

Application Date: 1/9/2026
Fees Paid: 4225.00

SP# 3874

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: 381 Miller Avenue ZONING DISTRICT Res A
SECTION 62 BLOCK 172 LOT 111+113 LOT SIZE: 2278 6600/465

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input checked="" type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Virgil Charles</u>			Name: <u>Virgil Charles</u>
Address: <u>381 Miller Ave</u> <u>Freeport NY 11520</u>			Address: <u>381 Miller Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>917-586-6760</u>			Telephone #: <u>917-586-6760</u>

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

Present Land Use: Residential Proposed Land Use: Residential

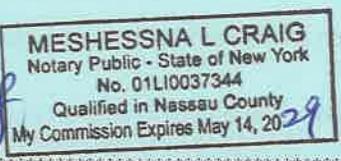
Description of Proposed Work: Maintain ^{25.6'} 36" x 17' 19" Concrete driveway,
Work was completed before I purchased the home in 2009.

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
DATE 12/16/2025

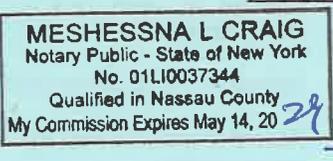
[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 16
day of December, 2025
Meshessna L. Craig
Notary Public



RECEIVED
2025 JAN - 9 11:31
CLERK'S OFFICE
VILLAGE OF FREEPORT NY

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 16
day of December, 2025
Meshessna L. Craig
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: _____



RECEIVED

2026 JAN -9 11:31

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
January 9, 2026

CHARLES VIRGIL N
381 MILLER AVE, FREEPORT, NY, 11520

RE: **381 MILLER AVE, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 62 172 111
Building Permit Number: DRIV-25-11
Description: Maintain 25'6" x 17'19" concrete driveway

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

**VILLAGE OF FREEPORT
Department of Buildings
Recommendation**

RECEIVED
JAN 11 11:31 AM
BUILDINGS OFFICE
FREEPORT, NY

Notice

Negative Declaration

Positive Declaration

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

- The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.
- The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)

Project :

Building Permit Number DRIV-25-11

Location: 381 MILLER AVE, FREEPORT, NY, 11520

Applicant: CHARLES VIRGIL N

Description: Maintain 25'6" x 17'19" concrete driveway

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: January 9, 2026

Sergio A. Mauras
Superintendent of Buildings

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

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

2026 JAN -9 A 11: 32

Notice

Negative Declaration

Positive Declaration

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

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

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

Project :

Building PermitNumber DRIV-25-11

Location: 381 MILLER AVE, FREEPORT, NY, 11520

Applicant: CHARLES VIRGIL N

Description: Maintain 25'6" x 17'19" concrete driveway

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: January 9, 2026

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

Instructions for Completing

2026 JAN -9 11:32

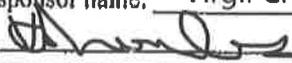
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 Virgil Charles 25'6"			
Name of Action or Project: Maintain 36'2" x 17' 19" concrete driveway			
Project Location (describe, and attach a location map): 381 Miller Avenue Freeport NY 11520			
Brief Description of Proposed Action: Maintain 36'2" x 17' 19" concrete driveway, work was completed before I purchased the home in 2009. 25'4"			
Name of Applicant or Sponsor: Virgil Charles		Telephone: 917-586-6760	
		E-Mail: venomg20@yahoo.com	
Address: 381 Miller Ave.			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO X 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, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): N/A			
<input type="checkbox"/> Parkland			

2026 JAN -9 11:32

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

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

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

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

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

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

RECEIVED

2026 JAN -9 1 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

381 Miller Ave

RECEIVED

2026 JAN -91 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





RECEIVED

2026 JAN -91 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2016 JAN -9 1 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEBORO, NY



RECEIVED

2026 JAN -91 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



411
Miller Ave
Freeport

RECEIVED

2026 JAN -91 A 11: 33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



374
Miller Ave
Freeport

RECEIVED

2026 JAN -91 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



420
Miller Ave
Freeport

RECEIVED

2026 JAN -91 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



366
Miller Ave
Freeport

RECEIVED

2026 JAN -91 A 11: 34

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



387
Miller Ave
Freeport

SCALE 1" = 16'

PARALLEL WITH MILLER AVENUE

60.00'

WOODEN FENCE 2.1'N.
WOODEN FENCE 1.1'N.
CHN. LNK FE. 0.9'N.
WOODEN FENCE 0.5'N.

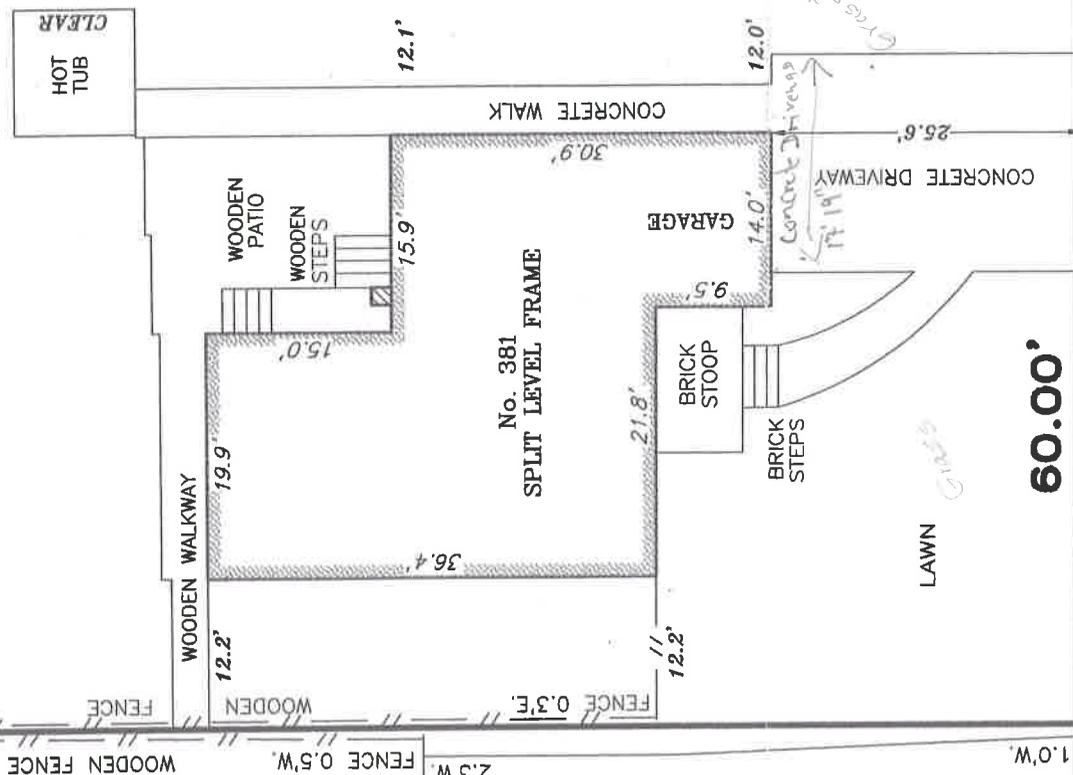
CLEAR
FRAME SHED
CLEAR
12.3'
12.3'

FENCE 0.4'W.
FENCE 0.1'E.

PARALLEL WITH ADAMS STREET
110.00'
WOODEN FENCE
2.3'W.
FENCE 0.5'W.
WOODEN FENCE
12.2'

ASPHALT DRIVEWAY
1.0'W.

110.00'



No. 381
SPLIT LEVEL FRAME

HOT TUB
CLEAR

WOODEN PATIO
WOODEN STEPS

GARAGE

BRICK STOOP
BRICK STEPS

LAWN

CONCRETE SIDEWALK

CONCRETE CURB

MILLER

AVENUE

60.00'

320.00'

ADAMS STREET

(KINGS STREET)

RECEIVED

2026 JAN - 9 | A 11: 34

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

PARALLEL WITH ADAMS STREET
110.00'

FENCE ON LINE
WOODEN FENCE

110.00'

"MAP OF WOODCLEF BEACH, SECTION 1, FREEPORT, LONG ISLAND, PROPERTY OF STEPHEN A. POTTIT AND ROLAND M. LAMB, SURVEYED APRIL, 1908, BY SMITH & MALCOMSON, C.E. AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON SEPTEMBER 15th, 1908, AS MAP No. 27.

THIS SURVEY IS NOT TO BE USED FOR LAYING OUT FENCES, BUILDINGS, DECKS, DRIVEWAYS, SWIMMING POOLS ETC., IT IS TO BE USED FOR TITLE PURPOSES ONLY, AND SUBJECT TO WHATEVER A MORE COMPLETE TITLE SEARCH MAY REVEAL, USING IT TO LOCATE NEW CONSTRUCTION MAY RESULT IN PROBLEMS FOR WHICH THIS SURVEY WILL NOT BE LIABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE LAW.

DATE OF SURVEY:
JANUARY 30th, 2009

PREPARED BY DERRICK NEALY

No. 361 MILLER AVENUE, FREEPORT
TOWN OF HEMPSTEAD
COUNTY OF NASSAU STATE OF NEW YORK

TITLE No. 08HT0250-CO-N

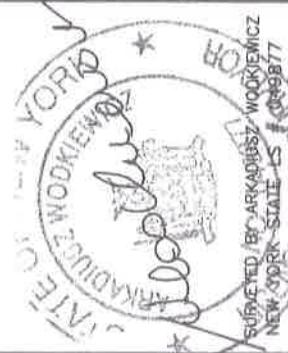
Tax Designation
SECT. 62
BLOCK 172
LOT(S) 111 & 113

CERTIFIED TO:

1. DAISY CHARLES AND VICTORIA WONG
2. M & T MORTGAGE CORP.
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY
4. HIGHLAND TITLE INSURANCE AGENCY, LLC.

AND MAPPING, INC.

46 CEDAR ROAD, WESTBURY, NEW YORK, 11590
PHONE (516) 333-3555 FAX (516) 333-3055



SUBMITTED BY: ARKADUSZ WOJKIEWICZ
NEW YORK STATE LICENSE # 009877

Application Date: 1/15/2024
Fees Paid: \$225.00

SP# 3875

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: 40 W 3rd Street Freeport, NY ZONING DISTRICT Residence A
SECTION 02 BLOCK 063 LOT 356 LOT SIZE: 12000

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Elizabeth Wehrman McDermott</u>		Name: <u>Elizabeth Wehrman McDermott</u>
Address: <u>40 W 3rd Street</u> <u>Freeport, NY 11520</u>		Address: <u>40 W 3rd Street</u> <u>Freeport, NY 11520</u>
Telephone #: <u>(516) 270-6912</u>		Telephone #: <u>(516) 270-6912</u>

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: PROPOSED 190 SF FRONT PORCH AND 351 SF SECOND FLOOR DORMERS EXTENSION.

I request a preliminary meeting: YES NO

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

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

YES NO

[Signature]
APPLICANT'S SIGNATURE 12/20/2023
DATE

Sworn to before me this 20
day of December, 2023

[Signature]
Notary Public

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

[Signature]
PROPERTY OWNER'S SIGNATURE 12/20/2023
DATE

Sworn to before me this 20
day of December, 2023

[Signature]
Notary Public

FOR VILLAGE USE ONLY

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



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

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
December 11, 2025

WEHRMAN ELIZABETH
40 W THIRD ST, FREEPORT, NY, 11520

RE: **40 W THIRD ST, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 62 63 356
Building Permit Number: BUIL-25-751
Description: Proposed 190 SF front porch and 351 SF second floor dormers extension.

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

RECEIVED
2026 JAN 15 P 2:46
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

**VILLAGE OF FREEPORT
Department of Buildings
Recommendation**

Notice

Negative Declaration

Positive Declaration

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

- The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.
- The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)

Project :

Building Permit Number BUIL-25-751

Location: 40 W THIRD ST, FREEPORT, NY, 11520

Applicant: WEHRMAN ELIZABETH

Description: Proposed 190 SF front porch and 351 SF second floor dormers extension.

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

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

REASON(S) FOR DETERMINATION

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

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

Dated: December 11, 2025

Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2025 JAN 15 P 2:44
CLERK'S OFFICE
VILLAGE OF FREEPORT

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: M ^o DERMOTT RESIDENCE	
Project Location (describe, and attach a location map): N/9 OF W 3 rd ST, 420' W/D S. MAIN ST, FREEPORT NY	
Brief Description of Proposed Action: PROPOSED FRONT PORCH 190' PROPOSED FRONT DORMER 12' x 13.3' PROPOSED REAR DORMER 12' x 15'	
Name of Applicant or Sponsor: ELIZABETH M ^o DERMOTT	Telephone: 516.270-6912 E-Mail: Ewehrm1@gmail.com
Address: 40 W 3 rd ST XXXX	
City/PO: FREEPORT	State: NY Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.275 acres .275 acres .275 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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland	RECEIVED MAY 15 P 2:46 TOWN OF FREEPORT, NY PLANNING OFFICE

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

RECEIVED
 JUN 15 2015
 PLANNING DEPARTMENT

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>Elizabeth McDermott</u>	Date: <u>11/10/25</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 checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

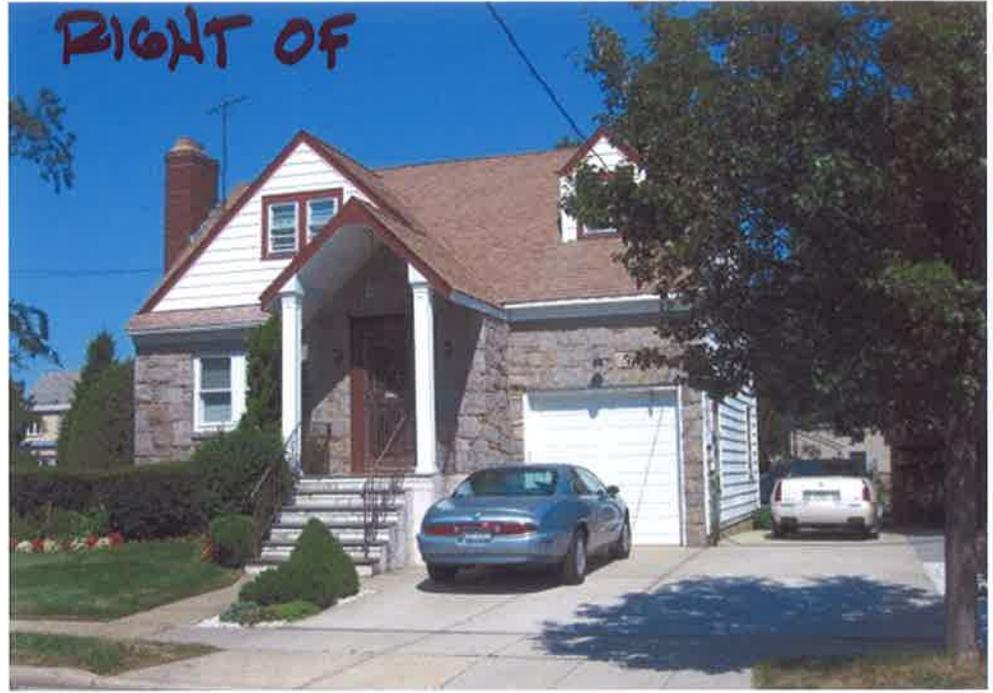


11A
202

ACROSS



RIGHT OF



ACROSS



LEFT OF



SECTION: 62 | BLOCK: 63 | TAX LOT: 356-361

CANAL

RECEIVED
2026 JAN 15 P 2:46

SURVEY NO. 16-16687
TITLE NO. STB-031612 MWN

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT

MAP OF PROPERTY
SITUATE AT
INCORPORATED VILLAGE OF
FREEPORT
TOWN OF HEMPSTEAD
NASSAU COUNTY, N. Y.

LOT NUMBERS:
LOT No.'s 356-361 "MAP OF FREEPORT BAY AREA ESTATES, SECTION 2" FILED: FEBRUARY 16, 1927 AS MAP No. 624, CASE No. 713

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR 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. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GUARANTEED TO :-

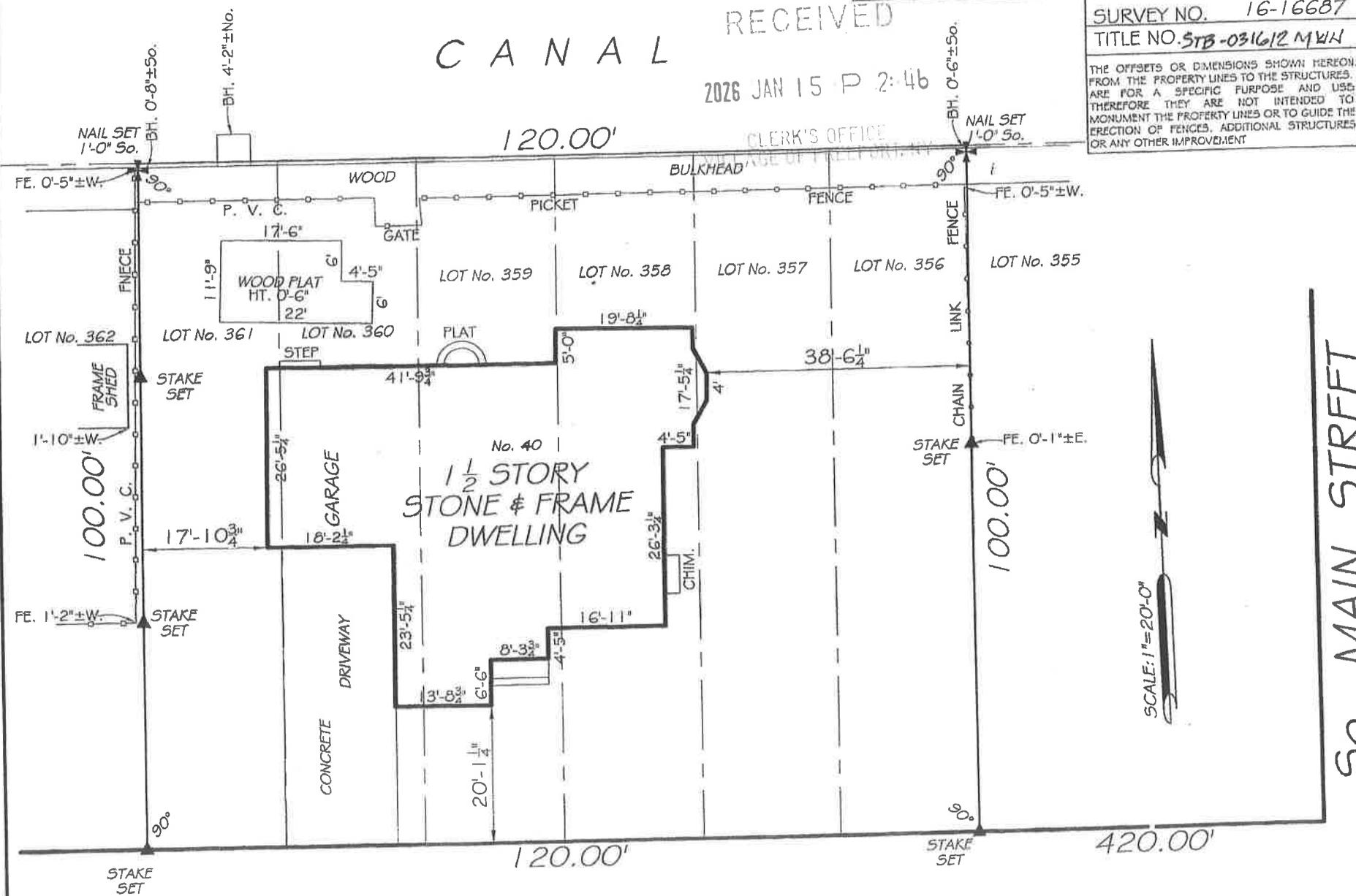
Intracoastal Abstract Co., Inc. (Title #STB-031612MWN)
Elizabeth Wehrman
Security Title Guarantee Corporation of Baltimore

SURVEYED : SEPTEMBER 13, 2016
STAKES SET: SEPTEMBER 27, 2016


ISLAND WIDE LAND SURVEYORS
PROFESSIONAL LAND & CITY SURVEYORS
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791
PHONE: 1-866-808-5800 FAX: 516-496-1792

RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER
& ROBERT A. HAYNES

DRAFTED BY B. G. SEPT. 14, 2016



W. 3rd STREET

So. MAIN STREET



FRONT ELEVATION

McDermott RESIDENCE

40 W. 3RD STREET | FREEPORT, NEW YORK

Howard P. CURTIS | Architect

Joseph VISCARDI, Jr. | Computer Rendering

2020
VILLAGE OF FREEPORT, NY

2020 JAN 15 PM 2:46

RECEIVED



FRONT ELEVATION

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



CERTAINEED VINYL SIDING
COLOR: PACIFIC BLUE

ANDERSEN WINDOWS
AND DOORS
COLOR: WHITE
WITH WHITE VINYL TRIM

BLACK METAL
RAILING

VINYL LATTICE, COLOR TO
MATCH WOOD FINISH

WOOD POSTS AND
RAILS. NATURAL
CLEAR COAT FINISH

R I G H T E L E V A T I O N

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

RECEIVED
2028 JAN 15 P 2
CLIENT'S OFFICE
LAGE OFFICEPORT, A



GAF TIMBERLINE FIBERGLASS
ROOF SHINGLES
COLOR: SLATE GRAY

CERTAINEED VINYL SIDING
COLOR: PACIFIC BLUE

ANDERSEN WINDOWS
AND DOORS
COLOR: WHITE
WITH WHITE VINYL TRIM

SKY EXPOSURE PLANE

RECEIVED
2008 JAN 15 10 2:47
OFFICE OF ENGINEERING

REAR ELEVATION

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



GAF TIMBERLINE FIBERGLASS
ROOF SHINGLES
COLOR: SLATE GRAY

CERTAITEED VINYL SIDING
COLOR: PACIFIC BLUE

ANDERSEN WINDOWS
AND DOORS
COLOR: WHITE
WITH WHITE VINYL TRIM

LEFT ELEVATION

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

RECEIVED
2028 JAN 15 11:24 AM
308 W. 1ST ST. OFFICE
FREEPORT, NY

January 5, 2026

Village of Site Plan Review Board
46 North Ocean Avenue
Freeport, New York 11520

RECEIVED

JAN 06 2026

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

**RE: Site Plan Re-Submission; Case # 3441
L&M Welding; Partial 1 story addition and existing roof line elevation
248 Buffalo Avenue; Freeport, New York**

Dear Village of Site Plan Review Board,

We respectfully request that the above referenced previously approved Site Plan application be re-opened. Per my meeting with Ms. Lisa Debourg this morning, please find attached the following:

- Approval letter Decision dated February 23, 2021. (Case # 3441)
- Existing condition photographs (north/ south/ east/ west)
- Engineer drawings T1, A3, and A4 noting changes/ as-builts
- color charts for upper EIFS siding and front east side lower split face CMU masonry block
- check to Village of Freeport for \$175 for reopening

Changes to the original were as follows:

- original approved upper perimeter metal siding was replaced with EIFS (Exterior insulated Finish System)
- original lower front (east face only) CMU was in deteriorated condition and replaced with new split faced decorative block. Remaining lower existing perimeter block was sealed and painted

Thank you for your consideration and feel free to call with any other questions or comments

Sincerely yours,

Robert A. Bennett, PE, FCMAA

RAB/cm
Enclosure

cc: Mr. Avie Pfeiffer (owner) 10 Taylor Street; Freeport, New York 11520

APPROVAL
SITE PLAN REVIEW BOARD DECISION

Date: February 23, 2021

Building Permit Application #20201835

Chairman, regarding Application SP#3441 for the premises located at 248 Buffalo Avenue, Freeport, NY 11520, the applicant comes before this Board seeking approval to construct new 239 sq. ft. 1-story addition and elevate the existing roof line of the building.

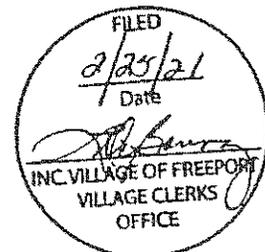
I, Ladonna Taylor, move that this Board make the following findings of fact:

1. This application AS SUBMITTED will not produce an undesirable effect on the neighborhood, if the conditions below are met.
2. This application AS SUBMITTED will produce an aesthetically and conforming positive addition to the surrounding area if the conditions below are met.
3. This application AS SUBMITTED will not negatively alter the appearance of the neighborhood, if the conditions below are met.
4. The **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** dated by the Village Clerks' office 1/13/2021 has been submitted by the applicant, reviewed and approved by the Site Plan Review Board. Said **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** have been stamped, approved and signed by the applicant and/or the Chairman of the Site Plan Review Board.
5. The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully considered all documents and testimony concerning this application.

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

1. Applicant / Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant / Owner must execute an **AMENDED AFFIDAVIT OF COMPLIANCE** and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.
3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.
4. The front door will be changed to a craftsman style door.
5. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.
6. The Planning Board, as lead agency, accepts the recommendation of the Building Department's negative SEQRA declaration and has determined that this is a Type II Action under SEQRA, section 617.5 (c) 7.

JAN 06 2021



APPROVAL
SITE PLAN REVIEW BOARD DECISION

Date: February 23, 2021

Building Permit Application #20201835

7. Applicant / Owner must obtain the appropriate permit(s) from the Building Department prior to any construction.

Second by Carole Ryan

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Ladonna Taylor	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

JAN 23 2021
10:16

248 Buffalo Avenue
Freeport, NY 11520

Color & Material Scheme

Colors by Sika Paint

Top half of building:

Type: EFIS System
Color 329 Putty Grey

Bottom Half of Building (South, North & West Sides):

Type CMU Block (Original)
Color: 3102 Revere (Painted)

Bottom Half of Building (East Side):

Type: Split-Face Decorative CMU (replaced original due to structural issues on original brick/cmu wall)
Color: 3102 Revere

JAN 03 2026

JAN 03 2026

JAN 03 2026

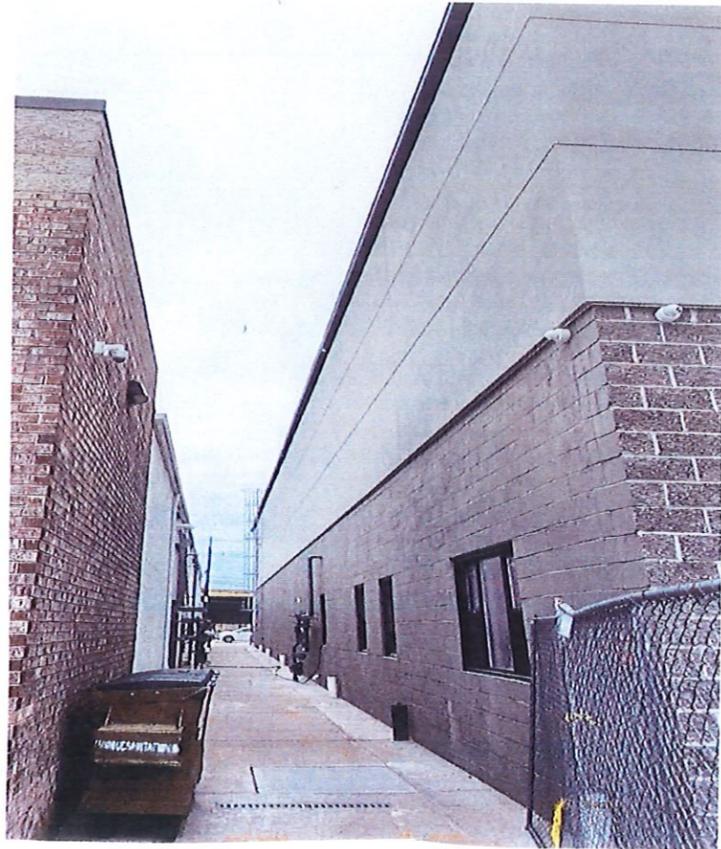
248 Buffalo Avenue
Freeport, NY 11520

East View



248 Buffalo Avenue
Freeport, NY 11520

South View



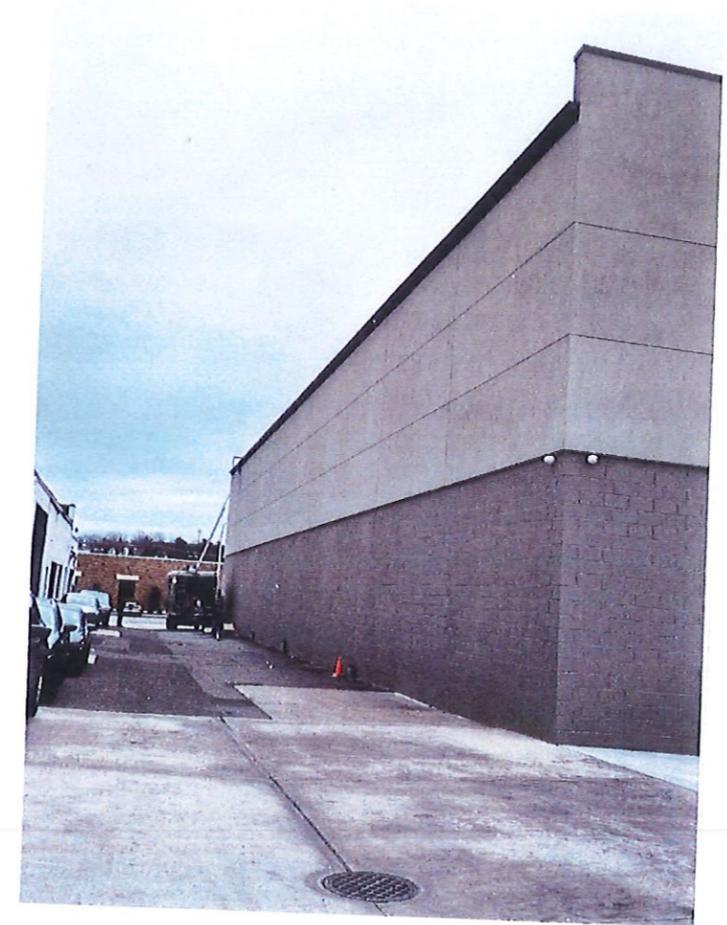
RECEIVED

JAN 06 2026

CLERK'S OFFICE
MAYOR'S OFFICE
FREEPORT, NY

248 Buffalo Avenue
Freeport, NY 11520

North View



248 Buffalo Avenue
Freeport, NY 11520

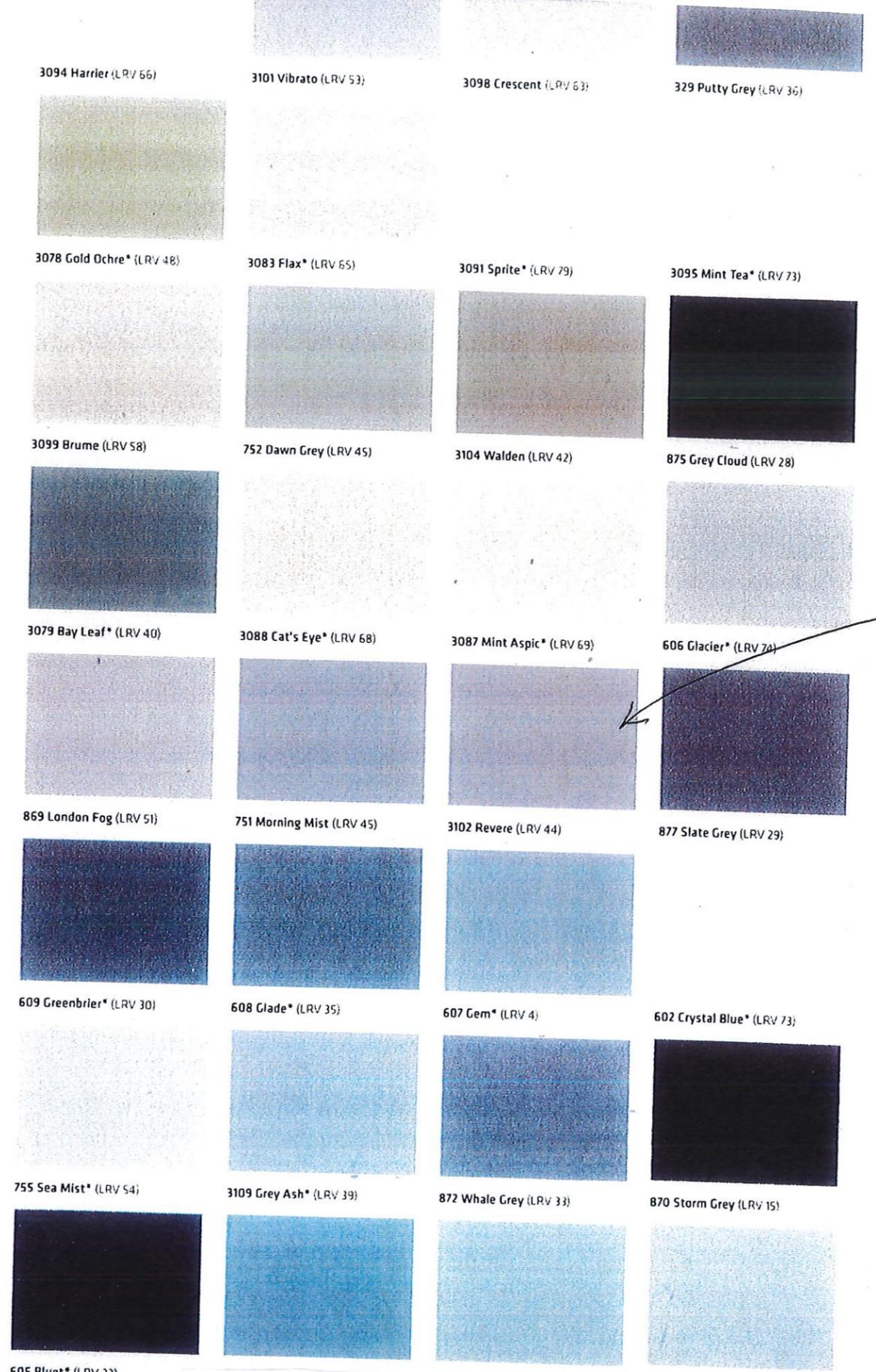
West View



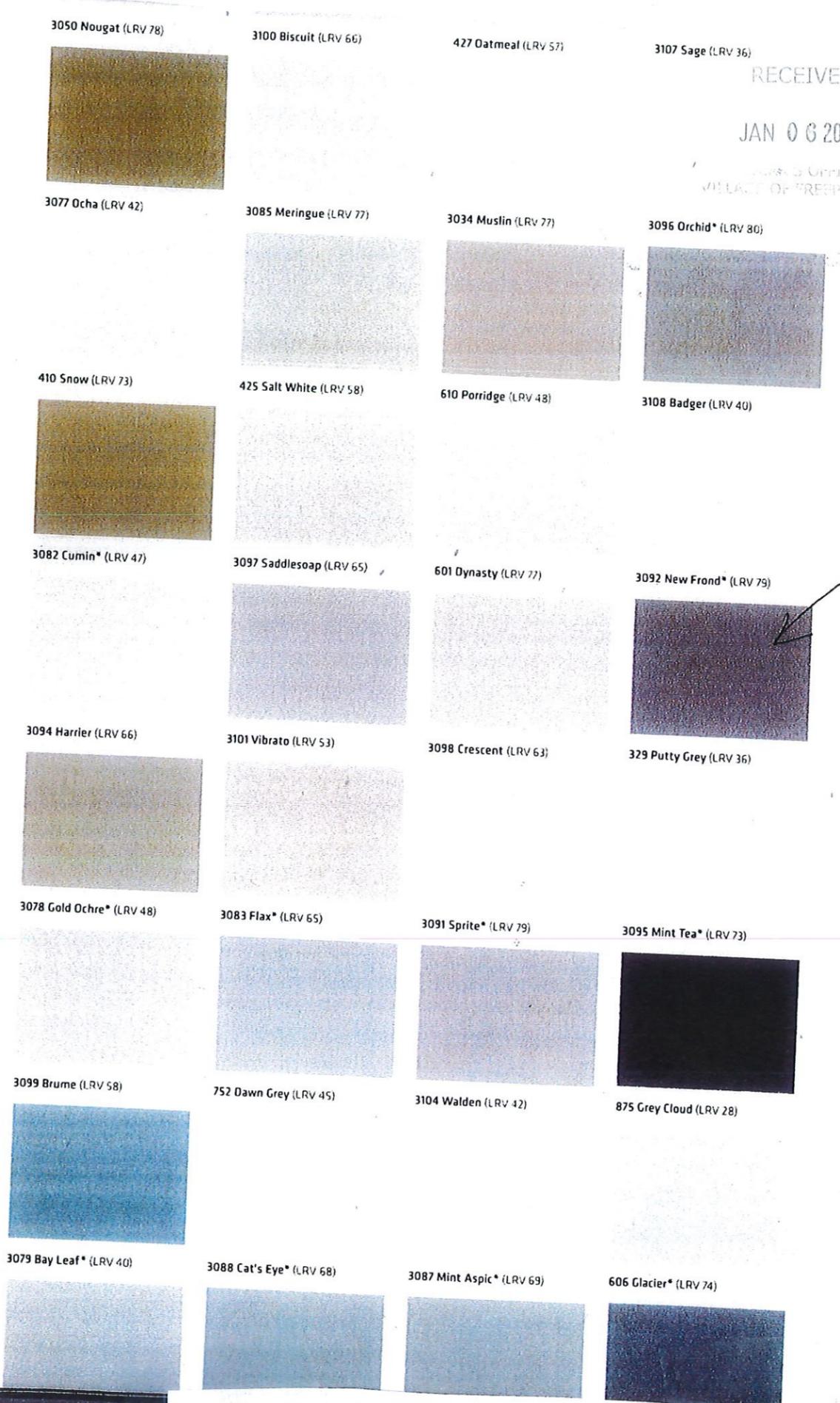
RECEIVED

JAN 06 2026

OFFICE
MILWAUKEE COUNTY



LOWER FRONT EAST FACE CMU SPLIT BLOCK + PAINT



UPPER PERIMETER EIFS SYSTEM

ELEVATE EXISTING ROOF LINE

L & M WELDING
248 BUFFALO AVENUE, FREEPORT N.Y 11520

RECEIVED
JAN 06 2026

WORK OFFICE
100 W. BUFFALO AVENUE, FREEPORT, NY

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 120(2)(b) FOR ANY PERSON TO ACT AS AN ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, OR TO SIGN OR SEAL ANY DOCUMENT BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR, UNLESS THE SIGNATURE, SEAL OR SIGNATURE OF THE SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED" FOLLOWED BY HIS OR HER NAME, TITLE, LICENSE NUMBER, EXPIRATION DATE, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ENGINEER:
RABCO ENGINEERING PC.
-Engineering - Inspection - Construction Management-
Robert A. Bennett, P.E.
8 W. Merrick Rd. Suite 219
Freeport, New York 11520
Tel: 516-867-3036
Fax: 516-867-3037
Email: robert@rabcoengineering.com

GENERAL PROJECT NOTES

- ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES. PROVIDE MINIMUM OF ONE SMOKE DETECTOR AND ADDITIONAL FIRE SAFETY EQUIPMENT AS REQUIRED BY ALL APPLICABLE CODES.
- CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE ENGINEERING SERVICES ON THIS PROJECT ARE TERMINATED WITH THE PREPARATION OF THESE PLANS. THE ENGINEER, ROBERT A. BENNETT, HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION, FIELD SUPERVISION OR INSPECTION.
- ALL MATERIALS ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.
- WRITTEN DIMENSIONS ON THESE DRAWINGS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- COPYRIGHT 2020. REPRODUCTION OF THESE PLANS, IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. ANY USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE ENGINEER, IS ILLEGAL, AND MAY SUBJECT THE USER THEREOF TO THE PAYMENT OF FULL COMPENSATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TESTS, CERTIFICATES, PERMITS, TEST HOLES, SOIL BEARING CAPACITY, VERIFICATION AND OTHER TESTS AND REPORTS AND PHOTOGRAPHS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL REMOVE ALL WASTES RESULTING FROM HIS OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN N.Y.S. COMPENSATION INSURANCE AS REQUIRED BY NEW YORK STATE LAW.
- THE WORK IS TO BE SCHEDULED AND EXISTING AREAS PROTECTED FROM WEATHER DAMAGE DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND SUB-CONTRACTORS (NOT THE ENGINEER) TO DETERMINE THE EXTENT AND WORK TO BE PERFORMED REGARDING EXISTING AND/OR PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL EXITS SHALL BE READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS TAKEN OFF AHEAD OF THE MAIN DISCONNECT. LOCATION OF EVERY EXIT ON EVERY FLOOR AS APPLICABLE, SHALL BE CLEARLY INDICATED BY LIGHTED EXIT SIGNS.
- ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS.
- IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, RECESSED AREAS, FLOOR FINISHES, FILLS, ANCHORS, HANGERS, CURBS AND OTHER MISCELLANEOUS ITEMS BEFORE PLACING CONCRETE.
- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSIDERED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL WORK IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION NOR JOB SITE SAFETY. PERIODIC SITE VISITS DO NOT CONSTITUTE SUPERVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR METHODS AND MEANS OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH THE N.Y.S. BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS § 2514.
- CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.

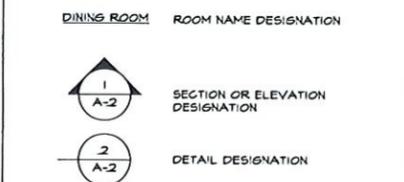
ABBREVIATIONS

2/A-2	DETAIL NUMBER/DRAWING NUMBER	GALV.	GALVANIZED
A.F.F.	ABOVE FINISHED FLOOR	HORZ.	HORIZONTAL
ALUM.	ALUMINUM	MAT.	MATERIAL
BOTT.	BOTTOM	MAX.	MAXIMUM
C.J.	CONTROL JOINT	MIN.	MINIMUM
CL	CENTER LINE	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONT.	CONTINUOUS	O.C.	ON CENTER
DWG.	DRAWING	O.R.	OWNER'S REPRESENTATIVE
E.J.	EXPANSION JOINT	P.	FOURED
EQ.	EQUAL	P.T.	PRESSURE TREATED
EX.	EXISTING	PT.	PAINT
EXP.	EXPOSED	REQD.	REQUIRED
ETR	EXISTING TO REMAIN	SF	SQUARE FEET
ELEC.	ELECTRIC	THRES.	THRESHOLD
FIN	FINISH	TYP.	TYPICAL
FOUND.	FOUNDATION	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	V.I.F.	VERIFY IN FIELD
		WV	WITH

SITE DATA

ZONING SECTION INDUSTRIAL B
BLOCK 62
LOTS 230
43 & 44

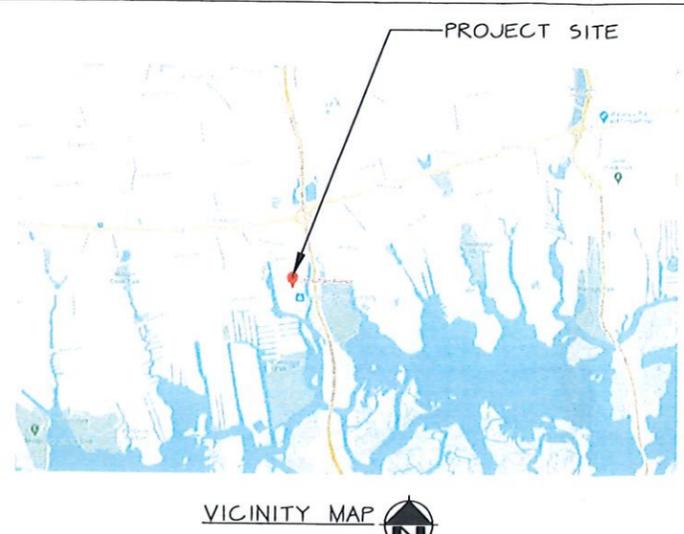
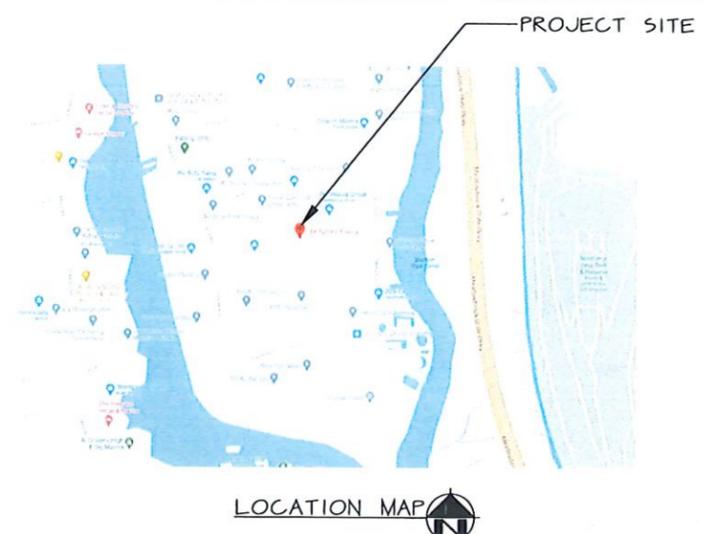
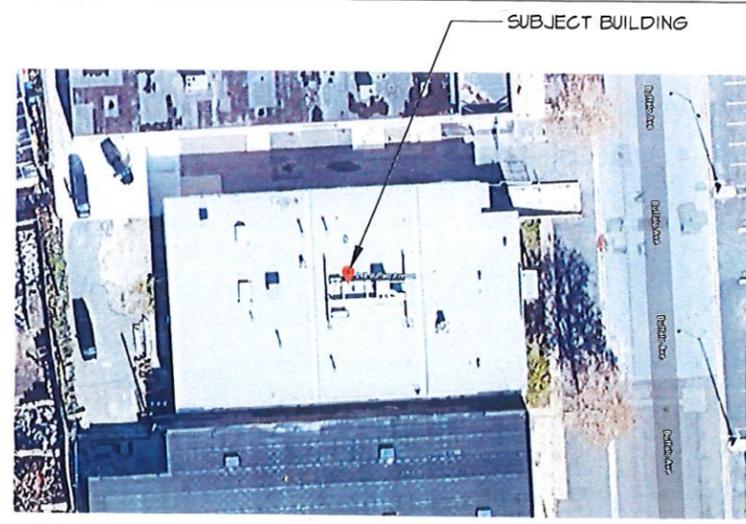
SYMBOL LEGEND



LIST OF DRAWINGS

SHEET	DRAWING NUMBER	DRAWING TITLE
1	T-1	TITLE PAGE
2	S-1	SITE PLAN
3	G-1	GENERAL NOTES
4	A-1	FOUNDATION PLAN AND DETAILS
5	A-2	FLOOR PLAN
6	A-3	FRAMING PLAN
7	A-4	ELEVATIONS

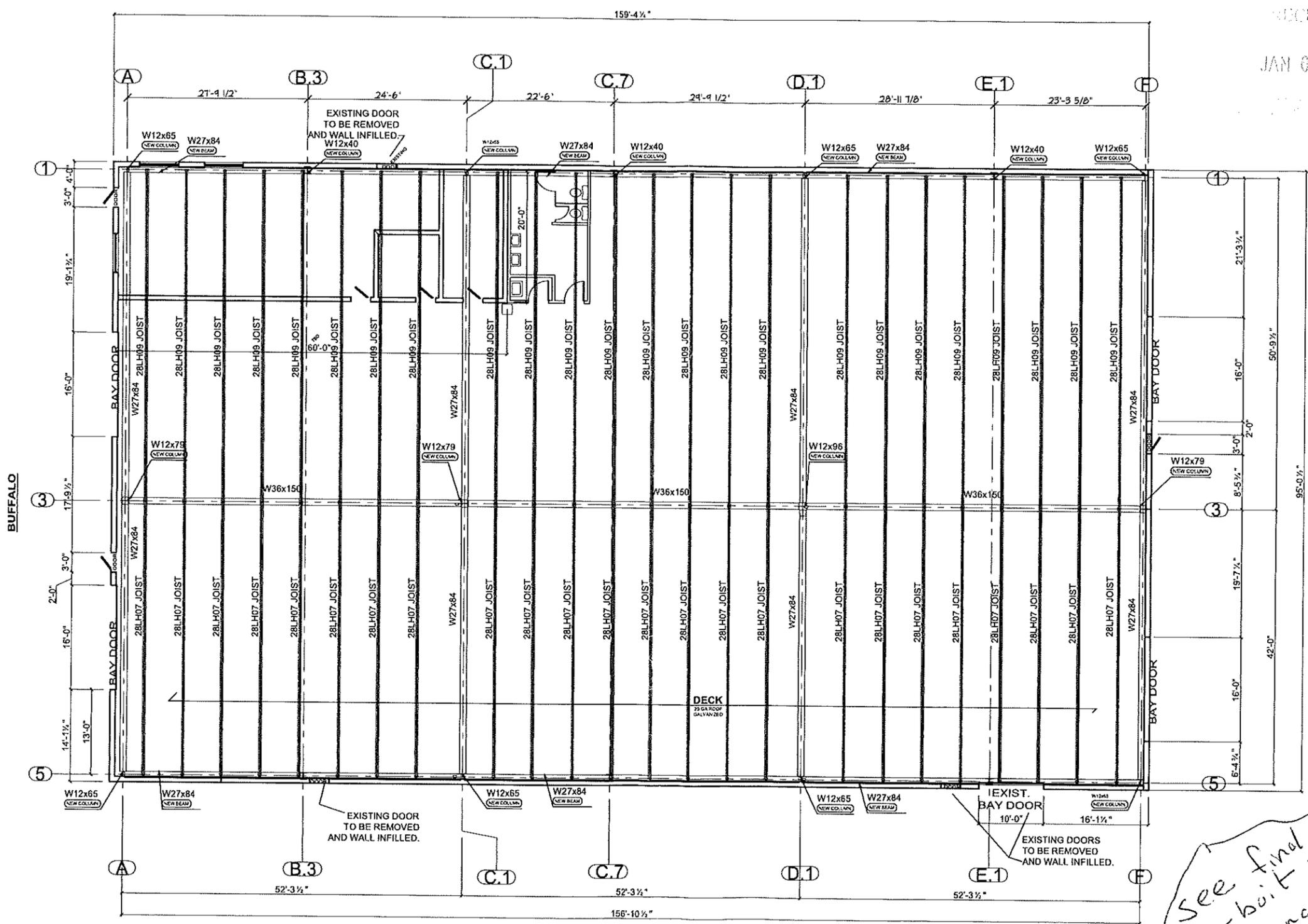
AERIAL MAP



Project Name and Address
L&M WELDING
248 BUFFALO AVENUE
FREEPORT, NY 11520

Project # 2010
Date 4/5/22
Drawn F.J.P.
Checked R.A.B.

Sheet
T1



1 FRAMING PLAN

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



See final as-built steel framing
 12-15-25

RECEIVED
 JAN 06 2026
 OFFICE
 BUFFALO, NY

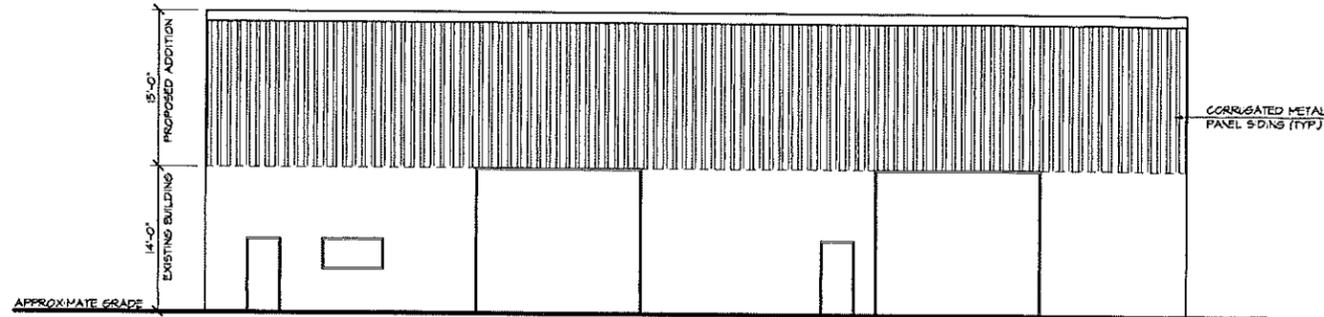
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR, OR LAND SURVEYOR, TO SEAL, SIGN, OR ALTER IN ANY WAY, THE DRAWING, SPECIFICATION, OR REPORT, OR TO SIGN OR SEAL ANY OTHER DOCUMENT, CONTRACT, OR INSTRUMENT, WITHOUT HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RABCO ENGINEERING PC
 Engineering - Inspection - Construction Management
 Robert A. Bennett, P.E.
 8 W. Mendota Rd., Suite 310
 Freeport, New York 11520
 Tel: 516-482-2028
 Fax: 516-487-2037
 Email: rabco@rabcoengineering.com

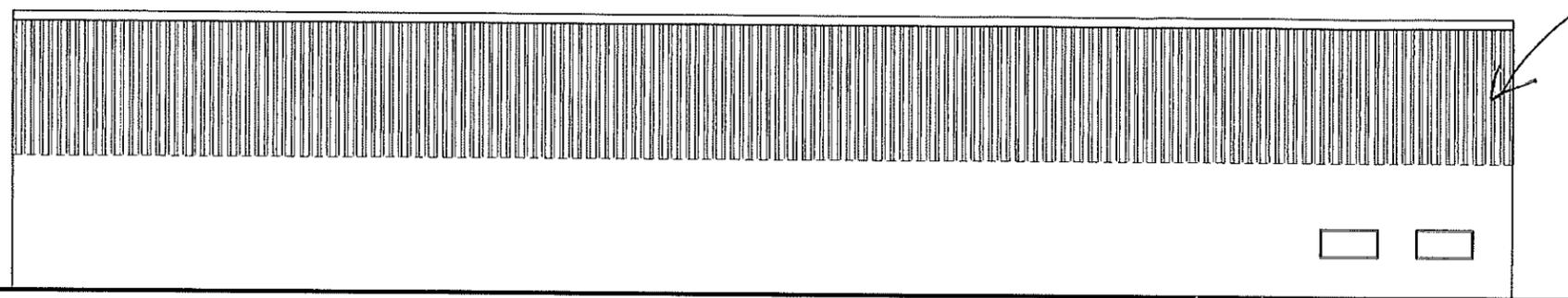
Project Name and Address
L&M WELDING
 24B BUFFALO AVENUE
 FREEPORT, NY 11520

Project # 2010
 Date 4/5/22
 Drawn F.J.P.
 Checked R.A.B.

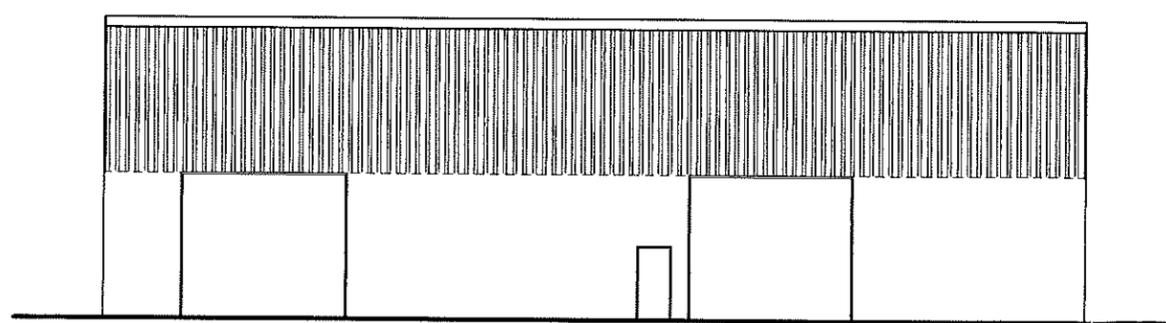
Sheet
A3



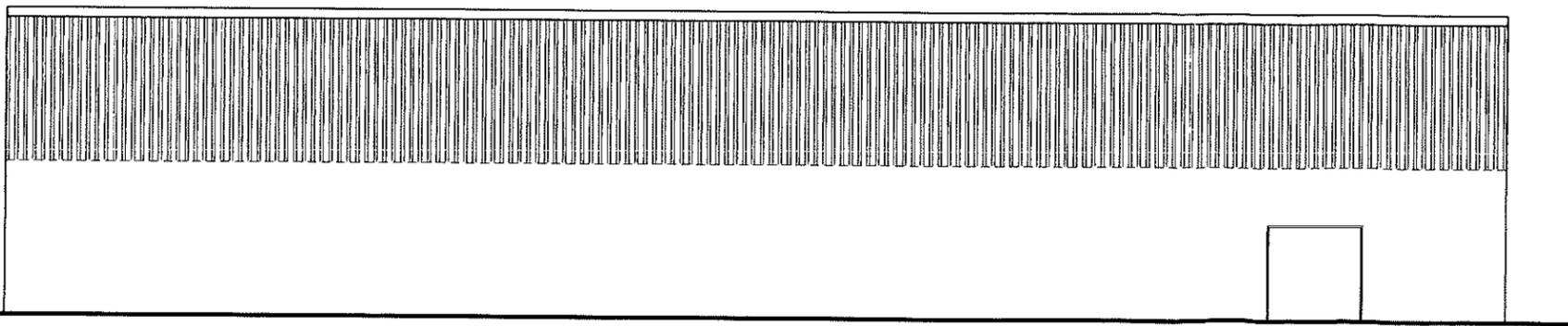
3 EAST ELEVATION (BUFFALO AVENUE) SCALE: 1/8" = 1'-0"



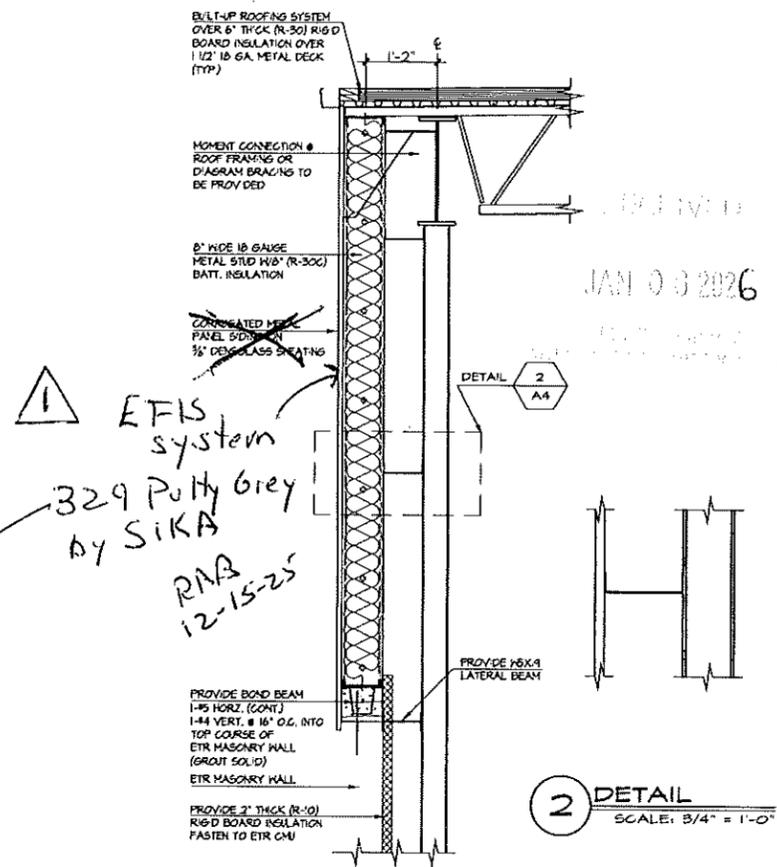
4 SOUTH ELEVATION SCALE: 1/8" = 1'-0"



5 WEST ELEVATION SCALE: 1/8" = 1'-0"



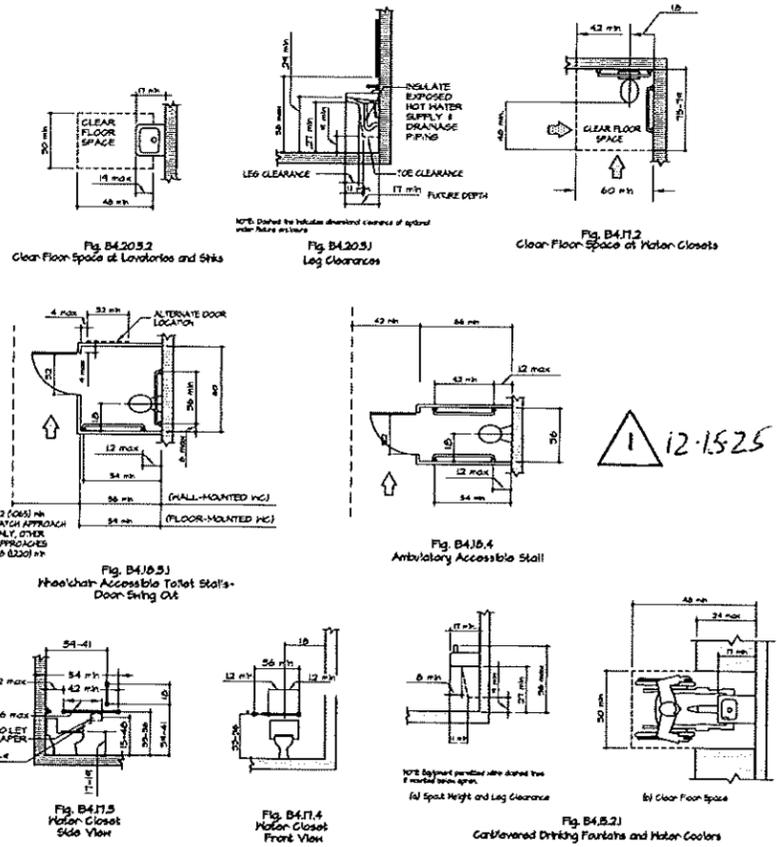
6 NORTH ELEVATION SCALE: 1/8" = 1'-0"



1 EFLS system
329 Poly Grey
by Sika
RAB
12-15-25

2 DETAIL SCALE: 3/4" = 1'-0"

1 TYP. WALL DETAIL SCALE: 3/4" = 1'-0"



7 PROVISIONS FOR THE PHYSICALLY DISABLED BATHROOM DETAILS

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 120 AND 121 FOR ANY PERSON UNLICENSED UNDER THIS ARTICLE TO ACT AS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR SHALL AFFECT TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER NAME AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RABCO ENGINEERING PC.
-Engineering - Inspection - Construction Management
Robert A. Bennett, P.E.
9 W. Merrick Rd. Suite 219
Freeport, New York 11520
Tel: 516-487-2028
Fax: 516-487-2037
Email: rabco@rabcoengineering.com

Project Name and Address
LEAN WELDING
248 BUFFALO AVENUE
FREEPORT, NY 11520

Project # 2010
Date 4/5/22
Drawn F.J.P.
Checked R.A.B.

Sheet **A4**

REVISED
JAN 03 2026

1 12-15-25

Application Date: 12/10/2025
Fees Paid: \$ 500.00

SP# 3865

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: 147A Woodcleft Ave ZONING DISTRICT Commercial
SECTION 62 BLOCK 117 LOT 534 LOT SIZE: 120 x 50

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Carlos Padilla</u>	Name: <u>ABMK Investment Group Corp.</u>
Address: <u>312 37th St Lindenhurst NY 11757</u>	Address: <u>19 New York Avenue</u> <u>Long Beach NY, 11561</u>
Telephone #: <u>516-655-2266</u>	Telephone #: <u>347-334-3084</u>

Attorney Name: Ron Walsh Address: 281 Westside Avenue
(optional) Phone #: 516-672-5031 Freeport, NY 11520

Present Land Use: Store front Proposed Land Use: Store front

Description of Proposed Work: Fix existing structure, new interior walls,
Frame new roof and Add addition to the left side of building

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 _____
DATE 9/15/2025

Carlos Padilla
APPLICANT'S SIGNATURE
Sworn to before me this 15th
day of September, 2025
[Signature]
Notary Public

CLE NOAH NELSON
Notary Public - State of New York
NO. 01NE0018421
Qualified in Nassau County
My Commission Expires Dec 11, 2027

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 16
day of September, 2025.
[Signature]
Notary Public

JOSE G JARA
Notary Public - State of New York
NO. 01JA6244710
Qualified in Nassau County
My Commission Expires Jul 11, 2027

FOR VILLAGE USE ONLY

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

RECEIVED
2025 DEC 10 PM 1:54
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE



RECEIVED

2025 DEC 10 P 1:54

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

December 1, 2025

Aaron Kadosh
147 Woodcleft Ave
Freeport, NY 11520

RE: **147 A Woodcleft Avenue, Freeport, NY**

Zoning District: Marine Commerce Sec. 62 Blk. 177 Lot 534

Building Permit Application #20243675

Description: Proposed 1-story north side addition (224 Sq.ft) , 1-story south side addition (169 Sq.ft), roof over rear and side deck totaling (424 Sq.ft) and new pergola (240 Sq.ft)

Dear Ms.

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

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

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

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

Very truly yours,

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

ZBA Approval Needed: Yes

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

Notice

2025 DEC 10 P 1:54

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20243675

Location: 147 A Woodcleft Ave

Applicant: Aaron Kadosh

Description: Proposed 1-story north side addition (224 Sq.ft) , 1-story south side addition (169 Sq.ft), roof over rear and side deck totaling (424 Sq.ft) and new pergola (240 Sq.ft)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: December 1, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED

617.20
Appendix B

Short Environmental Assessment Form

2025 DEC 10 P 1:54

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Instructions for Completing

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

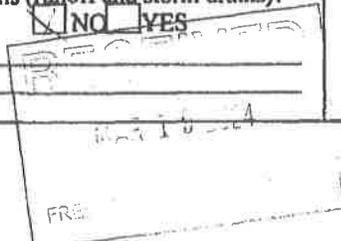
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: KADOSH FAST FOOD			
Project Location (describe, and attach a location map): 147A WOODCREEK AVE. FREEPORT NY 11520			
Brief Description of Proposed Action: PROPOSED 1 STORY SIDE ADDITION 224 SQ. FT. + WOOD SHADES 240 SQ. FT. + 1 STORY ADDITION 169 SQ. FT. + ROOF OVER DECK 424 SQ. FT. + INTERNAL ALTERATIONS (2 BATHROOMS 2 PIECES + 2 KITCHENS 12 SINKS + 2 GREASE TRAP(S))			
Name of Applicant or Sponsor: ROBERT RANIERI		Telephone: (914) 245-2881	
Address: 990 MOTOR PKWY.		E-Mail: PRSTOR@ESPAM@BEE2@GMAIL.COM	
City/PO: CENTRAL ISLIP		State: NY	Zip Code: 11722
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" 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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

2025 DEC 10, P 1:54

CLERK'S OFFICE

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



RECEIVED

<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p style="text-align: center;">CLERK'S OFFICE VILLAGE OF FREEPORT, NY</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>ROBERT RAMIREZ</u> Date: <u>3-19-24</u></p> <p>Signature: <u>[Signature]</u></p>		

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

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

RECEIVED
MAR 19 2024
FREEPORT, NY

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

RECEIVED
 2025 DEC 10 P 1:54
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED
 MAR 19 2024
 FREEPORT BUILDING DEPT.

<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)

RECEIVED

DEPARTMENT OF BUILDINGS

2025 DEC 10 P 1:54

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>147 A Woodcliff Ave</u> (No.) (Street)	ZONING DISTRICT <u>Marine Com</u>
	BETWEEN <u>Woodcliff Ave</u> AND _____ (Cross Street)	(Cross Street)
	SECTION <u>62</u> BLOCK <u>177</u> LOT <u>534</u> APPROX. LOT SIZE <u>120' x 50'</u> LOT AREA <u>5900 S.F.</u>	

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>135,000</u>	D. DESCRIPTION OF PROJECT <u>PROPOSED 1 STORY SIDE ADDITION 224 SQ. FT. + WOOD SHEDS 240 SQ. FT. + 1 STORY ADDITION 169 SQ. FT. + ROOF OVER DECK 424 SQ. FT. + INTERNAL ALTERATIONS W/ 1/2 BATHROOM 2 PIECES + 2 KITCHENS W/ 6 SINKS + 1 GREASE TRAP E.D. + 2ND STORY OPEN TERRACE 930 SQ. FT.</u>
--	--

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>AARON KADOSH</u>	<u>1181 HARBOR RD. HEWLETT NY 11557</u>	<u>347 234-3084</u>
2. Contractor	<u>FHS</u>		
3. Architect or Engineer	<u>THOMAS D. REILLY</u>	<u>4 BEZEL LANE SMITHTOWN, NY 11787</u>	<u>631 724-5740</u>

IV. OWNER - CONTRACTOR STATEMENT

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

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

Contractor or Owner _____ (Print)
Address _____
Phone _____

State of New York
County of Nassau
AARON KADOSH being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION
 Total/First Flr Square Feet 11507
 Upper Flrs Square Feet 930

RECEIVED

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION

2025 DEC 10 P 1:55

DATE: April 17, 2025

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APPROVAL

Building Department Permit Application #20243675

Chairman, regarding Application #2024-9 for the premises located at 147 Woodcleft Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-240 seeking approval for a proposed 1-story north side addition 224 square feet, 1-story south side addition 169 square feet, roof over rear and side deck totaling 424 square feet, and new pergola 240 square feet.

I, Jennifer Carey move that this Board make the following findings of fact:

This application had numerous hearings in 2024, wherein applicant was attempting to put rooftop seating space on the building, which triggered the need for a parking variance. This proposed rooftop space has now been removed, so this decision is based on the testimony and drawings presented at the February 20, 2025 hearing, wherein applicant Aaron Kadosh spoke on behalf of his application. The proposed drawings do not include rooftop space, and therefore, no parking variance is required. The sole variance required is for front yard setback. Five feet is required by the code, and .2 feet is provided. The Board notes that the proposed additions are in line with the present front setback of the building, so the addition is not encroaching more on the front setback than is currently there.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. This is, in part, an attempt to join two buildings together. The only way to do this involves creating a front yard setback area in the new space, connecting the two buildings.
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

RECEIVED

2025 DEC 10 P 1:55

e. that the alleged difficulty may be considered self-created, but this factor is not dispositive.

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

- 2. The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

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

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

4. _____

Second by: Charles Hawkins

The Clerk polled the Board:

Deputy Carey	in favor
Member Mineo	excused
Member Jackson	excused
Member Hawkins	in favor
Chairperson Rhoden	in favor





**CERTIFICATE OF COMPLETION
INCORPORATED VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS**

Date: August 26, 2025

Permit No: 20250044 Certificate No: 20250124 Permit Issued: January 15, 2025

Location 147A Woodcleft Avenue, Freeport, NY*****

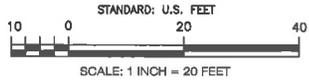
Project Replace 120 ft. existing bulkhead to elevation 5.9 ft navd & install (2) 6 ft. returns.
dredge & backfill*****

Completed on July 16, 2025 to the satisfaction of this Department.

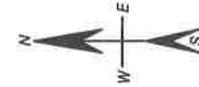

 Superintendent of Buildings
 Sergio A. Mauras

RECEIVED
 2025 DEC 10 P 1:58
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

***This Certificate is not valid without the Village Seal**



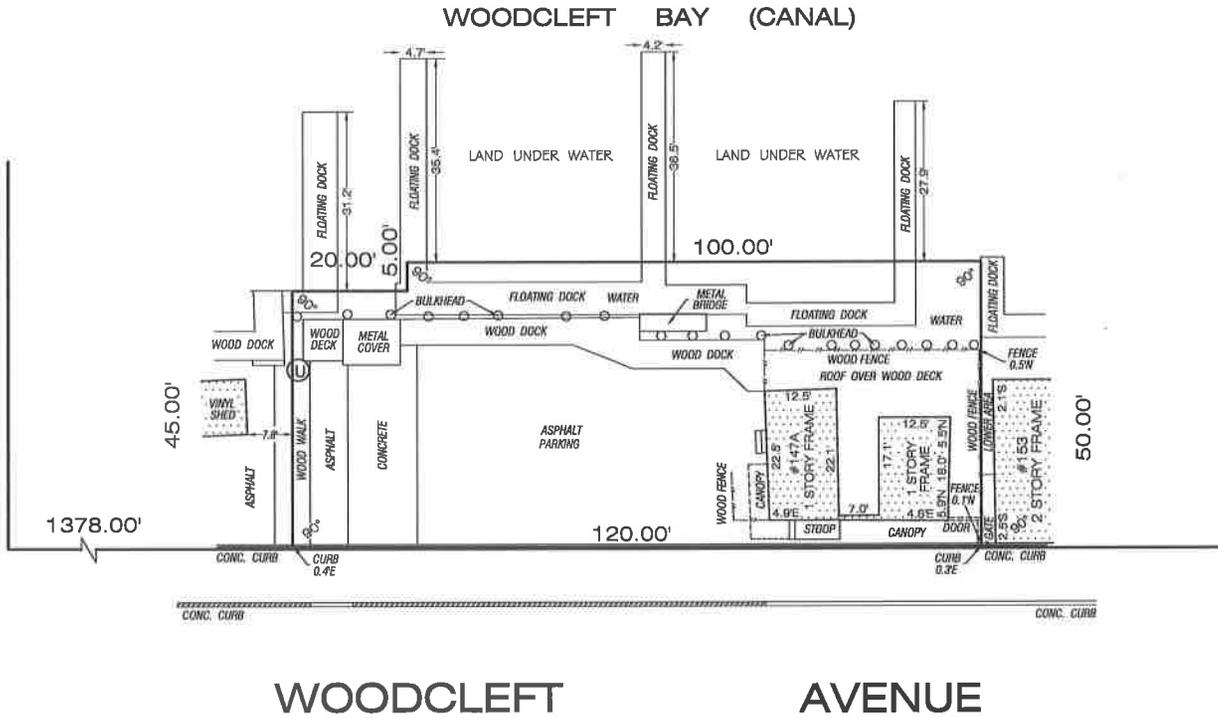
AREA OF TAX LOT 534 = 5,900.00 Sq. Ft.



LEGEND

	WOOD FENCE
	CONCRETE
	DROP CURB

RECEIVED
2025 DEC 10 P 1:55
CLERK'S OFFICE
VILLAGE OF FRONT STREET



CERTIFIED TO:
DEPARTMENT OF BUILDINGS

CAPTION	LAND TITLE SURVEY
DATE	REVISIONS
02-13-2024	LAND TITLE SURVEY

- GENERAL NOTES:**
- This survey was prepared only for the party (parties) and purpose indicated hereon.
 - Properly corner monuments or markers were (not) placed as part of this survey.
 - Certifications on this survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications are limited to the party (parties) for whom the survey is prepared and are not transferable.
 - The location and nature of underground structures, internal walls and improvements or encroachments not visible to the surveyor are not covered under this certification.
 - Easements of record are only guaranteed if an Abstract of Title is furnished to the surveyor.
 - This is to certify that there are no streams nor natural water courses on the property except as shown on this survey.

SURVEYED	DATE	BY	DRAWN	DATE	BY
	02-13-2024	K.B.	DRAWN	02-22-2024	C.J.



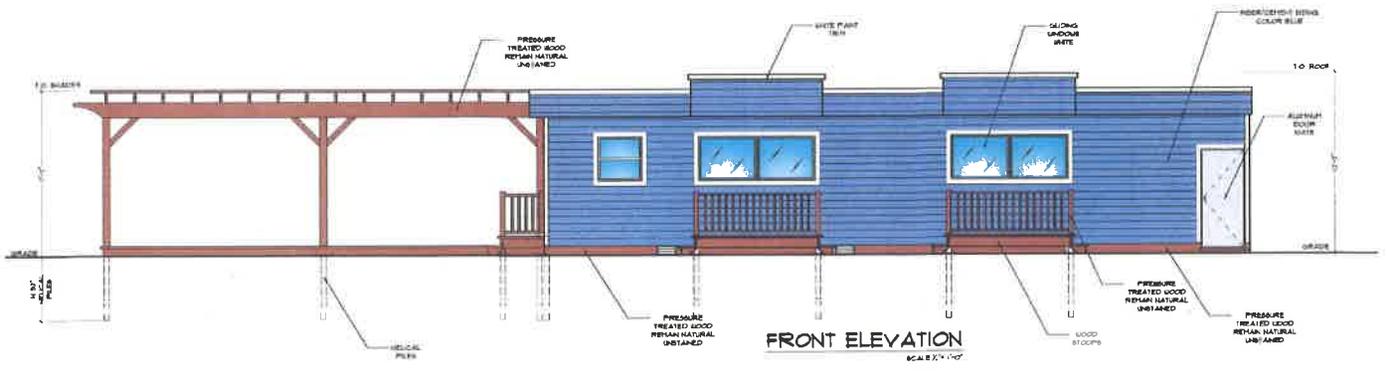
VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307

MAP OF SURVEY OF PROPERTY
IN THE TOWN OF HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK
TAX MAP: SECTION 62, BLOCK 177, LOT 534



S.P. BY MAPPING CONSULTANTS

NOTE
 ALL NEEDED REPAIRS INDICATED IN REPORT BY
 CMCE DATED 8 - 21 - 23 WILL BE IMPLEMENTED
 DURING CONSTRUCTION WORK.



RECEIVED

2025 DEC 10 P 1:55

CLIENT'S OFFICE
 VILLAGE OF FREEPORT, NY



REVISED	DATE	SCALE	DRAWN BY	PROJECT NO.

R.A.R. DESIGN & DRAFTING SERVICES
 ROBERT RAHREZ
 1000 W. 10TH ST.
 CENTRAL PARK, NY 11722
 TEL. (603) 247-2268
 OFFICE (603) 948-2934
 EMAIL: RARDESIGN@GMAIL.COM

THOMAS D. REILLY, P.E.
 CONSULTING ENGINEER
 4 BEZEL LANE
 SIRTHOON, NY 11781
 TEL. (603) 714 - 9140
 EMAIL: TDR@PENTONPE.COM

PROJECT:
 KADOSH FAST FOOD
 147A WOODCLEFT AVE
 FREEPORT, NY 11520
 EMAIL: RARDESIGN@GMAIL.COM

TITLE
 FRONT AND LEFT SIDE ELEVATIONS

DRAWING NO.
 3 OF 3

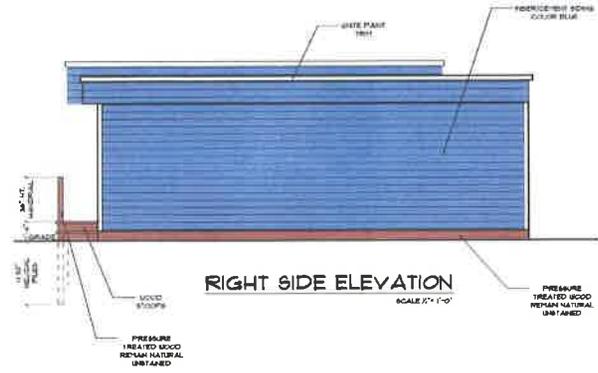
RECEIVED

2025 DEC 10 P 1:55

VILLAGE OF PLEASANT HAVEN, NY



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



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

NOTE:
ALL NEEDED REPAIRS INDICATED IN REPORT BY CHCE DATED 9 - 21 - 23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.



REVISION	DATE	BY	DESCRIPTION
1	11-27-24	TR	11-27-24
2	12-03-24	TR	12-03-24
3	11-29-24	TR	11-29-24
4	12-15-24	TR	12-15-24
5	12-16-24	TR	12-16-24

R.A.R. DESIGN & DRAFTING SERVICES
 ROBERT RAMIREZ
 950 MOTOR PKWY.
 CENTRAL PARK
 OFFICE (609) 942-2004
 EMAIL: RARDESIGN@RARDDESIGN.COM

THOMAS D. REILLY, P.E.
 CONSULTING ENGINEER
 4 BEZEL LANE
 SMITHSON, NY 11111
 TEL. (609) 724 - 5140
 EMAIL: TDREILLY@PE.COM

PROJECT:
 KADOSH FAST FOOD
 1124 WOODCREEK AVE
 FREEPORT, NY 11520
 EMAIL: AARON@KADOSHFAST.COM

TITLE:
 REAR AND RIGHT SIDE ELEVATIONS

RECEIVED

Siding | Trim | Soffit

2025 DEC 10 P 1:59



JamesHardie™

jameshardie.com

CLERK'S OFFICE
MILWAUKEE, WISCONSIN

The best homes leave a lasting impression.

#1
Brand of Siding in
North America*



Hardie® Plank & Hardie® Shingle Light Mist
Hardie® Trim Arctic White

TRISTATE COLOR & PRODUCT AVAILABILITY

NOW FEATURING:

Hardie® Architectural Panel, Hardie™ Architectural Metal Trim & Hardie® Artisan® Trim

Build with the best to protect the beauty of your home.

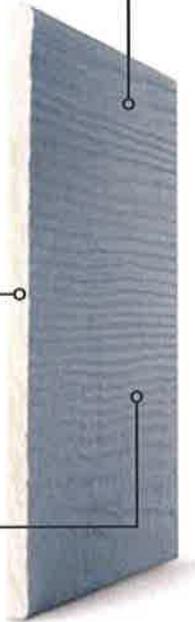
TRUSTED PROTECTION WITH HARDIE® FIBER CEMENT.

	HARDIE® SIDING	VINYL SIDING	WOOD-BASED SIDING
Will not burn; noncombustible**	✓	⊙	⊙
Will not melt	✓	⊙	✓
Does not appeal to pests	✓	✓	⊙
Hail and impact resistant	✓	⊙	✓
Resistant to warping, shrinking, and swelling	✓	⊙	⊙
Easily painted	✓	⊙	✓
Real wood look and feel	✓	⊙	✓

Warm woodgrain texture without the cost and high maintenance of real wood.

5x thicker than vinyl siding provides deep shadow lines and less visible seams.

ColorPlus® Technology finishes are baked on at the factory for a long-lasting consistent finish.



All Hardie® fiber cement products come with a transferable 30-year, non-prorated limited substrate warranty, meaning we stand 100% behind Hardie® fiber cement siding, trim and soffit products for 30 years.

ColorPlus® Technology finishes come with a 15-year limited warranty.

30-YEAR, NON-PRORATED SIDING, TRIM AND SOFFIT SUBSTRATE WARRANTY COVERAGE BY JAMES HARDIE



Scan to learn more about the lifetime value of Hardie® products.

Complete Exterior™ by James Hardie

ONE MATERIAL

Only Hardie® fiber cement products are **Engineered for Climate®**, resisting damage from fire, water, and insects and delivering optimal performance for your home's specific region.

ONE SOURCE

The #1 brand of siding in North America that is made in the U.S.A. With 11 manufacturing sites and nationwide distribution, your product is available when your contractor needs it.

ONE WARRANTY

Rest easy knowing that all your siding, trim and soffit is backed with a 30-year non-prorated warranty from a single trusted manufacturer. One manufacturer to contact makes your life easier, giving you more time to enjoy your home.

(from cover) * Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.

** Hardie® fiber cement products are noncombustible and/or have a Class A fire rating when tested in accordance with ASTM E84. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames. The use of noncombustible siding, combined with other fire mitigation measures, may help harden a home against external fire.

CLIENT'S OFFICE
 VALLEY OF HELL, N.Y.
 RECEIVED
 2017 DEC 10 P 1:56



Unmatched performance & protection.



Fire Resistant

Help prepare your home for the unpredictable with noncombustible siding that won't burn or ignite when exposed to a direct flame.

- Verified noncombustible per ASTM E136
- Will not contribute fuel to a fire
- Class A fire rated per ASTM E84, with a flame spread index / smoke developed index of less than 0/5
- Verified in wall assemblies with 1-hour and 2-hour fire-ratings per ASTM E119



Water Resistant

From rain to ice to snow, precipitation patterns can lead to warping, swelling and cracking in wood-based siding. Take shelter from the storm knowing that your siding is built to resist water damage.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida*

*Applies to most products by James Hardie.
For full list go to: www.jameshardie.com/miami-dade-NOA



Pest Resistant

Creatures can wreak havoc on wood-based siding. It can be pecked by birds or be damaged by woodpeckers, termites and other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Watch our durability videos.



RECEIVED

25 DEC 10 P 1:56

CLERK'S OFFICE
VILLAGE OF FRIEPPOND, NY

Building a Better Future for All™

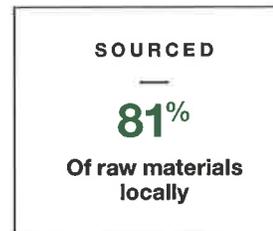
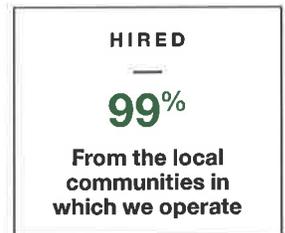
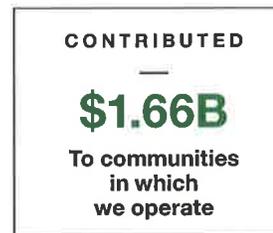


ADDING VALUE TO OUR COMMUNITIES

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

CREATING AN IMPACT

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.



Above statistics are the James Hardie Impact from fiscal year 2024.

Building a Culture of Sustainability

Throughout our company and across our value chain, sustainability is foundational at James Hardie. Our sustainability goals are integrated into our business operations, governance structure and company culture. We have ambitious targets that align with our purpose of **Building a Better Future for All™**, the issues that matter most to our stakeholders and our overall corporate objectives. From our frontline employees to the builders who use our products, each person plays a role in putting our sustainability initiatives into action.



Scan code to find out more about our sustainability efforts.

SETTING AMBITIOUS GOALS AS RESPONSIBLE STEWARDS



Reducing Scope 1+2 Emission

Reduce absolute Scope 1+2 GHG emissions by 42% by 2030 from 2021 baseline and work towards net zero by 2050



Minimizing Waste

Zero manufacturing waste to landfill by 2035



Recycling Water

Recycle an additional 20M cubic feet of water per year by 2030, compared to 2019

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Plank Mountain Sage



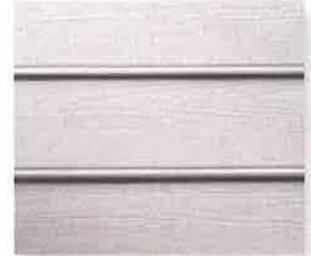
Hardie® Plank Smooth



Hardie® Plank Select Cedarmill®



Hardie® Plank Beaded Smooth



Hardie® Plank Beaded Select Cedarmill®

RECEIVED
 2025 DEC 10 P 1:56
 CLERK'S OFFICE
 VILLAGE OF FIDELITY, NY

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

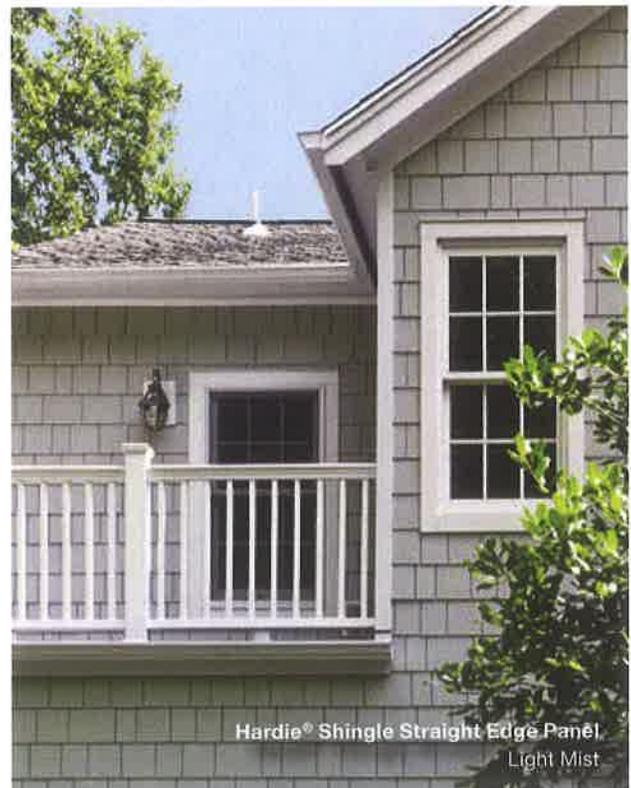
Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle Straight Edge Panel



Hardie® Shingle Staggered Edge Panel



Hardie® Shingle Straight Edge Panel Light Mist

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel
Select Cedarmill®



Hardie® Panel
Smooth



Hardie® Panel
Stucco



Hardie® Panel
Sierra 8



Hardie® Panel & Hardie® Trim Batten
Evening Blue - 2025 Color of the Year



Hardie® Panel & Hardie® Trim Batten
Iron Gray

Hardie® Trim Batten



Hardie® Trim Batten
Smooth



Hardie® Trim Batten
Rustic Grain

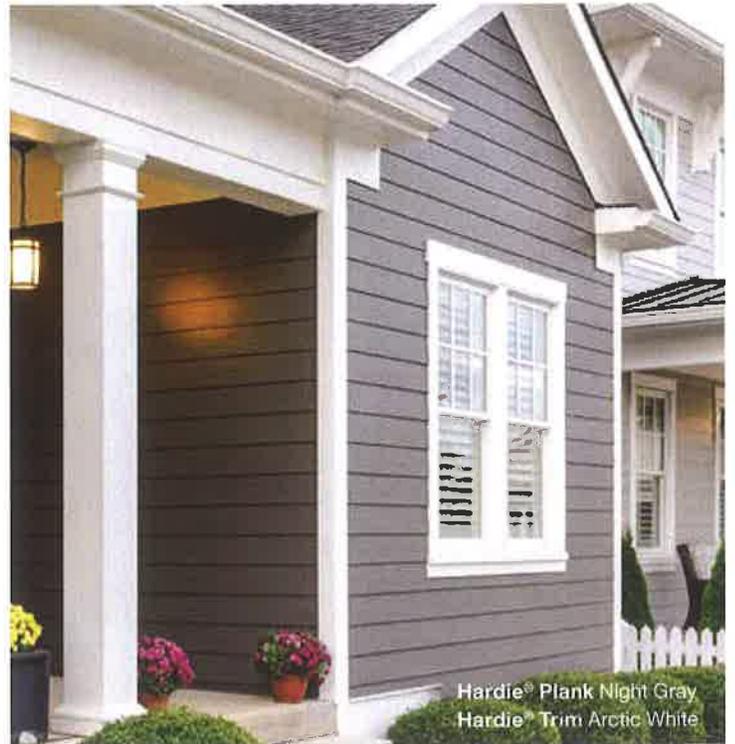
RECEIVED
CLERK'S OFFICE
VILLAGE OF ENCLIPPOLE, NY
2025 DEC 10 P 1:56

Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim
Smooth



Hardie® Plank Night Gray
Hardie® Trim Arctic White

Hardie® Soffit

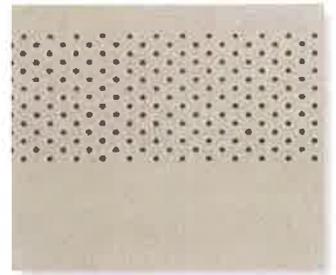
A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



Hardie® Soffit
Vented Smooth



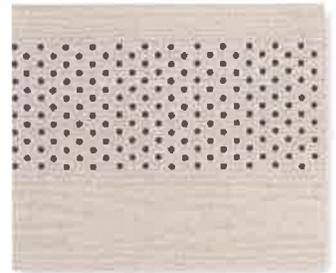
Hardie® Soffit
Non-Vented Smooth



Hardie® Soffit
Vented Smooth



Hardie® Soffit
Non-Vented
Select Cedarmill®



Hardie® Soffit
Vented Select Cedarmill®

RECEIVED
5 DEC 10 P 1:56
CLERK'S OFFICE
STATE OF CALIFORNIA, NY

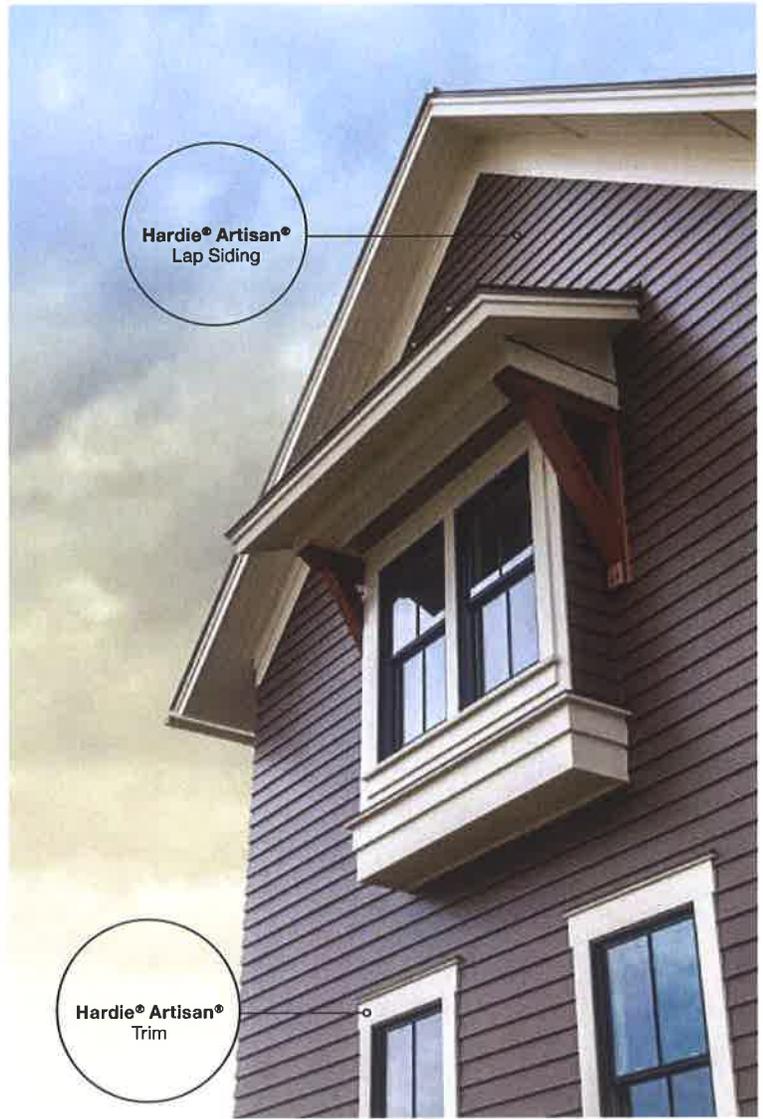
RECEIVED

2025 DEC 10 P 1:56

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Hardie® Artisan® Siding & Trim

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding and Trim will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



LOCK JOINT SYSTEM

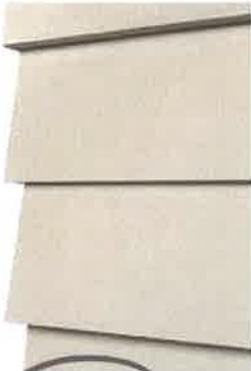
Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



DESIGN FLEXIBILITY

Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.

Flat wall profiles



Lap Siding



Trim



Shiplap



Square Channel



V-Groove

All Hardie® Artisan® products come with a primed finish and a smooth texture

RECEIVED

2015 DEC 10 P 1:56

Hardie™ Architectural Metal Trim

Transition trim

- 
Low Profile Inside Corner Transition
Use for transition from panel siding to lap siding on an inside corner.

- 
2-piece J Trim
Use at openings, edges of panels & at metal trim transitions.

- 
Low Profile Outside Corner Transition
Use for transition from panel siding to lap siding on an outside corner.

- 
J Trim
Use as a trim at abutments (e.g. soffit, masonry, windows, etc.).

- 
Vertical Siding H-Mold Transition
Cover vertical joints where you transition from panel siding to lap siding.

Joint & end trim

- 
Vertical Y Trim

- 
Vertical H Trim
Use along vertical butt joints.

- 
Vertical T Trim

- 
Low Profile Horizontal Z Trim

- 
Horizontal Z Flashing Trim
Use along horizontal control joints.

- 
Horizontal Angled T Flashing Trim

Corner trim

- 
Low Profile Inside Corner Trim

- 
Inside Corner Trim
Use for corners.

- 
Low Profile Outside Corner Trim

- 
Low Profile 45° Inside Corner Trim

- 
Low Profile 45° Outside Corner Trim
Use for bay windows.

Base trim

- 
Raised Reveal Base Trim
Reveal & ledge to rest panels.

- 
L Base Trim
Low profile starter strip.

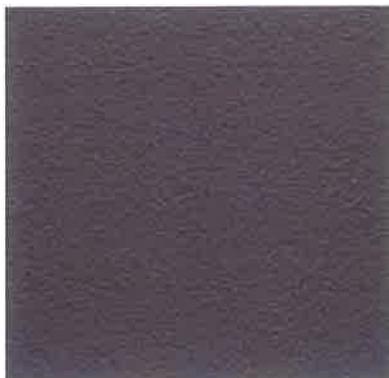


Hardie® Architectural Panel

Going from beyond wood-look designs, the clean lines of Hardie® Architectural Panel can help achieve a range of styles from traditional to more modern looks. Infuse your exterior with nature-inspired textures and stucco inspired designs. Mix and match with other Hardie® products to create a unique and beautiful exterior for your home.



Sea Grass
Gentle, linear pattern with a dynamic finish



Fine Sand
Even texture with a consistent finish

All Hardie® Architectural Panel products come with a primed finish



Take pride in timeless beauty.

PRIMER

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long lasting paint adhesion, even in demanding conditions.



COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With a variety of color options available to help bring your vision to life, ColorPlus® Technology finishes help keep your home looking beautiful longer.

- Exceptional finish adhesion
- Superior color retention
- Superior UV resistance

Find the perfect finish for your home.



Primed



Statement Collection®



Dream Collection®

ColorPlus® Technology Finishes

Primed & ready to paint	Your region's most popular colors	Nearly 700 finish options
Locally stocked & readily available	Locally stocked & readily available	Made to order in a wide variety of siding & trim styles
		<small>(Made specifically for you, products may incur additional cost and lead time.)</small>

RECEIVED
 2025 DEC 10 P 1:56
 CLERK'S OFFICE
 VILLAGE OF FREEFORD, NY

RECEIVED

2025 DEC 10 P 1:51

Statement Collection® Color Availability

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ARCTIC WHITE 1 | 2



COBBLE STONE 1 | 2



NAVAJO BEIGE 1



KHAKI BROWN 1



MONTEREY TAUPE 1



TIMBER BARK 1 | 2



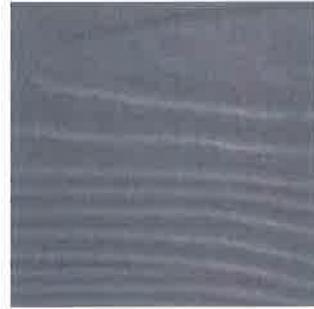
RICH ESPRESSO 1



MOUNTAIN SAGE 1



GRAY SLATE 1



BOOTHBAY BLUE 1



LIGHT MIST 1



PEARL GRAY 1



AGED PEWTER 1



NIGHT GRAY 1



EVENING BLUE 1



DEEP OCEAN 1

PRODUCT AVAILABILITY KEY

1 Hardie® Siding
Hardie® Plank, Hardie® Shingle, Hardie® Panel, Hardie® Trim Batten

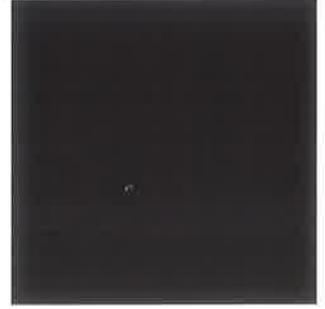
2 Hardie® Trim



IRON GRAY 1 | 2



COUNTRYLANE RED 1



MIDNIGHT BLACK 1 | 2

(Limited availability)

Tristate Product Availability



	Primed	Statement Collection®	Dream Collection®	Exposure	Primed Pcs/Pallet	ColorPlus® Pcs/Pallet	Pcs/Sq.
--	--------	-----------------------	-------------------	----------	-------------------	-----------------------	---------

Hardie® Plank Thickness 5/16 in.

12 ft. x 5.25 in.	••		••	4 in.	360	324	25.0
12 ft. x 6.25 in.	••	••	••	5 in.	308	280	20.0
12 ft. x 7.25 in.	••		••	6 in.	252	252	16.7
12 ft. x 8.25 in.	••	••	••	7 in.	230	210	14.3
12 ft. x 9.25 in.*	••			8 in.	190	-	12.5
12 ft. x 12 in.*	••			10.75 in.	152	-	9.3

* Products might incur longer lead times.

Hardie® Plank - Beaded Thickness 5/16 in.

12 ft. x 8.25 in.			••	7 in.	-	210	14.3
-------------------	--	--	----	-------	---	-----	------

Hardie® Shingle - Straight Edge Panel Thickness 1/4 in.

48 in. x 14 in.		•	•	5 in.	-	120	60.0
48 in. x 15.25 in.		•	•	7 in.	-	86	43.0

Hardie® Shingle - Staggered Edge Panel Thickness 1/4 in.

48 in. x 15.25 in.			•	6 in.	-	100	50.0
--------------------	--	--	---	-------	---	-----	------

Hardie® Panel Thickness 5/16 in.

4 ft. x 8 ft.	••		••	-	50	50	3.1
4 ft. x 10 ft.	••	••	••	-	50	50	2.5

Hardie® Panel - Stucco Thickness 5/16 in.

4 ft. x 8 ft.*	•		•	-	50	50	3.1
4 ft. x 10 ft.*	•		•	-	50	50	2.5

* Products might incur longer lead times.

Hardie® Panel - Sierra 8 Thickness 5/16 in.

4 ft. x 8 ft.*	•			-	50	-	3.1
4 ft. x 10 ft.*	•			-	50	-	2.5

* Products might incur longer lead times.

	Primed	Statement Collection®	Dream Collection®	Primed Pcs/Pallet	ColorPlus® Pcs/Pallet	Pcs/Sq.
--	--------	-----------------------	-------------------	-------------------	-----------------------	---------

4/4 Hardie® Trim Thickness 3/4 in.

12 ft. x 3.5 in.		•	•	-	312	28.6
12 ft. x 5.5 in.		•	•	-	208	18.2
12 ft. x 7.25 in.		•	•	-	156	13.8
12 ft. x 9.25 in.			•	-	104	10.8
12 ft. x 11.25 in.		•	•	-	104	8.9

5/4 Hardie® Trim Thickness 1 in.

12 ft. x 3.5 in.		•	•	-	240	28.6
12 ft. x 4.5 in.		•	•	-	200	22.2
12 ft. x 5.5 in.		•	•	-	160	18.2
12 ft. x 7.25 in.		•	•	-	120	13.8
12 ft. x 9.25 in.			•	-	80	10.8
12 ft. x 11.25 in.		•	•	-	80	8.9

Hardie® Trim Batten Thickness 3/4 in.

12 ft. x 2.5 in.	••	••	••	437	190	40
------------------	----	----	----	-----	-----	----

Hardie® Soffit - Vented Thickness 1/4 in.

12 ft. x 12 in.	•		••	200	216	8.3
12 ft. x 16 in.	•		••	150	156	6.3
8 ft. x 24 in.	•		••	100	108	6.3

Hardie® Soffit - Non-Vented Thickness 1/4 in.

12 ft. x 12 in.	•		••	200	216	8.3
12 ft. x 16 in.	•		••	150	156	6.3
8 ft. x 24 in.	•		••	100	108	6.3
8 ft. x 48 in.	•			50	-	3.1

Product Texture Key Smooth • Textured •

RECEIVED
2025 DEC 10 P 1:57
CLEAR'S OFFICE
WILMINGTON, DE

Hardie® Artisan® Siding

	Primed	Exposure	Pcs/Pallet	Pcs/Sq.
Lap Siding - Thickness 5/8 in.				
12 ft. x 7.25 in.	•	6 in.	144	16.7
12 ft. x 8.25 in.	•	7 in.	125	14.3
V-Groove - Thickness 5/8 in.				
12 ft. x 8.25 in.	•	7 in.	126	14.3
Shiplap - Thickness 5/8 in.				
12 ft. x 10.25 in.	•	9 in.	105	11.1
Square Channel - Thickness 5/8 in.				
12 ft. x 10.25 in.	•	9 in.	105	11.1
Trim - Thickness 1.5 in.				
12 ft. x 3.5 in.	•	-	192	28.6
12 ft. x 5.5 in.	•	-	120	18.2

Hardie™ Architectural Metal Trim - Length 10 ft.

Transition trim	Qty	Joint & end trim	Qty	Corner trim	Qty
J Trim	25	Vertical Y Trim	15	Inside Corner Trim	10
2-piece J Trim	25	Vertical T Trim	25	Low Profile 45° Inside Corner Trim	10
Low Profile Outside Corner Transition	10	Vertical H Trim	25	Low Profile Inside Corner Trim	10
Low Profile Inside Corner Transition	10	Low Profile Horizontal Z Trim	25	Low Profile 45° Outside Corner Trim	10
Vertical H-Mold Transition	25	Horizontal Z Flashing Trim	25	Low Profile Outside Corner Trim	10
Base trim		Horizontal Angled T Flashing Trim	25		
Raised Reveal Base Trim	15				
L Base Trim	25				

Hardie™ Moisture Management Products

Hardie™ Flex Flashing Thickness 60 mil.
75 ft. x 6 in. | 75 ft. x 9 in.

Hardie™ Pro-Flashing Thickness 20 mil.
75 ft. x 4 in. | 75 ft. x 6 in. | 75 ft. x 9 in.

Hardie™ Seam Tape Thickness 3.2 mil.
165 ft. x 1 7/8 in.

Hardie™ Weather Barrier Thickness 11 mil.
100 ft. x 3 ft. | 100 ft. x 9 ft. | 150 ft. x 9 ft.

Hardie® Architectural Panel

	Primed	Pcs/Pallet	Pcs/Sq.
Fine Sand - Thickness 5/16 in.			
4 ft. x 8 ft.	•	50	3.1
4 ft. x 10 ft.	•	50	3.2
4 ft. x 12 ft.	•	40	2.5
Sea Grass - Thickness 5/16 in.			
4 ft. x 8 ft.	•	50	3.1
4 ft. x 10 ft.	•	50	3.2
4 ft. x 12 ft.	•	40	2.5

All Hardie® Architectural Panels now have a flat edge.

CLIENT'S OFFICE
 VILLAGE OF FINEPOINT, NY
 2025 DEC 10 P 1:57
 RECEIVED

INSTALLATION ACCESSORIES



Touch-Up Kits for ColorPlus® Technology finishes



OSI® QUAD® MAX Color-Matched Caulk*



Hardie™ Blade Saw Blades

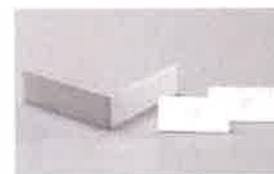


PacTool® Gecko Gauge

Joint Flashing - Adding flashing behind butt joints provides an extra level of protection against the entry of water at the joint.

Hardie™ Trim Flat Tabs - Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Hardie™ Trim Corner Tabs - To eliminate face nail holes that would detract from the finished look of corner trim installations.



*For matching Dream Collection® products, contact your local James Hardie representative. PacTool and PacTool Gecko Gauge are registered trademarks for General Tools & Instruments Company LLC. QUAD MAX is a registered trademark for HENKEL AG & CO. KGAA. Diablo is a registered trademark of Freud America, Inc.



Bring your vision to life.

HARDIE™ DESIGNER,
POWERED BY HOVER

See how beautifully things can come together with the Hardie™ Designer, powered by Hover. Using just one photo of your exterior, you can instantly visualize your home in a variety of architectural styles and product designs.



Start Your Design



What The Best Are Made Of™

1.888.542.7343

jameshardie.com



LAUNDRY DOWN

RECEIVED

2025 DEC 10 P M

NORTH SIDE 147A
FACING SOUTH



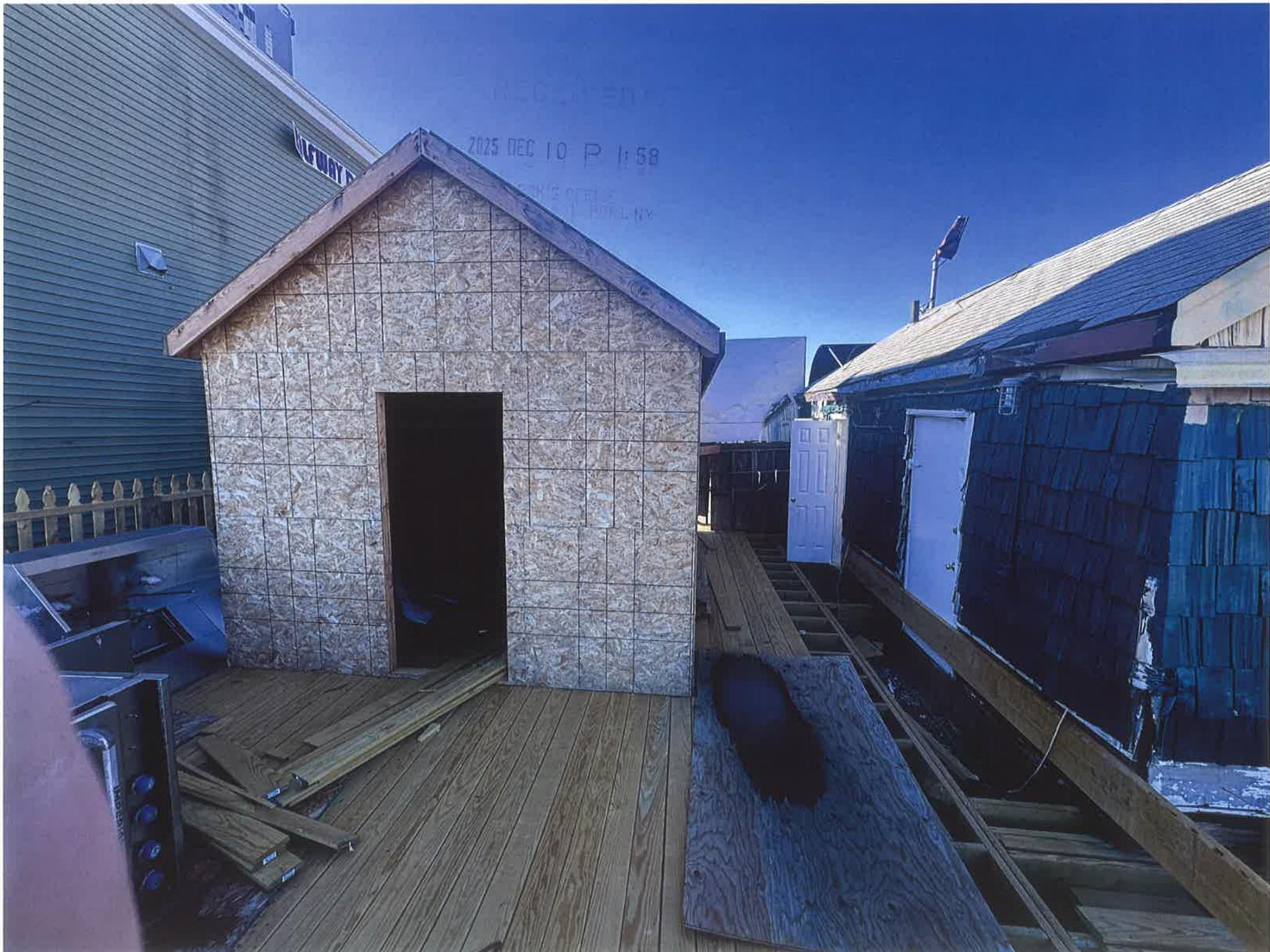
FRONT 147A



160 Woodale Pt
South of 147A



ROAD 147 A

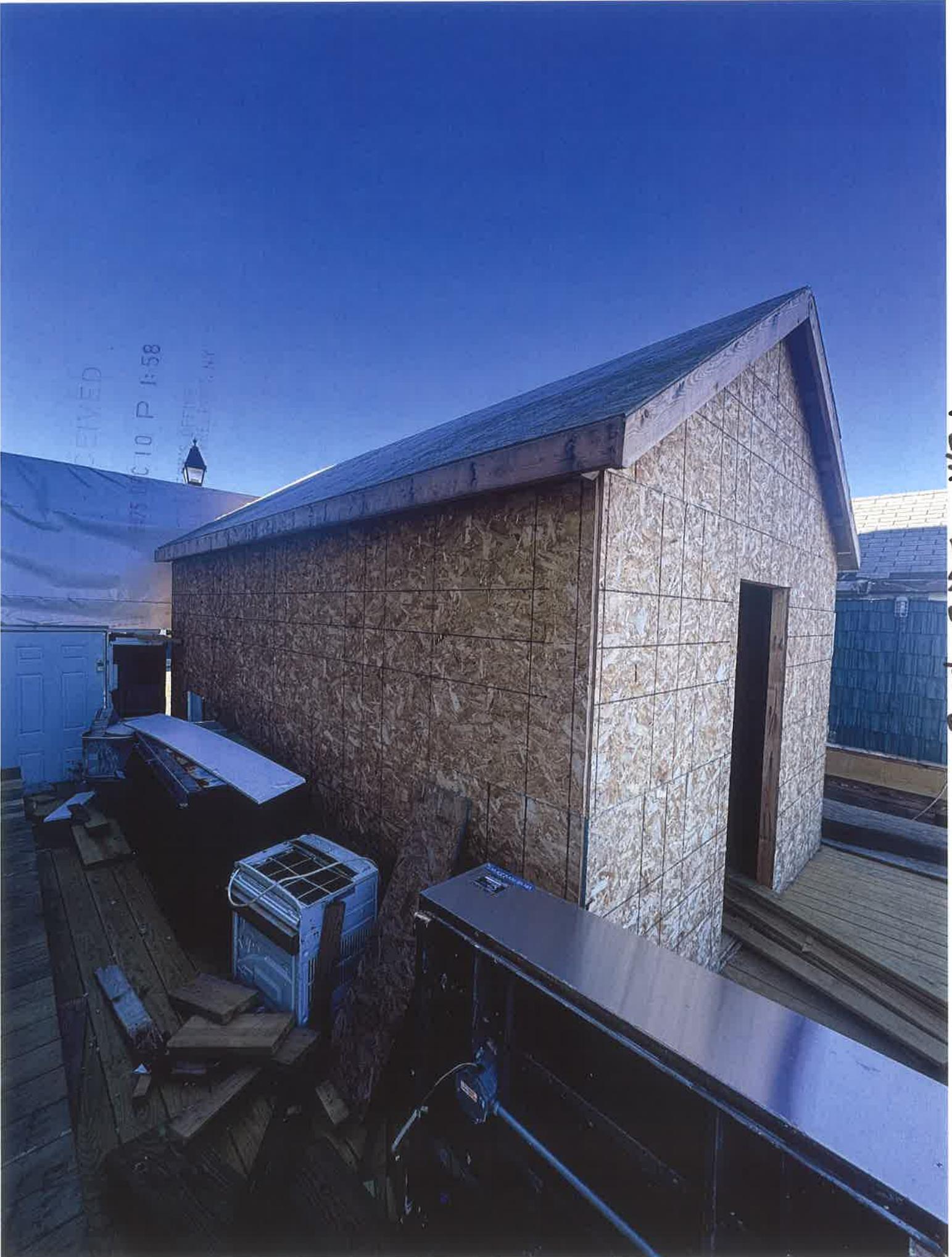


RECORDED

2025 DEC 10 P 1:58

NEW YORK'S OFFICE OF RECORDS & INFORMATION
NEW YORK, NY

READ 147A



South Side 147A

103 DEC 10 12 1 58



ROAD 147A FACING NORTH ALONG CANAL



147A Pier Facing North Along Canal

RECEIVED

2025 DEC 10 P 1:58

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

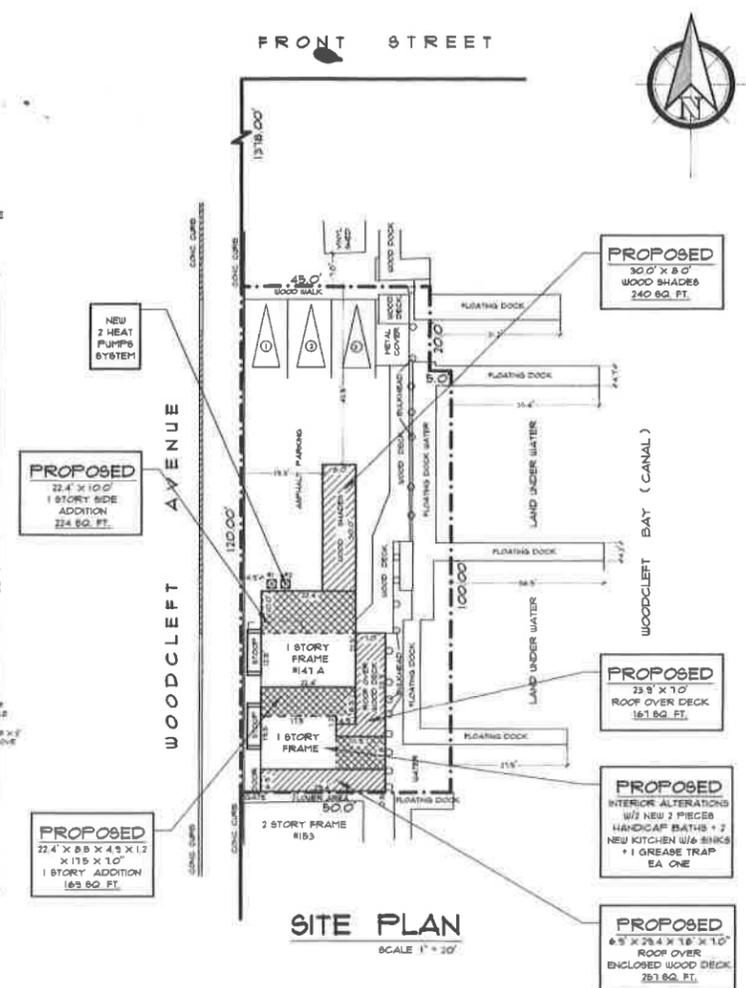
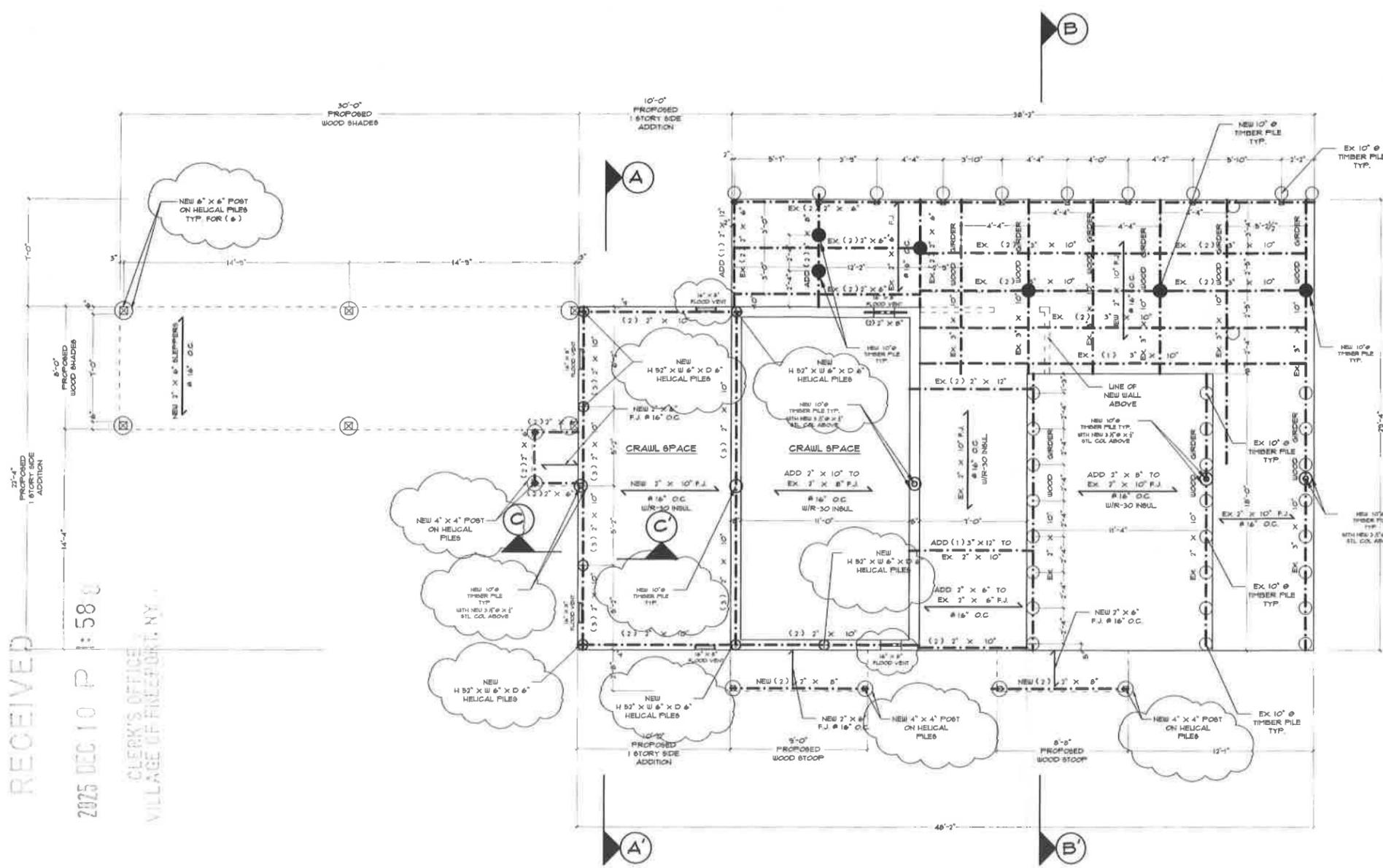


NORTH SIDE 147A

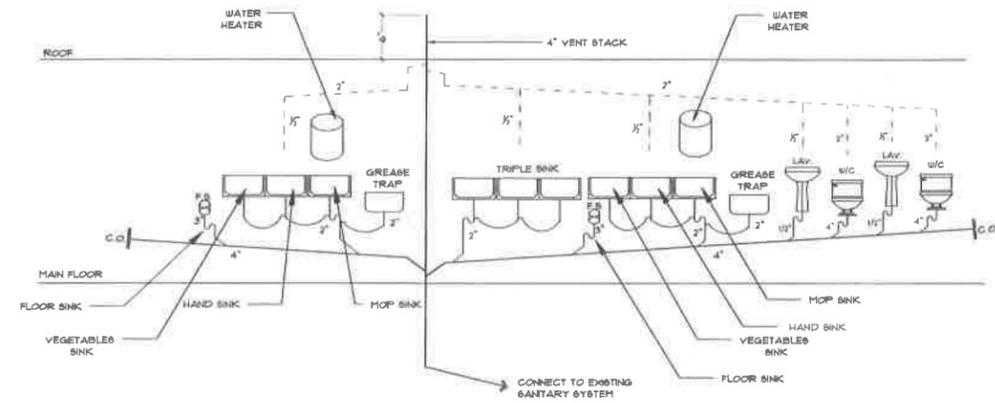


ADDRESS STREET # 144 AND 150 WOODS LEFT

RECEIVED
 2025 DEC 10 P 1:58
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, N.Y.



- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - ▨ BEARING WALL
 - - - - WALL TO REMOVE
 - ⊙ S.D. SMOKE DETECTOR
 - ⊙ C.M.D. CARBONE MONOXIDE DETECTOR
 - ⊗ EXHAUST FAN 50 CFM
 - EXISTING 10" Ø TIMBER PILE
 - NEW 10" Ø TIMBER PILE



NOTE:
 ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 9 - 21 - 23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.

ZONING ANALYSIS

ZONE: MARINE COMMERCE DISTRICT
 RESTAURANT - PERMITTED USE (210-2314)

HEIGHT: (LESS THAN 40 FEET)

REAR YARD: (LESS THAN 60 FEET DEPTH) NO REAR YARD REQUIRED.

FRONT YARD: 5 FEET REQUIRED 20' PROVIDED

SIDE YARD: 5 FEET REQUIRED 0 PROVIDED

PARKING SPACE REQUIRED:

- CUSTOMERS 8/3 = 2.67

TOTAL = 3 REQUIRED
 3 PROVIDED

PERCENTAGE OF LOT OCCUPANCY = 1601 FT²/9900 = 21% < 50% OK.

PROJECT: KADOSH FAST FOOD
 147A WOODCLIFF AVE
 FREEPORT, NY 11520
 EMAIL: AARONK100@GMAIL.COM

TITLE: FOUNDATION - SITE PLAN AND PLUMBING RISER DIAGRAM

DRAWING NO.: 1 of 5

THOMAS D. REILLY, P.E.
 CONSULTING ENGINEER
 4 BEZEL LANE
 9MTHOUN, NY 11181
 TEL (631) 724 - 5140
 EMAIL: TDRE@DRPECO.COM

R.A.R. DESIGN & DRAFTING SERVICES
 ROBERT RAMIREZ
 990 MOTOR PKWY.
 CENTRAL ISLIP, NY 11722
 TEL (631) 245-2891
 OFFICE (631) 545-4294
 EMAIL: PASTOR@RAMIREZDRAUGHTING.COM

REVISIONS:

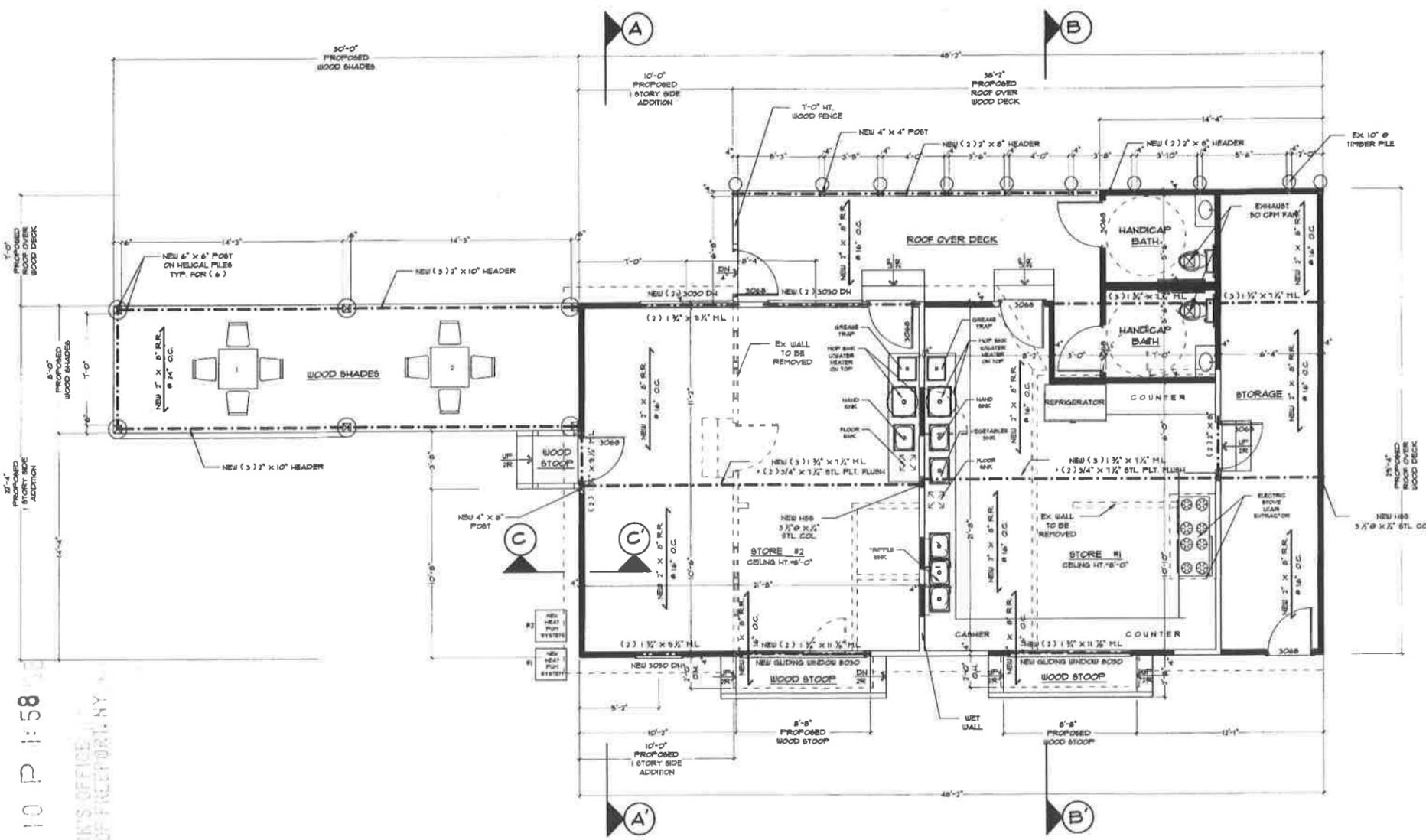
NO.	DATE	DESCRIPTION
1	11-2-23	
2	11-2-23	
3	11-2-23	
4	11-2-23	
5	11-2-23	
6	11-2-23	
7	11-2-23	
8	11-2-23	
9	11-2-23	
10	11-2-23	
11	11-2-23	
12	11-2-23	
13	11-2-23	
14	11-2-23	
15	11-2-23	
16	11-2-23	
17	11-2-23	
18	11-2-23	
19	11-2-23	
20	11-2-23	

DATE: 8-4-24
SCALE: 1/4" = 1'-0"
DRAWN BY: AREBTEHAN FAYEBAK
PROJECT NO.: 07-2024

RECEIVED
 2025 DEC 10 P 4:58
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

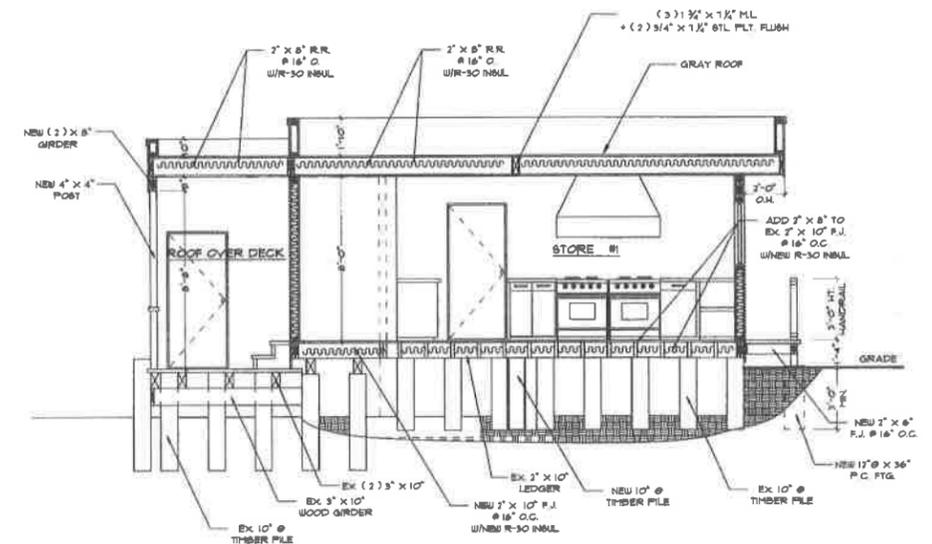
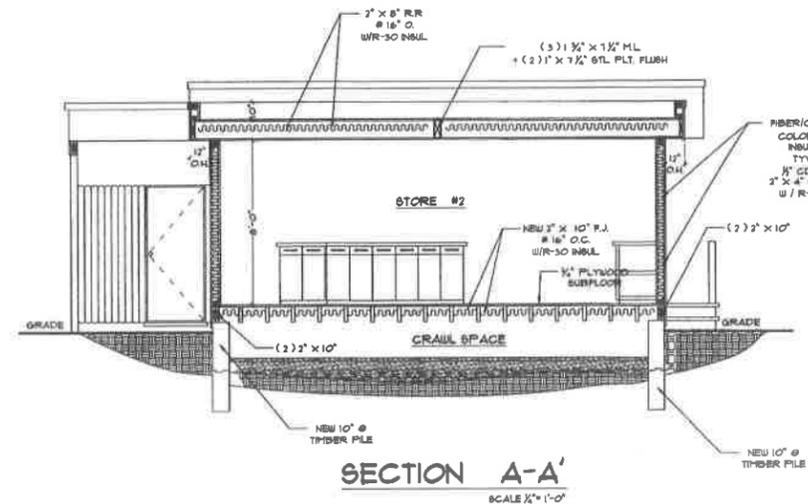
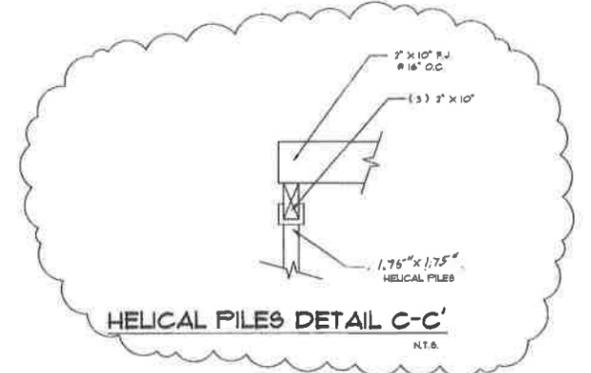
- LEGEND:**
- EXISTING WALL
 - NEW WALL
 - ▨ BEARING WALL
 - - - - WALL TO REMOVE
 - ⊙ S.D. SMOKE DETECTOR
 - ⊙ C.M.D. CARBONE MONOXIDE DETECTOR
 - ⊠ EXHAUST FAN 50 CFM
 - EXISTING 10" Ø TIMBER PILE
 - NEW 10" Ø TIMBER PILE

NOTE:
 ALL NEEDED REPAIRS INDICATED IN REPORT BY CMCE DATED 9-21-23 WILL BE IMPLEMENTED DURING CONSTRUCTION WORK.



HELICAL PILE NOTES

1. ALL PILES SHALL BE PATENTED HELICAL PILES AND APPURTANCES AS FURNISHED BY PREMIUM TECHNICAL SERVICES.
2. HELICAL PILE LEAD SECTIONS SHALL BE MODEL PTS-0080 WITH A 1.75" x 1.75" SQUARE SHAFT AND (1)10", (1)12" AND (1)14" DIAMETER HELIX. LEAD SECTIONS SHALL BE 5.5' LONG. HELIX PILE EXTENSION MAY BE 5, 7, OR 10' LONG DEPENDING ON VERTICAL CLEARANCE.
3. HELICAL PILES, EXTENSIONS AND APPURTANCES SHALL BE HOT DIPPED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.
4. ALL PILE INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A N.Y.S. LICENSED ENGINEER COMMISSIONED BY THE PILE INSTALLER. THE INSPECTOR SHALL KEEP A COMPLETE RECORD OF THE PILE INSTALLATION OPERATION.
5. HELICAL PILES SHALL BE INSTALLED THROUGH ALL FILL, BOG, SILT ETC. AND TO PENETRATE A MINIMUM DEPTH OF 10' INTO GOOD GRANULAR BEARING MATERIAL, AND TO A MINIMUM CAPACITY OF 10 TONS (WORKING LOAD).
6. HELICAL PILES SHALL BE INSTALLED AS SHOWN ON PLAN. ALL CHANGES IN PILE LOCATION MUST BE APPROVED BY THE DESIGN ENGINEER.
7. IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING INSTALLATION, THE CONTRACTOR SHALL HAVE THE OPTION OF REMOVING THE OBSTRUCTION, IF POSSIBLE, OR RELOCATING THE PILE. WITH THE DESIGN ENGINEER'S APPROVAL. THE LATTER OPTION MAY REQUIRE THE RELOCATION OF ADJACENT PILES.
8. THE HELICAL PILE SHALL BE CONNECTED TO THE STRUCTURE USING A PILE APPROVED STEEL BRACKET OR CAP PLATE AS THE CASE MAY BE AS SHOWN ON PLAN. THESE CONNECTION DEVICES SHALL BE CAPABLE OF SAFELY TRANSFERRING THE STRUCTURAL LOADS TO THE HELICAL PILE.
9. WRITTEN INSTALLATION RECORDS SHALL BE OBTAINED FOR EACH HELICAL PILE. THESE RECORDS SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. PROJECT NAME AND/OR LOCATION.
 - B. NAME OF CONTRACTOR'S FOREMAN OR REPRESENTATIVE WHO WITNESSED THE INSTALLATION.
 - C. DATE AND TIME OF INSTALLATION.
 - D. LOCATION AND REFERENCE NUMBER OF EACH PILE.
 - E. DESCRIPTION OF LEAD SECTION AND EXTENSIONS INSTALLED.
 - F. OVERALL DEPTH OF INSTALLATIONS REFERENCED FROM THE BOTTOM OF GRADE BEAM OR PILE CAP.
 - G. TORQUE READING FOR THE LAST THREE FEET OF INSTALLATION IF PRACTICAL. IN LIEU OF THIS REQUIREMENT, THE TERMINAL TORQUE SHALL BE RECORDED AS A MINIMUM.
 - H. ANY OTHER RELEVANT INFORMATION RELATING TO THE INSTALLATION.
10. THE INSTALLER'S N.Y.S. LICENSED PROFESSIONAL ENGINEER MUST CERTIFY THE PILE INSTALLATION RECORD.



REVISIONS:

NO.	DATE	DESCRIPTION
1	11-21-24	11-21-24
2	12-01-24	12-01-24
3	12-01-24	12-01-24
4	12-01-24	12-01-24
5	12-01-24	12-01-24
6	12-01-24	12-01-24
7	12-01-24	12-01-24
8	12-01-24	12-01-24
9	12-01-24	12-01-24
10	12-01-24	12-01-24

R.A.R. DESIGN & DRAFTING SERVICES
 ROBERT RAMIREZ
 990 MOTOR PKWY.
 CENTRAL ISLIP, NY 11722
 TEL (631) 245-2881
 OFFICE (631) 565-4754
 EMAIL: PASTORRES@RAREDESIGN.COM



THOMAS D. REILLY, P.E.
 CONSULTING ENGINEER
 4 BEZEL LANE
 SMYTHOWN, NY 11781
 TEL (631) 724-5140
 EMAIL: TDRE@DRFEE.COM

PROJECT:
 KADOSH FAST FOOD
 141A WOODCLEFT AVE
 FREEPORT, NY 11520
 EMAIL: AARON@KADOSHFASTFOOD.COM

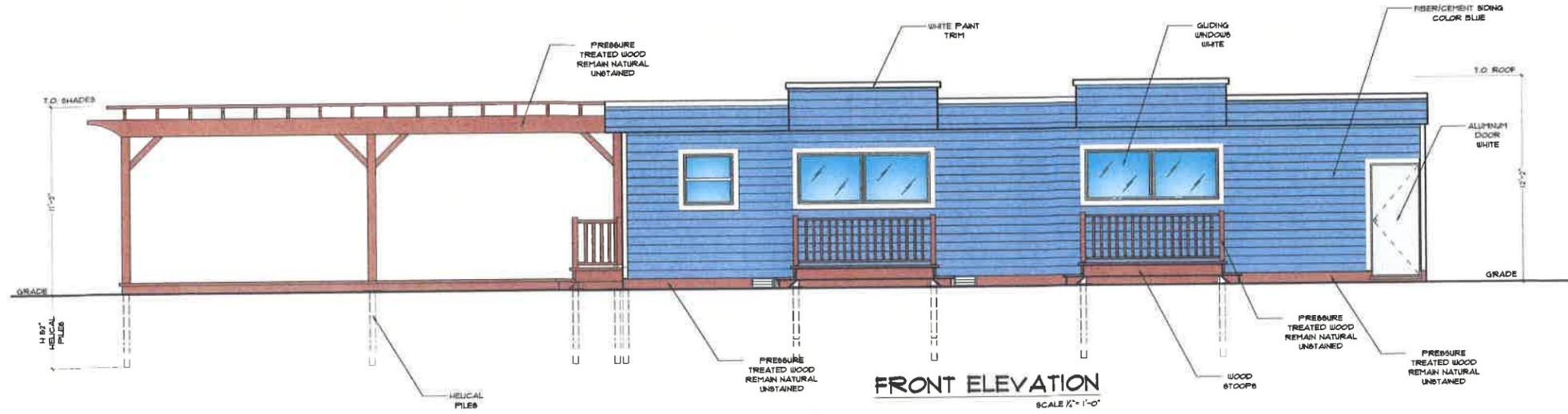
TITLE:
 MAIN FLOOR PLAN AND SECTIONS

RECEIVED

2025 DEC 10 PM 1:58

CLIENT'S OFFICE
VILLAGE OF FREEPORT, NY

NOTE:
ALL NEEDED REPAIRS INDICATED IN REPORT BY
CMCE DATED 9 - 21 - 23 WILL BE IMPLEMENTED
DURING CONSTRUCTION WORK.



FRONT ELEVATION
SCALE 1/2" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/2" = 1'-0"



REVISED:	6-21-24	11-2-25
	10-2-24	12-8-25
	1-5-25	
	1-15-25	
	9-28-25	

DATE: 6-4-24
 SCALE: 1/2" = 1'-0"
 DRAWN BY: ANASTASIAN TAYEBAS
 PROJECT NO: 02-024

R.A.R. DESIGN & DRAFTING SERVICES
 ROBERT RAMIREZ
 990 MOTOR PKWY.
 CENTRAL Islip, NY 11712,
 TEL: (631) 745-7288
 OFFICE: (631) 543-4284
 EMAIL: RARDESIGN@GMAIL.COM

THOMAS D. REILLY, P.E.
 CONSULTING ENGINEER
 4 BEZEL LANE
 SMITHTON, NY 11787
 TEL: (631) 724-5140
 EMAIL: TDREILLY@RPE.COM

PROJECT:
KADOSH FAST FOOD
 141A WOODCLEFT AVE
 FREEPORT, NY 11520
 EMAIL: AARONMK1008@GMAIL.COM
 TITLE:
 FRONT AND LEFT SIDE ELEVATIONS

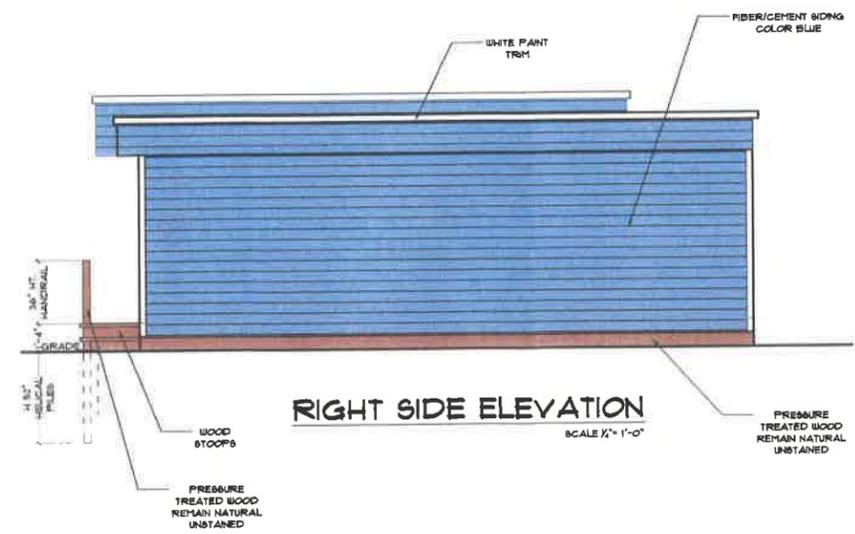
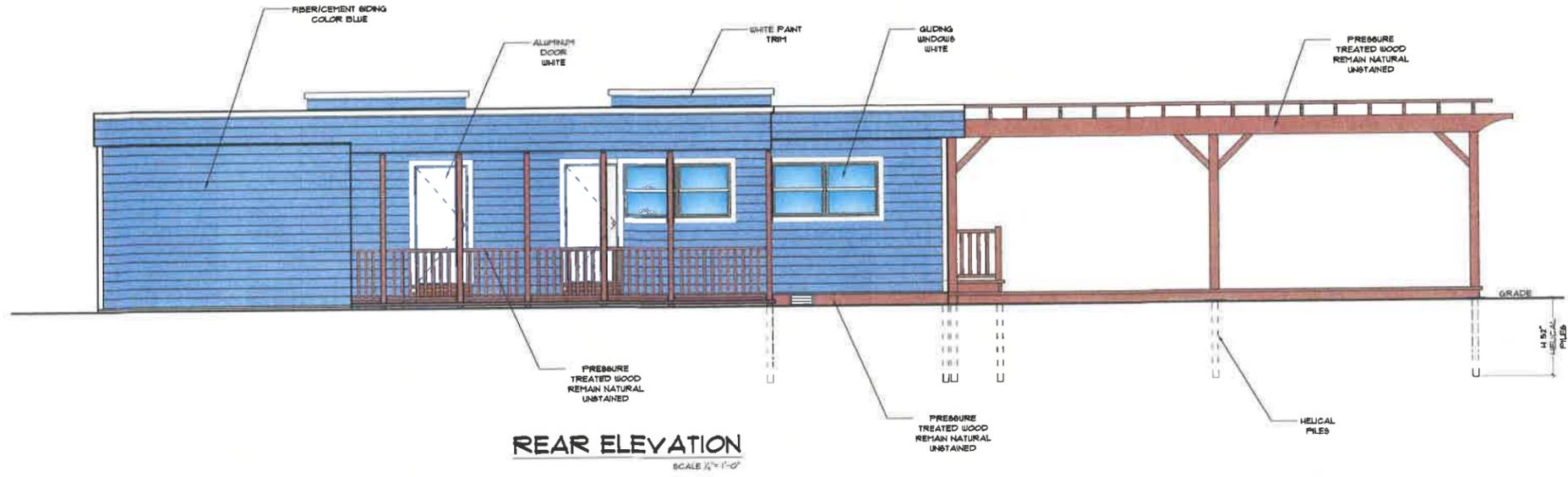
DRAWING NO.
3 of 5

RECEIVED

2025 DEC 10 P 1:58

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

NOTE:
ALL NEEDED REPAIRS INDICATED IN REPORT BY
CMCE DATED 9 - 21 - 23 WILL BE IMPLEMENTED
DURING CONSTRUCTION WORK.



REVISED:	8-71-24	11-21-25
	10-23-24	12-4-25
	1-9-25	
	7-18-25	
	8-28-25	

DATE: 8-4-24
 SCALE: 1/4" = 1'-0"
 DRAWN BY: ARISTIDAN TAVERAS
 PROJECT NO: 022024

R.A.R. DESIGN & DRAFTING SERVICES
 ROBERT RAMIREZ
 990 MOTOR HWY.
 CENTRAL Islip, NY 11712,
 TEL: (631) 745-2884
 OFFICE: (631) 745-2884
 EMAIL: PASTOR@RARDESIGN-DRAFTING.COM

THOMAS D. REILLY, P.E.
 CONSULTING ENGINEER
 4 BEZEL LANE
 SMITHTOWN, NY 11787
 TEL: (631) 724-5140
 EMAIL: TDRE@TDRPE.COM

PROJECT:
KADOSH FAST FOOD
 141A WOODCLEFT AVE
 FREEPORT, NY 11520
 EMAIL: AARON@K1000@GMAIL.COM
 TITLE:
 REAR AND RIGHT SIDE ELEVATIONS

DRAWING NO.
4 OF **5**

FASTENING SCHEDULE (R602.3(1))

(PER 2020 RESIDENTIAL CODE OF NEW YORK STATE)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NAIL SPACING	
ROOF FRAMING			
1. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d	TOE NAIL	
2. CEILING JOIST TO TOP PLATE	3-8d	PER JOIST, TOE NAIL	
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R802.3.1 R802.3.2 AND TABLE R802.5.1(9)]	3-16d	FACE NAIL	
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R802.3.1 R802.3.2 AND TABLE R802.5.1(9)]	PER TABLE R802.5.1(9)	FACE NAIL	
5. COLLAR TIE TO RAFTER	3-10d	FACE NAIL EACH RAFTER	
6. RAFTER OR ROOF TRUSS TO PLATE	3-10d	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER/TRUSS	
7. ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS; OR ROOF RAFTERS TO 2-INCH RIDGE BEAM	3-10d	TOE NAIL	
	2-16d	END NAIL	
WALL FRAMING			
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d	24" O.C. FACE NAIL	
9. STUD TO STUD AND ABUTTING STUDS AT INTERESTING WALL CORNERS (AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL	
10. BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d	16" O.C. EACH EDGE FACE NAIL	
11. CONTINUOUS HEADER TO STUD	4-8d	TOE NAIL	
12. TOP PLATE TO TOP PLATE	16d	16" O.C. FACE NAIL	
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL	
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	2-16d	(2) EACH 16" O.C. FACE NAIL	
16. TOP OR BOTTOM PLATE TO STUD	4-8d	TOE NAIL	
	2-16d	END NAIL	
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d	FACE NAIL	
18. 1" BRACE TO EACH STUD AND PLATE	2-8d	FACE NAIL	
19. 1"x6" SHEATHING TO EACH BEARING	2-8d	FACE NAIL	
20. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d	FACE NAIL	
FLOOR FRAMING			
21. JOIST TO SILL, TOP PLATE OR GIRDER	3-8d	TOE NAIL	
22. RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE OR OTHER FRAMING BELOW	8d	6" O.C. TOE NAIL	
23. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d	FACE NAIL	
24. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d	BLIND AND FACE NAIL	
25. 2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	2-16d	EACH BEARING, FACE NAIL	
26. BAND OR RIM JOIST TO JOIST	3-16d	END NAIL	
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED	
	2-20d	FACE NAIL AT ENDS AND AT EACH SPLICE	
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	AT EACH JOIST OR RAFTER, FACE NAIL	
29. BRIDGING TO JOIST	2-10d	EACH END, TOE NAIL	
		EDGES (INCH.)	
		INTERMEDIATE SUPPORTS	
30. 3/8" - 1/2"	6d (SUBFLOOR, WALL), 8d (ROOF)	6	12
31. 1/2" - 1"	8d	6	12
32. 1 1/8" - 1 1/4"	10d	6	12
OTHER EXTERIOR WALL SHEATHING			
33. 1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL	3	6
34. 2 1/4" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL	3	6
35. 1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL	7	7
36. 1/2" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37. 3/4" AND LESS	8d	6	12
38. 3/8" - 1"	8d	6	12
39. 1 1/8" - 1 1/4"	10d	6	12

*SEE TABLE R602.3(1) IN IRC FOR ALTERNATE FASTENING REQUIREMENTS.

WINDOW NOTE FOR LOCATIONS WITHIN ONE MILE OF SHORELINE:

All new windows and glass doors shall meet the requirements of the large mirror test of ASTM 1996 and or ASTM E 1886, 08.
The Contractor shall provide pre-cut 1/2" plywood panels to cover the glazed openings & shall pre-drill edges of 12" oc to accept 2-1/2" #8 wood screws and provide adequate number of screws for fastening.

CODE ANALYSIS

OCCUPANCY:
Residential-Single Family Detached

REFERENCE STANDARDS:
Plans are in Compliance with 2020 Residential Code of New York State and ASCE 7-16

DESIGN LOADS:
Decks/Balconies: 60 psf
Attics: 20 psf
Rooms other than Sleeping Rooms: 40 psf
Sleeping Rooms: 30 psf
Stairs: 40 psf
Handrails: 50 lb
Roof: 20 psf ground snow load
Basic Wind Speed: 130 mph
Uplift: 31 psf
Dead Load: 10 psf

DEFLECTION LIMITS:
Roofers with no finished ceiling attached: L / 180
Floors: L / 360

ENERGY NOTES

- Calculations are valid up to 5999 degree days.
- Certified performance for Zone 11B.
- Wood framed floors, walls and ceilings shall have an approved vapor barrier (permeance rating of 1.0 perm) installed on the "warm in winter" side of thermal insulation.
- Windows and sliding doors shall have a max. air infiltration rating of 0.3 CFM per square foot of window area. Sliding doors shall have a max. air infiltration rate of 0.5 CFM per square foot of door area.
- Single glazing shall have a minimum insulation value of R-19.
- Corrosion - brass, steel, doors, interior shall have max. U=40
- All fireplaces shall be provided with a damper for outside combustion or 150-200 CFM. All fans shall have tight sealed damper with a max. air leakage of 20 CFM. All fireplaces shall have tight-fitting non-combustible doors.
- The Contractor shall submit the design, size and type of mechanical systems which will be used, in sufficient detail, as required by the Building Department.
- All thermostats shall be adjustable from 55 degrees to 85 degrees Fahrenheit.
- All ducts and pipes shall be insulated as required by code.
- HVAC Contractor shall verify heat loss calculations.
- All cellar and/or basement doors shall be insulated.
- The Engineer certifies that to the best of his knowledge, belief, and professional judgment that the plans are in compliance with the Energy Conservation Construction Code of New York State 2020.

SAFETY GLASS REQUIREMENTS

- SAFETY GLASS REQUIRED AT THE FOLLOWING LOCATIONS:
- Any glazing in any door type
 - Glazing in any walls enclosing a shower, tub, sauna or steam room.
 - Any window within 24" of a door.
 - Any individual pane of glass with an area greater than 9.0 sq. ft. where the bottom is less than 18" above the adjacent finish floor within 36" of the window.
 - Glazing in walls of spas, hot tubs or indoor pools within 5'-0" of the water.
 - Glazing in stairways and landings within 3'-0" horizontally of a walking surface.
- * THE REQUIREMENT DOES NOT APPLY IF THE BOTTOM EDGE OF THE GLASS IS MORE THAN 60" ABOVE THE FLOOR.

ASPHALT ROOF SHINGLE NOTES

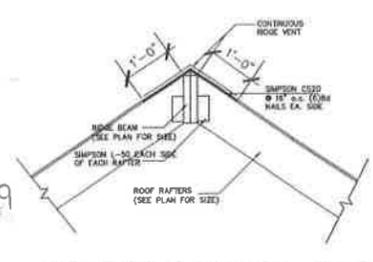
- Asphalt roof shingles shall have self-sealing strips or shall be interlocking and shall comply with the requirements of ASTM D-225 or D-348, installed in accordance with sect. R802.2
- All fasteners for asphalt roof shingles shall be galvanized steel, stainless, aluminum, or copper roofing nails. Fasteners shall be minimum 12 gauge shank with a minimum 3/8" dia. head, and of sufficient length to penetrate through the roofing materials and the sheathing.
- Asphalt roof shingles shall have the minimum number of fasteners as required by the manufacturer.
- For normal applications, asphalt roof shingles shall be secured to the roof with no less than four (4) fasteners per strip shingle or two (2) fasteners per individual shingle.
- Asphalt roof shingles shall have a minimum of six (6) fasteners per shingle where the slope is 20 feet or higher above grade or where the base wind speed is 120 mph or greater.

GENERAL CONSTRUCTION NOTES

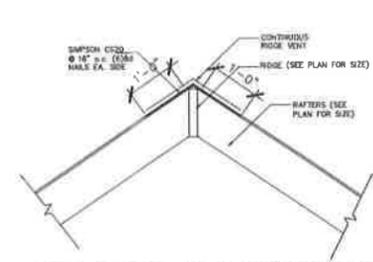
- All work shall conform to the requirements of the 2020 New York State Residential Code; all work shall also conform to the requirements of any other Codes and authorities having jurisdiction. The Contractor shall obtain and arrange for all required permits, inspection, certificates and tests.
- All foundations shall rest on undisturbed soil of 1 T.S.F. bearing capacity; contractor shall have the level of acceptable bearing strata verified in the field.
- Concrete has been designed in accordance with ACI 318-14 "Building Code Requirements for Structural Concrete". All concrete work shall conform to requirements and recommendations of ACI 308-16 "Specifications for Structural Concrete for Buildings" (FC = 3000 psi). All exposed exterior walls, and slabs shall be 3500 psi air-entrained. Reinforcing steel shall conform to ASTM A-615 Grade 60.
- All framing members shall be Hem-Fir #1 (Fb = 975psi); provide (2) 2x6 header over all wall openings, unless otherwise noted.
- Micro-lam girders (ML) shall be laminated veneer lumber with E=2,000,000 PSI, Fb = 2,800 PSI, as manufactured by TRUS-JOIST/McMILLAN.
- Double frame around all openings, under parallel walls and under bathubs. Provide Simpson hanger connections at all load structural load bearing conditions.
- All concrete block shall conform to ASTM C90; Mortar shall be type "M"
- All steel work shall conform to the requirements of the AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings". Steel shall conform to ASTM A-572(GRADE 50) and A-501
- All electrical work shall conform to local NEC and Underwriters Laboratory requirements. Pre-fabricated fireplaces and flues shall be UL approved.
- Install smoke detectors and carbon monoxide detectors in accordance with all state and local code requirements.
- The Contractor shall verify all existing conditions before starting construction and shall notify the engineer of any ambiguities or discrepancies before proceeding with the work. If any questions arise before or during construction on the intent or details of the drawings, the contractor shall call the engineer, Thomas D. Reilly, at (631) 724-5740 for clarification and/or instructions. If the contractor fails to follow the above procedure, he shall assume all responsibility for the consequences of his actions and/or omissions.
- The owner shall arrange for supervision of the construction work to insure compliance with the contract documents.
- When using ACO pressure treated lumber all nails, screws, all plates and all end stops must be hot dipped galvanized or stainless steel fasteners.

EGRESS WINDOW SCHEDULE (ALL SLEEPING ROOMS)

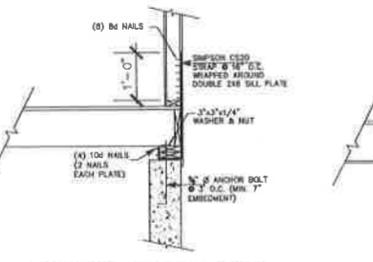
FLOOR	ROOM NAME	REQ'D CLEAR OPENING	PROVIDED (S.F.)
FIRST		8.0	
SECOND		5.7	
SECOND		5.7	



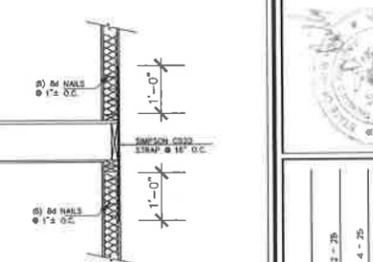
RIDGE DETAIL @ CATHEDRAL CEILING



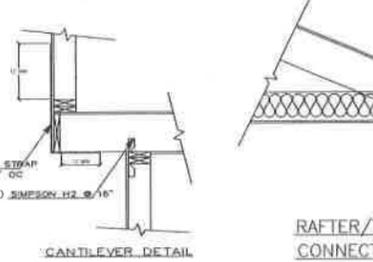
RIDGE TENSION STRAP CONNECTION DETAIL



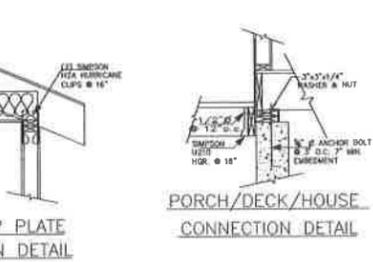
FOUNDATION WALL/FLOOR FRAMING DETAIL



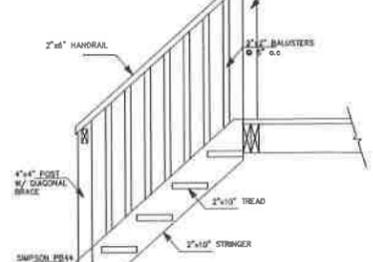
LOAD PATH/FLOOR FRAMING DETAIL



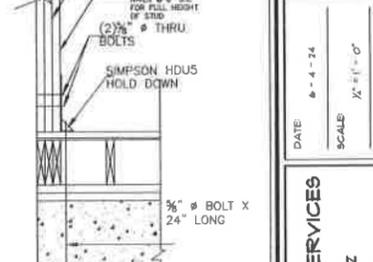
CANTILEVER DETAIL



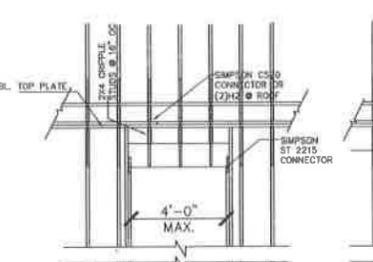
RAFTER/TOP PLATE CONNECTION DETAIL



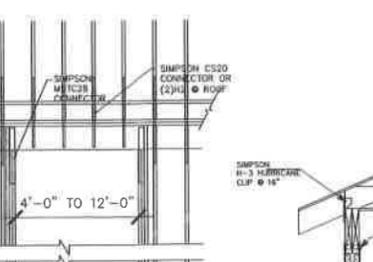
PORCH/DECK/HOUSE CONNECTION DETAIL



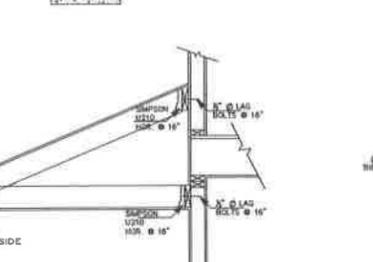
STAIR/RAILING DETAIL



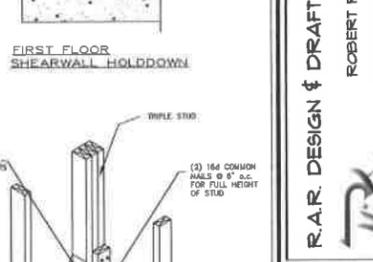
HEADER TIE DOWN DETAILS



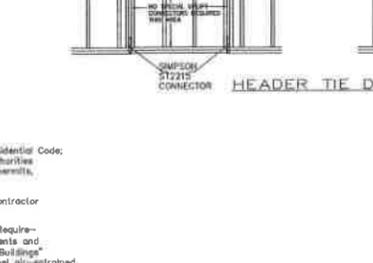
4x4 POST CONNECTION DETAILS



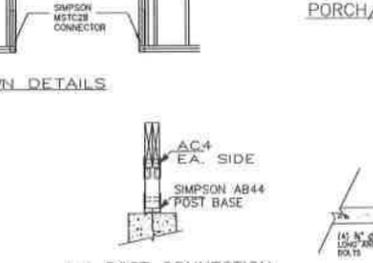
PORCH/RAFTER/GIRDER CONNECTION DETAIL



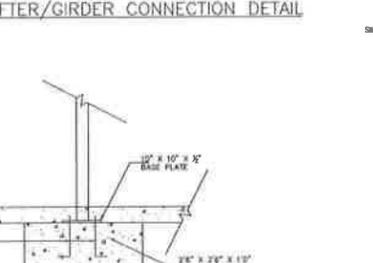
FIRST FLOOR SHEARWALL HOLDDOWN



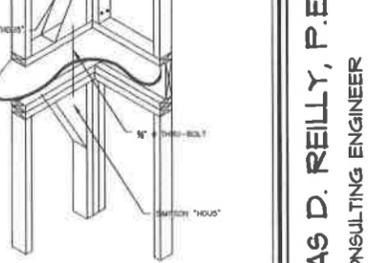
FOOTING DETAIL



SECOND FLOOR SHEARWALL HOLDDOWN



PORCH/DECK/JOIST CONNECTION DETAIL



REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES (R602.3(3))

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES (R602.3(3))
(PER 2020 RESIDENTIAL CODE OF NEW YORK STATE)

MINIMUM COMMON NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)			
				EDGES ("O.C.)	FIELD ("O.C.)	WIND EXPOSURE CATEGORY			
				B	C	D			
6d	1.5	24/0	16	6	12	140	115	110	
8d	1.75	24/16	16	6	12	170	140	135	
			24	6	12	140	115	110	

TABLE R 301.7 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND LOAD	WIND DESIGN	TYPICAL WIND EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING		WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR PREZING INDEX	MEAN ANNUAL TEMP	
						SEVERE	DEPTH						
NO PER	130	NO	NO	NO	B	SEVERE	3'-0"	NO TO HEAVY	15"	YES	NA	1500	50°



REVISED: 6-21-24, 11-2-25, 12-4-25
DATE: 6-4-24
SCALE: 1/8" = 1'-0"
DRAWN BY: ARISTIDEAN PAPERBAS
PROJECT NO: 1-15-25, 1-15-26, 9-28-25
PROJECT NO: 09-2024

R.A.R. DESIGN & DRAFTING SERVICES
ROBERT RAMIREZ
990 MOTOR PKWY.
CENTRAL ISLIP, NY 11722
TEL: (631) 245-2881
EMAIL: RASTORE@RARRAZMAIL.COM

THOMAS D. REILLY, P.E.
CONSULTING ENGINEER
4 BEZEL LANE
SMITHTOWN, NY 11787
TEL: (631) 724-5740
EMAIL: TDRE@TDREPE.COM

KADOSH FAST FOOD
141A WOODCLEFT AVE
FREEPORT, NY 11520
EMAIL: AARONK100@GMAIL.COM
TITLE: STRUCTURAL DETAILS AND NOTES
DRAWING NO. 5 OF 5

Application Date: 12/16/25
Fees Paid: \$500.00

SP# 3867

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: 267 Roosevelt Ave
~~267~~ Roosevelt Ave ZONING DISTRICT RES A
SECTION 62 BLOCK 152 LOT 337 LOT SIZE: 5,000 SF

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>MARIA J. MIRO</u>			Name: <u>c/o Roberto Balcon Group Delgado</u>	
Address: <u>1002 Merrick Ave</u>			Address: <u>41 Madison Ave</u>	
<u>N. Merrick, NY 11566</u>			<u>Hempstead, NY 11550</u>	
Telephone #: <u>516-547-5251</u>			Telephone #: <u>516-250-2155</u>	

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

Present Land Use: 1 Family Residence Proposed Land Use: 1- Family Residence

Description of Proposed Work: Proposed 1-Family Residence
3 Story, 2904 SF

I request a preliminary meeting: YES NO

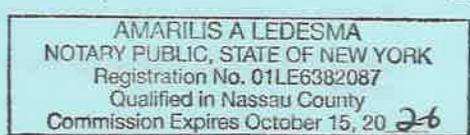
I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of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

_____ YES _____ NO

Maria J. Miro
APPLICANT'S SIGNATURE

12/01/25
DATE

Sworn to before me this 1st
day of December, 2025.
Amarilis Ledesma
Notary Public

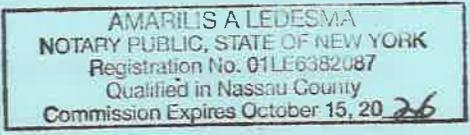


Property Owner's Consent: _____ am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE

12/01/25
DATE

Sworn to before me this 1st
day of December, 2025.
Amarilis Ledesma
Notary Public



FOR VILLAGE USE ONLY

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



RECEIVED
2015 DEC 16 P 12:47
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER
December 10, 2025**

267 ROOSEVELT AVE, Unit , FREEPORT, NY, 11520

RE: **267 ROOSEVELT AVE, Unit , FREEPORT, NY, 11520**

Zoning District - Res A SBL: 62 152 337

Building Permit Number: BP-25-27

Description: Proposed 2,904SF 3 story one family dwelling with attached garage.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/ Daniela Hernandez

ZBA Approval Needed: Yes No

**VILLAGE OF FREEPORT
Department of Buildings
Recommendation**

RECEIVED

2025 DEC 16 P 12:47

Notice

Negative Declaration

Positive Declaration

CITY'S OFFICE
VILLAGE OF FREEPORT, NY

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

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

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

Project :

Building Permit Number BP-25-27

Location: 267 ROOSEVELT AVE, Unit , FREEPORT, NY, 11520

Applicant:

Description: Proposed 2,904SF 3 story one family dwelling with attached garage.

Lead Agency:

Department of Buildings
for the Board of Trustees
Village of Freeport

46 North Ocean Avenue, Freeport, NY

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: December 10, 2025

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

2025 DEC 16 P 12:47

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.

267

Part 1 - Project and Sponsor Information			
Name of Action or Project: Balcon Group			
Project Location (describe, and attach a location map): #267 285 A Roosevelt Avenue, Freeport, N.Y. 11520			
Brief Description of Proposed Action: Proposed New Single Family Residence			
Name of Applicant or Sponsor: Balcon Corp		Telephone: 516-250-2155	
		E-Mail:	
Address: 41 Madison Avenue			
City/PO: Hempstead		State: N.Y.	Zip Code: 11550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of Freeport			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.1148 acres	
b. Total acreage to be physically disturbed?		.1148 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.1148 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Balcon corp</u>	Date: <u>7/16/2025</u>	
Signature: <u>Roberto Delgado</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"/>

RECEIVED
 2025 JUL 16 P
 PLANNING OFFICE
 CITY OF FREDERICK

	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.

RECEIVED
 2025 DEC 16 P 12:48
 CLERK'S OFFICE
 VILLAGE OF FALENDON, NY

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

Material List:

Interior House

267 Roosevelt Avenue, Freeport, N.Y.

**Roof: Owens Corning Oakridge Onyx Black
Architectural Roof Shingles**

**Siding: Georgia-Pacific Compass Double 4-in
Traditional White Vinyl Siding**

Trim: Black Onyx

**Stone Bottom: Coal Canyon 6 x 24 Stacked
Stone Ledger Panel, Splitface Edge**

Front Porch Columns: 8" Square Bright White

**Paver Stone: Front Porch Slab, Walkway: Ledgestone by Cambridge
Color: Light Gray**

**Front Entry Door: Single Raised Panel Solid with Sidelights
Color: Black**

Garage Door: Pure White with smoky glass windows, black onyx trim

**Rear Exit Door at Second Level: Anderson 6 ft. wide x 6'-8" High Patio Doors
Color: Smoky Glass, Trim Black Onyx**

**Windows: Smoky Double Hung w/ Black Shutters
Anderson or Approved Equal**

**Rear Exit Door under stair: Steel Raised Panel with Window at Top
Color: White**

**Stair at second level: White Posts with black spindles, Deck stairs are white trex finish.
Posts and columns are pressure treated natural wood. See Sample photo**

RECEIVED
2025 OCT 16 PM 12:43
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

ArchitecturalDepot.com Home (<https://www.architecturaldepot.com/>)

Cart (0) (/mm5/merchant.mvc?Screen=BASK&ShowShip=1)

RECEIVED
2025 DEC 19
WILLIAMS & SON'S MILLINERY



Sample
Front Columns

We are proud to announce the opening of our new location in East Setauket. Click this for more information and visit us



(https://9brothersbuilding.com/wp-content/uploads/2018/04/shc_ledgestone_permeable_3pc.jpg)

(https://9brothersbuilding.com/wp-content/uploads/2018/04/shc_ledgestone_permeable_3pc_2)

Pavers at Porch, Driveway
 LEDGESTONE by Cambridge
 Color: Light Gray



RECEIVED
 2025 FEB 16 P 12:48



1 / 47 View of front of house featuring decorative driveway, stone siding, and an attached garage

Sample of Front Entry
Door, Windows, Garage
Door.

RECEIVED

2025 DEC 16 P 12:48

OFFICE
VILLAGE OF FALL BURG, NY



3 / 47 View of property with decorative driveway and an attached garage

RECEIVED

2025 DEC 16 P 12:48

RE/MAX OFFICE
VILLAGE LIFE REALTY NY



4 / 47 Dock area with a water view, stairway, and a residential view

SAMPLE REAR
EXTERIOR STAIR + GARAGE EXIT
DOOR.

RECEIVED

2025 DEC 16 P 12:48

CLERK'S OFFICE
VILLAGE OF TAEFORTH NY

← FRONT
STONE
FACE AT
Perimeter



○○○○○



Evolve Stone River Clay 14.25 SF Box Flats

\$197.98

Add to Cart



○○○○○○○○○○



Evolve Stone Kodiak Mine 14.25 SF Box Flats

\$197.98

Add to Cart



○○○○○



Evolve Stone Afternoon Vale 14.25 SF Box Flats

\$197.98

Add to Cart



○○○○○○○○○○○○



Evolve Stone Dune Point 14.25 SF Box Flats

\$197.98

Add to Cart

Evolve Stone Accessories

RECEIVED
2025 DEC 16 P 12:48
ST. ALBANS CENTER
VILLAGE OF FREEPORT, NY

RECEIVED
2025 DEC 16 P 12:48
CLERK OF SUPERIOR COURT
VILLAGE OF FREEBORO, NJ



SAMPLE of
REAR Deck STAIR
AND WINDOWS FOR
267 ROCSEVELT.



SUBJECT SITE
SOUTHEAST CORNER ROOSEVELT AVE
AND CEDAR.

PROPOSED LOCATION HOUSE
#265 ROOSEVELT AVE

RECEIVED
2025 DEC 16 P 12
PLANNING & ZONING
DEPARTMENT



SUBJECT SITE
PROPOSED #267 ROOSEVELT AVE
PHOTO ALSO SHOWS ADJACENT
PROPERTY OWNER # 271 ROOSEVELT

CLERK'S OFFICE
ALBANY, NY

DEC 16 P 12:49

RECEIVED



SUBJECT SITE
Photo Taken From
CEDAR ST - Facing EAST.

RECEIVED
2025 DEC 16 P 12:49
CLERK'S OFFICE
VILLAGE OF HEMPSTEAD, NY



#289 Roosevelt Ave.



#289, #293 Roosevelt Ave
Adjacent Property Owners

RECEIVED
2025 DEC 16 P 12:
PLANNING OFFICE
1111 W. 12th Street
MILWAUKEE, WI 53233



#268 Roosevelt Ave

RECEIVED
2025 DEC 16 P 12:49
CLERK'S OFFICE
VILLAGE OF TULSA, NY



Adjacent Fence
on Cedar St.

RECEIVED

2025 DEC 16 P 12:49

CLERK'S OFFICE
VILLAGE OF TULFORD, NY



CAMERA SHOWING
PROPERTY ACROSS ST.

#133 CEDAR. & #137 CEDAR.



#284 Roosevelt Ave
Across the Street
From Subject Site.

2025 DEC 16 P 12:49
CLERK'S OFFICE
VILLAGE OF PHLEPPING, NY

RECEIVED



Neighboring Property
Across ST - #128 Cedar.

RECEIVED
2025 DEC 16 P 12:49
CLERK'S OFFICE
VILLAGE OF FIELDFORD, NY



Fencing For Property #128 Cedar,
immediately behind Subject
Site # 450 S Long Beach

CLINTON'S OFFICE
100 W. OF WHEEL HOLLOW, NY

2025 DEC 16 P 12:49

RECEIVED



CAMERA Facing West
Roosevelt Avenue

RECEIVED

2025 DEC 16 P 12:50

91 STATION OFFICE
VILLAGE OF NICEVILLE, NY

RECEIVED

2025 DEC 16 P 12: 50



Boxwood (Buxus)
Landscape Hedge
STAYS LOW 2 FT High - 4 FT High
STAYS Green All Year

- Zones: 4-8
- Height: 10-18'
- V
- E



Tortuga® Juniper

FRONT BORDER

Juniperus communis

- Zones: 2-7
- Height: 2'
- Width: 3-4'
- Exposure: Full Sun

2025 DEC 16 P 12:50
 CUSTOMER SERVICE
 WILLABEY HILLET FOR PLANT

RECEIVED

RECEIVED

2025 DEC 16 P 12:50

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



EMERALD
Green
ARBORVITAE
HEDGE
5-6 FT.
High

Boxwood
Landscape
HEDGE
2-4 FT
High

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load	Wind Design				Seismic Design Load	Subject to damage from:			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazard Zone	Mean Annual Temperature	Air Freezing Index
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost-line Depth	Termites					
25 psf	130 mph	No	No	Within 1 Mile of Shoreline	B	Severe	36"	Moderate to Heavy	15 F	As per Sec. 905.2.7.1 YES	Yes	52.9	1500 or less

STRUCTURAL LOADS

Live Loads, Minimum lbs. per square foot

Exterior Balcony	65psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
	20psf
	20psf

Dead Loads

WEIGHTS OF MATERIALS lbs (per sq ft.)

Ceramic Tile 1/4" thick

1" mortar base

Hardwood Flooring 3/4" thick

5/8" Gypsum Board w/spackle

TYPICAL DEAD LOADS lbs per square foot

Floor with mud set tile finish = 21 psf

Floor with hardwood finish = 12 psf

MAXIMUM ALLOWABLE DEFLECTION

Floor and Ceiling Joists

Live Load = 1/360

Total Load = 1/480

Roof Rafters with no interior finish ceiling

Live Load = 1/180

Total Load = 1/240

Roof Rafters with interior finish ceiling

Live Load = 1/360

Total Load = 1/480

GENERAL NOTES

Designed in accordance with ASCE 7-99 Minimum Loads for Buildings and Other Structures.

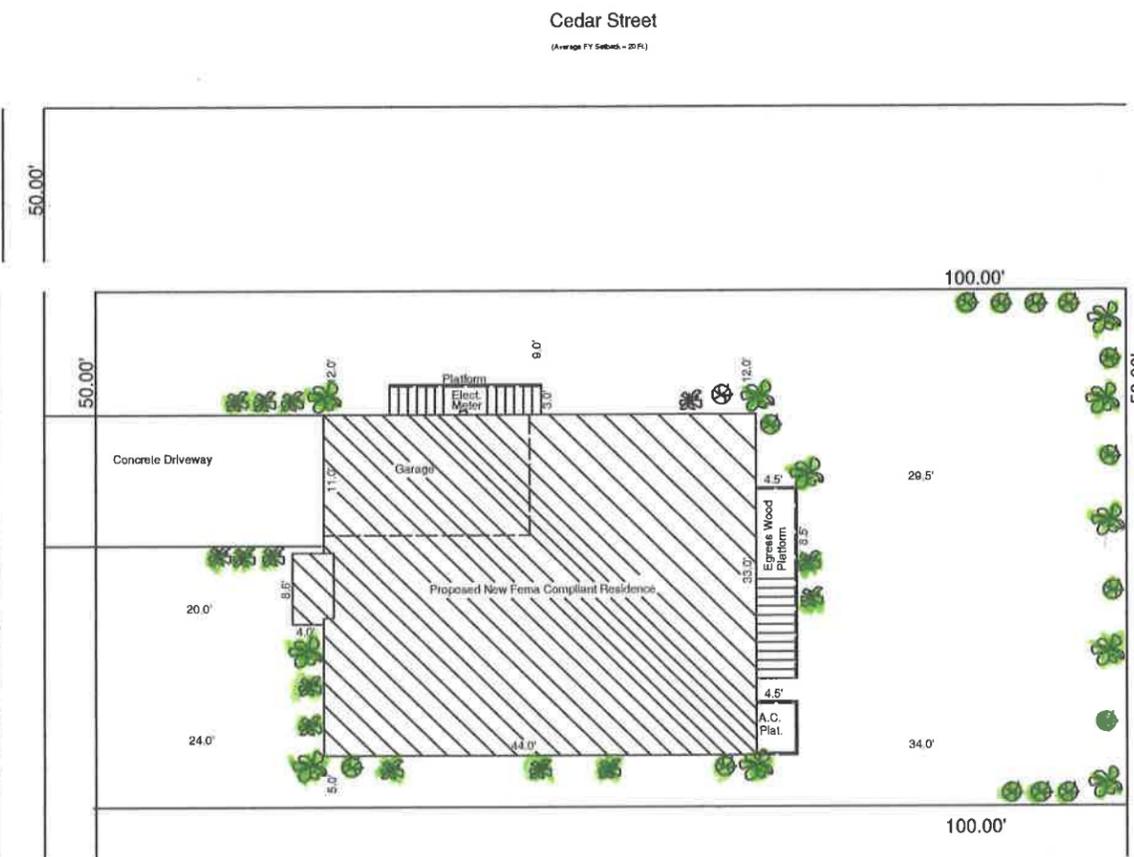
- All work shall be in compliance with codes of the Village of Freeport, the 2020 Residential Codes of the State of N.Y. State, Fire Prevention Codes, NYS DEC, Board of Fire Underwriters & any other agencies having jurisdiction.
- The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
- The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
- The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public; any materials and property not included in the scope of work shall be similarly protected against damage and if necessary, shall be restored to its original state.
- The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
- All Plumbing, Electrical and other work as required is to be performed by approved licensed contractors.
- The Contractor shall at all times keep the site free from the accumulating of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

Legend

Symbol	Description
	8"W, PC Fndtn. Wall on 24"Wx12"D, (Min.) PC Footing
	2x4 Wd. Construction
	Plumbing Wall. See Plan
	Fire Rated Wall. See Plan
	Bearing Wall. See Plan
	Exhaust Fan
	Section #
	Shielet #
	Elevation #
	Sheet #
	Sprinkler Head
	Smoke Detector / Carbon Monoxide Detector

Sheet Legend

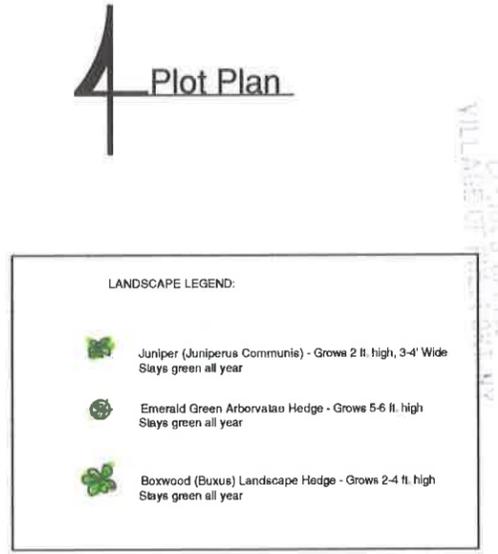
Sht. #	Description
1 of 8	Plot Plan, Notes and Plumbing Riser Diagram
2 of 8	Elevations
3 of 8	Elevations
4 of 8	Foundation / Pile Plan and Details
5 of 8	First Floor Plan and Second Floor Plan
6 of 8	Fndtn. Grade / First and Second Floor Sprinkler Plans
7 of 8	Roof Framing ? Attic Plan and Section
8 of 8	Details and Construction Specs



ZONING INFORMATION: Sc. 1/8" = 1'-0"

ONE FAMILY RESIDENCE A
BASE FLOOD ELEVATION = 8.0' DESIGN FLOOD ELEVATION = 12.0' (NAVD88)

PERMITTED:	PROPOSED:
PLOT AREA:	5,000 S.F. / 5,000 S.F.
PROPOSED HOUSE: (FOOTPRINT)	1500 S.F. / 1,452 S.F.
PROPOSED PORTICO: (AT GRADE)	32 S.F.
PROPOSED EGRESS PLATFORM:	38.25 S.F.
TOTAL BUILDING:	1522.25 S.F.
PERCENTAGE OF LOT COVERAGE	30% / 30%
PROPOSED 2nd FLOOR =	1,452 S.F.
PROPOSED 3rd FLOOR =	1,400 S.F.
TOTAL LIVING SPACE =	2852 S.F.
FRONT YARD SB:	20.0 FT. / 20.0 FT.
MIN. SIDE YARD:	5.0 FT. / 5.0 FT.
SIDE YARD AGGREGATE:	15.0 FT. / 15.0 FT.
REAR YARD:	25 FT. / 32.0'
HEIGHT:	30 FT. / 30.0 FT.



ROOFING NOTES:

Asphalt: Strip Shingles shall have a minimum of six fasteners per shingle in the 110-120mph wind zones.

Ice Protection: In areas where the Average Daily Temperature in January is 29°F (+1°C) or less or when Table RR001.2(1) criteria so designates, an Ice Barrier of a Self-Adhering Polymer Modified Bitumen Sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the Building.

Underlayment Application: For roof slopes from 2 units Vertical in 12 units Horizontal (17% Slope), up to 4 units Vertical in 12 units Horizontal (33% Slope), Underlayment shall be two layers applied in the following manner:

Apply a 19 inch (483mm) Strip of Underlayment felt parallel with and starting at the Eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36 inch wide sheets of Underlayment, overlapping successive sheets 18 inches, and fastened sufficiently to hold in place. For roof slopes of 4 units vertical in 12 units horizontal (33% Slope) or greater, underlayment shall be one layer applied in the following manner.

Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 6 inches, fastened sufficiently to hold in place. End laps shall be offset 6 feet.

RR005 2.8 Flashing: Flashing for asphalt shingles shall comply with this section.

RR005 2.8.1 Base and Cap Flashing: Base and Cap Flashing shall be installed in accordance with Manufacturer's Installation Instructions. Base Flashing shall be of either corrosion resistant metal of minimum nominal 0.019 inch thickness or mineral surface roll roofing weighing a minimum of 77lbs per 100 square feet. Cap Flashing shall be corrosion resistant metal of minimum nominal 0.019 inch thickness.

RR005 2.8.2 Valleys: Valley Linings shall be installed in accordance with Manufacturer's Installation Instructions before applying shingles. Valley Linings of the following type shall be permitted:

For Open Valleys (Valley Lining Exposed) lined with metal, the valley shall be at least 24 inches wide and of any of the Corrosion Resistant Metals in the Table RR005 2.8.2 shown below.

For Closed Valleys (Valley Covered With Shingles), Valley Lining of one ply of smooth roll roofing complying with ASTM D 224 Type II or Type III and at least 36 inches wide, or Metal Valley Lining as described above, or Ice shield as described above shall be permitted.

Table RR005 2.8.2 Valley Lining & Flashing Material

MATERIAL:	MINIMUM THICKNESS (Inches)	GAGE	WEIGHT (pounds)
Copper	—	—	—
Aluminum	0.024	—	—
Stainless Steel	—	—	1
Galvanized Steel	0.0170	—	—
Zinc Alloy	0.027	20	20
Lead	—	26 (Zinc Coated GAO)	—
Painted Terne	—	—	—

RR005 2.8.3 Crickets and Saddles: Crickets and Saddles shall be installed on the ridge, (high), side of all Chimneys, gables and Saddle Coverings shall be non-combustible and shall be indicated in the table above.

RR005 2.8.4 Sidewall Flashing: Flashing against a vertical sidewall shall be by the Step-Flashing method.

RR005 2.8.5 Other Flashing: Flashing against a vertical front wall, as well as Soil Stack, Vent Pipe and Chimney Flashing, shall be applied according to Asphalt Shingle Manufacturer's Printed Instructions. All pipe penetrations shall receive pre-formed rubber boot sized to fit the pipe.

CARBON MONOXIDE DETECTOR NOTES

Carbon Monoxide detectors shall be listed and labeled as complying with UL 2004-2002 and shall be installed in accordance with the manufacturer's installation instructions.

Detectors shall be hard wired to the building's wiring system and shall have a battery back-up system.

Detectors shall be interconnected so that if a single detector is triggered all alarms that are part of the system shall sound.

Alarm sound emitted by the detector shall be differentiated from other types of alarms installed in the building, (smoke, fire, security, etc.)

SMOKE DETECTOR NOTES

All smoke detectors shall conform to the requirements of the N.Y. State Building Code section R317.

Smoke detectors shall be required as follows:

- In all sleeping rooms.
- Immediately outside of all sleeping rooms.
- At a minimum one per floor level excluding crawl spaces.

All detectors shall be interconnected such that if one detector is triggered the alarms of all detectors will sound.

All detectors shall hard wired and have battery back up in the event of a power outage.

Equipment and Installation shall conform to NFPA 72 for household fire warning equipment.

ELECTRICAL NOTES

All electrical work shall be done by a Village of Freeport Licensed electrician. All work shall conform to the New York State Building and Plumbing Codes, the requirements of a Village of Freeport, and Nassau County.

The electrical shall file for all required permits and present copies of all work permits, contributions, and municipal sign offs to the Owner.

PLUMBING NOTES

All plumbing work shall be done by a Village of Freeport Licensed plumber. All work shall conform to the New York State Building and Plumbing Codes, the requirements of a Village of Freeport Water Department, and Nassau County.

The plumber shall file for all required permits and present copies of all work permits, contributions, and municipal sign offs to the Owner.

LIGHT & VENTILATION NOTES

All habitable rooms excluding hallways, bathroom, and closets shall have at minimum:

- Clear unobstructed glass equal in area to 8% of the floor area in which the glass is located.
- Operable sources of ventilation with clear unobstructed area equal to 4% of the floor area in which the openings are located.

Bathrooms shall have mechanical ventilation equal to a minimum of 50 cfm.

Stairs shall be provided with artificial light located at the landings and controlled by a three way switch located at the top and bottom of the stair.

Clothes Dryers shall be vented to the exterior of the building. Ventilation duct work shall be rigid metal a minimum of .016" thick. Duct run shall not exceed 25'-0" and the maximum length shall be reduced by 5'-0" for each 90 degree bend in the run and 2'-0" for each 45 degree bend in the run.

Exhaust ducts shall be equipped with a backdraft damper.

EMERGENCY EGRESS OPENING NOTES

Basements with habitable space and all sleeping rooms shall have at least one emergency egress opening which shall be operable from the interior without the use of a key or special tools.

The minimum sizes of the opening shall be as follows:

- Minimum Opening Area = 5.7sq.ft.
- Minimum Opening Height = 24"
- Minimum Opening Width = 20"
- Maximum sill height above adjacent floor = 4"

The location and size of Emergency Egress Openings are indicated on the plans as "EEO". If an EEO is not indicated for a sleeping room or habitable basement the contractor shall consult the Architect prior to the start of construction.

Proposed New One Family Residence - Landscape Plan

Residence @:
267 Roosevelt Avenue (Interior Lot 2)
Freeport, N.Y. 11520

Architect	James Lerner, Architect 424 Madison Street Westbury, New York 11590 Tel. (516) 876-8821 Email: jslarch46@yahoo.com	Architect	Maria J. Miro Design and Drafting 1002 Merrick Ave. N. Merrick, New York 11566 Tel. (516) 547-5251 Email: kandk93@aol.com
Project	Proposed New One-Family Residence		
Scale	Shown	Drawn by	J.L.M.
Date	6/16/25	Checked by	J. Lerner
Sheet No.	Sht. 1		

RECEIVED
2025 DEC 16 P 12:50
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Application Date: 12/16/25
Fees Paid: \$500.00

SP# 3888

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: 265 Roosevelt Ave ZONING DISTRICT RES A
SECTION 62 BLOCK 152 LOT 336 LOT SIZE: 5,000 SF

<input type="checkbox"/> TENANT	<u>APPLICANT</u>	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>MARIA J Miro</u>			Name: <u>Balcon Group</u>
Address: <u>1002 Merrick Ave. N Merrick</u>			Address: <u>41 Madison Ave.</u>
Telephone #: <u>516-547-5251</u>			Telephone #: <u>516-250-2155</u>

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

Present Land Use: 1-Family Residence Proposed Land Use: 1-Family Residence

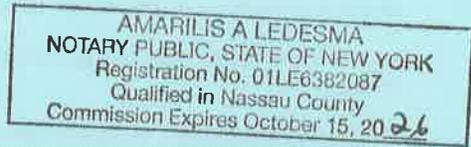
Description of Proposed Work: Proposed 1-Family Residence 3-Story, 2300 SF

I request a preliminary meeting: YES NO

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

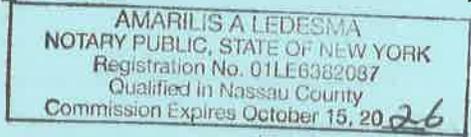
_____ YES _____ NO
12/1/25
DATE

Sworn to before me this 1st day of December, 2025.
Amarilis Ledesma
Notary Public



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

PROPERTY OWNER'S SIGNATURE _____ DATE 12/01/25
Sworn to before me this 1st day of December, 2025.
Amarilis Ledesma
Notary Public



FOR VILLAGE USE ONLY

RECEIVED
2025 DEC 16 PM 2:40
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2025 DEC 16 P 12:40

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER
December 10, 2025**

**LENNOX TERRY
265 ROOSEVELT AVE, FREEPORT, NY, 11520**

RE: **265 ROOSEVELT AVE, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 62 152 336
Building Permit Number: BP-25-29
Description: Proposed 2,300 SF 3 story one family dwelling with attached garage.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/ Daniela Hernandez

ZBA Approval Needed: Yes No

**VILLAGE OF FREEPORT
Department of Buildings
Recommendation**

RECEIVED

2025 DEC 15 12:40

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Notice

Negative Declaration

Positive Declaration

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

- The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.
- The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)

Project :

Building PermitNumber BP-25-29

Location: 265 ROOSEVELT AVE, FREEPORT, NY, 11520

Applicant: LENNOX TERRY

Description: Proposed 2,300 SF 3 story one family dwelling with attached garage.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: December 10, 2025

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

2025 DEC 16 P 12:40

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: Balcon Group			
Project Location (describe, and attach a location map): 265 Roosevelt Avenue, Freeport, N.Y. 11520			
Brief Description of Proposed Action: Proposed New Single Family Residence			
Name of Applicant or Sponsor: Balcon Corp		Telephone: 516-250-2155	
		E-Mail:	
Address: 41 Madison Avenue			
City/PO: Hempstead		State: N.Y.	Zip Code: 11550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input 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: Village of Freeport			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.1148	acres
b. Total acreage to be physically disturbed?		.1148	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.1148	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

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Balcon corp</u>	Date: <u>7/16/2025</u>	
Signature: <u>Roberto Delgado</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?"

RECEIVED
DEC 16 2025
NEW HAVEN

	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.

RECEIVED
 2025 DEC 16 P 12:41
 CLERK'S OFFICE
 VILLAGE OF HOLLAND, NY

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

Material List:

Corner House

265 Roosevelt Avenue, Freeport, N.Y.

RECEIVED

2025 DEC 16 P 12:41

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

**Roof: Owens Corning Oakridge Onyx Black
Architectural Roof Shingles**

**Siding: Georgia-Pacific Compass Double 4-in
Traditional Bayou Blue Vinyl Siding**

Trim: Pure White

**Stone Bottom: Coal Canyon 6 x 24 Stacked
Stone Ledger Panel, Splitface Edge**

Front Porch Columns: 8" Square Bright White

**Paver Stone: Front Porch Slab, Walkway: Ledgestone by Cambridge
Color: Light Gray**

**Front Entry Door: Single Raised Panel Solid with Sidelights
Color: Black**

Garage Door: Pure White Flat Panel with Smoky Glass

**Rear Exit Door at Second Level: Anderson 6 ft. wide x 6'-8" High Patio Doors
Color: Smoky Glass, Trim Black Onyx**

**Windows: Smoky Double Hung w/ Black Shutters
Anderson or Approved Equal**

**Rear Exit Door under stair: Steel Raised Panel with Window at Top
Color: White**

**Stair at second level: White Posts with black spindles, Deck stairs are white trex finish.
Posts and columns are pressure treated natural wood, See Sample photo**



**Owens Corning Oakridge Onyx black
Architectural Roof Shingles**

**Georgia-Pacific Compass Double 4-in
Traditional Bayou Blue Vinyl Siding**

Roberto Delgado
Balcon Corp

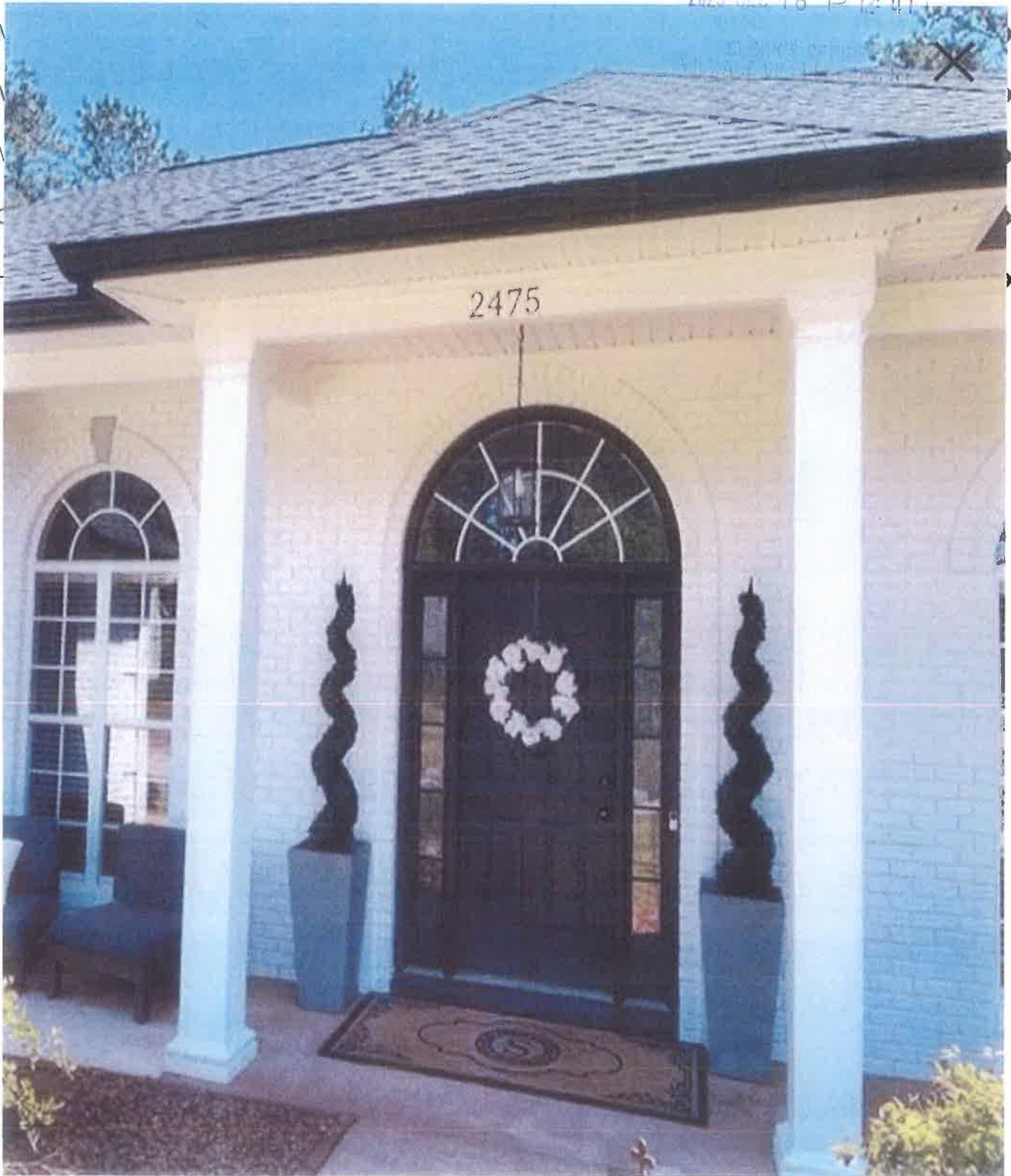
RECEIVED

2025 DEC 16 P 12:41

RECEIVED

RECEIVED

2025 DEC 16 P 12:41



Sample
Front Columns

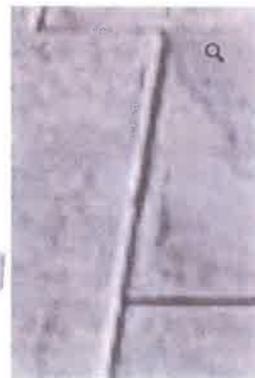
We are proud to announce the opening of our new location in East Setauket. Click this for more information and visit us



(https://9brothersbuilding.com/wp-content/uploads/2018/04/shc_ledgestone_permeable_3pc.jpg)

(https://9brothersbuilding.com/wp-content/uploads/2018/04/shc_ledgestone_permeable_3pc_2)

Pavers at Porch, Driveway
 LEDGESTONE by Cambridge
 Color: Light Gray



RECEIVED

2025 DEC 16 P 12:41

ELIJAH'S OFFICE
VILLAGE OF GREAT BRITAIN, NY



1 / 47 View of front of house featuring decorative driveway, stone siding, and an attached garage

Sample of Front Entry
Door, Windows, Garage
Door.

RECEIVED

2025 DEC 16 P 12:42

CLEAR'S DRIVE
VILLAGE, GA 30136



3 / 47 View of property with decorative driveway and an attached garage

RECEIVED

2025 DEC 16 P 12:42

CLERK'S OFFICE
VILLAGE OF FREEBORO, NJ



4 / 47 Dock area with a water view, stairway, and a residential view

SAMPLE REAR
EXTENCOR STAIR + GARAGE EXIT
DOOR.

← FRONT STONE FACE AT PERIMETER



Evolve Stone River Clay 14.25 SF Box Flats

\$197.98



Evolve Stone Kodiak Mine 14.25 SF Box Flats

\$197.98

RECEIVED
DEC 16 P 12:42
LUMBER OFFICE
5001 FARM ROAD NW



Evolve Stone Afternoon Vale 14.25 SF Box Flats

\$197.98



Evolve Stone Dune Point 14.25 SF Box Flats

\$197.98

Evolve Stone Accessories

RECEIVED

2025 DEC 16 P 12:42

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



SAMPLE of
REAR DECK STAIR
AND WINDOWS FOR
267 ROOSEVELT.



RECEIVED

2025 DEC 16 P 12:42

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SUBJECT SITE
SOUTHEAST CORNER ROOSEVELT AVE
AND CEDAR.

PROPOSED LOCATION HOUSE
#265 ROOSEVELT AVE



SUBJECT SITE
PROPOSED #267 ROOSEVELT AVE.
PHOTO ALSO SHOWS ADJACENT
PROPERTY OWNER # 271 ROOSEVELT

RECEIVED

2025 DEC 16 1 P 12:42

CLIENT'S OFFICE
VILLAGE OF EAST FORD, NJ



RECEIVED

2025 DEC 16 P 12:42

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SUBJECT SITE
Photo Taken From
CEDAR ST - Facing East



#289 Roosevelt Ave.

RECEIVED

2025 DEC 16 P 12:43

CLERK'S OFFICE
VILLAGE OF JERICHO, NY



#289, #293 Roosevelt Ave
Adjacent Property Owners

RECEIVED

2025 DEC 16 P 12:43

CLIENTS OFFICE
VILLAGE OF TRESTON, NY



#268 Roosevelt Ave

RECEIVED

2025 DEC 16 P 12:43

POSTAL SERVICE
VILLAGE OF FREEBURG, NY



Adjacent Fence
on Cedar St.

RECEIVED

2025 DEC 16 P 12:43

CLERK'S OFFICE
VILLAGE OF TALENT, NY



CAMERA SHOWING
PROPERTY ACROSS ST.

133 CEDAR. & # 137 CEDAR.

RECEIVED

2025 DEC 16 P 12:43

SECURITY SERVICE
VILLAGE OF WEST HAVEN, CT



RECEIVED

2025 DEC 16 P 12:43

CLERK'S OFFICE
VILLAGE OFFICE FOR 1, NY

#284 Roosevelt Ave
Across the Street
From Subject Site.

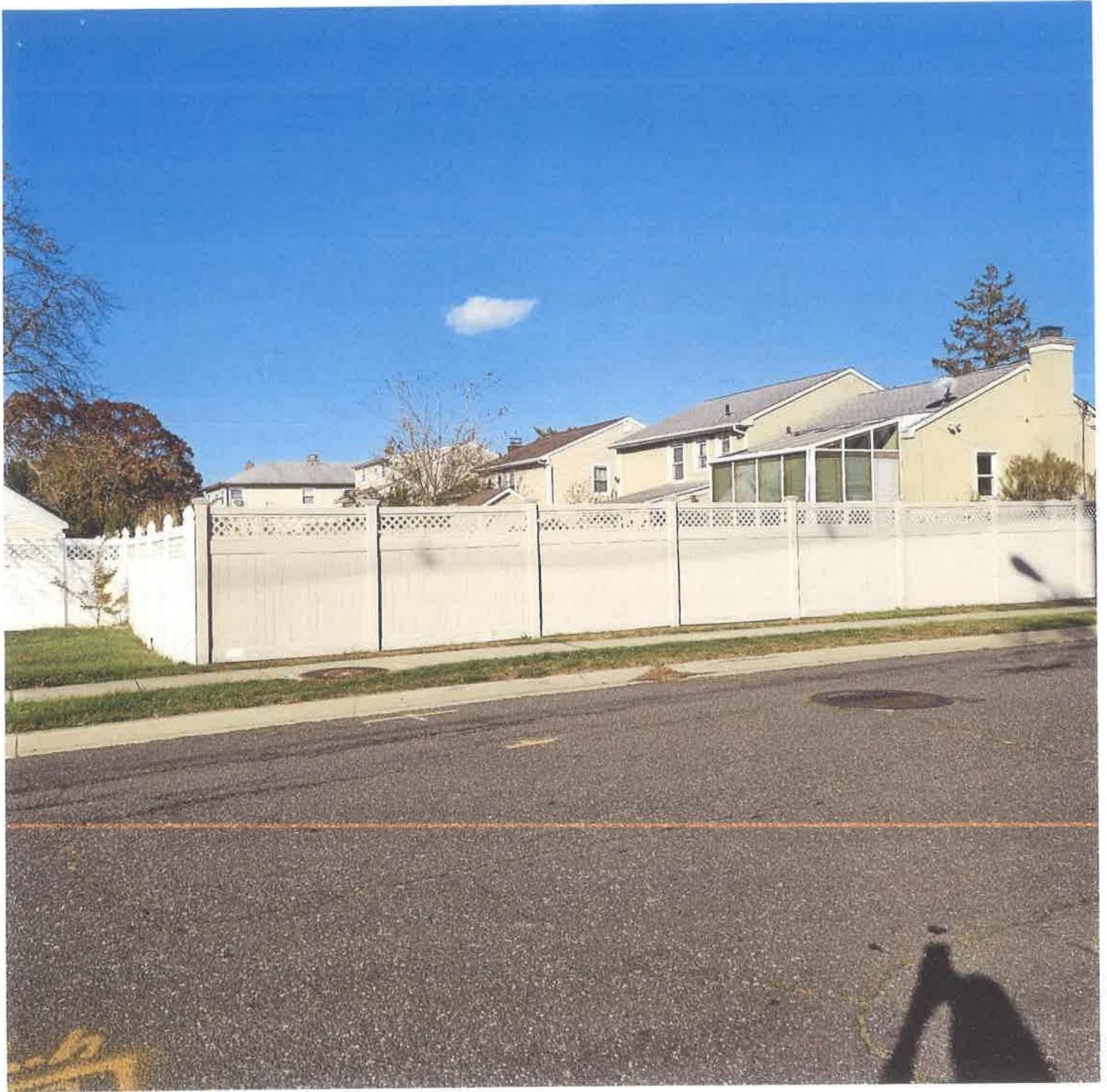


RECEIVED

2025 DEC 16 P 12:43

PLANNING OFFICE
VILLAGE OF WESTPORT, NY

Neighboring Property
Across ST - #128 Cedar.



RECEIVED

2025 DEC 16 P 12:43

CLERK'S OFFICE
VILLAGE OF FRESHWATER, NY

Fencing For Property #128 Cedar,
Immediately behind Subject
Site # 450 S Long Beach



CAMERA FACING WEST
ROOSEVELT AVENUE

RECEIVED

2025 DEC 16 P 12:43

CLERK'S OFFICE
VILLAGE OF FREETOWN, NY

RECEIVED

2025 DEC 16 P 12:43



Boxwood (Buxus)
Landscape Hedge
Stays Low 2 Ft High - 4 Ft High
Stays Green All Year

- Zones: 4-8
- Height: 10-18'
- V
- E



Tortuga® Juniper

FRONT BORDER

Juniperus communis

- Zones: 2-7
- Height: 2'
- Width: 3-4'
- Exposure: Full Sun

RECEIVED
 2025 DEC 16 P 12:44
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, N.H.

RECEIVED

2025 DEC 16 P 12:44

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



EMERALD
Green
ARBORVITAE
HEDGE
5-6 FT.
High

Boxwood
Landscape
HEDGE
2-4 FT
High

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load	Wind Design				Seismic Design Load	Subject to damage from:			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazard Zone	Mean Annual Temperature	Air Freezing Index
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost-line Depth	Termite					
25 psf	130 mph	No	No	Within 1 Mile of Shoreline	B	Severe	36"	Moderate to Heavy	15 F	As per Sec. 905.2.7.1 YES	Yes	52.9	1500 or less

STRUCTURAL LOADS

Live Loads, Minimum lbs. per square foot

Exterior Balcony	60psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
	20psf
	20psf

Dead Loads

WEIGHTS OF MATERIALS lbs (per sq.ft.)

Ceramic Tile 1/4" thick
1" mortar base
Hardwood Flooring 3/4" thick
5/8" Gypsum Board w/stop
TYPICAL DEAD LOADS lbs per square foot
Floor with mid end tile finish = 21 psf
Floor with hardwood finish = 12 psf

MAXIMUM ALLOWABLE DEFLECTION

Floor and Ceiling Joists
Live Load = 1/260
Total Load = 1/460
Roof Rafters with no interior finish ceiling
Live Load = 1/180
Total Load = 1/240
Roof Rafters with interior finish ceiling
Live Load = 1/260
Total Load = 1/460

GENERAL NOTES

Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.

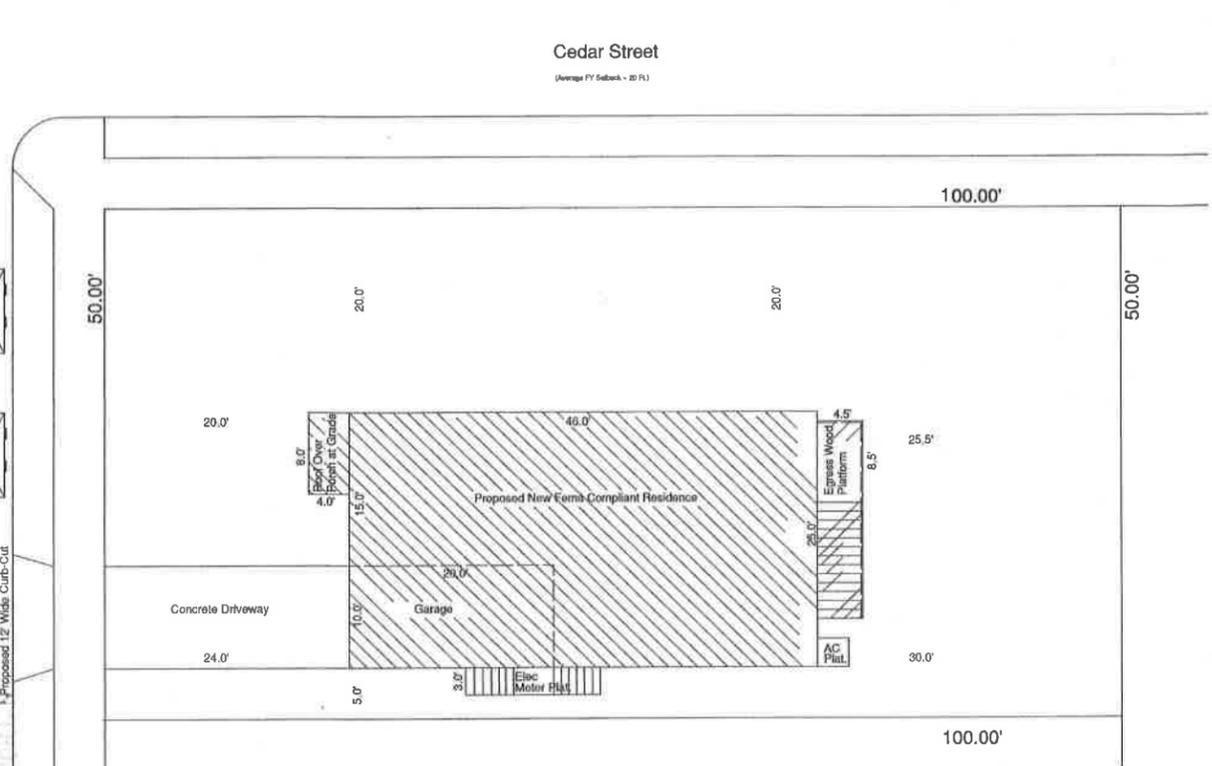
- All work shall be in compliance with codes of the Village of Freeport, the 2020 Residential Code of the State of N.Y. State, Fire Prevention Codes, NYS DEC, Board of Fire Underwriters & any other agencies having jurisdiction.
- The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
- The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
- The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public. Any materials and property not included in the scope of work shall be suitably protected against damage and if necessary, shall be restored to its original state.
- The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
- All Plumbing, Electrical and other work as required is to be performed by approved licensed contractors.
- The Contractor shall at all times keep the site free from the accumulation of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

Legend

Symbol	Description
	8"W. PC Fdn. Wall on 24"W.x12"D. (Min.) PC Footing
	2x4 Wd. Construction
	Plumbing Wall. See Plan
	Fire Rated Wall. See Plan
	Bearing Wall. See Plan
	Exhaust Fan
	Section #
	Shteel #
	Elevation #
	Sheet #
	Sprinkler Head
	Smoke Detector / Carbon Monoxide Detector

Sheet Legend

Sht. #	Description
1 of 8	Plot Plan, Notes and Plumbing Riser Diagram
2 of 8	Elevations
3 of 8	Elevations
4 of 8	Foundation / Pile Plan and Details
5 of 8	First Floor Plan and Second Floor Plan
6 of 8	Fdn. Grade / First and Second Floor Sprinkler Plans
7 of 8	Roof Framing 7 Attic Plan and Section
8 of 8	Details and Construction Specs



Plot Plan
Sc. 1/8" = 1'-0"

ZONING INFORMATION:

ONE FAMILY RESIDENCE A
BASE FLOOD ELEVATION = 8.0' DESIGN FLOOD ELEVATION = 12.0' (NAVDBG)

	PERMITTED:	PROPOSED:
PLOT AREA:	5,000 S.F.	5,000 S.F.
PROPOSED HOUSE: (FOOTPRINT)	1500 S.F.	1,150 S.F.
PROPOSED PORTICO: (AT GRADE)		32 S.F.
PROPOSED EGRESS PLATFORM:		38.25 S.F.
TOTAL BUILDING:	1500 S.F.	1220.25 S.F.
PERCENTAGE OF LOT COVERAGE	30%	24.4 %
PROPOSED 2nd FLOOR:	1500 S.F.	1,150 S.F.
PROPOSED 3rd FLOOR:		1105.9 S.F.
TOTAL LIVING SPACE		2,255.9 S.F.
FRONT YARD SB:	20.0 FT.	20.0 FT.
MIN. SIDE YARD:	5.0 FT.	5.0 FT.
SIDE YARD AGGREGATE:	15.0 FT.	25.0 FT. (CORNER)
REAR YARD:	25 FT.	25.5 FT.
HEIGHT:	30 FT.	30 FT.

ROOFING NOTES:

Asphalt Shingle Shingles shall have a minimum of six fasteners per shingle in the 110-120mph wind zones.

Ice Protection: In areas where the Average Daily Temperature in January is 25°F (-4°C) or less or when Table RR905.2.1.1 criteria so designate, an Ice Barrier of a Self-Adhering Polymer Modified Bitumen Sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the Building.

Underlayment Application: For roof slopes from 2 units Vertical in 12 units Horizontal (17% Slope), up to 4 units Vertical in 12 units Horizontal (33% Slope), Underlayment shall be two layers applied in the following manner:
Apply a 19-inch (483mm) Roll of Underlayment felt parallel with and starting at the Eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36 inch-wide sheets of Underlayment, overlapping successive sheets 10 inches, and fastened sufficiently to hold in place. For roof slopes of 4 units vertical in 12 units horizontal (33% Slope) or greater, underlayment shall be one layer applied in the following manner:
Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 6 inches. Fastened sufficiently to hold in place. End laps shall be offset 6 feet.

RR905.2.8 Flashing: Flashing for asphalt shingles shall comply with this section.
RR905.2.8.1 Base and Cap Flashing: Base and Cap Flashing shall be installed in accordance with Manufacturer's installation instructions. Base Flashing shall be of other corrosion resistant metal of minimum nominal 0.019 inch thickness or mineral surface roll roofing weighing a minimum of 77lbs per 100 square feet. Cap Flashing shall be corrosion resistant metal of minimum nominal 0.019 inch thickness.
RR905.2.8.2 Valleys: Valley Linings shall be installed in accordance with Manufacturer's installation instructions before roofing shingles. Valley Linings of the following type shall be permitted:
For Open Valley (Valley Lining Exposed) lined with metal, the valley shall be at least 24 inches wide and of any of the Corrosion Resistant Metals in the Table RR905.2.8.2, shown below.
For Closed Valley (Valley Covered With Shingles), Valley Lining of one ply of smooth roll roofing complying with ASTM D 224 Type II or Type III and at least 36 inches wide, or Metal Valley Lining as described above, or low-slope as described above shall be permitted.
Table RR905.2.8.2 Valley Lining & Flashing Material
MATERIAL MINIMUM THICKNESS (inches) GAGE WEIGHT (pounds)
Copper — — — —
Aluminum 0.024 — — —
Stainless Steel — — — —
Galvanized Steel 0.0170 28 28
Zinc Alloy — — — —
Lead — — — —
Painted Tarn — — — —
RR905.2.8.3 Crickets and Sillings: A Cricket Sillings shall be installed on the hips, (high), side of all Chimneys, Gable or Saddle Coverings shall be more optimum sheet metal as indicated in the table above.
RR905.2.8.4 Sillings Flashing: Flashing against a vertical sidewall shall be by the Step-Flashing method.
RR905.2.8.5 Other Flashing: Flashing against a vertical front wall, as well as Soil Stack, Vent Pipe and Chimney Flashing, shall be applied according to Asphalt Shingle Manufacturer's or Product Instructions. All pipe penetrations shall require pre-formed rubber boot sized to fit the pipe.

CARBON MONOXIDE DETECTOR NOTES

Carbon Monoxide detectors/alarms shall be listed and labeled as complying with UL 2034-2002 and shall be installed in accordance with the manufacturer's installation instructions.
Detectors shall be hard wired to the building's wiring system and shall have a battery back up system.
Detectors shall be interconnected so that if a single detector is triggered all alarms that are part of this system shall sound.
Alarm sound emitted by the detector shall be differentiated from other types of alarms installed in the building. (smoke, fire, security, etc.)

SMOKE DETECTOR NOTES

All smoke detectors shall conform to the requirements of the N.Y. State Building Code section R317.
Smoke detectors shall be required as follows:
1. In all sleeping rooms
2. Immediately outside of all sleeping rooms
3. At a minimum one per floor level excluding crawl spaces
All detectors shall be interconnected such that if one detector is triggered the alarms of all detectors will sound.
All detectors shall have battery back up in the event of a power outage.
Equipment and installation shall conform to NFPA 72 for household fire warning equipment.

ELECTRICAL NOTES

All electrical work shall be done by a Village of Freeport Licensed electrician. All work shall conform to the New York State Building Code & NEC, the requirements of the Village of Freeport, and Nassau County.
The electrician shall file for all required permits and present copies of all work permits, certifications, and municipal sign tags and an Underwriters' Lab Certificate to the Owner.

PLUMBING NOTES

All plumbing work shall be done by a Village of Freeport Licensed plumber. All work shall conform to the New York State Building and Plumbing Codes, the requirements of a Village of Freeport Water Department, and Nassau County.
The plumber shall file for all required permits and present copies of all work permits, certifications, and municipal sign tags to the Owner.

LIGHT & VENTILATION NOTES

All habitable rooms including hallways, bathroom, and closets shall have at minimum:
1. Clear unobstructed glass equal in area to 8% of the floor area in which the glass is located.
2. Operable sources of ventilation with clear unobstructed area equal to 4% of the floor area in which the openings are located.
Bathrooms shall have mechanical ventilation equal to a minimum of 50 cfm.
Stairs shall be provided with artificial lights located at the landings and controlled by a three way switch located at the top and bottom of the stair.
Crown Moulding shall be vented to the exterior of the building. Ventilation duct work shall be rigid metal a minimum of 21/2" thick. Duct run shall not exceed 25'-0" and the maximum length shall be reduced by 6'-0" for each 90 degree bend in the run and 2'-0" for each 45 degree bend in the run.
Exhaust ducts shall be equipped with a backdraft damper.

EMERGENCY EGRESS OPENING NOTES

Basements with habitable space and all sleeping rooms shall have at least one emergency egress opening which shall be open to the interior without the use of a key or special tools.
The minimum sizes of the opening shall be as follows:
1. Minimum Opening Area = 5.7 sq.ft.
2. Minimum opening height = 24"
3. Minimum opening width = 20"
4. Maximum sill height above adjacent floor = 4"

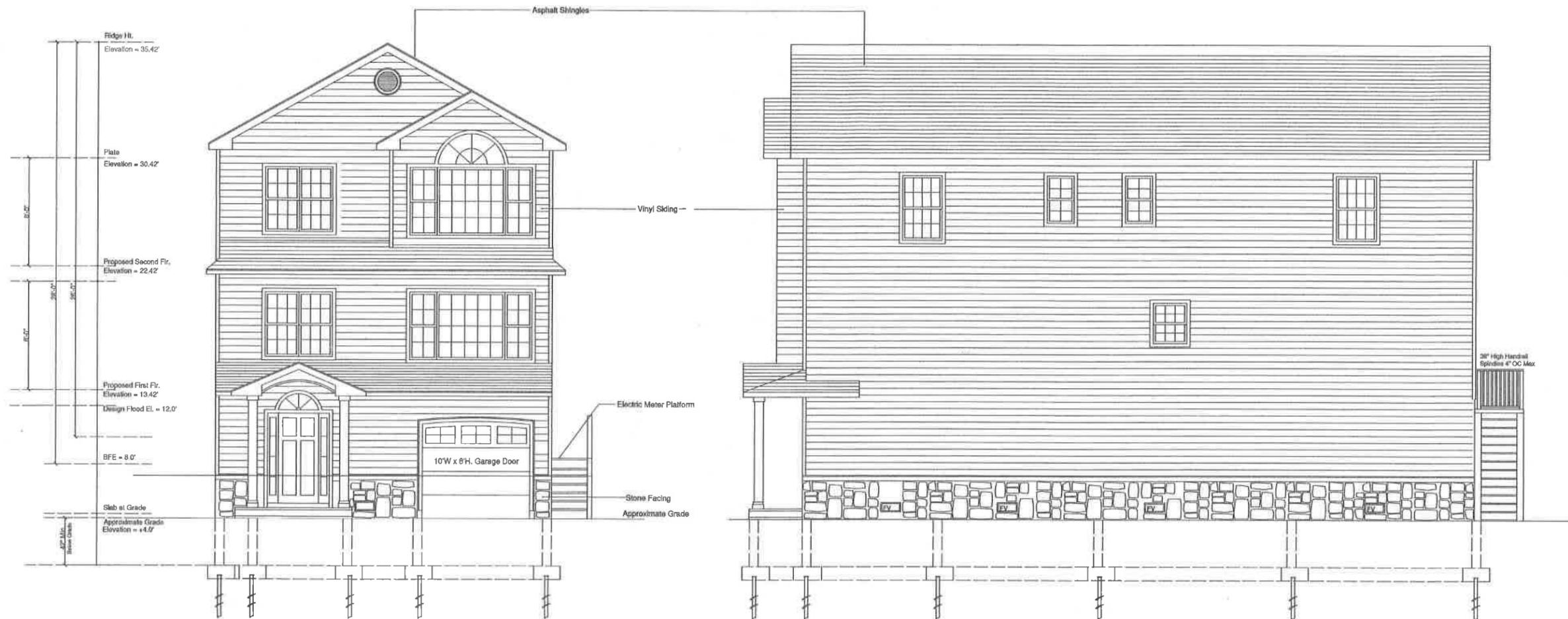
Proposed New One Family Residence
Residence @:
265 Roosevelt Avenue (Corner Lot 1)
Freeport, N.Y. 11520

Architect: James Lerner, Architect
424 Madison Street
Westbury, New York 11590
Tel. (516) 876-8521 Email: jalarchd@aol.com

Designer: Maria J. Miro Design and Drafting
1002 Merrick Ave.
N. Merrick, New York 11566
Tel. (516) 547-5251 Email: kandis3@aol.com

Project: Proposed New One-Family Residence
Residence @ 265 Roosevelt Avenue - Corner Lot Freeport, N.Y. 11520

Scale: Drawn: 6/1/2025
Checked by: J. Lerner
Sht. 1



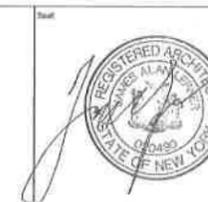
1 Front Elevation (West Face)
Sc. 1/4"=1'-0"

2 Side Elevation (South Face)
Sc. 1/4"=1'-0"

RECEIVED
 2025 DEC 16 P 12:44
 CLIENT'S OFFICE
 VILLAGE OF FREEPORT, NY

Proposed New One Family Residence

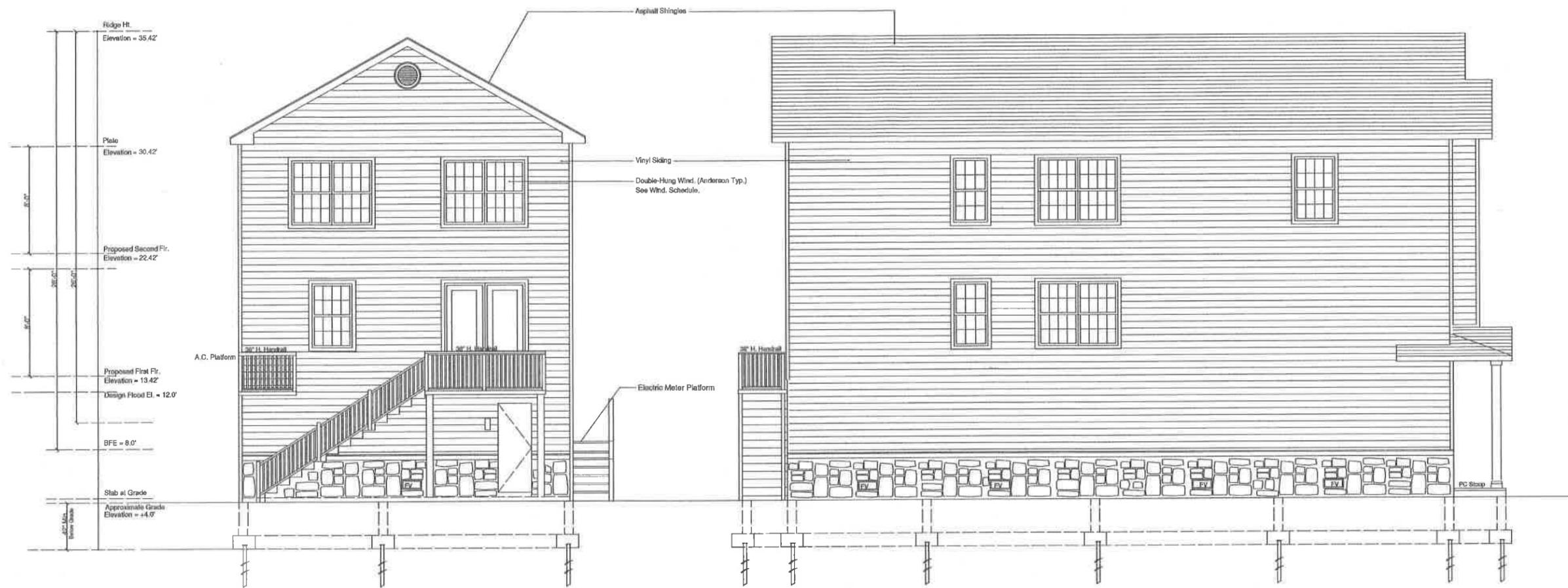
Residence @:
 265 Roosevelt Avenue (Corner Lot 1)
 Freeport, N.Y. 11520



Architect: **James Lerner, Architect**
 424 Madison Street
 Westbury, New York 11590
 Tel. (516) 876-8521 Email: jalarch46@yahoo.com

Maria J. Miro Design and Drafting
 1002 Merrick Ave.
 N. Merrick, New York 11566
 Tel. (516) 547-5251 Email: kandj93@aol.com

Project: Proposed New One-Family Residence			
Project: Residence @ 265 Roosevelt Avenue - Corner Lot Freeport, N.Y. 11520			
Scale: Shown	Drawn by: MJM	Sheet No:	Sht. 2
Date: 6/16/25	Checked by: J. Lerner		



3 Rear Elevation (East Face)
Sc. 1/4"=1'-0"

4 Side Elevation (North Face)
Sc. 1/4"=1'-0"

RECEIVED
 2025 DEC 16 P 12:44
 TOWN'S OFFICE
 VILLAGE OF FREEPORT, N.Y.

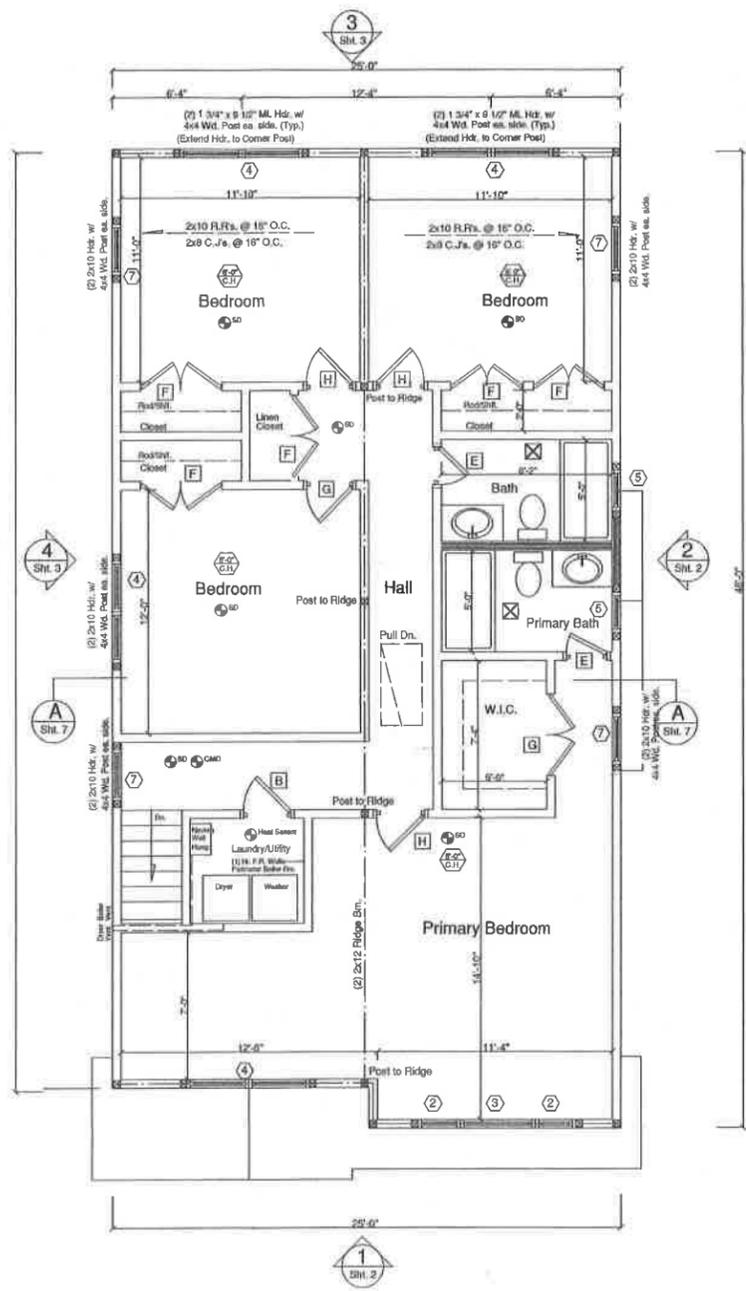
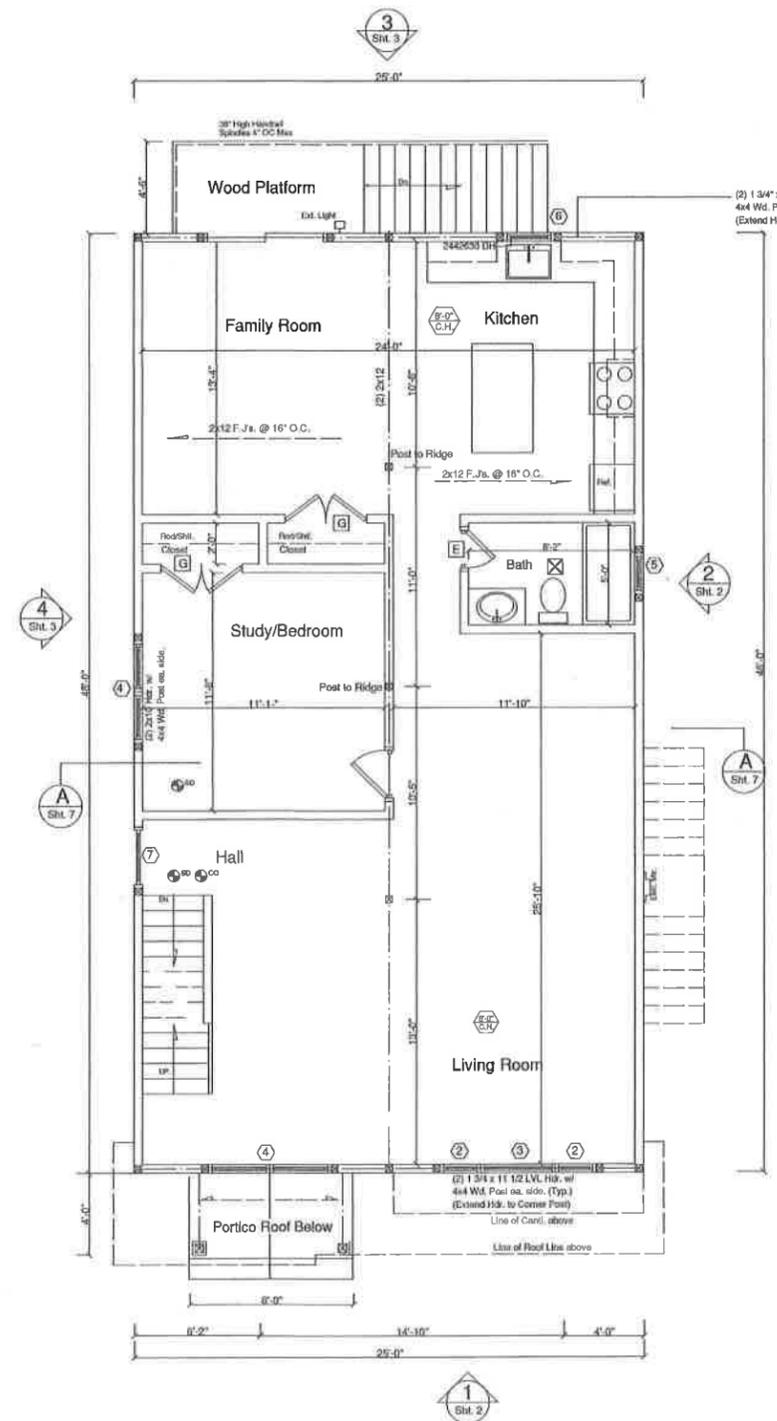
Proposed New One Family Residence
 Residence @:
 265 Roosevelt Avenue (Corner Lot 1)
 Freeport, N.Y. 11520



Architect: **James Lerner, Architect**
 424 Madison Street
 Westbury, New York 11590
 Tel. (516) 876-6521 Email: jslarch46@yahoo.com

Maria J. Miro Design and Drafting
 1002 Merrick Ave.
 N. Merrick, New York 11596
 Tel. (516) 547-5251 Email: kandk93@aol.com

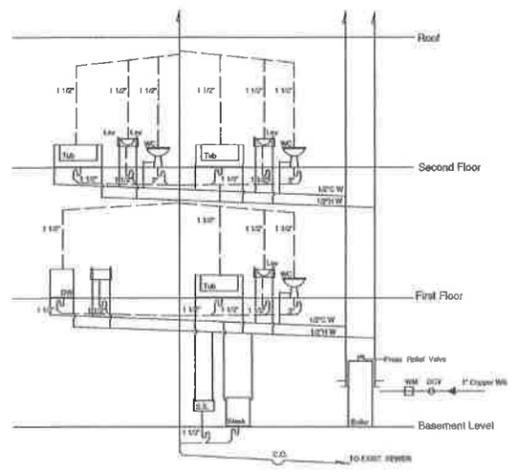
Project: Proposed New One-Family Residence			
Residence @ 265 Roosevelt Avenue - Corner Lot Freeport, N.Y. 11520			
Scale: Shown	Drawn by: JLM	Sht. No.:	
Date: 01/05	Checked by: J Lerner	Sht. 3	



Sym.	Location	Description	R.O. (Width x Height)	Qty.
①	Primary Bedroom	Arch Window Anderson AFFW502	4'-11 3/4" x 2'-5 5/8"	1
②	Primary Bedroom Living Room	Picture Window Anderson DHP410410	4'-11 7/8" x 5'-1 1/4"	1
③	Primary Bedroom Living Room	Double Hung Anderson TW24410	4'-11 7/8" x 5'-1 1/4"	4
④	Study/Bedroom 2nd Flr. Bedrooms	Double Hung Anderson TW24410-2	5'-11 13/16" x 5'-1 1/4"	4
⑤	1st. and 2nd. Flr. Bathrooms	Double Hung Anderson TW20210	2'-2 1/8" x 3'-1 1/4"	2
⑥	Kitchen	Double Hung Anderson TW26210	2'-10 1/8" x 3'-1 1/4"	1
⑦	Primary Bedroom 2nd Flr. Bedrooms	Double Hung Anderson TW26310	3'-2 1/8" x 5'-1 1/4"	3
⑧	1st and 2nd Flr. Stairwells	Double Hung Anderson TW26310	2'-10 1/8" x 4'-1 1/4"	2

R.O. = Rough Opening

Sym.	Location	Description	Size (Width x Height)	Qty.
A	Rear Cellar Door	Stl. Exterior Dr.	3'-0" x 6'-8"	1
B	Cellar Garage Door 2nd Flr. Utility Rm.	(1) Hr. Fire-rated Stl. Door	3'-0" x 6'-8"	2
C	Front Entry	Front Exterior Door Sidelight ea. side	5'-8" x 6'-8"	1
D	Rear Family Room	Glass Sliding Door	6'-0" x 6'-8"	1
E	1st. and 2nd. Floor Bathroom Doors	HC Interior Door (6) Panel	2'-0" x 6'-8"	2
F	1st. and 2nd. Floor Closet Doors	HC Interior Door (6) Panel	1'-8" x 6'-8"	4 (2) Pairs
G	1st. and 2nd. Floor Closet Doors	HC Interior Door (6) Panel	2'-0" x 6'-8"	10 (5) Pairs
H	Study / Bedroom 2nd Flr. Bedrooms	HC Interior Door (6) Panel	2'-8" x 6'-8"	5
H	Garage	Glass / Panel Arched Ext. Garage Door	6'-0" x 7'-0"	1



RECEIVED
2025 DEC 16 P 12:44
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

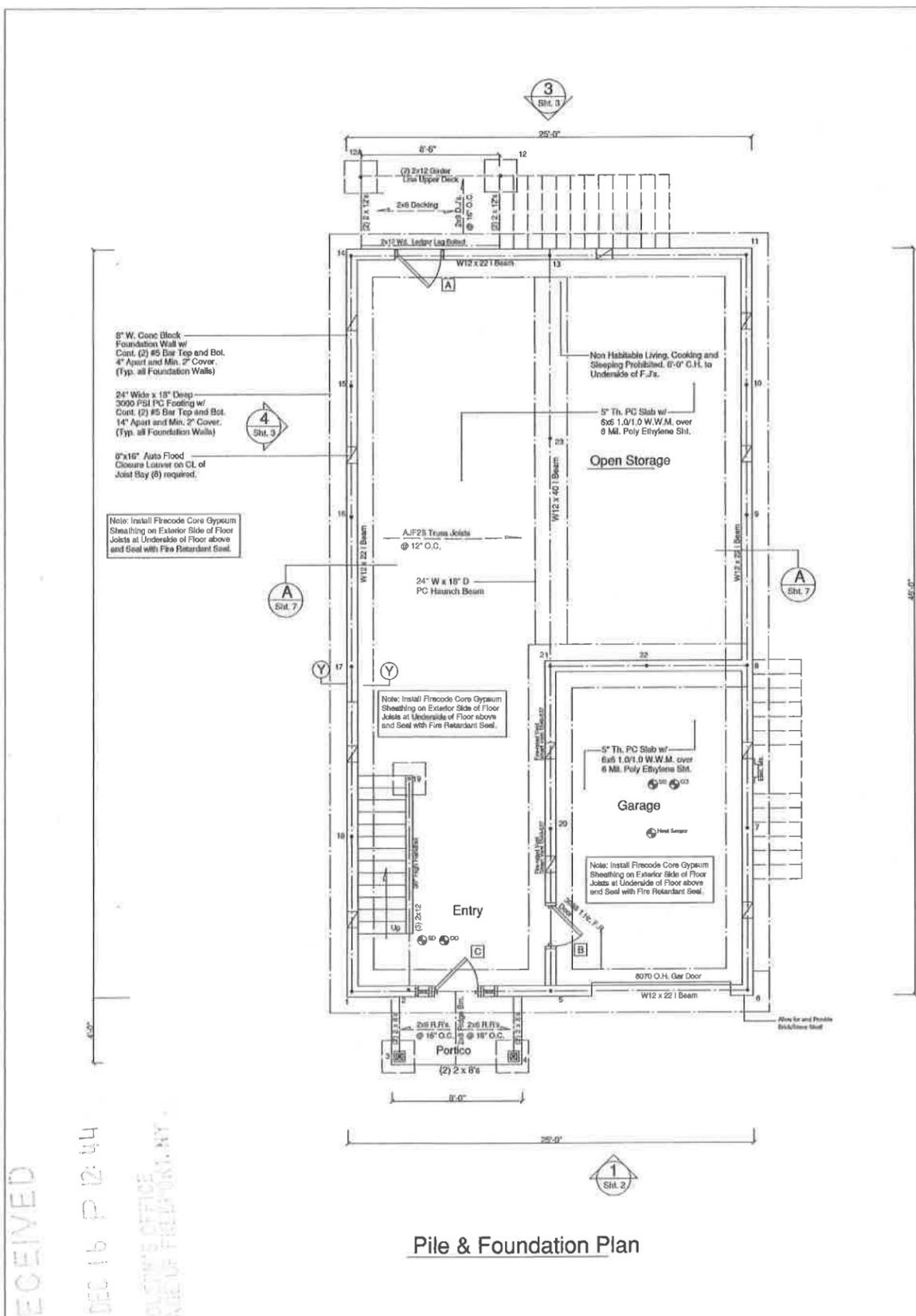
Proposed New One Family Residence
Residence @:
265 Roosevelt Avenue (Corner Lot 1)
Freeport, N.Y. 11520



Architect: James Lerner, Architect
424 Madison Street
Westbury, New York 11590
Tel. (516) 878-6521 Email: jslarch46@yahoo.com

María J. Miro Design and Drafting
1002 Merrick Ave.
N. Merrick, New York 11566
Tel. (516) 547-5251 Email: kandk93@aol.com

Proposed New One-Family Residence			
Project: Residence @ 265 Roosevelt Avenue - Corner Lot Freeport, N.Y. 11520			
Scale: Shown	Drawn by: MJM	Sht. No.:	
Date: 10/19/25	Checked by: J. Lerner	Sht. 4	

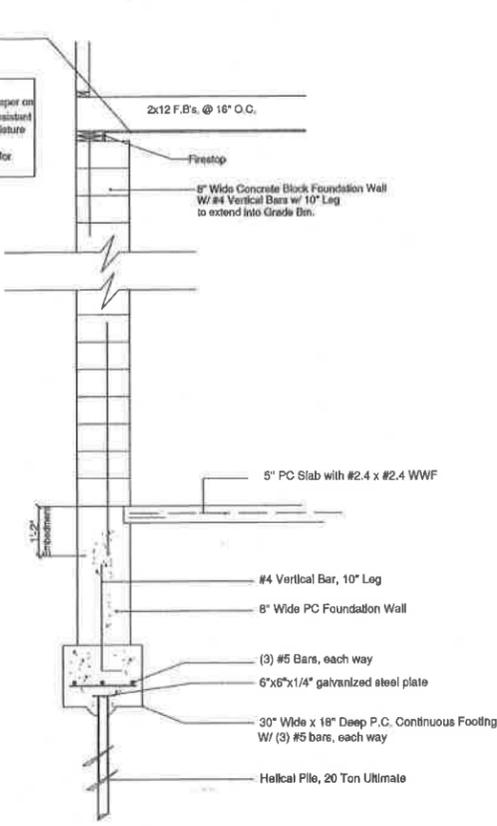


Pile & Foundation Plan

At Underside of Floor Above
Install Firecode Core Gypsum
Sheathing on Exterior Side
of Floor Joists.
Seal w/ Fire Retardant Seal

Sheetrock Firecode Core Gypsum
Sheathing has moisture resistant paper on
both sides, along with a moisture resistant
core that provides resistance to moisture
and climate changes.
The fire-resistant (Type X) Panels for
Wood-Framed Construction.

2
Sht. 2



Typ. Helical Pile Detail
(Section Y-Y)

Sc. 1/2" = 1'-0"

FLOOD VENT CALCULATIONS:
UNFINISHED GRADE LEVEL PLAN = 1150 S.F.
1150 S.F. / 225 (SMART VENT SEE SHEET OF) = 5.1, 6 REQUIRED, 6 PROVIDED
GARAGE AREA = 222.3 S.F.
222.3 S.F. / 250 S.F. = .89, SAY 1 - MINIMUM OF 2 REQUIRED, 3 PROVIDED
VESTIBULE AREA = 122.9 S.F.
(USE SMART VENT UL FIRE-RATED INTERIOR WALL INSTALLATION MODEL #1540-537 FIRE DAMPER)
122.9 S.F. / 150 S.F. = .8, SAY 1 - 2 MINIMUM REQUIRED, 2 MINIMUM PROVIDED
PLUS USE (1) SMART VENT UL CERTIFIED FIRE-RATED MASONRY WALL INSTALLATION MODEL #1540-530
@ INTERIOR GARAGE LOCATION

SPECIFICATIONS - HELICAL STEEL PILES

- Contractor to provide all required supervision, labor, material, tools and equipment for installation of helical steel anchor piers as indicated on the drawing. Related work includes excavation, backfilling, temporary protection and shoring, and reinforced concrete work.
- All pier installation operations shall be supervised by a licensed engineer providing controlled inspection. The inspector shall keep a complete record of pier installation operations and a pier installation record shall be filed with the appropriate Building Department. No concrete for pile caps shall be placed until the pier installation record is approved by the Building Department.
- The contractor shall submit as-built drawings prepared, signed and sealed by a NY Professional Engineer for all pier work.
- MATERIALS:
 - Each helical pier shall consist of 1 1/2" square galvanized steel shaft anchor helical lead and extension sections as manufactured by ECP, McLean Dixon, or other pre-approved alternate.
 - The foundation lead section consists of 1 1/2" square shaft with 3 helical formed plates welded to it. The shaft shall be solid steel with ASTM 153 hot dipped galvanized coating. The helix shall be 8" x 10" x 12".
 - All foundation shall have a minimum total installation depth of 20 Ft. below the existing grade, and minimum installation torque at 4000 ft./lb. 20 Ton Ultimate
 - All bolts shall be SAE J429, Grade 5. All welding shall be done by a certified welder in accordance with ASW D1.1. All materials shall be hot dipped galvanized in accordance with ASTM A153. A torque indicator shall be used for all installations.

PRESSURE TREATED WOOD NOTES

CCA Lumber shall not be used except for Marine uses as approved by NY State Building Code.

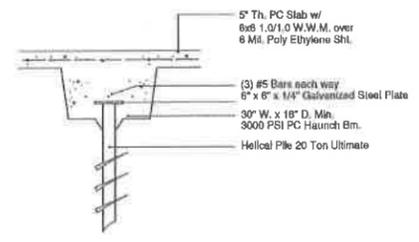
Pressure treated lumber for use in ground contact shall be labeled as such by AWWPA and shall be treated with either Alkaline Copper Quat, (ACQ type B or D) or Copper Azole, (CBA-A or CA-B) with a retention level of .40 lbs per cu.ft.

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

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

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

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



X-X Section
Sc. 1/2" = 1'-0"

STEEL NOTES:

Steel work shall conform to the following standards:
American Institute of Steel Construction Standards Code of Standard Practice for Buildings and Bridges
Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings - including the commentary & supplements.
Specification for structural joints using ASTM A-325 and/or A-490 bolts
American Welding Society Standards: AWS D1.1 Structural Welding Code
AWS D12.1 Reinforcing Welding Code
American Society for Testing Materials Standards: ASTM A8 General requirements for delivery of rolled steel plates, shapes, sheet piling, and bars for structural use.
Conform to other ASTM Standards as noted.

MATERIALS:

Structural steel shapes, plates, and bars shall be ASTM A-992-50, 50ksi min. yield stress unless otherwise noted.
Angles where not available in A-992-50 may be ASTM A-36
Cold formed tubing shall conform to ASTM A500 Grade B
Hot formed Steel Tubing shall conform to ASTM A501.
Steel Pipe shall conform to ASTM A53, Type E or S, Grade B, Black Finish except where noted to be galvanized.
Anchor Bolt: Conform to ASTM, Grade A, non-headed type.
Shop Paint: One coat red oxide, (non-lead bearing), after fabrication unless noted otherwise.

ERECTION:

Contractor shall conform to AISC and ASTM recommendations.
Contractor shall provide adequate temporary bracing until the structure is fully braced by the installation of permanent structure.
Fitch Beams and 16ga - 25ga light metal framing: See Framing and/or Wood notes.

CONCRETE NOTES

Conform to the following codes and standards
Latest Edition:
American Concrete Institute-#301 Specifications for Structural Concrete for Buildings.
#318 Building Code Requirements for Concrete
#301 Recommended Practice for Concrete Floor & Slab Construction.
Concrete Reinforcing Steel Institute- Manual of Standard Practice.
American Society of Testing Materials - Standards as noted.

MATERIALS:

Reinforcing Bars: ASTM A615, Grade 60 Deformed, Ties and Straps shall be Grade 40
Welded Wire Mesh, (WWM): ASTM 185, Welded Steel Wire, W2.9 x W2.9; 6"x6" unless otherwise noted.
Chairs, Spacers, & Misc. Hardware: As approved by CRSI
Portland Cement: ASTM C150, Type 1, (Type 3) if approved by Architect
Aggregates: Conform to ASTM 33
Water: Potable
Additives: None unless approved by Architect

PLACEMENT OF CONCRETE:

Slump shall be between 2'-4" at point of placement as measured by ASTM 143.
Do not place concrete in a manner which allows aggregate to separate from the mix.
Minimum compressive strength shall be:
5000psi for structural concrete @ 28 days
4000psi for paving @ 28 days
Concrete shall not be re-tempered by the addition of water or cement after it has partially hardened.
Place reinforcing according to CRSI recommendations
Minimum 3" cover for work in contact with grade.
Minimum 2" cover above grade unless otherwise noted.
Lap WWM minimum 12" and tie. All rebar used for below grade applications shall be epoxy coated.
Consolidate concrete by hand tamping or mechanical vibrators, maintain proper reinforcing locations.
If temperature falls below 40 deg. F uniformly heat water and aggregate to maintain concrete at 50 deg. to 80 deg. at point of placement. Do not use frozen material, calcium chloride, salts, or anti-freeze. All exterior concrete shall be air entrained.
Maximum deviation from flush, plane, or plumb surfaces shall be 1/8" over 10 feet. All slabs shall be level unless otherwise noted. Slabs in garage and/or utility areas shall pitch minimum 1/8" per foot to drain towards either exterior openings or floor drains if provided. Walks shall pitch minimum of 1/8" per foot and maximum of 1/4" per foot to drain water to side of walk.
Finish for slabs shall be as follows unless otherwise noted:
Exposed interior including garages: steel trowel smooth
Interior to be covered with another finish: consult with Architect prior to placement.
Exterior Walks & Drives: Broom finish perpendicular to the path of travel.

RECEIVED
2015 DEC 16 P 12:44
PLANNING OFFICE
TOWN OF FREEPORT, N.Y.

Proposed New One Family Residence

Residence @:
265 Roosevelt Avenue (Corner Lot 1)
Freeport, N.Y. 11520

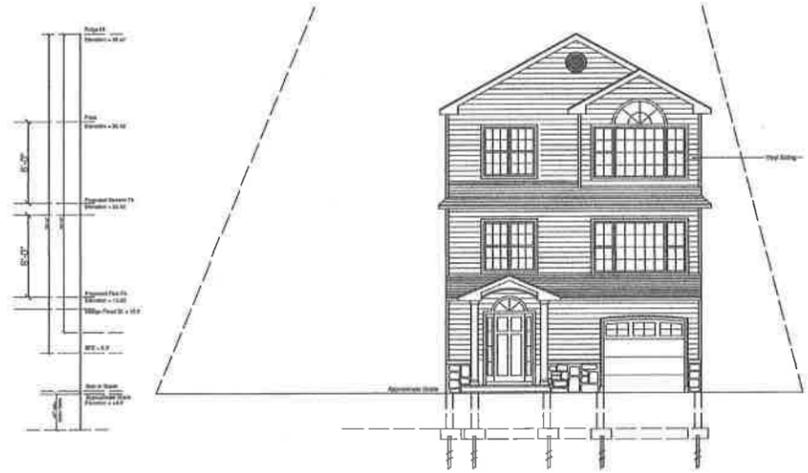
Architect: James Lerner, Architect
424 Madison Street
Westbury, New York 11590
Tel: (516) 876-6521 Email: jalarch46@yahoo.com

Registered Architect
STATE OF NEW YORK

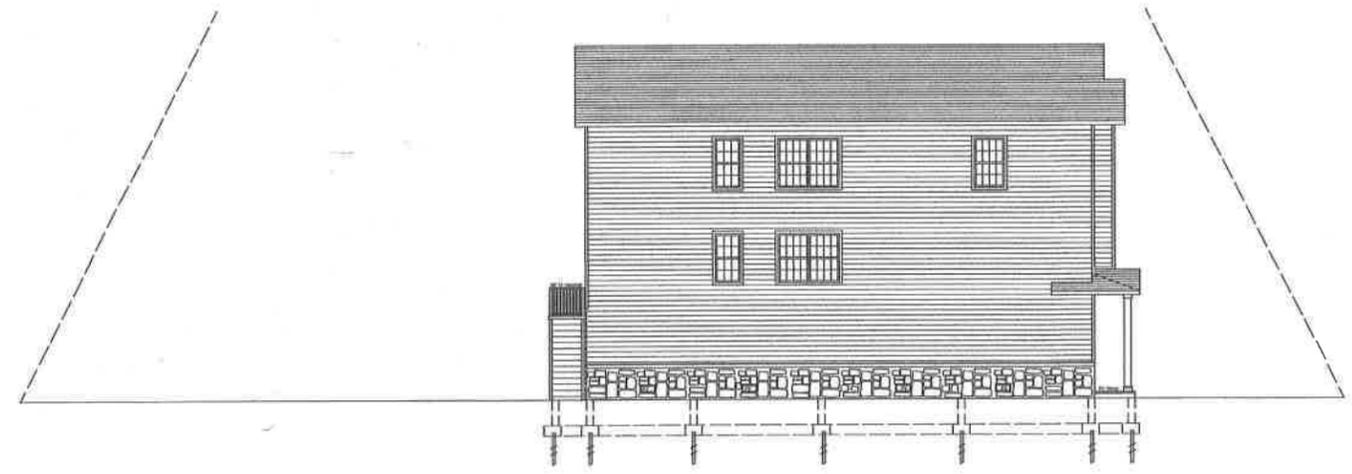
Maria J. Miro Design and Drafting
1002 Merrick Ave.
N. Merrick, New York 11566
Tel: (516) 547-5251 Email: kandk9@aol.com

Proposed New One-Family Residence

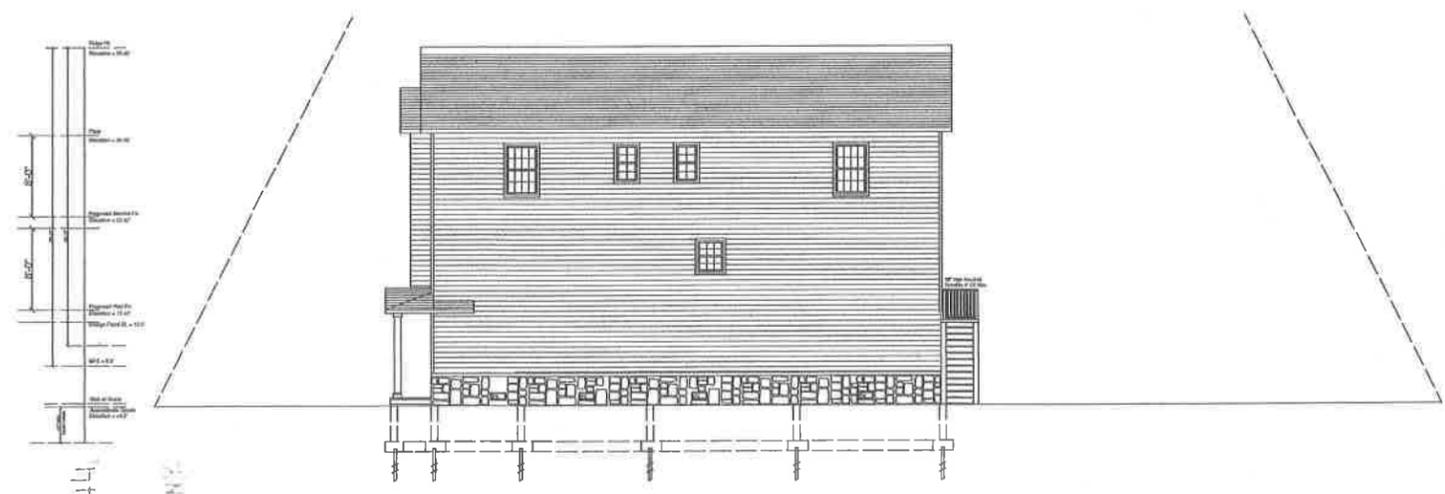
Scale: Shown	Drawn By: MJM	Sht. No.:
Date: 6/15/20	Checked By: J. Lerner	Sht. No. 5



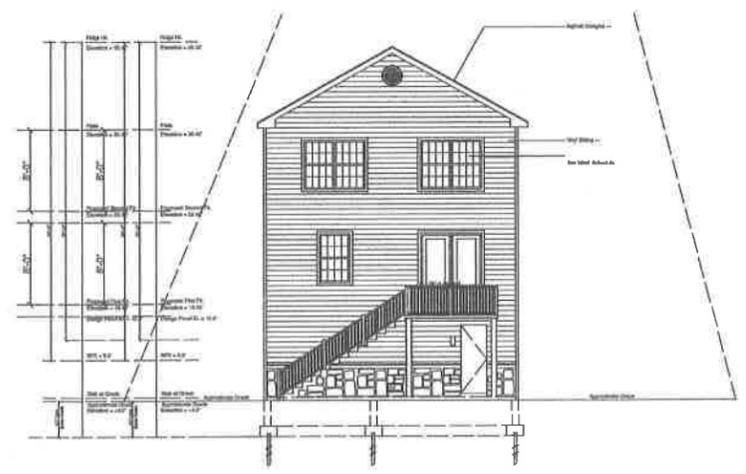
1 Front Elevation (West Face) - Sky Plane Exposure



4 Side Elevation (North Face) - Sky Plane Exposure



2 Side Elevation (South Face) - Sky Plane Exposure



3 Rear Elevation (East Face) Sky Plane Exposure

RECEIVED
 2025 DEC 16 P 12:44
 CUSTOMER SERVICE
 VILLAGE OF FREEPORT, N.Y.

Proposed New One Family Residence

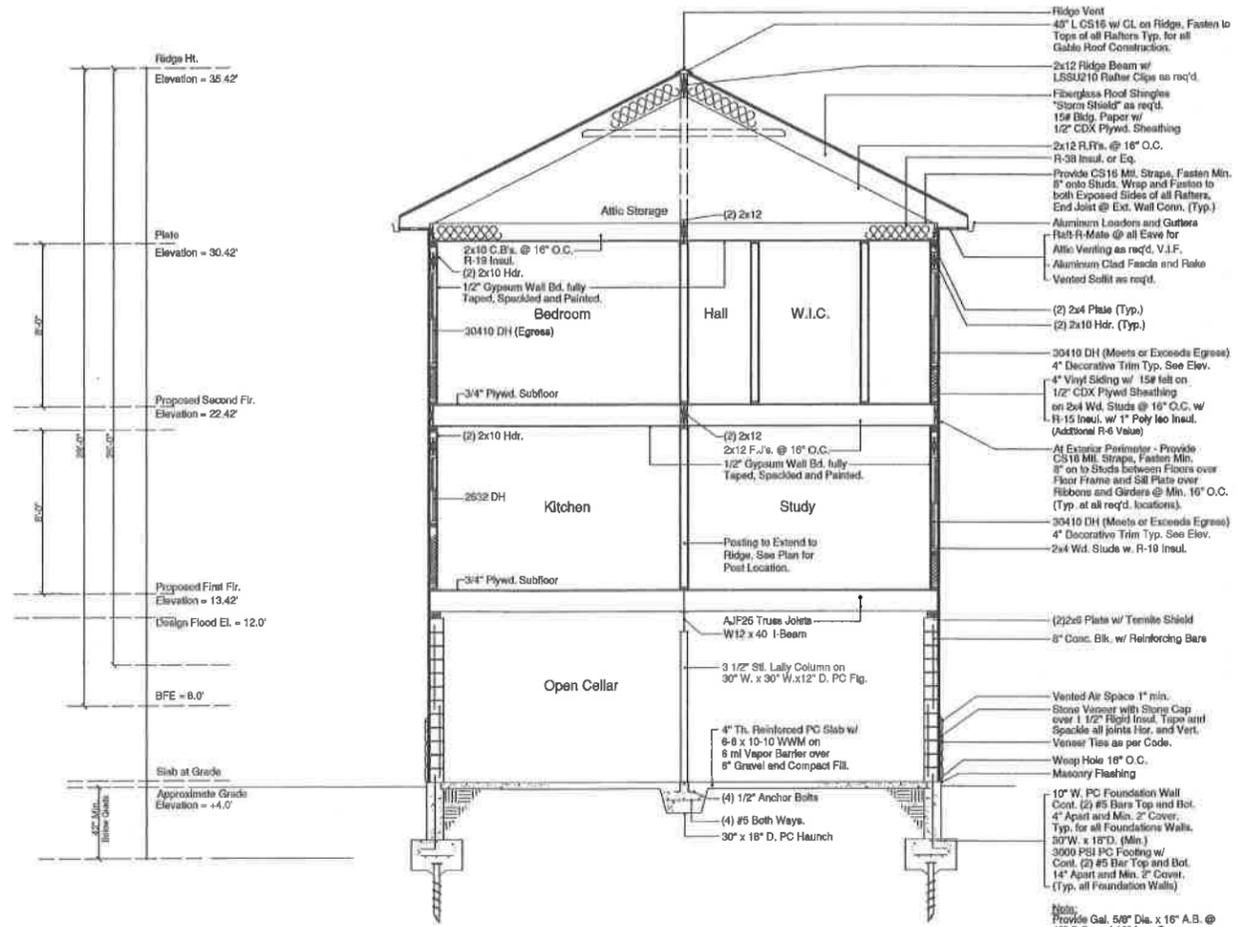
Residence @:
 265 Roosevelt Avenue (Corner Lot 1)
 Freeport, N.Y. 11520



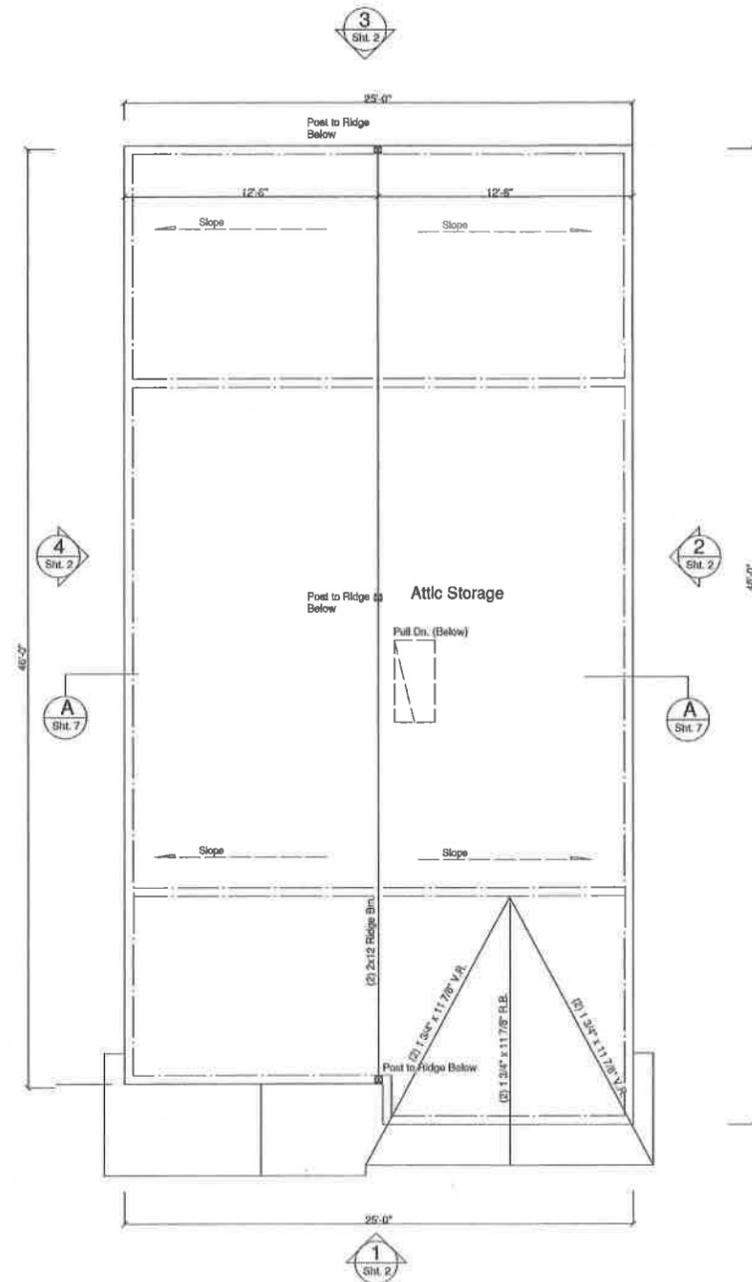
Architect: James Lerner, Architect
 424 Madison Street
 Westbury, New York 11580
 Tel. (516) 678-6521 Email: j.lerner44@yahoo.com

María J. Miro Design and Drafting
 1002 Merrick Ave.
 N. Merrick, New York 11566
 Tel. (516) 547-5251 Email: kandk93@aol.com

Project: Residence @ 265 Roosevelt Avenue - Corner Lot Freeport, N.Y. 11520		
Scale: Shown	Drawn by: MJM	Shr. No.:
Date: 6/16/25	Checked by: J. Lerner	Sht. 6



A-A Section
Sc. 1/4"=1'-0"



Roof Framing Plan
Sc. 1/4"=1'-0"

RECEIVED
 2025 DEC 16 P 12:44
 DESIGN'S OFFICE
 WILLIAM OF PITTSBURGH, NY

Proposed New One Family Residence

Residence @:
 265 Roosevelt Avenue (Corner Lot 1)
 Freeport, N.Y. 11520



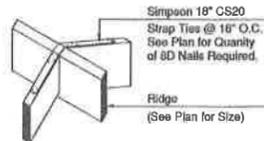
Architect: James Lerner, Architect
 424 Madison Street
 Westbury, New York 11590
 Tel. (516) 676-6521 Email: jalerch46@yahoo.com

Maria J. Miro Design and Drafting
 1002 Merrick Ave.
 N. Merrick, New York 11566
 Tel. (516) 547-5251 Email: kandi93@aol.com

Proposed New One-Family Residence

Project: Residence @
 265 Roosevelt Avenue - Corner Lot
 Freeport, N.Y. 11520

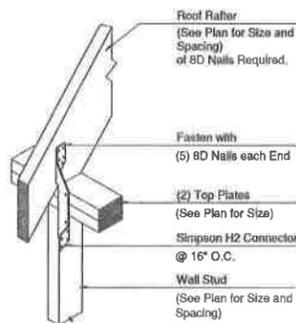
Scale: shown	Drawn by: MAM	Site No.:
Date: 11/15/20	Checked by: J. Lerner	Sht. 7



Complies with Table 3.4, WFCM-1995

Simpson Rafter to Ridge Connection Detail

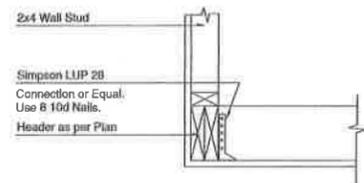
Scale - N.T.S.



Complies with Table 3.3B, WFCM

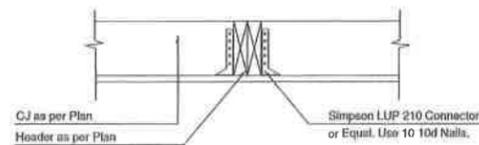
Simpson H2 Connector Detail

Scale - N.T.S.



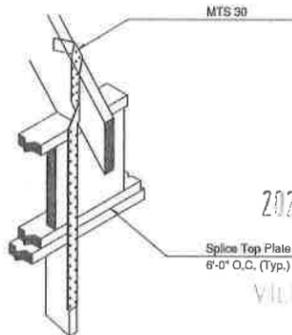
Typical Flush Header / Joist Connection at Ceiling

Scale - N.T.S.



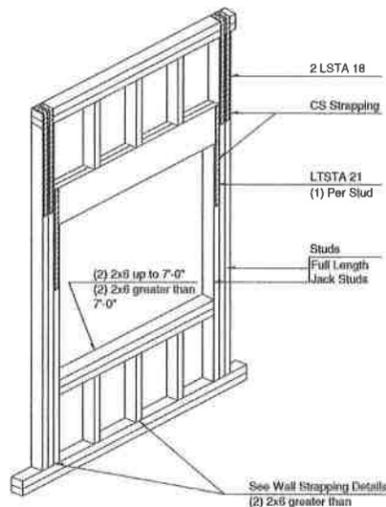
Typical Flush Header / Joist Connection at Ceiling 2

Scale - N.T.S.



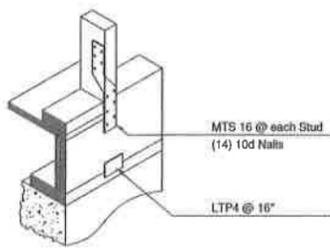
Rafter Tie-Down Detail

Scale - N.T.S.



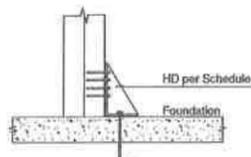
Typical Header Opening

Scale - N.T.S.



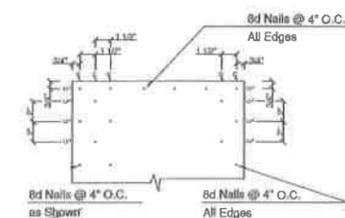
Wall Strap Detail

Scale - N.T.S.



HD Holddown

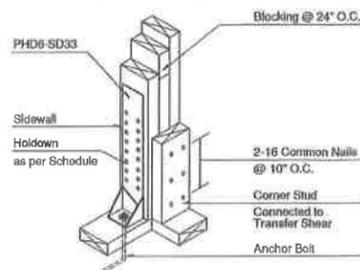
Scale - N.T.S.



Elevation View Wall Bracing Details

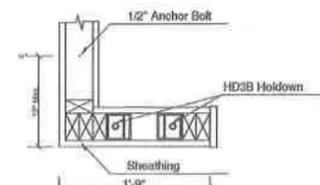
Wall Bracing Details

Scale - N.T.S.



Corner Stud @ H.D.

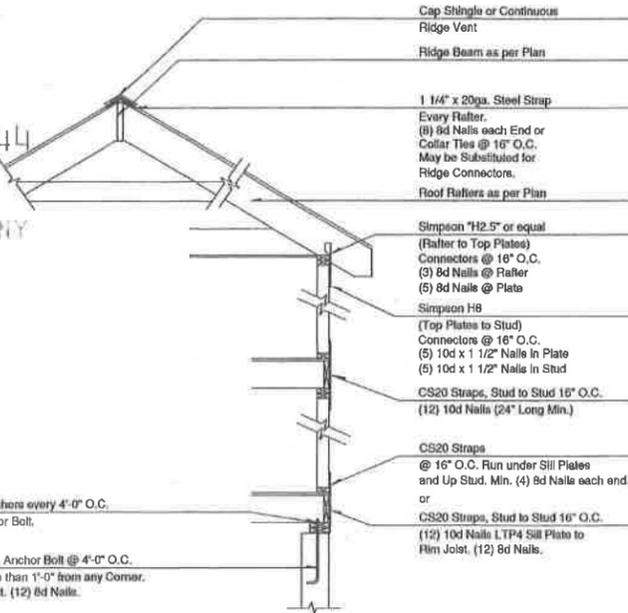
Scale - N.T.S.



Plan View Wall Bracing Details

Scale - N.T.S.

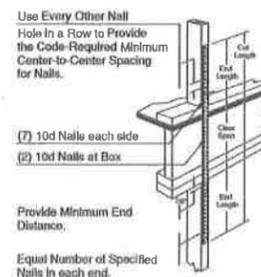
RECEIVED
2025 DEC 16 P 12:44
TOWN'S OFFICE
VILLAGE OF FREEPORT, N.Y.



Tie Down / Foundation Detail 'A'

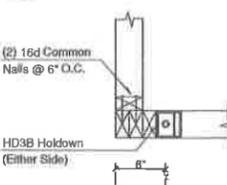
Scale - N.T.S.

Header Span (Ft.)	Wall Stud Spacing	
	16	12
2	1	1
4	2	2
6	3	3
8	3	3
10	4	4
12	5	5
14	5	5
16	6	6



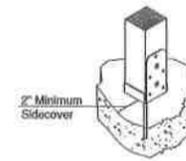
Wall Strap

Scale - N.T.S.



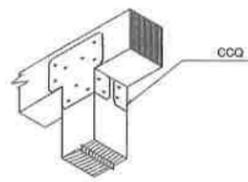
Typical Corner Holddown Detail

Scale - N.T.S.



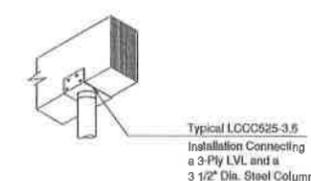
Post Base Connection

Scale - N.T.S.



Post Top Detail

Scale - N.T.S.



Girder Connection to Pipe Column

Scale - N.T.S.

Jack Stud Requirements

Header Supporting	Header Span (Ft.)	Ground Snow Load			
		30 PSF			
		Header Width			
		3" (3-2)	4.5" (3-2)	5"	6" (4-2)
Roof and Ceiling	2	1	1	1	1
	4	2	1	1	1
	6	3	2	2	2
	8	3	2	2	2
	10	4	3	3	2
	12	5	3	3	3
Roof and Ceiling and One Bearing Floor	2	1	1	1	1
	4	2	2	2	1
	6	3	2	2	2
	8	4	3	3	2
	10	5	3	3	3
	12	6	4	4	3
Roof and Ceiling and One Clear Span Floor	2	1	1	1	1
	4	2	2	2	1
	6	3	2	2	2
	8	4	3	3	2
	10	5	4	3	3
	12	6	4	4	3
Roof and Ceiling and Two Clear Span Floor	2	2	1	1	1
	4	3	2	2	2
	6	3	3	3	3
	8	6	4	4	3
	10	8	5	5	4
	12	9	6	6	5
Roof and Ceiling and Two Clear Span Floor	14	11	7	7	6
	16	12	8	8	6

Proposed New One Family Residence

Residence @:
265 Roosevelt Avenue (Corner Lot 1)
Freeport, N.Y. 11520

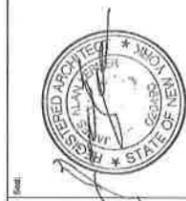
Architect: James Lerner, Architect
424 Madison Street
Westbury, New York 11590
Tel. (516) 679-6521 Email: j.lerner@jlerarch.com

Designer: Maria J. Miro Design and Drafting
1002 Merrick Ave.
N. Merrick, New York 11566
Tel. (516) 547-5251 Email: kandiss@mdandd.com

Proposed New One Family Residence

Project: 265 Roosevelt Avenue - Corner Lot
Freeport, N.Y. 11520

Date: 01/15/25
Scale: shown
Drawn by: J. Lerner
Checked by: J. Lerner
File No.: Sht. 10



RECEIVED

2025 DEC 16 P 12:45

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load	Wind Design				Seismic Design Load	Subject to damage from:			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazard Zone	Mean Annual Temperature	Air Freezing Index
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost-line Depth	Termite					
25 psf	130 mph	No	No	Within 1 Mile of Shoreline	B	Severe	36"	Moderate to Heavy	15 F	As per Sec. 905.2.7.1 YES	Yes	52.0	1500 or less

STRUCTURAL LOADS

Live Loads, Minimum lbs. per square foot

Exterior Balcony	65psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
	20psf
	20psf

Dead Loads

WEIGHTS OF MATERIALS (lb per sq ft.)

Ceramic Tile 1/4" thick
1" mortar base
Hardwood Flooring 3/4" thick

5/8" Gypsum Board w/spackle

TYPICAL DEAD LOADS (lb per square foot)

Floor with road set tile finish = 21 psf
Floor with hardwood finish = 12 psf

MAXIMUM ALLOWABLE DEFLECTION

Floor and Ceiling Joists
Live Load = 1/360
Total Load = 1/480

Roof Rafter with no interior finish ceiling
Live Load = 1/180
Total Load = 1/240

Roof Rafter with interior finish ceiling
Live Load = 1/360
Total Load = 1/480

GENERAL NOTES

Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.

1. All work shall be in compliance with codes of the Village of Freeport, the 2020 Residential Codes of the State of N.Y. State, Fire Prevention Codes, NYS DEC, Board of Fire Underwriters & any other agencies having jurisdiction.

2. The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.

3. The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.

4. The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public any materials and property not included in the scope of work shall be similarly protected against damage and if necessary, shall be returned to its original state.

5. The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.

6. All Plumbing, Electrical and other work as required is to be performed by approved licensed contractors.

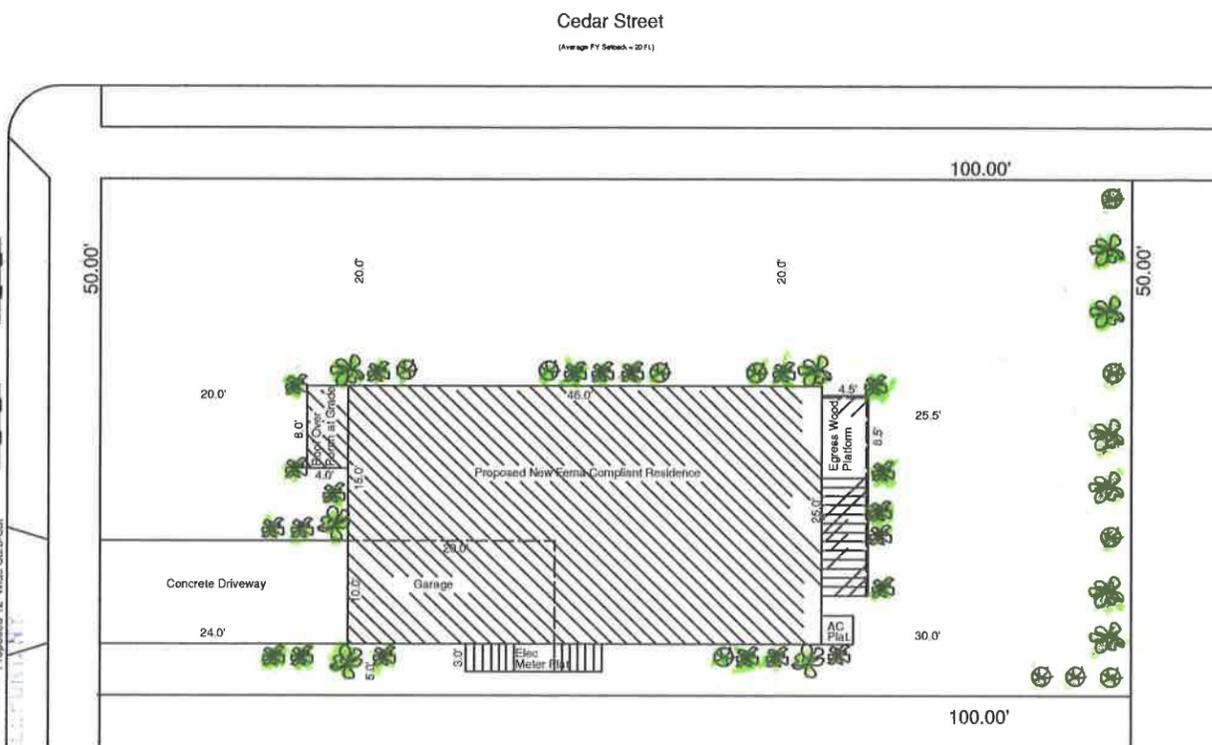
7. The Contractor shall at all times keep the site free from the accumulating of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

Legend

Symbol	Description
	6\"/>
	2x4 Wd. Construction
	Plumbing Wall. See Plan
	Fire Rated Wall. See Plan
	Bearing Wall. See Plan
	Exhaust Fan
	Section # Sheet #
	Elevation # Sheet #
	Sprinkler Head
	Smoke Detector / Carbon Monoxide Detector

Sheet Legend

Sht. #	Description
1 of 8	Plot Plan, Notes and Plumbing Fiser Diagram
2 of 8	Elevations
3 of 8	Elevations
4 of 8	Foundation / Pile Plan and Details
5 of 8	First Floor Plan and Second Floor Plan
6 of 8	Frdn. Grade / First and Second Floor Sprinkler Plans
7 of 8	Roof Framing ? Attic Plan and Section
8 of 8	Details and Construction Specs



Plot Plan
Sc. 1/8" = 1'-0"

RECEIVED
2025 DEC 16 P 12:45
DILKIN'S OFFICE
VILLAGE OF FREEPORT, N.Y.

ZONING INFORMATION:

ONE FAMILY RESIDENCE A
BASE FLOOD ELEVATION = 8.0' DESIGN FLOOD ELEVATION = 12.0' (NAVD88)

	PERMITTED:	PROPOSED:
PLOT AREA:	5,000 S.F.	5,000 S.F.
PROPOSED HOUSE: (FOOTPRINT)	1,500 S.F.	1,150 S.F.
PROPOSED PORTICO: (AT GRADE)		32 S.F.
PROPOSED EGRESS PLATFORM:		38.25 S.F.
TOTAL BUILDING:	1,500 S.F.	1,220.25 S.F.
PERCENTAGE OF LOT COVERAGE	30%	24.4 %
PROPOSED 2nd FLOOR:	1,500 S.F.	1,150 S.F.
PROPOSED 3rd FLOOR:		1,105.9 S.F.
TOTAL LIVING SPACE =		2,255.9 S.F.
FRONT YARD SB:	20.0 FT.	20.0 FT.
MIN. SIDE YARD:	5.0 FT.	5.0 FT.
SIDE YARD AGGREGATE:	15.0 FT.	25.0 FT. (CORNER)
REAR YARD:	25 FT.	25.5 FT.
HEIGHT:	30 FT.	30 FT.

LANDSCAPE LEGEND:

	Juniper (Juniperus Communis) - Grows 2 ft. high, 3-4' Wide Slays green all year
	Emerald Green Arborvitae Hedge - Grows 5-6 ft. high Slays green all year
	Boxwood (Buxus) Landscape Hedge - Grows 2-4 ft. high Slays green all year

ROOFING NOTES:

Asphalt Strip Shingles shall have a minimum of six fasteners per shingle in the 110-120mph wind zones.

Ice Protection. In areas where the Average Daily Temperature in January is 25°F (+°F) or less or when Table R905.2(1) criteria are designated, an Ice Barrier or Self-Adhering Polymer Modified Bitumen Sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Underlayment Application. For roof slopes from 2 units Vertical in 12 units Horizontal (17% Slope), up to 4 units Vertical in 12 units Horizontal (33% Slope), Underlayment shall be two layers applied in the following manner:
Apply a 19-inch (483mm) Strip of Underlayment felt parallel with and starting at the Eaves. Fastened sufficiently to hold in place. Starting at the eave, apply 36 inch-wide sheets of Underlayment, overlapping successive sheets 18 inches, and fastened sufficiently to hold in place. For roof slopes of 4 units vertical in 12 units horizontal (33% Slope) or greater, underlayment shall be one layer applied in the following manner:
Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 6 inches. Fastened sufficiently to hold in place. End laps shall be offset 6 feet.

R905.2.8 Flashing. Flashing for asphalt shingles shall comply with this section.
R905.2.8.1 Base and Cap Flashing. Base and Cap Flashing shall be installed in accordance with Manufacturer's installation instructions. Base Flashing shall be of either corrosion resistant metal of minimum nominal 0.010 inch thickness or mineral surface roll roofing weighing a minimum of 77lbs per 100 square feet. Cap Flashing shall be corrosion resistant metal of minimum nominal 0.016 inch thickness.
R905.2.8.2 Valleys. Valley Linings shall be installed in accordance with Manufacturer's installation instructions before applying shingles. Valley Linings of the following type shall be permitted:
For Open Valley (Valley Lining Exposed) lined with metal, the valley shall be at least 24 inches wide and of any of the Corrosion Resistant Metals in the Table R905.2.8.2 shown below.
For Closed Valleys (Valley Covered With Shingles), Valley Lining of one ply of smooth roll roofing complying with ASTM D 224 Type II or Type III and at Least 36 inches wide, or Metal Valley Lining as described above, or as stated as described above shall be permitted.

MATERIAL	MINIMUM THICKNESS (inches)	GAGE	WEIGHT (pounds)
Copper	—	—	—
Aluminum	0.024	—	1
Stainless Steel	—	—	—
Galvanized Steel	0.0179	—	—
Zinc Alloy	0.027	26	28
Lead	—	36 (Zinc Coated G90)	—

Painted Terra
R905.2.8.3 Crickets and Saddles. ALCricket Saddles shall be installed on the ridge (right) side of all Chimneys, gables or Steeple Crowstags shall be non-combustible shall be as indicated in the table above.
R905.2.8.4 Sidelap Flashing. Flashing against a vertical sidewall shall be by the Step Flashing method.
R905.2.8.5 Other Flashing. Flashing against a vertical front wall, as well as Soil Stack, Vent Pipe and Chimney Flashing, shall be applied according to Asphalt Shingle Manufacturer's Printed Instructions. All pipe penetrations shall receive pre-formed rubber boot sized to fit the pipe.

CARBON MONOXIDE DETECTOR NOTES

All habitable rooms excluding hallways, bathroom, and closets shall have at minimum:
1. Clear unobstructed glass equal in area to 8% of the floor area in which the glass is located.
2. Operable sources of ventilation with clear unobstructed area equal to 4% of the floor area in which the opening's are located.
Bathrooms shall have mechanical ventilation equal to a minimum of 50 cfm
Staircases shall be provided with artificial lights located at the landings and controlled by a three way switch located at the top and bottom of the stair.
Clothes Dryers shall be vented to the exterior of the building. Ventilation duct work shall be rigid metal a minimum of 0.016" thick. Duct run shall not exceed 25'-0" and the maximum length shall be reduced by 2'-0" for each 90 degree bend in the run and 2'-6" for each 45 degree bend in the run.
Exhaust ducts shall be equipped with a backdraft damper.

SMOKE DETECTOR NOTES

All smoke detectors shall conform to the requirements of the N.Y. State Building Code section 5217.
Smoke detectors shall be required as follows:
1. In all sleeping rooms
2. Immediately outside of all sleeping rooms.
3. At a minimum one per floor level excluding crawl spaces.
All detectors shall be interconnected such that if one detector is triggered the alarms of all detectors will sound.
All detectors shall have wired and have battery back up in the event of a power outage.
Equipment and installation shall conform to NFPA 72 for household fire warning equipment.

ELECTRICAL NOTES

All electrical work shall be done by a Village of Freeport Licensed electrician. All work shall conform to the New York State Building Code & NEC, the requirements of the Village of Freeport, and Nassau County.
The electrician shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs and an Underwriters' Lab Certificate to the Owner.

PLUMBING NOTES

All plumbing work shall be done by a Village of Freeport Licensed plumber. All work shall conform to the New York State Building and Plumbing Codes, the requirements of a Village of Freeport Water Department, and Nassau County.
The plumber shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs to the Owner.

EMERGENCY EGRESS OPENING NOTES

Basements with habitable space and all sleeping rooms shall have at least one emergency egress opening which shall be operable from the interior without the use of a key or special tool.
The minimum size of the opening shall be as follows:
1. Minimum Opening Area = 5.7sq ft.
2. Minimum opening height = 24"
3. Minimum Opening width = 20"
4. Maximum sill height above adjacent floor = 44"
The location and size of Emergency Egress Openings are indicated on the plans as "EEO". If an EEO is not indicated for a sleeping room or habitable basement the contractor shall contact the Architect prior to the start of construction.

Proposed New One Family Residence - Landscape Plan

Residence @:
265 Roosevelt Avenue (Corner Lot 1)
Freeport, N.Y. 11520

Architect: James Lerner, Architect
424 Madison Street
Westbury, New York 11590
Tel. (516) 676-6521 Email: jrlern46@yahoo.com

Maria J. Miro Design and Drafting
1002 Merrick Ave.
N Merrick, New York 11568
Tel. (516) 547-5251 Email: kandk93@aol.com

Project: Landscape Plan
265 Roosevelt Avenue - Corner Lot
Freeport, N.Y. 11520

Scale	Shown	Drawn by	MJM	Sht. No.
Date	6/1/2025	Checked by	J Lerner	Sht. 1

Application Date: 1/7/2025
Fees Paid: \$500.00

SP# 3813

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: ~~18041144~~ 86 S. Main St ZONING DISTRICT BUS. B
SECTION 55 BLOCK 481 LOT 0060 LOT SIZE: 1.665 Acres

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Maria J Miro</u>	Name: <u>IPS Trading Inc. Interpal Dhall</u> ^{c/o}
Address: <u>1002 Merrick Ave</u> <u>N Merrick, NY 11566</u>	Address: <u>84-86 S. Main St</u> <u>Freeport, NY 11520</u>
Telephone #: <u>516-547-5251</u>	Telephone #: <u>516-509-0329</u>

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

Present Land Use: Mercantile Stores Proposed Land Use: Mercantile Stores

Description of Proposed Work: Maintain Interior Alterations
AND FRONT FACADE ALTERATION

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

Maria J Miro
APPLICANT'S SIGNATURE 12/8/25
DATE

Sworn to before me this 8th
day of December, 2025.
Amarilis LeDesma
Notary Public

AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 15, 2026

Property Owner's Consent:
I, Interpal Dhall am (are) the owner(s) of the subject property and consent to the
filing of this application. c/o IPS Trading

[Signature]
PROPERTY OWNER'S SIGNATURE 1/6/2026
DATE

Sworn to before me this 6th
day of January, 2026.
Amarilis LeDesma
Notary Public

AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 15, 2026

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO Date of Hearing: _____
Date of Decision: _____
Approved Denied
Village Clerk's Signature: _____ 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) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER
December 30, 2025**

**IPS TRADING INC
86 S MAIN ST, FREEPORT, NY, 11520**

RE: **86 S MAIN ST, FREEPORT, NY, 11520**
Zoning District - Business B SBL: 55 481 60
Building Permit Number: BUIL-25-74
Description: Change of exterior facade.

RECEIVED
2026 JAN - 7 P 3:53
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

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

**VILLAGE OF FREEPORT
Department of Buildings
Recommendation**

Notice

Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit Number BUIL-25-74

Location: 86 S MAIN ST, FREEPORT, NY, 11520

Applicant: IPS TRADING INC

Description: Change of exterior facade.

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

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

RECEIVED
2025 JAN - 7
VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: December 30, 2025

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
86 S. Main Street			
Name of Action or Project: IPS Trading			
Project Location (describe, and attach a location map): 84-86 S. Main Street			
Brief Description of Proposed Action: Front Facade Alteration to existing storefront to add an additional store within the existing retail space			
Name of Applicant or Sponsor: IPS Trading		Telephone: 516-509-0309	
		E-Mail:	
Address: 86 S. Main Street			
City/PO: Freeport, N.Y.		State: N.Y.	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
Village of Freeport			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

RECEIVED
 2026 JAN - 7
 12:35:53
 VILLAGE OF FREEPORT
 OFFICE OF THE
 CLERK OF THE VILLAGE

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous wastes? 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>Marja J. Miro</u>	Date: <u>10/1/25</u>	
Signature: <u><i>Marja J. Miro</i></u>		

2026 JAN - 7 P...
 RECEIVED
 CLERK OFFICE
 VILLAGE OF PALM BEACH

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

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

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

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

RECEIVED
2006 JAN - 7 P 3: 53
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

MATERIAL LIST FOR 86 S. MAIN STREET, FREEPORT, N.Y. 11520:

EXISTING SIDING TO UPPER PORTION OF THE BUILDING: (PREVIOUSLY APPROVED)

Russet Red
Dutchlap

Trim Around Windows and Doors

Black Onyx

New Stucco Portion of Building:

Natural Gray

New Windows:

Dumal Series Aluminum Window with Black Onyx Trim and Gray Tint Glass

Lighting:

PLT Solutions
6250 Lumens - LED Wall Pack-50 Watt-4000 Kelvin
120-277 Volt - PLT-11713

Rear Entry/Exit Door

Dumal Series Aluminum Storefront Door with Black Onyx Trim and Gray Tint Glass

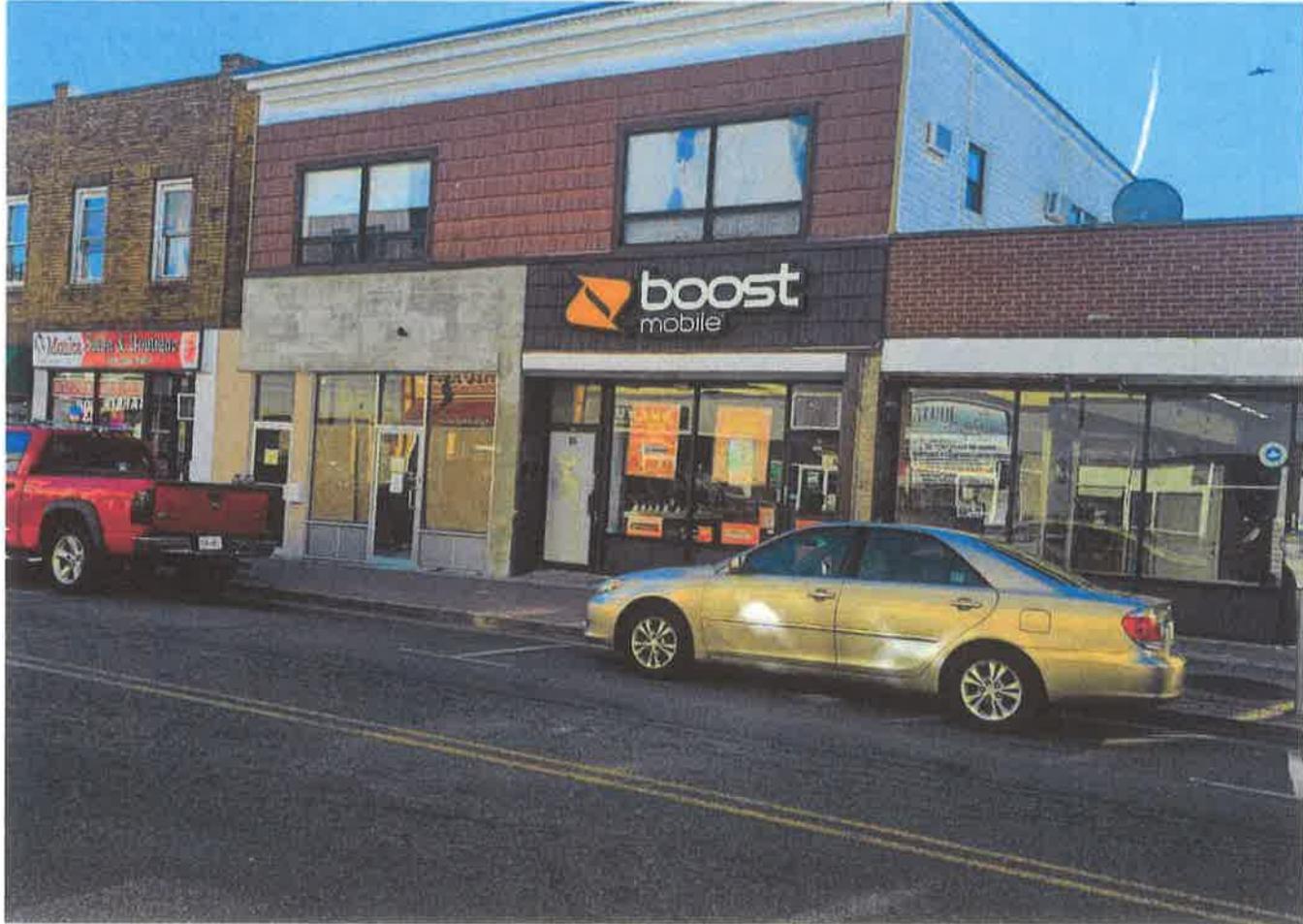
Front Storefront Doors:

Dumal Series Aluminum Storefront Door with Black Onyx Trim and Gray Tint Glass

Side of Building

Existing Polar White - Previously Approved

RECEIVED
2026 JAN -7 P 3:53
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



CL
VILLAGE

SUBJECT SITE
94-86 S. MAIN ST.

2026 JAN - 1 P 3: 53

RECEIVED



RECEIVED JAN 17 3:53
Subject Site
84-86 S. Main



Camera Facing Southwest - 1/3/2026 JAN - 11 3:53

RECEIVED



Camera Facing Northwest
2026 JAN - 4 3:54

RECEIVED



Adjacent STORES



STORES ACROSS ST - CAMERA FACING
NORTHEAST

RECEIVED

CLERK'S OFFICE
VILLAGE OF FREE

2026 JAN - 7 11 P 3:51



Camera Facing East

RECEIVED
2026 JAN -7 P 3: 54
CLERK'S OF
VILLAGE OF F.R.



Camera Facing Southeast 2026 JAN - 11 12 3: 54

RECEIVED



STORES ACROSS ST.

2026 JAN - 17 P - 3: 54

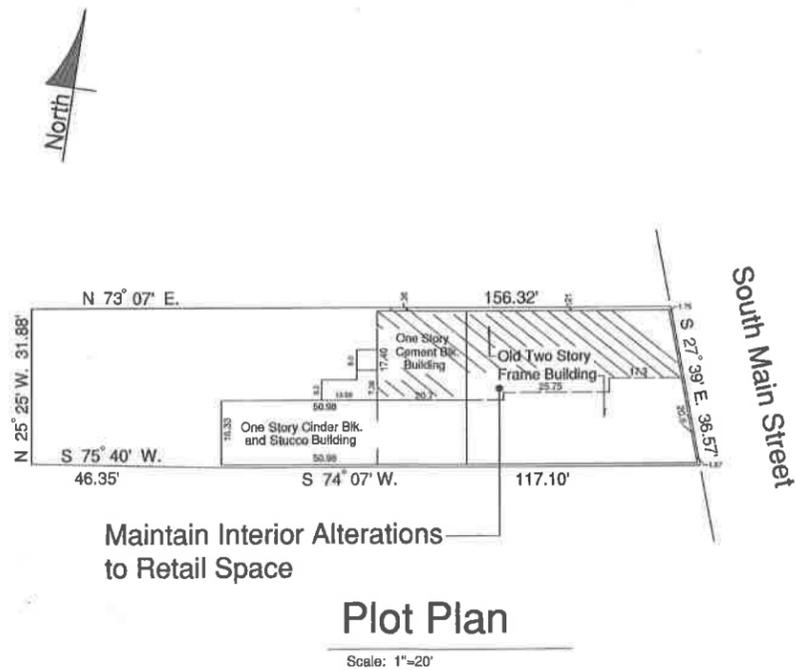
RECEIVED

VILLI



RECEIVED
2026 JAN - 7 1 P 3:54
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

PERSPECTIVE
84-86 S. MAIN ST.
FREEPORT, NY



Maintain Interior Alterations to Retail Space

Plot Plan

Scale: 1"=20'

ZONING INFORMATION:

PLOT AREA = 5,000 S.F.
 BUILDING AREA = 3381.7 S.F.
 PERCENTAGE OF LOT COVERAGE = 67%
 RETAIL STORE (FRONT) = 215 S.F.
 VACANT STORE (REAR) = 850.05 S.F.

Sheet Legend	
Sht. #	Description
A-1	Plot Plan / Notes / Plumbing Riser Diagram
A-2	Floor Plan / Reflected Ceiling Plan Front Elevation / Wall Details

Legend	
Sht. #	Description
---	Existing Interior Walls
	Acoustical Ceiling
☐	Fluorescent Light
☐	Surface Mtd. Fluorescent Light
☐	HVAC Supply / Return
○	Elevation #
○	Sht. #
□	Mechanical Vent (M.V.)
SD	SD = Smoke Detector
☐	Illuminated Exit Sign
☐	Emergency Lighting

Note: All Conditions Existing unless otherwise noted.

GENERAL NOTES

- All work shall conform to the 2020 Building Code of the State of New York, Energy Code and all rules and regulations of local authorities having jurisdiction, including the latest editions of the National Fire Code and all requirements of the occupational safety and health act.
- The contractor is to check and verify these documents and be responsible for all measurements, dimensions and conditions. Any discrepancies are to be reported to the architect/engineer before a submission of bid. A submission of bid shall imply contractor's acceptance of the drawings and existing conditions.
- Commencement of construction shall signify that the contractor and trade contractors will hold the architect/engineer harmless for any and all errors, omissions and personal liability.
- These drawings are intended to convey the overall design intent and general scope of work. All connections, assemblies and details required to carry out this design intent are to be provided by the general contractor.
- All conditions contained in the latest edition of the A.I.A. A107 "General Conditions of the Contract" shall be incorporated into these specifications and shall be binding to the contract as if written herein.
- Contractor shall obtain and pay for all required underwriter's certificates, certificates of occupancy, and/or completion of all work indicated from any agencies having jurisdiction.
- If, in the course of construction, a condition exists which disagrees with that as indicated on these drawings, the contractor shall stop all work and notify the architect/engineer immediately. Should he fail to follow the procedure and continue the work, he shall assume all responsibility and liability arising therefrom.
- Do not scale drawings, written dimensions supercede all scaled dimensions.
- During the course of construction, if modification to the design occur as a result of existing conditions, request of the owner, designer, etc., the contractor shall submit two written copies of a change order with the amended price immediately. Contractor shall not continue with any changes until he receives written authorization from the owner.
- Contractor shall patch all finishes affected by the construction.
- All materials used are to be permanent. Material used in the construction of the premises shall be new and unused.
- The contractor shall guarantee the work of each trade and the entire work of this contract for a period of one year from the date of acceptance by the owner.
- Contractor to supply to owner in writing a waiver of all liens for himself and all subcontractors at the time of the final payment.
- Upon completion of work, the contractor shall broom clean all affected areas and cart away all debris.
- Structural lumber shall meet or exceed the following FB = 1200 PSI E = 1,760,000 Douglas Fir Construction Grade 1.
- Structural Steel: ASTM A36 - FY = 36 KSI See Additional Information on the construction drawings.
- Drywall: All drywall products, including gypsum board, studs, screws, joint compound, tapes and trim shall be U.S. Gypsum Co., or approved equal. All joints shall receive (3) coats of joint treatment. Sand final coat to a uniform smooth surface. All walls, ceilings and interior of closets to be taped and spackled (3) coats, ready for paint. All gypsum board shall be 5/8" type "X" unless otherwise specified.
- Electrical: See Engineer MEP Drawings. All electrical work to be underwriters approved and to include the installation of fixtures and specifications as indicated. Light fixtures to be supplied and installed by contractor except where noted. GFI outlets required at all wet areas, exterior and storage areas. Install all outlets a per code. All work to be done by licensed electricians. All new switches and outlets to be leviton decor white supplied and installed by the contractor.
- headers: to be installed above all new openings, doors and windows in bearing walls. Teco joist hangers to be used on all flush header connections. Ends of headers to rest fully on (2) 2"x6" jack studs unless otherwise noted.
 Typical Span : Size of Header:
 0' - 4' (2) 2 x 6
 4'-8' (2) 2 x 10
 8'-12' (2) 2 x 12
 At any opening there should be double jack studs. All headers are typical unless otherwise noted. Install metal bridging at 6'-0" o.c.
- Heating: See Engineer MEP Drawings.
- Cooling: See Engineer MEP Drawings.
- Painting and Finishing: All walls and surfaces as on the drawings are to be painted (1) coat of primer and (2) coats of finish paint. Remove all hardware trim, switch plates etc., prior to painting and replace same at completion of work. Wall color is to be determined by the owner but manufactured by Benjamin Moore Paints. Flat paint to be used on the walls and semi-gloss to be used on all doors and trim.
- Contractor shall provide all smoke detectors and carbon monoxide detectors.
- Doors: All new interior doors to be 4 inches x 7 pounds, 28 # inch-pound. Doors leading into H.C. Bathrooms to be 36" wide and all hardware to be Schlage, or approved equal. Exterior Doors shall be operated by a pulling or pushing motion, 15 lbs maximum.
- The general contractor shall perform all the cutting and patching for all trades.
- Provide new handrails within bathrooms per ICC/ANSI A117.1 2009.
- The contractor shall supply all new floors as per owner and F45 manual. The contractor shall install materials as per manufacturer and latest edition of the building code.

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



Maintain Interior Alterations to Retail Space

Mercantile Store @
 84-86 S. Main Street
 Freeport, New York

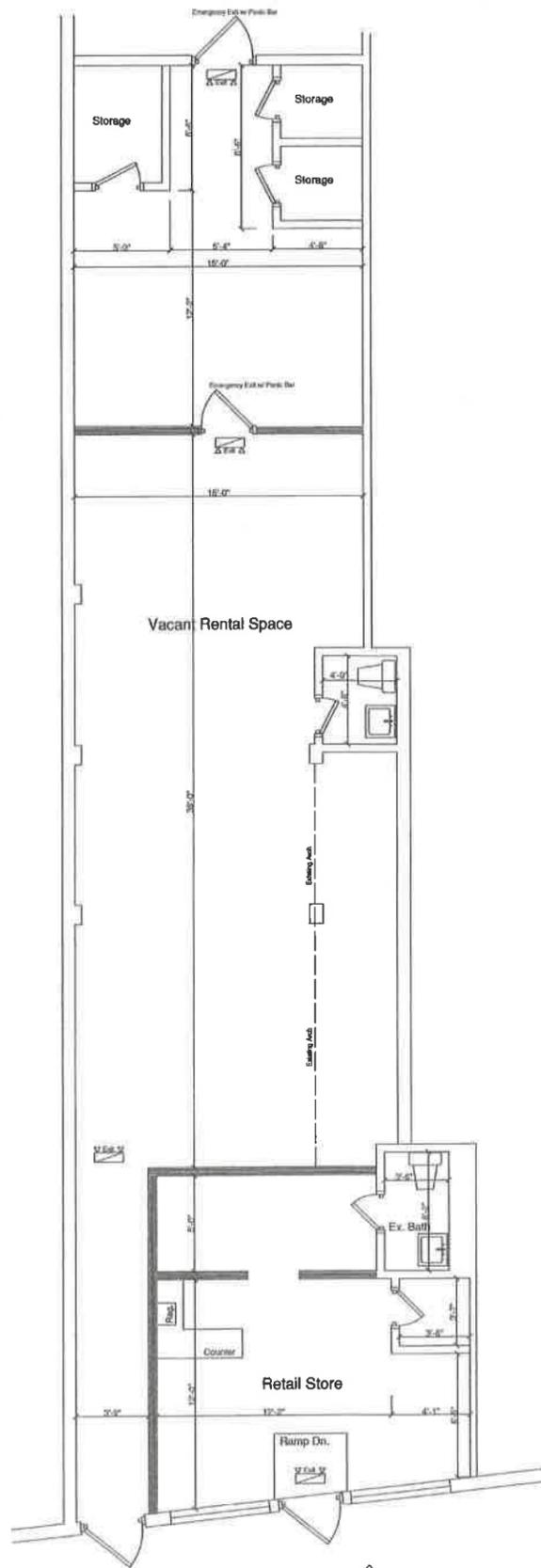
Maria J. Miro Design and Drafting
 1024 Merrick Ave.
 N. Merrick, NY 11566
 Tel. (516) 547-5251

James Lerner, Architect
 424 Madison Street
 Westbury, NY 11590
 Tel. (516) 876-6521

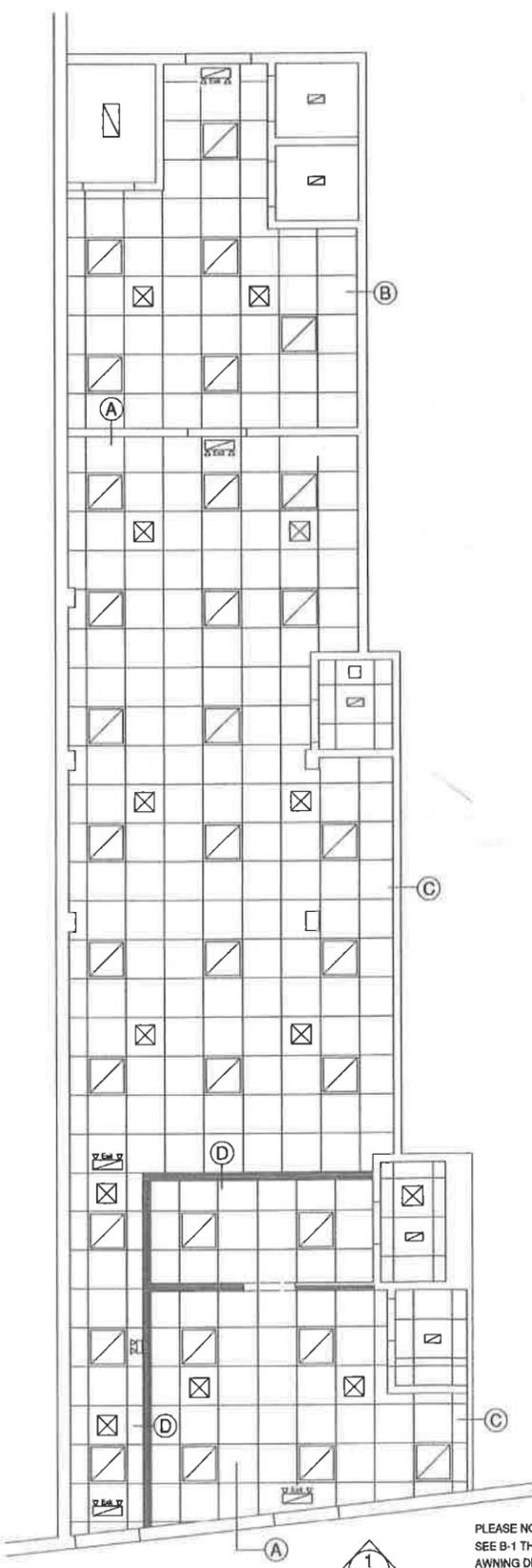
Project: 8486 S. Main Street
 Freeport, New York

Drawn: JLV
 Checked: MAM
 Date: 8-11-05

A-1



Floor Plan
Sc. 1/4"=1'-0"



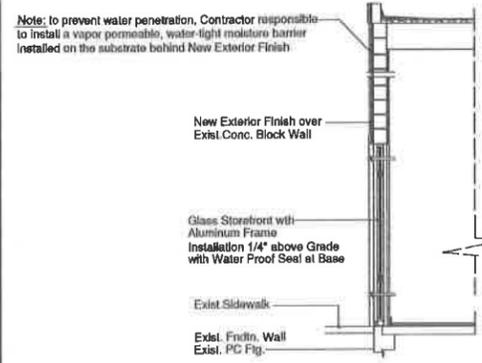
Reflective Ceiling Plan
Sc. 1/4"=1'-0"

PLEASE NOTE:
SEE B-1 THIS SHEET FOR
AWNING DETAIL

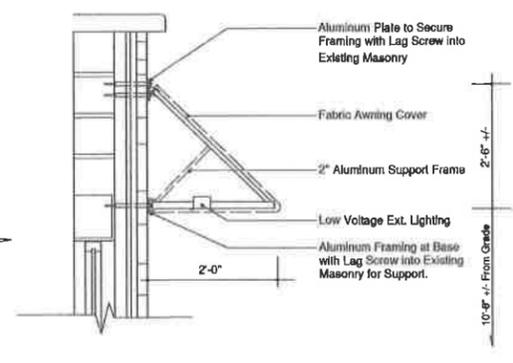


1 Elevation

PLEASE NOTE:
CONTRACTOR TO SUBMIT ALUMINUM FRAME DETAILS & ANCHOR
DETAILS BY SUPPLIER TO ENGINEER'S REVIEW.



A-A Section
Sc. 1/4"=1'-0"



B-1 Awning Detail

James Lerner, Architect
424 Madison Street
Westbury, NY 11590
tel. (516) 878-8521

Maria J. Miro Design and Drafting
1002 Merrick Ave.
N. Merrick, NY 11566
tel. (516) 547-5251

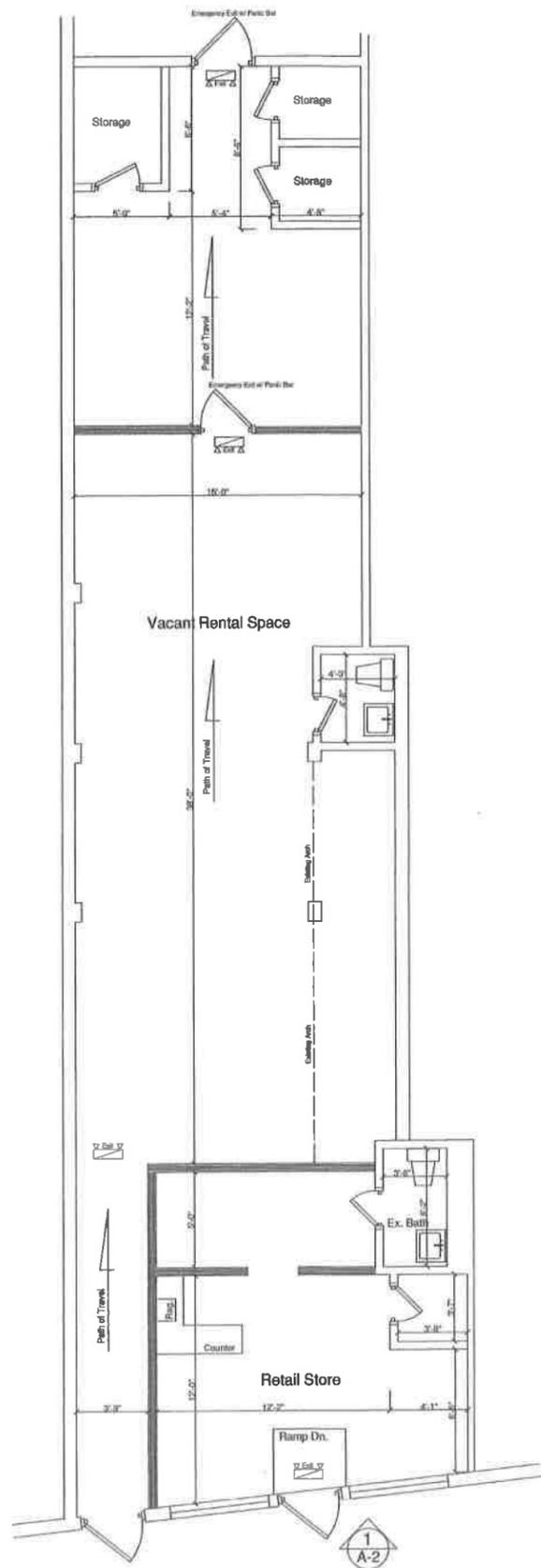


RECEIVED
CLERK'S OFFICE
VILLAGE DE FREEPORT, NY
2026 JAN - 7 P-3:56

Maintain Interior Alterations to Retail Space

Mercantile Store @
84-86 S. Main Street
Freeport, New York

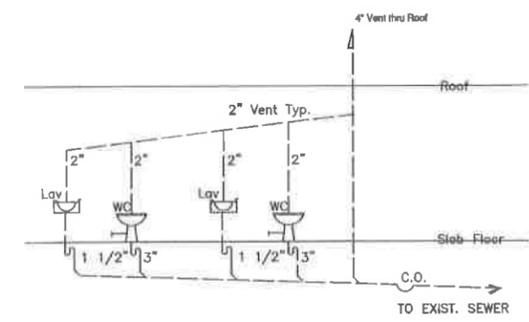
Project: 84-86 S. Main Street
Freeport, New York
Scale: as noted
Date: 9-11-25
Drawn by: JEV
Checked by: MJM
Sheet No.: **A-2**



Occupancy Plan

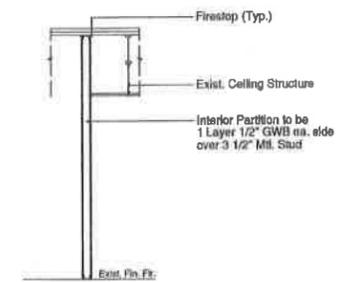
Sc. 1/4"=1'-0"

RETAIL STORE (FRONT) = 215 S.F./200 = 1.075, 2 PERSONS
 VACANT STORE (REAR) = 850.05 S.F. (LESS THE PATH OF TRAVEL) =
 500 S.F. / 24 = 20.83 S.F., 21 PERSON
 TOTAL OCCUPANCY = 23 PERSONS

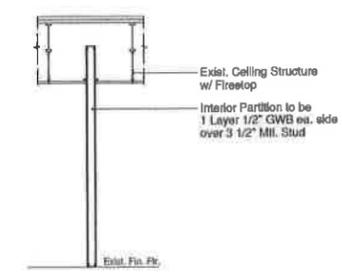


Plumber and Riser Diagram

Sc. = N.T.S.



C Wall Detail
 Sc. 1/4"=1'-0"



D Wall Detail
 Sc. 1/4"=1'-0"

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

2026 JAN 17 10:30 AM
 Maintain Interior Alterations to Retail Space

Mercantile Store @
 84-86 S. Main Street
 Freeport, New York



James Lerner, Architect
 104 Madison Street
 Westbury, NY 11590
 Tel: (516) 876-6521

Maria J. Miro Design and Drafting
 102 Merrick Ave
 N. Merrick, NY 11566
 Tel: (516) 547-5251

Project	84-86 S. Main Street Freeport, New York
Author	as noted
Drawn By	J.E.Y.
Checked By	M.A.M.
Date	8-11-25

A-3

RECEIVED