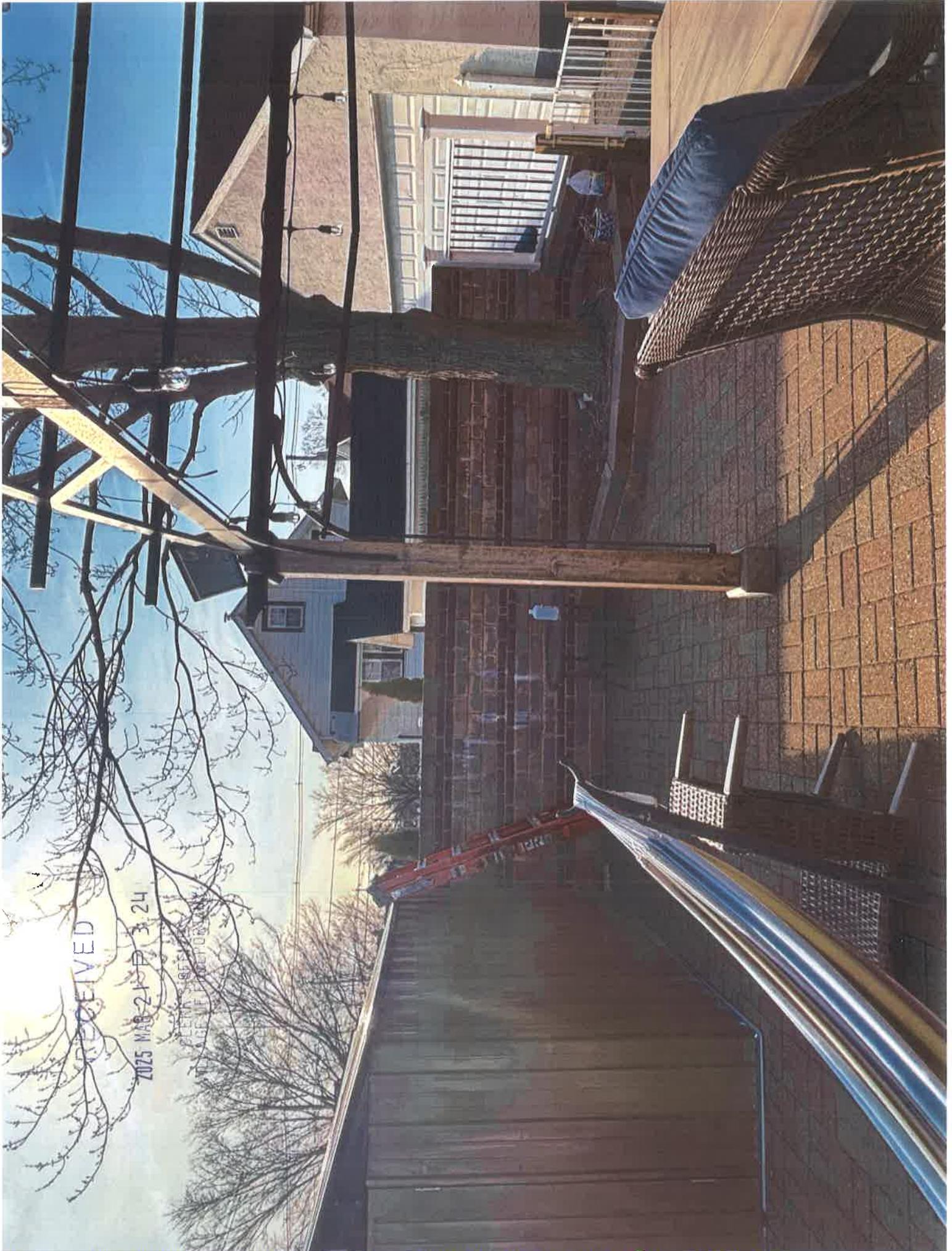


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VILLAGE OF TREETOP, N





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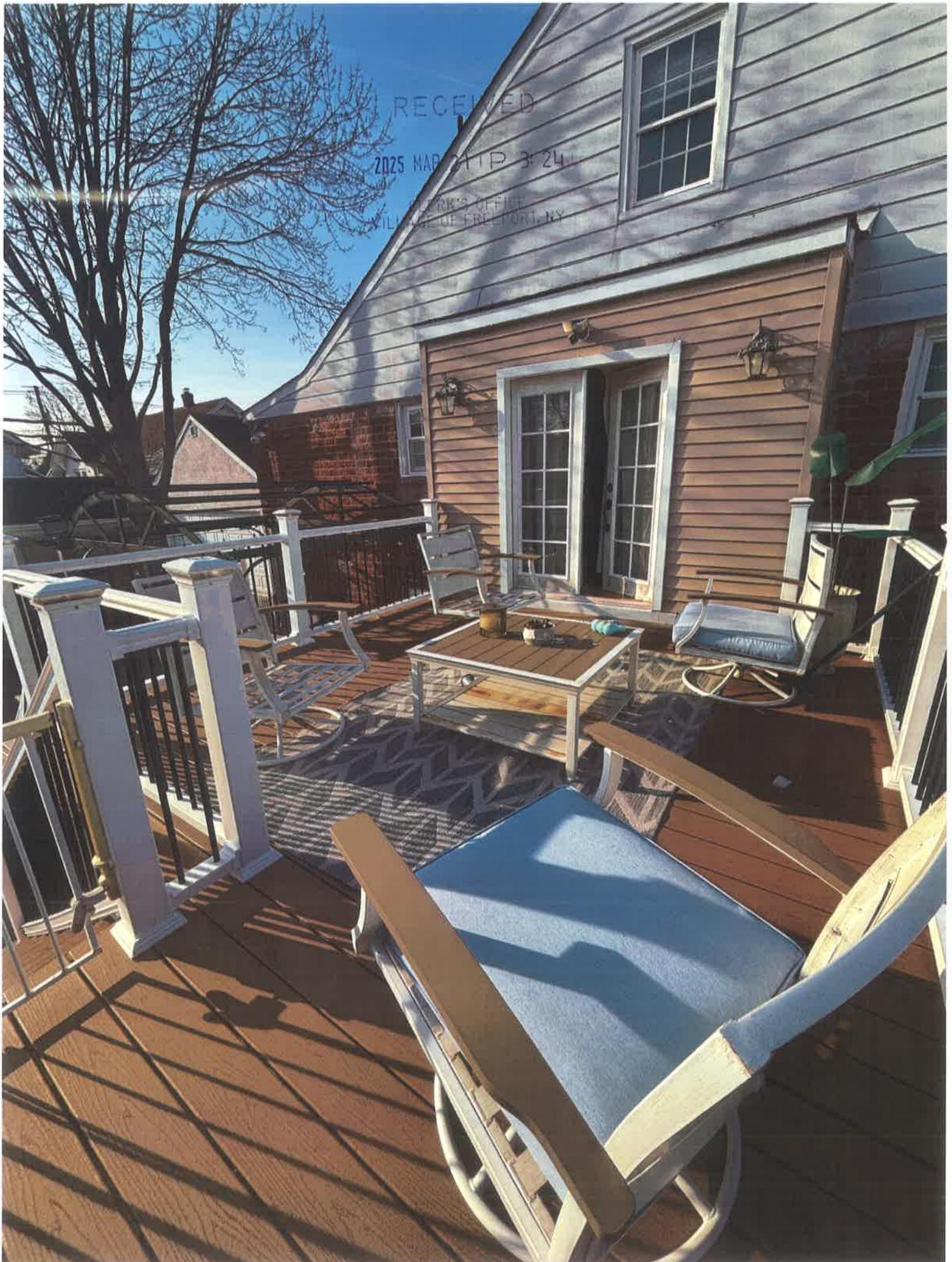
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PLANTING SERVICE

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CITY OF FREEPORT, NY



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COUNTY OF FREDERICK, MD





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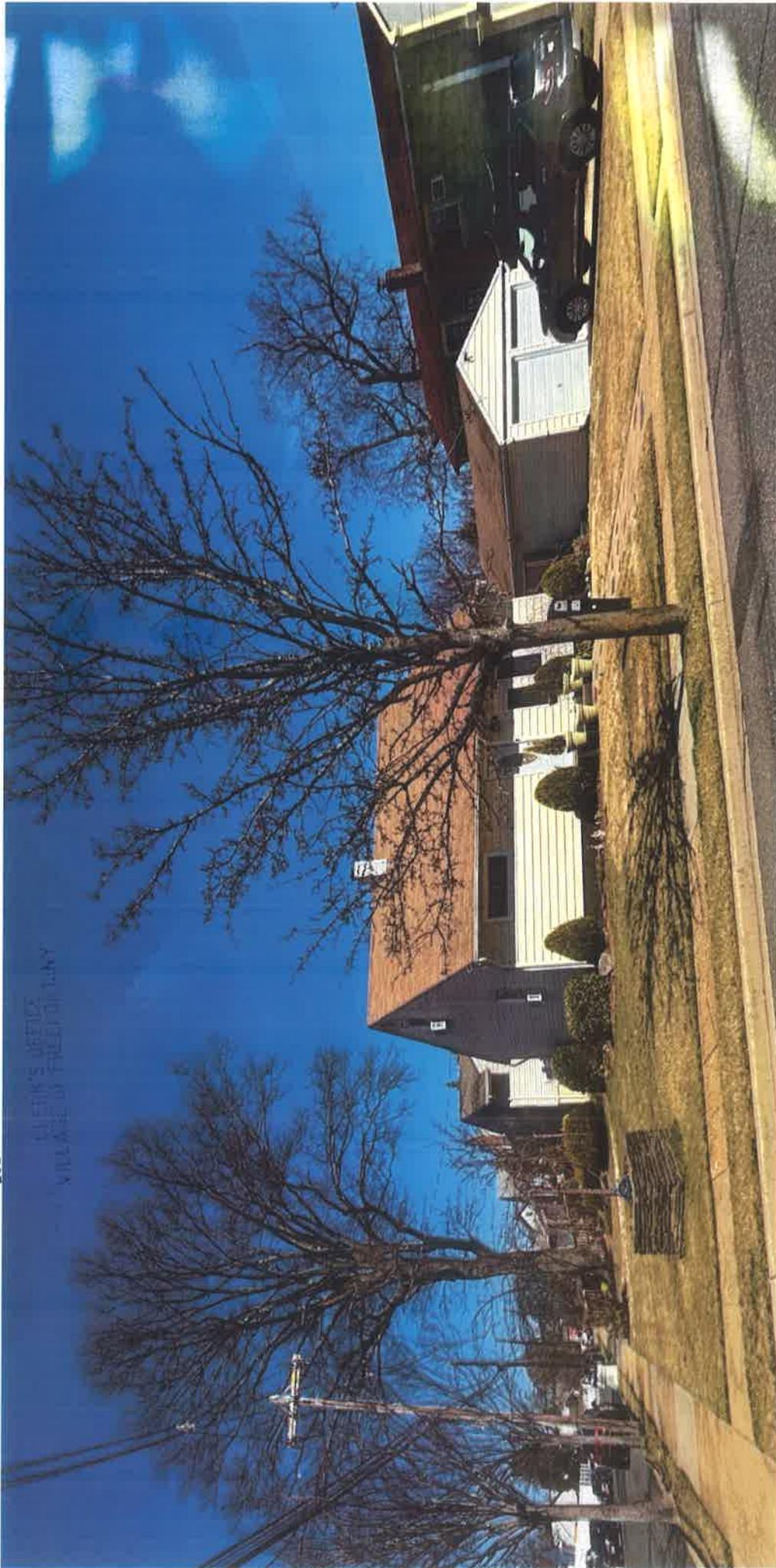
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PLANNING DEPT
VILLAGE OF FORT MONMOUTH, NJ



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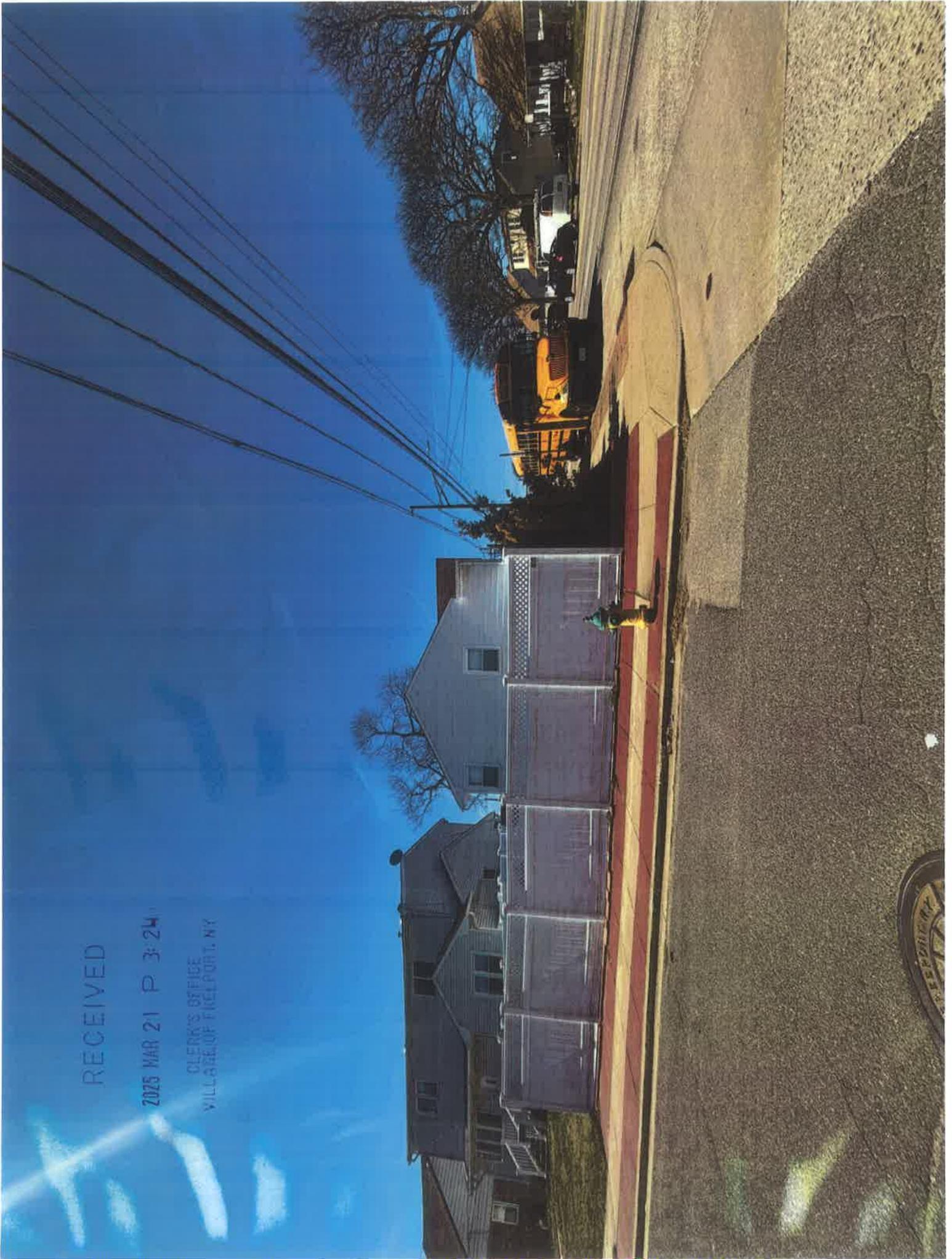
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VILLAGE OF FREEPORT, NY



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PLANNING DEPT
VILLAGE OF WEST HAVEN



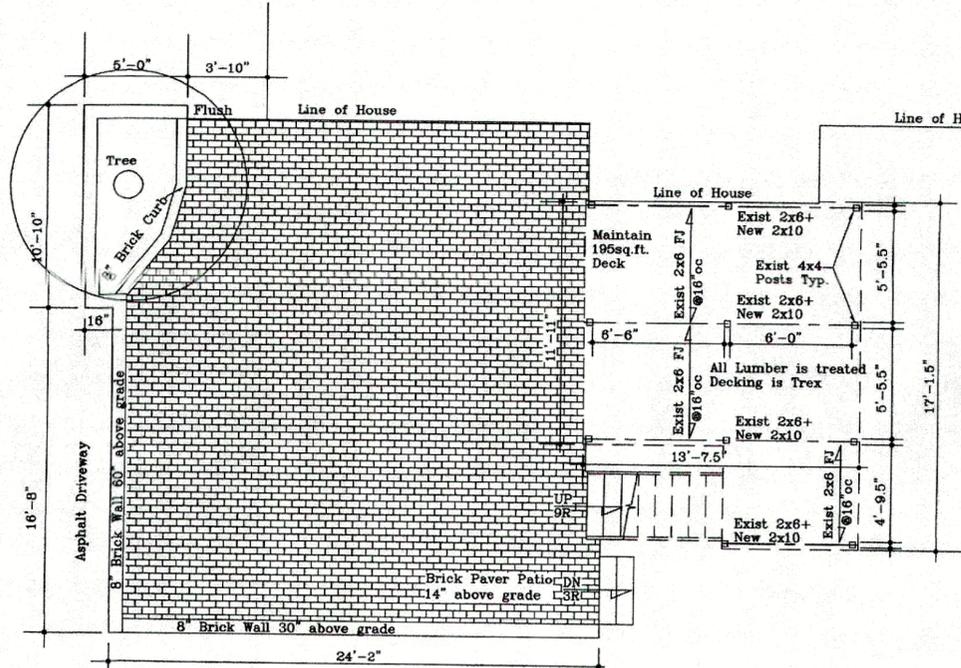
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 Freeport Building Dept.
 Freeport, NY

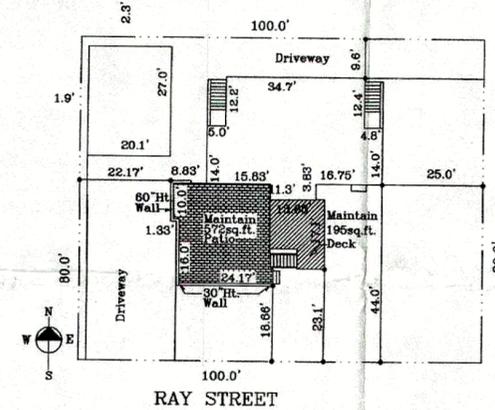


CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load R301.2(5)	Seismic Design Category R301.2(2)	Wind Design				Subject to damage from:		Frost Line Depth	Winter Design Temperature Degrees F	Ice Shield Underlayment Required	Flood Hazard Zone	Mean Annual Temp.	Air Freezing Index
		Speed MPH R301.2(4)	Topographic Effects R301.2.1.5	Special Wind Region R301.2(4)B	Wind borne Debris Zone R301.2(4)B	Weathering R301.2(3)	Termite R301.2(6)						
25 psf	B	130 mph	No	No	Within 1 Mile of shore	Severe	Moderate to Heavy	36"	15 F	As per Sec. 905.1.2	AE 100 yr. Flood	52.9 F	1500 or Less



Grade Level Plan
 Scale: 1/4" = 1'-0"



SITE PLAN
 66 South Bay Avenue Freeport NY 11520

PRESSURE TREATED WOOD NOTES

CCA Lumber shall not be used except for Marine uses as approved by 2015 ICC Codes.

Pressure treated lumber for use in ground contact shall be labeled as such by AWPA and shall be treated with either Alkaline Copper Quat. (ACQ type B or D) or Copper Azole, (CBA-A or CA-B) with a retention level of .40 lbs per cu.ft.

Pressure treated lumber for use above ground shall be labeled as such by AWPA and shall be treated with either Alkaline Copper Quat. (ACQ type B or D), or Copper Azole, (CBA-A, or CA-B) with a retention level of .25 lbs per cu.ft.

All flashing in contact with treated lumber shall be either copper or hot dipped galvanized steel. No aluminium shall come into contact with pressure treated lumber.

All joist hangers straps and similar connectors shall be as manufactured by Simpson type Z-max line or equivalent galvanized to meet G-185 standard, (1.85 oz. of zinc per sq.ft. of metal) and shall be hot dipped. Stainless steel connectors shall be considered an equivalent.

All nails, screws, bolts, and similar fasteners shall be stainless steel.

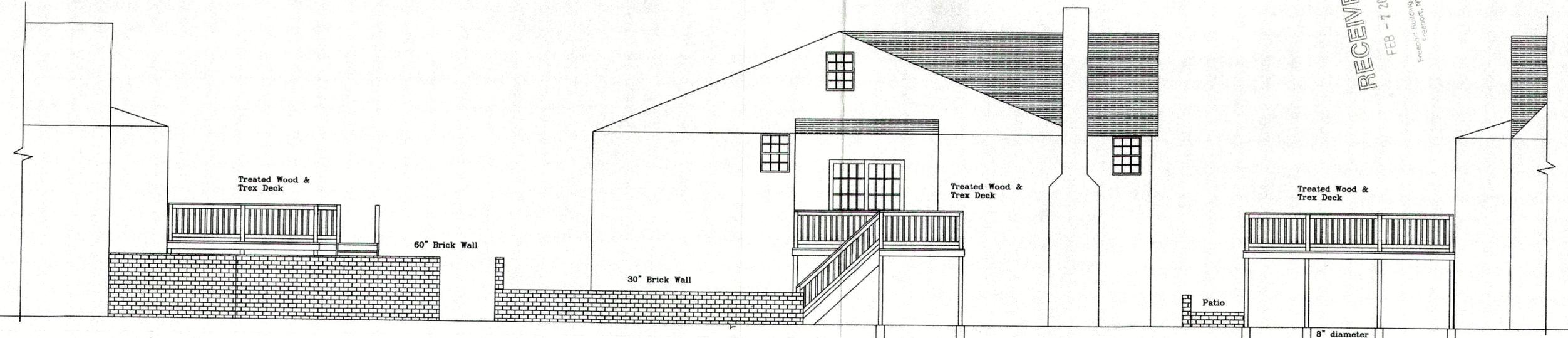
GENERAL NOTES

- Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.
- All work shall be in compliance with codes of the Village of Freeport, N.Y. State Code, ICC 2015 Building Code, Energy Code, Existing Building Code, and Fire Codes, NYS DEC, Board of Fire Underwriters and any other authorities Having Jurisdiction
 - The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
 - The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
 - The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public. Any materials and property not included in the scope of work shall be similarly protected against damage and if necessary, shall be restored to its original state.
 - The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
 - All Plumbing, Electrical and other work as required is to be performed by Freeport approved licensed contractors.
 - The Contractor shall at all times keep the site free from the accumulating of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

STRUCTURAL LOADS

Live Loads, minimum lbs. per square foot

Exterior Balcony	40psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
Roof	20psf
Snow Load	20psf



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

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

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

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 Freeport Building Dept.
 Freeport, NY

Russell C. Jordan Architect
 44 Casino Street,
 Freeport, New York 11520
 E-mail: RJCarchitect@aol.com
 Phone: 516-241-5989

Narine Residence
 66 South Bay Ave. Freeport NY 11520

Maintain Deck, Pato & Brick Wall
 Plan, Elevations, Notes Site Plan

Revisions

#000	9-25-2018
------	-----------

Version: BD-1
 For Filing with the
 Building Department

Application Date: _____
Fees Paid: _____

SP# 3817

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

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

PROPERTY ADDRESS: <u>2 Elm Place Freeport</u>	ZONING DISTRICT <u>AA</u>
SECTION <u>62</u>	BLOCK <u>126</u> LOT <u>2</u> LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Christian Castillo</u> <u>Solid Base Corporation (Contractor)</u>		Name: <u>Ulises Campos</u>
Address: <u>32 Oak Avenue</u> <u>Hempstead NY 11550</u>		Address: <u>2 Elm Place</u> <u>Freeport NY 11520</u>
Telephone #: <u>516 481-4130 - (516) 481-3978</u>		Telephone #: _____

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

Present Land Use: Residential
2 Family Proposed Land Use: Residential
SAME

Description of Proposed Work: Expand existing driveway by 9' x 23' and
add 8' x 125' to existing rear driveway and 60' x 6' Cement
in backyard with a total of 1567 SF

I request a preliminary meeting: _____ YES NO

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

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VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE

11-22-24
DATE

Sworn to before me this 23
day of November, 2024
Mehessna C. Little
Notary Public

MESHESNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 0116066956
Qualified in Nassau County
My Commission Expires 11-26-2025

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

[Signature]
PROPERTY OWNER'S SIGNATURE

11/22/24
DATE

Sworn to before me this 20
day of November, 2024
Mehessna C. Little
Notary Public

MESHESNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 0116066956
Qualified in Nassau County
My Commission Expires 11-26-2025

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: _____ YES _____ NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	<u>Approved</u> _____ <u>Denied</u> 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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

March 18, 2025

Ulises Campos
2 Elm Pl
Freeport, NY 11520

RE: 2 Elm Pl, Freeport, NY 11520

**Zoning District – Residence AA Sec. 62 Blk. 126, Lot 2
Building Permit Application #20243969**

Description: Expand existing driveway by 9' x 23' and add 8' x 125' to existing rear driveway and 60' x 6' cement in backyard with a total of 1,567 SF.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: NO

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
Positive Declaration

X Negative Declaration

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

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

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

Project:

Building Permit App. 20243969

Location: 2 Elm Pl, Freeport NY 11520

Applicant: Ulisesn Campos

Description: Expand existing driveway by 9' x 23' and add 8' x 125' to existing rear driveway and 60' x 6' cement in backyard with a total of 1,567 SF.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: March 18, 2025

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

CLERK'S OFFICE **Short Environmental Assessment Form**
VILLAGE OF FREEPORT, NY

OCT - 3 2024

FREEPORT BUILDING DEPT.

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: EXPAND DRIVEWAY - INSTALL PAVERS							
Project Location (describe, and attach a location map): 2 ELM PLACE - FREEPORT NY 11520							
Brief Description of Proposed Action: EXPAND DRIVEWAY 615 SQ FT INSTALL BRICK PAVERS + PLANTERS.							
Name of Applicant or Sponsor: ULISES SAMPOS		Telephone: 516-526-9261					
		E-Mail:					
Address: 2 ELM PLACE							
City/PO: FREEPORT		State: NY	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		_____ acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

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CLERK'S OFFICE OCT - 3 2024
VILLAGE OF FREEPORT, NY

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

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<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____</p>	<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____</p>	<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____</p>	<p>NO YES</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>ULISES CAMPOS</u> Date: <u>10-02-2024</u></p> <p>Signature: <u>X</u></p>	

CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.
OCT - 3 2024
FREEPORT BUILDING DEPT.

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

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

	RECEIVED OCT - 3 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?	WELLSPORT BUILDING DEPT.	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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2 ELM PLACE FRONT VIEW



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2025 MAR 24 P 3:07

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2025 MAR 24 P 3:09

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2025 MAR 24 P 3: 09

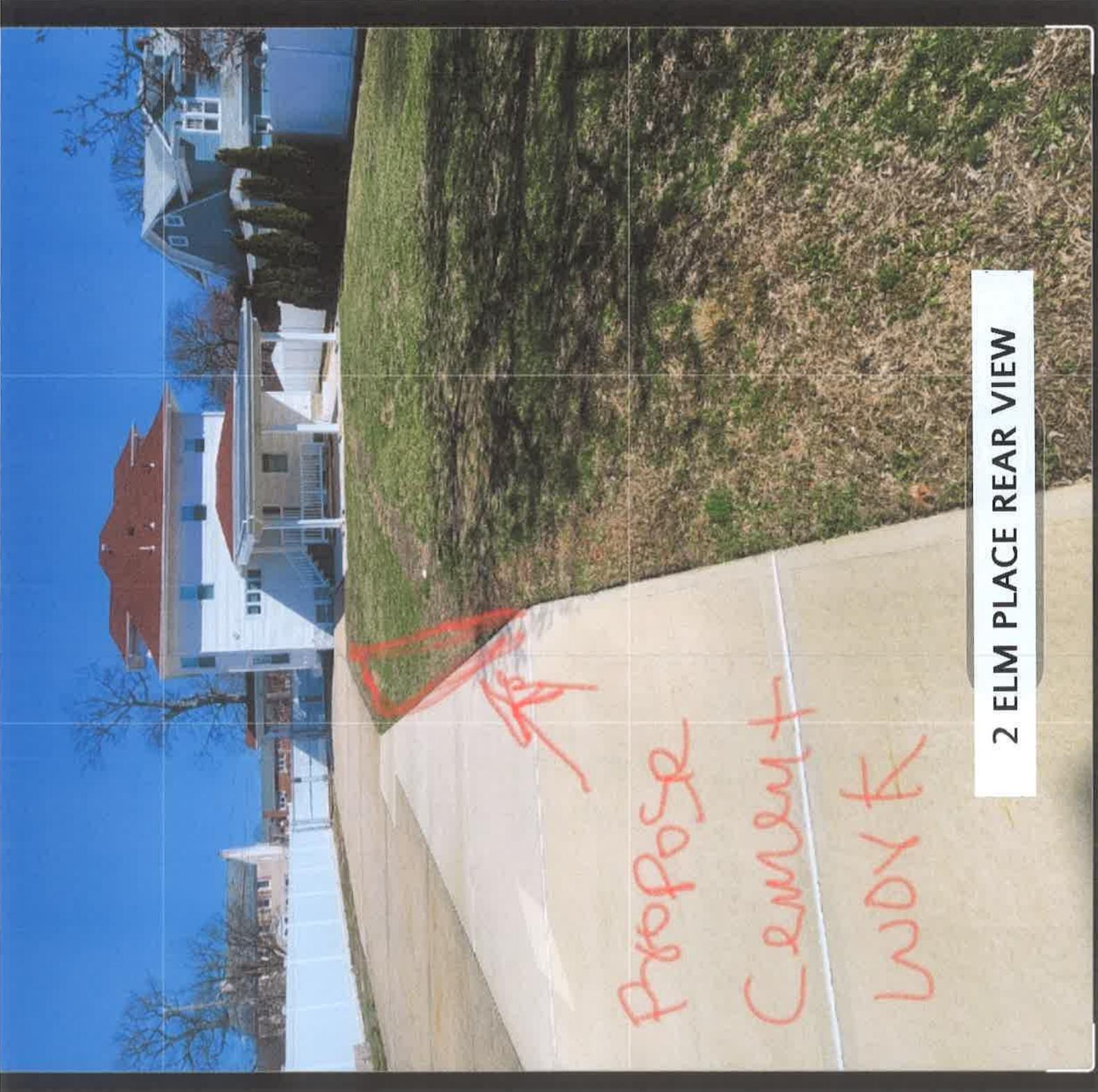
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2 ELM PLACE REAR VIEW

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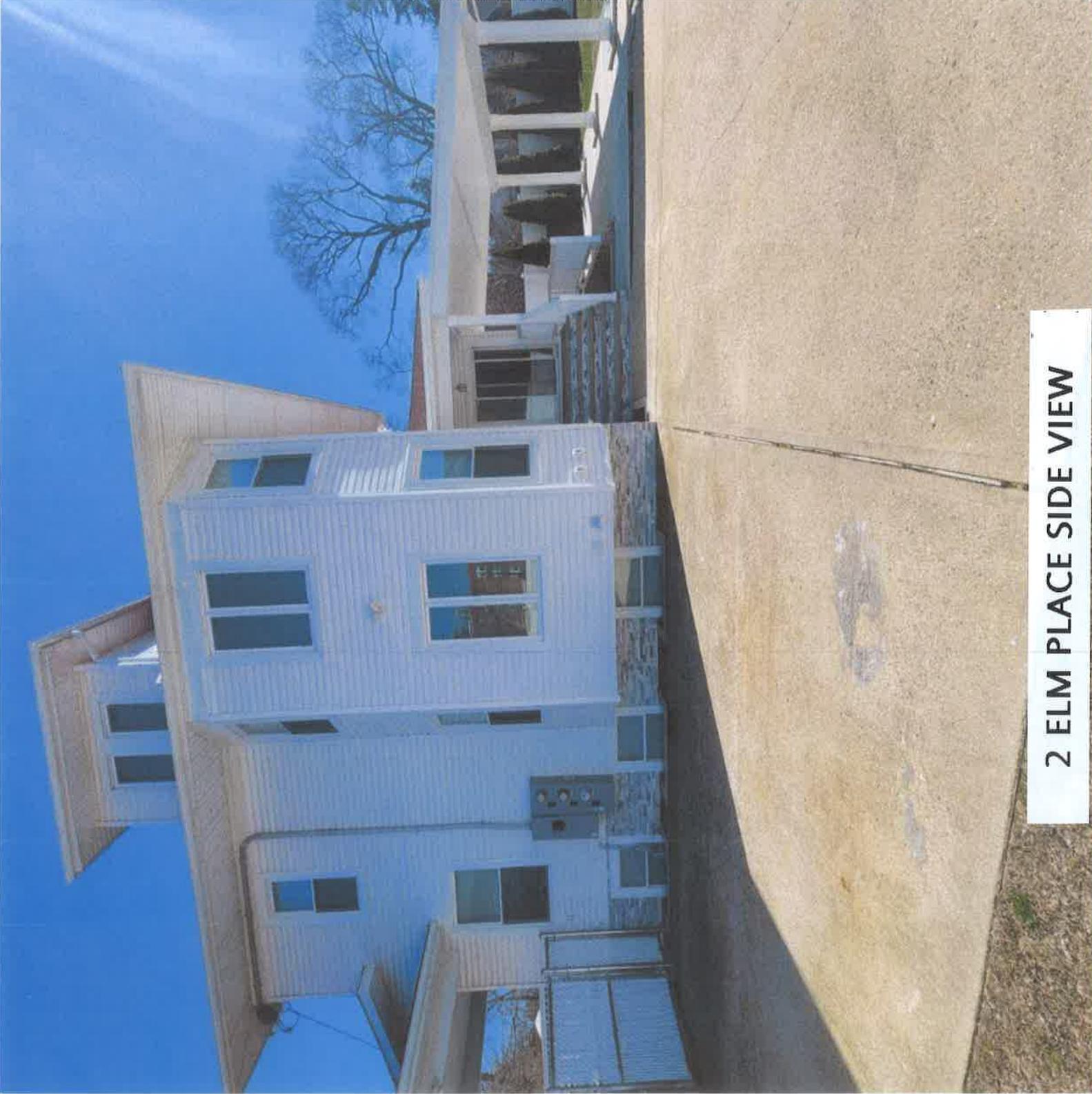
2 ELM PLACE SIDE VIEW

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2 ELM PLACE SIDE VIEW



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2 ELM PLACE SOUTH VIEW



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NEXT TO 2 ELM OLD KIDNEY CENTER

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5 ELM PLACE

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240 ELM PLACE

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28 ELM PLACE

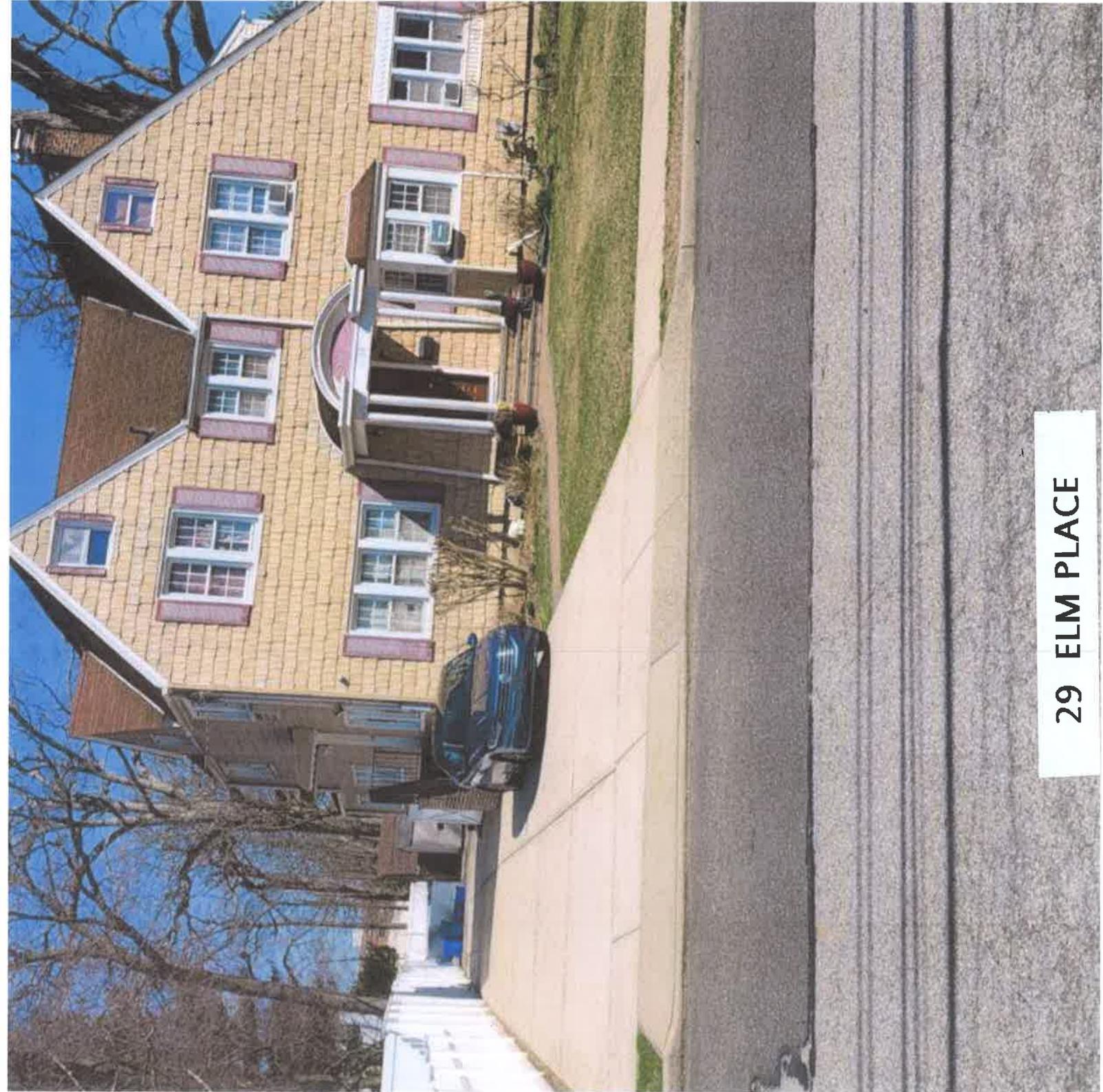


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29 ELM PLACE



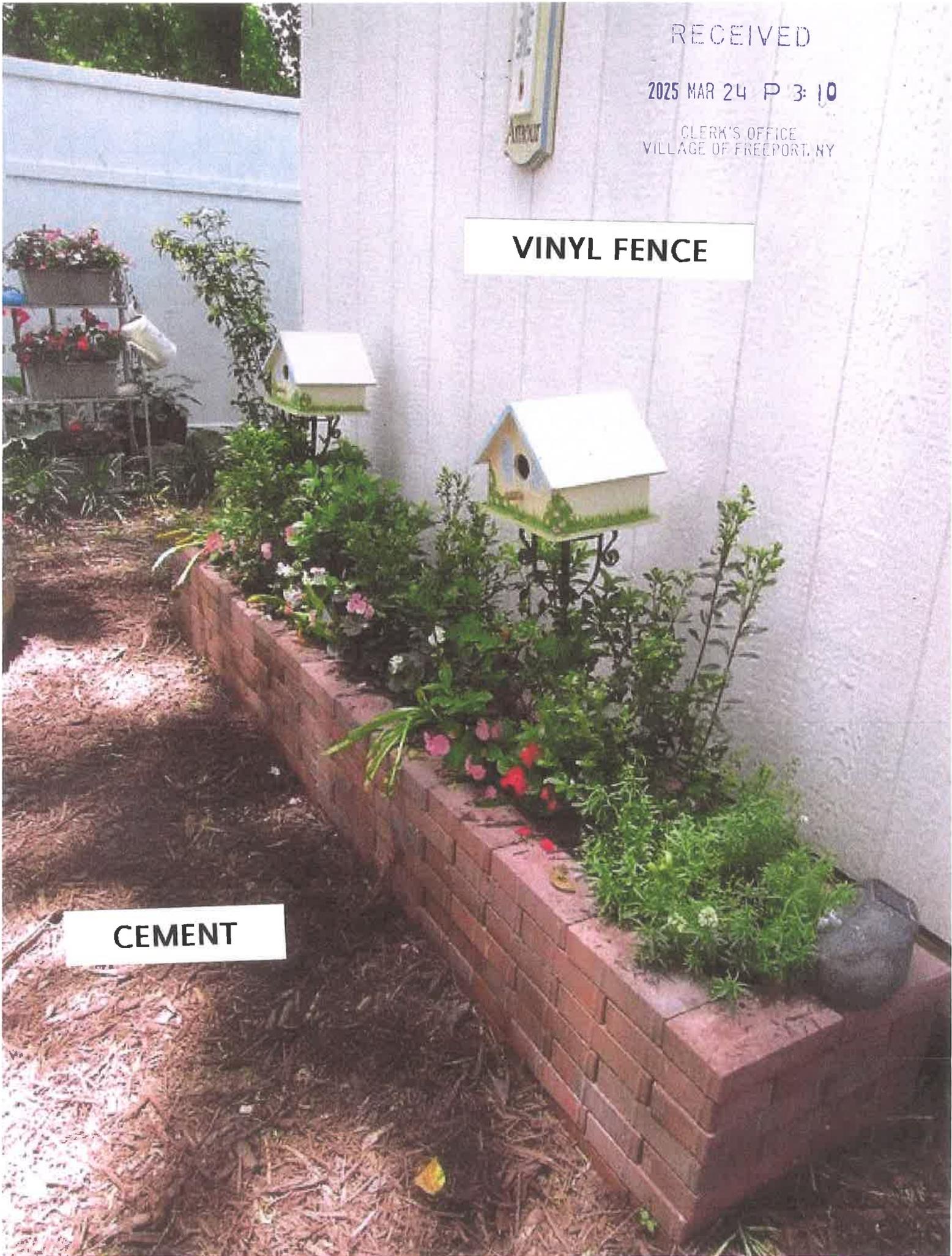
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VINYL FENCE

CEMENT



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WEST MERRICK ROAD

(MERRICK ROAD)

(FULTON STREET)

16" BRICK PANTER
BRICK

TAX LOT 196

Exist
CEMENT

NEW CEMENT
9'x23'

Exist
CEMENT

Propose work on RED

Grass

Grass

Grass

Grass

2 1/2 STORY
FRAME RESIDENCE
#2

NEW CURB

ELM PLACE
(ROOSEVELT PLACE)
(50' WIDE)

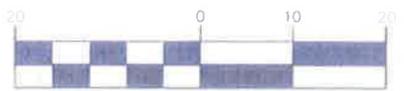
SYMBOL LEGEND

- MONUMENT FND
- IP / IB FND
- IP / IB SET
- SPOT ELEVATIONS
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/LIGHT
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- A/C UNIT
- ELECTRIC METER
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- D C DEPRESSED CURB
- FE FENCE
- MAS MASONRY
- PLAT PLATFORM
- W.W WINDOW WELL
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- R/O ROOF OVER
- CANT CANTILEVER

LOT AREA
12,608.50 SF
0.29 AC.

GUARANTEED TO:
ULISES CAMPOS
BARRISTER LAND LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SCALICE
land surveying

mj.slandsurvey.com P: 631-957-2400

NASSAU TAX MAP NO 62-126-02		
JOB No. N20-1584		
DATE SURVEYED: 09/01/2020		
DR:MC	CREW:TR	SCALE: 1" = 20'

SURVEY OF PROPERTY
SITUATE
INC. VILLAGE OF FREEPORT, TOWN OF
NASSAU COUNTY, NEW YORK

RECEIVED
OCT - 3 2024
HEMPSTEAD
FREEPORT BUILDING DEPT.

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7509, SUB-DIVISION 2 OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODES OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. (4) THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED TO THE GOVERNMENTAL AGENCY AND TO THE LENDING INSTITUTION LISTED BY THIS BOUNDARY SURVEY MAP. (5) THE CERTIFICATION HEREIN IS NOT TRANSFERABLE. (6) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OTHER DATA MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE KNOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS GUARANTEE. (7) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE LOCATION OF FENCES, RETURNING WALLS, PUBLIC PATHS, PLAYING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (8) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (9) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTTIC TOTAL STATION. (10) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (11) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (12) THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

Application Date: 3/25/25
Fees Paid: \$ 205.00

SP# 3818

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: 116 Wilson Pl, Freeport NY 11520 ZONING DISTRICT Residence AA
SECTION 54 BLOCK 460 LOT 119 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>JAMES J. STOUT</u>	Name: <u>Roberta Klimas</u>
Address: <u>2 GREG LANE</u>	Address: <u>116 Wilson Place</u>
<u>EAST NORTHPORT N.Y. 11731</u>	<u>Freeport NY 11520</u>
Telephone #: <u>631 858 9388</u>	Telephone #: <u>516.868.5331</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL Garage Conversion

Description of Proposed Work: Garage Conversion with new windows.

I request a preliminary meeting: _____ YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

_____ YES _____ NO
DATE 3/22/25

Sworn to before me this 22 day of march 2025
Robert J. Nekola
Notary Public
Notary Public - State of New York
No. 01NE6261094
Qualified in Suffolk County
My Commission Expires May 7, 2028

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

Roberta Klimas
PROPERTY OWNER'S SIGNATURE
DATE 2/26/25

Sworn to before me this 26 day of February 2025
Yolanda K. Williams
Notary Public
Notary Public - State of New York
No. 01W0016538
Qualified in Nassau County
My Commission Expires November 8, 2027

FOR VILLAGE USE ONLY

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



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

February 3, 2025

Roberta Klimas
116 Wilson Pl
Freeport, NY 11520

RE: 116 Wilson Pl, Freeport, NY
Zoning District – Residence AA Sec. 54 Blk. 460 Lot 119
Building Permit Application #20254085

Description: Proposed attached garage conversion with new windows.

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2025 MAR 25 P 4: 37

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20254085

Location: 116 Wilson Pl, Freeport, NY

Applicant: Roberta Klimas

Description: Proposed attached garage conversion with new windows.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: February 3, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

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VILLAGE OF FREEPORT, NY

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**617.20
Appendix B
Short Environmental Assessment Form**

JAN 21 2025

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			
KLIMAS RES. 116 WILSON PLACE FREEPORT NY			
Name of Action or Project: GARAGE CONVERSION			
Project Location (describe, and attach a location map): 116 Wilson Place Freeport NY 11520			
Brief Description of Proposed Action: Proposed Garage Conversion			
Name of Applicant or Sponsor: James J Stauf		Telephone: 631-858-9388	
		E-Mail: jstauf@gamestarch.com	
Address: 2 Grey Lump			
City/PO: East Northport	State: NY	Zip Code: 11758	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.2 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.2 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			

VILLAGE OF FREEPORT, NY
 CLERK'S OFFICE
 MAR 25 10:43 AM '11
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		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JAN 21 2025

VILLAGE OF FREEPORT, NY
PLANNING OFFICE
JAN 25 2025

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ JAN 21 2025	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>James Sant</u>	Date: <u>12/14/24</u>	
Signature: _____		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problem?	<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"/>

JAN 21 2025

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.
<hr/>	
Name of Lead Agency	Date
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



SUBJECT PROPERTY FRONT

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SUBJECT PROPERTY RIGHT SIDE

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SUBJECT PROPERTY REAR

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SUBJECT PROPERTY LEFT SIDE

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ABUTTING PROPERTY TO THE WEST

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ABUTTING PROPERTY TO THE EAST

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105 WILSON ACROSS STREET

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109 WILSON ACROSS STREET

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115 WILSON ACROSS STREET

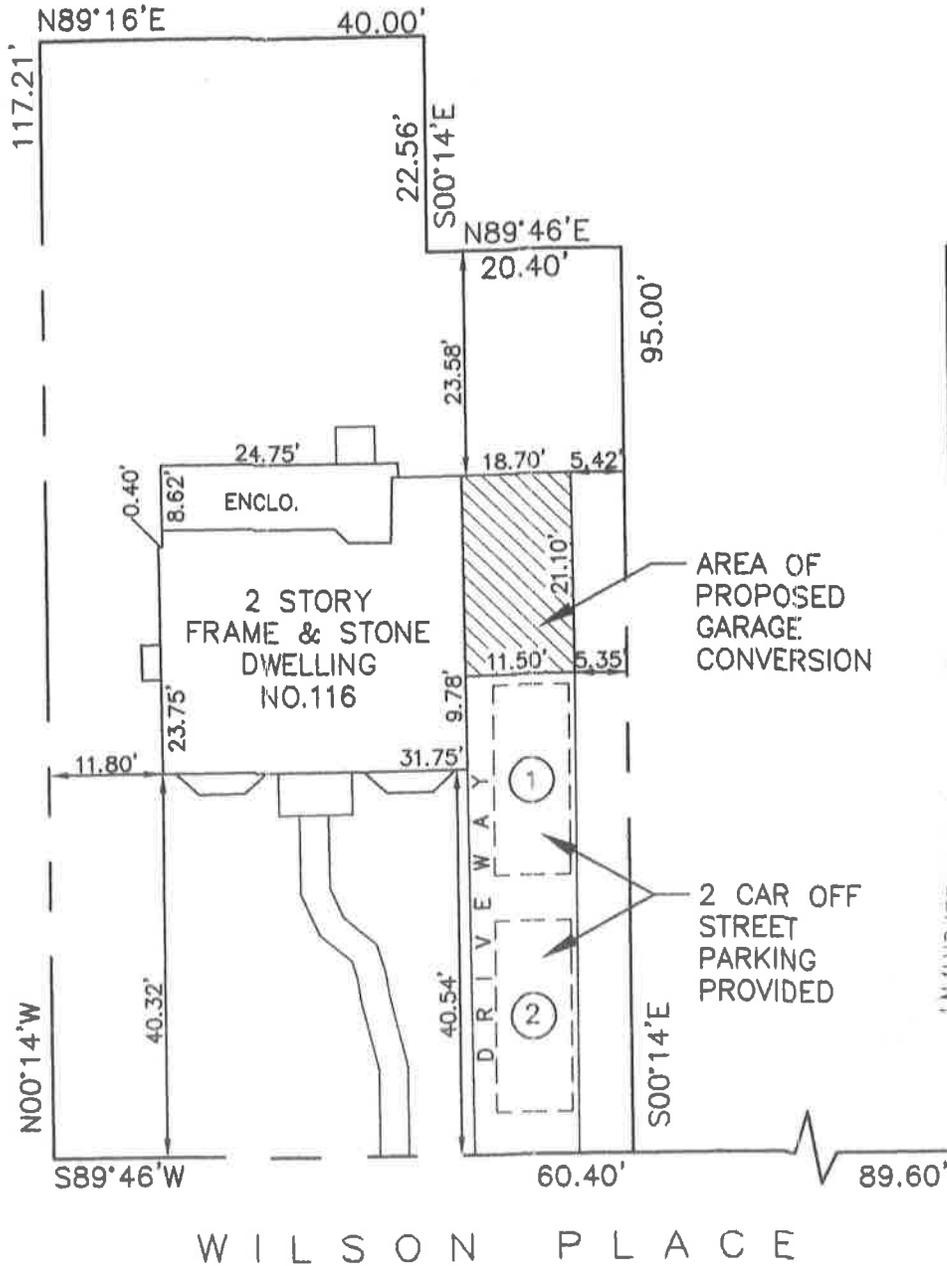
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119 WILSON ACROSS STREET

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S I T E P L A N



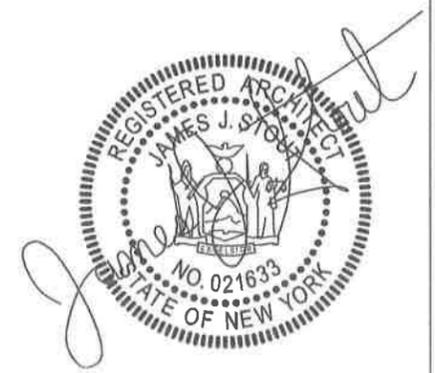
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VILLAGE DE FREEDPORT, NY
1075 WILSON PLACE
11380

SCALE: 1:20



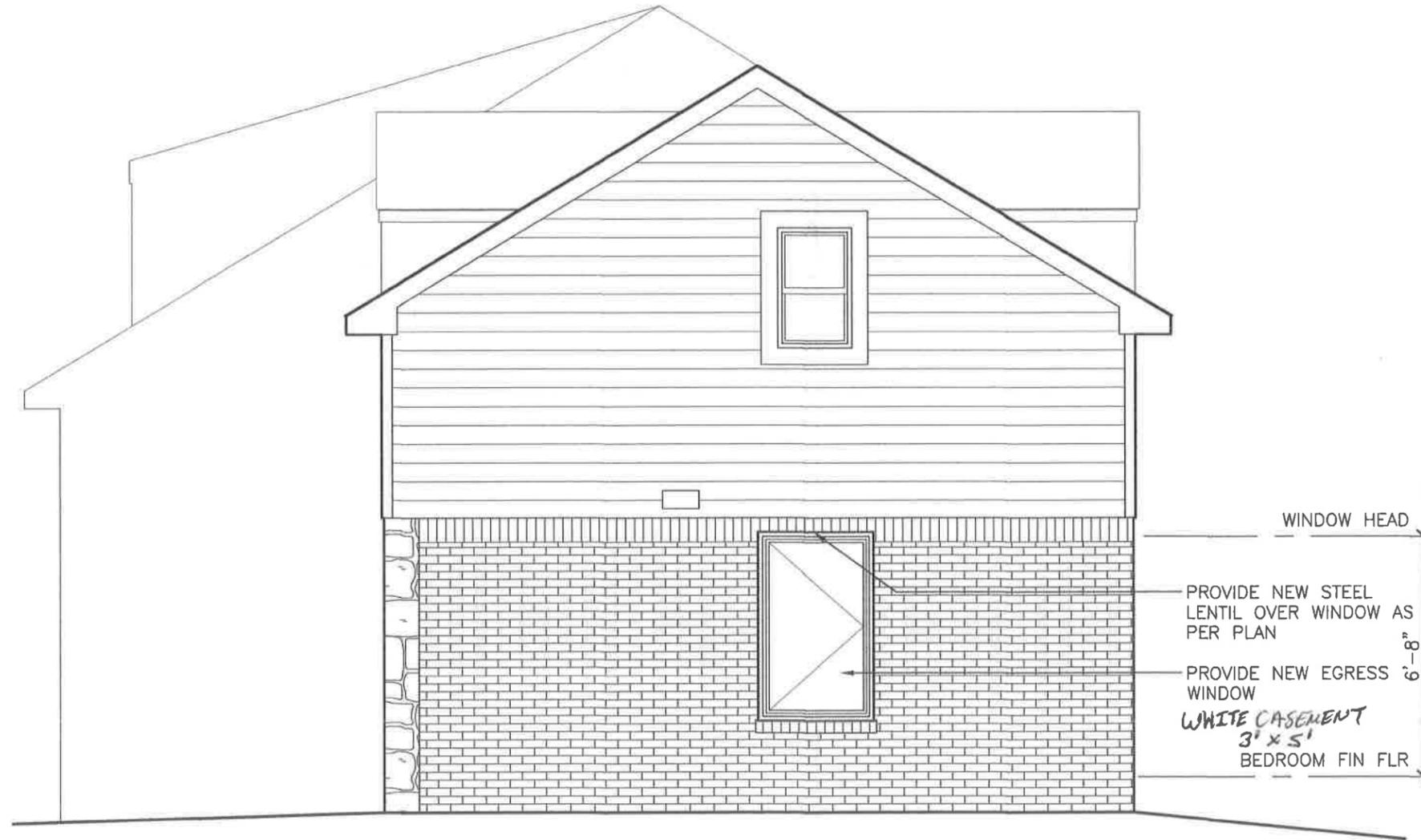
FRONT ELEVATION

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



CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

JAMES J. STEWART ARCHITECT
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388



RIGHT SIDE ELEVATION

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2025 MAR 25 P 4: 38



JAMES J. STOUT ARCHITECT
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

EXISTING ROOF

EXISTING SIDING

NEW WINDOW
TEMPERED GLASS
WHITE CASEMENT
2' x 3'

EXISTING BRICK
VENEER

AREA OF GARAGE
TO BE CONVERTED

REAR ELEVATION

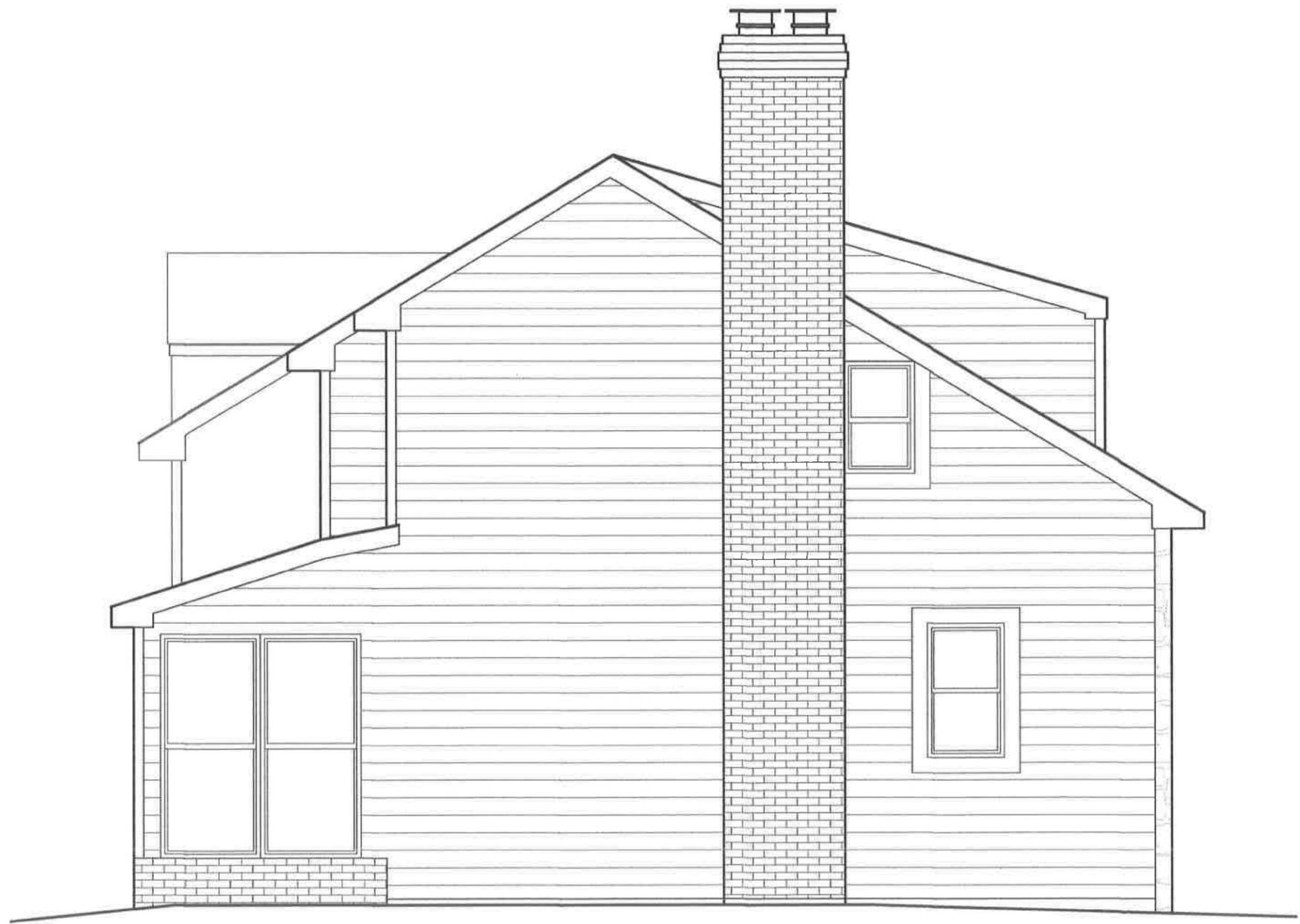
SCALE : 1/4" = 1'-0"

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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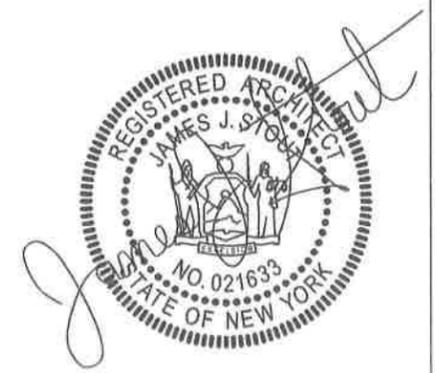


JAMES J. STOUT ARCHITECT
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388



LEFT SIDE ELEVATION

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



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CLERK'S OFFICE
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J A M E S J. S T O U T A R C H I T E C T
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

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

SP# 3744

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

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

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

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

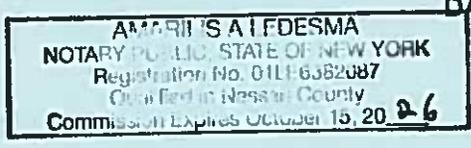
Present Land Use: Residential Proposed Land Use: Residential

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

I request a preliminary meeting: _____ YES NO

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

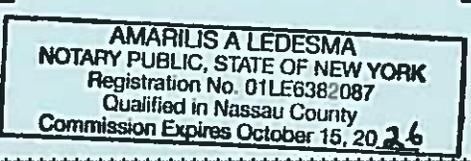
Walter Ellis
APPLICANT'S SIGNATURE
Sworn to before me this 31
day of May, 2024.
Amarilis Ledesma
Notary Public



5/31/24
DATE

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

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



5/31/24
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

AMENDED SITE PLAN LETTER
May 7, 2024

Walter Ellis
300 Archer St
Freeport, NY 11520

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

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/al

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

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c: Village Clerk
ZBA Approval Needed: Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project : Building Permit App. 20233461

Location: 300 Archer St , Freeport NY 11520

Applicant: Walter Ellis

Description : Cabana with chimney 18 x 20 sq.ft

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: May 7, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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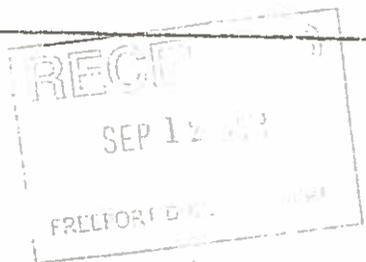
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

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

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

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

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

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

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

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

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

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

DATE: February 15, 2024

APPROVAL

Building Department Permit Application #20233461

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

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

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

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

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

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VILLAGE OF FREEPORT
MAY

- a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. The structure has been in existence for 2 years and the application has the support of the neighbor next door to the cabana.

- b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;

- c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created, however, this factor is not dispositive.
2. The Board, as lead agency, has determined that this action is a Type II action and under SEQRA and no further review is required.

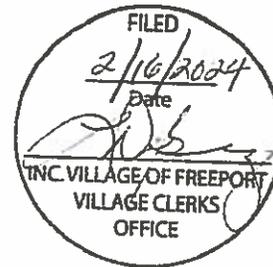
I further move that this application be granted subject to the following conditions:

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

Second by: Charles Hawkins

The Clerk polled the Board:

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

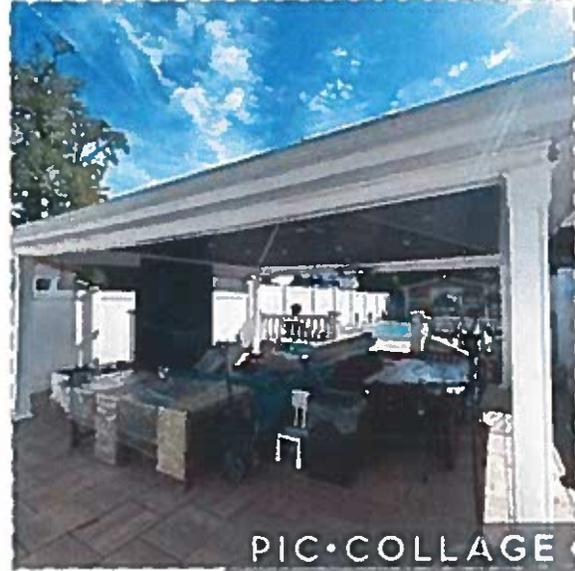
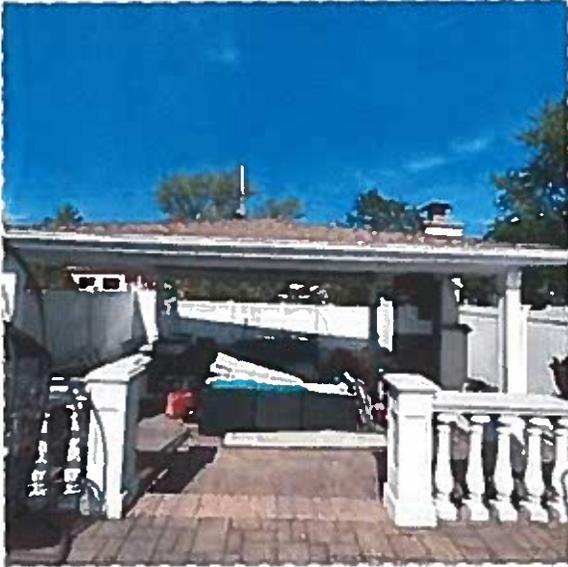


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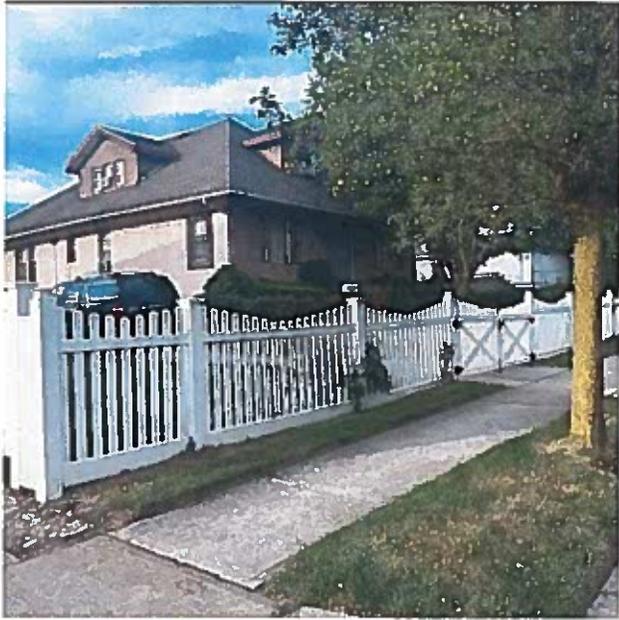
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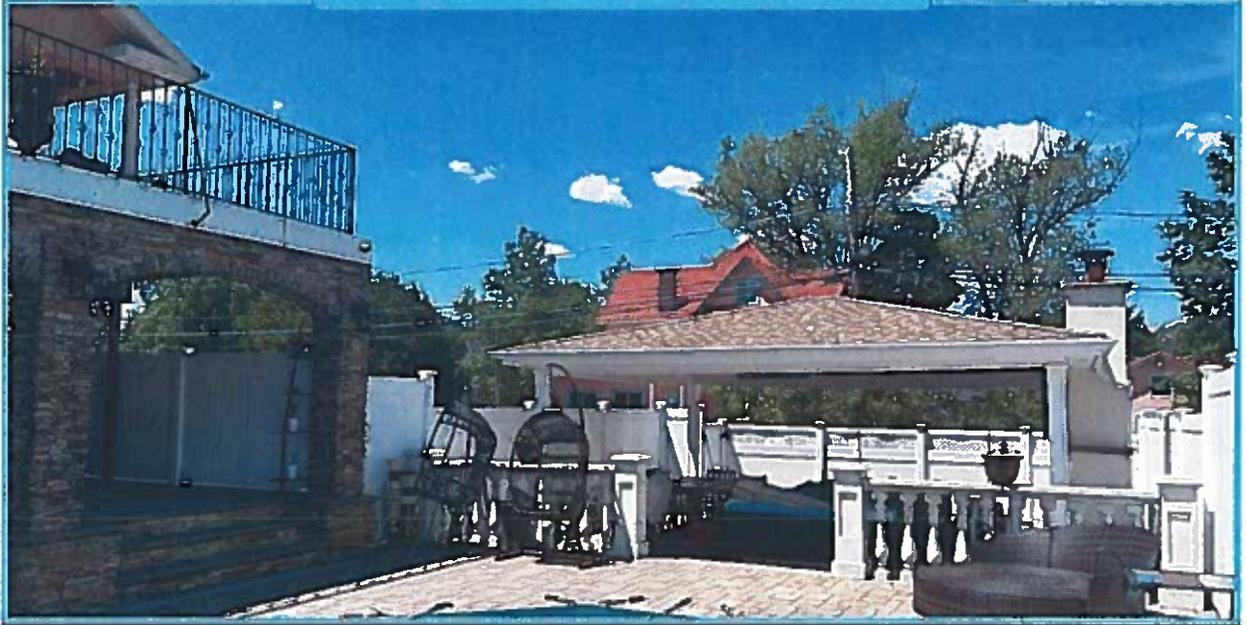
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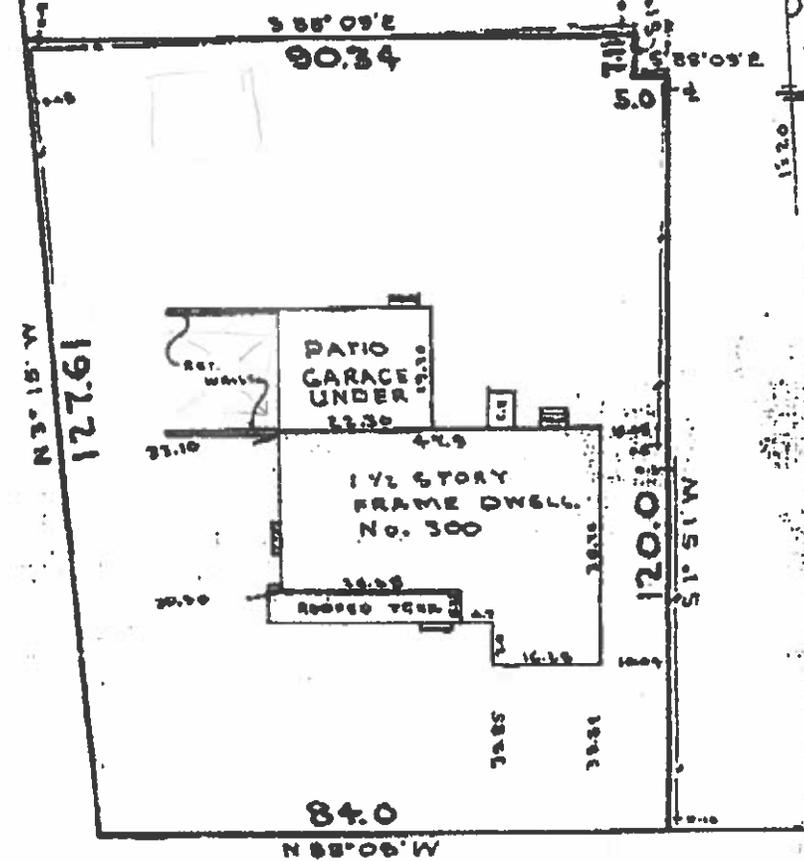
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(PL) AVE.

ROOSEVELT

FIRST AMERICAN TITLE INSURANCE
COMPANY OF NEW YORK

TITLE # 142 N 7003



ARCHER

ST.

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

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

LOTS 15 BLOCK 133

MAP COUNTY LAND TAX MAP SEC. NO. 62

MAP FILED _____ CASE NO. _____ COUNTY OF NASSAU STATE OF NEW YORK

LAND SURVEYOR

KENNETH S. OBRIEN

688 BROADWAY
MADISON, N. Y.

PYRAMID 8-6086

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

2024 JUN - 6 11 A 9:44

RECEIVED

GENERAL NOTES

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

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

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

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

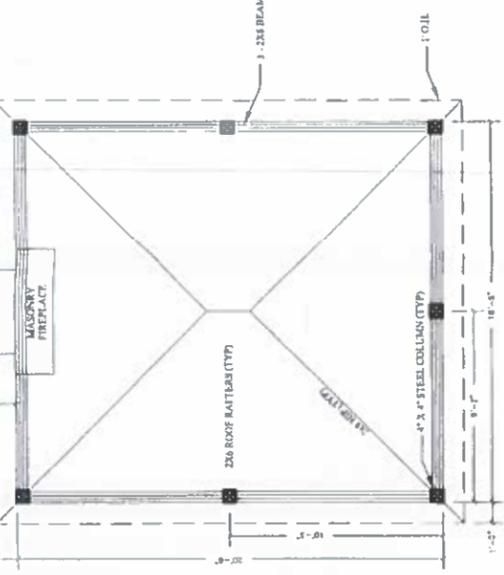
R401.4.1 - GEOTECHNICAL EVALUATION UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT

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

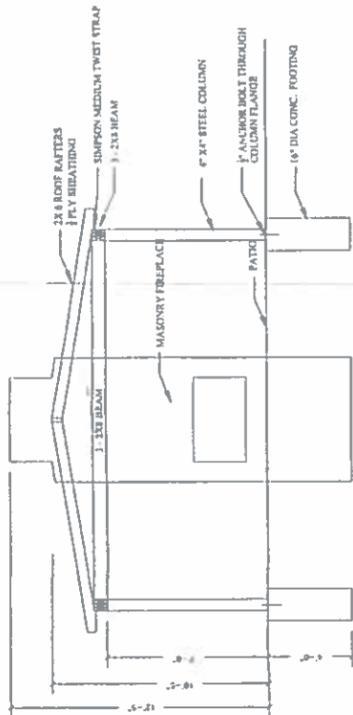
R403.1.6. - FOUNDATION ANCHORAGE STEEL COLUMNS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS

ELECTRICAL NOTES

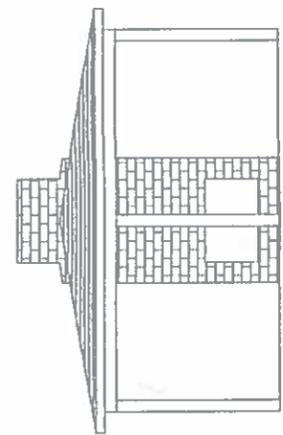
1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK BUREAU OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODE, AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
2. THE CONTRACTOR IS TO PROVIDE A NY BOARD OF FIRE UNDERWRITERS CERTIFICATE TO THE OWNER UPON COMPLETION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



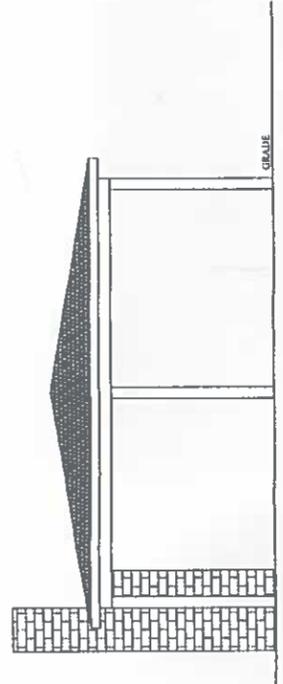
FRAMING PLAN
1/4" = 1'



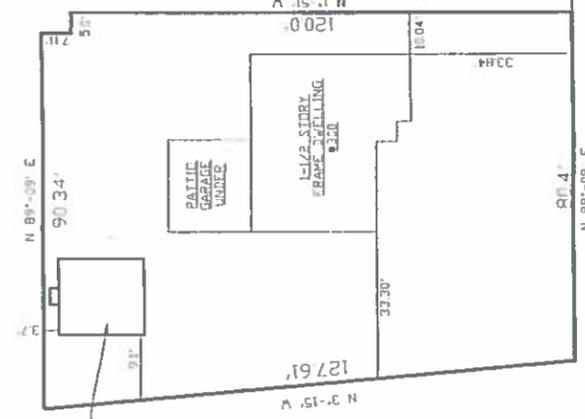
TYPICAL SECTION
1/4" = 1'



SOUTH ELEVATION
1/4" = 1'



WEST ELEVATION
1/4" = 1'



PLOT PLAN
1" = 20'

THESE PLANS SHOWING THE PROPOSED REVISIONS AND ALTERNATION AND ADDITIONS HAVE BEEN PADDED INTO THE UNDETERMINED.

Date	Revision/Issue



ROBERT R TISONNE PE #028997

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

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

RECEIVED
2024 JUN -6 A 9:44
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Lisa DeBourg

From: Scott Braun
Sent: Thursday, March 27, 2025 12:01 PM
To: Lisa DeBourg
Subject: 300 Archer St.

Good Morning, Hope all is well.

Regarding Site Plan application sp-3744 – 300 Archer St., There was an inspection of the rear yard pavilion performed after the request from the SPB meeting 7/23/2024. The fire place attached to the pavilion does not have the proper fire separation between the fence and the rear of the firebox at only 18". After discussing options with the homeowner it was decided that the fire place structure will remain in place but the flue will be cemented over to prevent the use as a fire place. During this inspection it was noticed that the pavilion itself was not constructed as per the submitted plans, the pavilion was lacking structural support columns. There are now new plans for the addition of new columns that will properly support the roof structure. At the time this is reviewed by the Board, and if approved, we would ask that a stipulation be added regarding the closing up of the fire place flue preventing it from being used as a wood burning fire place.

Thank You,

Scott R. Braun CEO
Building / Plumbing Inspector
Inc. Village of Freeport
Building Department
516-377-2242
516-377-2227