



SEC. 62 BLK. 088 LOT. 6

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of

the Application of

Joseph Owadeyah

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

Index No. _____

COMPLY WITH
ORIGINAL NOTES

The application of Joseph Owadeyah
respectfully states and alleges:

Strike out
inapplicable
phrase

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

71 Old Pond Road, Great Neck, NY 11023

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

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

122 Sportsmans Avenue, Freeport, NY

Land Map of Nassau County

Sec. 62 Blk. 088 Lot(s) 6

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

owner in fee.

3. That (the applicant) (~~the applicant's duly authorized~~ _____) on or about the

25th day of October, 2025, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Short form Environmental Assessment; letter of Authorization; Water Availability Letter; Deed; 3 surveys; Inspection Acknowledgment

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 13th day of November, 2025, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Sec. 210-6A Conformity Required; Sec. 210-40 Lot area; street frontage; lot width.

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

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

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

6. That said premises are now being used as follows: Vacant lot.

Describe fully and
clearly the use
desired.

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

Split lot into two 50' x 50' lots for construction of two single family homes.

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

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York Freeport Village Code Sec. 210-10 et. seq.

Refer where possible
to paragraphs and
section by numbers.

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

Current parcel is 50' deep with 100' frontage.

RECEIVED

NOV 21 2025

VILLAGE OF FREEPORT, NY

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

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

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

10. That the grounds for this application are as follows: Split into two buildable lots would conform with the essential character of the neighborhood.

11. That any deed restrictions running with the land prohibiting the desired use are as follows: None.

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

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

Dated: November 19, 2025

X [Signature]
Joseph Owadefah

BY: _____
ITS: _____

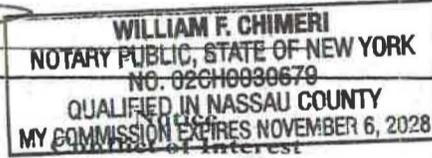
State of New York)
County of Nassau) ss:

The applicant Joseph Owadefah named in the foregoing application, being duly sworn, depose and say that he has read the foregoing application subscribed by him and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believes them to be true.

Sworn to before me this 19th day
of November, 2025

X [Signature]
Signature of Applicant
Joseph Owadefah

[Signature]
Notary Public



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

November 19, 2025
Date Year

X [Signature]
Signature
Joseph Owadefah

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Joseph Owadefah being duly sworn, depose and say:

That he/she (the owner of 122 Sportsman Ave (is the owner of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

That the owner Joseph Owadefah consents to the granting of the authority sought in the above application.

Sworn to before me this 21 day
of November 2025

[Signature]
Signature

Notary Public Pamela Walsh Boening



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 MAURAS
SUPERINTENDENT OF
BUILDINGS

November 13, 2025
LETTER OF DENIAL

Joseph Owadeyah
122 Sportsmans Ave
Freeport, NY 11520

RE: 122 Sportsmans Ave Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 088, Lot 6
Building Permit Application: BUIL 25-732

Description– Code compliance for apportionment - to create a new buildable lot A (50'x50') and B (50'x50').

Dear Sir/Madam:

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

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

Village Ordinance §210-40. Lot area; street frontage; lot width.

No building shall be erected on a lot whose area is less than 5,000 square feet. According to the drawings submitted the area of each lot is 2,500SF. You will be seeking a variance of 2,500SF for each lot. On any lot which has a street frontage of less than 50 feet and on any lot whose width is less than 50 feet at a point between the side lines from the front property line to the rear building line of the proposed structure.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez,

cc: Village Clerk

SITE PLAN APPROVAL NEEDED: NO

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							
Gavi Realty Management LLC							
Name of Action or Project: Lot split application							
Project Location (describe, and attach a location map): 122 Sportsmans Avenue, Freeport, NY 11520 Sec 62 DK 88 Lot 6							
Brief Description of Proposed Action: lot split into 2 50' x 50' lots.							
Name of Applicant or Sponsor: Joseph Owadexah		Telephone: 917-885-0502					
Address: 71 Old Pond Road		E-Mail: gavi_realty@yahoo.com					
City/PO: Great Neck		State: NY	Zip Code: 11023				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><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" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		.5 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?		.5 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							

<p>5. In the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?</p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____</p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>
<p>10. Will the proposed action connect to an existing public/private water supply? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES [If Yes, does the existing system have capacity to provide service?] If No, describe method for providing potable water: _____</p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service?] If No, describe method for providing wastewater treatment: _____</p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" 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</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input 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: _____</p>	<p>NO <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/></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: _____	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>Joseph Oyedeyan</u>	Date: <u>10/22/25</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 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.

<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)

Building Permit Application

BUIL-25-732

Your Submission

Attachments

Guests (0)

- ✔ Residential Permit Fee
- ✔ Initial Completeness Review
- ✔ Building Inspector Plan Review
- ✔ Forward to Water Department (Backflow)
- ✔ Referral to Zoning Board of Appeals
- Ⓜ Zoning Decision

Provide Workers Comp, Disability, and Liability Insurance and Nassau County Department of Consumer Affairs License

Provide Signed Contract with Detailed Cost

Contract Review.

Attach a Plumbing Permit

Attach an Electric Permit

Attach a Mechanical / HVAC Permit

Final Review of All Required Documents

Forward Assessment Form to County

Building Inspector Assignment

Permit Card Issued

Custom Inspection

Final Inspection

Certificate of Occupancy

Certificate of Completion

Your submission

Submitted Oct 25, 2025 at 1:41pm

Contact Information

William Chimeri

Email address

wchimeri@gmail.com

Phone Number

516-238-7145

Mailing Address

113 W Sunrise Hwy 2nd Floor, Freeport, NY 11520

Locations

1 location total

PRIMARY LOCATION



122 SPORTSMANS AVE

FREEPORT, NY 11520

Instructions

I hereby certify that I have read and accept the above conditions *



Residential or Commercial

Residential Property



Commercial Property

Applicant Information

Applicant is *

Authorized Agent

Applicant Contact Number *

516-238-7145

Phone Number *

516-238-7145

Applicant Email Address

wchimeri@gmail.com

Mailing Address *

113 W. Sunrise Hwy.

City *

Freeport

State *

New York

Zip Code *

11520

Property Ownership Details

Ownership Details *

Corporation or LLC

First Name of Contact Person *

Joseph

Last Name of Contact Person *

Owadeyah

Property Owners Contact Number *

917-885-0502

Property Owners Secondary Contact Number *

516-238-7145

Email Address of Owner *

gavirealty@yahoo.com

Mailing Address *

71 Old Pond Road

City *

Great Neck

State *

New York

Zip Code *

11023

Contractor Information

Have You Selected a Contractor Yet *

No

Type of Improvement

Type of Improvement * 

New Single Family Home

Is the Property in a Floodzone? *

Yes

Is This Waterfront Property *

Yes

Detailed Description of Proposed or Maintain Work * 

Application for lot split into two 50 x 50 parcels for construction of two single family homes, if split approved.

Is This Filing For Zoning Approval Only? * 

Yes

Total Square Footage of All Habitable Floors

--

Work Proposed

Proposed or Maintain? * 

Proposed Residential

Who will be completing the work? *

Contractor

Name of Contact for Company * 

To be determined

Describe Proposed Work in Detail * 

Construct two single family homes if lot split is approved.

Type of Building *

Residential

Existing Use *

One Family

Will there be any plumbing work? * 

Yes

Will there be any electrical work? * 

Yes

Will there be any Mechanical Work * 

Yes

Is there an architect associated with this work? *

No

Is there an engineer associated with this work? *

No

Cost

Cost of Improvement *

0

Electrical ?

0

Plumbing ?

0

Heating, Air Conditioning ?

0

Other (elevator, etc) ?

0

Total Cost of Improvement

0

Additional Building Details

Number of Bedrooms

3

Percent of Lot Occupied (do not include "%" sign)

30

Number of Full Bathrooms

1

Number of Partial Bathrooms

1

Required Forms and Information

You have indicated there will be plumbing work accompanying this building permit; please apply for Plumbing Permit Application here (<https://freeportny.portal.opengov.com/categories/1081/record-types/6428>)

You have indicated there will be electrical work accompanying this building permit; please apply for Electrical Permit Application here (<https://freeportny.portal.opengov.com/categories/1081/record-types/6431>)

Signature

I confirm that the property owner hereby authorizes me as the applicant to apply for and act on the property owner's behalf, in all matters relative to work authorized by this building's permit applications. *

William F Chimeri
Oct 22, 2025

The owner of this building and the undersigned agree to conform to all applicable laws of the Village of Freeport NY *

William F Chimeri
Oct 22, 2025

I do hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding. *

William F Chimeri
Oct 22, 2025

I do hereby attest that I understand that any and all associated permit fees are non-refundable *

William F Chimeri
Oct 22, 2025

Notice

Village of Freeport

Your Profile

[Your Records \(/dashboard/records\)](/dashboard/records)

Resources

[Claim a Record \(/claimRecord\)](/claimRecord)

[Employee Login \(https://freeportny.workflow.opengov.com\)](https://freeportny.workflow.opengov.com)

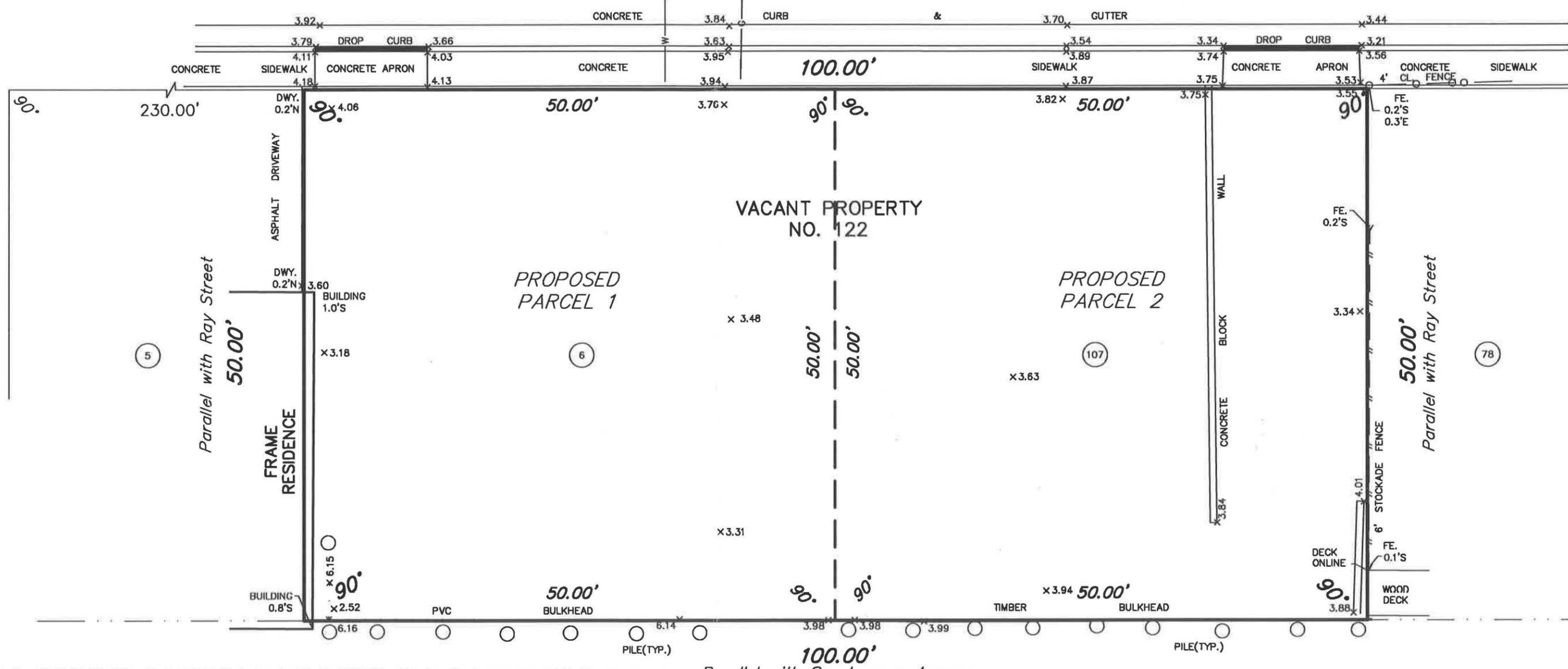
Portal powered by **OpenGov**

RAY STREET

SPORTSMANS AVENUE

(EAST SIDE R.O.W.)

ASPHALT ROADWAY



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

PREPARED FOR: GAVI REALTY MANAGEMENT LLC
 MAP OF: Described Property Being Known as Lots 6 & 107, Block 88,
 Section 62 of The Nassau County Land and Tax Map
 LOCATED AT: Inc. Village of FREEPORT
 COUNTY OF: Nassau, New York
 CERTIFIED TO:

[Handwritten Signature]

RALPH ANDERSON
 N.Y. Lic. No. 49462

TITLE No.: NA
 SCALE: 1" = 10'

SURVEYED ON: September 22, 2025
 AK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 100 NORTH PARK AVENUE
 ROCKVILLE CENTRE, NEW YORK 11570
 Tel:(516) 678-9610 - Fax:(516) 678-0348

SPORTSMANS CHANNEL

LEGEND

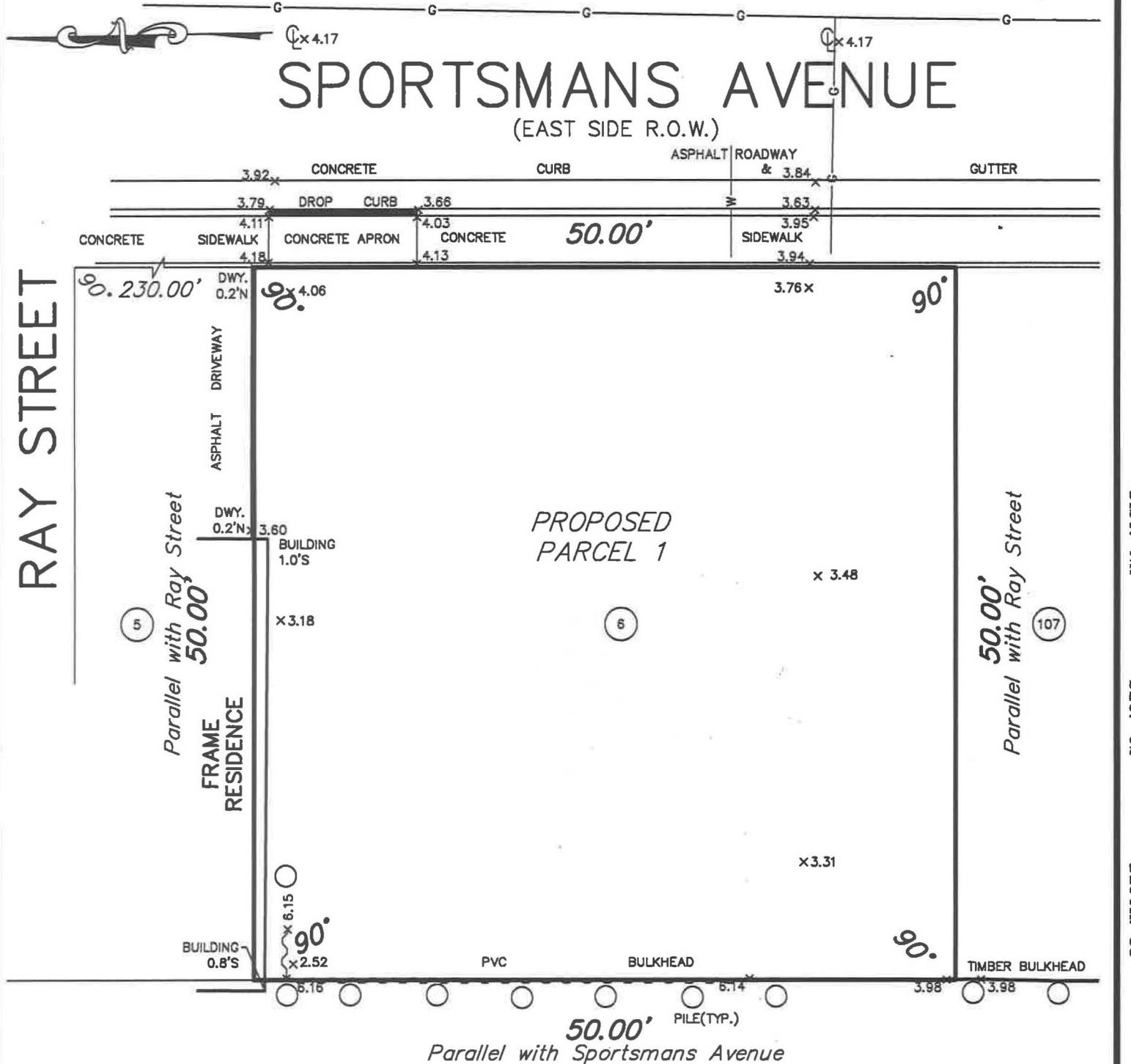
- ⊕ CENTERLINE ROAD
- w- WATER SERVICE (OR LINE)
- g- GAS SERVICE (OR LINE)

ELEVATIONS REFER TO NAVD88
 PROPERTY LIES IN A FEMA AE FLOOD ZONE WITH BFE 8'
 AREA OF PROPOSED PARCEL = 5,000±Sq.Ft. OR 0.115±Acres

DIST: NA SEC: 62 BLOCK: 88 LOT(S): 6 & 107 DRAWN BY: JS, JK CHECKED BY: RA

SPORTSMANS AVENUE

(EAST SIDE R.O.W.)



SPORTSMANS CHANNEL

FRONT YARD SETBACKS
IN SAME ZONE CLASSIFICATION

HOUSE #	CLOSEST FRONT SETBACK
161 Ray Street	24.8 Feet
120 Sportsmans Avenue	Vacant
124 Sportsmans Avenue	3.7 Feet
128 Sportsmans Avenue	7.6 Feet
142 Sportsmans Avenue	Vacant
148 Sportsmans Avenue	7.6 Feet
TOTAL	43.7 Feet

4 houses included = $\frac{43.7}{4}$

Average Front Yard Setback
Within 200 Feet = 10.9 Feet

LEGEND

- ⊕ CENTERLINE ROAD
- w— WATER SERVICE (OR LINE)
- g— GAS SERVICE (OR LINE)

ELEVATIONS REFER TO NAVD88

PROPERTY LIES IN A FEMA AE FLOOD ZONE WITH BFE 8'

AREA OF PROPOSED PARCEL = 2,500±Sq.Ft. OR 0.057±Acres

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

PREPARED FOR: PRESTIGE PRO REALTY LLC
 MAP OF: Described Property Being Known as Lot 6, Block 88,
 Section 62 of The Nassau County Land and Tax Map
 LOCATED AT: Inc. Village of FREEPORT
 COUNTY OF: Nassau, New York
 CERTIFIED TO:

TITLE No.: NA
 SCALE: 1" = 10'

SURVEYED ON: September 22, 2025

AK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 100 NORTH PARK AVENUE

ROCKVILLE CENTRE, NEW YORK 11570
 Tel:(516) 678-9610 - Fax:(516) 678-0348

RALPH ANDERSON
 N.Y. LIC. No. 49462

DIST: NA

SEC: 62

BLOCK: 88

LOT(S): 6

DRAWN BY: IS, JK

CHECKED BY: RA

SPORTSMANS AVENUE

(EAST SIDE R.O.W.)

ASPHALT ROADWAY

50.00'

RAY STREET

90° 280.00'

90°

Parallel with Ray Street

50.00'

PROPOSED PARCEL 2

50.00'

Parallel with Ray Street

SPORTSMANS CHANNEL

Parallel with Sportsmans Avenue

50.00'

FRONT YARD SETBACKS
IN SAME ZONE CLASSIFICATION

HOUSE #	CLOSEST FRONT SETBACK
161 Ray Street	24.8 Feet
120 Sportsmans Avenue	Vacant
124 Sportsmans Avenue	3.7 Feet
128 Sportsmans Avenue	7.6 Feet
142 Sportsmans Avenue	Vacant
148 Sportsmans Avenue	7.6 Feet
TOTAL	43.7 Feet

4 houses included = $\frac{43.7}{4}$

Average Front Yard Setback⁴
Within 200 Feet = 10.9 Feet

LEGEND

- ⊕ CENTERLINE ROAD
- W— WATER SERVICE (OR LINE)
- G— GAS SERVICE (OR LINE)

ELEVATIONS REFER TO NAVD88

PROPERTY LIES IN A FEMA AE FLOOD ZONE WITH BFE 8'

AREA OF PROPOSED PARCEL = 2,500±Sq.Ft. OR 0.057±Acres

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

PREPARED FOR: PRESTIGE PRO REALTY LLC
 MAP OF: Described Property Being Known as Lot 107, Block 88,
 Section 62 of The Nassau County Land and Tax Map
 LOCATED AT: Inc. Village of FREEPORT
 COUNTY OF: Nassau, New York
 CERTIFIED TO:

TITLE No.: NA
 SCALE: 1" = 10'

SURVEYED ON: September 22, 2025

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



RALPH ANDERSON
 N.Y. LIC. No. 49462

DIST: NA

SEC: 62

BLOCK: 88

LOT(S): 107

DRAWN BY: LS, JK

CHECKED BY: RA