

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

SP# 3871

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

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

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

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

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

Present Land Use: Residential Proposed Land Use: Residential

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

I request a preliminary meeting: YES NO

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

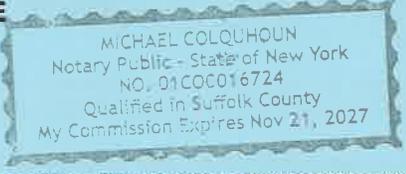
- A. The subject property is zoned Residence A or Residence AA.
- B. The proposed construction is not a new building or dwelling.
- C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

YES NO

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

[Signature] 12/10/25
 APPLICANT'S SIGNATURE DATE

Sworn to before me this 10th
 day of December, 2025.
[Signature]
 Notary Public



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

Eufemia N. Garcia
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 15th
 day of December, 2025.
Mary M. Caram
 Notary Public

Mary M. Caram 12/15/2025
 Notary Public - State Of New York DATE
 No. 01CA6083392
 Qualified In New York County
 My Commission Expires 8/27/29

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 10, 2025

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

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

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez

ZBA Approval Needed: Yes No

VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2025 DEC 29 A 9:38
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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

___ Positive Declaration

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

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

Project :

Table with 2 columns: Field Name, Value. Fields include Building Permit Number (BUIL-25-81), Location (172 DELAWARE AVE, FREEPORT, NY, 11520), Applicant (EUFEMIA N GARCIA), and Description (Maintain retaining walls with concrete steps).

Table with 2 columns: Field Name, Value. Fields include Lead Agency (Department of Buildings for the Board of Trustees, Village of Freeport, 46 North Ocean Avenue, Freeport, NY) and 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) [Blank line]
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.

Short Environmental Assessment Form

Part 1 - Project Information

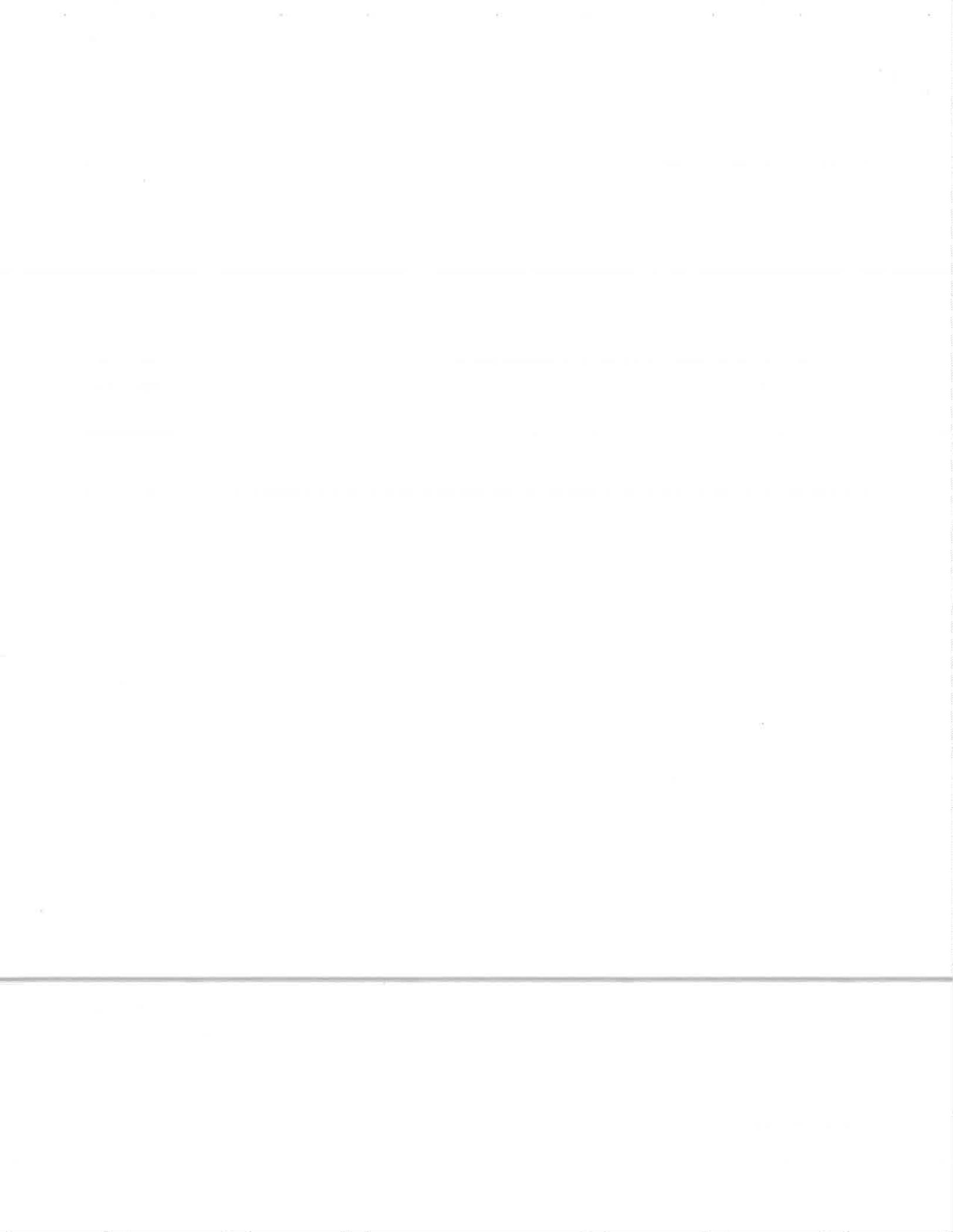
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Garcia Residence			
Project Location (describe, and attach a location map): 172 Delaware Ave, Freeport, NY 11520			
Brief Description of Proposed Action: Maintain retaining walls with concrete steps.			
Name of Applicant or Sponsor: Juan Medina		Telephone: +15162169589	
		E-Mail: jmedina@medinaddg.com	
Address: 1936 Hempstead Tpke, Suite 317			
City/PO: East Meadow	State: NY	Zip Code: 11554	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres		<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> RECEIVED ENVIRONMENTAL PLANNING DEPARTMENT NEW YORK 11/15/11 </div>	
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			





Front Elevation

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VILLAGE OF FREEBORO, N.J.
2025 DEC 29 A 9:38



Rear Elevation



Side Elevation 1



Side Elevation 2



168 Delaware Ave

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VILLAGE OF FINE POINT
VILLAGE OF FINE POINT, NY



170 Delaware Ave



174 Delaware Ave

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2025 DEC 29 A 4:38

DESIGN OFFICE
VILLAGE OF WILSON, NY



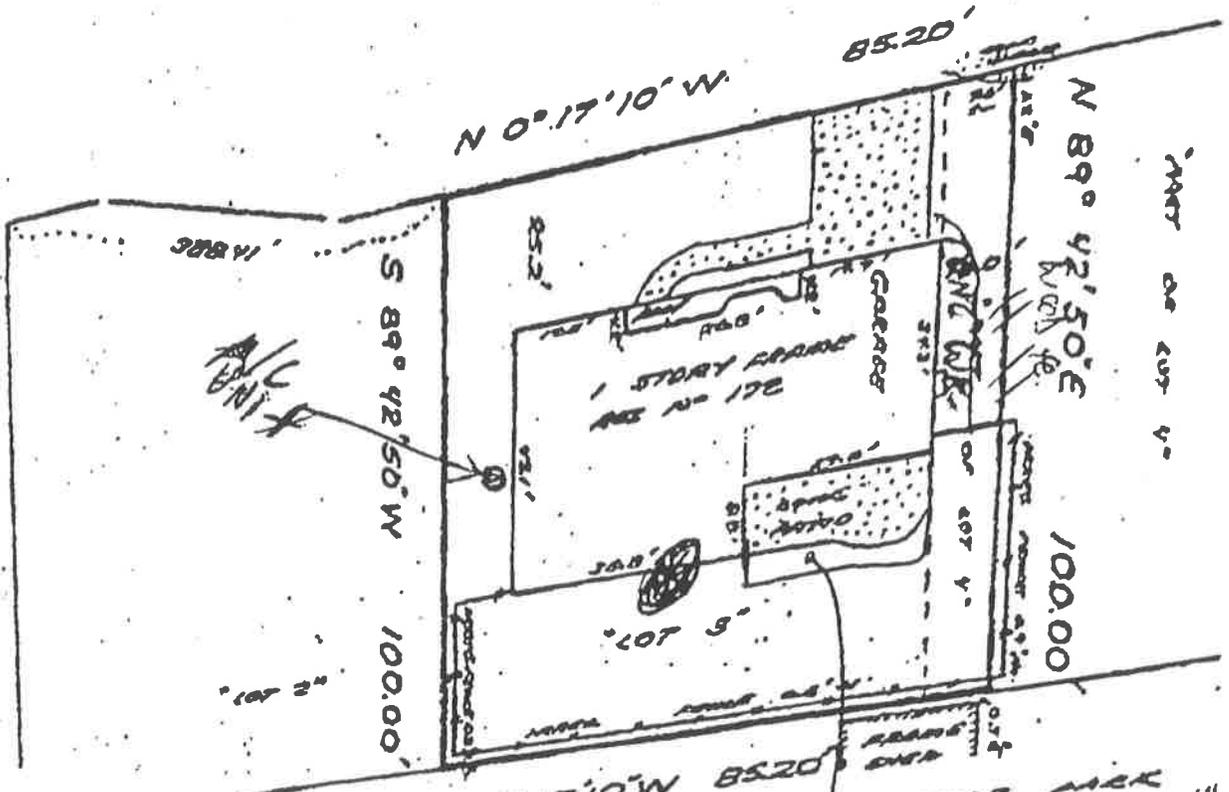
176 Delaware Ave

2018 01:48
 01 14 11 01:13p

Charles Rutenberg

DELAWARE AVE.

CALIFORNIA AVE.



REUSED MAP OF A PORTION OF
 Extend CONC. PATIO (4PK. 8-16")

SURVEY OF ADJACENT ON MAPS OF
 WILLOWBROOK ESTATES SECTION 1
 RECD MAP 6, 1953 CASE NO 5784
 LOT 9 BLOCK 521
 AND
 WILLOWBROOK ESTATES SECTION 11
 RECD MAP 28, 1953 CASE NO 3611
 PART OF LOT 4 BLOCK 521

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MEASUREMENTS IN U.S. STANDARD THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS SET FORTH BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

<p>ERICH PLAN PROFESSIONAL LAND SURVEYOR P.C. 1 West Park Avenue Telephone Long Beach, N.Y. 11561 (516) 431-9358</p>	SECTION 36	BLOCK 521	DATE MAY 7, 1982
	GUARANTEED TO FIRST AMERICAN TITLE ASSURANCE COMPANY OF NEW YORK 60 WALL STREET NEW YORK, N.Y. 10038		ROSSAU COUNTY
	STANDARD & CO. INC.		JOB NO. 85-1723

PROJECT SCOPE

1. MAINTAIN FRONT RETAINING WALL.

PROJECT INFORMATION

MUNICIPALITY: VILLAGE OF FREEPORT
 SECTION: 36
 BLOCK: 521
 LOT: 18
 ZONING LOT AREA (SQ. FT.): 8,520
 ZONING DISTRICT: RESIDENCE AA

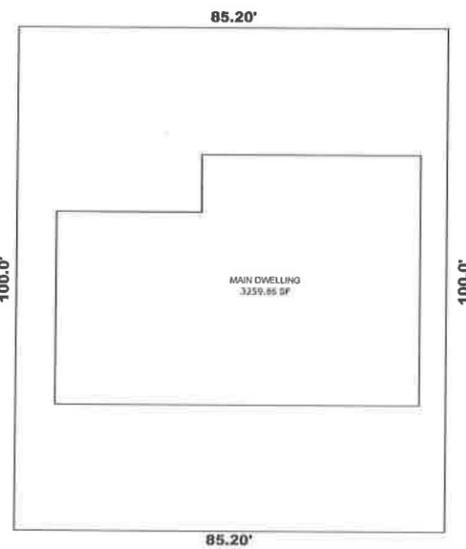
DRAWING INDEX

DWG. NO. T-100.00
 DESCRIPTION COVER
 SHEET NO. 1

ZONING ANALYSIS

CODE	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
\$252-14	REQUIRED FRONTAGE & LIVING AREA				
\$252-14(A)	MINIMUM FRONTAGE	55.00 FT	82.50 FT	82.50 FT	
\$252-14(B)	MINIMUM LOT AREA	5,500.00 SQ. FT.	8,520.00 SQ. FT.	8,520.00 SQ. FT.	
\$252-14(D)	MAXIMUM LOT COVERAGE	35%	38.26%	38.26%	
\$252-16	HEIGHT RESTRICTIONS				
\$252-16(A)	MAXIMUM STOREYS	2.5	1.0	1.0	
\$252-16(A)	MAXIMUM HEIGHT	35.00 FT	21.00 FT	21.00 FT	
\$252-17 - 19	REQUIRED SETBACKS				
\$252-17	FRONT YARD	30.00 FT	25.00 FT	25.00 FT	
\$252-18	SIDE YARD	5.00 FT	5.00 FT	5.00 FT	
\$252-18	SIDE YARD AGGREGATE	15.00 FT	13.09 FT	13.09 FT	
\$252-19	REAR YARD	20.00 FT	25.20 FT	25.20 FT	

LOT COVERAGE DIAGRAM



LOT COVERAGE CALCULATIONS

DESCRIPTION	AREA (SQ. FT.)	(%)
LOT AREA	8,520.00	-
DWELLING	3,259.86	38
TOTALS	3,259.86	38.26

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LB/FT ²	140	NO	NO	NO	C	SEVERE	48 INCHES	MODERATE TO HEAVY	10 °F	YES	NO	1500	52.9 °F

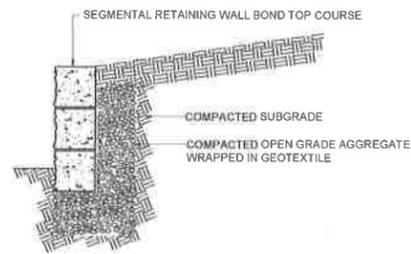
GENERAL NOTES

ARCHITECTURAL NOTES

- ALL WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE (BASED ON THE 2018 IRC), NYS ENERGY CONSERVATION CONSTRUCTION CODE, LOCAL MUNICIPAL CODES, ZONING REGULATIONS, AND OTHER APPLICABLE STATE AND FEDERAL LAWS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND NYS CODE REQUIREMENTS.
- SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER SECTIONS R314 AND R315.
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO BE PERFORMED BY LICENSED TRADES AND IN COMPLIANCE WITH THE RESIDENTIAL CODE AND APPLICABLE STANDARDS.
- ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED INSPECTIONS MUST BE COMPLETED THROUGH THE LOCAL A.H.J.
- PROVIDE GUARDS AND HANDRAILS AS REQUIRED FOR STAIRS, BALCONIES, AND OPEN SIDES OVER 30" ABOVE GRADE.
- FINAL CONSTRUCTION MUST MAINTAIN MINIMUM REQUIRED EGRESS, NATURAL LIGHT, AND VENTILATION PER NYS CODE REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SAFETY, CLEANLINESS, AND COMPLIANCE WITH OSHA REGULATIONS.

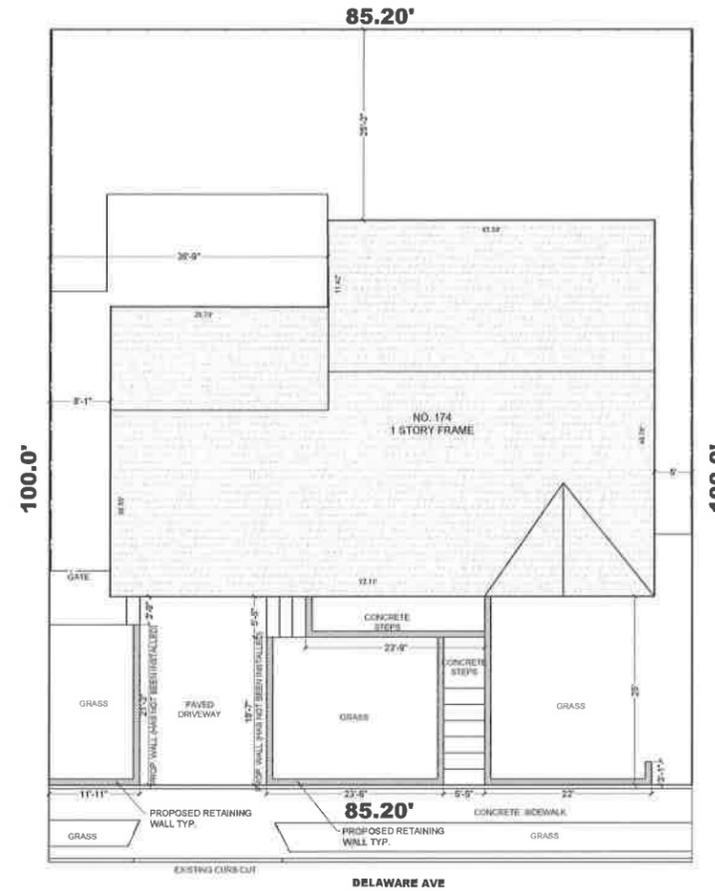
LEGEND

PROPOSED RETAINING WALL



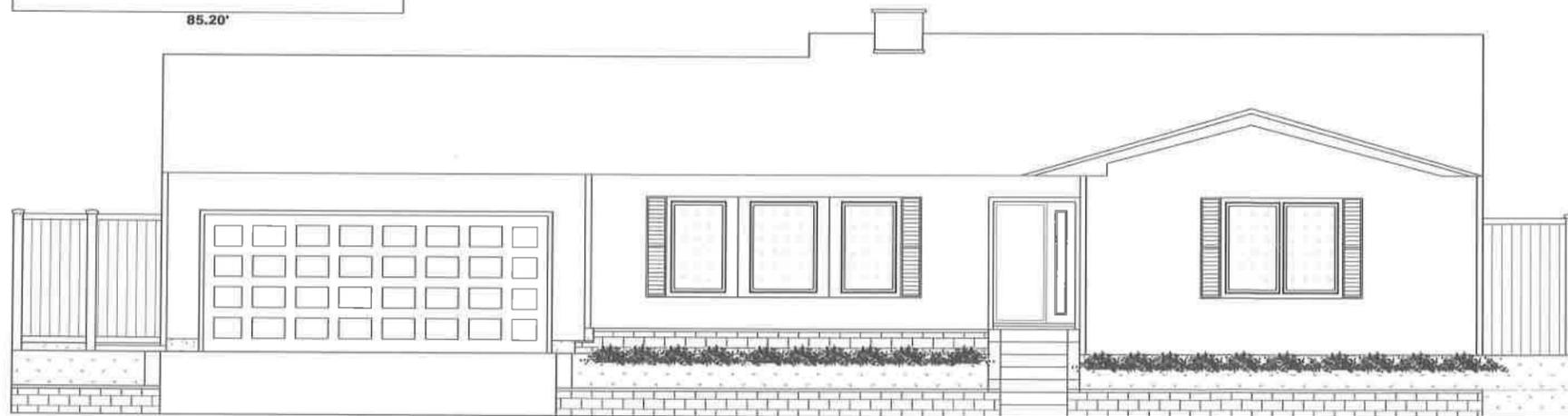
- NOTE:
- MAXIMUM SLOPE SHOULD NOT EXCEED ANGLE REPOSE FOR BEDDING SAND.
 - PROVIDE RESTRAINTS ON SIDES OF INSTALLATION.

MATRIX BLOCK RETAINING WALL DETAIL



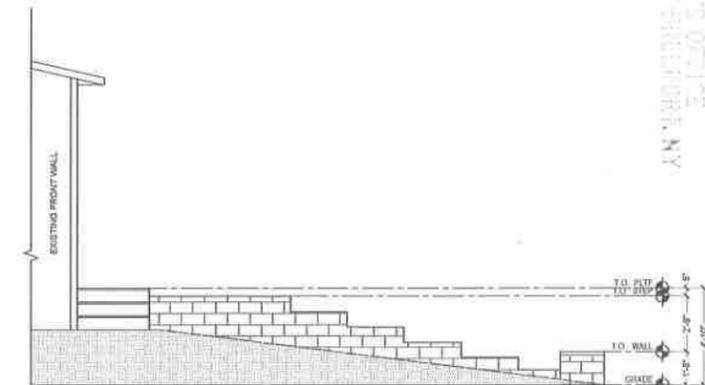
SITE PLAN

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

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



LEFT ELEVATION

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



MEDINA DESIGN & DEVELOPMENT GROUP, LLC
 1936 HEMPSTEAD TURNPIKE, SUITE 317
 EAST MENDOTA, NY 11554
 WWW.MEDINADDDG.COM
 INFO@MEDINADDDG.COM
 (516) 278-9588



DESIGNED: JUAN MEDINA, P.E.

DRAWN: DANIELA SANTANA

I AM A HOLDER OF LAW FOR ANY PERSON, ARCHITECTURE OR ENGINEERING, AND I AM NOT A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR. I AM NOT A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR. I AM NOT A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR. I AM NOT A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR. I AM NOT A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR.

APPLICABLE CODE:

BUILDING: 2020 RESIDENTIAL CODE OF NY

ENERGY: NYS ENERGY CODE 2020

PROJECT TITLE: GARCIA RESIDENCE

OWNER INFORMATION: EUFEMIA GARCIA, EUFRANCES GARCIA, @GMAIL.COM, 516-582-6111

PROJECT ADDRESS: 172 DELAWARE AVE, FREEPORT, NY 11520

SEC: 36 | BLK: 521 | LOT: 18

DATE: 2025 DEC 29

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APPROVAL STAMP

DATE: 12/29/25

PERMIT(S) INFORMATION:

PERMIT TYPE: ALTERATION

RETAINING WALL

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

DATE: 5/15/25

DWG. NO. A-100.00

SHEET NO. 1 OF 1

PROJECT: Retaining Wall Planting Plan
LOCATION: 172 Delaware Ave, Freeport, NY 11520
WALL LENGTH: 144 LF
WALL HEIGHT: 2 FT

Item No.	Plant Type (Tree/Shrub/Groundcover)	Botanical Name	Common Name	Size / Caliper / Container	Quantity	Spacing	Installation Notes	Season (Spring/Summer/Fall)	Maintenance Notes
1	Groundcover	Phlox subulata	Creeping Phlox	1-gal container	76.00	24" O.C.	Band planting (0-24"). Maintain 12" min. from wall.	Spring	Low maintenance; trim after bloom if needed.
2	Ornamental Grass	Schizachyrium scoparium	Little Bluestem	1-gal container	26.00	30" O.C.	Band planting (24-48"). Maintain 12" min. from wall.	Spring / Fall	Cut back to 4-6" in late winter.
3	Ornamental Grass	Panicum virgatum	Switchgrass	1-gal container	26.00	36" O.C.	Band planting (24-48"). Maintain 12" min. from wall.	Spring / Fall	Cut back to 6-8" in late winter.

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



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JUN 27 10 40 AM '04
U.S. OFFICE
FREEPORT, NY



RECEIVED
JULIA
9: 04
CE
OR, NY

Application Date: 12/29/25
Fees Paid: \$225.00

SP# 3877

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

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Juan Medina</u>	Name: <u>Muhammad Islam</u>
Address: <u>1936 Hempstead Tpke, Ste. 317 East Meadow, NY 11554</u>	Address: <u>174 Delaware Ave Freeport, NY 11550</u>
Telephone #: <u>(516) 216-9589</u>	Telephone #: <u>(646) 226-9093</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain existing retaining wall and relocate existing street gazebo

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
Sworn to before me this 10th
day of December, 2025
[Signature]
Notary Public

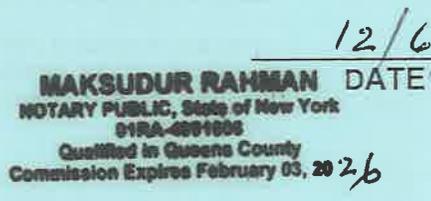


DATE 12/10/25

RECEIVED
2025 DEC 19 A 9:39
VILLAGE CLERK'S OFFICE
INCORPORATED VILLAGE OF FREEPORT NY

Property Owner's Consent: I, Muhammad Islam 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 5th
day of DECEMBER 2025
[Signature]
Notary Public



DATE 12/6/25

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
November 17, 2025**

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

RE: 174 DELAWARE AVE, FREEPORT, NY, 11520
Zoning District - Res AA SBL: 36 521 19
Building Permit Number: BUIL-25-41
Description: Maintain front retaining wall with pillars and 12.1' x 12.5' rear gazebo

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez
ZBA Approval Needed: Yes No

VILLAGE CLERK'S OFFICE
2025 DEC 29 A 4:39
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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

Project :

Building PermitNumber BUIL-25-41

Location: 174 DELAWARE AVE, FREEPORT, NY, 11520

Applicant: MUHAMMAD Z. & SYEDA Z. ISLAM

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

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) [Redacted]

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

Dated: November 17, 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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Islam Residence			
Project Location (describe, and attach a location map): 174 Delaware Ave, Freeport, NY 11520			
Brief Description of Proposed Action: Maintain Front Retaining Wall with Pillars and 12.1' x 12.5' Rear Gazebo			
Name of Applicant or Sponsor: Juan Medina		Telephone: +15162169589 E-Mail: jmedina@medinaddg.com	
Address: 1936 Hempstead Tpke, Suite 317			
City/PO: East Meadow	State: NY	Zip Code: 11554	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.21 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.21 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/>
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	NO	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/>
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Juan Medina, P.E.</u> Date: <u>2025-08-29</u>		
Signature: <u>Juan Medina</u> Title: <u>Professional Engineer</u>		

RECEIVED
 DEC 29 A 9:39
 ENGINEERS OFFICE
 STATE OF NEW YORK



174 Delaware Ave

Front Elevation



Side Elevations



Side Elevations



Rear Elevation



Gazebo



Gazebo



172 Delaware Ave

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2025 DEC 29 AM 9:39
PLANNING OFFICE
VILLAGE OF FRENCHTON, NY



175 Delaware Ave

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2025 DEC 29 A 9:40

POSTAL SERVICE
MILL HILL OFFICE
MILL HILL, PA 17041



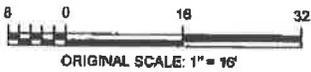
176 Delaware Ave

PROCESSED
2025 DEC 29 11 A 40
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PLANNING OFFICE
VILLAGE OF FORT MONMOUTH, NJ



178 Delaware Ave

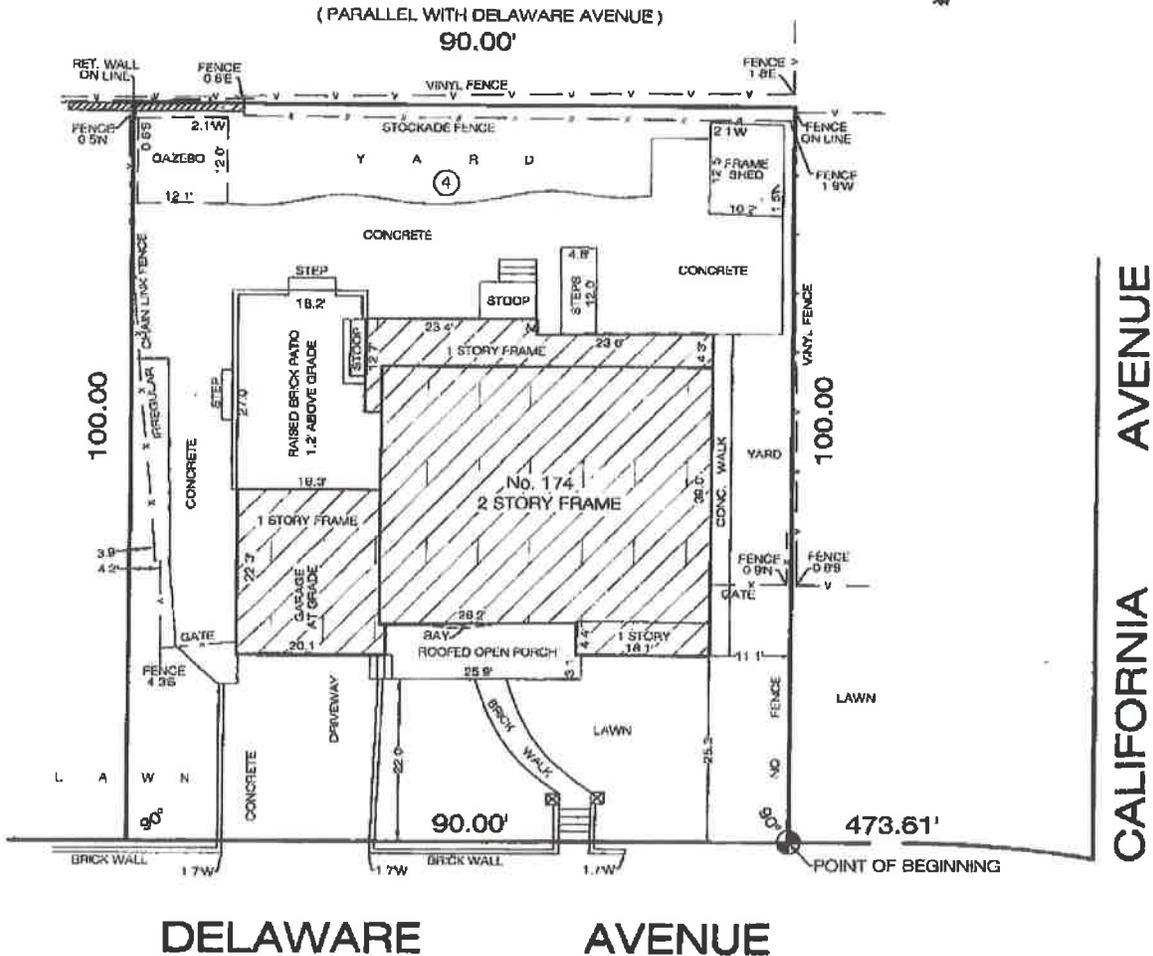
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2025 DEC 29 A 9:40
CITY OF MEDINA'S OFFICE
WILLIAMSBURG, VA 23187



TITLE SURVEY
NOT FOR MUNICIPAL PURPOSE

SURVEY OF PROPERTY AT
TOWN OF HEMPSTEAD
NASSAU COUNTY, N.Y.
TAX SECTION: 86
TAX BLOCK: 821 TAX LOT: 18

DESIGNATED AS AND BY THE PART OF LOT No. 4 IN BLOCK 521
ON A MAP OF WILLOWBROOK ESTATES SECTION No. 2
FILED ON JUNE 28, 1963, AS CASE No. 5871



CERTIFIED:-

TITLE No:- LEO1684-25N

1. LEO ABSTRACT, INC
2. THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
3. A&D MORTGAGE LLC, lsaod/bt/mg
4. LJ MORTGAGE TEAM INC.
5. HARJIT SINGH

NOTES

1. THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY
3. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY
4. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS
5. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON
6. SURVEYOR'S INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA
7. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR

DATE-JUNE 28, 2025
SURVEY No:- COC-2025-480

C.O.C. MAPPING CORP.
COORDINATES OF CONSTRUCTION

81-22 215th PLACE
QUEENS VILLAGE, N.Y. 11428
TELEPHONE (347)238-8844
EMAIL:- COCMAPPING@GMAIL.COM

COMPUTED - JR DRAFTED - JR CHECKED - BK

RECEIVED

ADRIAN S. LALSA

ADRIAN S. LALSA LIC.# 050936
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PROJECT SCOPE

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

PROJECT INFORMATION

MUNICIPALITY: VILLAGE OF FREEPORT
 SECTION: 36
 BLOCK: 521
 LOT: 19
 ZONING LOT AREA (SQ. FT.): 9000
 ZONING DISTRICT: RESIDENCE AA

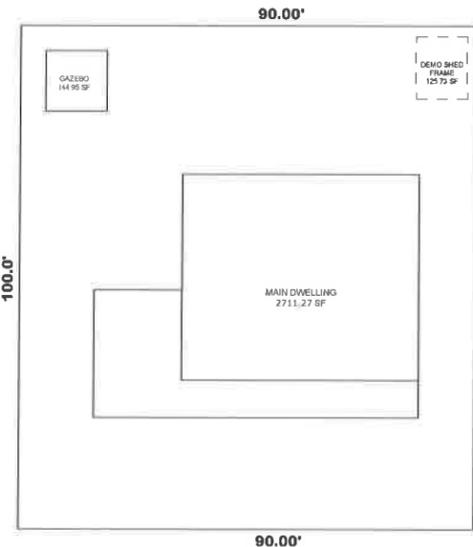
DRAWING INDEX

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

ZONING ANALYSIS

CODE	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
\$252-14	REQUIRED FRONTAGE & LIVING AREA				
\$252-14(A)	MINIMUM FRONTAGE	55.00 FT	90.00 FT	90.00 FT	
\$252-14(B)	MINIMUM LOT AREA	5,500.00 SQ. FT.	9,000 SQ. FT.	9,000 SQ. FT.	
\$252-14(D)	MAXIMUM LOT COVERAGE	35%	31.74%	31.74%	
\$252-16	HEIGHT RESTRICTIONS				
\$252-16(A)	MAXIMUM STORIES	2.5	1.0	1.0	
\$252-16(A)	MAXIMUM HEIGHT	35.00 FT	21.00 FT	21.00 FT	
\$252-17 - 19	REQUIRED SETBACKS				
\$252-17	FRONT YARD	30.00 FT	22.00 FT	22.00 FT	
\$252-18	SIDE YARD	5.00 FT	11.10 FT	11.10 FT	
\$252-18	SIDE YARD AGGREGATE	15.00 FT	25.70 FT	25.70 FT	
\$252-19	REAR YARD	20.00 FT	29.43 FT	29.43 FT	

LOT COVERAGE DIAGRAM



LOT COVERAGE CALCULATIONS

DESCRIPTION	AREA (SQ. FT.)	(%)
LOT AREA	9,000.00	-
DWELLING	2,711.27	30
GAZEBO	144.95	2
TOTALS	2,856.22	31.74

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

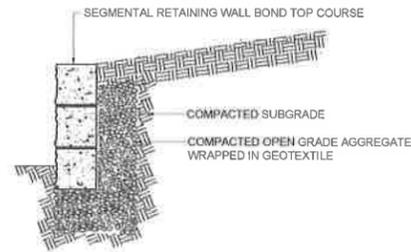
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE RISK			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LB/FT ²	140	NO	NO	NO	C	SEVERE	48 INCHES	MODERATE TO HEAVY	10 F	YES	NO	1500	52.9 F

GENERAL NOTES

- ARCHITECTURAL NOTES
1. ALL WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE (BASED ON THE 2018 IRC), NYS ENERGY CONSERVATION CONSTRUCTION CODE, LOCAL MUNICIPAL CODES, ZONING REGULATIONS, AND OTHER APPLICABLE STATE AND FEDERAL LAWS.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
 3. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND NYS CODE REQUIREMENTS.
 4. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER SECTIONS R314 AND R315.
 5. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.
 6. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO BE PERFORMED BY LICENSED TRADES AND IN COMPLIANCE WITH THE RESIDENTIAL CODE AND APPLICABLE STANDARDS.
 7. ALL REQUIRED PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED INSPECTIONS MUST BE COMPLETED THROUGH THE LOCAL A.H.J.
 8. PROVIDE GUARDS AND HANDRAILS AS REQUIRED FOR STAIRS, BALCONIES, AND OPEN SIDES OVER 30" ABOVE GRADE.
 9. FINAL CONSTRUCTION MUST MAINTAIN MINIMUM REQUIRED EGRESS, NATURAL LIGHT, AND VENTILATION PER NYS CODE REQUIREMENTS.
 10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SAFETY, CLEANLINESS, AND COMPLIANCE WITH OSHA REGULATIONS.

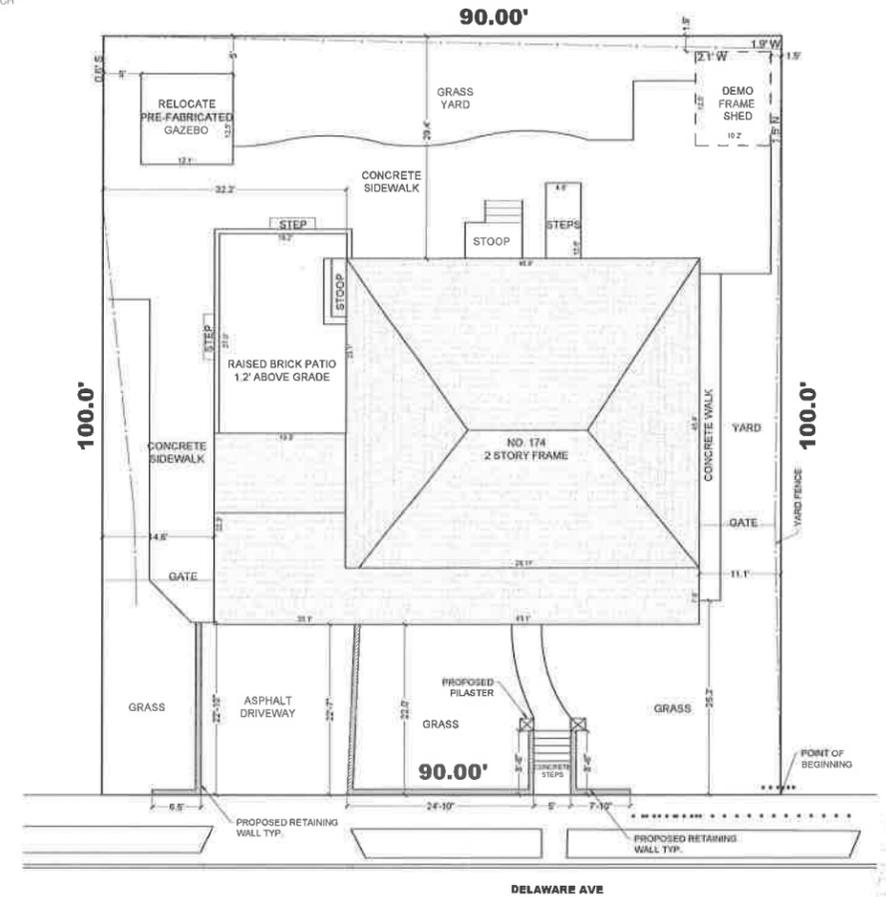
LEGEND

PROPOSED RETAINING WALL



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

MATRIX BLOCK RETAINING WALL DETAIL



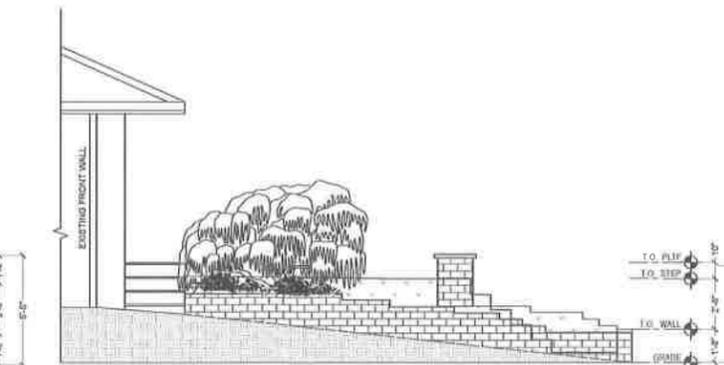
SITE PLAN

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

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



LEFT ELEVATION

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



MEDINA DESIGN & DEVELOPMENT GROUP, LLC
 1936 HEMPSTEAD TURNPIKE, SUITE 317
 EAST MEADOW, NY 11554
 WWW.MEDINADDD.COM
 INFO@MEDINADDD.COM
 (516) 216-9589



DESIGNED: AJAN MEDINA, P.E.
 DRAWN: DANIELA SANTANA

IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TRANSMIT THIS DOCUMENT OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL. ANY SUCH VIOLATION SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY LAW.

APPLICABLE CODE:

BUILDING:
 2020 RESIDENTIAL CODE OF NY

ENERGY:
 NYS ENERGY CODE 2020

PROJECT TITLE:
 ISLAM RESIDENCE
 OWNER INFORMATION:
 MURHAMMAD ISLAM
 USAM@ISLAM@AOL.COM
 646-226-9093

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

ISLAM RESIDENCE
 174 DELAWARE AVE
 FREEPORT, NY 11520
 SEC: 36 | BLK: 521 | LOT: 19

APPROVAL STAMP

PERMIT(S) INFORMATION:

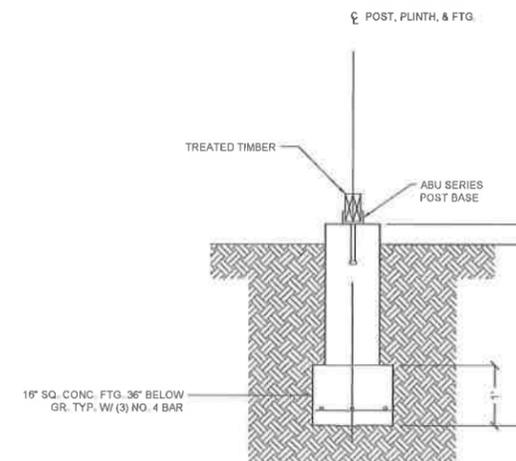
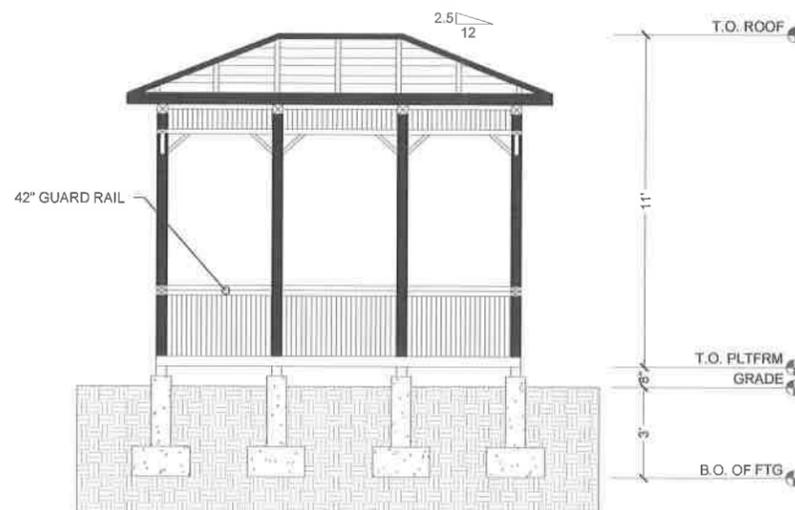
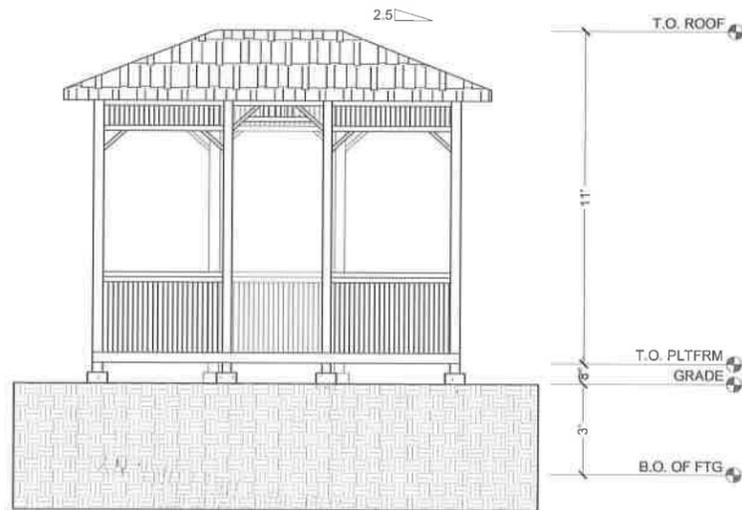
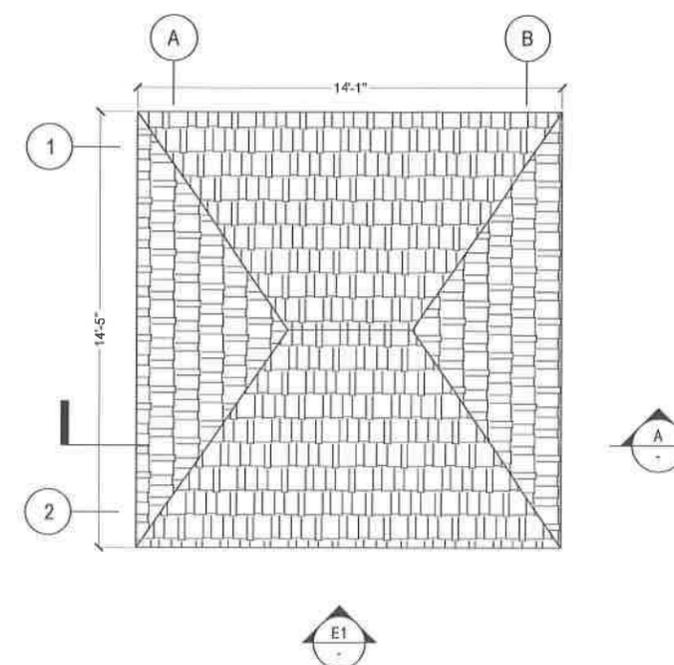
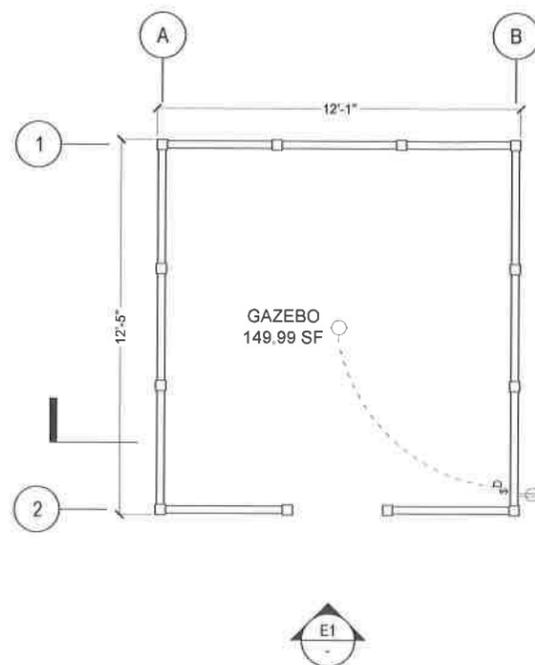
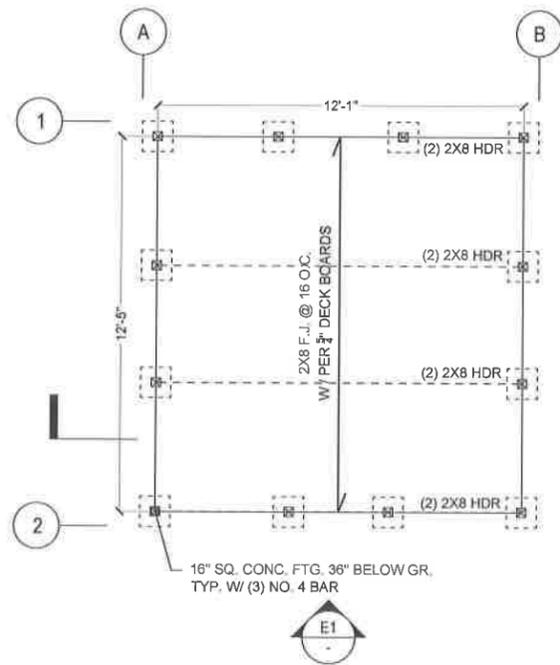
PERMIT TYPE:
 ALTERATION

RETAINING WALL

SCALE: 1/4" = 1'-0"
 DWG. NO: T-100.00
 DATE: 8/21/25
 SHEET NO: 1 OF 2

LIGHTING

LOCATION	MANUFACTURER - MODEL NO.	LAMP TYPE	NO. OF FIXTURE	FIXTURE WATTAGE (WATT)	LAMP EFFICACY (LUMEN/WATT)	TOTAL NO. OF FIXTURES	NOTES
GAZEBO	COMMERCIAL ELECTRIC - FLOOD	LED	2	28	85	1	MOTION SENSOR



DESIGNED: JUAN MEDINA, P.E.
DRAWN: DANIELA SANTANA

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APPLICABLE CODE:
BUILDING:
2020 RESIDENTIAL CODE OF NY
ENERGY:
NYS ENERGY CODE 2020

PROJECT TITLE:
ISLAM RESIDENCE
OWNER INFORMATION:
MUHAMMAD ISLAM
USAMA@ISLAM.AOL.COM
646-226-9093
PROJECT ADDRESS:
174 DELAWARE AVE,
FREEPORT, NY 11520
SEC: 36 | BLK: 521 |
LOT: 19

ISLAM RESIDENCE

APPROVAL STAMP

PERMIT(S) INFORMATION:

PERMIT TYPE:
ALTERATION

RETAINING WALL

SCALE: 3/8" = 1'-0"
DATE: 8/21/25
DWG. NO. A-100.03
SHEET NO. 2 OF 2

PROJECT: Retaining Wall Planting Plan
LOCATION: 174 Delaware Ave, Freeport, NY 11520
WALL LENGTH: 86 LF
WALL HEIGHT: 2 FT

Item No.	Plant Type (Tree/Shrub/Groundcover)	Botanical Name	Common Name	Size / Caliper / Container	Quantity	Spacing	Installation Notes	Season (Spring/Summer/ Fall)	Maintenance Notes
1	Groundcover	Phlox subulata	Creeping Phlox	1-gal container	46.00	24" O.C.	Band planting (0-24"). Maintain 12" min. from wall.	Spring	Low maintenance; trim after bloom if needed.
2	Ornamental Grass	Schizachyrium scoparium	Little Bluestem	1-gal container	15.00	30" O.C.	Band planting (24-48"). Maintain 12" min. from wall.	Spring / Fall	Cut back to 4-6" in late winter.
3	Ornamental Grass	Panicum virgatum	Switchgrass	1-gal container	15.00	36" O.C.	Band planting (24-48"). Maintain 12" min. from wall.	Spring / Fall	Cut back to 6-8" in late winter.

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2026 JAN 27 10 04 AM

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



VEID
A 9:04
E R.L. NY



VED

A 9:04

FIDE
PORT, NY

Application Date: 1/22/2026
Fees Paid: \$215.00

SP# 3876

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: 5 Grant Street, Freeport ZONING DISTRICT Res A
SECTION 62 BLOCK 101 LOT 697 LOT SIZE: 8,000 sf

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Sandra DeLaCruz</u>			Name: <u>Sandra DeLaCruz</u>
Address: <u>5 Grant Street</u> <u>Freeport, NY 11520</u>			Address: <u>5 Grant Street</u> <u>Freeport, NY 11520</u>
Telephone #: <u>(516) 324-6742</u>			Telephone #: <u>(516) 324-6742</u>

Attorney or architect:
Name: April Madigan AM Expediting LLC Address: 8 W Murnick Rd, Suite 219
Phone #: (516) 324-6742 Freeport, NY 11520
Email: _____

Present Land Use: One family dwelling Proposed Land Use: One family dwelling

Description of Proposed Work: Proposed Widening of Driveway by 28' x 11' Asphalt

I request a preliminary conference: _____ YES X NO
A preliminary is required for all new residential and commercial construction.

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.

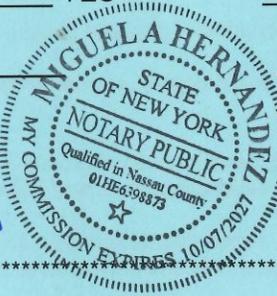
X YES _____ NO

X [Signature]
APPLICANT'S SIGNATURE

1/16/26
DATE

Sworn to before me this 16
day of January, 2026

[Signature]
Notary Public



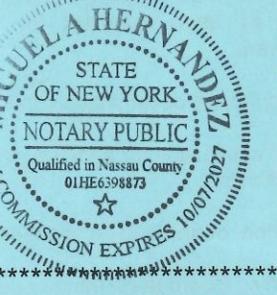
Property Owner's Consent:
I, Sandra DeLaCruz am (are) the owner(s) of the subject property and consent to the filing of this application.

X [Signature]
PROPERTY OWNER'S SIGNATURE

1/16/26
DATE

Sworn to before me this 16
day of January, 2026

[Signature]
Notary Public



FOR VILLAGE USE ONLY

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

RECEIVED
2026 JAN 22 P 4:00
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 8, 2025

SANDRA DE LA CRUZ
5 GRANT ST, FREEPORT, NY, 11520

RE: 5 GRANT ST, FREEPORT, NY, 11520
 Zoning District - Res A SBL: 62 101 697
 Building Permit Number: DRIV-25-5
 Description: Proposed widening of driveway by 28' x 11'

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

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 VILLAGE OF FREEPORT, NY

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-25-5

Location: 5 GRANT ST, FREEPORT, NY, 11520

Applicant: SANDRA DE LA CRUZ

Description: Proposed widening of driveway by 28' x 11'

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 8, 2025

Sergio A. Murras
Superintendent of Buildings

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

5 Grant Street Freeport NY 1
Proposed Widening of Drive

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CLINTON'S
VILLAGE OF F.R.



Front of 5 Grant Street



Rear Yard



South Side



South of 5 Grant Street

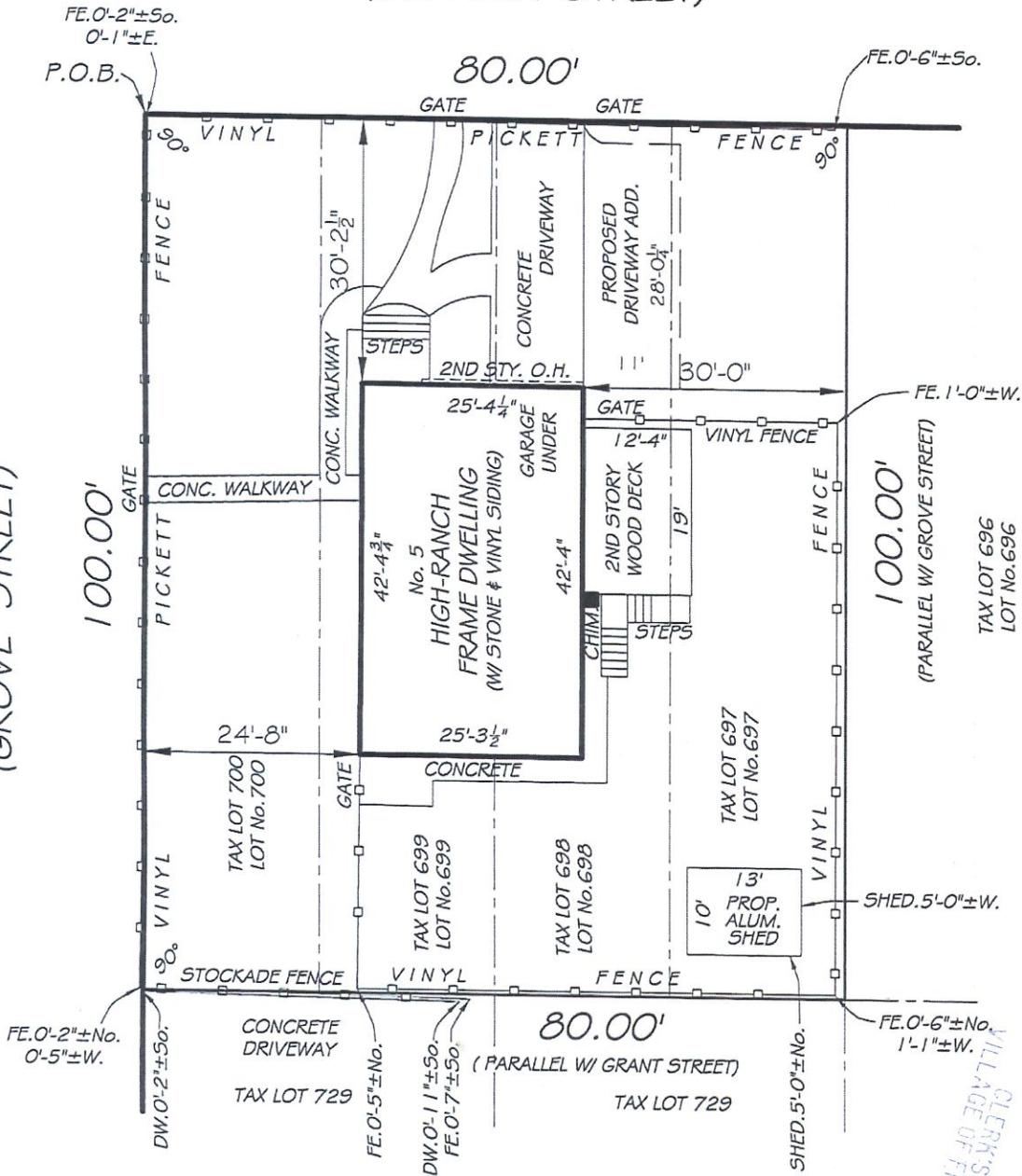


Across 5 Grant Street

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

GRANT 50' WIDE STREET (SUFFOLK STREET)

GUY LOMBARDO AVENUE 55' WIDE (GROVE STREET)



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 VILLAGE OF FREEPORT, N.Y.

MAP OF PROPERTY SITUATE AT
FREEPORT
 TOWN OF HEMPSTEAD
 NASSAU COUNTY, NY

ISLAND WIDE LAND SURVEYORS
 PROFESSIONAL LAND & CITY SURVEYORS
 199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791
 PHONE: 1-866-808-5800 FAX: 516-496-1792
 EMAIL: OFFICE@ISLANDWIDESURVEYORS.COM
 RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER
 & ROBERT A. HAYNES

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.

SURVEYED : JANUARY 16, 2025

GUARANTEED TO :-
 FOR BUILDING DEPARTMENT
 PURPOSES ONLY

LOT NUMBERS:
 LOT No's 997-700 "MAP OF FREEPORT GABLES" FILED: JUNE 9, 1927 AS MAP No. 634 CASE No. 3657

DRAFTED BY J.L. JANUARY 20, 2025



**5 Grant St, Freeport NY
Proposed Widening of Driveway**

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VILLAGE OF FREEPORT NY
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6 Grant Street



11 Grant Street



12 Grant Street



11 Grant Street



18 Grant Street

Application Date: 1/23/20

Fees Paid: \$226.00

SP# 3877

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: 2716 NORTH COLUMBUS ZONING DISTRICT RES. "A"

SECTION 55 BLOCK 357 LOT 102 LOT SIZE: 10,231 SQ. FT.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input checked="" type="checkbox"/> PROPERTY OWNER
Name:	ALBERTO HERNANDEZ		
Address:	3454 PLACE MASSAREBUA NEW YORK 11758		
Telephone #:	(516) 840-7331		
Name:	ALBERTO HERNANDEZ		
Address:	3454 PLACE, MASSAREBUA NEW YORK 11758		
Telephone #:	(516) 840-7331		

Attorney Name: MIGUEL RAMIREZ Address: 33 WADSWORTH PLACE
 (optional) Phone #: (424) 704-6601 WEST BABYLON, NY 11704

Present Land Use: 2-FAMILY RESIDENCE Proposed Land Use: 2-FAMILY RESIDENCE

Description of Proposed Work: MAINTAIN REAR CEILING ENTRANCE TO SIDE TERRACE WINDOW AND REMOVAL OF WINDOWS ON EXISTING FRONT PORCH

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FREEPORT, NY
JAN 23 2:24 PM

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

Alberto Hernandez
 APPLICANT'S SIGNATURE
 Sworn to before me this 16 day of January, 2020
[Signature]
 Notary Public
 DORIS ALEXANDRA RAMIREZ
 NOTARY PUBLIC STATE OF NEW YORK
 SUFFOLK COUNTY
 LIC. # 01RA6359376
 COMM. EXP. 05-30-2029
JANUARY 16 OF 2020

Property Owner's Consent: I, ALBERTO HERNANDEZ am (are) the owner(s) of the subject property and consent to the filing of this application. JANUARY 16 OF 2020

Alberto Hernandez
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 16 day of January, 2020
[Signature]
 Notary Public
 DORIS ALEXANDRA RAMIREZ
 NOTARY PUBLIC STATE OF NEW YORK
 SUFFOLK COUNTY
 LIC. # 01RA6359376
 COMM. EXP. 05-30-2029
JANUARY 16 OF 2020

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO Date of Hearing: _____ Date of Decision: _____

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

Planning Board Signature: _____ Date: _____

SUBMISSION CHECKLIST

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch: <ul style="list-style-type: none"> a. Title of drawing, including name and address of applicant. b. North point, scale, and date. c. Boundaries of the project. d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted. e. Floodplain boundaries as determined by the Federal Emergency Management Agency. f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures. g. Location of outdoor storage and description of materials to be stored. h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private. i. Location and description of all proposed waterfront public access/recreation provisions. j. Description of sewage disposal and water supply systems and locations of such facilities. k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule. l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives. m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks. n. Location, design and size of all signs and lighting facilities. o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space. p. Building orientation and site design for energy efficiency and visual quality. q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy. r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc.. s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities. t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development. u. Estimated project construction schedule. v. Record of application for approval status of all necessary permits from federal, state and county officials. w. Identification of any federal, state or county permits required for project execution. x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

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 VILLAGE OF FREEPORT, NY



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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

HERNANDEZ ALBERTO
276 N COLUMBUS AVE, FREEPORT, NY, 11520

RE: 276 N COLUMBUS AVE, FREEPORT, NY, 11520

Zoning District - Res A SBL: 55 357 162

Building Permit Number: BUIL-25-748

Description: Maintain rear cellar entrance, side egress window and removal of windows on existing front foyer.

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**

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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 BUIL-25-748

Location: 276 N COLUMBUS AVE, FREEPORT, NY, 11520

Applicant: HERNANDEZ ALBERTO

Description: Maintain rear cellar entrance, side egress window and removal of windows on existing front foyer.

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

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VILLAGE OF FREEPORT, NY

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Maintain rear cellar entrance , side egress window and removal of windows on existing front foyer			
Project Location (describe, and attach a location map): No. 276 On On East side of North Columbus Ave. at 225 ft South of Independence Avenue, in the Inc. Village of Freeport, New York 11520			
Brief Description of Proposed Action: 1.-Maintain removed and replaced with new vinyl siding corners and trims; 2.-Maintain removed and replaced with new interior finishing on walls and floors; 3.-Removed and replaced with new all existing electric and plumbing fixture 4.-maintain existing finished cellar for storage with 3-pc bathroom, emergency exit window and concrete cellar access; 5.-Maintain removed preexisting interior cellar stair to first floor; 6.-Maintain removed preexisting front access foyer side windows (north and south sides 4 units) and window opening patched up with new exterior wall as noted on plan; And 7.-Maintain removed preexisting window at second floor bathroom and window opening patched up with new exterior wall as noted on plan.			
Name of Applicant or Sponsor: Miguel Ramirez		Telephone: (631)704-6601	
		E-Mail: mardrafting@gmail.com	
Address: 33 Lamont Place			
City/PO: West Babylon		State: New York	Zip Code: 11704
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 ✓
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 ✓
3.a. Total acreage of the site of the proposed action?		0.23 acres	
b. Total acreage to be physically disturbed?		0.23 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.23 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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VILLAGE OF PLUMBOUR, NY

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Miguel Ramirez</u>	Date: <u>11/14/2025</u>	
Signature: _____		

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

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

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 VILLAGE OF FREEPORT

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

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why 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 impact. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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VILLAGE OF FREEPORT, NY

9 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.

9 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)

Application Date: 2/2/2026
Fees Paid: \$225

SP# 3878

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: 149 Sportsmans Ave ZONING DISTRICT Res A
SECTION 62 BLOCK 89 LOT 41 LOT SIZE: 50'x100'

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Maximo Ventura</u>	Name: <u>Ceferino Narvaez, JR</u>
Address: <u>119 E. Dean Street</u> <u>Freeport, N.Y. 11520</u>	Address: <u>149 Sportsmans Ave.</u> <u>Freeport, N.Y. 11520</u>
Telephone #: <u>516-244-8999</u>	Telephone #: <u>516-204-2912</u>

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

Present Land Use: Residential Proposed Land Use: N/A

Description of Proposed Work: Installation of new concrete
Driveway on right side of house with new
Apron + curb cut. Maintain - Already installed

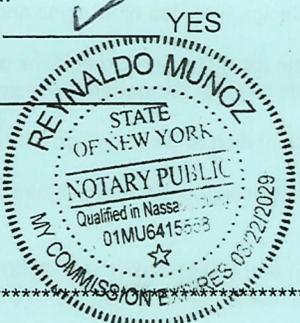
I request a preliminary meeting: ___ YES NO

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

[Signature]
APPLICANT'S SIGNATURE

Sworn to before me this 22
day of January, 2026.

Notary Public



01/22/2026
DATE

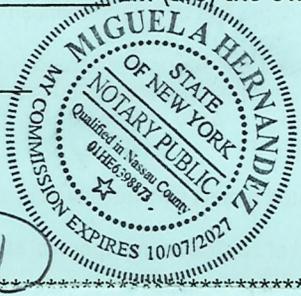
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VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Property Owner's Consent: I, Ceferino Narvaez JR 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 _____
day of _____, 20____.

Notary Public



1/23/2026
DATE

FOR VILLAGE USE ONLY

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



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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
January 28, 2026

CEFERINO NARVAEZ, JR
149 SPORTSMANS AVE, FREEPORT, NY, 11520

RE: **149 SPORTSMANS AVE, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 62 89 41
Building Permit Number: DRIV-25-7
Description: Maintain 313 SF second 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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building PermitNumber DRIV-25-7

Location: 149 SPORTSMANS AVE, FREEPORT, NY, 11520

Applicant: CEFERINO NARVAEZ, JR

Description: Maintain 313 SF second 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) [Redacted]

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

Dated: January 28, 2026

Sergio A. Mauras Superintendent of Buildings

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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: Narvaez Driveway																		
Project Location (describe, and attach a location map): 179 Sportsmens Ave. Freeport, N.Y.																		
Brief Description of Proposed Action: Maintain Existing Concrete Driveway & install new 12' Curb Cut New 313 Sq. Ft. Concrete Driveway																		
Name of Applicant or Sponsor: Maximo Ventura		Telephone: 516-244-8999 E-Mail: FutureDny@gmail.com																
Address: 119 E. Dean street																		
City/PO: Freeport		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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="height: 30px;">2</td> <td></td> </tr> </table>	NO	YES	2												
NO	YES																	
2																		
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="height: 30px;">228</td> <td></td> </tr> </table>	NO	YES	228												
NO	YES																	
228																		
3.a. Total acreage of the site of the proposed action?		0.12 acres																
b. Total acreage to be physically disturbed?		0.0072 acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A acres																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input checked="" type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input type="checkbox"/> Other (specify): _____</td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td colspan="3"></td> <td></td> </tr> </table>				<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				
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)														
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____															
<input type="checkbox"/> Parkland																		

VILLAGE OF FREEPORT
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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input 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"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input 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	NO	YES	
	<input checked="" 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>Maximo Venture</u>	Date: <u>10/17/25</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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Future Design, Inc.</u>	<u>10/17/25</u>
Name of Lead Agency	Date
<u>Maximo Ventura</u>	<u>Project Manager</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

149 Sportsmans Ave- Completed Work



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149 Sportsmans Ave. Completed Work



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



162 Sportsmans Ave

Freeport, New York

 Google Street View

Jul 2019 [See more dates](#)



151 Sportsmans Ave.



153 Sportsmans Ave.

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147 Sportsmans Ave.



148 Sportsmans Ave.

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162 Sportsmans Ave.



162 Sportsmans Ave.

162 Sportsmans Ave.



164 Sportsmans Ave.

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CLERKS OFFICE

257 Arthur Street



271 Arthur street

279 Arthur street



294 Arthur street

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299 Arthur St



321 Arthur Street

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323 Arthur Street

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Application Date: 2/5/2026

FEE PAID: WAIVED

**INCORPORATED VILLAGE OF FREEPORT
APPLICATION FOR LAND SUBDIVISION
PLANNING BOARD**

Application must be filed with the Village Clerk's Office, which application shall consist of original and six (11) copies of the Application Form; original and six (11) copies of the Tax Map and Composite Survey showing exactly how the property is proposed to be subdivided and the exact location where houses would be located on each lot; individual Survey for each proposed lot, and original and six (11) copies of a completed Environmental Assessment Form.

The fee is \$100.00 for a three (3) lot subdivision and an additional \$25.00 for each proposed lot in excess of three (3). The fee shall be paid at the time the Application for Land Subdivision is submitted.

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

NAME OF PROPOSED SUBDIVISION: <u>Freeport Power Plant 1</u>	
LOCATION OF PROPOSED SUBDIVISION: <u>220 West Sunrise Highway</u> (STREET NAME AND LOCATION OF STREET)	
LOT SIZE: <u>43,560 sq ft</u>	ZONING DISTRICT: <u>Manufacturing</u>
SECTION <u>54</u>	BLOCK <u>73</u> LOT <u>50</u>

APPLICANT	OWNER OF RECORD*
Name: Incorporated Village of Freeport	Name: Incorporated Village of Freeport
Address: 46 North Ocean Ave	Address: 46 North Ocean Ave.
Freeport, NY 111520	Freeport, NY 11520
Telephone #: (516)377-2248	Telephone #: (516)377-2248

* If Corporation, Name, Address and Title of Corporate Officers:

	FEB 6 2026

NAME, ADDRESS AND TELEPHONE NUMBER OF ATTORNEY FOR APPLICANT AND/OR OWNER:

Robert McLaughlin Esq.
Deputy Village Attorney
46 North Ocean Ave.
Freeport, NY 11520

NAME, ADDRESS AND TELEPHONE NUMBER OF LICENSED ENGINEER AND/OR SURVEYOR:

The proposed subdivision currently consists of 1 acres, and will include 3 proposed lots. (Exclude existing streets and/or area under water).

Present Land Use: Power Plant

Proposed Land Use: Power Plant

Description of Proposed Construction:

N/A

1. Does the proposed subdivision require a change in the current zoning? YES NO
If yes, indicate the requested zoning district _____.

2. Is the applicant the owner of the property to be subdivided? YES NO
If not the owner, indicate the applicant's interest in the property. _____.

A copy of the Deed or Deeds recorded in the Nassau County Clerk's Office must be annexed to this application.

Date of Deed _____ Liber _____ Page _____

Date of Deed _____ Liber _____ Page _____

3. Does the preliminary subdivision layout cover the entire holding of the applicant? YES NO

If no, state the sections (by number) to be filed _____.

4. Is any area shown on this Preliminary Layout proposed to be dedicated for future public use? YES NO

If yes, give the number of acres _____.

5. Does the applicant intend to request any waivers or variances from the usual requirements for lot size, frontage, yards, etc., upon submission of the application for final approval of the subdivision plat? YES NO

If yes, list in detail the waivers and/or variances to be requested:

FEB 6 2026

Robert McLaughlin
Applicant's Signature

2/5/26
Date

State of New York)
County of Nassau) ss.:

On this 5th day of Feb, 2026, before me personally came, Robert McLaughlin, to me known to be the person described in and who executed the forgoing application, and who acknowledged to me that HE executed same.

Margaret Lomonaco
Notary Public

MARGARET LOMONACO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6143735
Qualified in Nassau County
My Commission Expires 04-17-2026

(Rev. March 2004)

FEB 6 2026

AFFIDAVIT OF OWNER

(To be completed only if the applicant is not the owner)

State of New York)
County of Nassau) ss.:

Robert McCaughlin for Village of Freeport being duly sworn, deposes and says that: HE is the owner of the property which is the subject of this application and that HE consents to the filing of this application and consents to the granting of the application for subdivision sought herein.

Robert McCaughlin

Signature of Owner

Sworn to before me this 5th
day of Feb, 2026

[Signature]

Notary Public

MARGARET LOMONACO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6143735
Qualified in Nassau County
My Commission Expires 04-17-2026

FOR VILLAGE USE ONLY

DATE OF THIS APPLICATION _____, 20 ____.

APPROVED

DISAPPROVED

DATE OF DECISION: _____, 20 ____

Signed: _____
Chairman, Planning Board

DATE: _____, 20 ____

APPROVED – SUBJECT TO THE FOLLOWING CONDITIONS:

DISAPPROVED – but the following suggestions were made, whereby the application for subdivision would be reconsidered for approval:

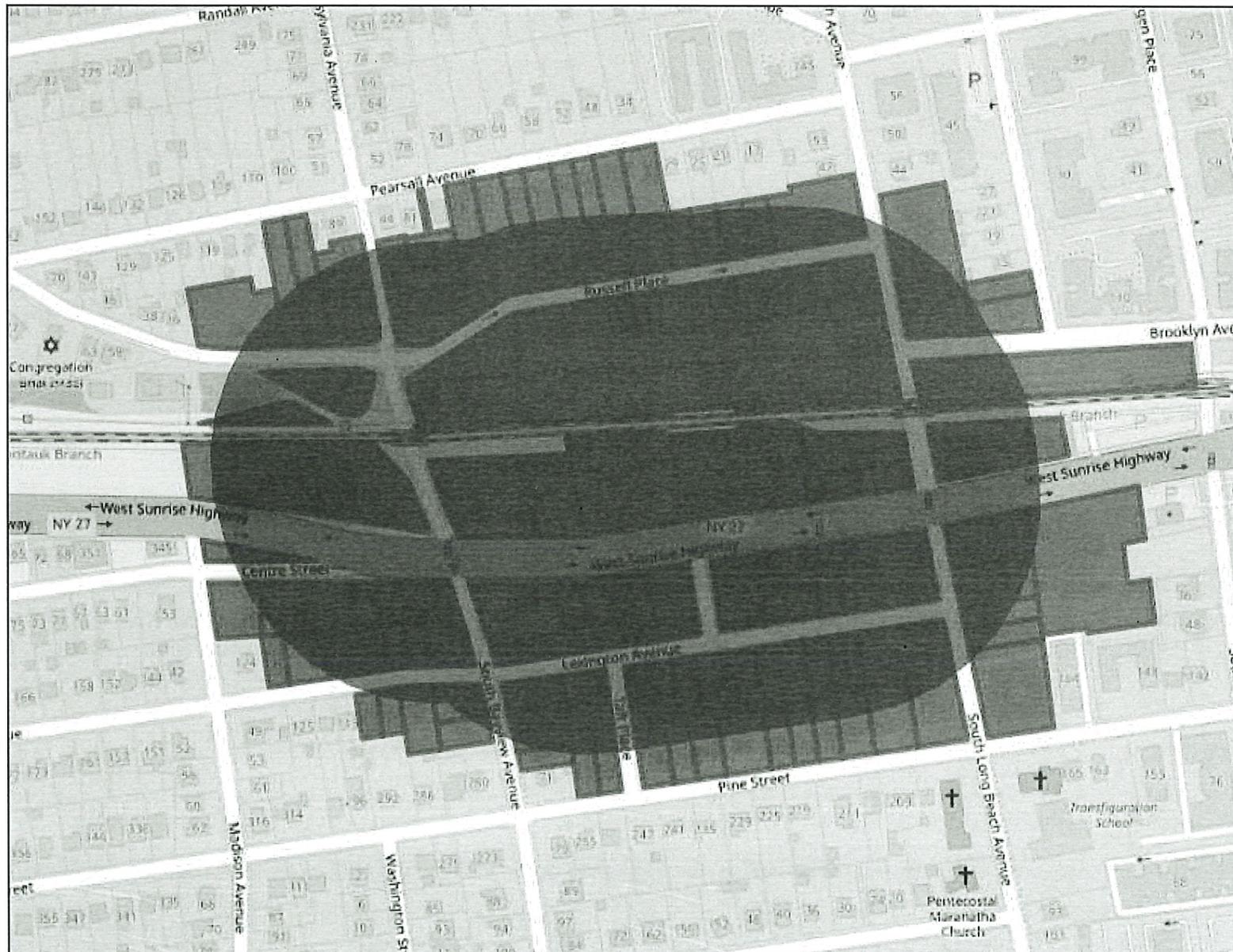
APPLICANT NOTIFIED ON : _____, 20 ____.

PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST

SUBMISSION CHECKLIST

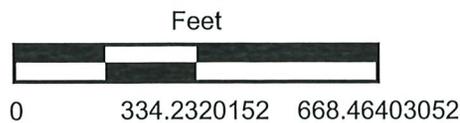
<u>YES</u>	<u>NO</u>	<u>N/A</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Title of drawing, including name and address of applicant.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. North point, scale, and date. FEB 6 2024
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Boundaries of the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Location of outdoor storage and description of materials to be stored.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Location and description of all proposed waterfront public access/recreation provisions.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Description of sewage disposal and water supply systems and locations of such facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	n. Location, design and size of all signs and lighting facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	p. Building orientation and site design for energy efficiency and visual quality.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	u. Estimated project construction schedule.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	v. Record of application for approval status of all necessary permits from federal, state and county officials.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w. Identification of any federal, state or county permits required for project execution.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

220 W Sunrise Highway map



- Parcels
- Parcel
- Landbase
- Freeport Boundary
- Road_Closures
- Road Closed
- Road Flooding
- Map_Notes
- Buildings

FEB 6 2024



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

220 W Sunrise Highway 500 footers

Contact Name	Property Address	Mailing Name	In Care of	Mailing Address	Mailing City	Mailing Zip
	0 RUSSELL PL FREEPORT	COUNTY OF NASSAU		1 WEST ST	MINEOLA NY	11501-4813
	10 N BAYVIEW AVE	BRISCOE CORINNE E		10 N BAYVIEW AVE	FREEPORT NY	11520-1917
241 WEST SUNRISE HWY	241 W SUNRISE HWY	241 WEST SUNRISE HWY LLC		100 JERICHO QUADRANGLE	JERICHO NY	11753-2710
TT OF FREEPORT INC	280 W SUNRISE HWY	TT OF FREEPORT INC		100 CLEVELAND AVE	FREEPORT NY	11520-4053
MARIE & TIMOTHY REGAN I/T	100 LEXINGTON AVE	MARIE & TIMOTHY REGAN I/T		100 LEXINGTON AVE	FREEPORT NY	11520-3244
KARAGIANES POLXENI	100 RUSSELL PL	KARAGIANES POLXENI		100 RUSSELL PL	FREEPORT NY	11520-2751
THE BANK OF NEW YORK MELLON/CIT MORTGAGE LC	11 WALLACE ST	THE BANK OF NEW YORK MELLON/CIT MORTGAGE LC		101 BARCLAY ST	NEW YORK NY	10007-2119
RODRIGUEZ A & HERNANDEZ Y	102 LEXINGTON AVE	RODRIGUEZ A & HERNANDEZ Y		102 LEXINGTON AVE	FREEPORT NY	11520-3244
MORIAN KIRBY & KAREN	256 PINE ST	MORIAN KIRBY & KAREN		109-29 131ST ST	OZONE PARK NY	11420-1617
AQUILAR ISRAEL	114 LEXINGTON AVE	AQUILAR ISRAEL		114 LEXINGTON AVE	FREEPORT NY	11520-3244
	51 RUSSELL PL	ESTATE OF MARVIN LINDNER		1161 MEADOWBROOK RD	NORTH MERRICK NY	11566-1332
REALTY INCOME CORP	210 W SUNRISE HWY	REALTY INCOME CORP	ATTN PM DEPT 2472	11995 EL CAMINO REAL	SAN DIEGO CA	92130-2544
COURTNAY CHRISTOPHER & BE	120 LEXINGTON AVE	COURTNAY CHRISTOPHER & BE		120 LEXINGTON AVE	FREEPORT NY	11520-3244
DUTAN MANUEL & NELLY	48 LEXINGTON AVE	DUTAN MANUEL & NELLY		121 CENTRE ST	FREEPORT NY	11520-3105
	174 W SUNRISE HWY	174 VANTAGE REALTY LLC		146 W SUNRISE HWY	FREEPORT NY	11520-3443
190 VANTAGE REALTY	0 W SUNRISE HWY	190 VANTAGE REALTY		146 W SUNRISE HWY	FREEPORT NY	11520-3443
HERITAGE JAGUAR OF FREEPORT	170 W SUNRISE HWY	HERITAGE JAGUAR OF FREEPORT		146 W SUNRISE HWY	FREEPORT NY	11520-3443
FITZGERALD HEIDE HOTZ & J	15 LEXINGTON AVE	FITZGERALD HEIDE HOTZ & J		15 LEXINGTON AVE	FREEPORT NY	11520-3337
PENA LEONIDO	15 RUSSELL PL	PENA LEONIDO		15 RUSSELL PL	FREEPORT NY	11520-2624
	16 N BAYVIEW AVE	VESSIO FRANK		16 N BAYVIEW AVE	FREEPORT NY	11520-1917
31 SLB AVE CORP	169 W SUNRISE HWY	31 SLB AVE CORP		169 W SUNRISE HWY	FREEPORT NY	11520-3442
RODRIGUEZ FIDELIO A	17 LEXINGTON AVE	RODRIGUEZ FIDELIO A		17 LEXINGTON AVE	FREEPORT NY	11520-3337
190 VANTAGE REALTY LLC	190 W SUNRISE HWY	190 VANTAGE REALTY LLC		190 W SUNRISE HWY	FREEPORT NY	11520-3443
PINEYRO DANIEL & ROSARIO	20 N BAYVIEW AVE	PINEYRO DANIEL & ROSARIO		20 N BAYVIEW AVE	FREEPORT NY	11520-1917
	20 PENNSYLVANIA AVE	TSIMCALIS MARIA		20 PENNSYLVANIA AVE	FREEPORT NY	11520-2617
HUM STEWART & YUE LAN	200 PINE ST	HUM STEWART & YUE LAN		200 PINE ST	FREEPORT NY	11520-3343
BUDHU S AND B	204 PINE ST	BUDHU S AND B		204 PINE ST	FREEPORT NY	11520-3616
CARBAJAL MARIA & RODYAR	21 LEXINGTON AVE	CARBAJAL MARIA & RODYAR		21 LEXINGTON AVE	FREEPORT NY	11520-3337
CUBIAS FELIX & MARIA	21 RUSSELL PL	CUBIAS FELIX & MARIA		21 RUSSELL PL	FREEPORT NY	11520-2624
MARRELL MICHAEL & OLGA	210 PINE ST	MARRELL MICHAEL & OLGA		210 PINE ST	FREEPORT NY	11520-3343
FARRELL C & L & L	216 PINE ST	FARRELL C & L & L		216 PINE ST	FREEPORT NY	11520-3343
219 WEST SUNRISE HWY CORP	219 W SUNRISE HWY	219 WEST SUNRISE HWY CORP		219 W SUNRISE HWY	FREEPORT NY	11520-3351
235 SUNRISE CORP	0 MCKINLEY PL	235 SUNRISE CORP	C/O MIHAELA CISMIGIU	219 W SUNRISE HWY	FREEPORT NY	11520-3351

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220 W Sunrise Highway 500 footers

RODRIGUEZ L & NUNEZ	22 RUSSELL PL FREEI	RODRIGUEZ L & NUNEZ J	22 RUSSELL PL	FREEPORT NY	11520-2625	
	220 PINE ST FREEPO	MC CLATCHEY STEVE V	220 PINE ST	FREEPORT NY	11520-3343	
	226 PINE ST FREEPO	PAYAMPS MIGUEL	226 PINE ST	FREEPORT NY	11520-3343	
LAMOND ROBB & MAR	232 PINE ST FREEPO	LAMOND ROBB & MARSHA	232 PINE ST	FREEPORT NY	11520-3343	
YNOA YGNACIA, INOA J	24 RUSSELL PL FREEI	YNOA YGNACIA, INOA JE & CARLOS	24 RUSSELL PL	FREEPORT NY	11520-2625	
MARINE PICHARDO A	240 PINE ST FREEPO	MARINE PICHARDO A & MORA ELIZABETH MARIA	240 PINE ST	FREEPORT NY	11520-3343	
CORREIA F & BARAHON	7 RUSSELL PL FREEP	CORREIA F & BARAHONA P	242 BRANCH AVE	FREEPORT NY	11520-6001	
HARRISON PATRICIA M,	244 PINE ST FREEPO	HARRISON PATRICIA MAE L/E	244 PINE ST	FREEPORT NY	11520-3343	
MAG RE HOLDINGS LLC	20 LEXINGTON AVE I	MAG RE HOLDINGS LLC	247 NEWBURY ST	PEABODY MA	01960-1315	
MCGOVERN MATTHEW	41 S LONG BEACH A'	MCGOVERN MATTHEW	247 NEWBURY ST	PEABODY MA	01960-1315	
30 NORTH LONG BEACH	30 N LONG BEACH A	30 NORTH LONG BEACH LLC	249 W MERRICK RD	FREEPORT NY	11520-3345	
35 NORTH LLC	35 N LONG BEACH A	35 NORTH LLC	C/O BETSY JOHNS	249 W MERRICK RD	FREEPORT NY	11520-3345
48 SOUTH LLC	48 S LONG BEACH A'	48 SOUTH LLC		249 W MERRICK RD	FREEPORT NY	11520-3345
249 W SUNRISE INC	249 W SUNRISE HW'	249 W SUNRISE INC	C/O MOOLCHANDANI JAI &	249 W SUNRISE HWY	FREEPORT NY	11520-3353
255 W SUNRISE INC	249 W SUNRISE HW'	255 W SUNRISE INC	C/O MOOLCHANDANI JAI &	249 W SUNRISE HWY	FREEPORT NY	11520-3383
261 W SUNRISE INC	249 W SUNRISE HW'	261 W SUNRISE INC	C/O MOOLCHANDANI HIRU	249 W SUNRISE HWY	FREEPORT NY	11520-3083
	25 LEXINGTON AVE I	IMPELLIZERI JOHN & MARY		25 LEXINGTON AVE	FREEPORT NY	11520-3337
ANDERSON JONATHAN	25 N LONG BEACH A	ANDERSON JONATHAN	PFLAUMER DANIEL	25 N LONG BEACH AVE	FREEPORT NY	11520-2935
NUNEZ AND FERMIN	33 PEARSALL AVE FR	NUNEZ AND FERMIN		25 PEARSALL AVE	FREEPORT NY	11520-2616
PINEYRO CARMEN JULI,	25 PENNSYLVANIA A	PINEYRO CARMEN JULIA	DANIEL DE JESUS	25 PENNSYLVANIA AVE	FREEPORT NY	11520-2620
	25 RUSSELL PL FREEI	BONACORDA NANCY MARIE		25 RUSSELL PL	FREEPORT NY	11520-2624
INCE M & HOOD K	252 PINE ST FREEPO	INCE M & HOOD K		252 PINE ST	FREEPORT NY	11520-3344
JIMINEZ JR PHILIP &	26 PENNSYLVANIA A	JIMINEZ JR PHILIP &	CAROLYN	26 PENNSYLVANIA AVE	FREEPORT NY	11520-2621
JORDON EVELYN	27 PENNSYLVANIA A	JORDON EVELYN		27 PENNSYLVANIA AVE	FREEPORT NY	11520-2620
	28 LEXINGTON AVE I	MCKENZIE ANTHONY		28 LEXINGTON AVE	FREEPORT NY	11520-3338
	29 LEXINGTON AVE I	PORTER KENNETH		29 LEXINGTON AVE	FREEPORT NY	11520-3337
NUNEZ FERMIN A.	30 PENNSYLVANIA A	NUNEZ FERMIN A.		30 PENNSYLVANIA AVE	FREEPORT NY	11520-2621
NUNEZ PAULINE	30 RUSSELL PL FREEI	NUNEZ PAULINE		30 RUSSELL PL	FREEPORT NY	11520-2645
SHETTY VICKY & SANJA'	108 LEXINGTON AVE	SHETTY VICKY & SANJAY		305 CARNATION DR	FARMINGDALE I	11735-7012
TANIS JEAN	31 PENNSYLVANIA A	TANIS JEAN		31 PENNSYLVANIA AVE	FREEPORT NY	11520-2620
ABDULKADER YASER	32 LEXINGTON AVE I	ABDULKADER YASER		32 LEXINGTON AVE	FREEPORT NY	11520-3338
HAWKINS GLORIA & CH	33 LEXINGTON AVE I	HAWKINS GLORIA & CHRISTIE		33 LEXINGTON AVE	FREEPORT NY	11520-3337
TURCIOS RACQUEL	33 RUSSELL PL FREEI	TURCIOS RACQUEL		33 RUSSELL PL	FREEPORT NY	11520-2624
CARDONA RAFAEL &	34 RUSSELL PL FREEI	CARDONA RAFAEL &	FIOLDALIZA	34 RUSSELL PL	FREEPORT NY	11520-2625

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220 W Sunrise Highway 500 footers

ANDERSEN ROBERT & ANN	36 LEXINGTON AVE	FREEPORT NY	11520-3338
DAINTY W & WALKER S	36 PENNSYLVANIA AVE	FREEPORT NY	11520-2621
CRUZ ROSA L	36 RUSSELL PL	FREEPORT NY	11520-2625
DIAZ-TORRES LINO & DIAZ M	37 PENNSYLVANIA AVE	FREEPORT NY	11520-2620
BERTRAND CRUZ C & M. BELESKI	37 RUSSELL PL	FREEPORT NY	11520-2624
THOMPSON-DEAGUIAR D' ARGUIAR OKSANA	39 LEXINGTON AVE	FREEPORT NY	11520-3337
MENDEZ JACINTO	41 PEARSALL AVE	FREEPORT NY	11520-2616
PICHARDO FRANCIS	41 RUSSELL PL	FREEPORT NY	11520-2624
319 W SUNRISE HIGHWAY	425 BROADHOLLOW RD	MELVILLE NY	11747
PICHARDO FRANCISCO & EVA	43 RUSSELL PL	FREEPORT NY	11520-2624
AKSNES ROMAN & LORRAINE	45 ELLIOTT PL	FREEPORT NY	11520-4810
ALFARO JUAN & RAQUEL	45 LEXINGTON AVE	FREEPORT NY	11520-3337
LONGO GIOVANNA L/E	45 PEARSALL AVE	FREEPORT NY	11520-2616
LONGO ANDREW J	47 LEXINGTON AVE	FREEPORT NY	11520-3349
BUDRAM EMEL & DAMANO	47 RUSSELL PL	FREEPORT NY	11520-2624
CANELA BENITO	49 S BAYVIEW AVE	FREEPORT NY	11520-3216
PATINO JOHN	5 TAFT PL	FREEPORT NY	11520-3395
RAMOS ROBERTO	51 PEARSALL AVE	FREEPORT NY	11520-2616
VILLAFANA YLLIANA	52 LEXINGTON AVE	FREEPORT NY	11520-3350
MOLTZEN LUELLA L/E	54 LEXINGTON AVE	FREEPORT NY	11520-3350
ESPINAL Y & MAYORGA C	57 PEARSALL AVE	FREEPORT NY	11520-2616
PEARSON TIFFANY	59 S BAYVIEW AVE	FREEPORT NY	11520-3239
LOPEZ D & E & D	6 TAFT PL	FREEPORT NY	11520-3339
MELGAR A & SANTAMARIA E	60 LEXINGTON AVE	FREEPORT NY	11520-3350
LOEZA HUMBERTO & MINELIA	61 S BAYVIEW AVE	FREEPORT NY	11520-3239
NUNEZ MARIA	63 S BAYVIEW AVE	FREEPORT NY	11520-3239
HIDALGO MARIO & ORFIELIND	64 LEXINGTON AVE	FREEPORT NY	11520-3350
LEVINE RAQUEL	65 PEARSALL AVE	FREEPORT NY	11520-2616
ARACENA E & M & PICHARDO	67 PEARSALL AVE	FREEPORT NY	11520-2616
LOPEZ PHILLIP & ESTHER D	67 S BAYVIEW AVE	FREEPORT NY	11520-3239
QUINTANILLA MILTON	68 LEXINGTON AVE	FREEPORT NY	11520-3350
DONNELLY JAMES W & JANET	7 BERKERY PL	ALPINE NJ	07620
VASQUEZ RICARDO	7 WALLACE ST	FREEPORT NY	11520-2937
CURTIS ALCIDES	70 N LONG BEACH AVE	FREEPORT NY	11520-2746

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220 W Sunrise Highway 500 footers

SINGH KENNARD & AN/ 70 S BAYVIEW AVE F SINGH KENNARD & ANANDI	70 S BAYVIEW AVE	FREEPORT NY 11520-3243
MEDALLIA ASSOC LLC 200 W SUNRISE HW' MEDALLIA ASSOC LLC	720 NORTHERN BLVD	GREAT NECK NY 11021-5204
73 PEARSALL AVE FR RESHARD JAMES JR	73 PEARSALL AVE	FREEPORT NY 11520-2616
FERERE MARIE MARTIN 8 N BAYVIEW AVE FF FERERE MARIE MARTINE	8 N BAYVIEW AVE	FREEPORT NY 11520-1916
HERNANDEZ R, HERNAN 8 TAFT PL FREEPORT HERNANDEZ R, HERNAN & BAEZ YESENIA	8 TAFT PL	FREEPORT NY 11520-3339
BRENNER HELAINE 0 PEARSALL AVE FRE BRENNER HELAINE	81 PEARSALL AVE	FREEPORT NY 11520-2616
AGOSTO SONIA 93 LEXINGTON AVE I AGOSTO SONIA	93 LEXINGTON AVE	FREEPORT NY 11520-3349
ARIANAS PAULA M 97 LEXINGTON AVE I ARIANAS PAULA M	97 LEXINGTON AVE	FREEPORT NY 11520-3243
97 PEARSALL AVE FR DONOVAN P QUINN & KEVIN	97 PEARSALL AVE	FREEPORT NY 11520-2618
VEGA MIGUEL & DAISY 98 LEXINGTON AVE I VEGA MIGUEL & DAISY	98 LEXINGTON AVE	FREEPORT NY 11520-3224
IMBERGAMO CHARLES 99 LEXINGTON AVE I IMBERGAMO CHARLES & LINDA	99 LEXINGTON AVE	FREEPORT NY 11520-3243
99 PEARSALL AVE FR SOLAZZO JOHN & NANCY	99 PEARSALL AVE	FREEPORT NY 11520-2618
99 RUSSELL PL FREEI CHORNE ROBERT & MARTIN	99 RUSSELL PL	FREEPORT NY 11520-2624
0 PENNSYLVANIA AV STATE OF NEW YORK DEPT OF TRANSPORTATION	OFC OF RIGHT WAY RM 6A-10	HAUPPAUGE NY 11788-5518
PEKICH PETER 45 RUSSELL PL FREEI PEKICH PETER	PO BOX 2148	WEST HEMPSTE 11552-0646
RUSSEL PLACE ASSOC., 52 RUSSELL PL FREEI RUSSEL PLACE ASSOC., LP	PO BOX 369	NEW HYDE PARI 11040-9998
178 PINE STREET LLC 178 PINE ST FREEPO 178 PINE STREET LLC	PO BOX 39	PLAINVIEW NY 11802-0039

FEB 6 2024

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

SUBDIVISION

Building Permit App.

Location: 220 W SUNRISE HIGHWAY, FREEPORT NY 11520

Applicant: INCORPORATED VILLAGE OF FREEPORT

Description: Subdivision for creation of 3 lots for 220 W Sunrise Hwy, Freeport NY 11520
Section 54 / Block 73 / Lot 50

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport

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

46 North Ocean Avenue, Freeport, NY

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: February 6, 2026

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.