

Date: 12/22/25  
#225-00

SP# 3869

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: 161 SWEETZ AVE ZONING DISTRICT Residential  
SECTION 54 BLOCK 202 LOT 510 LOT SIZE: 80 X 100

<input checked="" type="checkbox"/> TENANT	<input type="checkbox"/> LESSEE	<input checked="" type="checkbox"/> PROPERTY OWNER
Name: Anthony Greene	Name: Edward J. Sandoval	
Address: 161 Sweetz Ave #1A Freeport NY	Address: 88 Martha St Freeport NY 11520	
Telephone #: _____	Telephone #: 342-479-4919	

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Legalize finished basement with egress 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.

*[Signature]* YES

NO 8/19/2025  
DATE

APPLICANT'S SIGNATURE

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

Notary Public: Andy Perez  
Notary Public, State of New York  
Reg. No. 01PE0013305  
Qualified in Queens County  
Commission Expires September 7, 2027

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

8/18/2025

PROPERTY OWNER'S SIGNATURE

Sworn to before me this day of August, 2025  
Notary Public: MAYTE M. CASAPATE  
Notary Public, State of New York  
Reg. No. 01CA039188  
Qualified in Nassau County  
Commission Expires July 08, 2029

*[Signature]*  
Notary Public

FOR VILLAGE USE ONLY

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



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

### SITE PLAN LETTER

September 3, 2025

Edward Sandoval  
161 Sweezy Ave  
Freeport, NY 11520

RE: 161 Sweezy Ave, Freeport, NY 11520  
Zoning District – Residence A Sec. 54 Blk. 202, Lot 510  
Building Permit Application #20201824

**Description: Legalize finished basement with new egress window.**

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

2025 DEC 22 A 11:41  
RECEIVED  
VILLAGE CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



## Short Environmental Assessment Form Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>	
Name of Action or Project: <i>Basement legalization</i>	Sponsor: <i>Edward Sandvick</i>
Project Location (describe, and attach a location map): <i>161 Sweezy Ave Freeport NY 11520</i>	
Brief Description of Proposed Action: <i>Basement legalization with egress window</i>	
Freeport Planning Dept. Freeport, NY	
Date: <i>06/06/2020</i>	
Name of Applicant or Sponsor: <i>Edward Sandvick</i>	Telephone: <i>847-479-4919</i>
Address: <i>161 Sweezy Ave</i>	E-Mail: <i>Edward.Sandvick@portny.com</i>
City/PO: <i>Freeport</i>	State: <i>NY</i>
	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	
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, are adjoining or near the proposed action:	
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland	

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

Shoreline     Forest     Agricultural/grasslands     Early mid-successional  
 Wetland     Urban     Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO  YES

16. Is the project site located in the 100-year flood plain?

NO  YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
If Yes:

NO  YES

a. Will storm water discharges flow to adjacent properties?

NO  YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:

NO  YES

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?  
If Yes, explain the purpose and size of the impoundment:

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

Applicant/sponsor/owner: Edwards Sandbar Date: 10-6-

Signature: [Signature] Title: Owner

RECEIVED

9 6 27 26

NY 400 9th

CLERK'S OFFICE  
VILLAGE OF HELTONIA, NY  
2025 DEC 22 A 11:42

RECEIVED

PRINT FORM

**161 SWEETZ AVENUE, FREEPORT, NY 11520**



**NORTH ELEVATION**



**NORTH-EAST ELEVATION**

RECEIVED  
2025 DEC 18 10:44  
CITY OF FREEPORT  
VILLAGE



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION

RECEIVED

2025  
APR 11 11:42 AM  
VILLA



EAST ELEVATION (FRONT)

RECEIVED

2025 DEC 22 A 11:43  
K'S OFFICE  
OF ENL. PROJ. M.



WEST ELEVATION (BACK)

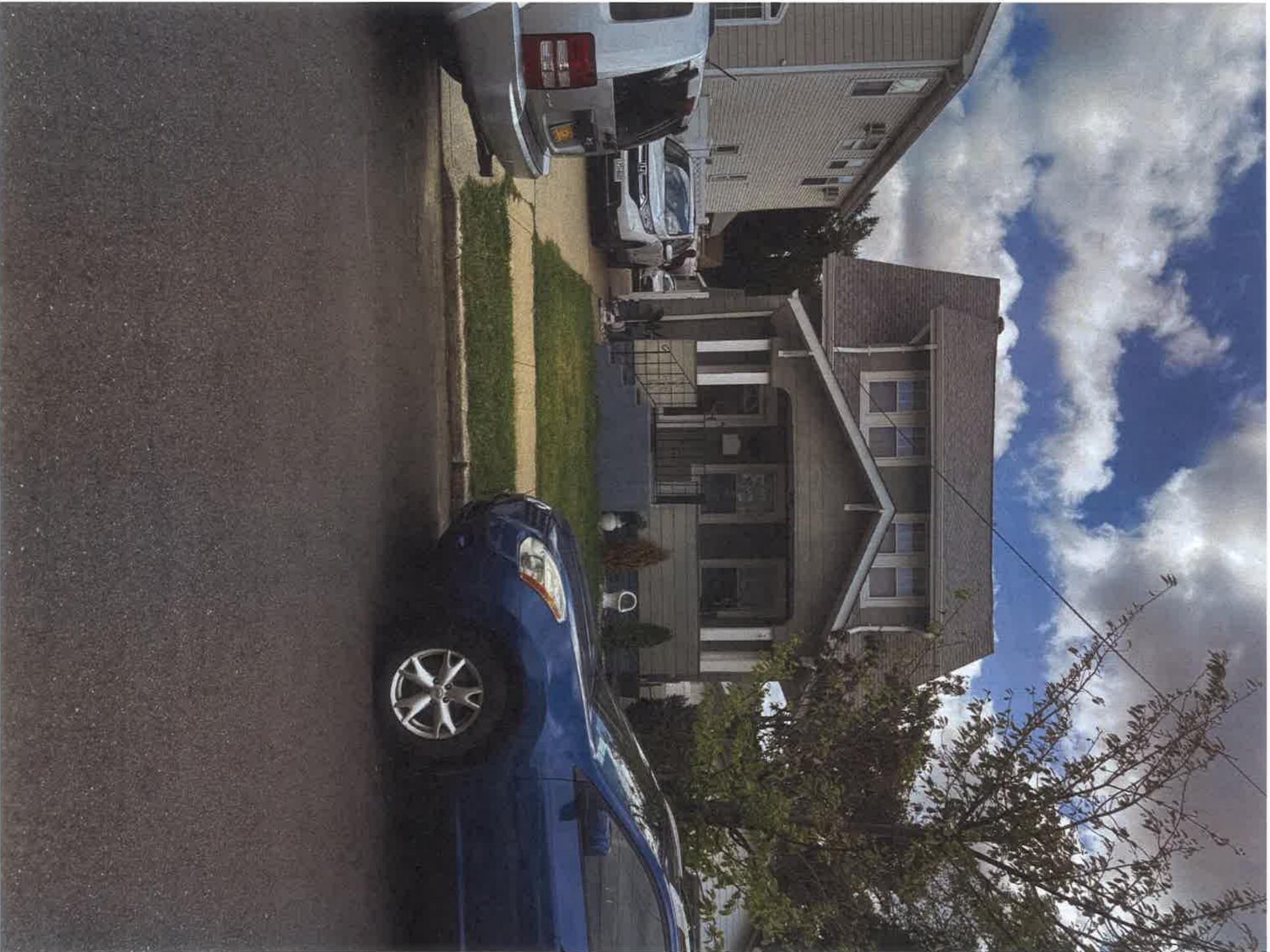


EGRESS WINDOW "OPTION 1"

RECEIVED  
2 A 11:42  
OFFICE  
REPEROR, IN



EGRESS WINDOW "OPTION 2"











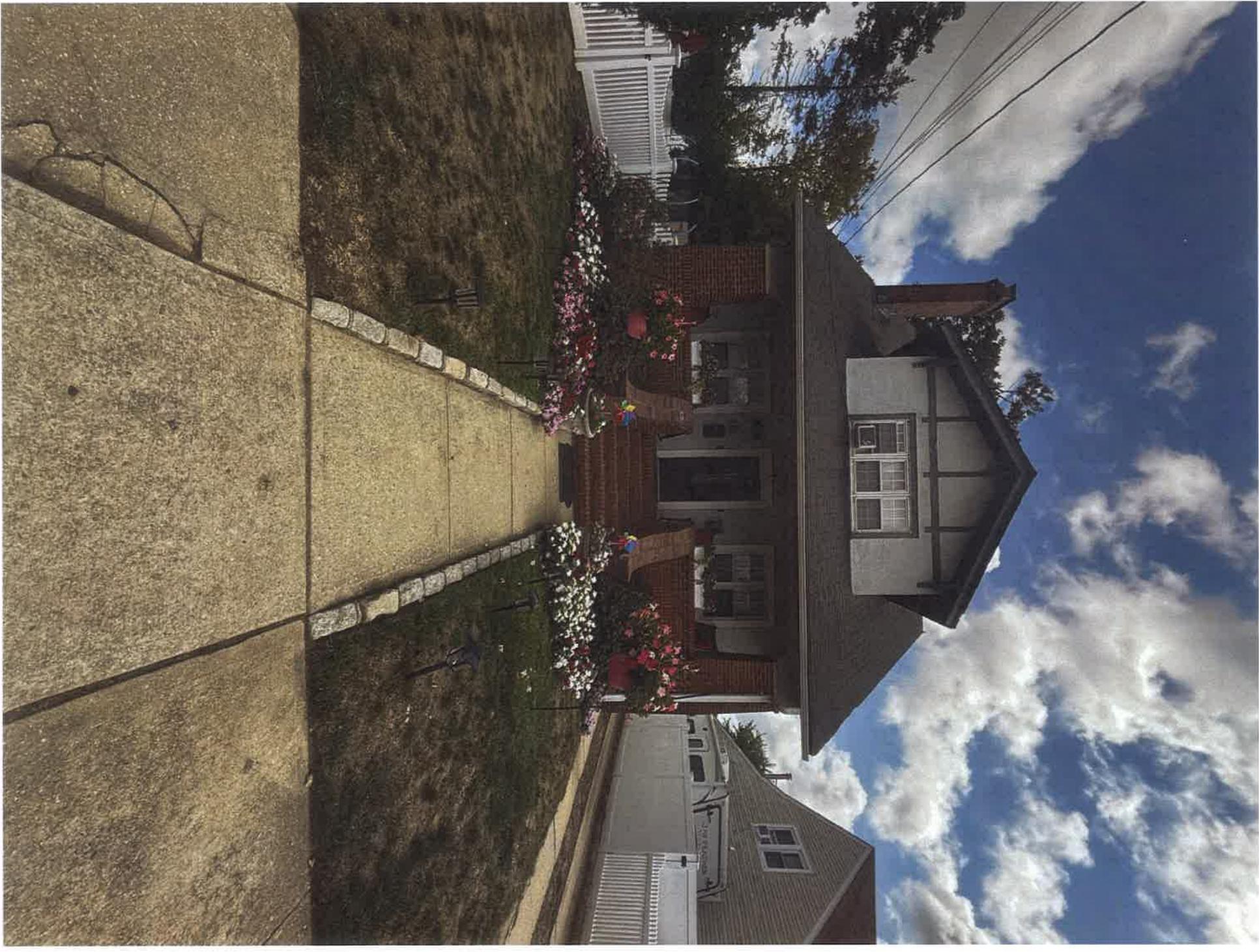


42  
DISTRICT  
THE POOL, NY





UNRECORDED  
2015 DEC 22 AM 11:43  
OFFICE OF THE CLERK  
OF THE SUPERIOR COURT  
IN AND FOR THE STATE OF MICHIGAN











Application Date: 12/23/2025  
Fees Paid: \$225

SP# 3870

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: 275 North Columbus Ave ZONING DISTRICT Residence A  
SECTION 55 BLOCK 361 LOT 1094 LOT SIZE: Freeport NY 11520

<input type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>Some As Owner</u>		Name: <u>Dion Gonzalez Jesus Gonzalez</u>	
Address: _____		Address: <u>103 Lee St. Roseton NY 11575</u>	
Telephone #: _____		Telephone #: <u>2145 JANE C. EASTMEAD RD NY 11574</u>	

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: Residential Proposed Land Use: Expanding Living Space Residential  
Description of Proposed Work: Proposed 22'4" x 55'8" Second Floor Addition

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.

Juan Gonzalez  
APPLICANT'S SIGNATURE  
Sworn to before me this 13 day of NOVEMBER, 2025  
Boris Villalta  
Notary Public

BORIS EULALIO VILLALTA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01V16404677  
Qualified in Nassau County  
Commission Expires March 2, 2028

11/13/2025  
DATE

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

Juan Gonzalez  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 13 day of November, 2025  
Boris Villalta  
Notary Public

BORIS EULALIO VILLALTA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01V16404677  
Qualified in Nassau County  
Commission Expires March 2, 2028

FOR VILLAGE USE ONLY

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

RECEIVED  
2025 DEC 23 A  
VILLAGE OF FREEPORT  
CLERK'S OFFICE  
NY



**INC. VILLAGE OF FREEPORT**  
**Department of Buildings**  
46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242  
FAX (516) 3772493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**  
**November 12, 2025**

**GONZALEZ JESUS**  
**275 N COLUMBUS AVE, FREEPORT, NY, 11520**

RE: **275 N COLUMBUS AVE, FREEPORT, NY, 11520**  
**Zoning District - Res A      SBL: 55 361 1094**  
**Building Permit Number: BUII-25-733**  
**Description: Proposed 22'4" x 55'8" second floor addition.**

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings

/ Daniela Hernandez

ZBA Approval Needed:  Yes  No

NY  
VILLAGE OF FREEPORT  
CLERK'S OFFICE  
S.M.K.S.T.C.  
95:11 A E2 330 5207

RECEIVED



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

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

**Part 1 - Project and Sponsor Information**

Name of Action or Project: GOZMIEZ RESIDENCE

Project Location (describe, and attach a location map):  
275 N COLUMBUS AVENUE, FERRPORT  
PROPOSED 22'4" X 55'8" SECOND STORY ADDITION

Brief Description of Proposed Action:

Name of Applicant or Sponsor: JESUS GOZMIEZ Telephone: 516-807-5458  
E-Mail:

Address: 275 N COLUMBUS AVE

City/PO: FERRPORT 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.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(ies) name and permit or approval.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3. a. Total acreage of the site of the proposed action? <u>1.25</u> 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? <u>.25</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		

RECEIVED

95:11 A 23 DEC 2005

CLERK'S OFFICE  
VILLAGE OF FERRPORT, NY

	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"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<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? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area? <input type="checkbox"/> NO <input type="checkbox"/> YES		<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 type="checkbox"/> NO <input type="checkbox"/> YES		<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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		<input checked="" type="checkbox"/>	
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 type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	

RECEIVED  
 95:11:56  
 DEC 23 A 11:56  
 TOWN ENGINEER'S OFFICE  
 VILLAGE OF FREEPORT, NY

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

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

Applicant/sponsor name: JESUS TORRES Date: 9-30-25

Signature: X JUAN GONZALEZ

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

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

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

RECEIVED  
DEC 23 A 11:56  
2025 DEC 23 11:56 5202

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

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

RECEIVED  
99 DEC 23 A 11:56  
5202 DEC 23 5202

SEP-16-1999 12:10  
MAY-21-1999 12:14

VERRAZANO ASSOCIATES  
VERRAZANO ASSOCIATES

39.02 Job Size

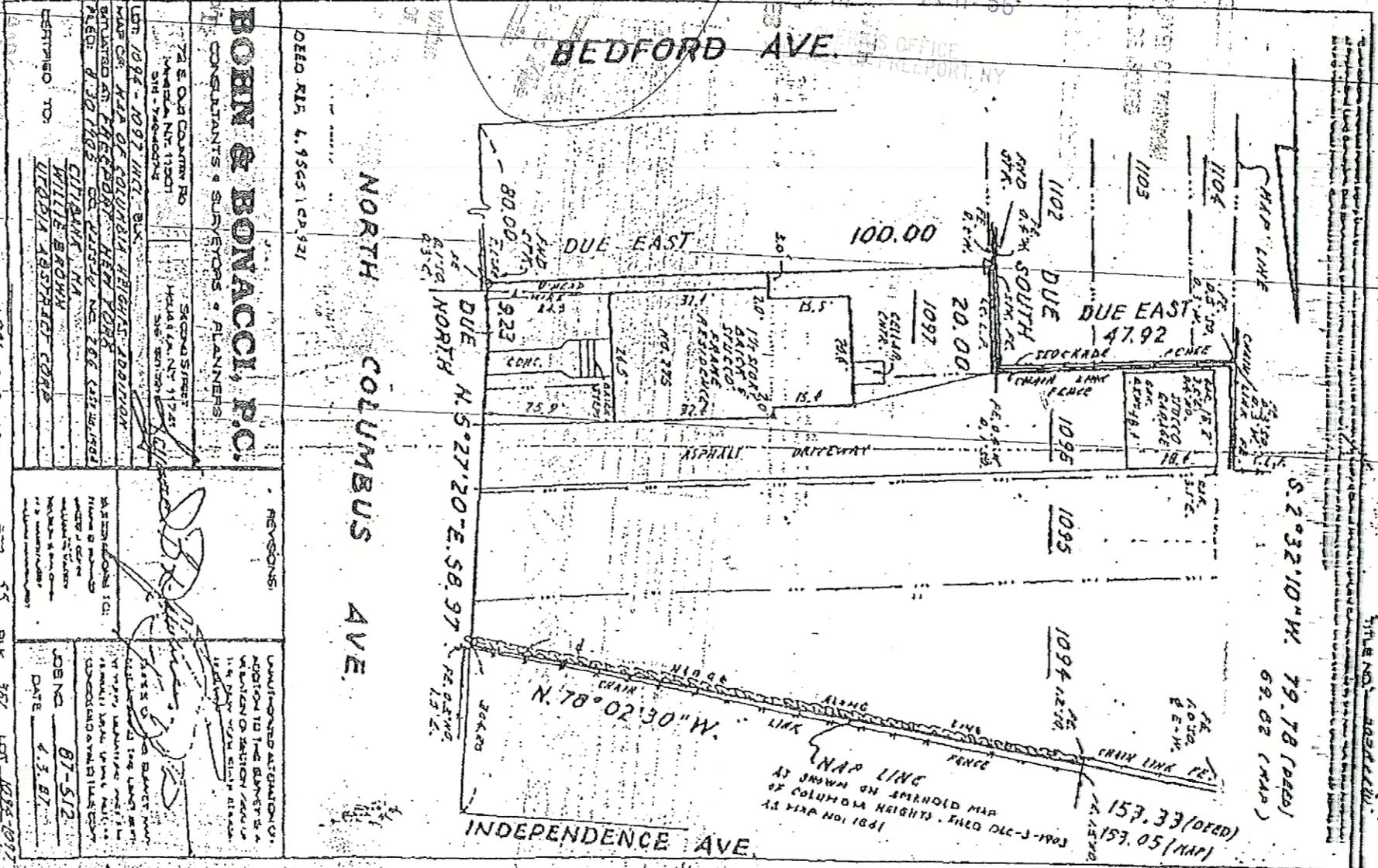
P. 30/42  
P. 10-30

APPLIED FOR  
LOCAL COLUMBIA  
AND STATE ORDINANCES  
DEC 23 A 11:56

BEDFORD AVE.

NORTH COLUMBUS AVE.

INDEPENDENCE AVE.



**JOHN & BONACCI, P.C.**  
CONSULTANTS & SURVEYORS & PLANNERS

72 S OLD COUNTRY RD  
MIDLAND, NY 11761  
SIR 746-0026

1094-1097 NCT. BLDG.  
WAS GR. BY AIA OF COLUMBIA HEIGHTS ADDITION  
ENLARGED AS PREVIOUS HER YORK  
FILED: 4/30/88 BY ALISTAR NE 266 (435) 10-1568  
CITY OF NY  
WILLIAMSON  
UDOLIA ASSOCIATES

REVISIONS:

UNNOTED AT QUATION OF  
NOTION TO THE BLANKS &  
REVISIONS TO THE PLAN  
BY THE ARCHITECTURE  
FIRM AS SHOWN ON THE  
DRAWING. THE ARCHITECT  
IS RESPONSIBLE FOR THE  
CORRECTIONS AND THE  
DATE OF THE REVISIONS.

DATE: 4.3.87

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

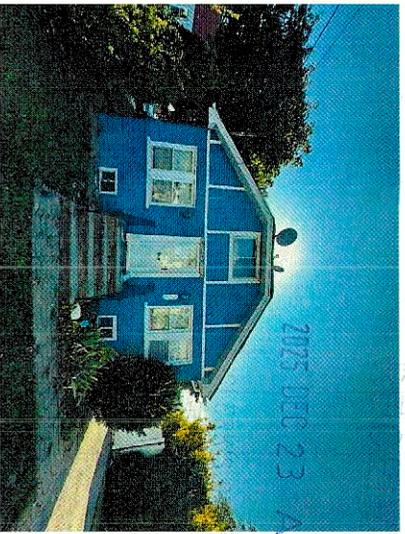
A BUILDING PERMIT DOES NOT  
CONSTITUTE A GUARANTEE OF THE  
CORRECTNESS OF ANY INFORMATION  
OR STATEMENTS OF A PROJECTOR.  
IT IS THE RESPONSIBILITY OF THE  
PROJECTOR TO SECURE ALL NECESSARY  
PERMITS AND APPROVALS.

**NOTICE**

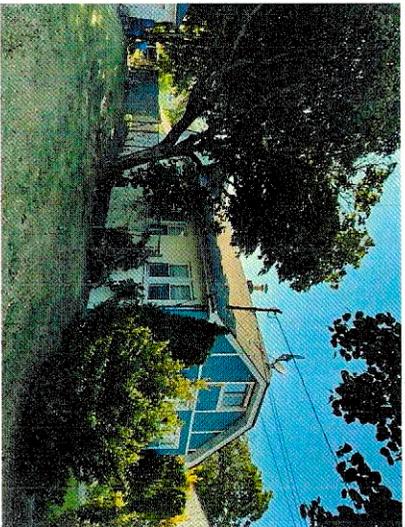
BUILDING DEPARTMENT MUST BE  
NOTIFIED AT LEAST 24 HOURS  
BEFORE ANY WORK COMMENCES.  
CITY OF NY WILL NOT BE  
RESPONSIBLE FOR THE  
ISSUANCE OF PERMITS OR AS  
WELL AS A STOP WORK ORDER.

FROM OFFICE COPY

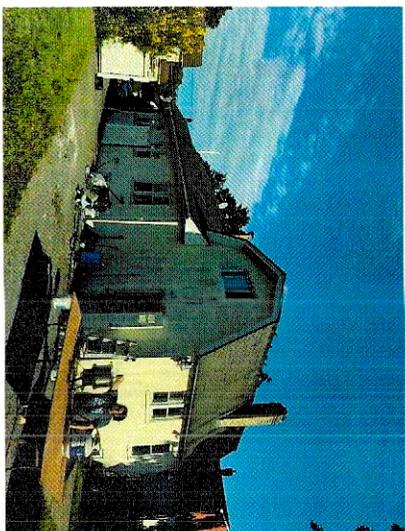
**GONZALEZ RESIDENCE**  
275 N. COLUMBUS AVENUE  
FREEPORT, NY 11520



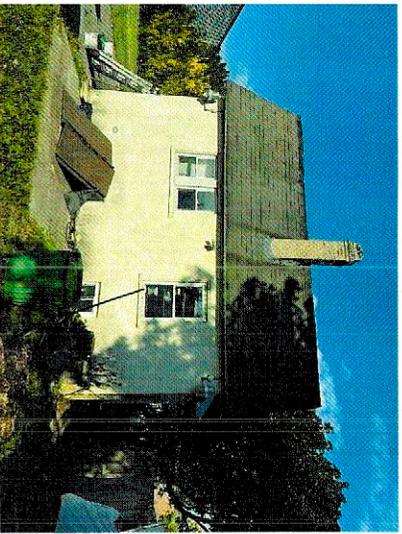
FRONT OF SUBJECT PARCEL



LEFT SIDE OF SUBJECT PARCEL



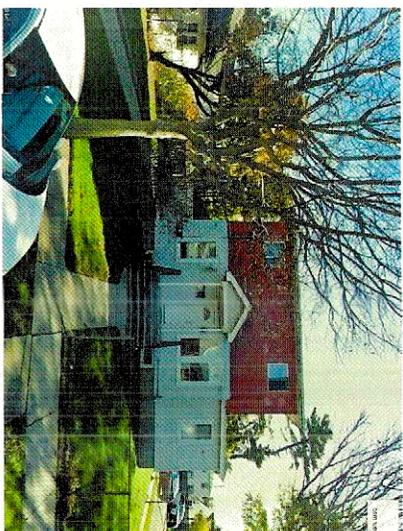
RIGHT OF SUBJECT PARCEL



REAR OF SUBJECT PARCEL



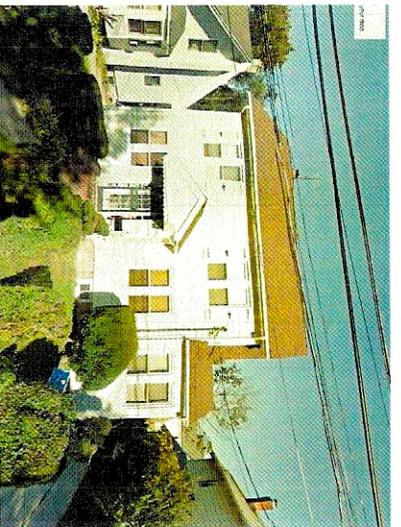
261 N. COLUMBUS AVENUE



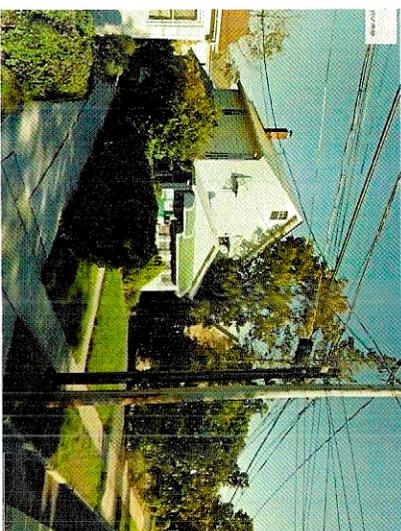
277 N. COLUMBUS AVENUE



276 N. COLUMBUS AVENUE



274 N. COLUMBUS AVENUE



272 N. COLUMBUS AVENUE

RECEIVED  
2024 DEC 23 A 11:57



*Pro Passco*

**GONZALEZ RESIDENCE**  
275 North Columbus Avenue  
Freeport, NY 11520

275 N. Columbus Ave.

Roofing

GAF

- New roof in Timberline Charcoal

Siding

Conquest

- New vinyl siding in color Capstead Grey

Windows

casement

- White vinyl windows

- White corner post

Doors

- New white fiberglass door

White PVC railing

Porch post white square table

RECEIVED

2025 DEC 23 A 11:57

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY





Door Schedule - FIRST FLOOR						
Type Mark	Count	Width	Height	Comments	Finish	Fire Rating
101	3	2'-0"	6'-8"	SINGLE SWINGING DOOR	SOLID WOOD	N/A
102	4	3'-0"	6'-8"	SINGLE SWINGING DOOR	SOLID WOOD	N/A
103	1	3'-0"	6'-8"	SINGLE SWINGING DOOR	SOLID WOOD	N/A
104	1	3'-6"	6'-8"	DOUBLE SWINGING DOOR	SOLID WOOD	N/A
105	2	4'-0"	6'-8"	DOUBLE SWINGING DOOR	SOLID WOOD	N/A
106	2	5'-0"	6'-8"	DOUBLE SWINGING DOOR	SOLID WOOD	N/A

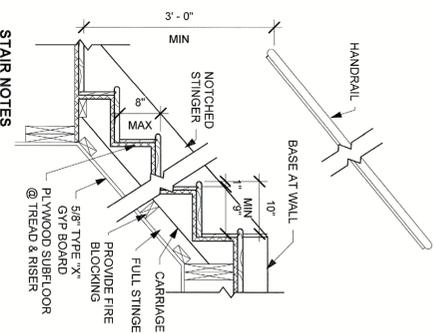
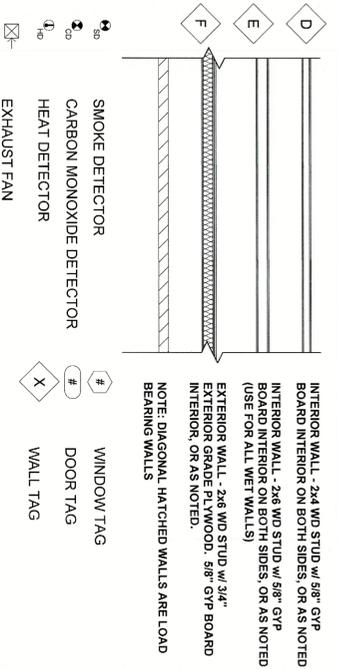
Window Schedule							
Type Mark	Model	Count	Rough Width	Rough Height	Comments	Egressable	Tempered Glass
01	WC13	2	2'-0 3/4"	3'-0 1/2"	SINGLE CASEMENT WINDOW	N/A	NO
02	WDH24310	2	2'-6 1/2"	4'-0 1/2"	DOUBLE HUNG WINDOW	N/A	NO
03	CW24	7	4'-9 1/2"	4'-0 1/2"	DOUBLE CASEMENT WINDOW	YES	YES

**WINDOW NOTES:**

- ◆ DENOTES WINDOWS THAT SHALL MEET THE MINIMUM EGRESS REQUIREMENTS OF 5.7 SQFT CLEAR OPENING WITH A MINIMUM OF 20" WIDTH, AND 24" HEIGHT.
- WINDOWS SELECTED REFLECT THE APOXX ROUGH OPENING BASE OFF OF ANDERSEN 400 SERIES CATALOG.
- \* 64"x72" DOUBLE CASEMENT IS NOT A STANDARD SIZE FOR ANDERSEN 400 SERIES. CAN BE SPECIAL ORDERED OR SUBSTITUTED WITH (2) CX16\*\* SINGLE CASEMENTS, MULLED TOGETHER.
- \*\* USE DOUBLE CASEMENT WINDOW w/ FIXED ARCH TOP TRANSOM, MULLED TOGETHER.
- \*\*\* 48"x108" SPRING LINE HALF CIRCLE TOP IS NOT A STANDARD SIZE ANDERSEN 400 SERIES WINDOW. SPECIAL ORDER REQUIRED.

BEDROOM NATURAL VENTILATION AND LIGHT REQUIREMENTS:  
VENT ≥ 4% NET FLOOR AREA  
LIGHT ≥ 8% NET FLOOR AREA

**LEGEND & WALL TYPES**



**STAIR NOTES**

- STAIRS SHALL HAVE CLOSED RISERS.
- MINIMUM RISER HEIGHT = 7.34" MAX.
- MINIMUM TREAD WIDTH = 9" PLUS 1" NOSING.
- FLOOR STAIRS BASEMENT SHALL HAVE HANDRAIL ON ONE SIDE ONLY.
- HEIGHT OF HANDRAILS ABOVE NOSING OF TREAD = 36"
- MINIMUM HEAD HEIGHT ABOVE NOSING IS = 80"

**TYPICAL WOOD STAIR DETAIL**

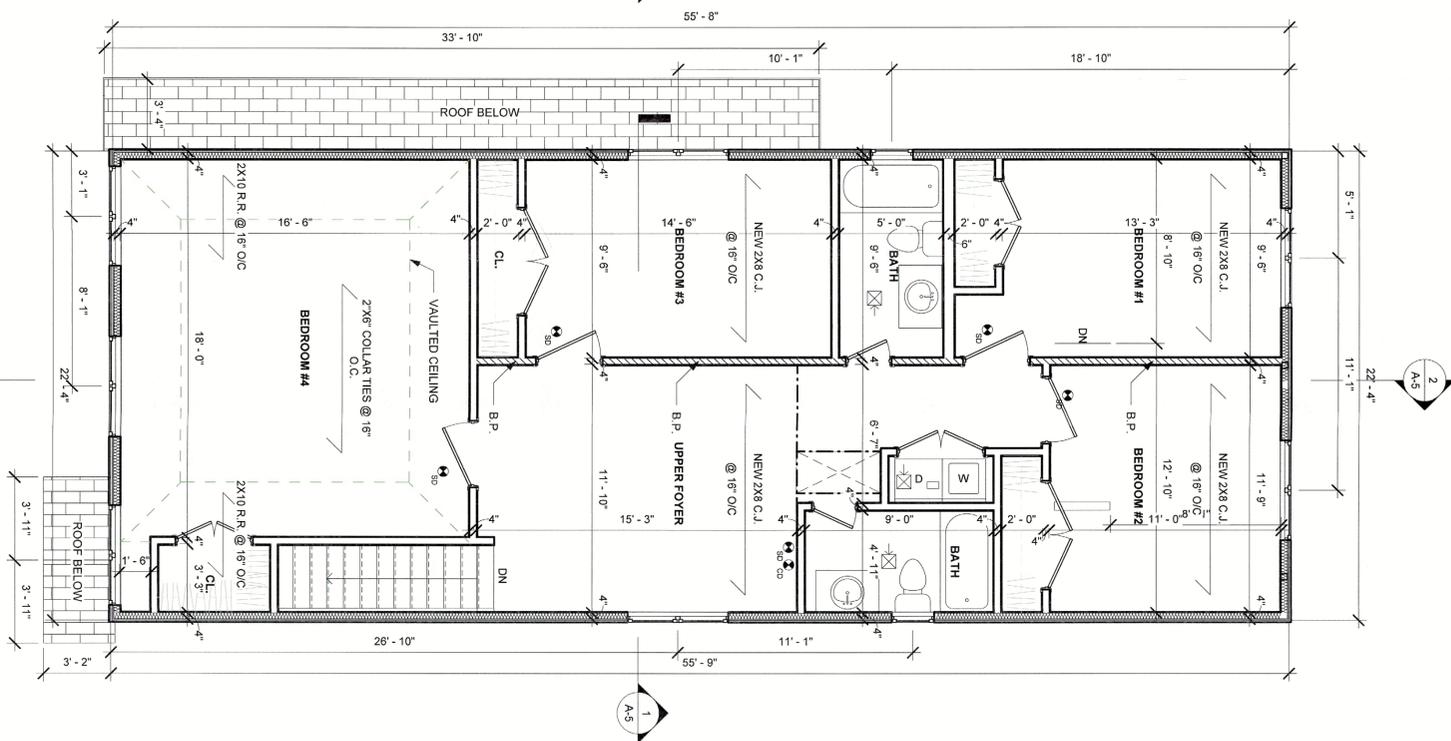
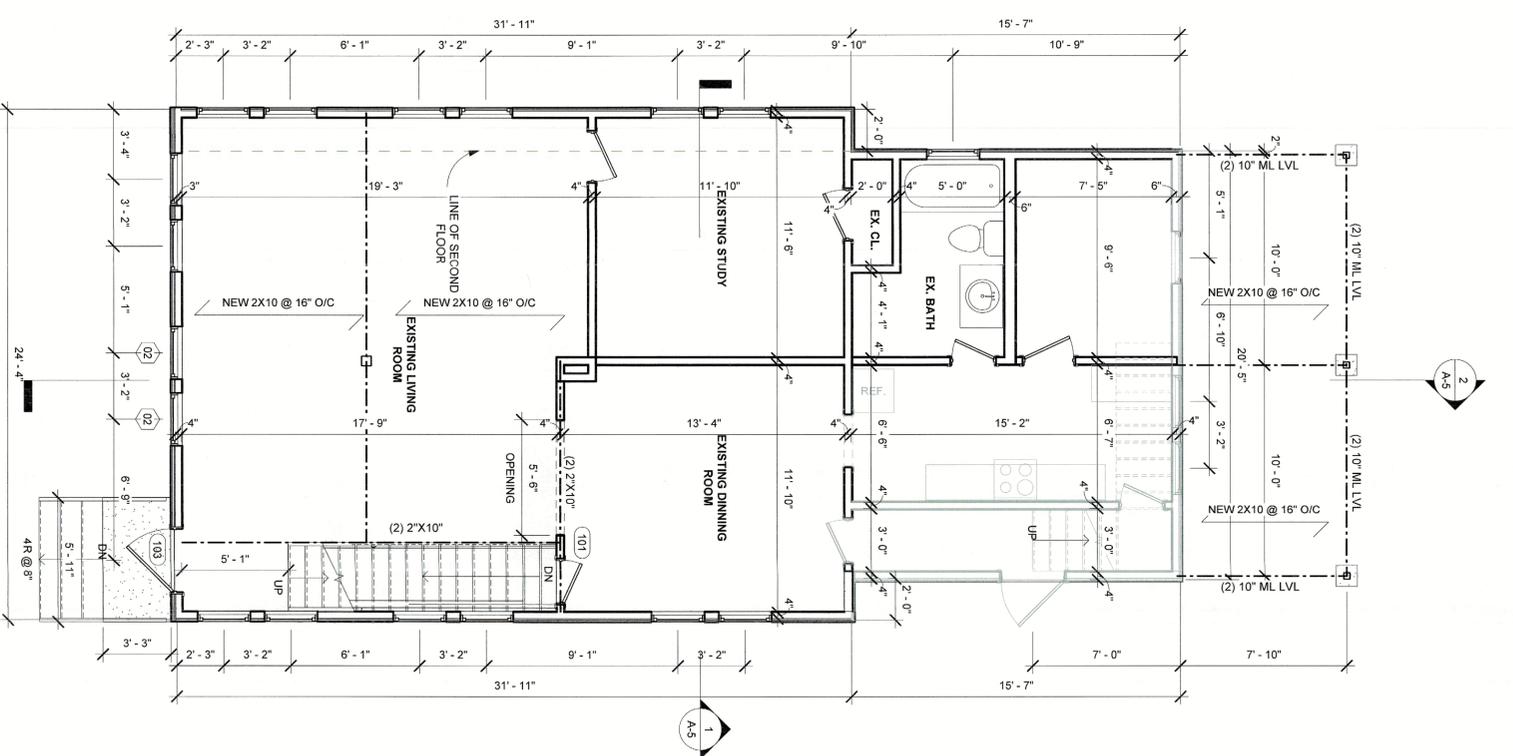
3/4" = 1'-0"

**HEADER SCHEDULE**

HEADER SIZE	OPENING SIZE
(2) 2" x 8"	UP TO 4'-0"
(2) 2" x 10"	UP TO 6'-0"
(2) 2" x 12"	UP TO 8'-0"
SEE FLOOR PLANS	OVER 8'-0"

NOTE: - EXTERIOR WALLS DIMENSIONED FROM OUTSIDE FACE OF SHEATHING TO INSIDE OF STUD  
- INTERIOR WALLS DIMENSIONED TO THE FACE OF STUD

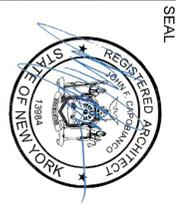
NOTE: - SEE PLANS FOR ANY DISCREPANCIES AND ADDITIONAL SIZES THAT WILL TAKE PRECEDENT OVER SCHEDULE



**John F. Capobianco**  
Architect . Interior Design . Planning . A.I.A.  
159 Doughty Boulevard, Inwood NY, 11096  
(516) 239-8775 Fax: (516) 239-0449

BY	REVISIONS	DATE

**RESIDENCE**  
**PROPOSED TWO STORY & SECOND STORY ADDITION**  
**275 NORTH COLUMBUS AV.**  
**FREEPORT, NY - 11520**



**TITLE**  
FIRST/SECOND FLOOR PLAN

**DATE**  
05-11-14

**DRAWN BY**  
JC

**CHECKED BY**  
JC

**SCALE**  
As Indicated

**SHEET #**  
A-2



**John F. Capobianco**  
Architect . Interior Design . Planning . A.I.A.

159 Doughty Boulevard, Inwood NY, 11096  
(516) 239-8775 Fax: (516) 239-0449

BY	REVISIONS	DATE

NOTICE: These drawings are the property of the Architect and are to be used only for the project and site described herein. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the expressed written permission of the Architect. All rights reserved. COPYRIGHT © JOHN F. CABOBIANCO, AIA

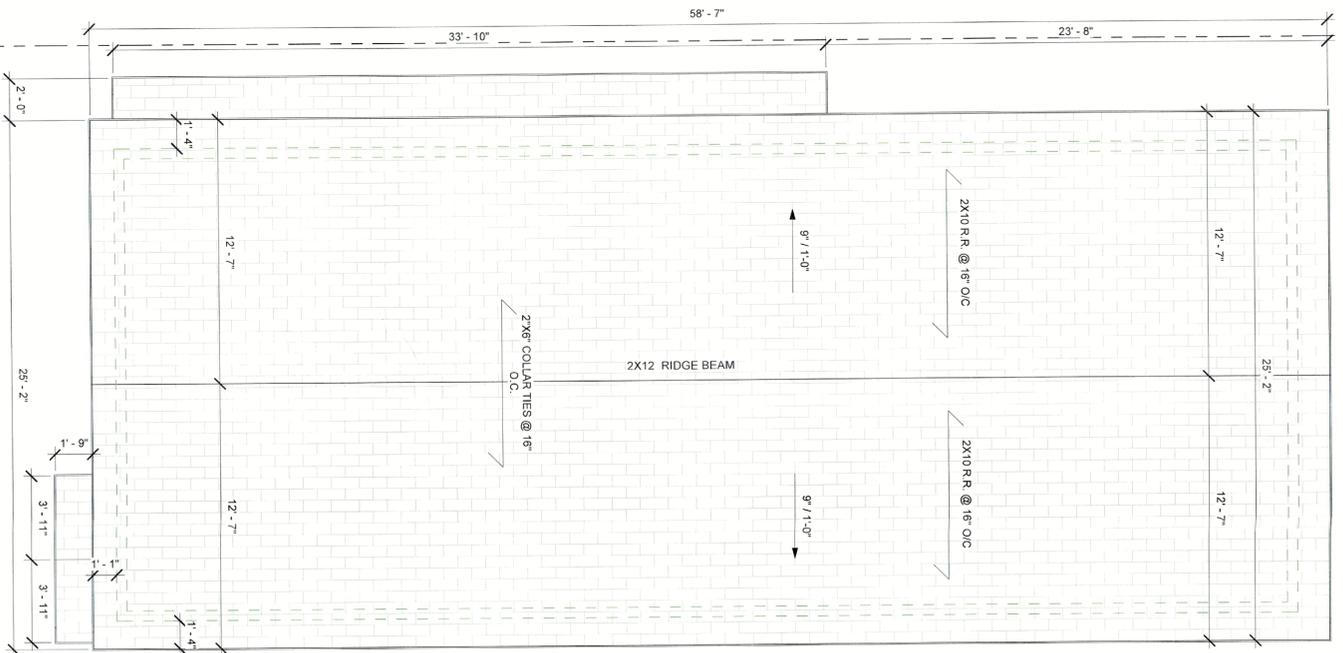
**RESIDENCE**  
**PROPOSED TWO STORY & SECOND STORY ADDITION**  
**275 NORTH COLUMBUS AV.**  
**FREEPORT, NY - 11520**

SEAL

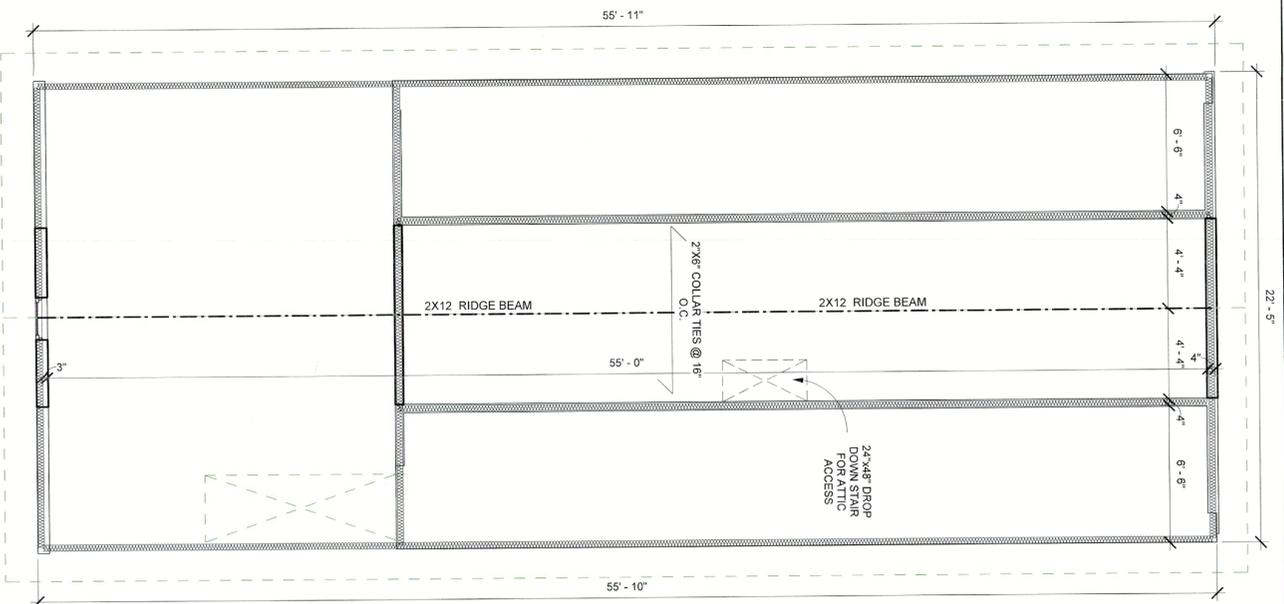


TITLE  
ROOF PLAN

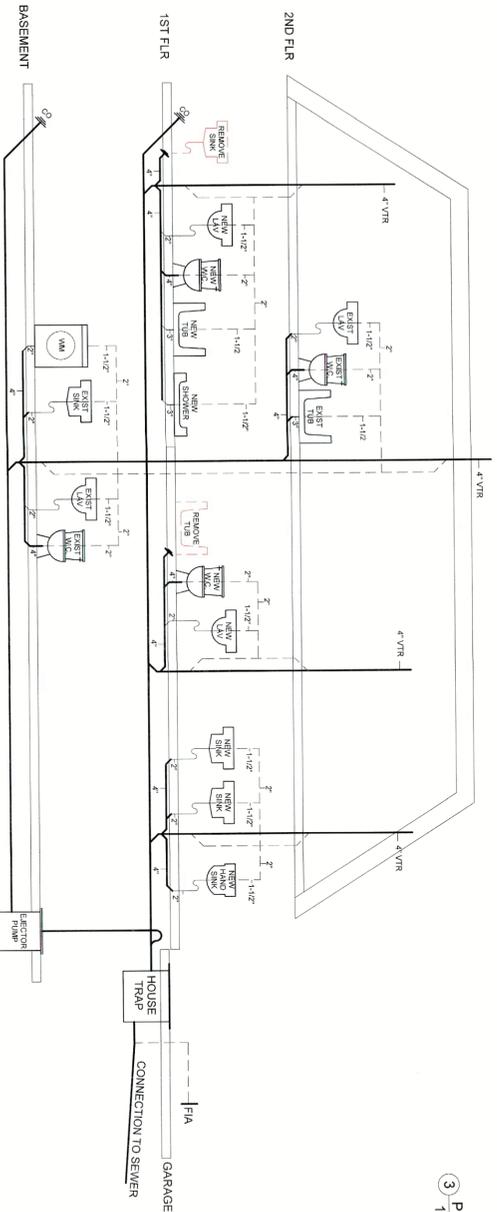
DATE: 11-11-03  
DRAWN BY: ALBINO  
CHECKED BY: CHINAI  
JOB #: A-3  
SHEET #



1 PROPOSED ROOF PLAN  
1/4" = 1'-0"

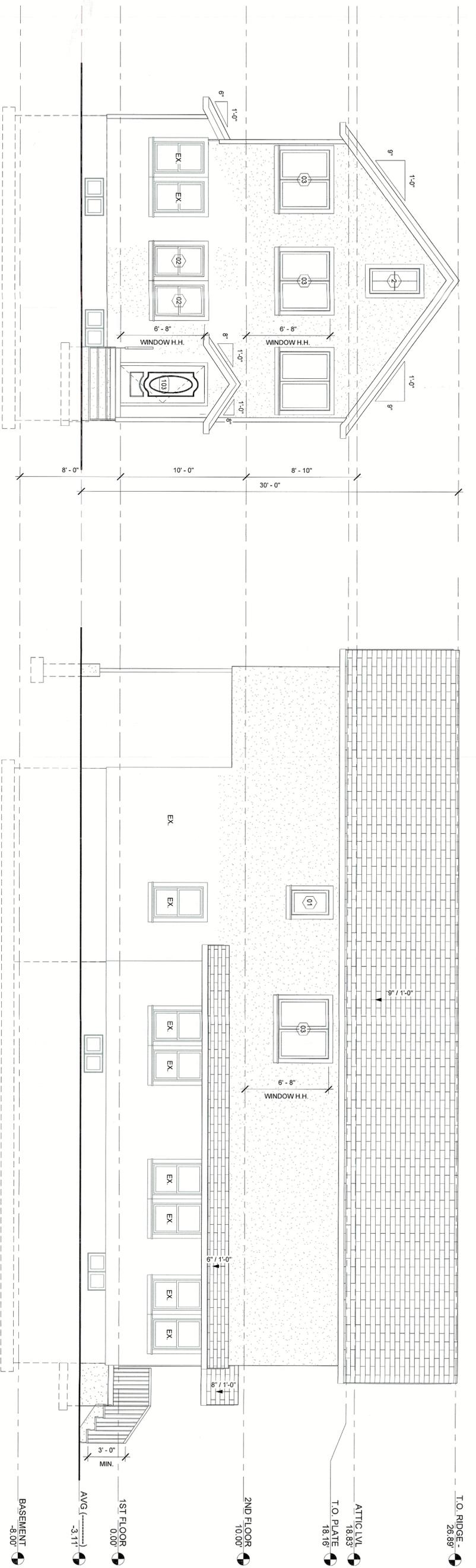


3 PROPOSED ATTIC LEVEL  
1/4" = 1'-0"

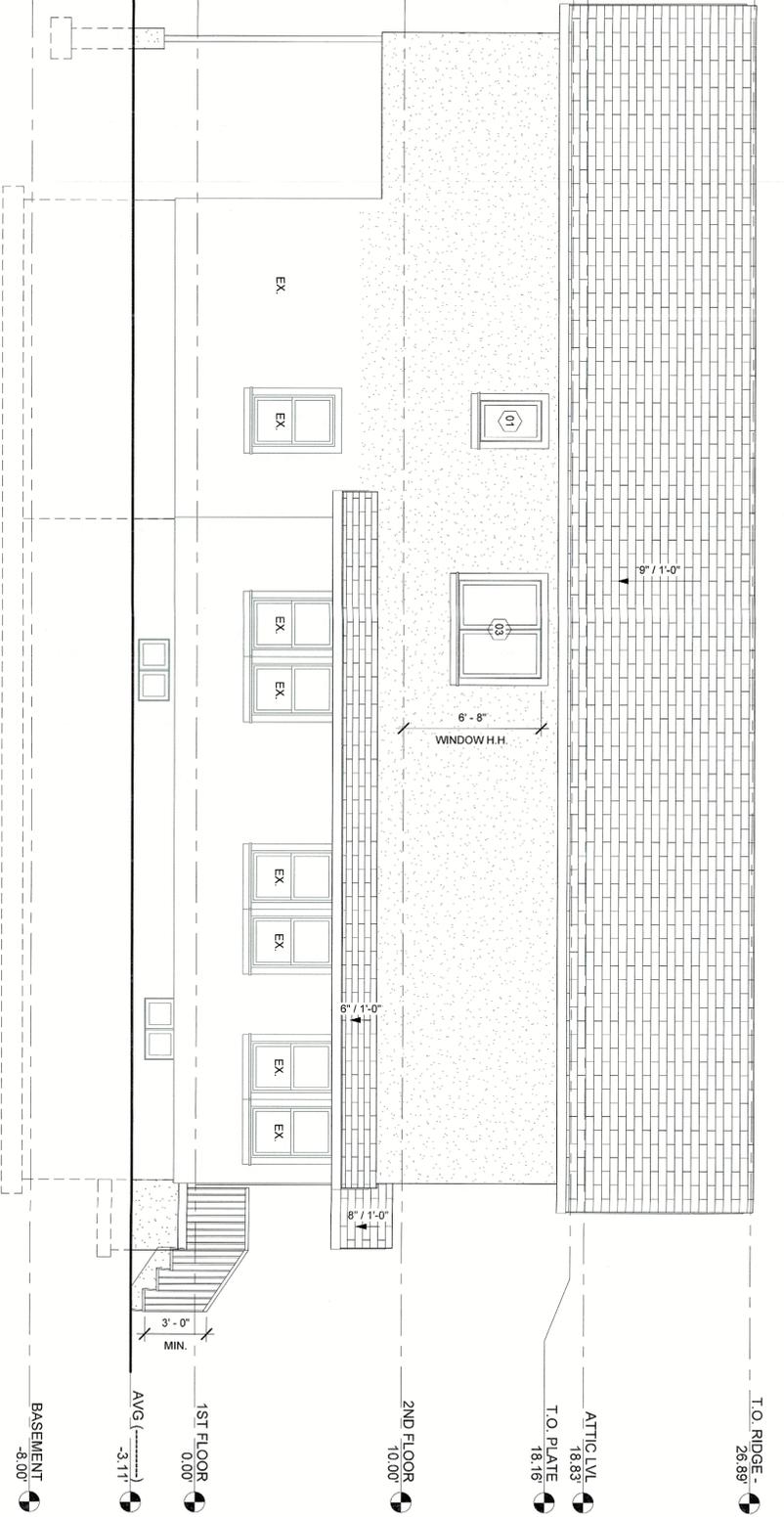


2 PLUMBING RISER DIAGRAM  
1/4" = 1'-0"

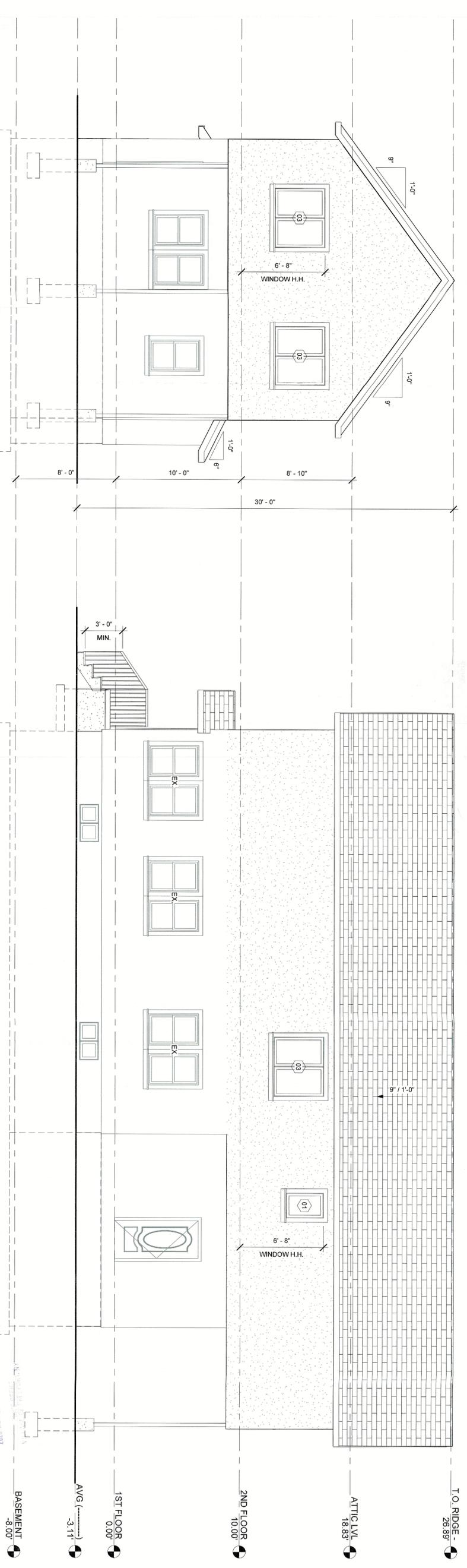
RECEIVED  
NOV 11 11:53 AM '03  
STATE OF NEW YORK  
REGISTERED ARCHITECT



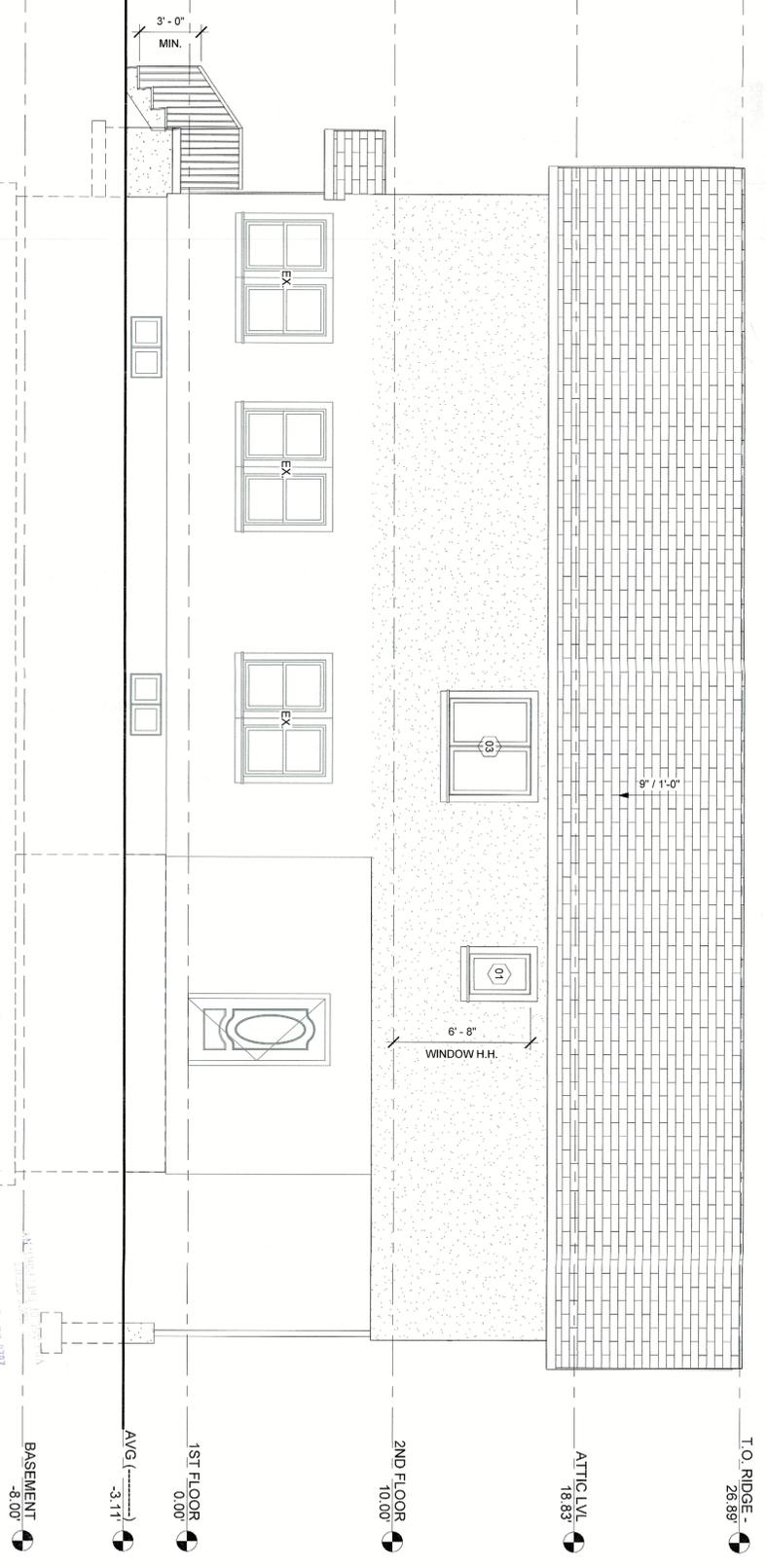
1 FRONT ELEVATION  
1/4" = 1'-0"



2 LEFT ELEVATION  
1/4" = 1'-0"



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



4 RIGHT ELEVATION  
1/4" = 1'-0"

**John F. Capobianco**  
Architect . Interior Design . Planning . A.I.A.  
159 Doughty Boulevard, Inwood NY, 11096  
(516) 239-8775 Fax: (516) 239-0449

NOTICE: These drawings are the property of the architect and they are available only for review and use in accordance with the terms of the contract. All rights reserved. No part of these drawings, including all technical drawings and details thereof, are proprietary and cannot be copied, reproduced or otherwise used without the expressed written permission of the architect. All rights reserved. Copyright © 2005 J.F. Capobianco, AIA

BY	REVISIONS	DATE

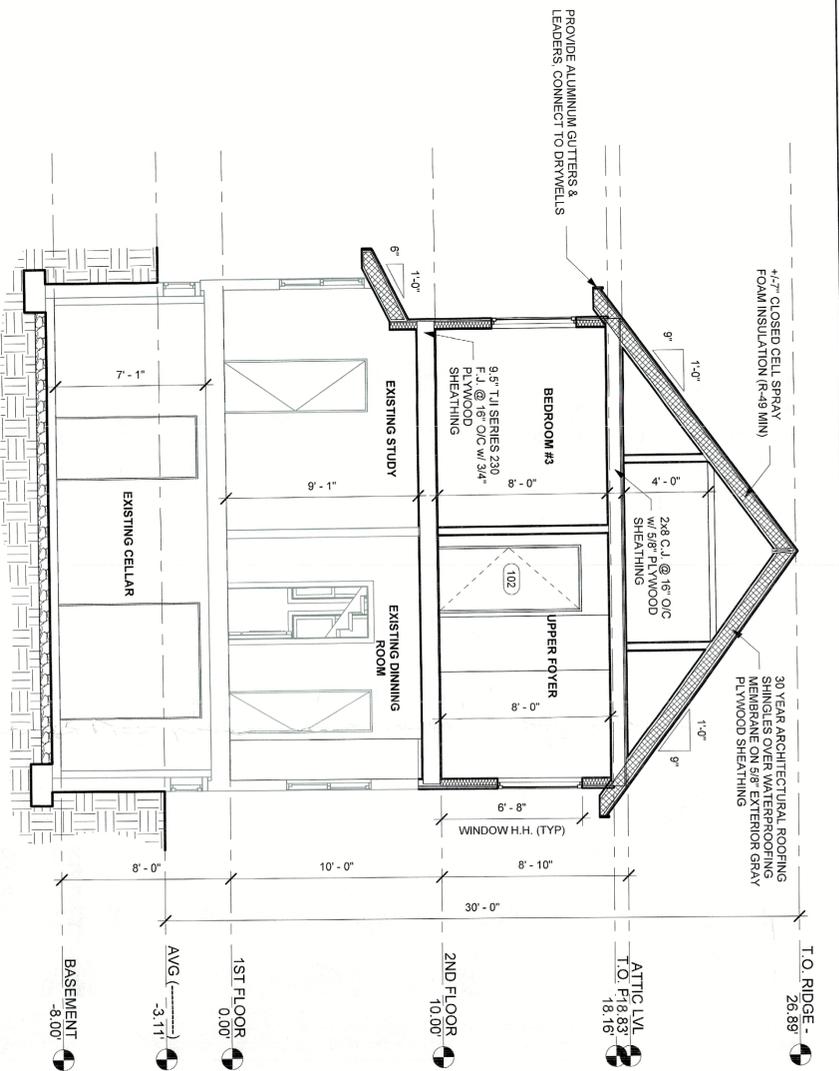
**RESIDENCE**  
PROPOSED TWO STORY &  
SECOND STORY ADDITION  
275 NORTH COLUMBUS AV.  
FREEPORT, NY - 11520



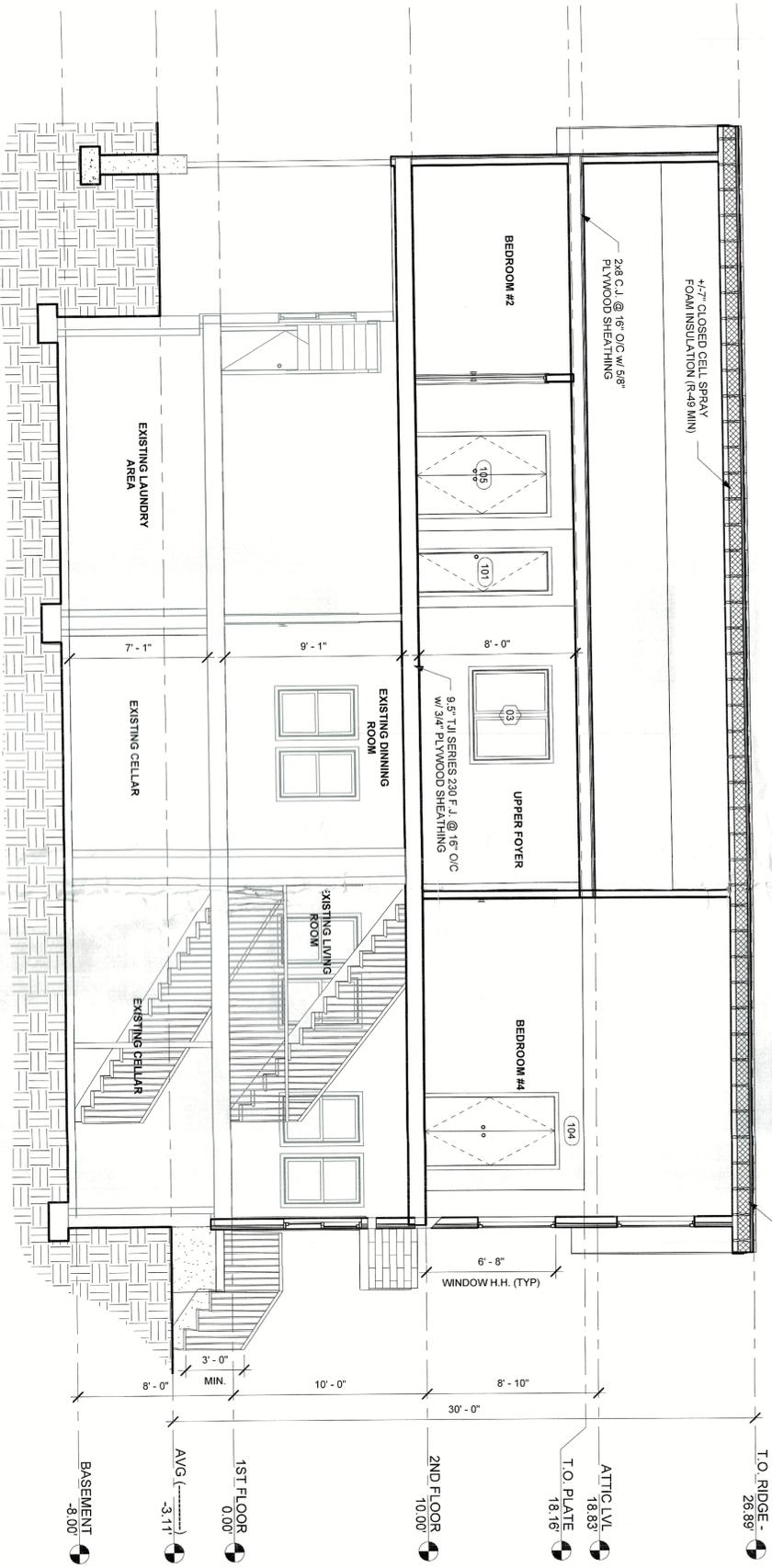
DATE: 2005 DEC 23 A 11:58  
DRAWN BY: JFC  
CHECKED BY: JFC  
SHEET # A-4

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

LEVELS:  
BASEMENT -0.00'  
AVG. (-3.11')  
1ST FLOOR 0.00'  
2ND FLOOR 10.00'  
ATTIC LVL 18.83'  
T.O. RIDGE - 26.89'



1 Section 3  
1/4" = 1'-0"



2 Section 4  
1/4" = 1'-0"

**John F. Capobianco**  
Architect . Interior Design . Planning . A.I.A.  
159 Doughty Boulevard, Inwood NY, 11096  
(516) 239-8775 Fax: (516) 239-0449

BY	REVISIONS	DATE

**RESIDENCE**  
PROPOSED TWO STORY &  
SECOND STORY ADDITION  
275 NORTH COLUMBUS AV.  
FREEPORT, NY - 11520



TITLE	SECTIONS
DATE	SCALE: 1/4" = 1'-0"
DRAWN BY: ALBOR	CHECKED BY: CHINWANG
JOB #:	SHEET #
	A-5

RECEIVED  
2005 DEC 23 A 11:58  
ARCHITECTURAL DEPARTMENT  
CITY OF FREEPORT

Application Date: 12/29/2025  
Fees Paid: 6225.00

SP# 3871

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

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

PROPERTY ADDRESS: 172 Delaware Ave ZONING DISTRICT Res AA  
SECTION 36 BLOCK 521 LOT 18 LOT SIZE: 8,520.00

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Juan Medina</u>	Name: <u>Eufemia Garcia</u>
Address: <u>1936 Hempstead Turnpike, Ste. 317 East Meadow, NY 11554</u>	Address: <u>172 Delaware Ave Freeport, NY 11550</u>
Telephone #: <u>(516) 216-9589</u>	Telephone #: <u>(516) 582-6111</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain retaining walls with concrete steps.

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

RECEIVED  
2025 DEC 29 AM 9:38  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

[Signature] DATE 12/10/25  
APPLICANT'S SIGNATURE  
Sworn to before me this 10th day of December, 2025.  
[Signature]  
Notary Public



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

[Signature] DATE 12/15/2025  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 15th day of December, 2025.  
[Signature]  
Notary Public  
Mary M. Caram  
Notary Public - State Of New York  
No. 01CA6083392  
Qualified In New York County  
My Commission Expires 8/27/29

**FOR VILLAGE USE ONLY**

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



**INC. VILLAGE OF FREEPORT  
Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2242  
FAX (516) 3772493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER  
December 10, 2025**

**EUFEMIA N GARCIA  
172 DELAWARE AVE, FREEPORT, NY, 11520**

RE: **172 DELAWARE AVE, FREEPORT, NY, 11520**  
**Zoning District - Res AA      SBL: 36 521 18**  
**Building Permit Number: BUIL-25-81**  
**Description: Maintain retaining walls with concrete steps.**

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  
ZBA Approval Needed:  Yes  No

2025 DEC 29 A 9:38  
RECEIVED  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

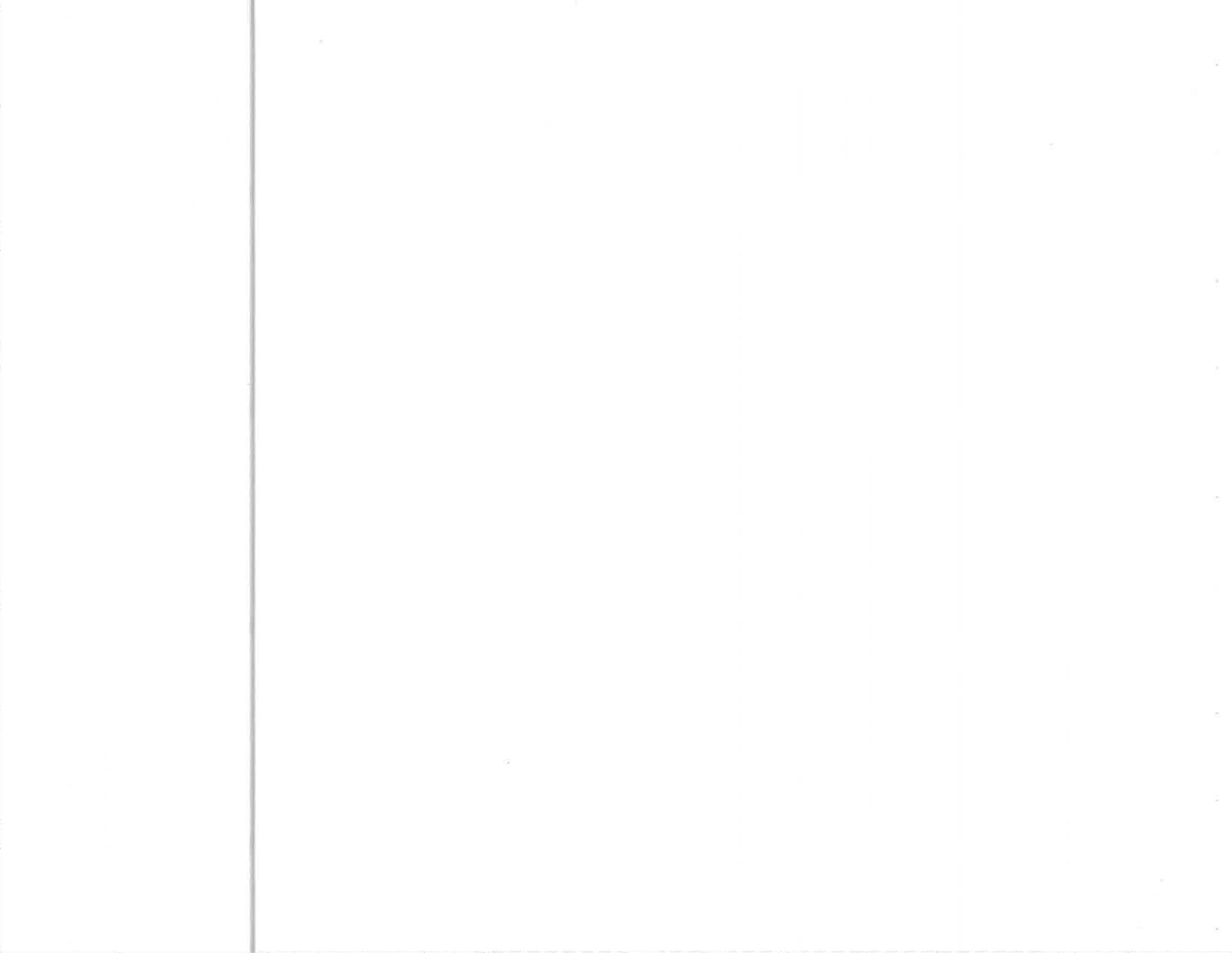
### **Part 1 – Project and Sponsor Information**

Name of Action or Project:		Garcia Residence	
Project Location (describe, and attach a location map):		172 Delaware Ave, Freeport, NY 11520	
Brief Description of Proposed Action: <b>Maintain retaining walls with concrete steps.</b>			
Name of Applicant or Sponsor:		Juan Medina	
Address:		1936 Hempstead Tpke, Suite 317	
City/PO:	State:	Zip Code:	
East Meadow	NY	11554	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
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, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):
<input type="checkbox"/> Parkland			<input type="checkbox"/> Residential (suburban)

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO	YES
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		NO	YES
<input checked="" type="checkbox"/>		<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/sponsor/name: <u>Juan Medina, P.E.</u>		Date: <u>2025-08-12</u>	
Signature: <u>Juan Medina-Juan, P.E.</u>		Title: <u>Professional Engineer</u>	

RECEIVED  
AUG 12 2025  
9 38





Front Elevation

CLERK'S OFFICE  
VILLAGE OF FREEMONT, NY

2025 DEC 29 A 9:38

RECEIVED



Rear Elevation



Side Elevation 1



Side Elevation 2



168 Delaware Ave

RECEIVED  
2025 DEC 29 A 9:38  
CLERK'S OFFICE  
VILLAGE OF FORT MONTE NY



170 Delaware Ave



174 Delaware Ave

RECEIVED  
2025 DEC 29 A 4 38  
CLERK'S OFFICE  
VILLAGE OF TIRREHON, NY

Medina Design and Development Group  
1936 Hempstead Tpke, Ste. 317, East Meadow, NY 11554  
Email: [info@medinaddg.com](mailto:info@medinaddg.com) | Phone: (516) 216-9589



176 Delaware Ave



PROJECT SCOPE

1. MAINTAIN FRONT RETAINING WALL

PROJECT INFORMATION

DRAWING INDEX

MUNICIPALITY: VILLAGE OF FREEPORT

SECTION: 36

BLOCK: 521

LOT: 18

ZONING LOT AREA (SQ. FT.): 8,520

ZONING DISTRICT: RESIDENCE AA

DWG. NO.: 1-100.00

DESCRIPTION: COVER

SHEET NO.: 1

ZONING ANALYSIS

CODE	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
4252-14	REQUIRED FRONTAGE & LIVING AREA	55.00 FT	82.50 FT	82.50 FT	
4252-14(A)	MINIMUM FRONTAGE	5,500.00 SQ. FT. @ 520.00/SQ. FT.	8,520.00/SQ. FT.	8,520.00/SQ. FT.	
4252-14(B)	MINIMUM LOT AREA	35%	38.28%	38.28%	
4252-14(C)	MAXIMUM LOT COVERAGE				
4252-16	HEIGHT RESTRICTIONS				
4252-16(A)	MAXIMUM STOREYS	2.5	1.0	1.0	
4252-16(A)	MAXIMUM HEIGHT	35.00 FT	21.00 FT	21.00 FT	
4252-17 - 19	REQUIRED SETBACKS				
4252-17	FRONT YARD	30.00 FT	25.00 FT	25.00 FT	
4252-18	SIDE YARD	5.00 FT	5.00 FT	5.00 FT	
4252-18	SIDE YARD AGGREGATE	15.00 FT	13.09 FT	13.09 FT	
4252-19	REAR YARD	20.00 FT	25.20 FT	25.20 FT	

LOT COVERAGE DIAGRAM

85.20'

100.0'

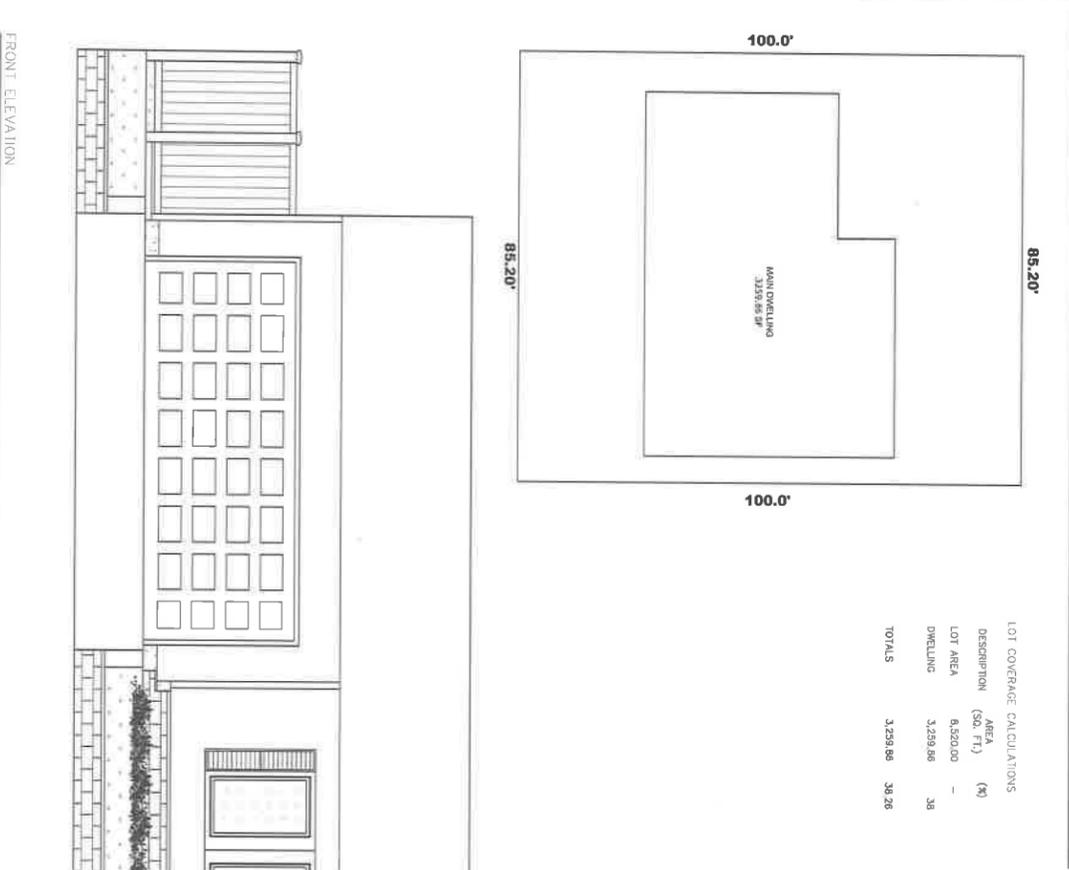
100.0'

85.20'

MAIN DWELLING  
3,259.86 SF

LOT COVERAGE CALCULATIONS

DESCRIPTION (SQ. FT.)	AREA (SQ. FT.)	%
LOT AREA	8,520.00	-
DWELLING	3,259.86	38
TOTALS	3,259.86	38.28



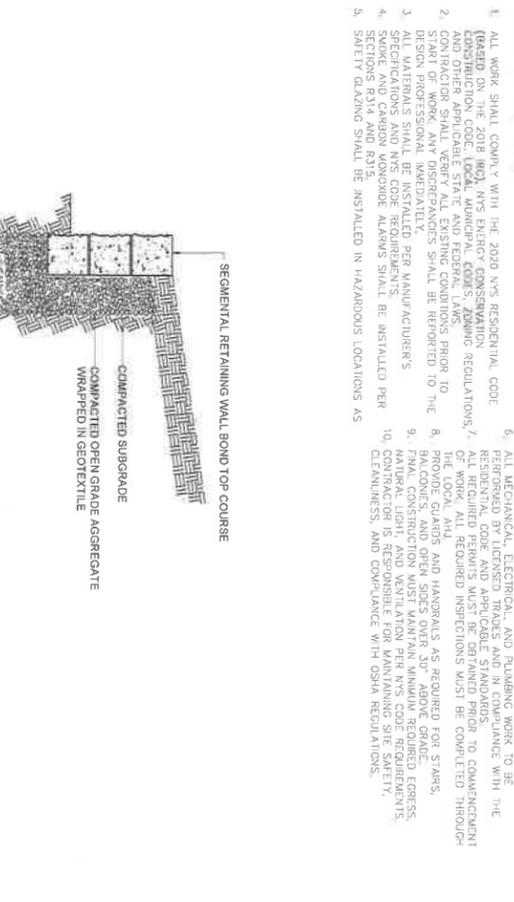
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN	TOPOGRAPHIC EFFECTS	SHEICAL WIND REGION	WINDBORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	SUBJECT TO DAMAGE FROM FROST LINE DEPTH	TERMINAL HEAVY	WINTER DESIGN TEMP	ICE BARRIER UNDERLAMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 LB/FT²	140	NO	NO	NO	C	SEVERE	48 INCHES	MODERATE TO HEAVY	10 F	YES	NO	1500	52.9 F

GENERAL NOTES

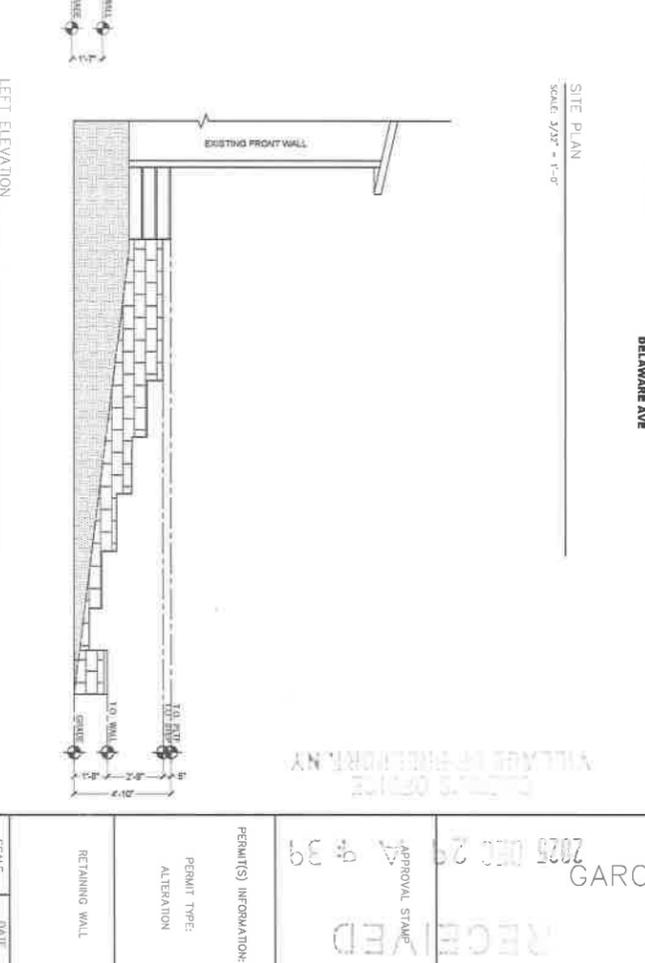
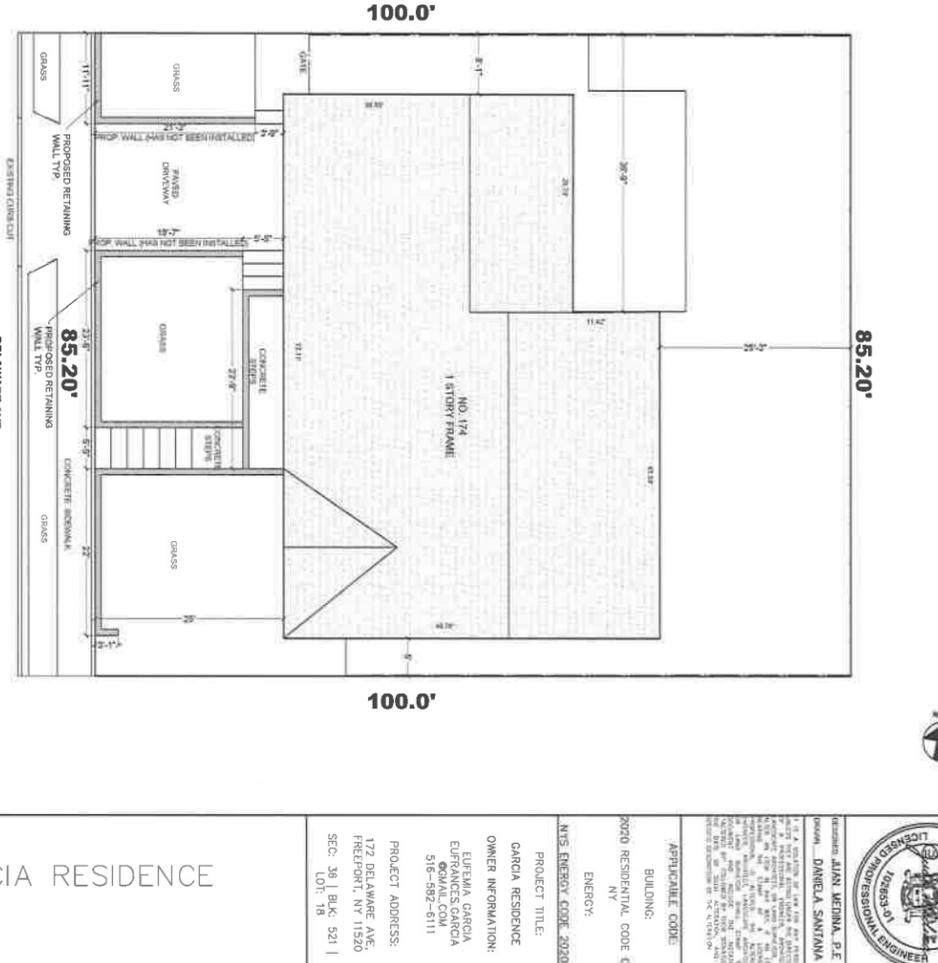
ARCHITECTURAL NOTES

- ALL WORK SHALL COMPLY WITH THE 2020 NYC RESIDENTIAL CODE (BASED ON THE 2018 IBC) AND ENERGY CONSERVATION CODE, LOCAL, MUNICIPAL, CODES, ZONING REGULATIONS, AND OTHER APPLICABLE STATE AND FEDERAL LAWS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DESIGN. PROFESSIONAL INVEIGATELY SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND NYS CODE REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SAFETY. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R09B.
- ALL ELECTRICAL, ELECTRICAL, AND PLUMBING WORK TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL CODE AND APPLICABLE STANDARDS OF WORK. ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED INSPECTIONS MUST BE COMPLETED THROUGHOUT THE PROJECT.
- PROVIDE GUARDS AND HANDRAILS AS REQUIRED FOR STAIRS, BALCONIES, AND OPEN SPACES OVER 30" ABOVE GRADE.
- FINAL CONSTRUCTION MUST MAINTAIN MINIMUM REQUIRED EGRESS, CLEARANCES, AND OPEN SPACES AS REQUIRED FOR MAINTAINING SITE SAFETY. CLEANLINESS, AND COMPLIANCE WITH OSHA REGULATIONS.



NOTE:

- MAXIMUM SLOPE SHOULD NOT EXCEED ANGLE REPOSE FOR BEDDING SAND.
- PROVIDE RESTRAINTS ON SIDES OF INSTALLATION.



DESIGNER: MIAMI WELSH, P.E.  
 CHECKED: DANIELA SANTANA  
 PROJECT ADDRESS:  
 172 DELAWARE AVE.  
 FREEPORT, NY 11520  
 SEC. 38 | BLK. 521 |  
 LOT: 18

APPLICABLE CODE:  
 BUILDING:  
 2020 RESIDENTIAL CODE (NY)  
 ENERGY:  
 NYS ENERGY CODE 2020

PROJECT TITLE:  
 GARCIA RESIDENCE

OWNER INFORMATION:  
 EUREKA GARCIA  
 EUREKA.GARCIA@GMAIL.COM  
 516-582-6111

PERMIT(S) INFORMATION:  
 PERMIT TYPE:  
 ALTERATION

APPROVAL STAMP:  
 RECEIVED  
 2025 DEC 29  
 GARCIA RESIDENCE

SCALE	DATE
1/4" = 1'-0"	8/18/25
DWG. NO. A-100.00	SHEET NO. 1 OF 1

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

PROPERTY ADDRESS: 174 Delaware Ave ZONING DISTRICT: Residence A  
 SECTION 36 BLOCK 521 LOT 19 LOT SIZE: 9,000.00 sq. ft.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input checked="" type="checkbox"/> PROPERTY OWNER
Name: <u>Juan Medina</u>		Name: <u>Muhammad Islam</u>	
Address: <u>1936 Hempstead Tpk, Ste 313 East Meadow, NY 11534</u>		Address: <u>174 Delaware Ave Freeport, NY 11550</u>	
Telephone #: <u>(516) 916-9589</u>		Telephone #: <u>(646) 226-9093</u>	

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 (optional) Phone #: \_\_\_\_\_  
 Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Relocate existing street garage  
Maintain existing retaining wall and

I request a preliminary meeting:  YES  NO

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

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE 12/10/25  
 Sworn to before me this 10th day of December, 2025



Notary Public \_\_\_\_\_  
 Property Owner's Consent: I, Muhammad Talah (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE \_\_\_\_\_ DATE 12/6/25  
 Sworn to before me this 5th day of December, 2025  
 Notary Public Muhammad Rahim  
 MAKJUDUR RAHMAN  
 NOTARY PUBLIC, State of New York  
 Qualified in Queens County  
 Commission Expires February 05, 2026

FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT  
Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2242  
FAX (516) 3772493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER  
November 17, 2025**

**MUHAMMAD Z. & SYEDA Z. ISLAM  
174 DELAWARE AVE, FREEPORT, NY, 11520**

**RE: 174 DELAWARE AVE, FREEPORT, NY, 11520**

**Zoning District - Res AA      SBL: 36 521 19**

**Building Permit Number: BUIL-25-41**

**Description: Maintain front retaining wall with pillars and 12.1' x 12.5' rear gazebo**

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  
ZBA Approval Needed:  Yes  No

2025 DEC 29 A 9:39  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

RECEIVED



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Islam Residence			
Project Location (describe, and attach a location map):			
174 Delaware Ave, Freeport, NY 11520			
Brief Description of Proposed Action:			
Maintain Front Retaining Wall with Pillars and 12.1' x 12.5' Rear Gazebo			
Name of Applicant or Sponsor:		Telephone: +15162169589	
Juan Medina		E-Mail: jmedina@medinaddg.com	
Address:			
1936 Hempstead Tpke, Suite 317			
City/PO:		State:	
East Meadow		NY	
Zip Code:		11554	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government 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? <span style="float: right;">0.21 acres</span>			
b. Total acreage to be physically disturbed? <span style="float: right;">0.01 acres</span>			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">0.21 acres</span>			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO	YES
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Juan Medina, P.E. Date: 2025-08-29

Signature: Juan Medina Title: Professional Engineer

RECEIVED  
 2025 DEC 29 A 9:39  
 PLANNING OFFICE  
 DEPARTMENT OF ENVIRONMENT



Front Elevation

*174 Delaware Ave*



Side Elevations



Side Elevations

**Medina Design and Development Group**

1936 Hempstead Tpke, Ste. 317, East Meadow, NY 11554

Email: [info@medinaddg.com](mailto:info@medinaddg.com) | Phone: (516) 216-9589



Rear Elevation



Gazebo



Gazebo

**Medina Design and Development Group**

1936 Hempstead Tpke, Ste. 317, East Meadow, NY 11554

Email: [info@medinaddg.com](mailto:info@medinaddg.com) | Phone: (516) 216-9589



172 Delaware Ave

RECEIVED  
2025 DEC 29 11 A 4:39  
CLERK'S OFFICE  
VILLAGE OF RAEDERS, NY



175 Delaware Ave

RECEIVED

2025 DEC 29 AM 9:40

CLERK'S OFFICE  
VILLAGE OF FREEDOM, NY



176 Delaware Ave

RECEIVED  
2025 DEC 29 A 9:40  
CLERK'S OFFICE  
VILLAGE OF FREEDORT, NY

Medina Design and Development Group  
1936 Hempstead Tpk, Ste. 317, East Meadow, NY 11554  
Email: [info@medinaddg.com](mailto:info@medinaddg.com) | Phone: (516) 216-9589



178 Delaware Ave

RECEIVED  
2025 DEC 29 A 9:40  
MAYOR'S OFFICE  
VILLAGE OF TOWN OF NY

**Medina Design and Development Group**  
1936 Hempstead Tpke, Ste. 317, East Meadow, NY 11554  
Email: [info@medinaddg.com](mailto:info@medinaddg.com) | Phone: (516) 216-9589



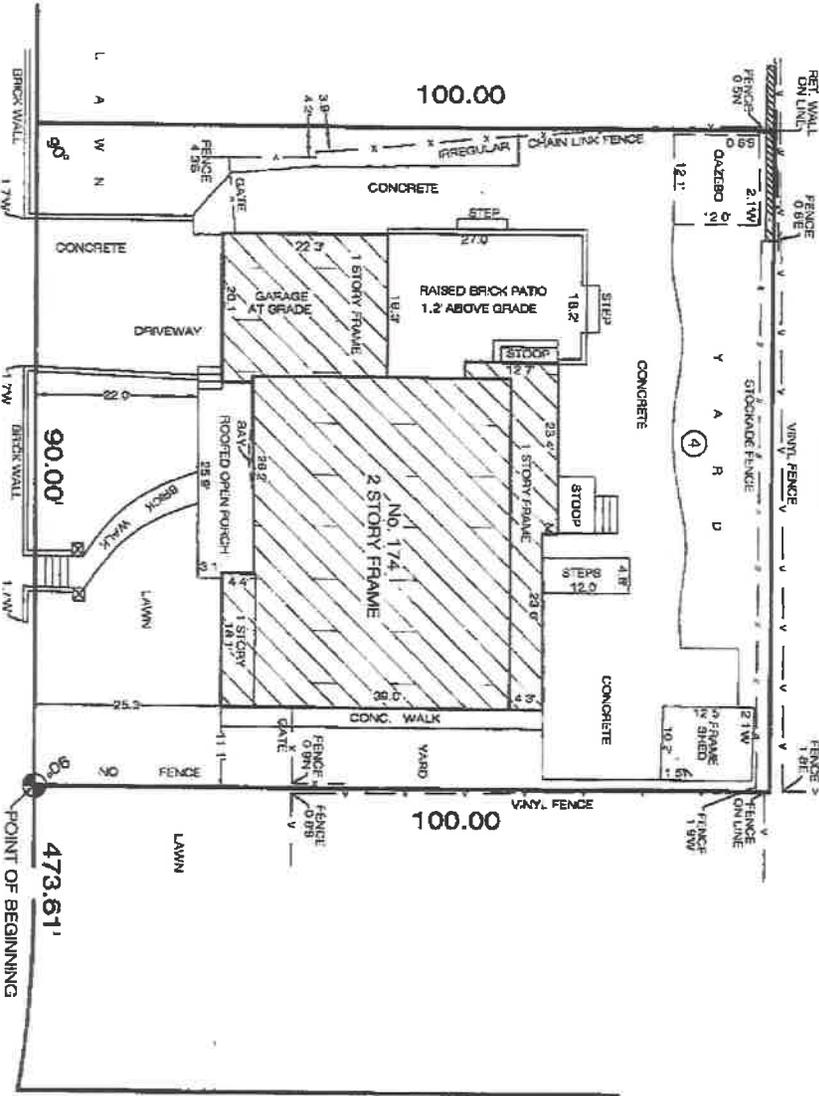
TITLE SURVEY  
NOT FOR MUNICIPAL PURPOSE

DESIGNATED AS AND BY THE PART OF LOT NO. 4 IN BLOCK 821  
ON A MAP OF WILLOWBROOK EAST 188 SECTION NO. 2  
FILED ON JUNE 29, 1993, AS CASE NO. 5871

SURVEY OF PROPERTY AT  
TOWN OF HEMPSTEAD  
MASSACHUSETTS, N.Y.  
TAX SECTION: 88  
TAX BLOCK: 821 TAX LOT: 19



( PARALLEL WITH DELAWARE AVENUE )  
90.00'



DELAWARE AVENUE

CALIFORNIA AVENUE

- CERTIFIED:-**
1. LEO ABSTRACT, INC
  2. THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
  3. AFD MORTGAGE LLC, laeaf@afdm.com
  4. LJ MORTGAGE TEAM INC.
  5. HARJIT SINGH
- TITLE NO:- LEO1684-25N

NOTES:  
1. THERE ARE NO VISIBLE EMBLEMS OR NATURAL, WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.  
2. PROPERTY COVERED ADJACENTS WERE NOT PLACED AS PART OF THIS SURVEY.  
3. THIS VIOLATION OF THE STATE EDUCATIONAL LAW FOR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF THE STATE EDUCATIONAL LAW ENFORCEMENT AGENCY, IS A VIOLATION OF THE STATE EDUCATIONAL LAW ENFORCEMENT AGENCY.  
4. ARCHITECT MUST OBTAIN A TOPOGRAHICAL MAP BEFORE THE DESIGNING THEIR EXACT NEEDS.  
5. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MAINTAINING ANY NEW OR EXISTING CURBS, WALLS, OR ROADWAYS IN THE STREETS, BROWN HOLLOW, OR ADJACENT AREAS.  
6. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE SURVEYOR AND THE DATA IS NOT RESPONSIBLE FOR ANY OF THE DATA AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA.  
7. ELEMENTS OF RECORD ARE ONLY QUANTIFIED IF AN ABBR IMPACT OF TITLE IS FURNISHED TO THE SURVEYOR.

DATE--JUNE 29, 2005  
SURVEY NO:- COC-2025-180

**COC MAPPING CORP.**  
COORDINATOR OF CONSTRUCTION  
81-22 215th PLACE  
QUEENSVILLE, N.Y. 11428  
TELEPHONE (647)238-9844  
EMAIL:- COCMAPPING@GMAIL.COM

COMPLETED BY: [ ] DRAWN BY: [ ] CHECKED BY: [ ]

ADHWA S. LALWA, LIC.# 0208336  
© ALL RIGHTS RESERVED 2025

PROJECT SCOPE

- 1. MAINTAIN FRONT RETAINING WALL AND GAZEBO
- 2. RELOCATE EXISTING SHED

PROJECT INFORMATION

MUNICIPALITY: VILLAGE OF FREEPORT  
 BLOCK: 521  
 LOT: 19  
 ZONING LOT AREA (SQ. FT.): 9000  
 ZONING DISTRICT: RESIDENCE AA

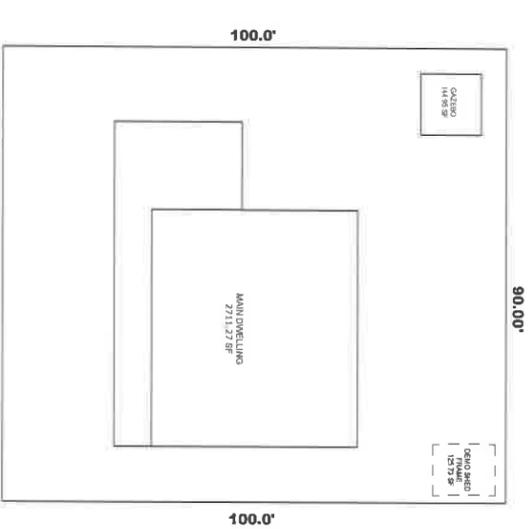
DRAWING INDEX

DMG. NO.	DESCRIPTION	SHEET NO.
T-101.00	COVER	1
A-100.00	GAZEBO	2

ZONING ANALYSIS

CODE	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
\$252-14	REQUIRED FRONTAGE & LIVING AREA	55.00 FT	90.00 FT	90.00 FT	
\$252-14(A)	MINIMUM FRONTAGE	5,500.00 SQ. FT.	9,000 SQ. FT.	9,000 SQ. FT.	
\$252-14(B)	MINIMUM LOT AREA	35%	31.7%	31.7%	
\$252-14(C)	MINIMUM LOT COVERAGE				
\$252-16	HEIGHT RESTRICTIONS				
\$252-16(A)	MAXIMUM STORES	2.5	1.0	1.0	
\$252-16(A)	MAXIMUM HEIGHT	35.00 FT	21.00 FT	21.00 FT	
\$252-17 - 19	REQUIRED SETBACKS				
\$252-17	FRONT YARD	30.00 FT	22.00 FT	22.00 FT	
\$252-18	SIDE YARD	5.00 FT	11.00 FT	11.00 FT	
\$252-18	SIDE YARD AGGREGATE	15.00 FT	25.70 FT	25.70 FT	
\$252-19	REAR YARD	20.00 FT	29.43 FT	29.43 FT	

LOT COVERAGE DIAGRAM



LOT COVERAGE CALCULATIONS

DESCRIPTION (SQ. FT.)	AREA (SQ. FT.)	(%)
LOT AREA	9,000.00	-
DWELLING	2,711.27	30
GAZEBO	14.95	2
TOTALS	2,856.22	31.74

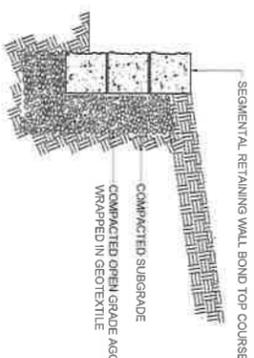
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN	SEISMIC DESIGN	WEATHERING	SUBJECT TO DAMAGE FROM FROST LINE DEPTH	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 LB/FT <sup>2</sup>	NO	C	SEVERE	48 INCHES	YES	NO	1500	52.9 F

GENERAL NOTES

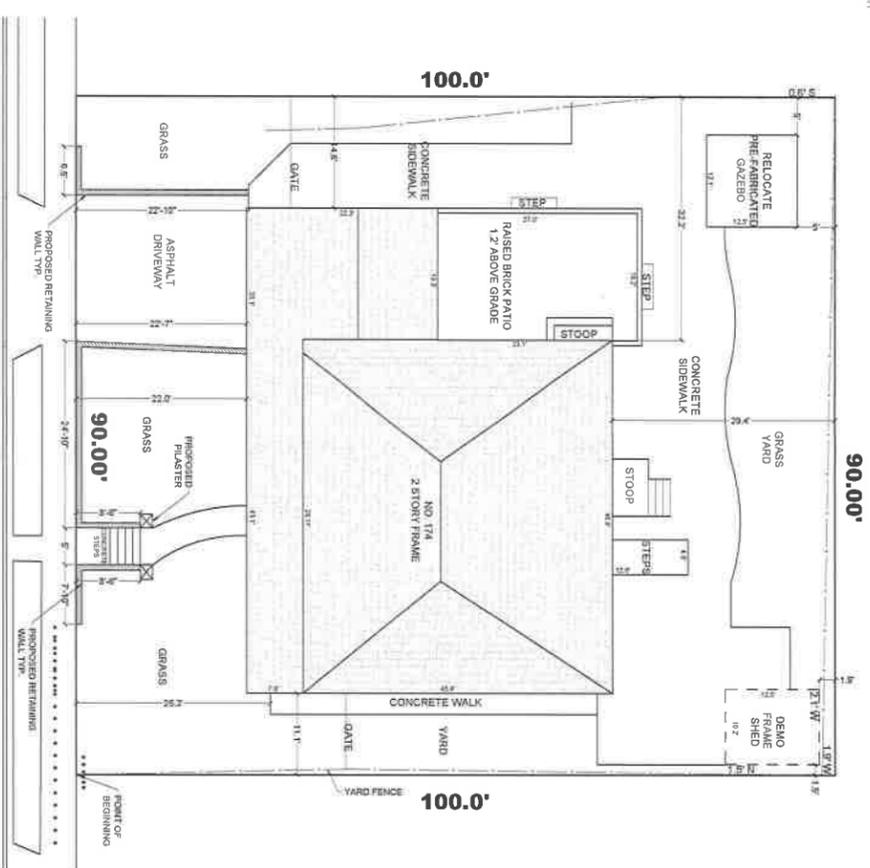
- ALL WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE (BASED ON THE 2018 IRC), NYS ENERGY CONSERVATION CONSTRUCTION CODE, LOCAL MUNICIPAL CODES, ZONING REGULATIONS, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
- PROVIDE GUARDS AND HANDRAILS AS REQUIRED FOR STAIRS.
- FINAL CONSTRUCTION MUST MAINTAIN MINIMUM REQUIRED EGRESS, NATURAL LIGHT, AND VENTILATION PER NYS CODE REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SAFETY, CLEANLINESS, AND COMPLIANCE WITH OSHA REGULATIONS.
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2008.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO BE PERFORMED BY LICENSED TRADERS AND IN COMPLIANCE WITH THE RESIDENTIAL CODE AND APPLICABLE STANDARDS.
- ALL REQUIRED INSPECTIONS MUST BE COMPLETED THROUGHOUT THE LOCAL AIA.
- PROVIDE GUARDS AND HANDRAILS AS REQUIRED FOR STAIRS.
- NATURAL LIGHT AND VENTILATION PER NYS CODE REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SAFETY, CLEANLINESS, AND COMPLIANCE WITH OSHA REGULATIONS.

LEGEND  
 PROPOSED RETAINING WALL

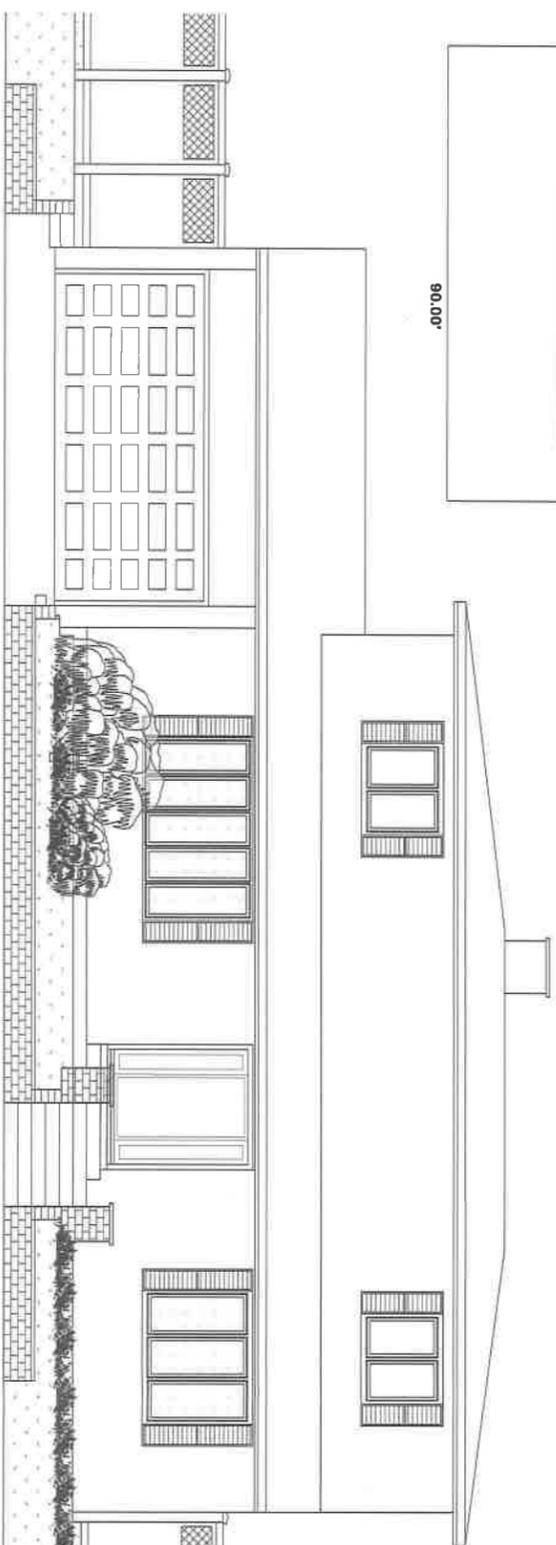


- NOTE:
- MAXIMUM SLOPE SHOULD NOT EXCEED ANGLE
  - REPOSE FOR BEDDING SAND
  - PROVIDE RESTRAINTS ON SIDES OF INSTALLATION

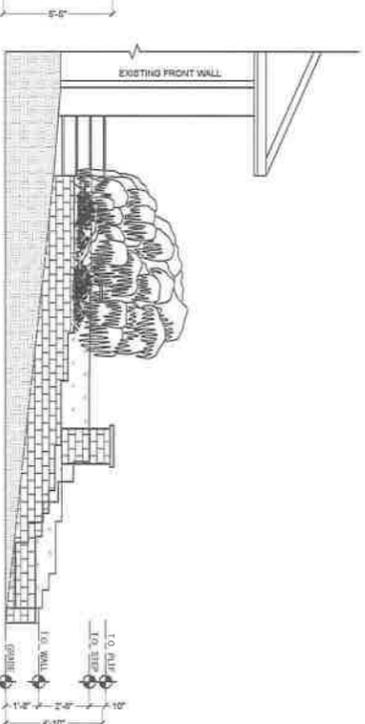
MATRIX BLOCK RETAINING WALL DETAIL



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



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



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



DESIGNED BY: DANIELA SZAMIZMA, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF NEW YORK  
 NO. 11554  
 1930 HIGHLAND TERRACE, SUITE 100  
 EAST WADSWORTH, NY 11554  
 WWW.DANIELASZAMIZMA.COM  
 (518) 216-8589

APPLICABLE CODE:  
 BUILDING: 2020 RESIDENTIAL CODE OF N.Y.  
 ENERGY: NYS ENERGY CODE 2020

PROJECT TITLE:  
 ISLAY RESIDENCE  
 OWNER INFORMATION:  
 MUHAMMAD ISLAM  
 USAAVIA@AOL.COM  
 646-228-9093

PROJECT ADDRESS:  
 174 DELAWARE AVE  
 FREEPORT, NY 11520  
 SEC. 36 | BLK. 521 |  
 LOT: 19

APPROVAL STAMP

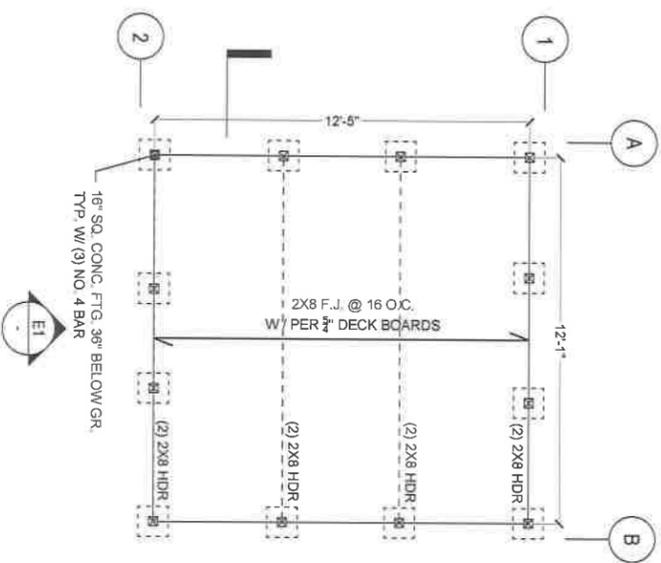
PERMIT(S) INFORMATION:

PERMIT TYPE:  
 ALTERATION

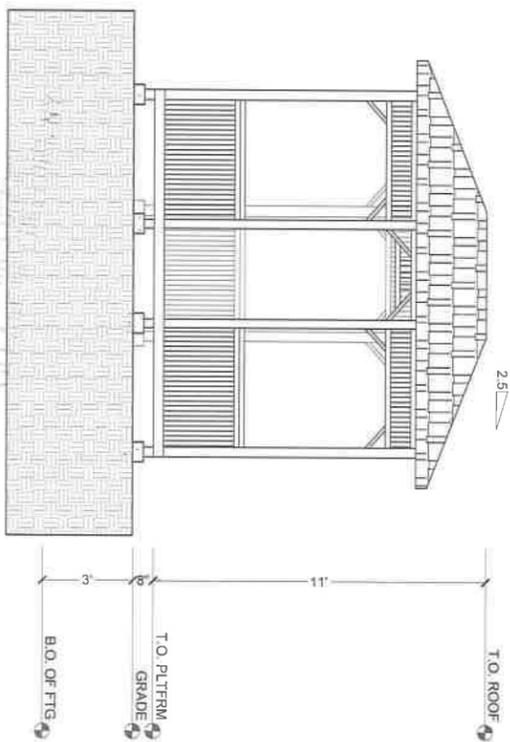
RETAINING WALL

SCALE: 1/4" = 1'-0"  
 DATE: 6/21/25  
 DWG. NO. 1.00  
 SHEET NO. 1 OF 2

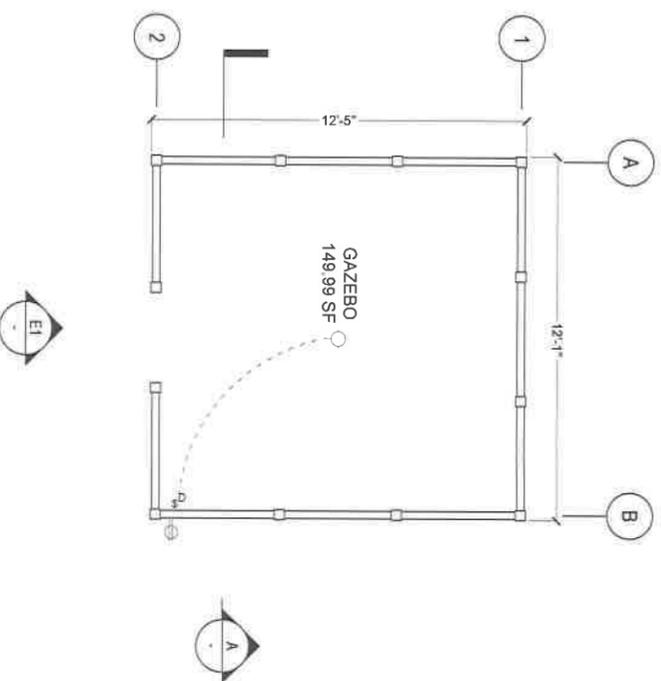
LOCATION	MANUFACTURER - MODEL NO.	LAMP TYPE	NO. OF FIXTURE	FIXTURE WATTAGE (WATT)	LAMP EFFICACY (LUMEN/WATT)	TOTAL NO. FIXTURES	NOTES
GAZEBO	COMMERCIAL ELEC. INC. - F1000	LED	2	28	95	1	MOTION SENSOR



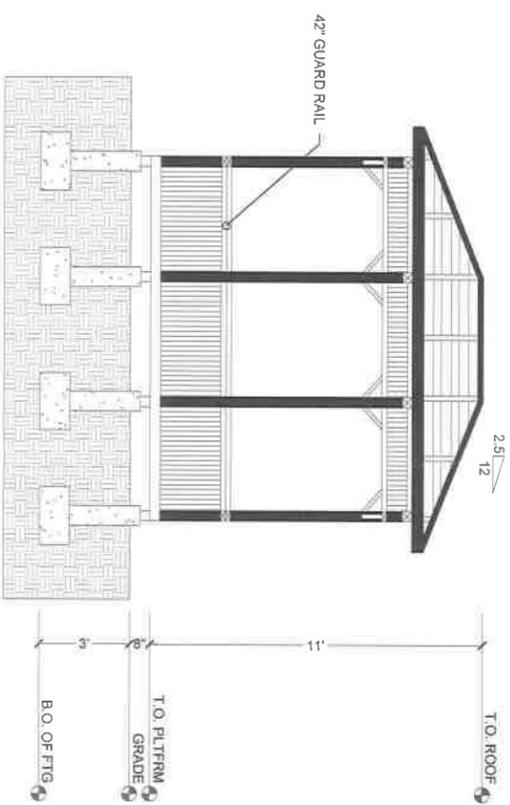
GAZEBO FOUNDATION  
SCALE: 3/8" = 1'-0"



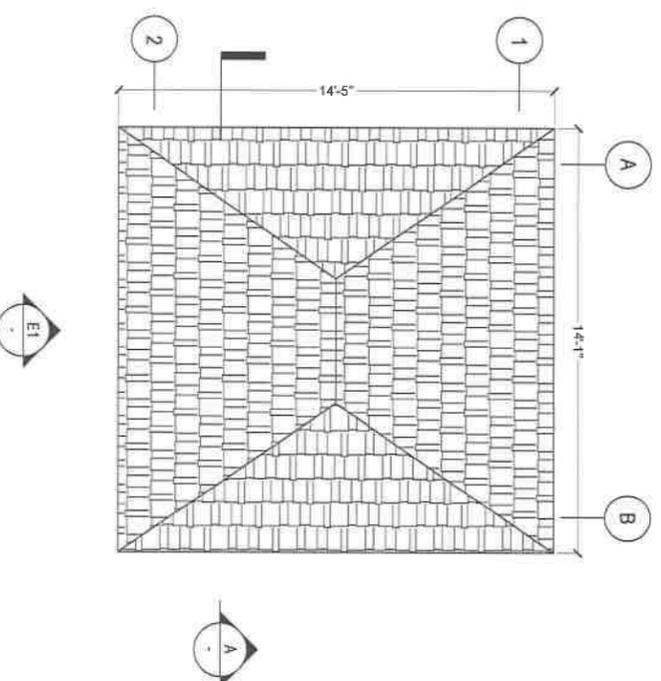
EXISTING FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



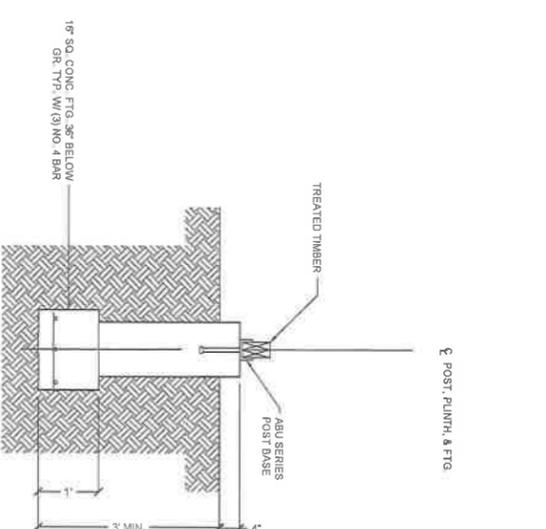
GAZEBO FLOOR PLAN  
SCALE: 3/8" = 1'-0"



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



GAZEBO ROOF PLAN  
SCALE: 3/8" = 1'-0"



DECK & PORTICO PLINTH & FOOTING  
SCALE: N.T.S.

ISLAM RESIDENCE

APPROVAL STAMP

PERMIT(S) INFORMATION:

PERMIT TYPE:  
ALTERATION

RETAINING WALL



**MDDG**  
MEDINA DESIGN & DEVELOPMENT GROUP, LLC  
1938 HEMPSTEAD TURNPIKE  
EAST WOOD, NY 11554  
WWW.MEDINADESIGN.COM  
TEL: (516) 316-5589

DESIGNED BY: DANIEL A. SMETANA  
PROJECT TITLE: ISLAM RESIDENCE  
OWNER INFORMATION: MUHAMMAD ISLAM  
USAMA@ISLAM@GMAIL.COM  
646-226-9093  
PROJECT ADDRESS: 174 DELAWARE AVE. FIVEFURN, NY 11550  
SEC: 36 | BLK: 521 | LOT: 19  
APPLICABLE CODE: 9020 RESIDENTIAL CODE OF NY  
ENERGY: NYS ENERGY CODE 2020

SCALE: 3/8" = 1'-0"	DATE: 8/21/25
DWG. NO. A-100-03	SHEET NO. 2 OF 2