

Application Date: 1/25/22
Fees Paid: 2325

SP# 3535

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: 280 BRANCH AVE. ZONING DISTRICT RES A
SECTION 62 BLOCK 187 LOT 646-650 LOT SIZE: 69.81' x 100'
6,981 #

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>OWNER</u>	Name: <u>ERAN SARAFATY</u>
Address:	Address: <u>916 WOODMERE AVE.</u> <u>VALLEY STREAM, NY 11581</u>
Telephone #:	Telephone #: <u>516 315 4591</u>

ARCHITECT
Attorney Name: RUSSELL JORDAN
(optional) Phone #: 516 241 5969

Address: 44 CASINO ST
FREEPORT, NY 11520

Present Land Use: VACANT LOT

Proposed Land Use: SINGLE FAMILY RESIDENCE

Description of Proposed Work: CONSTRUCT NEW 2067 # 3 STORY HOUSE WITH 410 # DECK

I request a preliminary meeting: YES NO

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

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

YES NO

APPLICANT'S SIGNATURE
Sworn to before me this 25TH
day of JANUARY, 2022
[Signature]
Notary Public

1/25/2022
DATE
LUKE A. MAGLIARO, JR.
Notary Public, State of New York
No. 01MA0120556
Qualified in Nassau County
Commission Expires Dec. 20, 2024

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

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 25TH
day of JANUARY, 2022
[Signature]
Notary Public

1/25/2022
DATE
LUKE A. MAGLIARO, JR.
Notary Public, State of New York
No. 01MA0120556
Qualified in Nassau County
Commission Expires Dec. 20, 2024

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 10, 2022
SITE PLAN LETTER

Evan Sarafty
916 Woodmere Avenue
Valley Stream, NY 11581

RE: 280 Branch Avenue, Freeport, NY
Zoning District – Residence A
Sec. 62 Blk. 187 Lot 646-650
Building Permit Application #20212231
Description– Construct a new 2067 sq. ft. 3-story house with 410 sq. ft. deck

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd

Encl.
c: Village Clerk
Russell Jordan, RA

ZBA Approval Needed:

Yes: No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. #20212231

Location: 280 Branch Avenue, Freeport, NY

Applicant: Evan Srafty

Description: Construct a new 2067 sq. ft. 3-story house with 410 sq. ft. deck

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

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

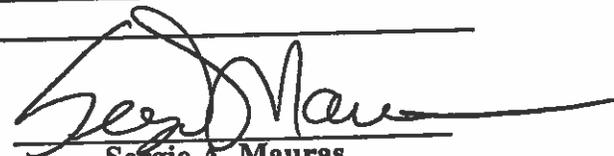
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: January 10, 2022


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

202/2231

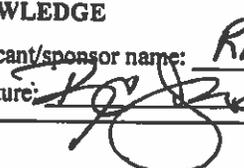
Instructions for Completing

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.

Project and Sponsor Information			
Name of Action or Project: SARAFY RESIDENCE			
Project Location (describe, and attach a location map): BRANCH AVE FREEPORT NY 11520 SECTION 62 BLOCK 187 LOTS 646, 647, 648, 649, 650			
Description of Proposed Action: CONSTRUCT 2,067 SQFT ONE FAMILY HOUSE WITH 410 SQFT OF DECK			
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241 5969	
		E-Mail: RJARCHITEC@AOL.COM	
Address: 44 CASINO ST.			
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X
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: DEC BULKHEAD PERMIT FREEPORT BUILDING PERMIT			NO X
3.a. Total acreage of the site of the proposed action?		<u>0.16</u> acres	
b. Total acreage to be physically disturbed?		<u>0.16</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.16</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
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	
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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	
			X
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: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
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	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
			X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>MUNICIPAL STORM WATER SYSTEM.</u>			

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
_____	X	
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
_____	X	
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
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>RUSSELL JORDAN</u>	Date: <u>5/27/2021</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)?		

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

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

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

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

DATE: February 17, 2022

APPROVAL

Building Department Permit Application #20212231

Chairman, regarding Application # 2022-3 for the premises located at 280 Branch Ave, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A and §210-43A(2) seeking approval for a 2,067 sq. ft. 3-Story house with 410 sq. ft. deck.

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

Architect Russell Jordan spoke on behalf of applicant. He explained the lot has been vacant for a long time. There were lengthy negotiations with DEC to put in a bulkhead and build a house. The house has been moved forward as much as possible to provide a rear yard setback as large as possible. As such, the board finds:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
2. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
3. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
4. that the requested area variance is insubstantial;
5. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
6. that the alleged difficulty was not self-created.
7. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

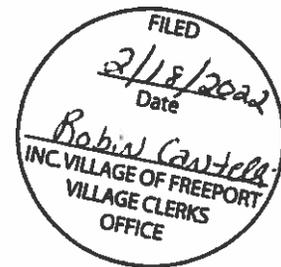
I further move that this application be granted subject to the following conditions:

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

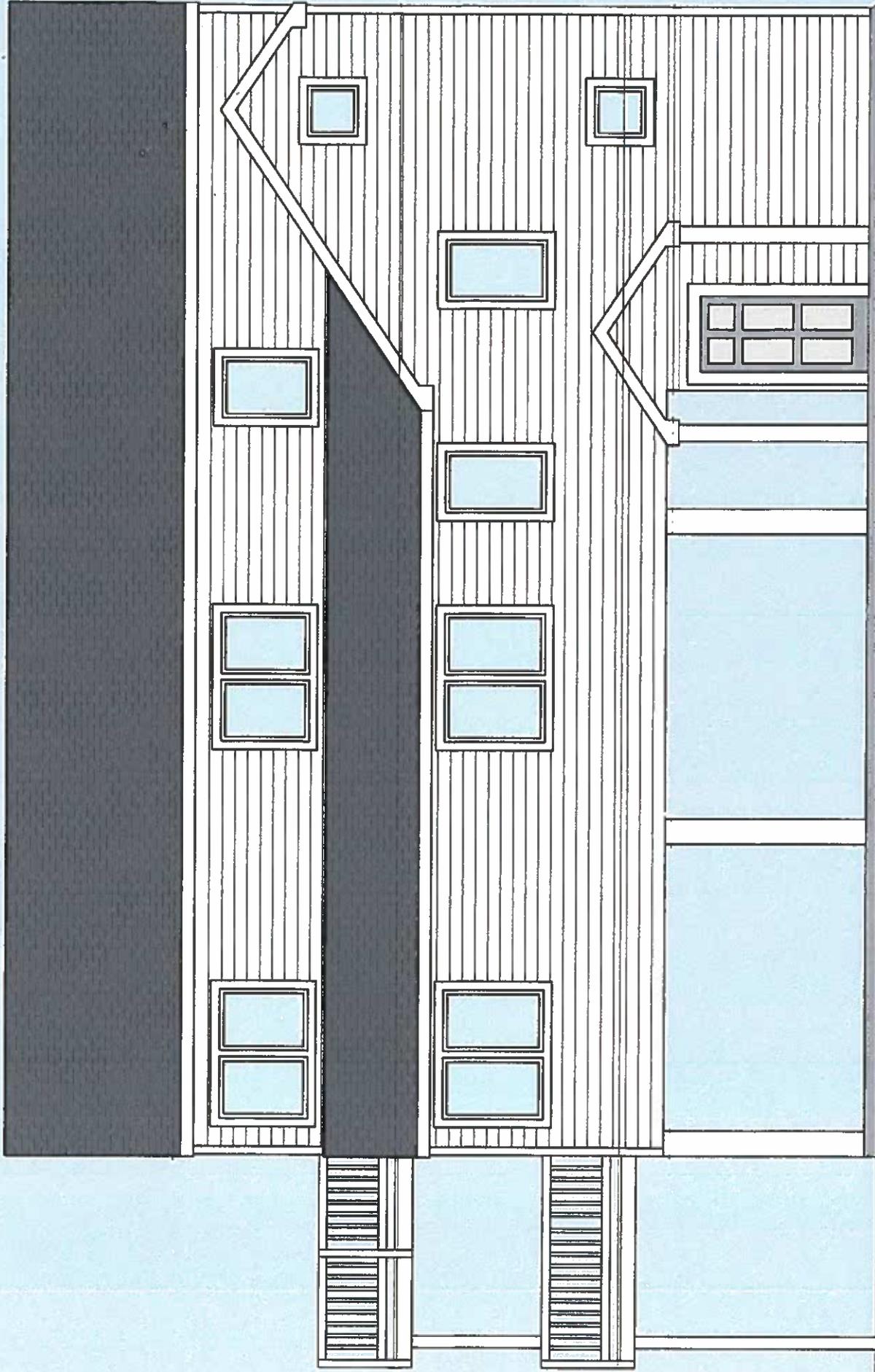
Second by: Charles Hawkins

The Clerk polled the Board:

Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	Excused
Deputy Chair Carey	In Favor
Chairperson Rhoden	Excused



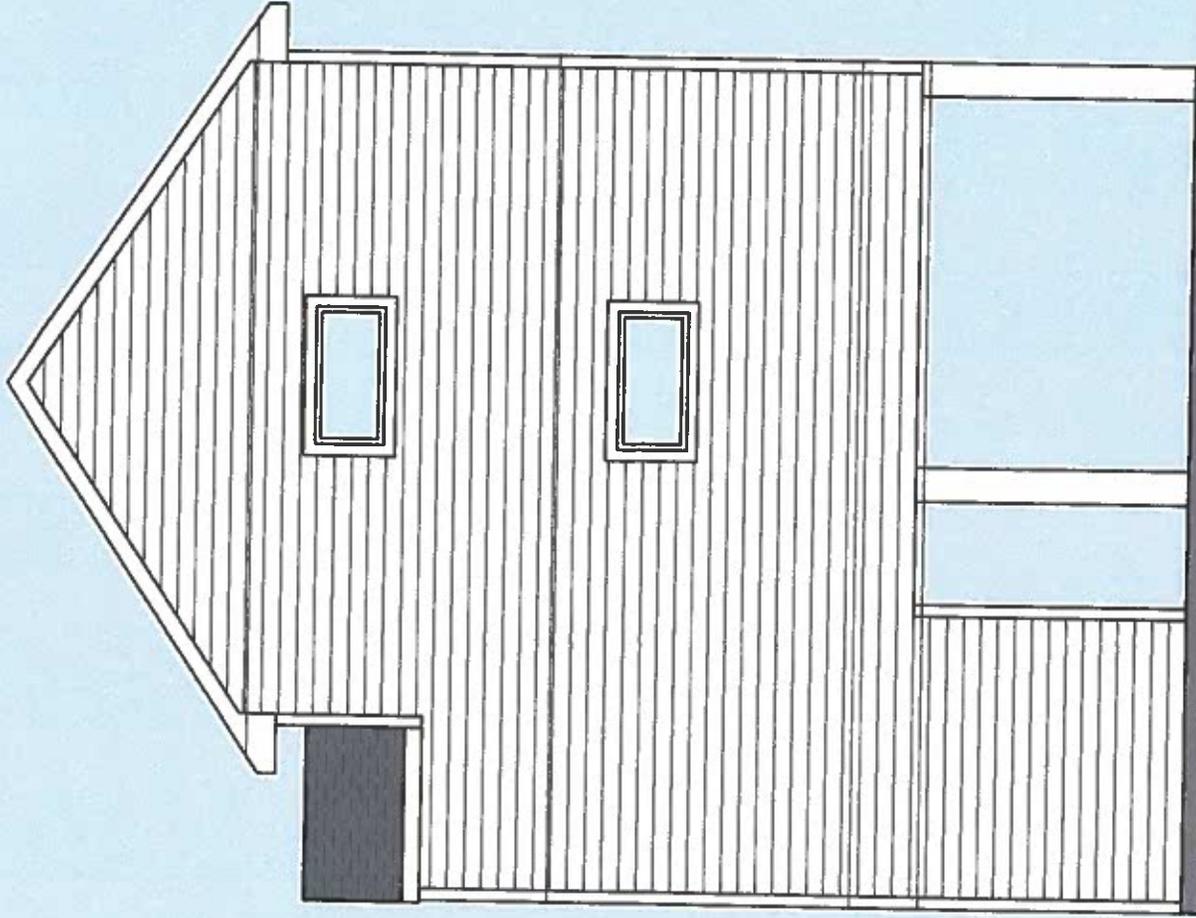
(Page 2)



Russell C. Jordan Architect
44 Casino Street
Freeport, NY
3-5-2022

Siding Napco Double 5 Lap Liberty White
Roofing Timberline HD Charcoal
Piers White Stucco Smooth Finish
Decks Treated Lumber Railings Timber Tech White
Doors 6 Panel Charcoal match Roofing Color
Trim White 6" Azek PVC Fascias and Rakes
Lighting at Doors LED Downlights in Soffit
Columns at Front Portico 8"x8" White Azek PVC

280 Branch Avenue, Freeport NY
EAST ELEVATION

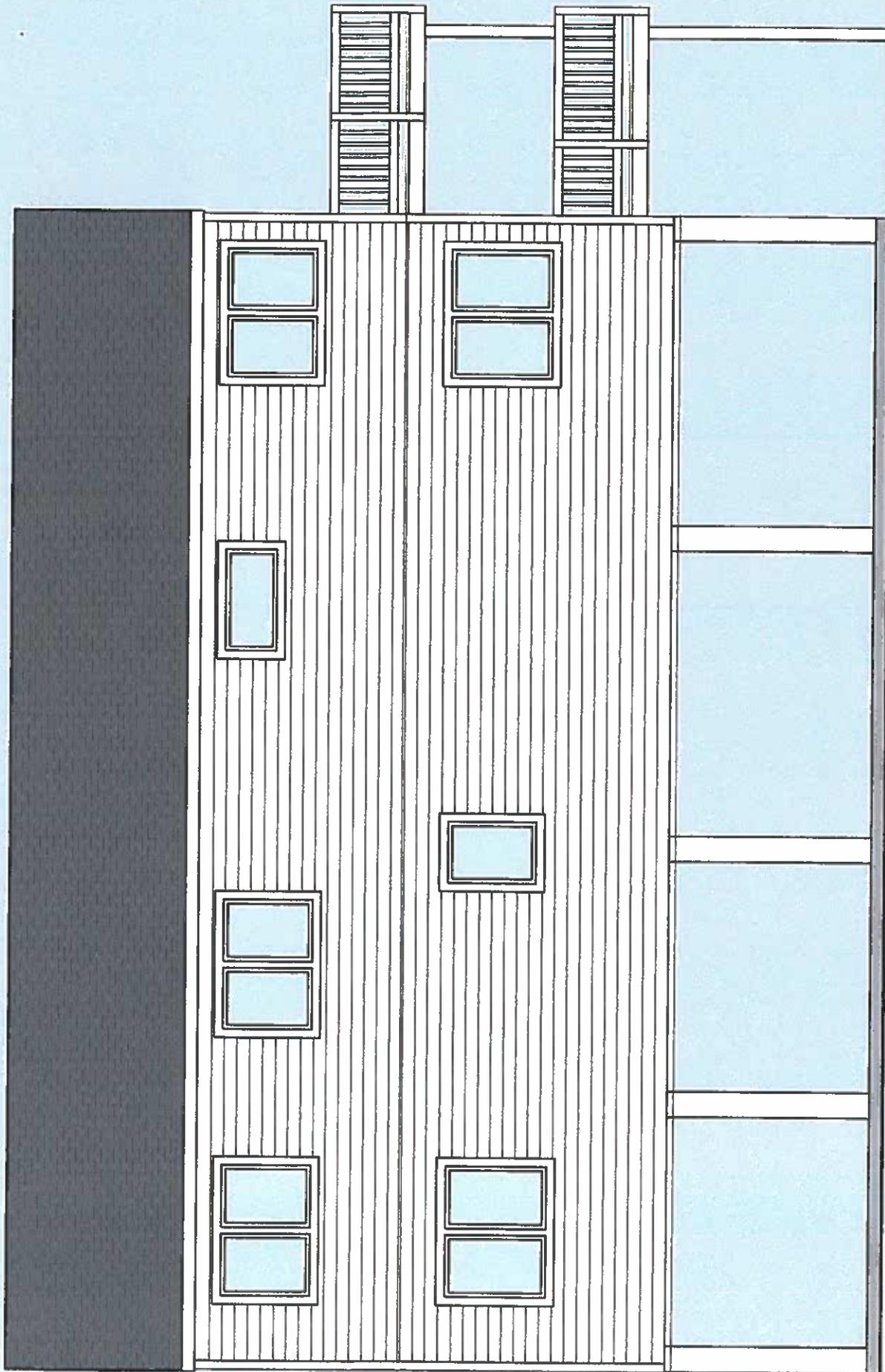


280 Branch Avenue, Freeport NY

North Elevation

Siding Napco Double 5 Lap Liberty White
Roofing Timberline HD Charcoal
Piers White Stucco Smooth Finish
Decks Treated Lumber Railings Timber Tech White
Doors 6 Panel Charcoal match Roofing Color
Trim White 6" Azek PVC Fascias and Rakes
Lighting at Doors LED Downlights in Soffit
Columns at Front Portico 8"x8" White Azek PVC

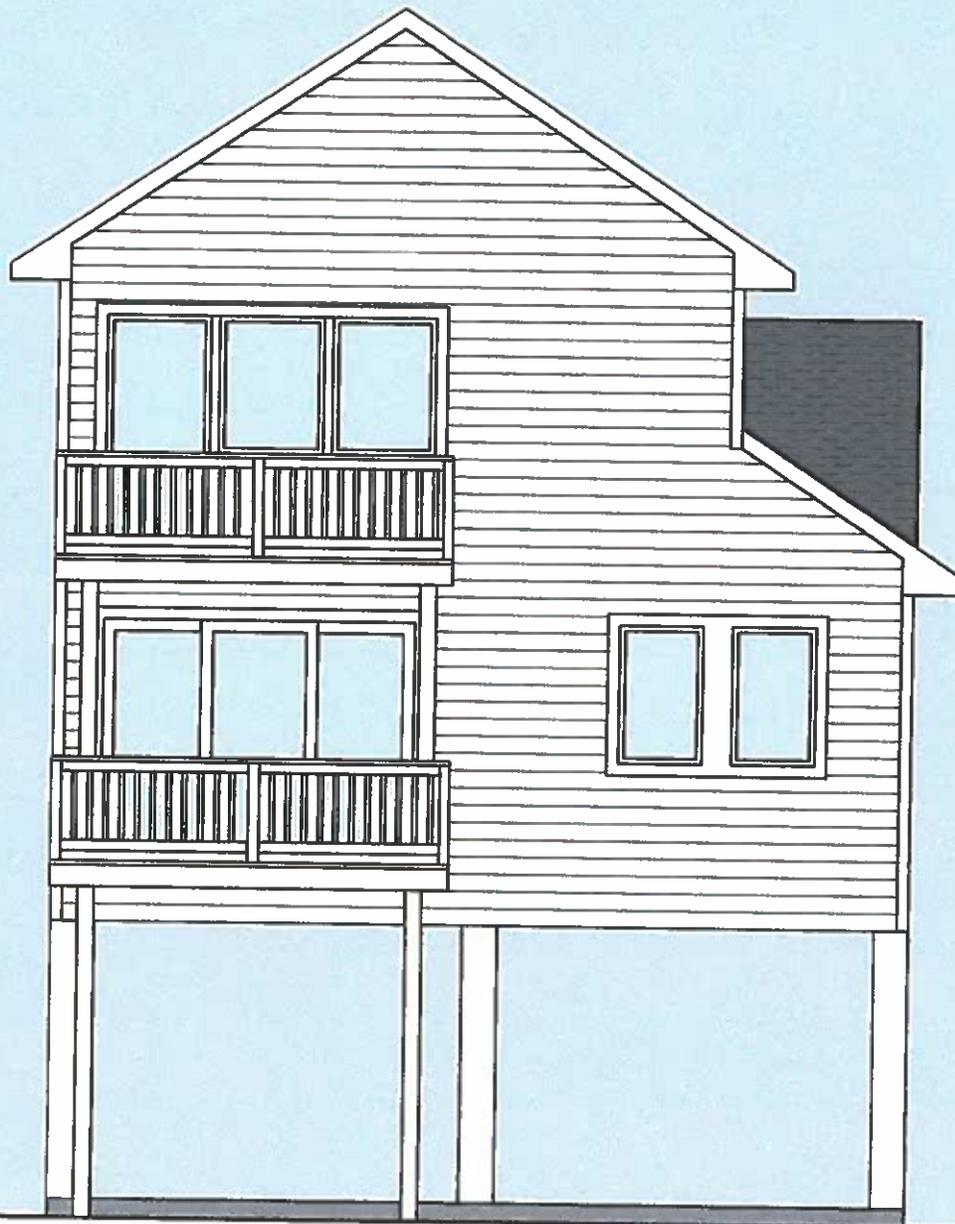
Russell C. Jordan Architect
44 Casino Street
Freeport, NY
3-5-2022



Russell C. Jordan Architect
44 Casino Street
Freeport, NY
3-5-2022

Siding Napco Double 5 Lap Liberty White
Roofing Timberline HD Charcoal
Piers White Stucco Smooth Finish
Decks Treated Lumber Railings Timber Tech Whit
Doors 6 Panel Charcoal match Roofing Color
Trim White 6" Azek PVC Fascias and Rakes
Lighting at Doors LED Downlights in Soffit
Columns at Front Portico 8"x8" White Azek PVC

280 Branch Avenue, Freeport NY
West Elevation



280 Branch Avenue, Freeport NY

South Elevation

Russell C. Jordan Architect
44 Casino Street
Freeport, NY 11520
3-5-2022

Siding Napco Double 5 Lap Liberty White
Roofing Timberline HD Charcoal
Piers White Stucco Smooth Finish
Decks Treated Lumber Railings Timber Tech Whit
Doors 6 Panel Charcoal match Roofing Color
Trim White 6" Azek PVC Fascias and Rakes
Lighting at Doors LED Downlights in Soffit
Columns at Front Portico 8"x8" White Azek PVC



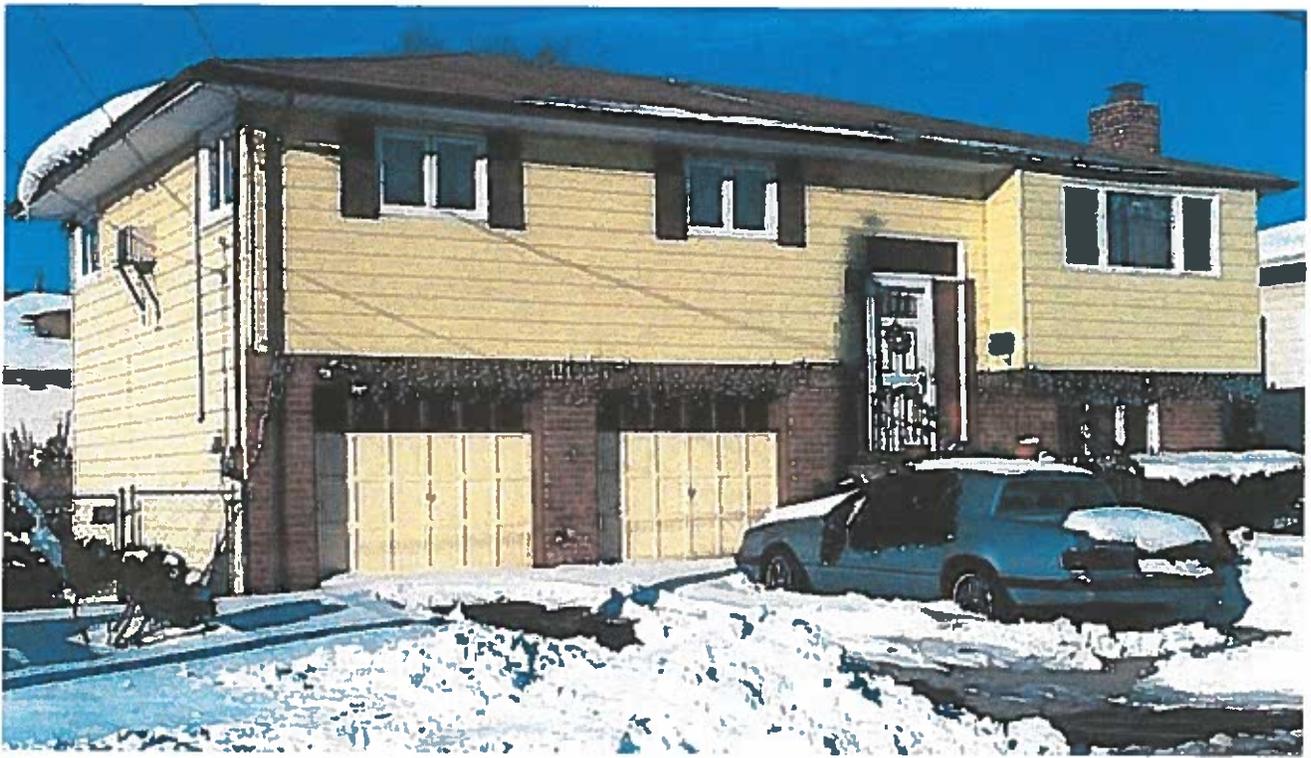
280 Branch Avenue Subject Property Vacant Land



280 Branch Avenue Outlined



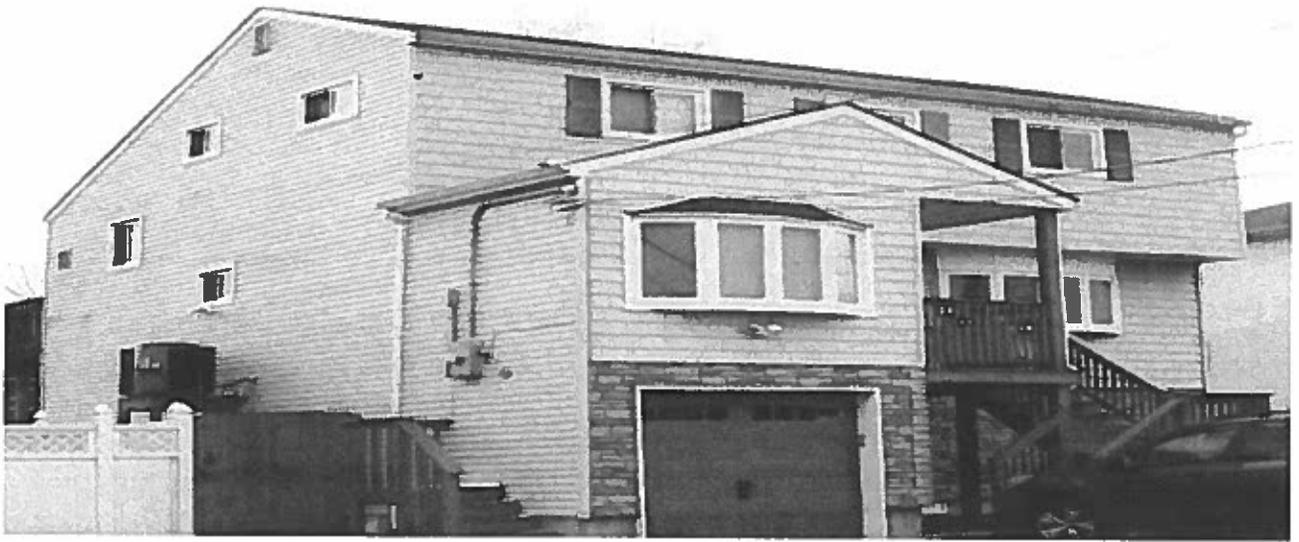
280 Branch Avenue Bulkheads under construction



270 Branch Ave. to North of 280 Branch Ave.



300 Branch Ave. to South of 280 Branch Ave.



285 Branch Ave. Across the street from 280 Branch Ave.

Russell C. Jordan Architect
44 Casino Street
Freeport, New York 11520
Phone: 516.241.5969 Email: RJarchitec@aol.com

Village of Freeport
46 North Ocean Avenue
Freeport NY 11520
Attention: Superintendent of Buildings
Mr. Sergio Mauras

3-6-2022

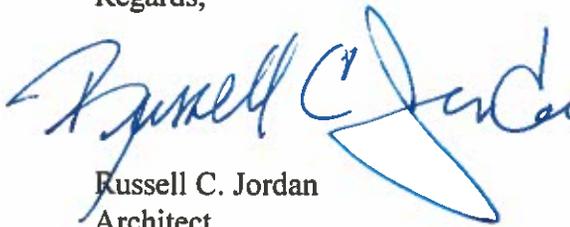
RE: 280 Branch Avenue
Freeport NY 11520

BULKHEAD CERTIFICATION

Dear Mr. Mauras,

The bulkhead on this property was completely replaced in 2021 with all new poles, whalers, tie rods, deadmen, and vinyl sheathing. As the Architect of Record I hereby certify that the bulkhead is in excellent conditions and is capable of supporting all design loads and meets the requirements of the 2020 IRC & IBC Building Codes and the DEC.

Regards,



Russell C. Jordan
Architect



Russell C. Jordan Architect
44 Casino Street
Freeport, New York 11520
Phone: 516.241.5969 Email: R.Jarchitec@aol.com

License #015911 NY State

5-4-2022

Village of Freeport
46 North Ocean Ave.
Freeport, NY 11520
Attention: Village Clerks Office

TRANSMITAL

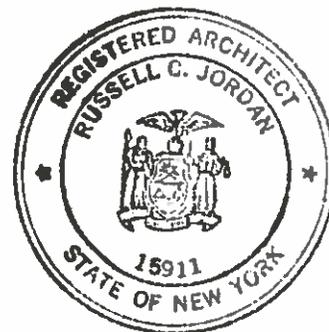
RE: SP-3535
280 Branch Avenue
Freeport, NY 11520

The above referenced case was heard before the Site Plan Review Board on April 26th 2022 and was adjourned so as to be able to provide the Board with additional information. The primary concern by the Board centered around the proposed new house being elevated on concrete piers with no enclosing walls between the piers at the lower level. My consultant to the DEC Donna Myers contacted the DEC and determined that they would allow for the construction of breakaway walls enclosing this level.

Please find attached revised drawings and rendering reflecting these revisions. We request that the application be reopened for review by the Site Plan Review Board at the earliest date possible. Thank you for your consideration in this matter.

Regards,


Russell C. Jordan
Architect



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2022 MAY -4 P 1:35

RECEIVED

- Siding: Napco Double 5 Dutch Lap Liberty White
- Roofing: Timberline HD Charcoal
- Piers: White Stucco Smooth Finish
- Decks: Treated Lumber Railings Timber Tech White
- Doors: 6 Panel Charcoal to match Roof
- Trim: White Azek PVC 6" at Rakes and Fascias
4" at Windows and Doors
- Garage Doors: White Vinyl with 4 Glass Lites
- Lighting at Doors: LED Downlights in Soffit
- Piers & Brackets at Front Door: 12" wide White PVC

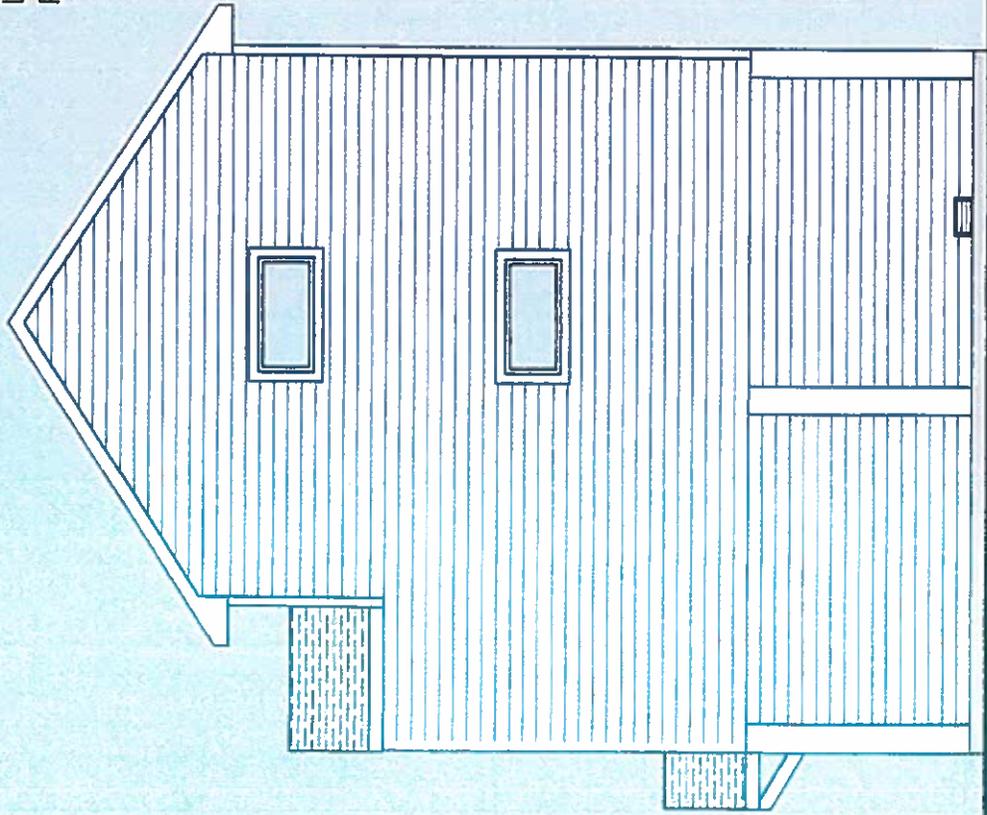


East Elevation
 280 Branch Ave., Freeport, NY

5-3-2022

Russell C. Jordan Architect
 44 Casino Street
 Freeport, NY

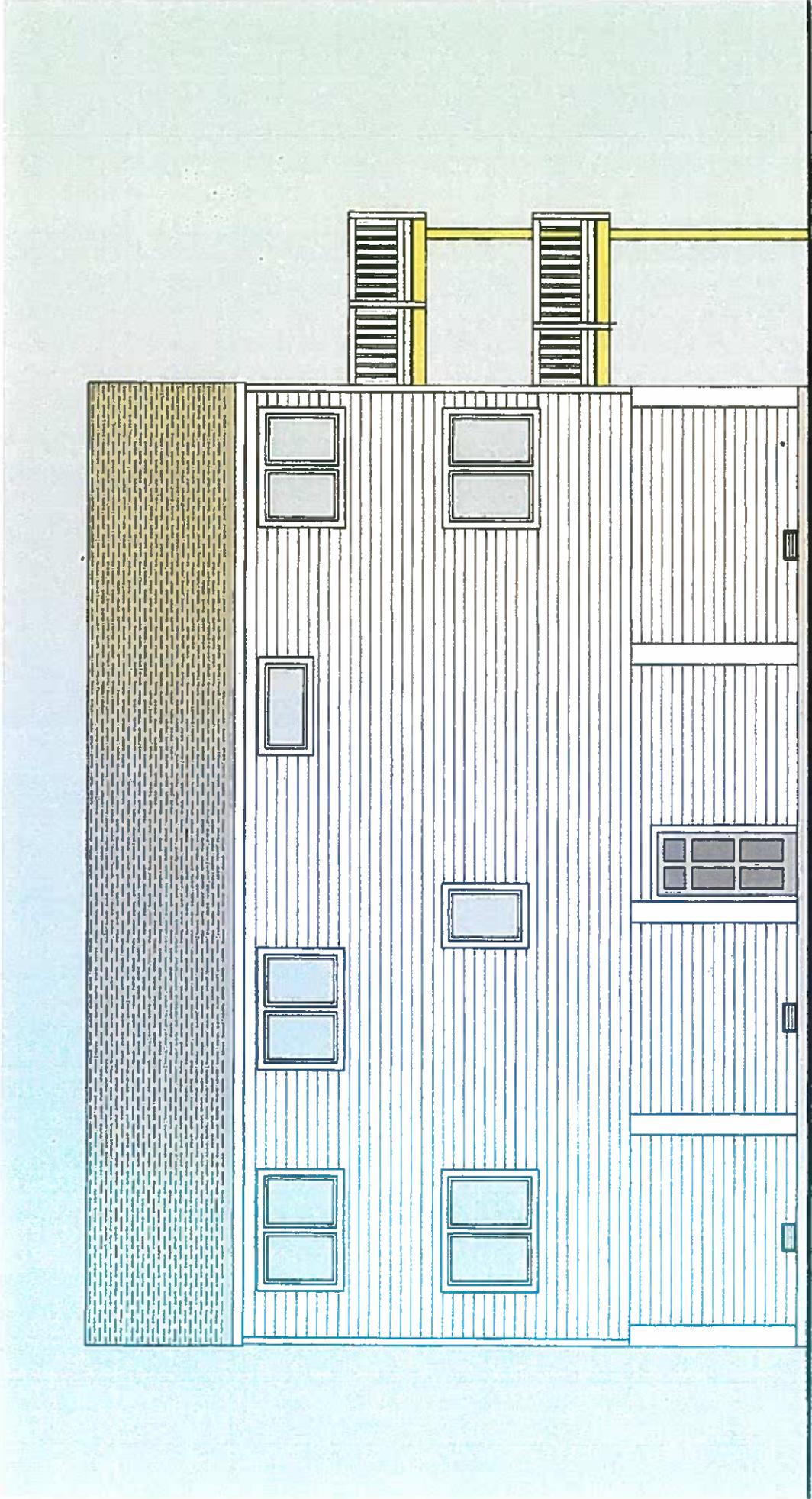
Siding: Napco Double 5 Dutch Lap Liberty White
Roofing: Timberline HD Charcoal
Piers: White Stucco Smooth Finish
Decks: Treated Lumber Railings Timber Tech White
Doors: 6 Panel Charcoal to match Roof
Trim: White Azek PVC 6" at Rakes and Fascias
4" at Windows and Doors
Garage Doors: White Vinyl with 4 Glass Lites
Lighting at Doors: LED Downlights in Soffit
Piers & Brackets at Front Door: 12" wide White PVC



North Elevation
280 Branch Ave. Freeport, NY

5-3-2022

Russell C. Jordan Architect
44 Casino Street
Freeport, NY 11520

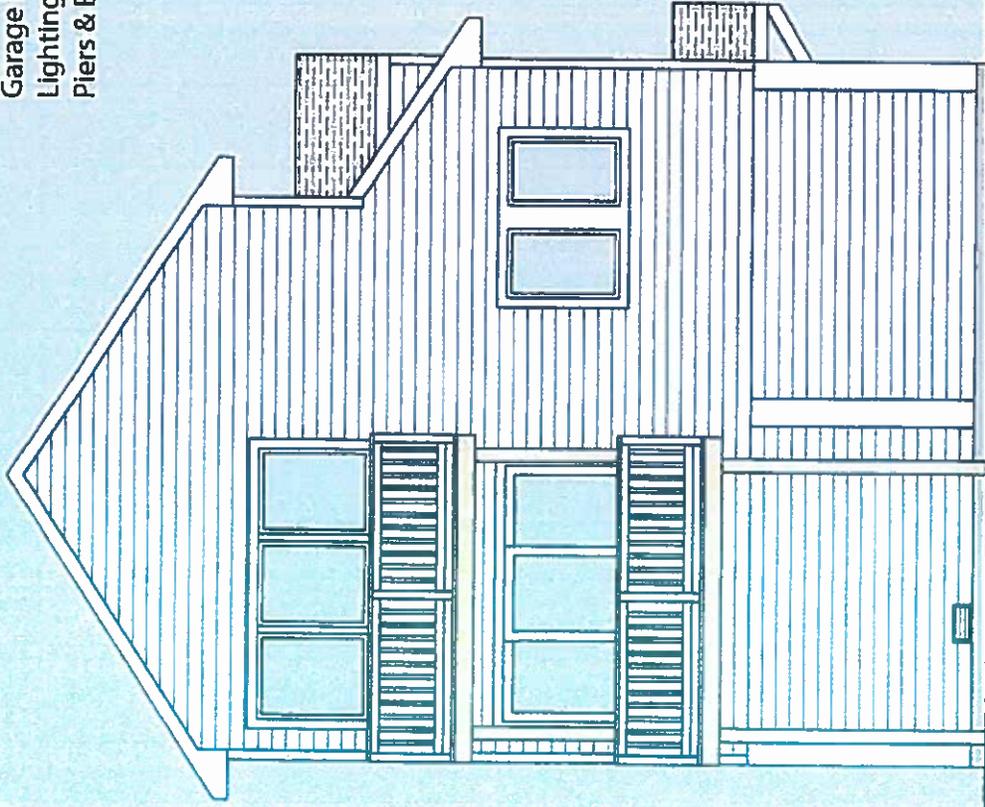


West Elevation
280 Branch Ave.
Freeport, NY
5-3-2022

Siding: Napco Double 5 Dutch Lap Liberty White
Roofing: Timberline HD Charcoal
Piers: White Stucco Smooth Finish
Decks: Treated Lumber Railings Timber Tech White
Doors: 6 Panel Charcoal to match Roof
Trim: White Azek PVC 6" at Rakes and Fascias
4" at Windows and Doors
Garage Doors: White Vinyl with 4 Glass Lites
Lighting at Doors: LED Downlights in Soffit
Piers & Brackets at Front Door: 12" wide White PVC

Russell C. Jordan Architect
44 Casino Street
Freeport, NY

Siding: Napco Double 5 Dutch Lap Liberty White
Roofing: Timberline HD Charcoal
Piers: White Stucco Smooth Finish
Decks: Treated Lumber Railings Timber Tech White
Doors: 6 Panel Charcoal to match Roof
Trim: White Azek PVC 6" at Rakes and Fascias
4" at Windows and Doors
Garage Doors: White Vinyl with 4 Glass Lites
Lighting at Doors: LED Downlights in Soffit
Piers & Brackets at Front Door: 12" wide White PVC



South Elevation
280 Branch Ave.
Freeport, NY

5-3-2022

Russell C. Jordan Architect
44 Casino Street
Freeport, NY

Application Date: _____
Fees Paid: _____

SP# 3541

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: 212 S OCEAN AVE ZONING DISTRICT RES A-A
SECTION C2 BLOCK 116 LOT 1 LOT SIZE: 175x125

<input type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Regina Johnson</u>		Name: <u>Regina Johnson</u>
Address: <u>212 South Ocean Ave</u> <u>Freeport NY</u>		Address: <u>212 South Ocean Ave</u> <u>Freeport, NY</u>
Telephone #: <u>516-2444130</u>		Telephone #: <u>516-2444130</u>

Attorney Name: MICHAEL SCUMAN Address: 30 S OCEAN AVE #201
(optional) Phone #: 516 378 4700 FREEPORT NY

Present Land Use: _____ Proposed Land Use: _____

Description of Proposed Work: PROPOSED 30'x54' 1 STORY
SANCTUARY W/ EXERCISEYARD TO EXISTING BUILDING

I request a preliminary meeting: _____ YES NO

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

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

Regina Johnson
APPLICANT'S SIGNATURE

Sworn to before me this 28
day of March 2022

Notary Public



_____ YES NO

3/28/2022
DATE

RECEIVED
2022 MAR 30 P 2:08
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Property Owner's Consent:

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

Regina Johnson
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 28
day of March 2022

Notary Public



3/28/2022
DATE

FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

YES	NO	N/A	
<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. (Required for new construction/subdivision, only).
<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Title of drawing, including name and address of applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. North point, scale, and date
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Boundaries of the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	p. Building orientation and site design for energy efficiency and visual quality.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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/settling pond and interceptor swales, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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.

BUILDING CODE ANALYSIS

CLIMATE AND APPROPRIATE DESIGN CRITERIA

Code	Year	Climate Zone	Design Temp	Design Humidity	Design Wind	Design Snow	Design Ice	Design Rain	Design Flood	Design Earthquake
NY	2022	4	90°F	70%	100 mph	30 psf	12 in	4.0 in	100 year	0.25 g

FOR THE RECORD, THE DESIGNER HAS REVIEWED THE RECORD DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE BUILDING CODES AND REGULATIONS OF THE STATE OF NEW YORK. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF ANY CONTRACT THEREUNDER.

CONSTRUCTION TYPE: ...

FOR THE RECORD, THE DESIGNER HAS REVIEWED THE RECORD DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE BUILDING CODES AND REGULATIONS OF THE STATE OF NEW YORK. THE DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF ANY CONTRACT THEREUNDER.

CLASSIFICATION OF WORK
 ALTERNATE LANE 2
 REVISIONS TO THE RECORD DRAWINGS TO BE SUBMITTED TO THE DEPARTMENT OF BUILDINGS FOR REVIEW AND APPROVAL. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF ANY CONTRACT THEREUNDER.

NOTES & SPECIFICATIONS

RECEIVED
 2022 MAR 30 P 2:03
 CLERK'S OFFICE
 VILLAGE OF FREEDOM, NY

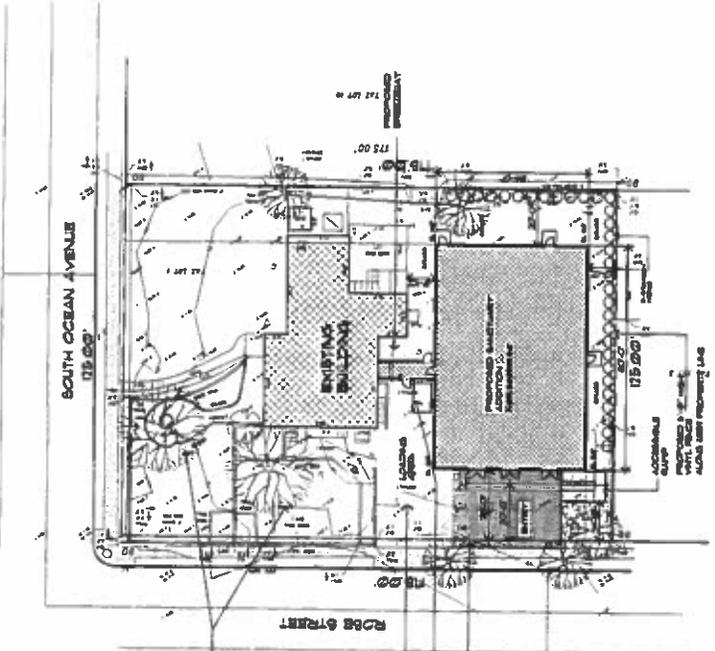
PRELIMINARY
 FOR REVIEW & COMMENT

DATE	12/20/21
PROJECT	DESIGN LIFE FELLOWSHIP
ADDRESS	25 SOUTH OCEAN AVENUE FREEDOM NY 10500
BY	JAP

JAMES A. PRISCO AIA
 Architect
 www.japarchitect.com

A1

100 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 954.581.1111



SITE PLAN 12-20-01

DATE	12/20/21
PROJECT	DESIGN LIFE FELLOWSHIP
ADDRESS	25 SOUTH OCEAN AVENUE FREEDOM NY 10500
BY	JAP



Comment
 ALL WORK TO BE COMPLETED BY 03/31/2022

NOTES & SPECIFICATIONS



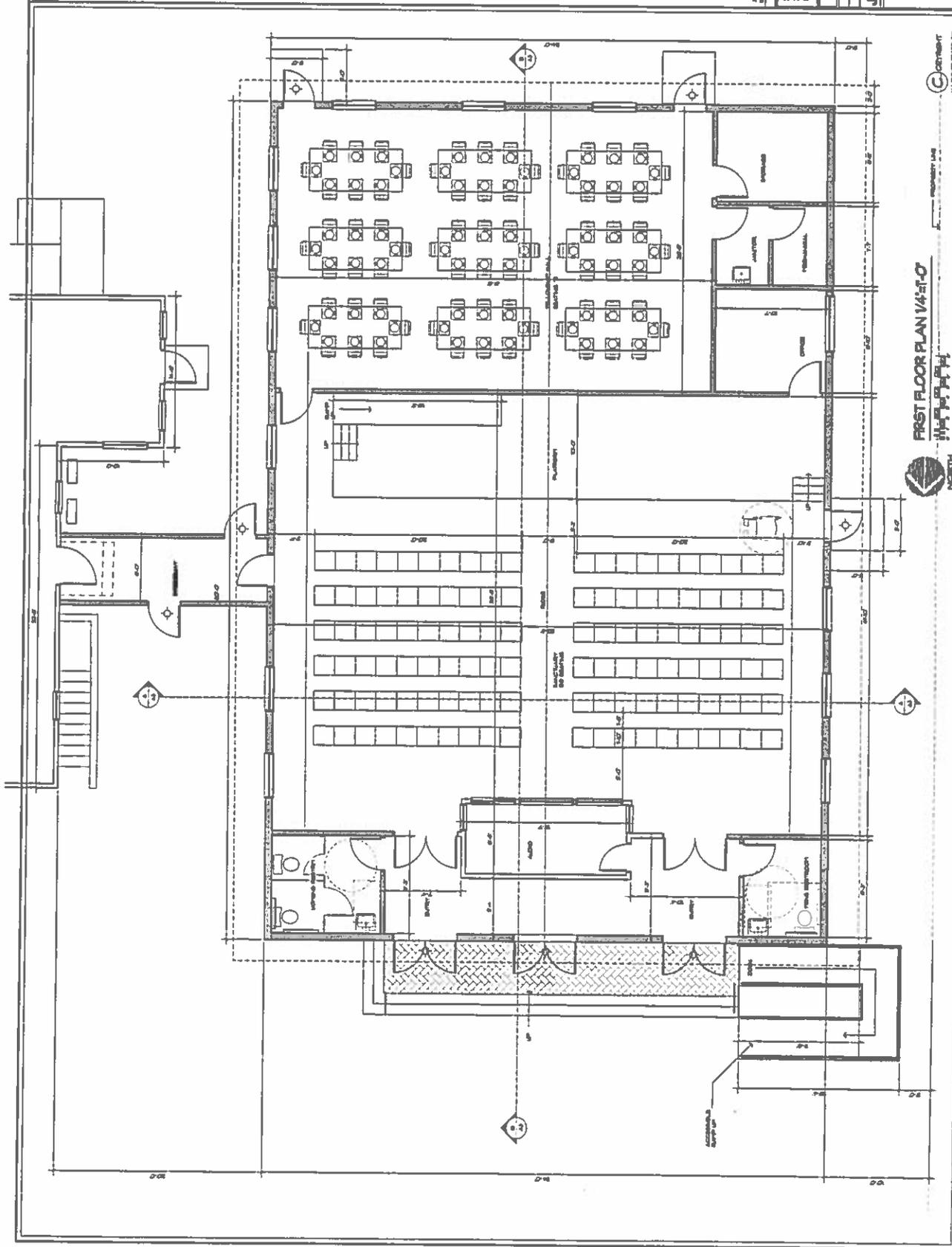
PRELIMINARY
FOR REVIEW & COMMENT

DATE: 02/20/09
 REVISION:
 DRAWN BY: J. PRISCO
 CHECKED BY: J. PRISCO
 202 NORTH COOKMAN AVENUE
 PRINCETON, NY 12550

FLOOR PLAN
 2202-09
 2

JAMES A. PRISCO AIA
 Architect
 www.jamesaprisco.com

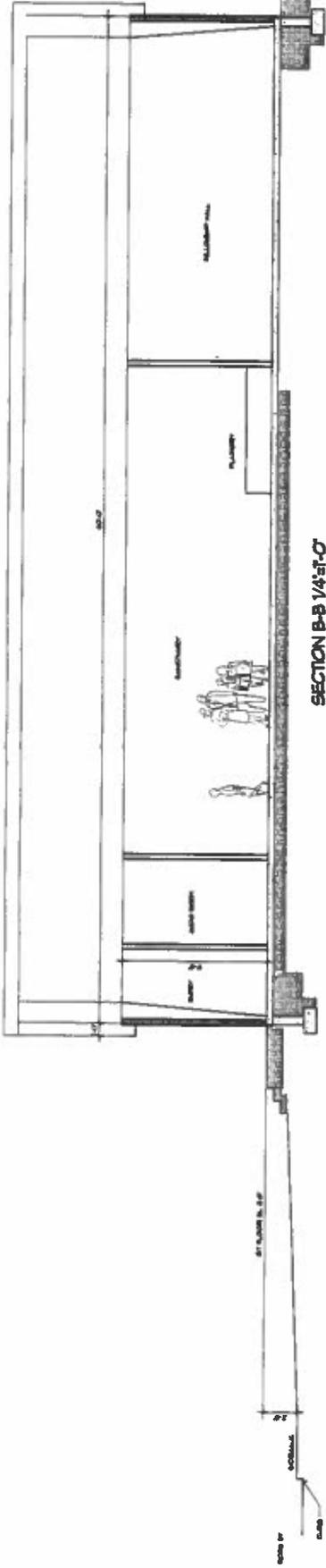
A2
 80 MADISON AVE. SUITE 1200
 NEW YORK, NY 10017



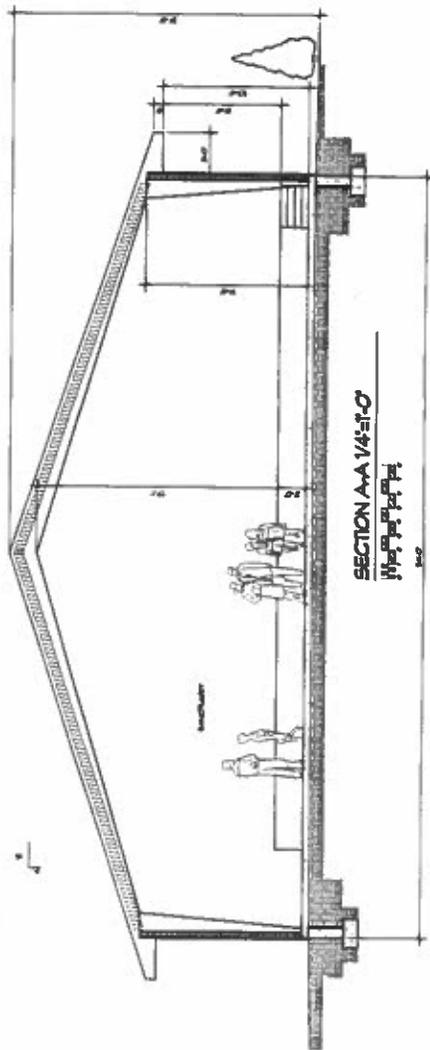
FIRST FLOOR PLAN 1/4"=1'-0"
 1/4" = 1'-0"
 NORTH



© 2009 JAMES A. PRISCO ARCHITECT
 ALL RIGHTS RESERVED
 02/20/09 12:00 PM



SECTION B-B 1/4\"/>



SECTION A-A 1/4\"/>

PRELIMINARY
FOR REVIEW & COMMENT

DATE: 08/11/2010
 DESIGNER: JAMES A. PRISCO A.I.A.
 20 SOUTH OCEAN AVENUE
 PRESIDENT NY 10020
 SECTION: A3



08/11/2010
 08/11/2010

08/11/2010
 08/11/2010



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

March 23, 2022
UPDATED SITE PLAN LETTER

Deeper Life Fellowship
212 S. Ocean Avenue
Freeport, NY 11520

RE: 212 S. Ocean Avenue, Freeport, NY
Zoning District –Residence AA – Sec. 62 Blk. 116 Lot 1
Building Permit Application #20201919
Description: Construct a new one-story sanctuary with breezeway

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
c: Village Clerk
James A. Prisco, AIA

ZBA Approval Needed:
Yes: X No:
Encl.

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. #20201919

Location: 212 S. Ocean Avenue, Freeport, NY

Applicant : Deeper Life Fellowship

Description: Construct a new one-story sanctuary with breezeway

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

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

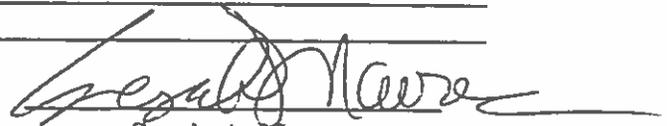
REASON(S) FOR DETERMINATION

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

A)

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

DATED: March 23, 2022
Updated


Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

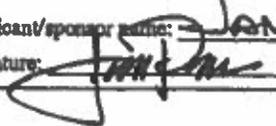
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: TRAPER LIFE FELLOWSHIP			
Project Location (describe, and attach a location map): 212 S OCEAN AVE FREEPORT NH 11520			
Brief Description of Proposed Action: PROPOSED 30' x 54' 1 STORY SANCTUARY W/ RAZORBACK TO EXISTING BUILDING			
Name of Applicant or Sponsor: JAMES A PRASLO ARCHITECT		Telephone: 516 747 3200	
		E-Mail: JIM@PRASLOARCHITECT.COM	
Address: 60 MACDONALD AVE			
City/PO: AMITYVILLE		State: NH	Zip Code: 11701
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
FREEPORT BUILDING DEPT. & ZONING & PLANNING BOARD			
3.a. Total acreage of the site of the proposed action?		<u>0.5</u> acres	
b. Total acreage to be physically disturbed?		<u>0.5</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.5</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

Freeport Building Dept.
Freeport, NY

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

RECEIVED

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>JAMES A PRISID AHA</u>	Date: <u>11/24/2020</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)?		

RECEIVED

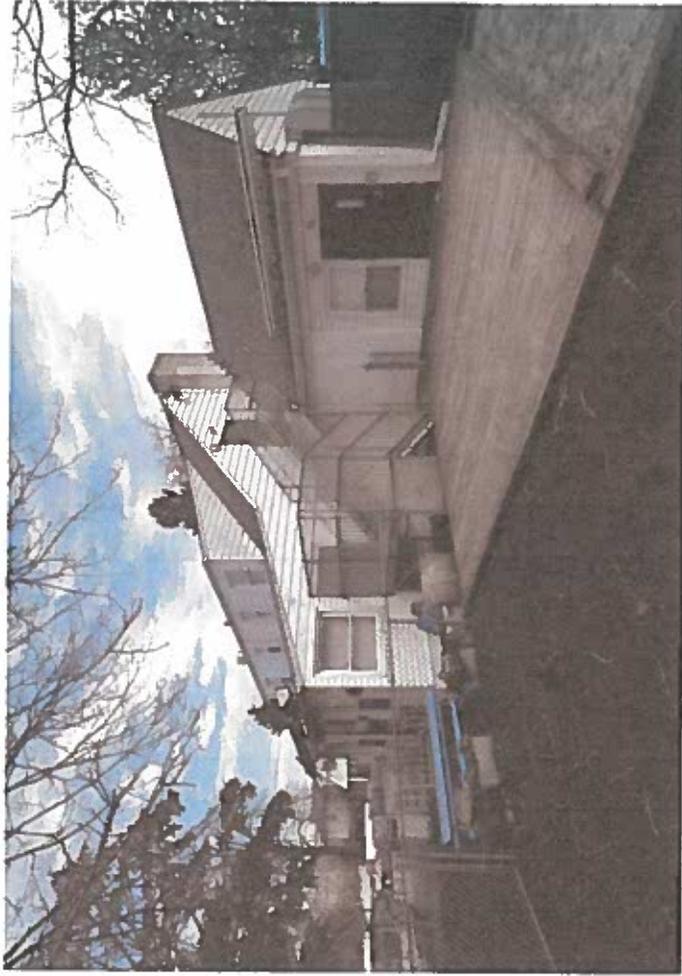
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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

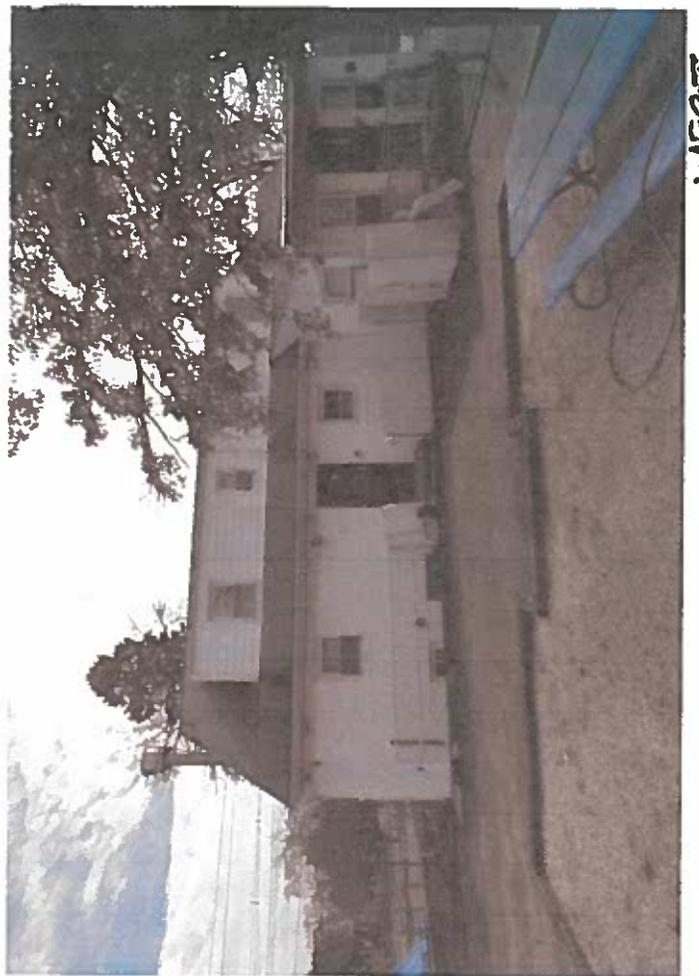
RECEIVED
JUN 01 2020

Freeport Building Dept.
Freeport, NY

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



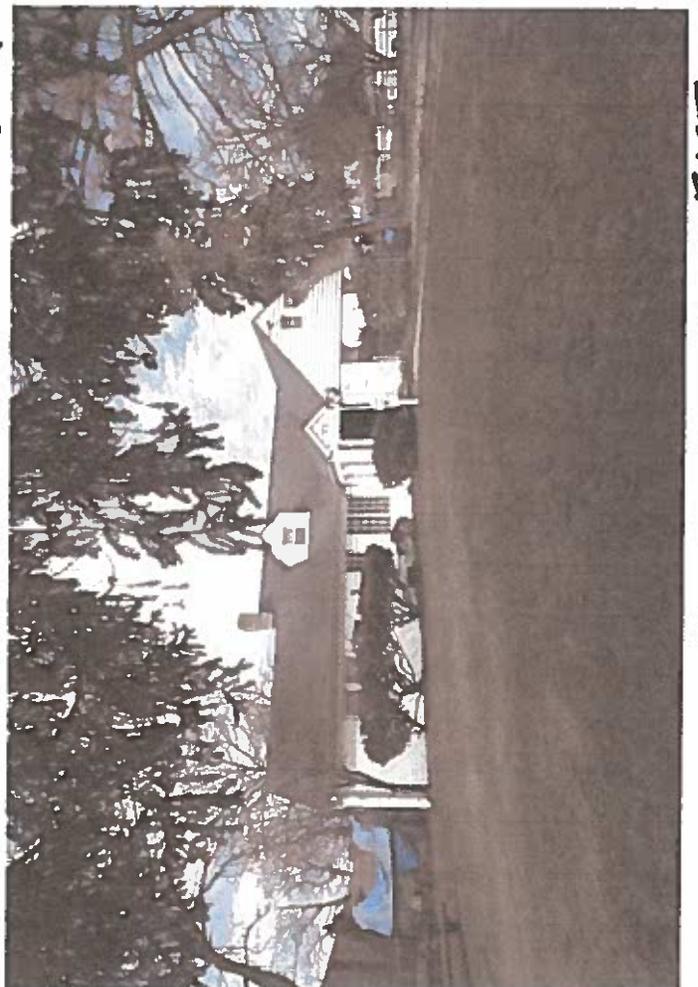
SOUTH



WEST



NORTH



EAST



↑
LA ROSE ST

↑
1983 OCEAN AVE



↖ 25 MILLER AVE

↖ 100 POSE ST

↖ 64 POSE ST

↖ 190 S OCEAN AVE



65 ROSE ST

71 ROSE ST





217 S OCEAN AVE

217 S OCEAN AVE



228 S OCEAN AVE

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

DATE: February 17, 2022

APPROVAL

Building Department Permit #20201919

Chairman, regarding Application #2021-25 for the premises located at 212 South Ocean Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-33 Lot Coverage, and 210-172(A)3 seeking approval to construct a new one story sanctuary with breezeway.

I, Anthony Mineo, move that this Board make the following findings of fact:

A public hearing was held on November 18, 2021, wherein applicant Deeper Life Fellowship was represented by attorney Michael Solomon. He explained that the applicant is proposing a building totaling 6,751 square feet, 31% lot coverage where only 25% is permitted. Additionally, with the existing house, sanctuary, and fellowship hall, 78 parking spaces would be required. He explained that the existing building, was a house, most recently used as a daycare. He explained that the house will continue to be used as office space for the church, including for a food pantry and clothing ministry. It is used Tuesday and Thursday from 11AM to 4PM. Religious services are Sundays only from 11AM until 2PM. The fellowship hall will never be used simultaneously with the sanctuary. The size of the sanctuary was determined by how many people the pastor wants to seat, including room to maneuver wheelchairs. Mr. Solomon explained that a church is subject to the Religious Land Use and Institutionalized Persons Act or RLUIPA, which in effect means that many zoning requirements end up getting relaxed in order to permit the presence of churches in communities.

Sean Mulryan presented a parking study to the Board. He explained that the church will generate vehicles primarily on Sunday mornings between 11AM and 2PM. For the sanctuary, with 120 seats, 40 spaces are required under the code, however, based on the current configuration of the church, he expects 20 to 25 vehicles. In the parking study conducted, there are about 154 spaces in the vicinity of the subject site on a Sunday morning. This church is in close proximity to 2 other religious uses on South Ocean Avenue. One of the other churches has parking, but the

other does not. The applicant did attempt to find spaces to lease, but were unable to find anything to accommodate them. The parking situation on Tuesdays and Thursdays was not evaluated as they only expect up to five church employees or volunteers to be there at one time plus people coming and going sporadically from the food pantry.

Pastor Regina Johnson spoke on behalf of her congregation and church. She explained that her church has been in Freeport for 23 years, and previously was in the basement of one of the other two churches in the neighborhood, but had to move due to mold. They operated Hi-Hello Daycare for five years as part of its ministry, trying to keep daycare prices as low as possible to accommodate the community. They also have a food pantry that serves neighborhood families who primarily come on foot. They also have a clothing ministry. They are hoping in the future to offer tutoring to a couple of families if needed. She explained that there are currently 57 members. She explained that a wedding at the church would be unlikely because most members are already married, and these days, most weddings are held at catering halls anyway. In regular attendance there are 33 members that come, which would involve about 16 cars. If the full membership came, maybe 50 people or so, about 25 cars would be used. Right now, church is over zoom, and they do plan to keep offering services over zoom because it works well for older people, and people who work on Sundays and can attend zoom church services on their lunch breaks.

Members of the public had a chance to comment. One question was regarding the sanctuary being used as a halfway home, which it will not be. Other neighbors commented about already having enough food pantries in Freeport. There were complaints about garbage. There were complaints about more non-profits like the church not paying taxes. None of these questions and complaints are relevant to the zoning question at hand. There were many comments about the parking situation, as neighbors explained that it is very difficult to park on the area on weekends, describing the situation and horrendous and chaos. Members of the congregation spoke in defense against some of the complaints made by the neighbors.

Discussion

Zoning Boards must make their best effort to accommodate religious uses, while making every effort to mitigate possible adverse effects on the surrounding community. The Board recognizes that this is a church under state and federal law. Under prior New York State Court

decisions and RLUIPA, 42 U.S.C. 2000CC, the Village is required to be flexible in order to allow the religious organization to use property for religious purposes, while minimizing impact on the surrounding neighborhood. Therefore, for the purposes of following prior Court precedents, the requirements of RLUIPA, and for the purposes of *this application only*, this Board will seek to accommodate this use.

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

The lot coverage variance required is minimal, and when considering the precedent in New York State Court decisions, this variance will be granted.

“[W]hile religious institutions are not exempt from local zoning laws, greater flexibility is required in evaluating an application for a religious use than an application for another use and every effort to accommodate the religious use must be made.” *Genesis Assembly of God v. Davies*, 208 A.D.2d 627, 628 (App. Div 2d Dep't 1994). The parking variance requested here is the primary variance at issue here. As a starting point, given that the office space, sanctuary, and fellowship hall will not be used simultaneously, the starting point for maximum occupancy is 120 persons, the proposed seating in the sanctuary. The pastor testified that the congregation currently has 57 members who attend services regularly. Therefore, at the present time, in order to meet the current needs of the church (with room for growth in the future), the Board is going to approve a maximum occupancy of 90 people, meaning that 30 parking spaces and a 30 parking space variance are required.

Therefore, this Board grants a parking variance for 30 parking spaces to the extent that the variance is in effect only at those times testified to during the public hearing – Tuesdays and Thursday from 11AM to 4PM and Sunday mornings from 11AM until 2PM. There is to be no sub-letting, rentals, non-religious uses, etc. The Board has serious concerns about parking issues, however, this Board is mindful of its affirmative duty to suggest measures to be taken by applicant to mitigate the adverse impact on the surrounding neighborhood while permitting the religious use.

However, the caveat to this is that in the event there is a wedding or funeral, the church could be permitted to have a capacity up to the full 120 seats in the sanctuary (40 spaces required,

with a variance of 40 spaces required). However, the Board will not approve this capacity for routine weekly use at this time, as it is not needed to meet the church's current needs.

Therefore, I further move that the Board grant the 30 parking space variance required for this application, subject to the specific limitations and conditions as follows:

1. The Pastor mentioned current membership of 57 people who regular attend church. To allow for future growth, the Board adopts a maximum occupancy of 90 people as a condition of approval. At no time may there be occupancy of more than 90 people in the building, except for the rare event of a wedding or funeral where the full sanctuary capacity of 120 would be permitted.
2. Applicant mentioned use of the office space on Tuesdays and Thursdays from 11AM to 4PM for the food pantry and clothing ministry, with the possibility of a small tutoring ministry in the future serving 2 or 3 families in the community. The Board adopts this as a condition to approval of the variance, specifically limiting the variance to the days/times above, as described during the public hearing.
3. The Board strongly recommends that the church encourage carpooling and consider purchasing a church van in the event parking becomes a problem.
4. The architect suggested that three cars could be parked in the loading zone in tandem. The Board requires use of this space for parking as a condition for approval of the variance.
5. While the Board cannot tell the church how to develop its new sanctuary, the Board is very concerned about the parking situation in the area. Were this application not a church, subject to the prior court precedents, this application would surely have been denied. The Board suggests the applicant give additional consideration to possible site development if the current building were to be demolished and rebuilt from the beginning. Would such a plan allow for on-site parking? If it would, this should be considered, given the testimony regarding the severe parking shortage in the area.
6. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
7. Applicant must obtain the required permits from the Building Department.

These conditions accommodate the religious uses outlined by the applicant during the public hearings, while mitigating the adverse effects on the surrounding community. These conditions are consistent with those that the Second Department Appellate Division has suggested are enforceable. In *Harrison Orthodox Minyan, Inc. v. Town Board of Harrison*, the Court said:

By way of example, we observe that the accommodation of the religious use and maintenance of the public's safety, health, and welfare could have been achieved by limiting the number of persons who could attend services or meetings at any given time, and by posting "no parking" signs along the street to prevent hazardous road conditions, and by limiting the hours during which meetings or instruction could be held, in conformity with the petitioner's religious practices.

159 A.D.2d 572, 573 (App. Div. 2d Dep't 1990). The Court further said:

Thus, we have modified the language of the judgment to recite that the Town Board is directed to issue the permit upon such reasonable conditions as will allow the petitioner to establish its house of worship, while mitigating any detrimental or adverse effects on the surrounding community.

Id. at 573.

Some later examples of appropriate conditions can be found in *Tabernacle of Victory Pentecostal Church v. Weiss*, where the petitioner had proposed

[O]nly 105 people would be allowed to enter the sanctuary, and that two church vans would transport half of the petitioner's approximately 60 members to the site, resulting in the need for off-site parking for, at most, 8 to 10 vehicles during its peak hours of operation.

101 A.D.3d 738, 739 (App. Div. 2d Dep't 2012). The Court reversed the denial by the Board stating "Despite the conditions proposed by the petitioner, the Board denied the petitioner's applications in their entirety, even though the proposed religious use could have been substantially accommodated." *Id.* at 740. In *Genesis Assembly of God v. Davies*, the Court said that the "record indicates that the proposed religious use could have been accommodated by granting the variance subject to conditions limiting, inter alia, the number of persons attending services and the number of services or meetings per week." 208 A.D.2d 627, 628 (App. Div. 2d Dep't 1994). In *Gospel Faith Mission International, Inc. v. Weiss*

[T]he petitioner proposed that only 90 people would be allowed to enter the sanctuary, and that two church vans would transport 32 of the petitioner's approximately 75 members to the site, resulting in the need for at most 7 to 10 vehicles during its peak hours of operation.

112 A.D.3d 824, 825 (App. Div. 2d Dep't 2013). In overturning the denial by the Board, the Court found that

[P]etitioner suggested conditions for the limitation of its use in order to mitigate the impact on the surrounding community. However, despite the conditions proposed by the petitioner, the Board denied the petitioner's applications in their entirety, even though the proposed religious use could have been substantially accommodated. Further, the Board failed to fulfill its obligation to suggest such measures (internal citations omitted).

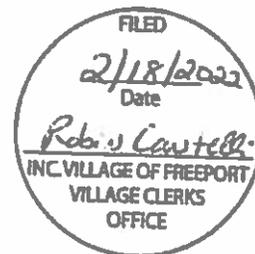
Id at 826.

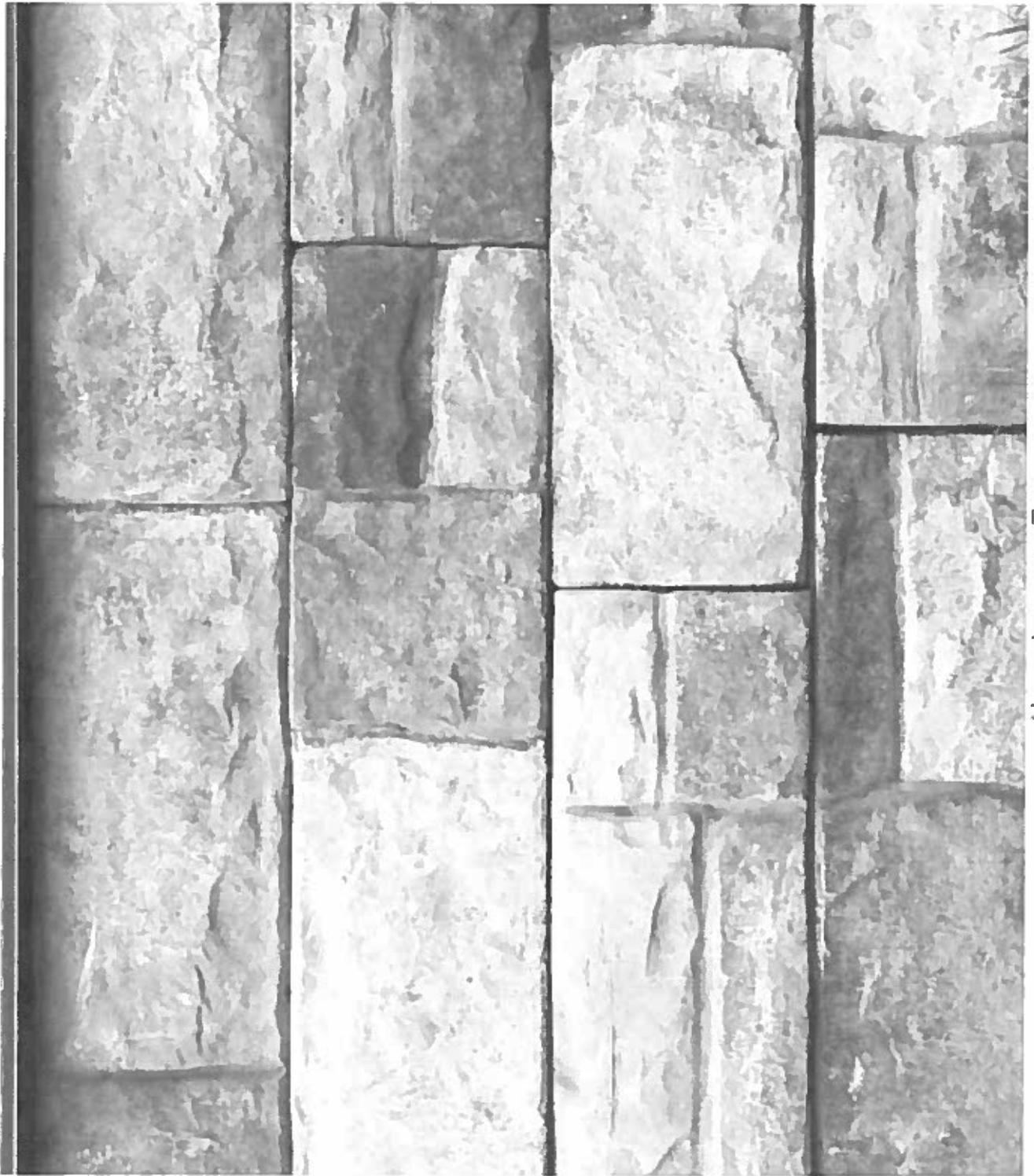
This Board is granting this application for a 30 parking space variance subject to conditions that will allow the full religious use required by the church while mitigating adverse impact on the surrounding community. These conditions are consistent with prior Court decisions.

Second by: Ben Jackson

The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Member Scopelitis	Excused
Chairperson Rhoden	Excused





Flair: 1mm to 7mm

Application Date: 4/12/22
Fees Paid: 325

SP# 3545

**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>165 CHURCH STREET</u>	ZONING DISTRICT: <u>RES. "A"</u>
SECTION <u>62</u> BLOCK <u>54</u> LOT <u>33</u>	LOT SIZE: <u>50' X 200' (APPROX)</u> <u>(9,726 S.F.)</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>MIGUEL RAMIREZ</u>	Name: <u>PALVINDER KAUR</u>
Address: <u>33 LAMONT PLACE</u> <u>WEST BABYLON, NY 11704</u>	Address: <u>151 CHURCH STREET</u> <u>FREEPORT, NY 11520</u>
Telephone #: <u>(631) 704-6601</u>	Telephone #: <u>(516) 943-4171</u>

Attorney Name: MIGUEL RAMIREZ Address: 33 LAMONT PLACE
 (optional) Phone #: (631) 704-6601 WEST BABYLON, NY 11704

Present Land Use: VACANT LOT Proposed Land Use: 1-FAMILY RES.

Description of Proposed Work: CONSTRUCT A NEW 3,097 S.F. 2-STORY
1-FAMILY RESIDENCE WITH UNFINISHED BASEMENT AND A
426 S.F. DETACHED GARAGE

I request a preliminary meeting: YES NO NR

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
 DORIS ALEXANDRA RAMIREZ
 NOTARY PUBLIC STATE OF NEW YORK
 SUFFOLK COUNTY
 LIC. # 01RA6359378
 COMM. EXP. 05-30-2025
 Sworn to before me this 17 day of APR, 2022
[Signature]
 Notary Public

04/07/22
 DATE

RECEIVED
 2022 APR 12 P 3:03
 VILLAGE CLERK'S OFFICE
 FREEPORT, NY

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

[Signature]
 PROPERTY OWNER'S SIGNATURE
 DORIS ALEXANDRA RAMIREZ
 NOTARY PUBLIC STATE OF NEW YORK
 SUFFOLK COUNTY
 LIC. # 01RA6359378
 COMM. EXP. 05-30-2025
 Sworn to before me this 17 day of APR, 2022
[Signature]
 Notary Public

04/07/22
 DATE



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

Updated March 29, 2022
SITE PLAN LETTER

Palvinder Kaur
151 Church Street
Freeport, NY 11520

RE: 165 Church Street, Freeport, NY

Zoning District – Residence A

Sec. 62 Blk. 54 Lot 33

Building Permit Application #20212476

Description- Construct a new 3097 sq. ft. 2-story single family dwelling with unfinished basement and a 426 sq. ft. detached garage

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/mcl

Encl.

c: Village Clerk
Francisco Perez, R.A.

ZBA Approval Needed:

Yes: X No

VILLAGE CLERK'S OFFICE
FREEPORT, NY

2022 APR 12 P 3:03

RECEIVED

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. #20212476

Location: 165 Church Street, Freeport, NY

Applicant: Palvinder Kaur

Description: Construct a new 3097 sq. ft. 2-story single family dwelling with unfinished basement and a 426 sq. ft. detached garage

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Updated Dated: March 29, 2022

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

2022 APR 12 P 3:08
CLARK'S OFFICE
VILLAGE OF FREEPORT

RECEIVED

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

617.20
Appendix B
Short Environmental Assessment Form

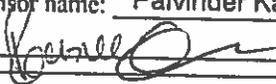
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: New 2-Story with attached 1-car garage frame with Vinyl siding 1-Family Residence.			
Project Location (describe, and attach a location map): No.165 on ^{EAST} West side of Church Street @ 239.2 ft. South of Smith street, Freeport, N.Y. 11520.			
Brief Description of Proposed Action: Construct new (3,097 sf. inc. 2nd. fl.) 2-Story with (426 s.f.) detached 1 1/2-car garage Wood frame with Vinyl siding 1-Family Residence to existing vacant lot.			
Name of Applicant or Sponsor: Palvinder Kaur		Telephone: (516)943-4171	
		E-Mail: palvik16@yahoo.com	
Address: 151 Church Street			
City/PO: Freeport		State: New York	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.22 acres	
b. Total acreage to be physically disturbed?		0.22 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.22 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

RECEIVED
 2022 APR 12 P 3:03
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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>Palvinder Kaur</u>	Date: <u>10/14/2021</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)?		

RECEIVED
 2022 APR 12 P 3:03
 CLERK'S OFFICE
 VILLAGE OF FREDRICKTOWN, NY

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

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

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

VILLAGE OF FREEPORT, NY

CITY CLERK'S OFFICE

2022 APR 1 P 3 08

RECEIVED

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

DATE: March 24, 2022

APPROVAL

Building Department Permit Application# 20212476

Chairman, regarding Application #2022-2 for the premises located at 165 Church Street, Freeport, NY the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A and 210-40 seeking approval to construct a new 3097 sq. ft. 2- story single family dwelling with unfinished basement and a 426 sq. ft. detached garage.

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

The property presented in this application is seeking approval to construct a new 3097 sq. ft. 2-story single family dwelling with unfinished basement and a 426 sq. ft. detached garage. The property is in a residential zone. The applicant is seeking to build a residential home on a property which has a property width of 49 feet at the rear of the house. The applicant is seeking a variance of 1 foot width at the rear of the house. It is clear by the evidence presented that the required variance is minimal. The building of this property would not create an adverse effect on the neighborhood as the 1 foot area variance would have no effect on the neighborhood. It is also clear by the evidence presented that it wouldn't have a negative effect. The variance cannot be achieved in any manner as a denial of the application would make the property unusable.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and:
 - e. that the alleged difficulty was not self-created.

SEQRA

The Board, as lead agency has determined that this action is a Type II action under SEQRA and no further review is required.

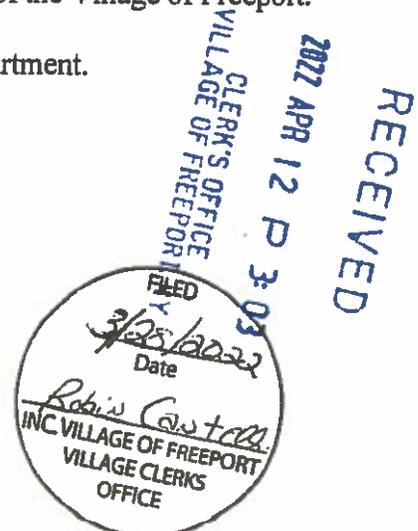
I further move that this application be granted subject to the following conditions:

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

Second by: Drew Scopelitis

The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	Excused
Member Jackson	In Favor
Member Hawkins	Excused
Alternate Scopelitis	In Favor
Chairperson Rhoden	In Favor



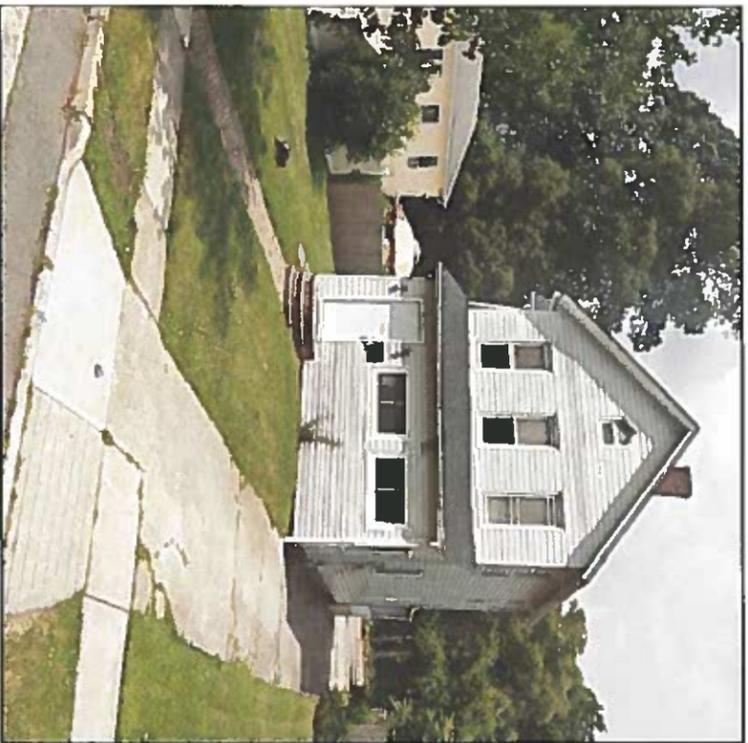
NEIGHBORS AND SUBJECT PROPERTY PICTURES

165 CHURCH STREET, FREEPORT, NY, 11520

SEC. 62 BLK 54 LOT 33



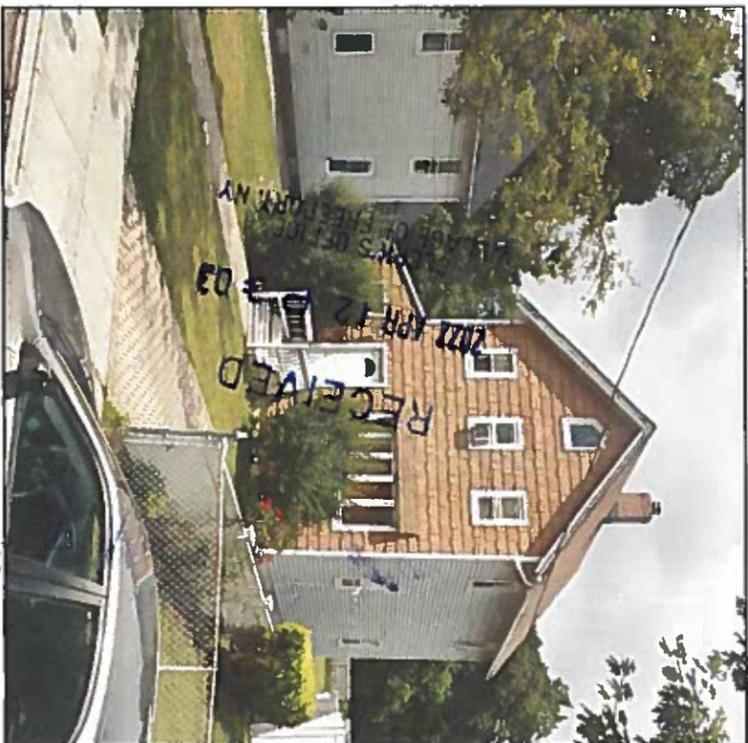
161 CHURCH STREET



170 CHURCH STREET



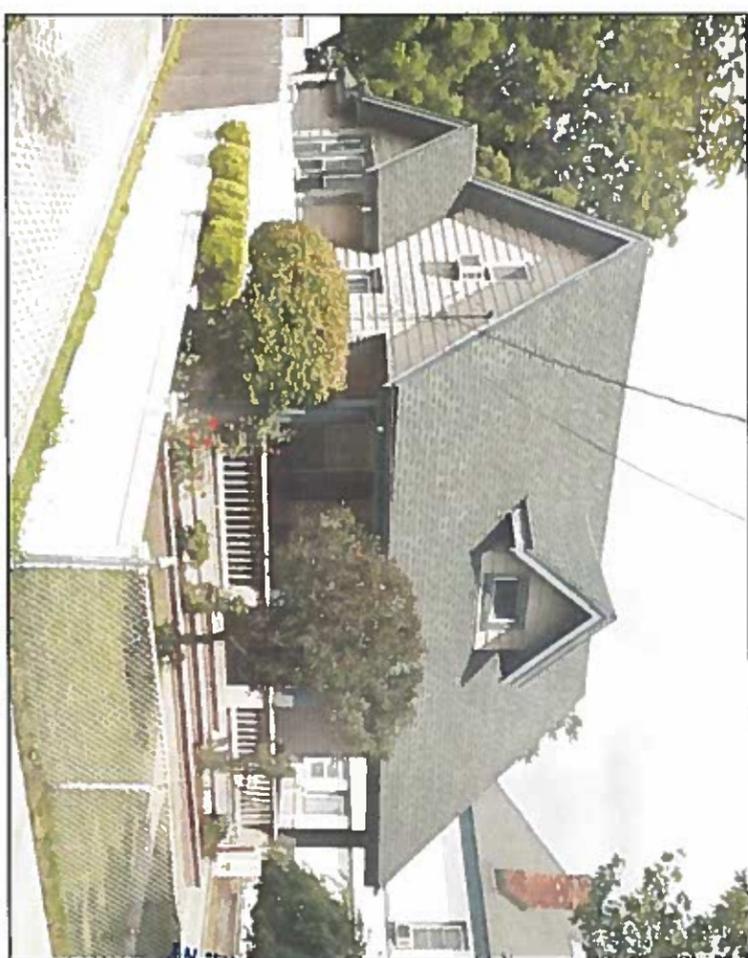
165 CHURCH STREET (SUBJECT PROP)



166 CHURCH STREET



169 CHURCH STREET

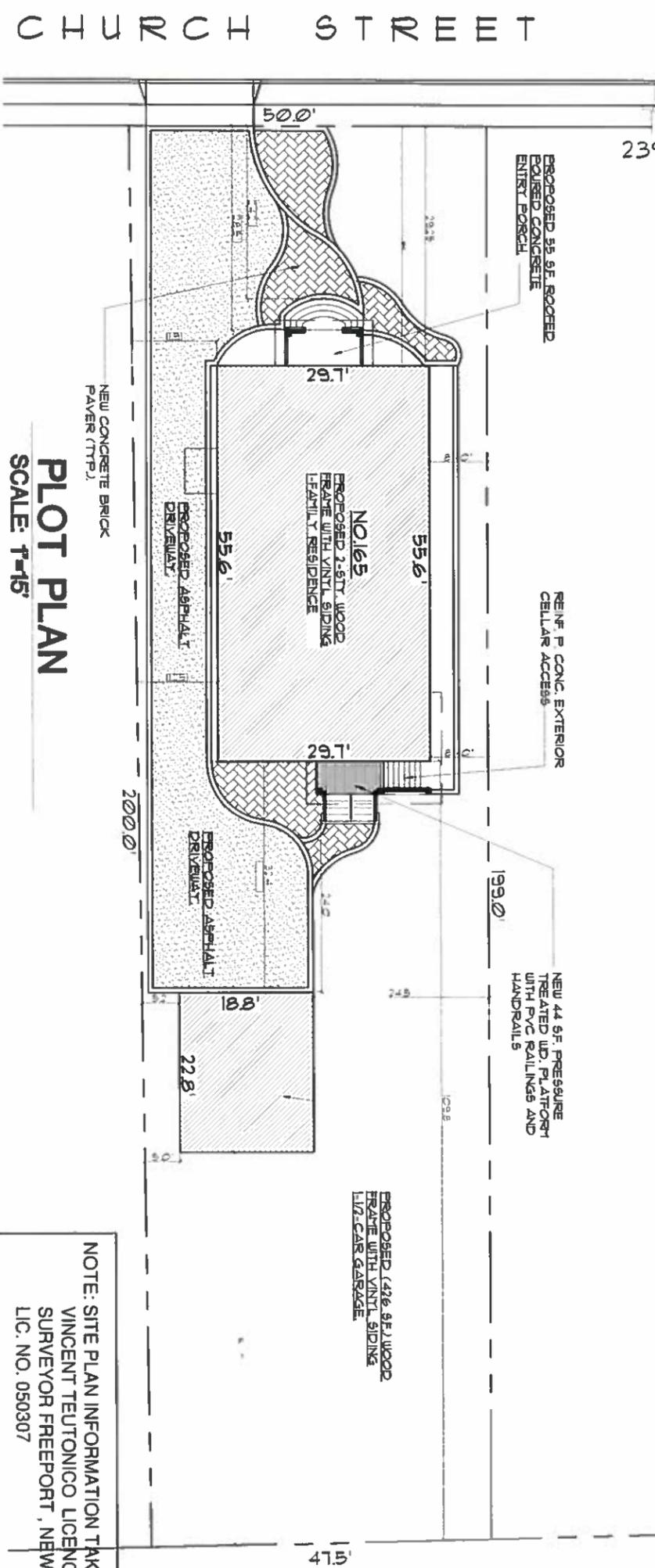


162 CHURCH STREET

RECEIVED
2022 APR 12 P 3:03
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SMITH STREET

LOT SIZE: 9,726 S.F. (0.22 ACRE)



PLOT PLAN
SCALE: 1"=15'

NOTE: SITE PLAN INFORMATION TAKEN FROM VINCENT TEUTONICO LICENCED LAND SURVEYOR FREEPORT, NEW YORK LIC. NO. 050307

ZONING: PER VILLAGE OF FREEPORT
(ZONED: RES- "A")

BUILDING HEIGHT:
35' OR 3 STORIES MAX. HEIGHT)

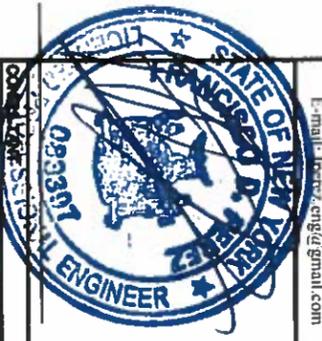
BUILDING AREAS:

- DETACHED GARAGE: PROPOSED: 426 S.F.
- CELLAR: PROPOSED: 1,652 S.F.
- CELLAR BATHROOM: PROPOSED: 64 S.F.
- FIRST FLOOR: PROPOSED: 1,673 S.F.
- SECOND FLOOR: PROPOSED: 1,424 S.F.

ROOFED OVER

- PORCHES & DECKS: PROPOSED: 99 S.F.
- OPEN DECKS: PROPOSED: 0 S.F.
- ACCESSORY STRUCTURES: PROPOSED: 0 S.F.
- INGROUND POOL: 0 S.F.
- ABOVE GROUND POOL: PROPOSED: 0 S.F.
- TOTAL BUILDING AREA: 3,841 S.F. (INCLUD. FIRST FL., SECOND FL., ACCESSORIES BUILDING AND SHEDS)

LOT COVERAGE: 30% MAX. = 9,726 x 0.30 = 2,917 S.F.
ACTUAL COVERAGE: 2,417 < 2,917 S.F. = 25 %
(ACTUAL COVERAGE INCLUDES 1ST FL. PORCHES AND ACCESSORY STRUCTURES)



FRANCISCO PEREZ, PE
Professional Engineer
1503 91st. Street
North Bergen, NJ 07047
Phone: (201) 908-9009
E-mail: fperez_eng@gmail.com

MAR DRAFTING
RESIDENTIAL & COMMERCIAL DESIGN

33 LAMONT PLACE
WEST BABYLON, N.Y. 11704
OFF: (631) 550-6403
TEL: (631) 550-6403
E-MAIL: MARDRAFTING@GMAIL.COM

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED TO	NO.	DATE

PROJECT TITLE: VILLAGE OF FREEPORT
PROPOSED 2-STORY FRAME WITH VINYL 1-FAMILY RESIDENCE
165 CALVERT STREET FREEPORT, NY, 11520
SEC. 02 BLK 64 LOT 28

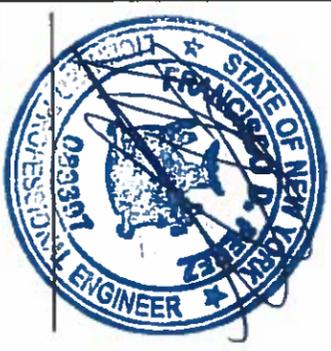
DRAWING TITLE
TITLE INFORMATION
PLOT PLAN, LOCATION MAP AND SYMBOL LIST AND ENERGY CALC.

DRAWN BY: MODEL PARTINEZ	DRAWING NO. SP-1
CHECKED BY: FP	PROJECT NO. 1
DATE: JUNE 2021	SCALE: AS SHOWN

RECEIVED
2022 APR 12
CLERK OF VILLAGE OF FREEPORT

FRANCISCO PEREZ, PE

Professional Engineer
 1503 91st Street
 North Bergen, NJ 07047
 Phone: (201)908-9009
 E-mail: fperez.cng@gmail.com



CONSULTANT



33 LAMONT PLACE
 WEST BABYLON, N.Y. 11704
 OFF: (631) 920-2445
 CEL: (631) 704-6601
 E-MAIL: MARDRAFTING@GMAIL.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/1/21	OFFICE REEPORT, NY	WLD
2	2/3/21	FIVE D	WLD
3	2/3/21	FIVE D	WLD
4	2/3/21	FIVE D	WLD

PROJECT TITLE

PROPOSED 2-STORY FRAME WITH VINYL 1-FAMILY RESIDENCE

165 GURCH STREET
 FREEPORT, NJ 07520
 SEC. 62 BLK 64 LOT 38

DRAWING TITLE

FRONT & RIGHT SIDE ELEVATIONS, DOOR AND WINDOW SCHEDULES

DRAWING/DESIGN BY:
 MICHEL RAYRUEZ

CHECKED BY:
 FP

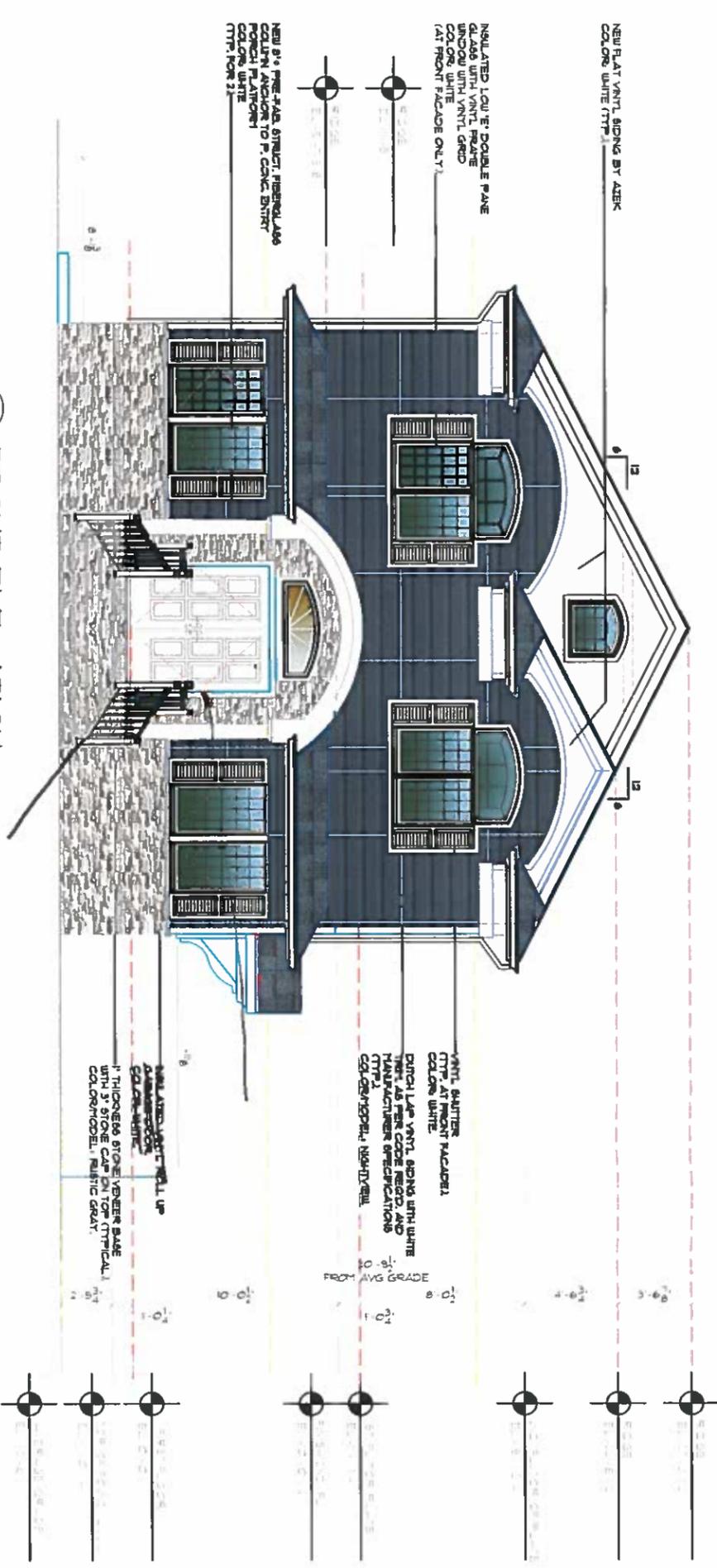
DATE:
 JAN 2021

SCALE:
 AS SHOWN

DRAWING NO.
A-3

PROJECT NO.
 6

SCALE
 9



A FRONT ELEVATION
 SCALE: 1/4"=1'



B RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'



FRANCISCO PEREZ, PE
 Professional Engineer
 1503 91st Street
 North Bergen, NJ 07047
 Phone: (201)908-9009
 E-mail: fperez.enr@gmail.com



MAR DRAFTING
 RESIDENTIAL DESIGN

33 LINDOR PLACE
 WEST BORDEN, N.J. 07074
 TEL: (908) 704-8801
 E-MAIL: MANDR@MARDRAFTING.COM

NO.	DATE	DESCRIPTION

ISSUED TO	NO.	DATE
ILLINOIS	2022	APR 12
CLERK OF SUPERIOR COURT		
APPLICATION NO.		

APPLICANT/OWNER
PALYVINDER KAUR
 ADDRESS:
 151 CHURCH STREET
 FREEPORT, N.Y. 11520
 PHONE:
 (516)943-4171
 EMERGENCY CONTACT:
 NAME: MIGUEL RAMIREZ
 PHONE:
 (631)704-6801

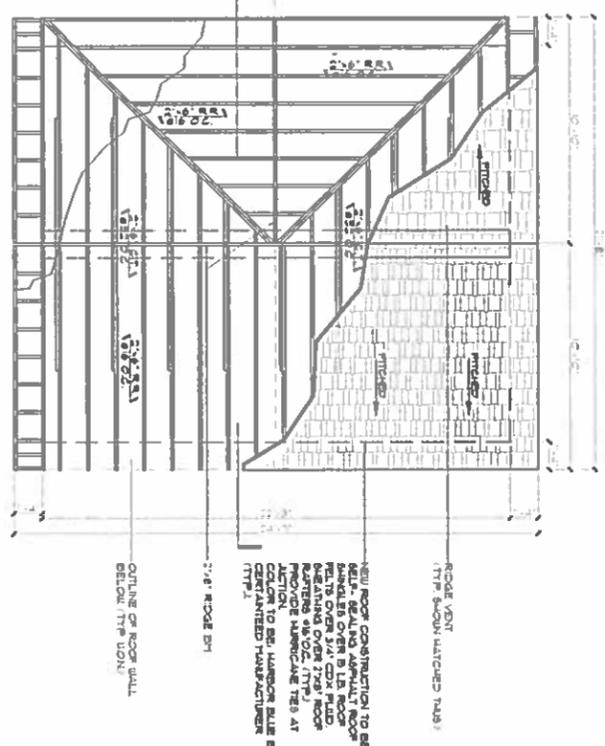
PROJECT TITLE
PROPOSED 2-STORY FRAME WITH VINYL 1-FAMILY RESIDENCE

165 CALROCH STREET
 FREEPORT, NY 11520
 SEC. 82 BLDG 64 LOT 33

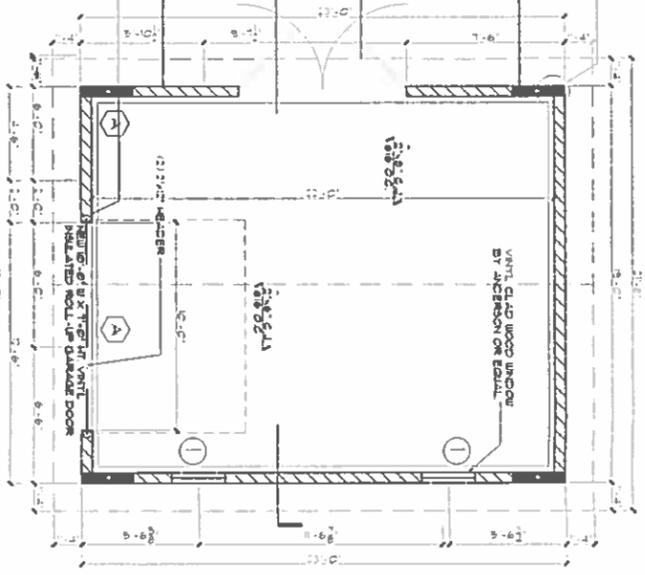
DRAWING TITLE
CELLAR FOOTING FOUNDATION AND FIRST FLOOR PLANS

DRAWN/DESIGN BY: **MIGUEL RAMIREZ**
 CHECKED BY: **FP**
 DATE: **JUN 2021**
 SCALE: **AS SHOWN**

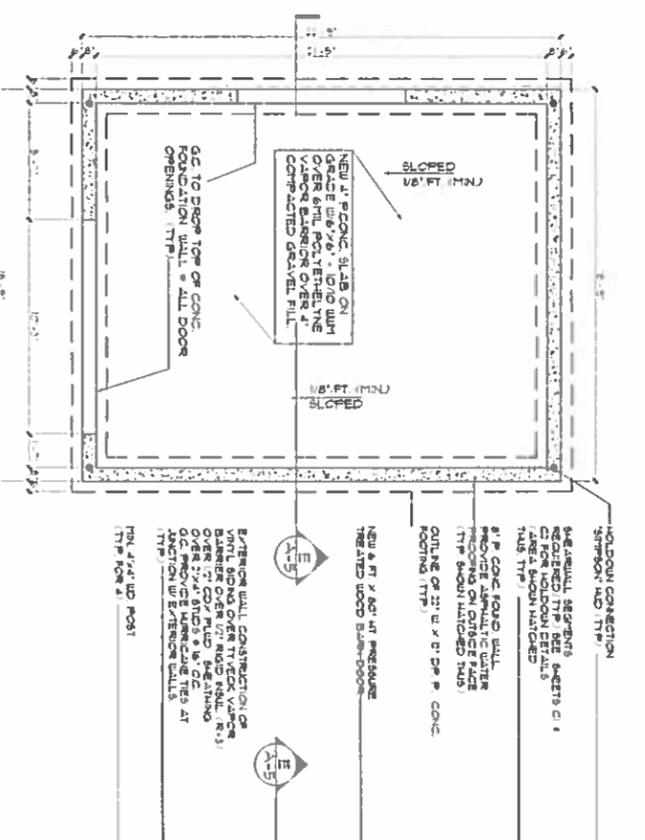
DRAWING NO. **G-1**
 PROJECT NO. **8**
 SHEETS **9**



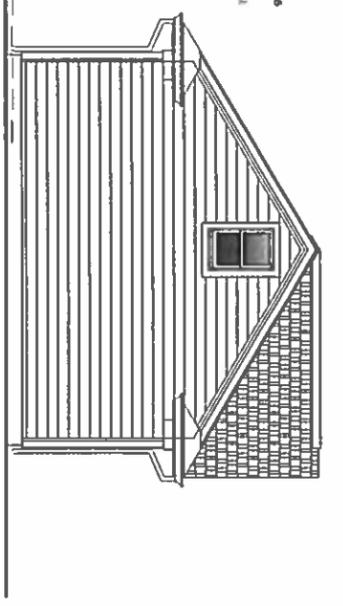
PROP. GARAGE ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



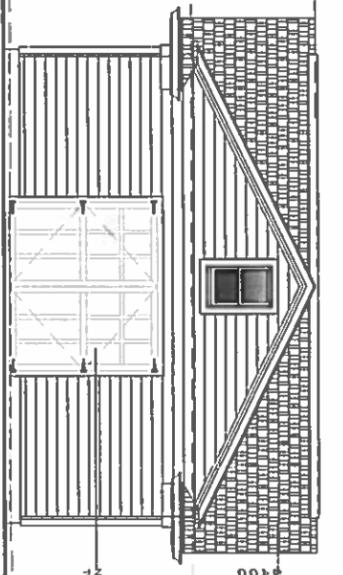
PROP. GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



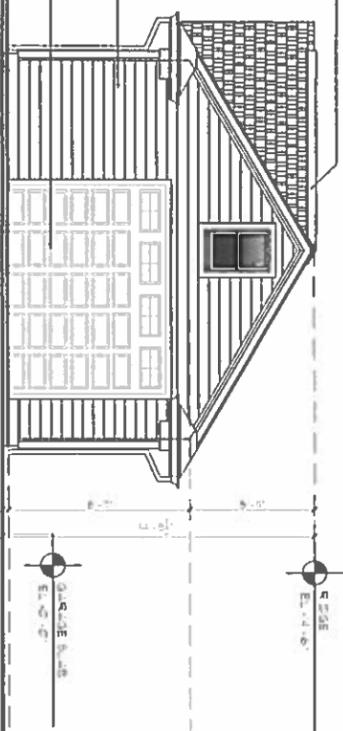
PROP. GARAGE FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



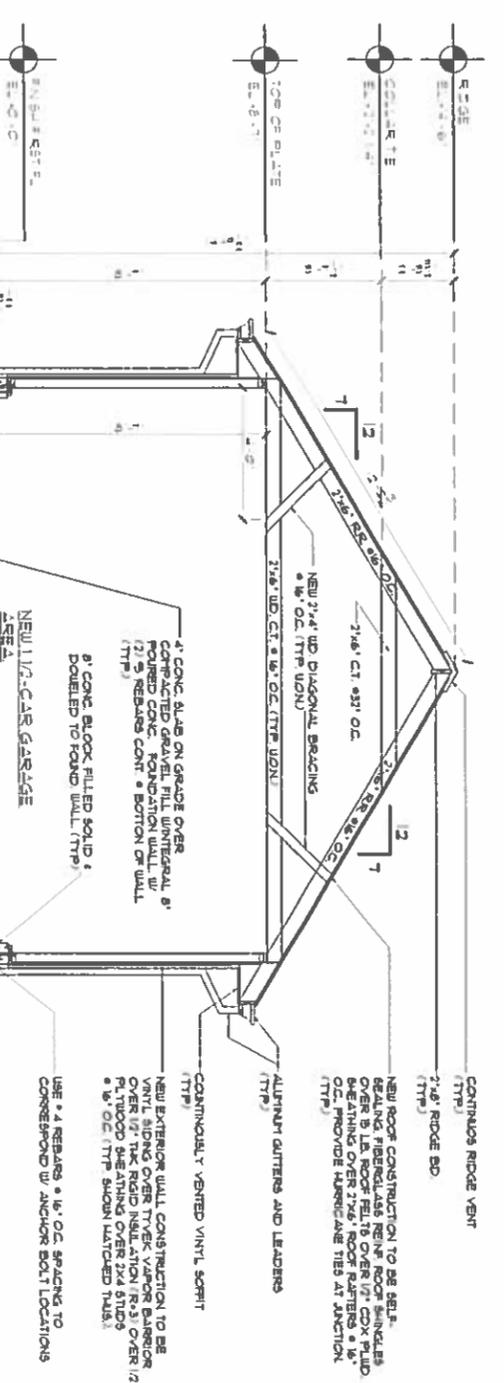
GARAGE REAR ELEVATION
 SCALE: 1/4" = 1'-0"



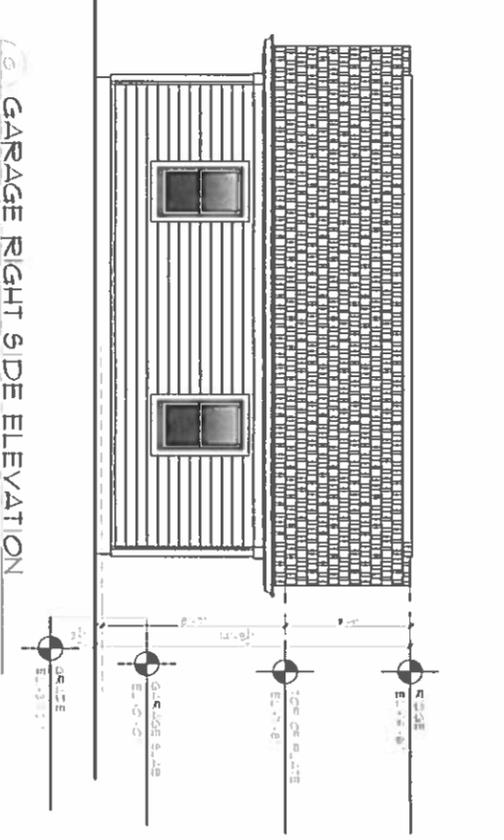
GARAGE LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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



GARAGE FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

Application Date: 4/20/22
Fees Paid: # 325

SP# 3547

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 37 Buchanan St. Freeport NY ZONING DISTRICT Residence A
SECTION 54 BLOCK 334 LOT 22-24 LOT SIZE: 4800 sq ft

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Margaret Garry</u>		Name: <u>Margaret Garry</u>
Address: <u>157 Connecticut Ave</u> <u>Freeport NY 11520</u>		Address: <u>157 Connecticut Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>516-448-1211</u>		Telephone #: <u>516-448-1211</u>

Attorney Name: Frank Collado 377-2289
(optional) Phone #: _____

Address: _____

Present Land Use: VACANT LOT

Proposed Land Use: Residential

Description of Proposed Work: NEW ONE FAMILY DWELLING
3 story 2400 sq ft

RECEIVED
2022 APR 20 P 2:09
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

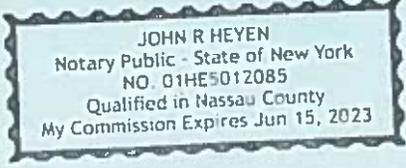
I request a preliminary meeting YES NO

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

Margaret Garry
APPLICANT'S SIGNATURE

6/21/2021
DATE

Sworn to before me this 21
day of June, 2021.



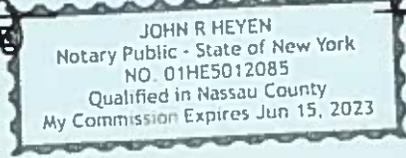
John R Heyen
Notary Public

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

Margaret Garry
PROPERTY OWNER'S SIGNATURE

6/21/2021
DATE

Sworn to before me this 21
day of June, 2021.



John R Heyen
Notary Public



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

April 19, 2022
AMENDED SITE PLAN LETTER

Margaret Gorry
157 Connecticut Avenue
Freeport, NY 11520

RE: 37 Buchanan Street, Freeport, NY
Zoning District- Residence A Sec. 54 Blk. 334 Lot 22-24
Building Permit Application #20201883
Description: Construct a new three-story, 2400 sq. ft. single family dwelling

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/al

c: Village Clerk
Eagle Design Associates

RECEIVED
2022 APR 20 P 2:09
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ZBA Approval Needed:

Yes: No

Encl.

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. #20201883

Location: 37 Buchanan Street, Freeport, New York

Applicant: Margaret Gorry

Description: Construct a new three-story, 2400 sq. ft. single family dwelling

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

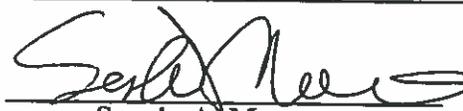
REASON(S) FOR DETERMINATION

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: April 19, 2022


Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2022 APR 20 P 2:09
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

20201803

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: <i>Margaret Gony</i>			
Project Location (describe, and attach a location map): <i>37 BUCHANAN ST. Freeport, N.Y. 11520</i>			
Brief Description of Proposed Action: <i>Construct new 2400 sq. ft home</i>			
Name of Applicant or Sponsor: <i>Margaret Gony</i>		Telephone: <i>516 924 0745</i>	
Address: <i>157 Connecticut Ave.</i>		E-Mail:	
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			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? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			CLERK'S OFFICE VILLAGE OF FREEPORT, NY 2021 MAR 20 P 2:09 RECEIVED
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

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

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? NO YES

16. Is the project site located in the 100-year flood plan? NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes, NO YES

 a. Will storm water discharges flow to adjacent properties? YES

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

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? NO YES
If Yes, explain the purpose and size of the impoundment: _____

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? NO YES
If Yes, describe: _____

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? NO YES
If Yes, describe: _____

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

Applicant/sponsor/name: Margaret Gonyea Date: 10/15/2020
Signature: Margaret Gonyea Title: owner

RECEIVED
2022 APR 20 P 2:09
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

PRINT FORM

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

DATE: December 9, 2021

APPROVAL

Building Department Permit Application #20201883

Chairman, regarding Application #2021-28 for the premises located at 37 Buchanan Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-39A seeking approval for a new three-story 2400 sq. ft. single family house.

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

Luis Rodriguez presented on behalf of the applicant. He explained that the lot is a buildable lot that with a prior variance, complies with all zoning regulations except sky exposure plane.

Upon a question from the board about minimizing the impact of the sky exposure plane issue, Mr. Rodriguez, along with the nods of approval from the homeowners agreed to modify the roof to a hip roof.

- 1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:**
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. Nearby properties have similar lot size. Any elevated homes will be similar in character.**
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. In order to build in a flood zone, most houses have some sky exposure plane issues with a modification to the roof, the sky exposure plane issue will be minimized but not eliminated entirely.**
 - c. that the requested area variance is insubstantial.**
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and**
 - e. that the alleged difficulty was not self-created. The lot is existing, and the sky exposure plane issue is due to FEMA elevation requirements.**

Photos of four sides of subject parcel

Full view of subject parcel



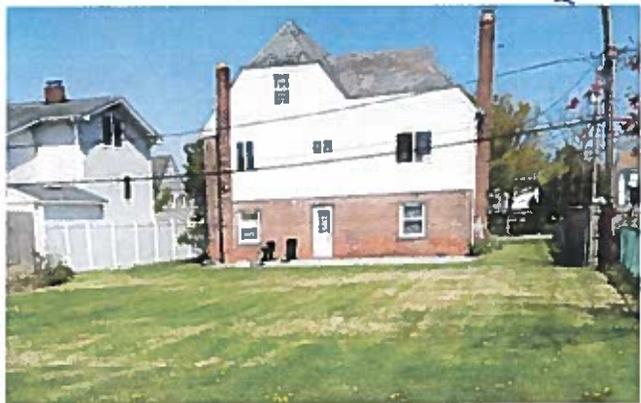
North-side property line



South-side property line



East-side property line and parcel



South-side parcel



North-side parcel



Front facing parcel



2022 APR 20 P 2: 10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

Snapshot of properties in the neighborhood



RECEIVED

2022 APR 20 P 2: 10

CLERK'S OFFICE
VILLAGE OF FREEDPORT, NY



RECEIVED

2022 APR 20 P 2:10

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

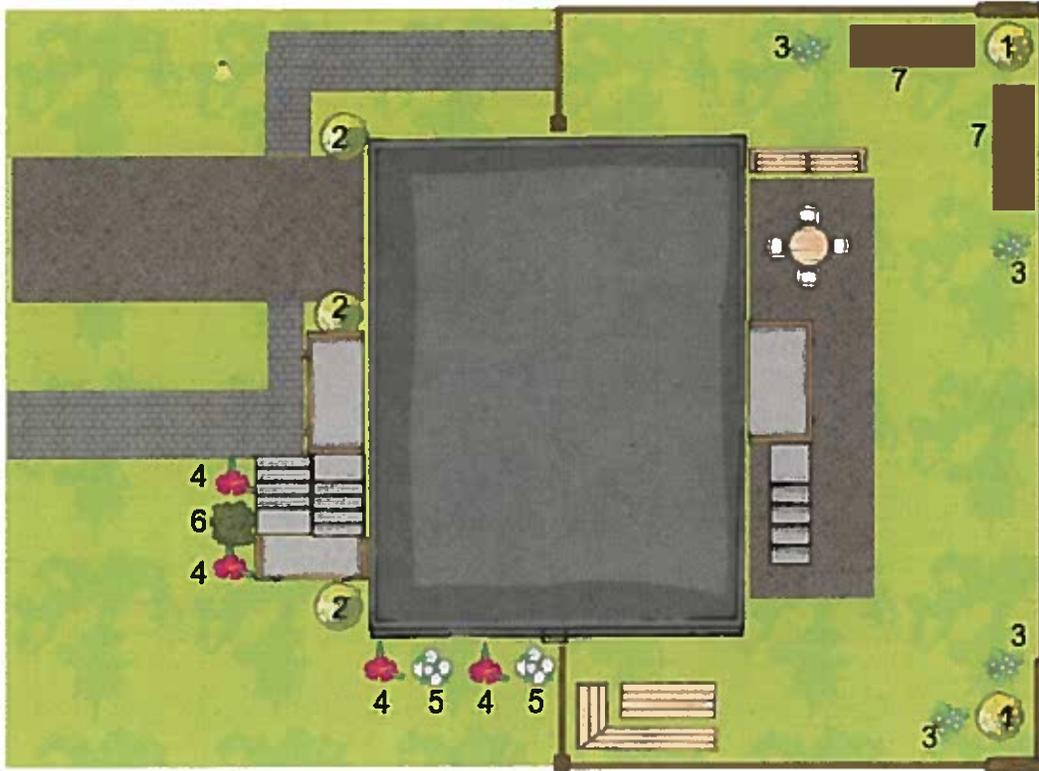


RECEIVED

2022 APR 20 P 2:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Landscape plan

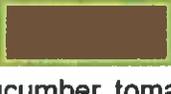
Basic lawn, plants by base of house



Key:

Picture/Name

of plants

Picture/Name	# of plants	Picture/Name	# of plants
1.  Golden Euonymus	2	5.  Hydrangea (white)	2
2.  Boxwood Green Velvet	3	6.  Emerald and gold wintercreeper	1
3.  Violet Crown Hydrangea	4	7.  Vegetables (cucumber, tomato, etc.)	
4.  Tulips (yellow)	4		

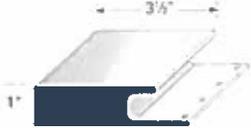
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2022 APR 20 P 2:10

RECEIVED

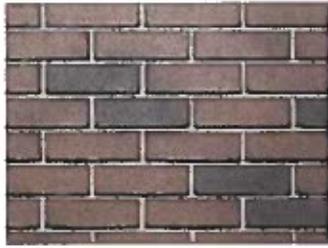
Color Rendering

Sample of proposed color schemes/textures/materials

<p>Siding</p>	 <ol style="list-style-type: none">1. James Hardie siding - HardiePlank Fiber Cement Cedarmill Siding - lap siding in Evening blue  <p>James Hardie 48-in x 120-in-HZ5 HardiePanel Stucco Fiber Cement Panel Siding</p> <ol style="list-style-type: none">2. In white - for flat surface on the front of the house <ol style="list-style-type: none">3. Azek trim for exterior - white 3.5 inches  <p>3 1/2" J Casing™ AZM-7968</p> <p>**NO TRIM ON WINDOWS OR DOOR**</p>
---------------	--

RECEIVED
2022 APR 20 P 2:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Brick
accent
edging



4. Barron design: Bordeaux

Shop ClipStone
ClipStone LedgeStone Flats 5-sq ft Ash Manufactured Stone
Veneer
Item #1500326 Model #CSM 11 004 40

Around whole house

Roof

Internet #10043028 Model #2021180 Store SKU #229291



Royal Sovereign Charcoal Algae Resistant 3
Shingles (33.33 sq. ft. per. Bundle) (26-piece
by GAF

★★★★★ (30) Write a Review Questions & Ans

Freeport Store

✓ 99 in stock Askle 30, Bay 009 Text to Me

- Durable 3-tab asphalt shingle covered by 25-year warranty
- Made with advanced color sequencing for a rich and
- Class A fire rating & 60 mph wind warranty provide pe
- See More Details

5.

Windows

6. Broga - Tilt and Turn uPVC double Casement Window (in black) - Colonial style



5/16" grid - no trim around the windows

RECEIVED
2022 APR 20 P 2:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Door



7. Solid Wood Mahogany Oval Victorian Glass With Sidelights Exterior Pre-Hung Door

Garage door

8. Clopay classic collection 9ftx7ft in Cherry

Clopay
Classic Collection 9 ft. x 7 ft. 18.4 R-Value Intellicore Insulated Solid Ultra-Grain Cherry Garage Door

★★★★★ (86) Questions & Answers (71)



Front and back stairs/deck /railings

9. Deckorators - Black composite railings



Deckorators

Grab and Go 6-ft x 2.75-in x 36-in Black Composite Deck Stair Rail Kit Contemporary Balusters Included (Assembly Required)

RECEIVED
2022 APR 20 P 2:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

10. Deckorators - composite deck board in cherrywood

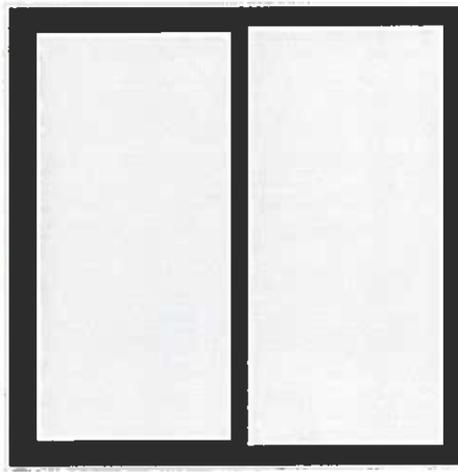


Deckorators
Distressed 8-ft Cherrywood Square Composite
Deck Board

Back door

JELD-WEN
60 in. x 60 in. V-4500 Series Black FiniShield Vinyl Left-Handed Sliding Window with
Fiberglass Mesh Screen

★★★★☆ Questions & Answers (18)

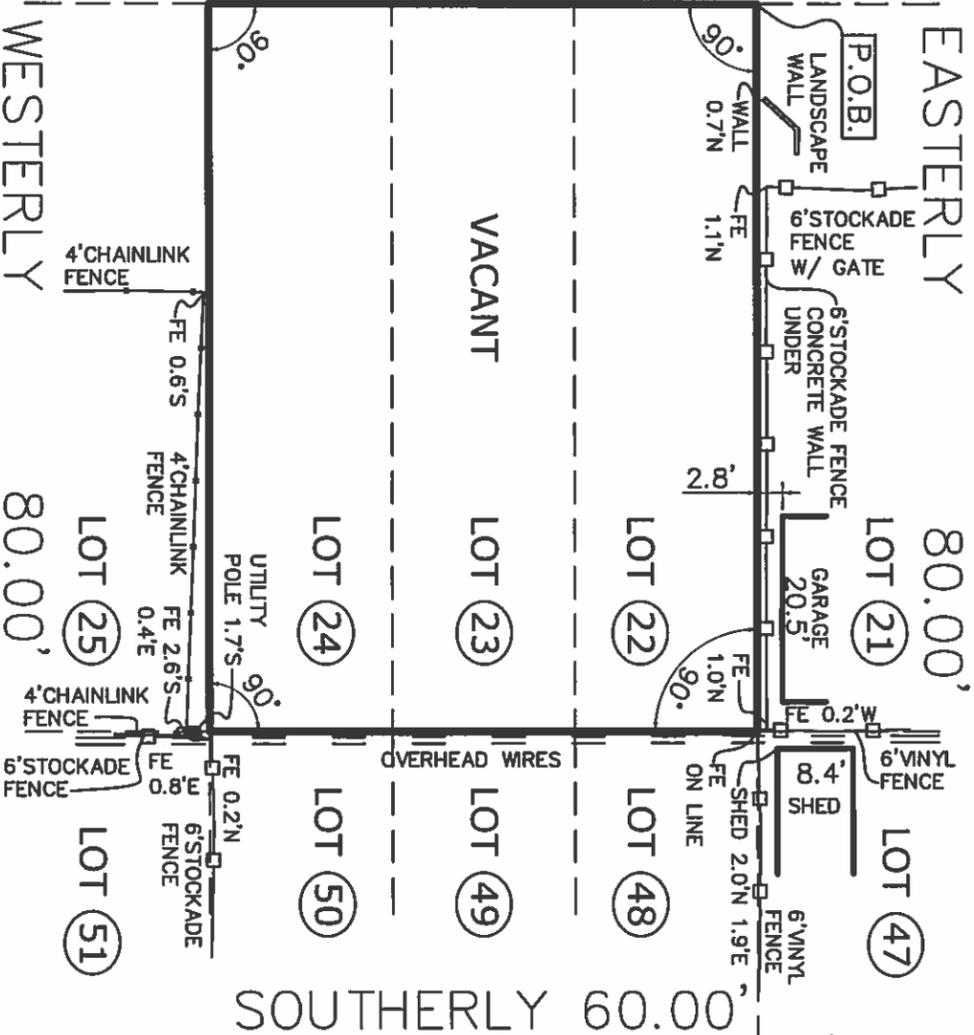
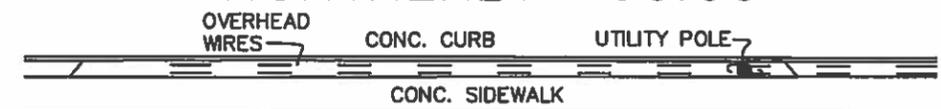


11. Jeld - wen: Black sliding door

RECEIVED
2022 APR 20 P 2:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BUCHANAN STREET
(MORRIS AVENUE)

NORTHERLY 60.00'



SOUTHERLY 60.00'

MEISTER
BOULEVARD

LESTER
AVENUE

SURVEY OF
LOTS 22, 23, 24

MAP OF

MAP AMENDING MAP OF MEISTER BEACH, THE
VENICE OF FREEPORT, SITUATED AT FREEPORT,
NASSAU CO., N.Y., VAN DER WERKEN & KUSHNILE,
CIVIL ENGINEERS & SURVEYORS, LONG BEACH,
NEW YORK, 1929

FILE NO. 709, NEW NO. 827
FILED MAY 14, 1930

SITUATE

INCORPORATED VILLAGE OF FREEPORT,

TOWN OF HEMPSTEAD

NASSAU COUNTY, NEW YORK

S.C.TAX No. 54-334-22

SCALE 1"=20'

AUGUST 25, 2020

AREA = 4,800.00 sq. ft.
0.110 ac.

RECEIVED
2022 APR 20 P 2:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



NOTE: LOCATIONS AND EXISTENCE OF ANY
SUBSURFACE UTILITIES AND/OR STRUCTURES NOT
READILY VISIBLE, ARE NOT CERTIFIED. THE
CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER
PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134,
SECTION 7208, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW*

*Copies from the original of this survey map not marked with an original
of the land surveyor's filed seal or his embossed seal shall not be
considered a valid true copy. *Certification: Indicated hereon signify that
this survey was prepared in accordance with the existing Code of Practice
for Land Surveyors adopted by the New York State Association of
Professional Land Surveyors. Said certifications 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. Certifications are
not transferable to additional institutions or subsequent owners.*

METES AND BOUNDS SURVEYING

53 PROBST DRIVE
SHIRLEY, NY 11967

PHONE: (516)-972-5812

E-MAIL: METESANDBOUNDSSURVEYING@GMAIL.COM

DISTRICT: N/A LOT: 22-24 BLOCK: 334 SECTION: 54

MAP/FILE NO.: NO. 709, NEW NO. 827

MAP OF: "MAP AMENDING MAP OF MEISTER BEACH, THE VENICE OF
FREEPORT, SITUATED AT FREEPORT, NASSAU CO., N.Y., VAN DER WERKEN &
KUSHNILE, CIVIL ENGINEERS & SURVEYORS, LONG BEACH, NEW YORK, 1929"

TITLE NO.: CJS-06438

MAP FILED DATE: MAY 14, 1930

COUNTY TAX MAP ID: 54-334-22

SITUATED AT:
INCORPORATED VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD

SUBDIVISION MAP LOT#: 22, 23, 24

CERTIFIED TO
CJS LAND SERVICES, INC.
MARGARET A. GORRY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

COPYRIGHT 2020 RALPH HEIL,
METES AND BOUNDS SURVEYING, INC.
JOB NO.: 20-744
DATE: AUGUST 25, 2020



Application Date: 4/26/21
Fees Paid: 1375

SP# 3549

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: 891 S. Long Beach Avenue. ZONING DISTRICT Res. A
SECTION 62 BLOCK 186 LOT 428 + 429 LOT SIZE: 4,000 SF.

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: _____	Name: <u>YVONNE MURPHY</u>
Address: _____	Address: <u>3639 LORRIE DRIVE</u> <u>OCEANSIDE, N.Y. 11572</u>
Telephone #: _____	Telephone #: <u>718-926-6166</u>

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

Present Land Use: 1 FAMILY (VACANT) Proposed Land Use: 1 FAMILY

Description of Proposed Work: PROPOSED ONE FAMILY RESIDENCE

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

Yvonne Murphy
APPLICANT'S SIGNATURE _____ DATE 4-24-21

Sworn to before me this 24
day of April, 2021

David Shostack
Notary Public

David Shostack
Notary Public, State of New York
No. 01SH6378982
Qualified in Nassau County
Commission Expires August 6, 2022

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

Yvonne Murphy
PROPERTY OWNER'S SIGNATURE _____ DATE 4-24-21

Sworn to before me this 24
day of April, 2021

David Shostack
Notary Public

David Shostack
Notary Public, State of New York
No. 01SH6378982
Qualified in Nassau County
Commission Expires August 6, 2022

RECEIVED
2022 APR 26 A 10:21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 24, 2022
UPDATED SITE PLAN LETTER

Norman L. Way
158 Irving Place
Woodmere, NY 11598

RE: 891 S. Long Beach Avenue, Freeport NY
Zoning District- Residence A Sec. 62 Blk. 186 Lot 428 & 429
Building Permit Application #20211993
Description: Construct a new 1,944 sq. ft. single family dwelling

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
c: Village Clerk
Norman L. Way

2022 APR 26 A 10:21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

ZBA Approval Needed:
Yes: X No _____
Encl.

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20211993

Location: 891 S. Long Beach Avenue, Freeport, New York 11520

Applicant: Yvonne Murphy

Description: Construct a new 1,944 sq. ft. single family dwelling

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

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

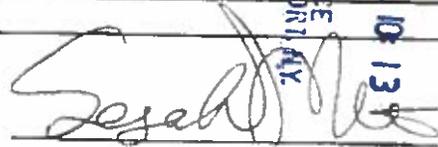
REASON(S) FOR DETERMINATION

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

A)

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

DATED: March 24, 2022 - Updated



Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2022 APR 26 AM 10:13
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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: MURPHY ONE FAMILY DWELLING							
Project Location (describe, and attach a location map): 891 SOUTH LONG BEACH AVENUE, FREEPORT, NY 11520							
Brief Description of Proposed Action: PROPOSED ONE FAMILY DWELLING							
Name of Applicant or Sponsor: YVONNE MURPHY		Telephone: 718-926-6166					
Address: 3639 LORRAIE DRIVE		E-Mail: SUNCONTACT@GMAIL.COM					
City/PO: CLEANSIDE		State: NY	Zip Code: 11572				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		.1 acres					
b. Total acreage to be physically disturbed?		.1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.1 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):							
<input type="checkbox"/> Parkland							

NO. VILLAGE OFFICE FREEPORT, NY
CLERK'S OFFICE VILLAGE OF FREEPORT, NY

RECEIVED
2022 APR 26 A 10:13
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
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"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

VILLAGE OF FREEPORT, NY
 CLERK'S OFFICE
 2022-10-13
 RECEIVED

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

DATE: February 17, 2022

APPROVAL

Building Department Permit Application #20211993

Chairman, regarding Application #2021-27 for the premises located at 891 South Long Beach Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-40, 210-43A(2), 210-39A seeking approval for a new 1,944 square foot single family dwelling.

I, Charles Hawkins, move that this Board make the following findings of fact:

A public hearing was held on November 18, 2021 wherein applicant was represented by architect John Novello. He explained that the applicant is seeking to demolish an unlivable house that was substantially damaged during Superstorm Sandy and rebuild a FEMA complaint house. He explained that they meet almost all of the zoning requirements, lot coverage, front and side yard setbacks. Of the three variances needed, the first is for having a lot area and frontage of 4,000 square feet and 40 feet respectively, as opposed to the required 5,000 square feet and 50 feet. The second variance is for rear yard setback. 20 feet are required from the house to the bulkhead, and only 12.8 feet are provided. The final variance required is for penetration of the sky exposure plane, which Mr. Novello referenced to the testimony earlier in the evening by Russell Jordan that the vast majority of houses that are elevated will require a variance from this code section, perhaps 75% or more.

A height of 35 feet from grade is permitted as of right under the code, and applicant is proposing 34 feet 6 inches. Front and side yard setbacks are met. Side yard setbacks totaling 13 feet are more than the 25% or 10 feet that would be required for this 40 foot wide lot, and the Board notes the setbacks would be sufficient if the lot was 50 feet wide. Mr. Novello explained that they would meet the rear setback if not for the fact that 20 feet of the property is in the water. He explained that the proposed house is 27 feet wide and 36 feet deep, although it is larger than the bungalow that is currently there. The owners of the property are building the home for their personal use, and propose 3 bedrooms. Mr. Murphy, one of the owners of the property explained that he and his wife purchased the property with the intention of downsizing from their larger home and enjoying this home in Freeport for their retirement. Their children are out of the house, but his mother-in-law will be living with them as well. He explained that he is a union carpenter and has plans to build a beautiful house to replace the current house that was damaged during Super Storm Sandy.

A neighbor across the canal spoke against the application. She said that a certified appraiser said that there would be a substantial harm to the value of her property. No proof of this appraisal was provided, however, the neighbor did give this testimony under oath. She was against the house because it was too big and too tall for the lot. She said the house should only be permitted to be a two story house. She is not opposed to them elevating the current house within guidelines with no height or width increase that would impact her view. She explained that much of her sunset view has already been compromised due to the elevation of 895 and 897 South Long Beach. She read a letter in opposition to the project from a next door neighbor who could not attend. Another complaint was that of the design of the roof. She said that neighbors have a roof that slopes in the front and back. Those roofs appear to be hip roofs. This owner is proposing a roof which slopes down from side to side. This will minimize the sky exposure plane issue for next door neighbors. The Board sympathizes with the concerns about the changing neighborhood, but as this is a flood zone, applicant is required to elevate. Applicant is not proposing elevation higher than what is permitted by code, and unfortunately, most of the complaints seem primarily addressed towards the height, which is not before the Board for review.

The other next door neighbor also spoke against the application. She agreed that the current home is unlivable and the blight to the community. However, she explained that her house was also destroyed in Superstorm Sandy and she did not need any variances, not for height, setbacks, etc. She mentioned meeting the rear yard setback requirement in her own elevation. She said that a decreased setback from the bulkhead will destroy her views up the canal. The side yard setback meets the code requirements. The 15 foot requirement mentioned applies to with separations between an accessory building on one lot and a dwelling on another lot, not separation between two dwellings.

Mr. Novello countered some of these concerns pointing out that the height maximum is not breached. The side yards are compliant. There actually is 33 feet of rear yard to the property line, although obviously only 12.8 feet to the bulkhead. He did mention that in the immediate aftermath of Super Storm Sandy, the superintendent had the discretion to waive some codes, including sky exposure plane issues, which he imagined the next door neighbor would have similar or worse sky exposure plane issues as the applicant. He expressed skepticism about the blockage of the sunset views. The blockage of sunset views are a valid concern, however, even with a conforming rear setback, the sunset views would be impacted in a similar way. The only way to retain sunset views would be by allowing only a one story elevated house, which is less than what is permitted by right and goes outside the scope of the Board's authority. When questioned if the house could be made smaller, the architect noted that the house was not large, only 3 bedrooms upstairs. He said it might be possible to move the house forward on the lot and provide only a 20 foot front setback, but that would be out of line then with the rest of the houses on the block. As the next door neighbor explained, that is not an acceptable solution because it would put the house out of line with all others on the block.

The neighbor across the canal said that she doesn't want to lose her view, and that she is entitled to maintain what she has there. However, that is not quite right. The variances being sought by the applicant do not impact her view. Her view is impacted by the height, which applicant is permitted as of right.

The homeowner and the architect both mentioned a similar house at 873 South Long Beach that was approved by zoning and site plan. That property is also 40 by 100, but does not have the canal cut into the backyard. That property had 19 feet to the property line out in the water (as contrasted to 33 feet here). They only provided 11 feet 8 inches from the house to the bulkhead (as contrasted to 12 feet 8 inches here), and they did not have the cut out of land on their property. As such, that property previously approved will be even closer to the water than the house currently proposed. The neighbor is misinformed when she says that decks and porches don't count toward rear setbacks. They do count towards rear setback as any deck over 18 inches is considered to be part of the principle dwelling. Houses that were actively being elevated were not sent to the zoning board for review of sky exposure plane issues, as it was within the Superintendent of Buildings discretion to waive that issue in mitigation projects, however, constructing a new FEMA compliant house could also be considered a mitigation project in this Board's opinion.

As such, with regard to the variances requested for lot area, required yards, and sky exposure plane, this Board finds:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. There are other pre-existing lots in the neighborhood that are 40 by 100 feet, and as a pre-existing lot, this lot could be rendered non-buildable if this variance were denied. The rear yard setback issue is one the Board is sympathetic too, but in balancing the needs of the homeowner with that of the

neighbors, and considering variances previously granted, the balance is in favor of the homeowners. Regarding the sky exposure plane issue, this Board believes this variance should not have even come before this Board as it is a mitigation project and virtually all homes that are elevated will violate the sky exposure plane rules.

- b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. Applicant has proposed a house that is modest in size by today's standards that is the minimum size necessary to meet their needs, including an elderly mother living with them.
 - c. that the requested area variance is insubstantial. The lot area issue is minimal, the rear setback is not terrible, when looked at in conjunction with surrounding houses, and as mentioned numerous times, elevated houses will almost always penetrate the sky exposure plane.
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created. As this is a pre-existing, undersized lot located in the flood zone, Applicant did not create these difficulties.
2. The Board, as lead agency, has determined that this action is a Type II action and under SEQRA and no further review is required.

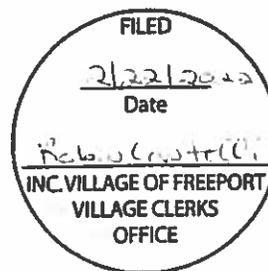
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. While the Board is not going to require this as a condition, as it was not discussed in the hearing, the Board recommends that the applicant consider changing the roof to a hip roof in order to decrease the sky exposure plan issue in the front and rear of the house, and to bring the roof into conformity with that of many of the neighboring houses.

Second by: **Anthony Mineo**

The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	Abstain
Member Hawkins	In Favor
Alternate Member Scopelitis	Excused
Chairperson Rhoden	Excused



RECEIVED
2022 APR 26 A 10:13
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2012 APR 26 A 10:14

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

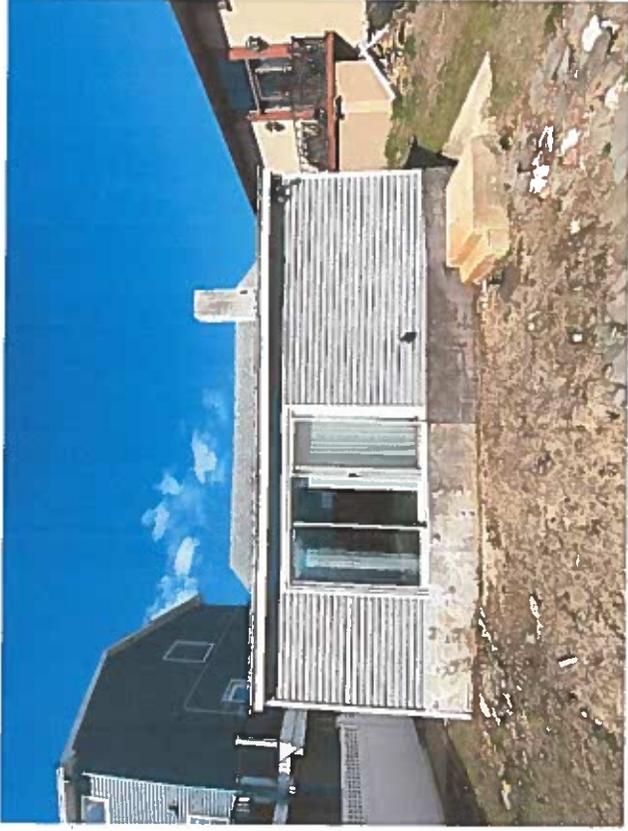


SUBJECT PARCEL

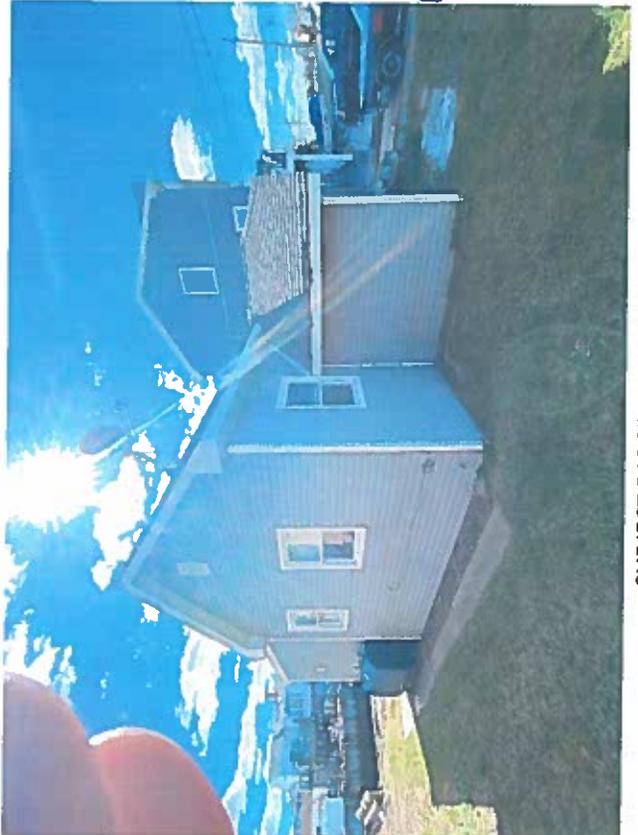
891 S. LONG BEACH AVENUE, FREEPORT, NY



SUBJECT PARCEL- FRONT & SOUTH SIDE



SUBJECT PARCEL- REAR



SUBJECT PARCEL- NORTH SIDE



SUBJECT PARCEL- VIEW TO WEST

RECEIVED
APR 26 A 10:14
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

NEIGHBORING PARCELS

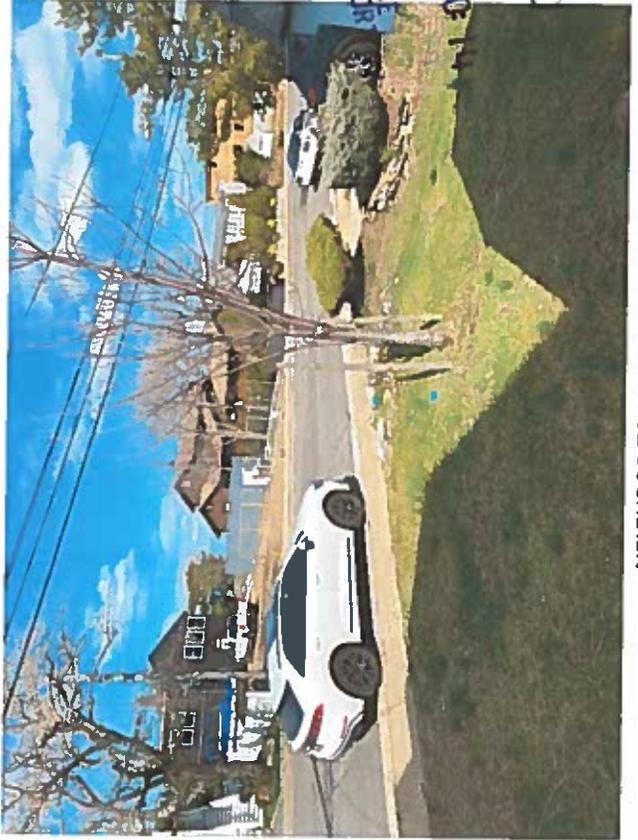
891 S. LONG BEACH AVENUE, FREEPORT, NY



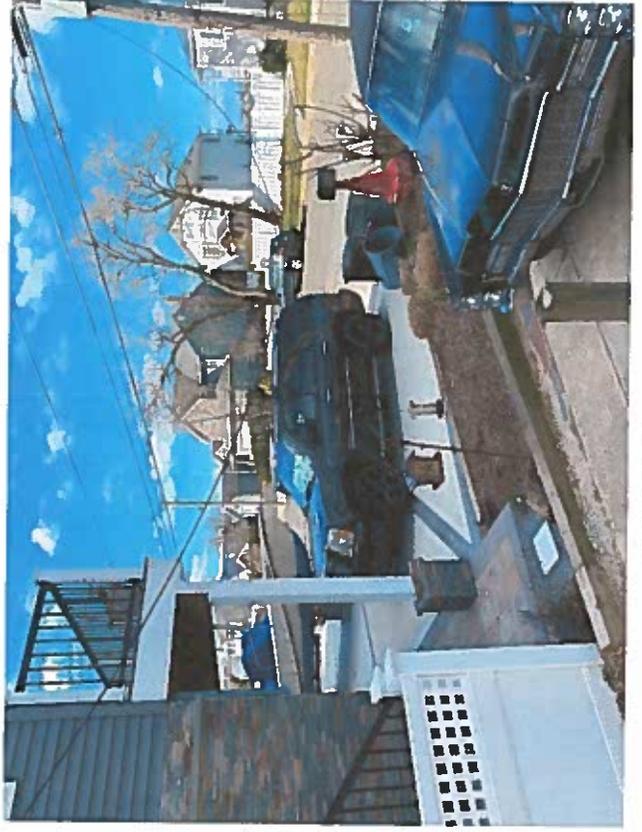
NEIGHBOR TO NORTH



NEIGHBOR TO SOUTH



NEIGHBOR TO NORTHWEST

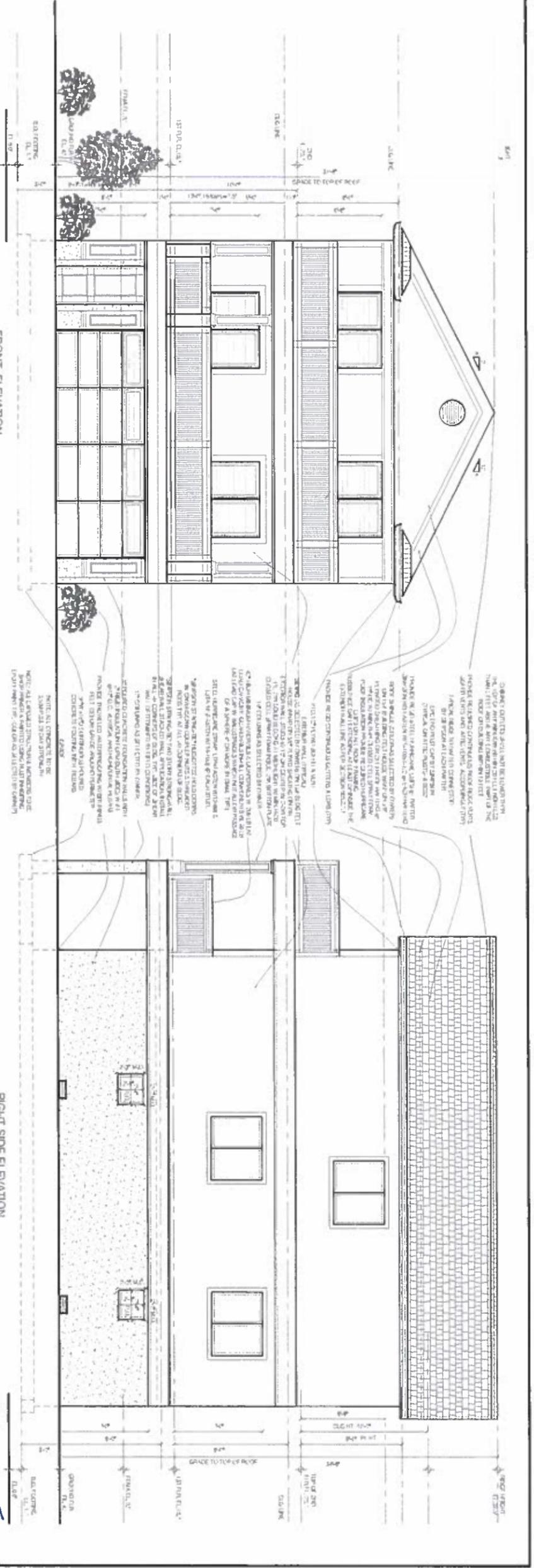


NEIGHBOR TO SOUTHWEST

RECEIVED
2017 APR 26 A 10:14
CLERK'S OFFICE
VILLAGE OF FREEPORT



RECEIVED
 2022 APR 26 A 10:14
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



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

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

CLARK'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

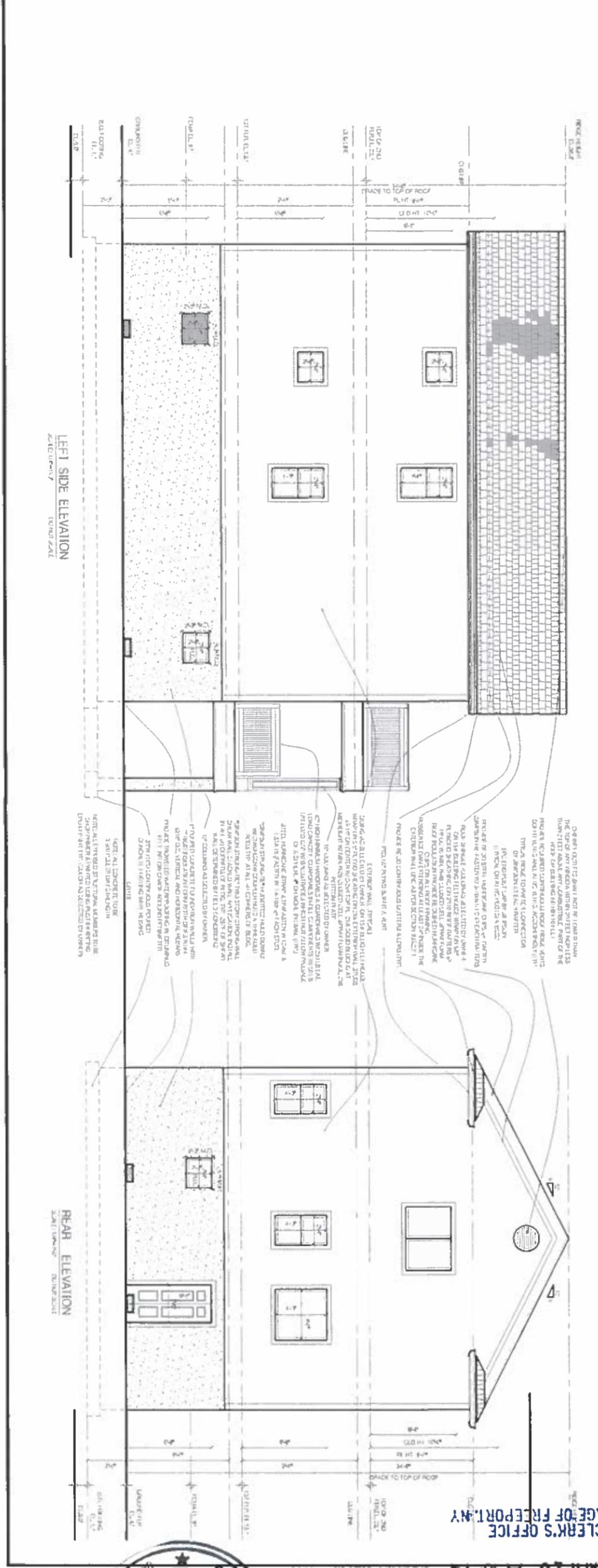
NOTE: ALL CONCRETE TO BE CAST IN PLACE. ALL OTHER MATERIALS TO BE AS SHOWN OR AS NOTED.

NOTE: ALL CONCRETE TO BE CAST IN PLACE. ALL OTHER MATERIALS TO BE AS SHOWN OR AS NOTED.

NOTE: ALL CONCRETE TO BE CAST IN PLACE. ALL OTHER MATERIALS TO BE AS SHOWN OR AS NOTED.

NOTE: ALL CONCRETE TO BE CAST IN PLACE. ALL OTHER MATERIALS TO BE AS SHOWN OR AS NOTED.

NOTE: ALL CONCRETE TO BE CAST IN PLACE. ALL OTHER MATERIALS TO BE AS SHOWN OR AS NOTED.



LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

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

CLARK'S OFFICE
VILLAGE OF FREEPORT, NY

2022 APR 26 A 10:14

RECEIVED

NORMAN L. WAX, ARCHITECT

158 Irving Plaza, Woodmere, N.Y. 11598
Phone: 516-478-3773 Normanl.wax@goi.com

REGISTERED ARCHITECT
STATE OF NEW YORK
NO. 10169

A-4

REVISIONS	DATE
1. ARCHING COLLECTIONS	3-4-21

PROPOSED ONE-FAMILY RESIDENCE
891 SOUTH LONG BEACH AVENUE, FREEPORT, N.Y. 11520

Application Date: 5/2/22
Fees Paid: #325

SP# 3550

**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>181 Curman ST</u>	ZONING DISTRICT <u>Res A</u>
SECTION <u>62</u> BLOCK <u>170</u> LOT <u>23</u>	LOT SIZE: <u>5,800</u>

<input type="checkbox"/> TENANT APPLICANT <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Matthew Schneider</u>	Name: <u>Hudson Olivia Developers LTD (Matthew Schneider)</u>
Address: <u>321 Newbridge Rd Hicksville NY 11801</u>	Address: <u>321 Newbridge Rd Hicksville NY 11801</u>
Telephone #:	Telephone #:

(Architect)
Attorney Name: Brian Foxe RA. Address: 206 N Wisconsin Ave
Muskegon NY 11754
(optional) Phone #: 516-586-5409

Present Land Use: Vacant Proposed Land Use: Construct 3 story
1 family Dwelling.

Description of Proposed Work: Construct a new 3 story 2,580 sqft single family
dwelling with first floor for parking + storage and a 21.5 sq ft front porch.

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

Matthew Schneider
APPLICANT'S SIGNATURE

Sworn to before me this 27TH
 day of APRIL, 2022

Phyllis Marchetta
 Notary Public

4-27-22
DATE

RECEIVED
 2022 MAY -2 PM 3:03
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

Matthew Schneider
PROPERTY OWNER'S SIGNATURE

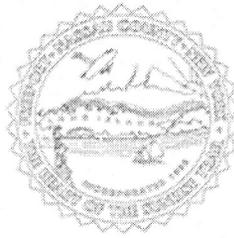
Sworn to before me this 8
 day of April, 2022

Mareen A Mazol
 Notary Public

4-8-2022
DATE
 MAREEN A. MAZOL
 Notary Public, State of New York
 No. 01MA6332504
 Qualified in Nassau County
 Commission Expires Nov 2, 2023

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: _____	<u>Approved</u> <input type="checkbox"/> <u>Denied</u> <input type="checkbox"/> Date: _____
Planning Board Signature: _____	Date: _____



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 27, 2022

UPDATED SITE PLAN LETTER

Hudson Olivia Development LTD
321 Newbridge Road
Hicksville, NY 11801

RE: 181 Carman Street, Freeport, NY

Zoning District – Residence A Sec. 62 Blk. 170 Lot 23

Building Permit Application #20212561

**Description- Construct a new 3 story 2,580 sq. ft. single family dwelling
with first floor for parking & storage and a 219 sq. ft. front porch**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

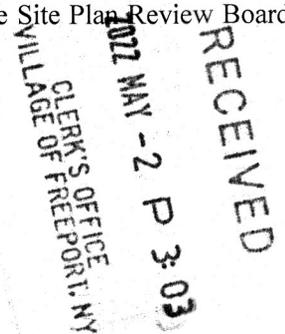
Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Fiore Architecture

ZBA Approval Needed:

Yes: No



VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20212561

Location: 181 Carman Street, Freeport, NY

Applicant: Hudson Olivia Development LTD

Description: Construct a new 3 story 2,580 sq. ft. single family dwelling with first floor for parking and storage and a 219 sq. ft. front porch

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: April 27, 2022

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2022 MAY - 2 P 3:04
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2021 2561

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.

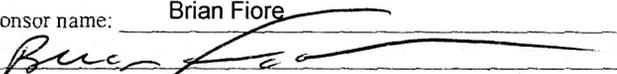
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 181 Carman Street new dwelling			
Project Location (describe, and attach a location map): 181 Carman Street, Freeport, NY 11520			
Brief Description of Proposed Action: Proposed 3 story dwelling			
Name of Applicant or Sponsor: Brian Fiore		Telephone: 586-5409	
		E-Mail: FioreArch@optonline.net	
Address: 208 N. Wisconsin Ave.			
City/PO: Massapequa		State: NY	Zip Code: 11758
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
			X
3.a. Total acreage of the site of the proposed action?		5,800 SF	acres
b. Total acreage to be physically disturbed?		5,800 SF	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5,800 SF	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

RECEIVED
2022 MAY - 2 P 3:04
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES X
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 X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES X
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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 X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES X
b. Is the proposed action located in an archeological sensitive area?		X	
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 X
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: _____		X	
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?		YES	
16. Is the project site located in the 100 year flood plain?		NO	YES X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>Storm water to be retained on site in dry well(s)</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		NO	YES X

RECEIVED
 2022 MAY - 2 PM 3:04
 VILLAGE CLERK'S OFFICE
 FREEPORT, NY

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Brian Fiore</u> Date: <u>11/22/21</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)?	CLERK'S OFFICE VILLAGE OF FREEPORT, NY	2022 MAY - 2 P 3:04
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)?		

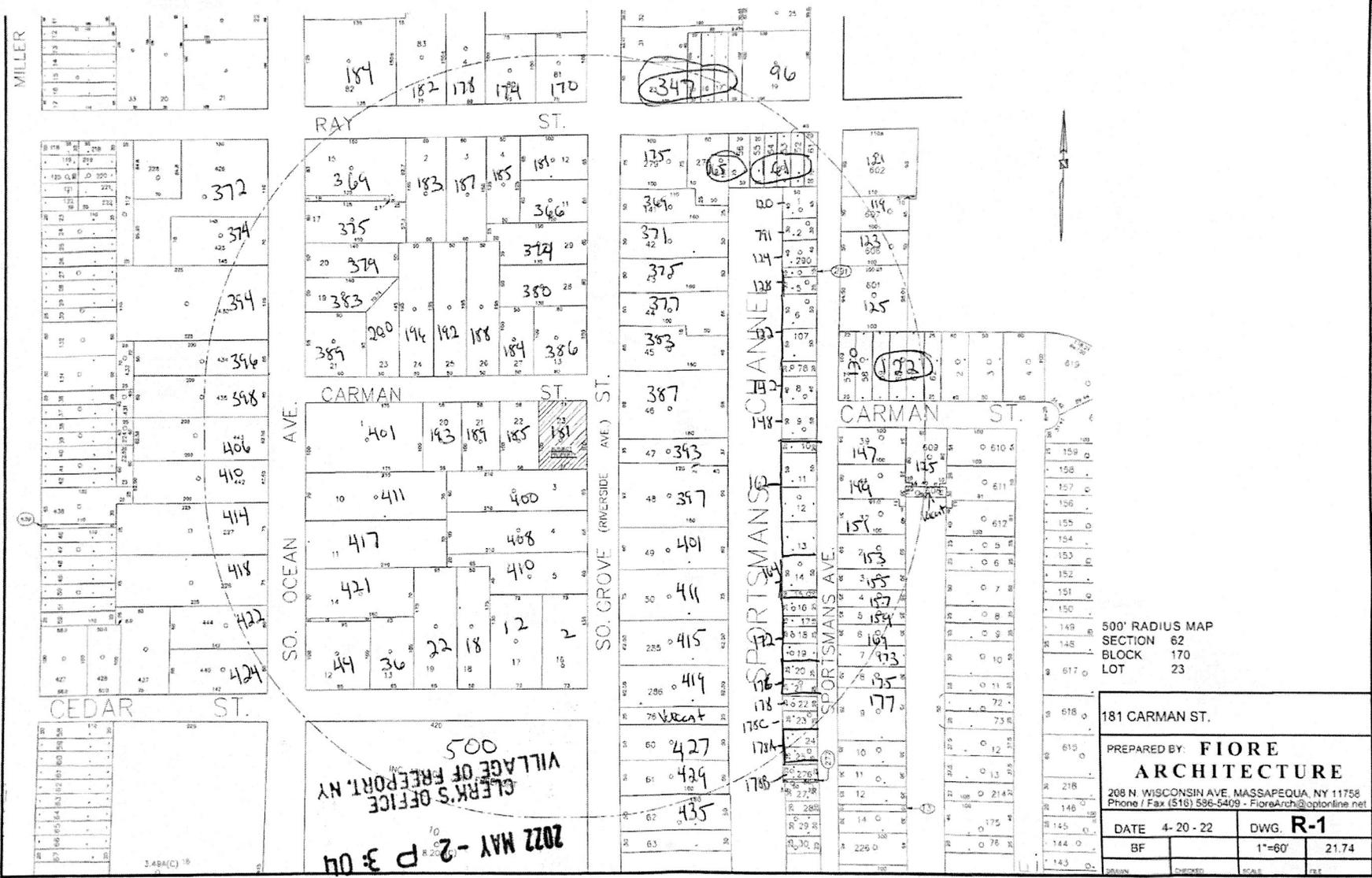
RECEIVED

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

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

RECEIVED
 2022 MAY - 2 P 3:04
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

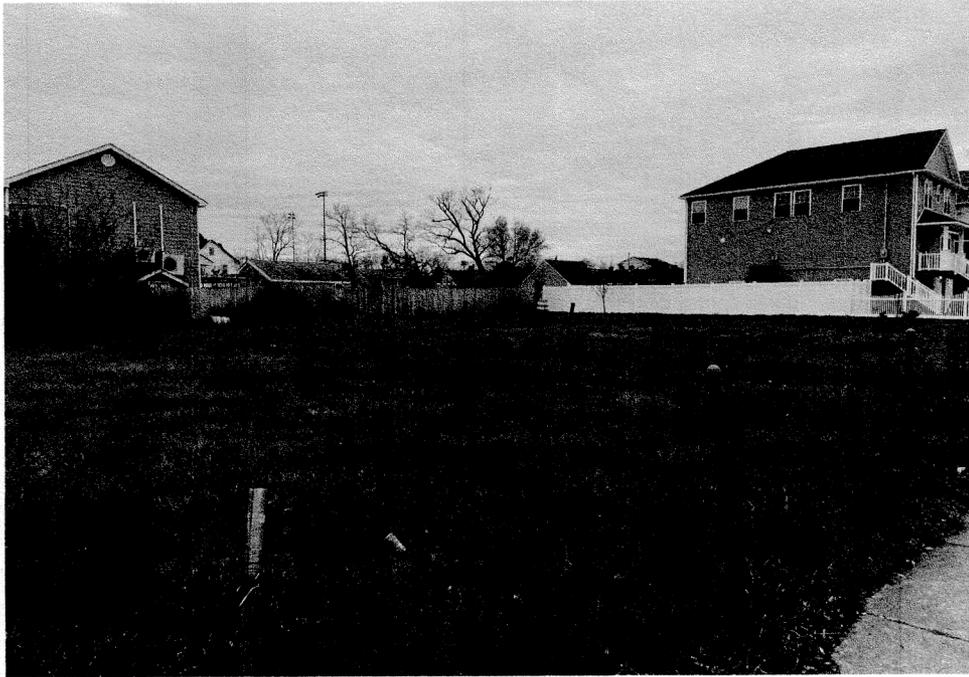


500' RADIUS MAP
 SECTION 62
 BLOCK 170
 LOT 23

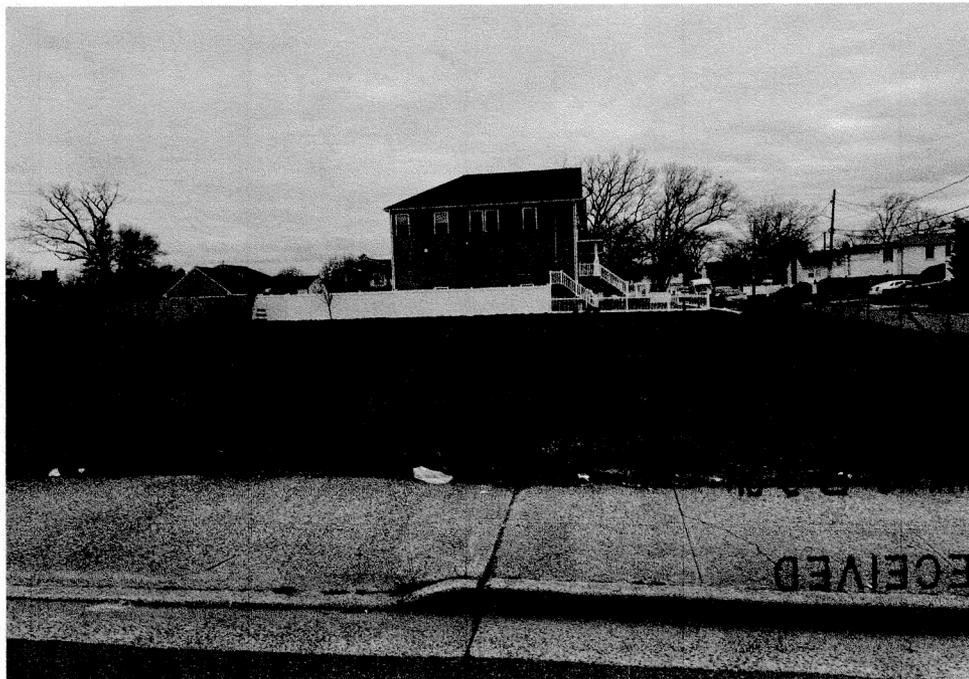
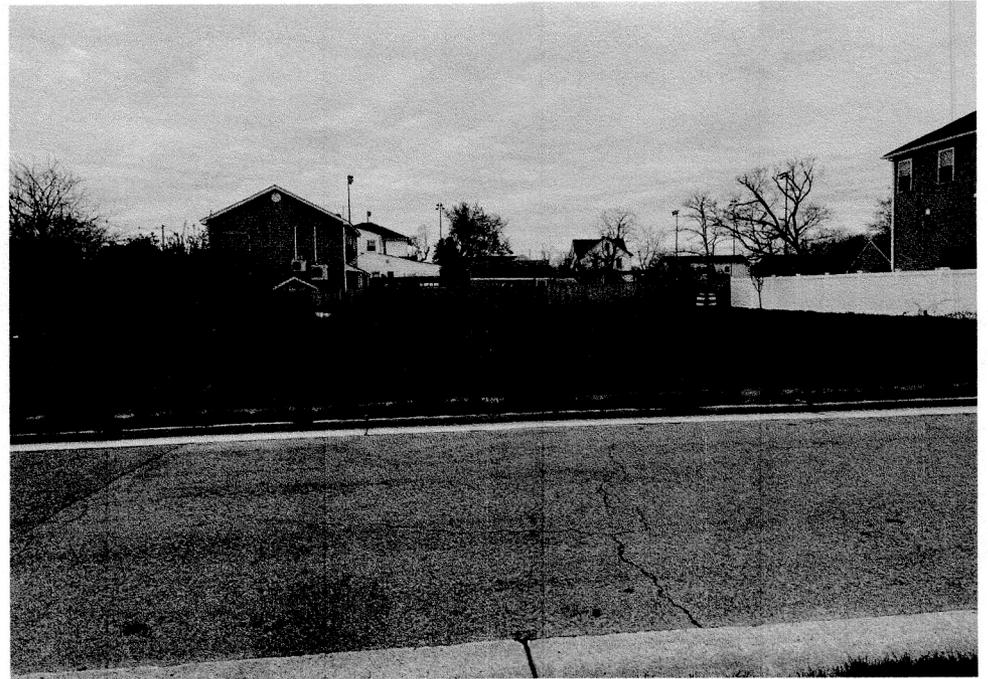
181 CARMAN ST.			
PREPARED BY: FIGIORE ARCHITECTURE			
208 N WISCONSIN AVE. MASSAPEQUA, NY 11758 Phone / Fax (516) 586-5409 - FioreArch@optonline.net			
DATE	4-20-22	DWG.	R-1
BF		1"=60'	21.74
SCALE			

RECEIVED

185 + 181 Cerman Street



185 + 181 Cerman Street



185 + 181 Cerman Street

185 + 181 Cerman Street

193 Corman Street



Vacant land



189 Corman Street

Vacant land

492 Cermen Street



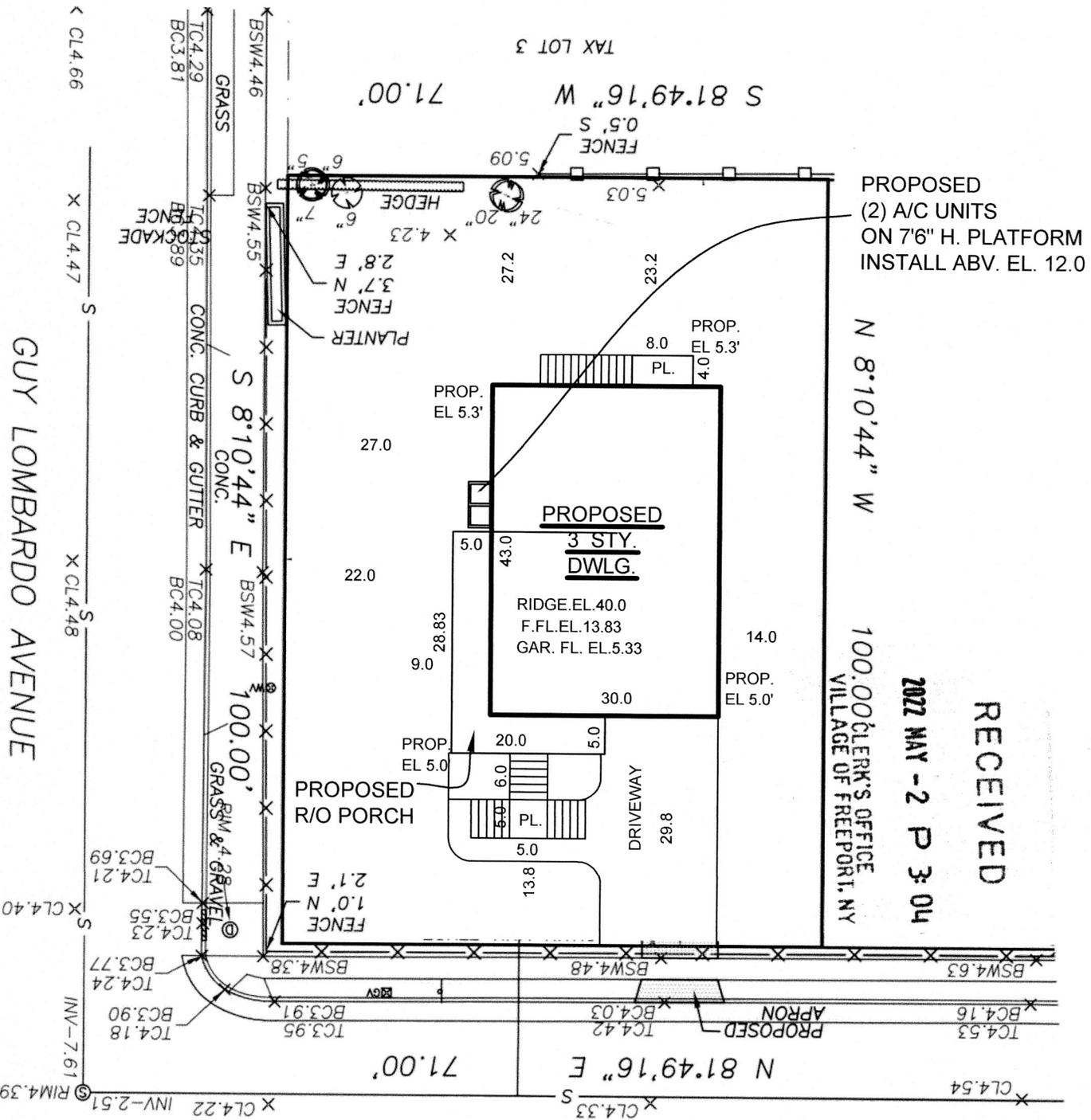
184 Cermen Street



200 Cermen Street



188 Cermen Street



PROPOSED
 (2) A/C UNITS
 ON 7'9" H. PLATFORM
 INSTALL ABV. EL. 12.0

N 8'10'44" W
 100.00' CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

2022 MAY -2 P 3:04

RECEIVED

SITE PLAN

SCALE: 1" = 20'

SECTION - 62
 BLOCK - 170
 LOT - 52
 ZONE - A
 FLOOD ZONE - AE-8

DATE: 9.21.21

HOME DECORATORS COLLECTION

Large Exterior Wall Lantern

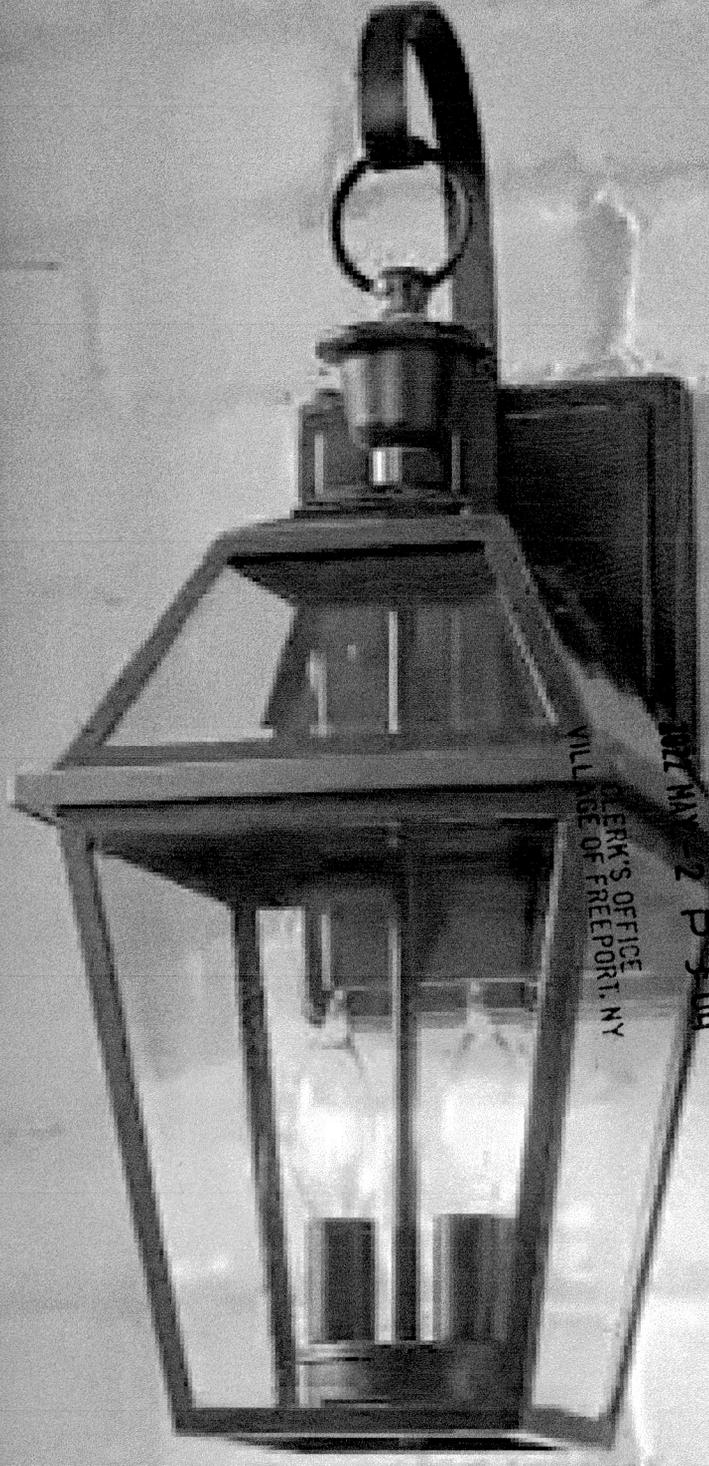
Oil rubbed bronze finish with
clear glass shades

Uses (2) candle-style bulbs up to
60 watts or CFL or LED equivalent
(sold separately)

25 1/2" high x 18 1/2" wide x 9 1/2" deep



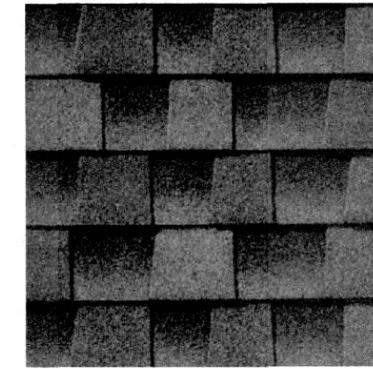
1003 542 273



2012 MAY 22 P 3 04
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

ARCHITECTURAL REVIEW BOARD
181 CARMAN STREET



ROOFING - TAMKO, HERITAGE
COLOR - RUSTIC BLACK



SIDING - GENTEK
COLOR - ARTIC WHITE CLAP BOARD
BOARD AND BATTEN IN PEAKS

WINDOWS - DOUBLE HUNG - COLOR - WHITE
WITH 4" TRIM AND GRIDS AT FRONT ONLY

DOORS - FRONT DOOR - FIBERGLASS / COMPOSITE PAINTED BLACK
LOWER LEVEL DOORS - WHITE METAL FIRE DOOR
WITH RAISED PANELS
REAR SLIDING DOOR - WHITE VINYL, NO GRIDS
GARAGE DOOR - WHITE ALUMINUM PANEL

TRIM - WHITE AT FASCIA
WHITE 4" TRIM AT WINDOWS
WHITE CORNER POSTS

COLUMNS - 8" SQUARE FIBERGLASS - WHITE

FOUNDATION - SCRATCH COAT FINISH COLOR - GREY

DECKING - A.C.Q. PRESSURE TREATED WOOD- FRONT AND REAR
- WHITE SQUARE PVC RAILINGS & WHITE LATTICE BASE

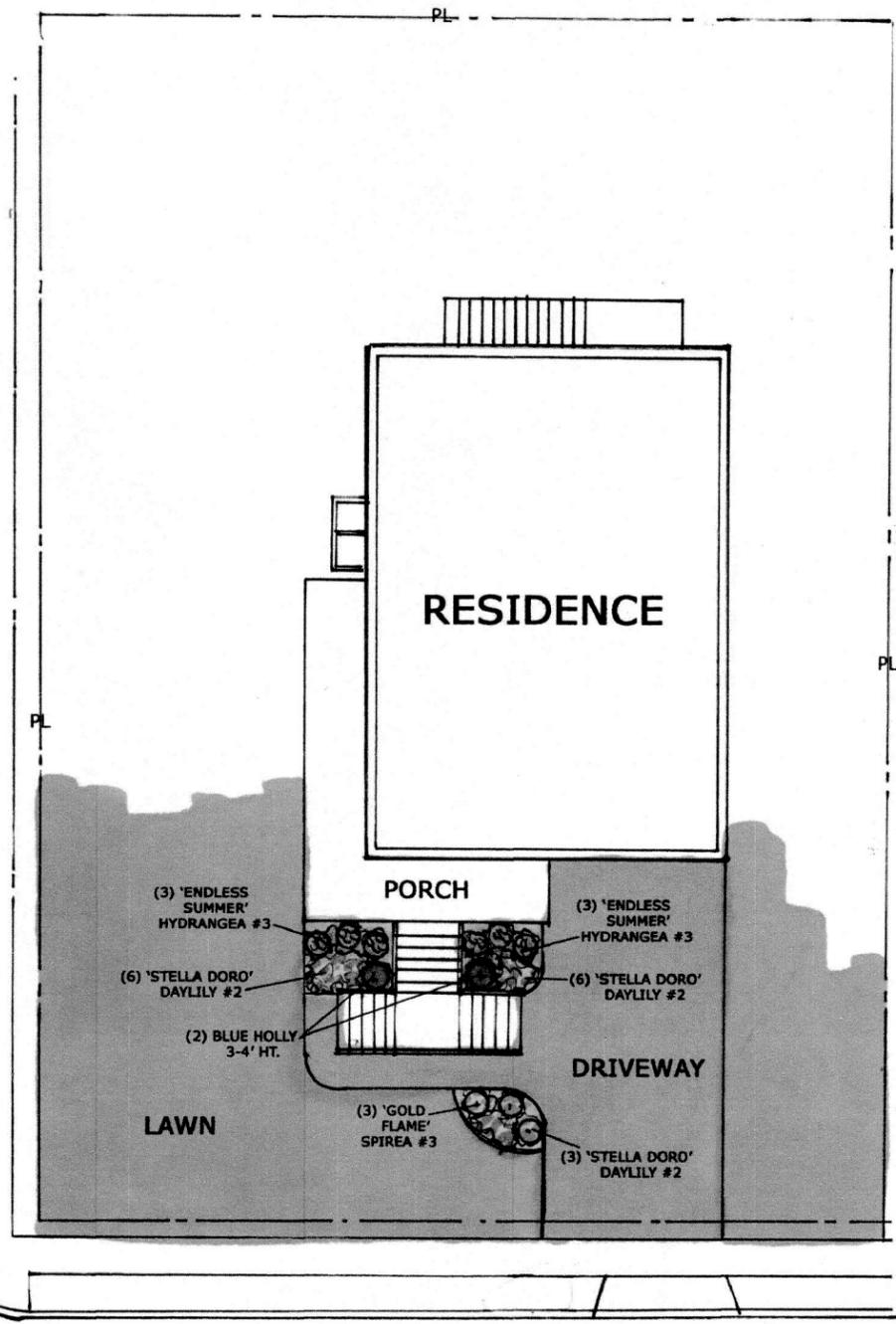
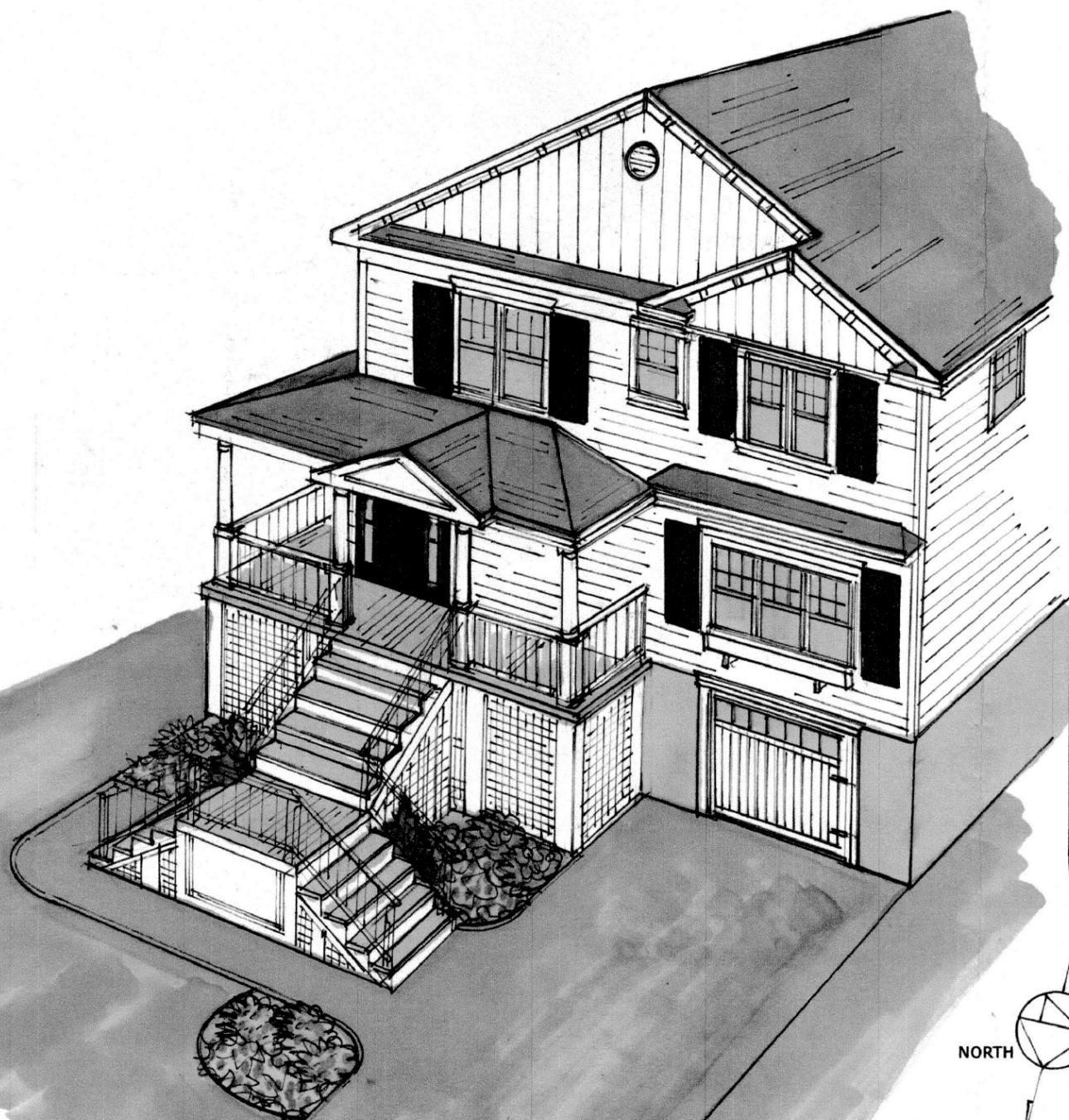
LIGHTING - BLACK WALL MOUNT FIXTURES AT LOWER LEVEL
AND REAR SLIDING DOORS
- RECESSED LIGHTING AT FRONT DOOR PORTICO.

SHUTTERS - BLACK

RECEIVED
2022 MAY - 2 P 3:04
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

**FIORE
ARCHITECTURE**

208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758
Phone / Fax (516) 586-5409 - FioreArch@optonline.net



RECEIVED
 2022 MAY - 2 P 3:04
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

NORTH  **PLAN VIEW**
 SCALE: 1/8 IN. = 1 FT.

CARMAN STREET

LANDSCAPE PLANS FOR:
181 CARMAN STREET
FREEPORT N.Y.

QUANTITY	PLANT LIST NAME	SIZE
2	BLUE HOLLY	3-4' HT.
6	'ENDLESS SUMMER' HYDRANGEA	#3 GAL.
3	'GOLD FLAME' SPIREA	#3 GAL.
15	'STELLA DORO' DAYLILY	#2 GAL.

GENERAL NOTES:

- THE ARCHITECT OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION; HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS.
- PRIOR TO THE START OF ANY CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DEVIATIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
- THE PLANS ARE NOT TO BE SCALED, NOTED DIMENSIONS SHALL GOVERN.
- ALL WORK SHALL COMPLY WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL OTHER APPLICABLE LAWS AND ORDINANCES NOT HEREIN NOTED.
- WHERE REMOVAL OF STRUCTURAL SUPPORTS IS INDICATED, UPON REMOVAL OF THE SAME, TEMPORARY SHORING AND BRACING SHALL BE PROVIDED AND KEPT IN PLACE UNTIL PERMANENT SUPPORTS ARE SET.
- THIS APPLICATION HAS BEEN FILED FOR STATED WORK ONLY, ANY REVISIONS OR CHANGES IN THE SCOPE OF WORK, SHALL REQUIRE AMENDED OR SEPARATE APPLICATIONS AND/OR FILINGS.
- CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY PORTIONS OF THE PREMISES THAT ARE DAMAGED DURING THE COURSE OF HIS WORK.
- UPON REMOVAL OF FORMER WALLS, CONTRACTOR SHALL REPAIR ALL WALLS, CEILINGS, AND FLOORS AS MAY BE REQUIRED WITH CONSTRUCTION TO MATCH EXISTING CONDITIONS.
- WHERE RAFTERS AND JOISTS FRAME INTO OTHER WOOD BEAMS PROVIDE TACO U-GRIP 18 GA. GALVANIZED STEEL JOIST AND BEAM HANGERS.
- EXTERIOR WALLS WILL BE FINISHED WITH SIDING (AS INDICATED ON PLAN) OVER 15# BUILDING PAPER ON 1/2 INCH PLYWOOD SHEATHING, OVER 2" x 4" WOOD STUDS PLACED 16" O.C. WITH 1/2" GYPSUM WALL BOARD, TAPED AND SPACKLED.
- INTERIOR PARTITIONS WILL BE 2" x 4" WOOD STUDS SPACED 16" O.C. WITH 1/2" GYPSUM WALLBOARD ON BOTH SIDES, TAPED AND SPACKLED.
- MINIMUM INSULATION IN ALL EXTERIOR WALLS SHALL R-13. MINIMUM INSULATION IN ROOF CEILINGS SHALL BE R-19, UNLESS SPECIFIED ELSEWHERE.
- WOOD MEMBERS IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED WOOD IN ACCORDANCE WITH THE REQUIREMENTS OF A.W.P.A. STANDARDS C1 AND C2.
- STEEL SHALL BE A.S.T.M. A-36.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER, ALL OUTLETS, SWITCHES, AND LIGHTING LOCATIONS. UNDER NO CONDITIONS SHALL OUTLETS, SWITCHES, AND LIGHTING BE LESS THAN AS REQUIRED BY CODE REQUIREMENTS.
- WORK SHALL BE STAGED AND SCHEDULED IN SUCH A WAY AS TO CAUSE MINIMAL INTERFERENCE WITH NORMAL HOUSEHOLD FUNCTIONS.
- AREAS UNDER CONSTRUCTION SHALL BE PROTECTED TO PREVENT DUST AND DIRT FROM ENTERING THE PORTION OF THE PREMISES NOT BEING ALTERED.
- ITEMS DESIRED TO BE RETAINED BY THE OWNER SHALL BE REMOVED CAREFULLY, WITHOUT DAMAGE, AND SAFELY STORED IN A LOCATION AS DIRECTED BY THE OWNER.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 15 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 15 FEET AWAY FROM A CARBON MONOXIDE ALARM.
 - ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

Ⓢ INDICATES LOCATION OF SMOKE DETECTOR
 Ⓞ INDICATES LOCATION OF CARBON MONOXIDE DETECTOR

FOUNDATION NOTES:

- FOUNDATIONS AND FOOTINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION R 401 AND R 403 OF THE N.Y.S. RESIDENTIAL BUILDING CODE.
- FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2 TONS / SQ. FT.
- ALL FOOTINGS SHALL BE 3'-0" MINIMUM BELOW ADJACENT GRADE FOR FROST PROTECTION.
- FOOTINGS TO PROTECT MINIMUM 6" FROM FOUNDATION WALLS AND HAVE A MINIMUM DEPTH OF 1'-0" - UNLESS OTHERWISE NOTED.
- PLAIN CONCRETE FOUNDATION WALLS, FOOTINGS, AND SLABS ON GRADE SHALL BE Fc 3,500 p.s.i.
- CONCRETE BLOCK FOUNDATION WALLS SHALL BE Fc 2,000 p.s.i. HOLLOW CONCRETE BLOCK (50% VOIDS MAX.) WITH VOIDS FILLED SOLID - USE TO BE APPROVED BY ARCHITECT.
- MASONRY SHALL BE LAID UP WITH TYPE "N" MORTAR.
- ANCHOR BOLTS - SEE PLAN 7" MIN. EMBEDMENT IN POURED CONC. OR 15" EMBEDMENT IN CONC. BLOCK.

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL DUPLEX WALL RECEPTABLE OUTLETS AND SWITCHED CEILING FIXTURE OUTLETS AS REQUIRED BY CODE. ALL ROOMS WITHOUT CEILING FIXTURES SHALL HAVE ONE SWITCHED DUPLEX RECEPTABLE OUTLET. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER, ALL OUTLET, SWITCHES, AND LIGHTING LOCATIONS.
- PROVIDE WATERPROOF RECEPTABLES ON EXTERIOR WALL, LOCATIONS AS DETERMINED BY OWNER.
- PROVIDE #14 GAUGE RX WIRE TO 15 AMP CIRCUIT BREAKER FOR ALL LISTING FIXTURES. 1500 WATT. PER CIRCUIT BREAKER MAX.
- PROVIDE #12 GAUGE RX WIRE TO 20 AMP CIRCUIT BREAKER FOR ALL OUTLETS. 8 OUTLETS PER CIRCUIT BREAKER MAX.
- ALL FIXTURES, SWITCHES, OUTLETS AND DEVICES ARE TO BE U.L. LISTED AND APPROVED
- INSTALL 200 AMP. SERVICE ENTRY W/ #4 GAUGE WATERMAIN GROUND ELECTRODE & 5/8" GROUNDING ROD 8'-0" BELOW GRADE

NOTE:

ALL EXTERIOR LUMBER & LUMBER IN CONTACT WITH CONC. SHALL BE ACC PRESSURE TREATED W/D. ALL FASTENERS & CONNECTORS SHALL BE ZMAX, HOT-DIP GALVANIZED (HDG) CONNECTORS OR APP'VD. EQUAL. (PER ASTM A153)

PROVIDE CORNER HOLDDOWN AT FRAMING ABV. AS REQ'D. (TYP.)

25 TON ULTIMATE HELICAL PILE (TYP.)

(2) 2" x 6" P.T. SILL W/ 1/2" DIAM. ANCHOR BOLTS AT 36" O/C THRU STL. BEAM

UNDER FLOOR VENT REQUIREMENTS

UNDER FLOOR SPACE AREA = 1,170.88 S.F.
 - 8" x 16" SMART VENT = .354 S.F. AIR

1,170.88 / 1500 S.F. = 78 S.F. MIN REQ'D.
 6 x .354 = 2.12 S.F. PROVIDED > .296 S.F.

FLOOD AREA
 - 8" x 16" SMART VENT = 200 SQUARE IN.
 1,170.88 S.F. = 1,170.88 SQUARE INCHES REQ'D.
 6 x 200 = 1,200 SQUARE INCHES PROVIDED

FOR COMPLIANCE WITH R324 (FLOOD RESISTANT CONST.) AREA OF CRAWL SPACE = 1,170.88 S.F. PROVIDE "SMART VENT" MODEL # 1540-510
 1,170.88 / 200 S.F. PER VENT = 5.85
 - MIN. 6 VENTS REQ'D. - 6 PROVIDED
 - INSTALL 12" MAX. FROM GRADE

3 1/2" STEEL LALLY COLUMN TREATED WITH RUST-INHIBITIVE PAINT ON ALL SIDES (INSIDE AND OUT) ON 2'-0" x 2'-0" x 1'-6" PILE CAP W/ TOP & BTM. PLATES

4" CONC. SLAB W/ 6 x 6 -10/10 W.W.M. REINFORCING IN ALL DIR. ON A 2" PL. 6 MIL. VAPOR BARRIER AND 6" THICK GRAVEL BASE

10" (3500psi) CONCRETE FOUNDATION WALL W/ (2) #5 REBARS TOP AND BTM. #5 @ 48" O/C VERTICAL ON 24" x 24" CONCRETE GRADE BEAM FOOTING @ 3'-0" BELOW GRADE - WATER PROOFED @ EXTERIOR

PROVIDE 5/8" DIAM. ANCHOR BOLTS AT 36" O/C W/ 3" x 5" x 1/4" PLATE WASHERS - ANCHOR BOLTS ARE TO BE PLACED WITHIN 12" FROM ANY CORNER AND 6" TO 12" FROM THE END OF EACH PLATE SECTION PER 3.2.1.7.

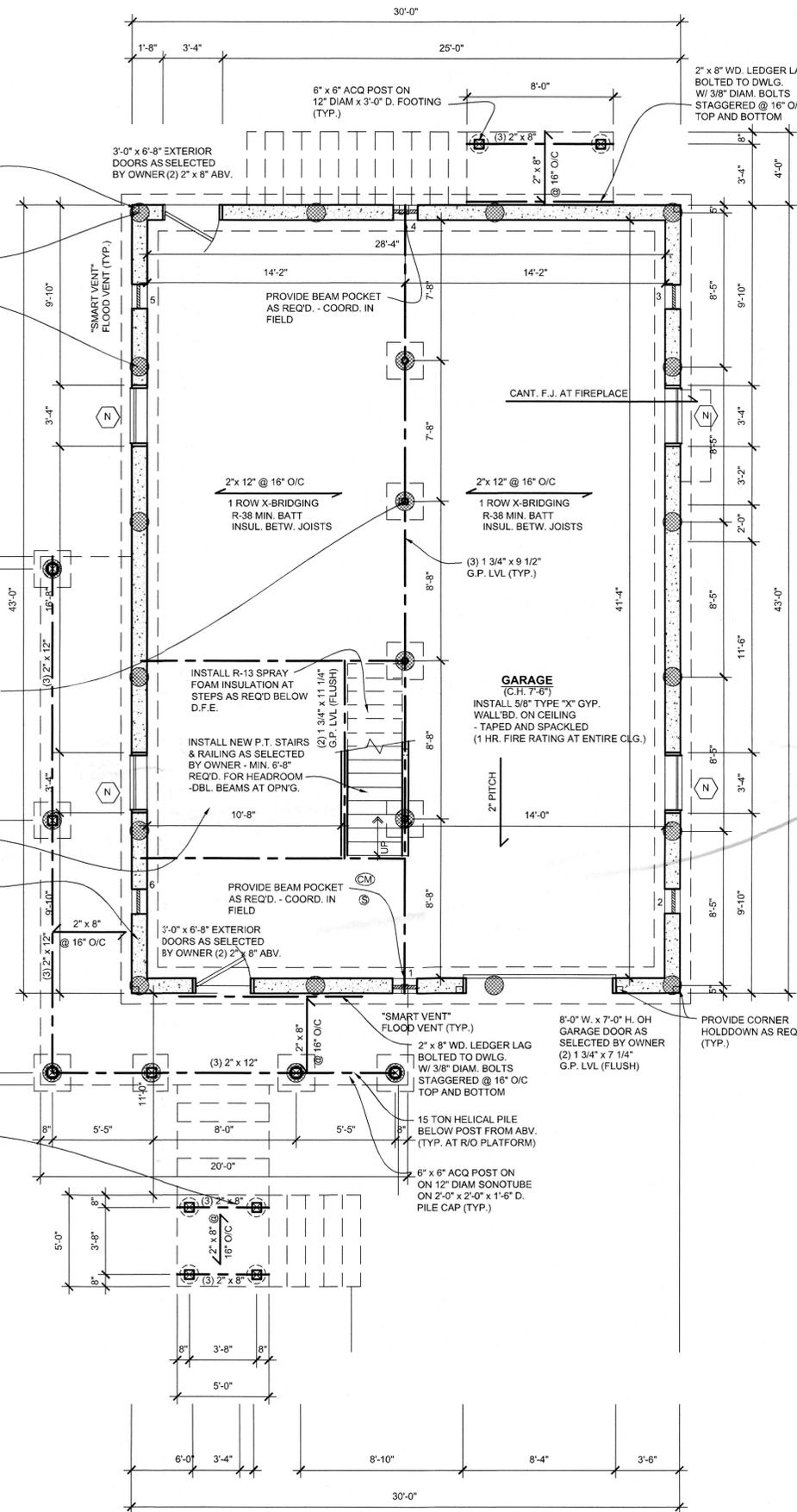
6" x 6" ACQ POST ON 12" DIAM x 3'-0" D. FOOTING (TYP.)

NOTE: COORDINATE ALL SLEAVE OPENINGS IN FOUNDATION WALL FOR PLUMBING LINES, ELECTRICAL CONDUIT, AND HOSE BIBS IN FIELD

Flood-resistant materials. Building materials used below the design flood elevation shall comply with the following:

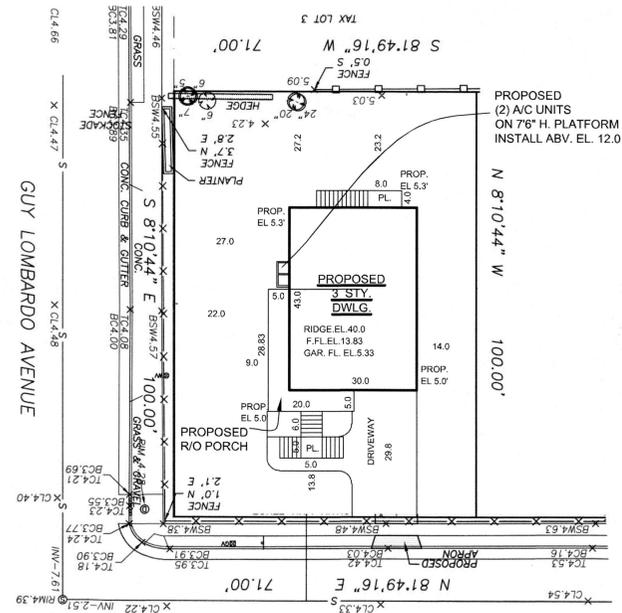
1. All wood, including floor sheathing, shall be pressure-preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use or be the decay-resistant heartwood of redwood, black locust or cedars. Preservatives shall be listed in Section 4 of AWPA U1.

2. Materials and installation methods used for flooring and interior and exterior walls and wall coverings shall conform to the provisions of FEMA/FIA-TB-2



FOUND. / CELLAR FLOOR PLAN

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



SITE PLAN

SCALE: 1" = 20'

SECTION	- 62
BLOCK	- 170
LOT	- 23
ZONE	- A
FLOOD ZONE	- AE-8

ZONING ANALYSIS

LOT AREA	7,100.00 S.F.
MAX. BUILDING AREA	2,130.00 S.F. (30% - PRINCIPLE)
MAX. BUILDING AREA	2,840.00 S.F. (40% - ACCESSORY)

BUILDING AREA

DWELLING	1,290.00 S.F.
R/O PORCH	219.15 S.F.
REAR PLATFORM	32.00 S.F.

TOTAL BUILDING AREA 1,541.15 S.F. / 7,100.00 S.F. = 21.7%

CARMEN ST:	
FRONT YARD SETBACK :	13.8' (PROP. STEPS)
FRONT YARD SETBACK :	29.8' (PROP. DWELLING)
GUY LOMBARDO AVE:	
FRONT YARD SETBACK :	22.0' (PROP. R/O)
FRONT YARD SETBACK :	27.0' (PROP. DWELLING)
REAR YARD SETBACK :	23.2' > 20.0' REQ'D.
SIDE YARD :	14.0' > 5.0' REQ'D.
TOTAL SIDE YARD :	14.0' + 14.0' = 28.0' > 10.0' REQ'D.

MARK	DATE	REVISION

PROPOSED DWELLING
 181 CARMAN STREET., FREEPORT

SITE PLAN, FOUNDATION / CELLAR FLOOR PLAN & GENERAL NOTES

FIORE ARCHITECTURE
 208 N. WISCONSIN AVE. MASSAPEQUA, NY 11758
 Phone / Fax (516) 586-5409 - FioreArch@optonline.net

DRAWING	
A-1	
OF 4	
DATE 9-21-21	
BF	21.74
DRAWN	CHECKED
SCALE	FILE

ALL WORK TO COMPLY WITH THE 2020 BCNYS, 2020 NYSECC & 2015 WFCM. PRESCRIPTIVE DESIGN

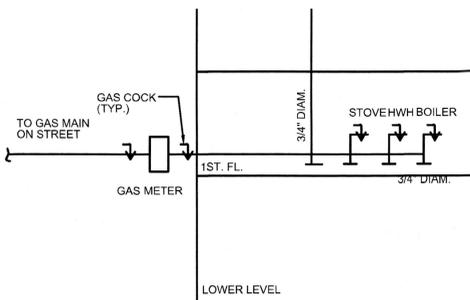
RECEIVED
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

WINDOW SCHEDULE							
SYMBOL	QUANTITY	MODEL # / SIZE	TYPE	ROUGH OPENING	S.F. GLASS	S.F. VENT	COMMENT
(A)	13	TW2446	TILT-WASH D.H.	2'-6 1/2" x 4'-8 1/2"	7.65	4.38	
(C)	1	TW24210	TILT-WASH D.H.	2'-6 1/2" x 3'-0 1/2"	4.46	2.58	
(E)	9	TW3046	TILT-WASH D.H.	3'-2 1/2" x 4'-8 1/2"	10.31	5.73	EGRESS
(I)	2	G32	GLIDER	3'-0" x 1'-11"	2.5	1.7	VINYL
(J)	1	TW20210	TILT-WASH D.H.	2'-2 1/2" x 3'-0 1/2"	3.68	2.18	
(L)	1	FWG6068	GLIDING PATIO DR.	6'-0" x 6'-8"	23.78	14.72	
(M)	1	C23	CASEMENT	4'-0 1/2" x 3'-0 1/2"	8.5	7.8	KITCHEN
(N)	4	AN31	AWNING	2'-11 1/2" x 2'-0 1/2"	3.5	1.4	VINYL
TOTAL	34		ALL WINDOWS TO HAVE (2) 2" x 12" HEADER UNLESS NOTES OTHERWISE				

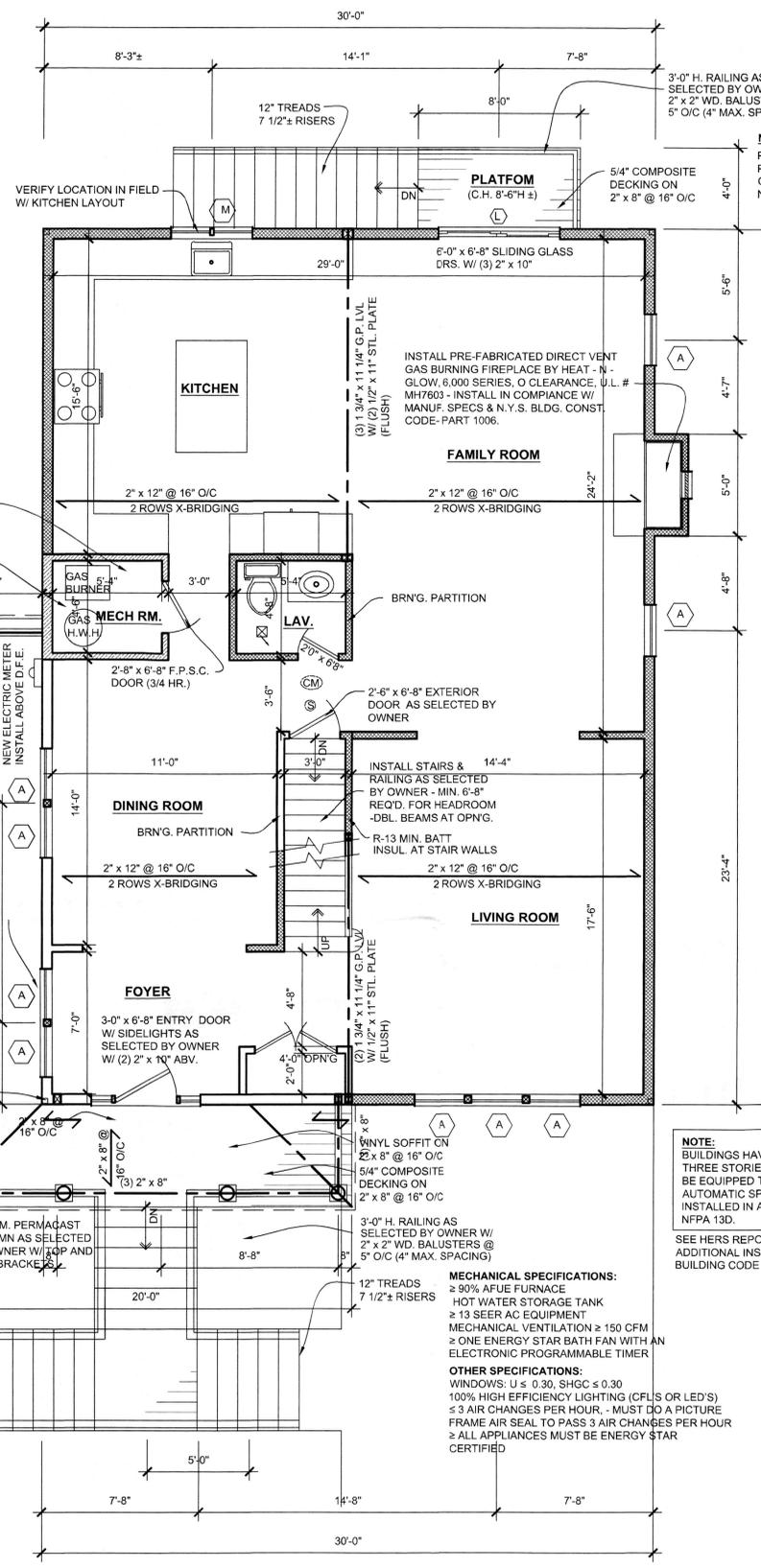
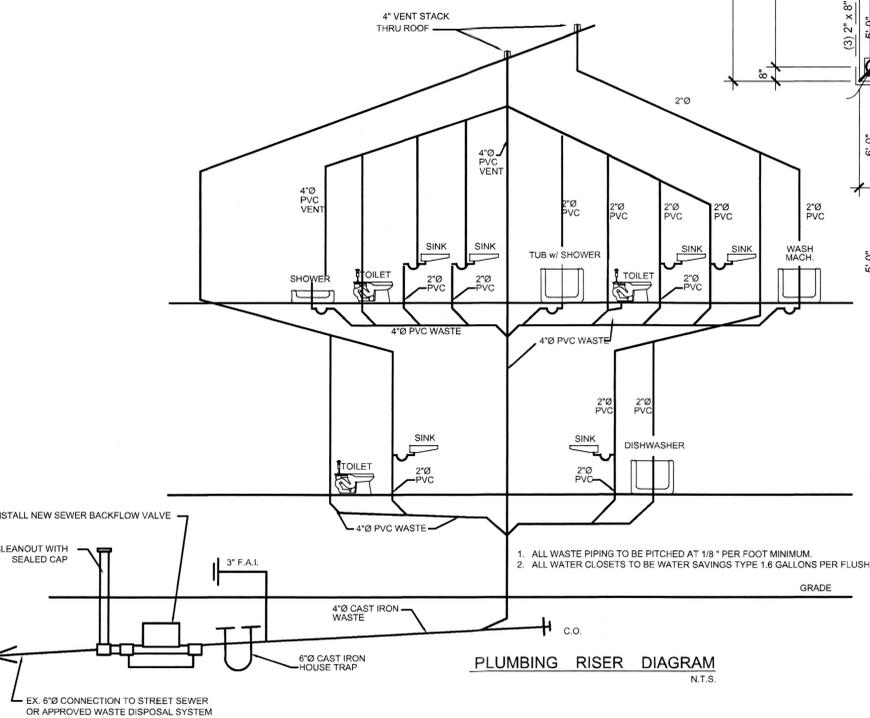
TEMPERED GLASS IS REQUIRED IN THE FOLLOWING LOCATIONS: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (R308.4)

WALL LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW PARTITION - 2" x 4" WD. STUDS AT 16" O/C WITH ONE LAYER OF 1/2" GYP. WALL BD. ON BOTH SIDES TAPED AND SPACKLED
- NEW PARTITION - 2" x 4" WD. STUDS AT 16" O/C WITH ONE LAYER OF 5/8" TYPE "X" GYP. WALL BD. ON BOTH SIDES - TAPED AND SPACKLED (1 HR. FIRE RATING)
- 4" x 4" WOOD POST
- POINT LOAD FROM POST ABOVE

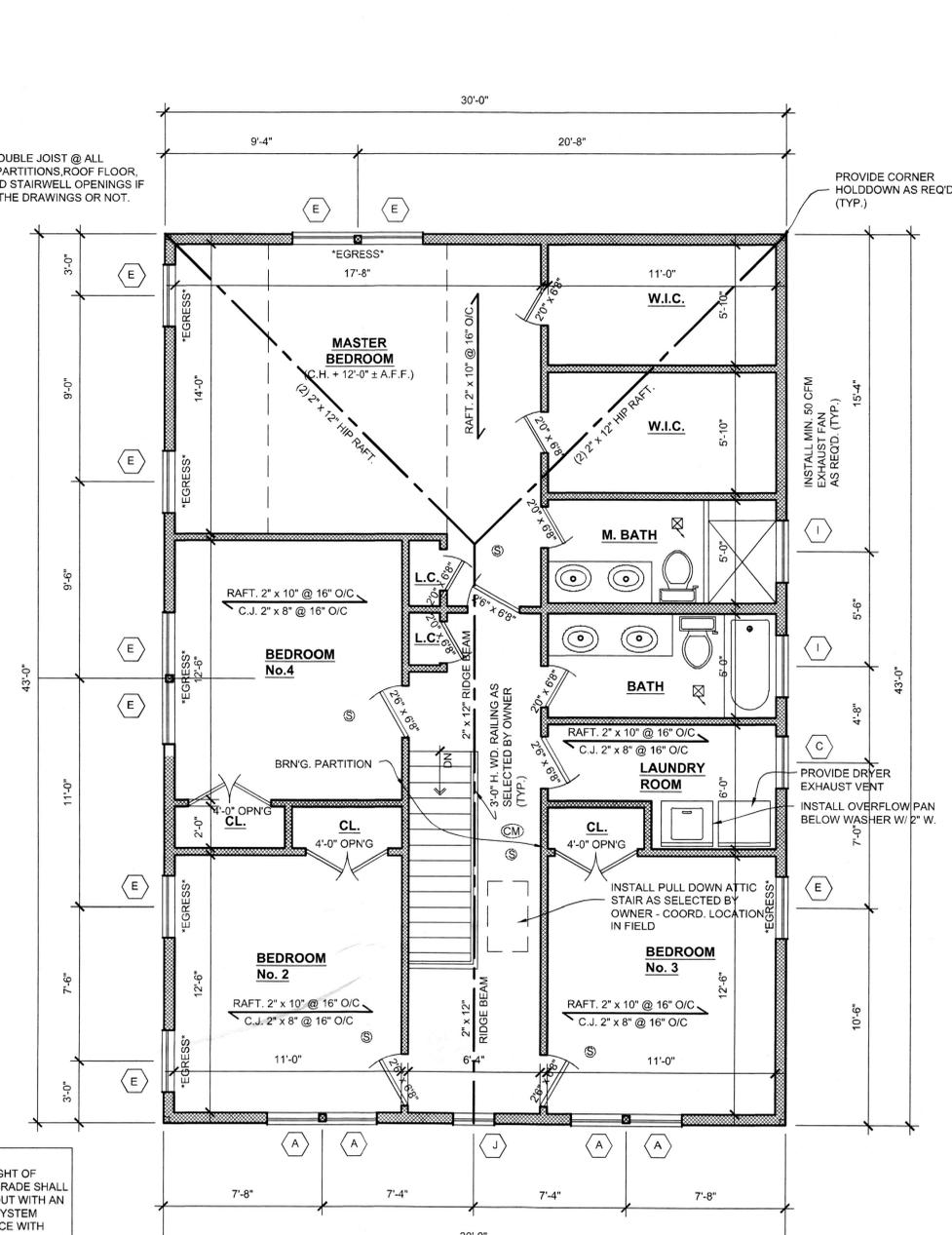


GAS RISER DIAGRAM
N.T.S.



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

NOTE: BUILDINGS HAVING A HEIGHT OF THREE STORIES ABOVE GRADE SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
SEE HERS REPORT FOR ALL ADDITIONAL INSULATION AND 2020 IECC BUILDING CODE REQUIREMENTS

- NOTES -**
- MINIMUM HEADER SIZE TO BE (2) 2" x 10" UNLESS OTHERWISE NOTED.
 - WINDOWS SHALL COMPLY W/ SECTION R310 OF THE N.Y.S. BUILDING CONST. CODE WHERE REQUIRED.
 - CONTRACTOR SHALL COORDINATE HEATING ZONES & THERMOSTAT LOCATIONS W/ OWNER.
 - CONTRACTOR SHALL FURNISH AND INSTALL NEW CENTRAL A/C UNIT - COORDINATE ALL SUPPLY AND RETURN DIFFUSER LOCATIONS IN FIELD W/ OWNER.
 - CONTRACTOR SHALL INSTALL ATTIC ACCESS STAIRS. STAIRS TO BE INSTALLED W/ DOUBLE BMS. AT OPENING - COORDINATE LOCATION W/ OWNER.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAMROOMS, BATHTUBS AND SHOWERS SHALL COMPLY WITH SECTION R308.4 OF THE N.Y.S. RESIDENTIAL CODE WHERE REQUIRED.
 - CONTRACTOR SHALL COORDINATE ALL ELECTRICAL RECEPTABLE LOCATIONS IN FIELD W/ OWNER.

MARK	DATE	REVISION

PROPOSED DWELLING
181 CARMAN STREET., FREEPORT

FIRST & SECOND FLOOR PLAN

FIORE ARCHITECTURE
208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758
Phone / Fax (516) 586-5409 - FioreArch@optonline.net

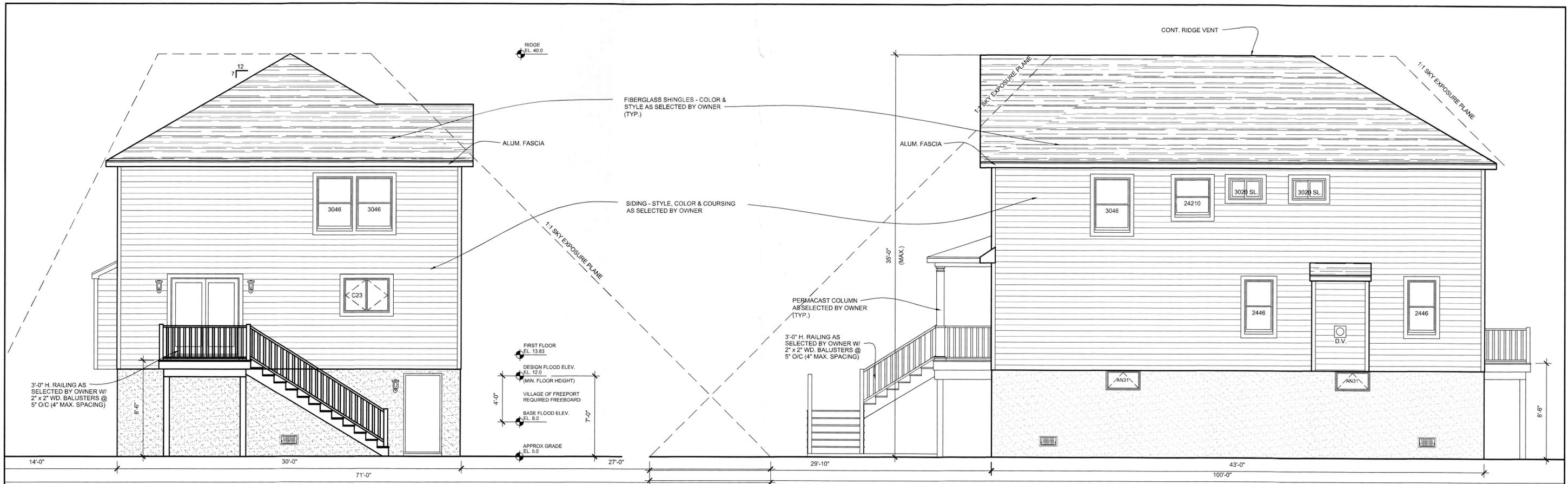
REGISTERED ARCHITECT
BRIAN M. FIORE
NO. 03647
STATE OF NEW YORK

DRAWING
A-2
OF 4

DATE 9-21-21
NOTED 21.74

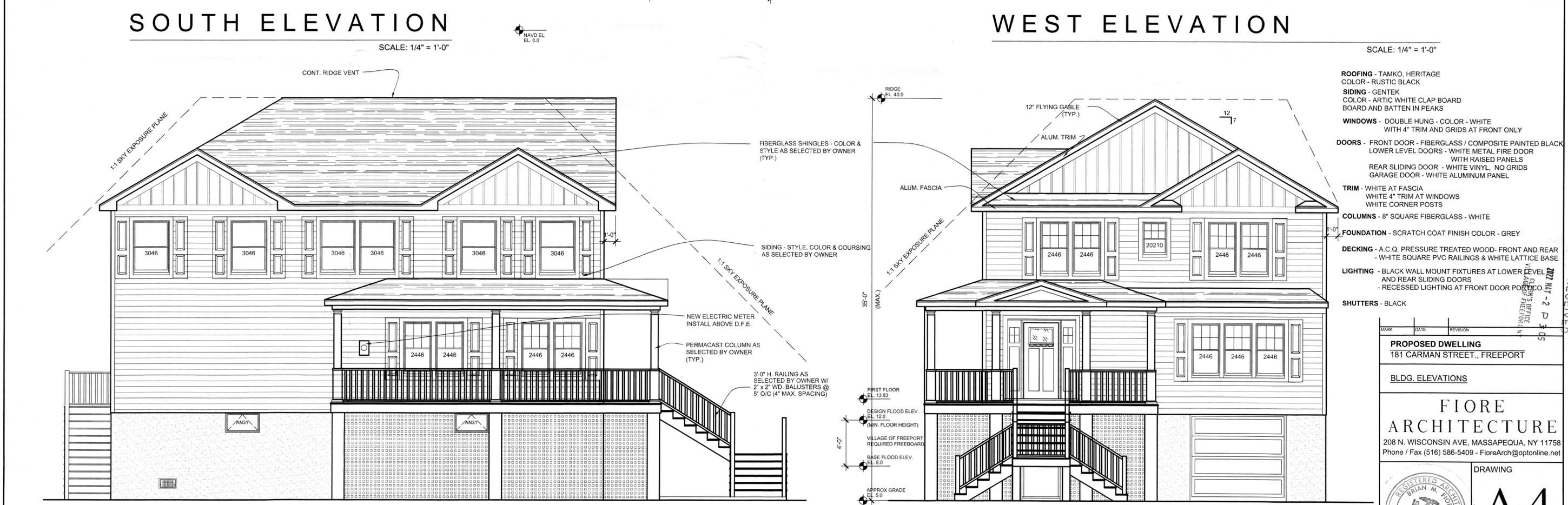
BF
DRAWN
CHECKED
SCALE
FILE

RECEIVED
10/21/21
10/21/21



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

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



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

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

- ROOFING** - TAMKO, HERITAGE
COLOR - RUSTIC BLACK
- SIDING** - GENTEK
COLOR - ARTIC WHITE CLAP BOARD
BOARD AND BATTEN IN PEAKS
- WINDOWS** - DOUBLE HUNG - COLOR - WHITE
WITH 4" TRIM AND GRIDS AT FRONT ONLY
- DOORS** - FRONT DOOR - FIBERGLASS / COMPOSITE PAINTED BLACK
LOWER LEVEL DOORS - WHITE METAL FIRE DOOR
WITH RAISED PANELS
- REAR SLIDING DOOR - WHITE VINYL, NO GRIDS
GARAGE DOOR - WHITE ALUMINUM PANEL
- TRIM** - WHITE AT FASCIA
WHITE 4" TRIM AT WINDOWS
WHITE CORNER POSTS
- COLUMNS** - 8" SQUARE FIBERGLASS - WHITE
- FOUNDATION** - SCRATCH COAT FINISH COLOR - GREY
- DECKING** - A.C.Q. PRESSURE TREATED WOOD- FRONT AND REAR
- WHITE SQUARE PVC RAILINGS & WHITE LATTICE BASE
- LIGHTING** - BLACK WALL MOUNT FIXTURES AT LOWER LEVEL
AND REAR SLIDING DOORS
- RECESSED LIGHTING AT FRONT DOOR PORTICO.
- SHUTTERS** - BLACK

MARK	DATE	REVISION
PROPOSED DWELLING 181 CARMAN STREET., FREEPORT		
BLDG. ELEVATIONS		
FIORE ARCHITECTURE 208 N. WISCONSIN AVE. MASSAPEQUA, NY 11758 Phone / Fax (516) 586-5409 - FioreArch@optonline.net		
DRAWING		A-4 OF 4
DATE 9-21-21		NOTED 21.74
DRAWN	CHECKED	SCALE FILE

RECEIVED
2021 MAY - 2 P 3 05
FIORE ARCHITECTURE
181 CARMAN STREET., FREEPORT, NY

W.F.C.M. TABLE 3.1 NAILING SCHEDULE			
Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter to Top Plate (Toe-nailed)	3-8d	3-10d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3-8d	3-10d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	3-16d	3-40d	each lap
Ceiling Joist Laps Over Partitions (Face-nailed)	3-16d	3-40d	each lap
Collar Tie to Rafter (Face-nailed)	1-8d	1-10d	per tie (edge strap)
Blocking to Rafter (Toe-nailed)	2-8d	2-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face-nailed)	2-16d ¹	2-16d ¹	per foot
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	per foot
Stud to Stud (Face-nailed)	2-16d	2-16d	per foot
Header to Header (Face-nailed)	1-16d	1-16d	per foot
Top or Bottom Plate to Stud (End-nailed)	2-16d	2-40d	per stud
Bottom Plate to Floor Joist, Bandjoist, Endjoist or Blocking (Face-nailed)	2-16d ²	2-16d ²	per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe-nailed)	4-8d	4-10d	per joist
Bridging to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each block
Ledger Strip to Beam (Face-nailed)	1-16d	4-16d	per foot
Joist on Ledger to Beam (Toe-nailed)	3-8d	3-10d	per foot
Band Joist to Joist (End-nailed)	3-16d	4-16d	per foot
Band Joist to Sill or Top Plate (Toe-nailed)	2-16d ¹	3-16d	per foot
ROOF SHEATHING			
Structural Panels	8d	10d	(see Table 3.10)
Diagonal Board Sheathing 1"x6" or 1"x8" 1"x10" or wider	2-8d 3-8d	2-10d 3-10d	per support
Ceiling Sheathing			
Gypsum Wallboard	5d coolers	5d coolers	7" edge/ 10" field
WALL SHEATHING			
Structural Panels	8d	10d	6" edge/ 12" field
Fiberboard Panels 7/16" 25/32"	6d ³ 8d ⁴	- -	3" edge/ 6" field 3" edge/ 6" field
Gypsum Wallboard	5d coolers	5d coolers	7" edge/ 10" field
Particleboard Panels	8d	8d	6" edge/ 12" field (see manufacturer)
Diagonal Board Sheathing 1"x6" or 1"x8" 1"x10" or wider	2-8d 3-8d	2-10d 3-10d	per support
ROOF SHEATHING			
Structural Panels 1" or less greater than 1"	8d 10d	10d 16d	6" edge/ 12" field 6" edge/ 6" field
Diagonal Board Sheathing 1"x6" or 1"x8" 1"x10" or wider	2-8d 3-8d	2-10d 3-10d	per support

WALL CONNECTIONS AT LOADBEARING WALLS	
STUD SPACING (in.)	ROOF FRAMING SPAN (ft.)
	LATERAL
12"	16"
12" O/C	87 92 171 142 167 192 217 2
16" O/C	90 123 156 189 222 256 290 2
24" O/C	136 184 234 284 334 384 434 2

WALL CONNECTIONS FOR ENDWALL ASSEMBLIES	
STUD SPACING	WALL HEIGHT (ft.)
	PLATE TO STUD NO. OF 16D COMMON NAILS (ENDNAILED)
12"	16"
12" O/C	127
16" O/C	169
24" O/C	253

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN LBS. PER SQ. FT.)	
USE	LIVE LOADS
ATTICS WITH LIMITED STORAGE	20
ATTICS WITHOUT STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION			
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS

NAILING SCHEDULE "B" : WOOD FRAME CONSTRUCTION MANUAL
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Notation	A	B	C	D	E	F
2'-0"	2	19 2x4	1	1	1	1
4'-0"	4	19 2x4	2	2	2	2
6'-0"	6	2x4 or 1 2x6	3	3	3	3
8'-0"	8	2x4 or 1 2x6	4	4	4	4
10'-0"	10	2x6	5	5	5	5
12'-0"	12	2x6	6	6	6	6

Notations:
A. NUMBER OF 8D NAILS AT EACH END OF STRAPPINGS
B. NUMBER OF SILL STUDS ON THE FLAT SIDES NOT APPLY TO DOORS
C. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
E. NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME DOUBLE HEADERS)
F. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL/SI AT EACH SIDE DOES NOT APPLY TO DOORS

NOTE:
ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STEEL OR SIMPSON EQUIVALENT - CS20 (COILED STRAP). ALL STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING.
TYP. PROVIDE RAFTER TO JOIST ATTACHMENT WHEN ALIGNED OR RAFTERS AND KINGS TO PLATES.
TYP. PROVIDE RAFTER 1 CHIFFLE CONNECTION OR EQUAL OR STRAP (DETAIL @ LEFT).
JACKS AND KINGS AS SHOWN TYP. DETAIL @ LEFT.

FLOOR BRACING ENDWALL

PROVIDE SOLID BLOCKING 4" O.C. MAX. AT 16" & 2nd BAYS

NOTE:
1. FOR GABLE ROOFS 10° TO 45° PITCHES
2. SEE FASTENING SCHEDULE FOR NAILING IN EA ZONE

SHEATHING LOCATION	RAFTER/TRUSS SPACING (INCHES, O.C.)
4' PERIMETER EDGE ZONE	12
	16
	24
INTERIOR ZONE	12
	16
	24

**** ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STL. ****
" SIMPSON " EQUIVALENT - CS20 (COILED STRAP)

AT RAFTER TO RIDGE CONNECTION.
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.

AT RAFTER TO TOP PLATE TO STUD CONNECTION.
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP FOR TOENAILING - 3 8d COMMON NAILS.
FOR C.J. TO R.R. - 3 16d COMMON NAILS (FOR 7 PITCH)

FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION (ONLY APPLICABLE FOR TWO STORY CONFIGURATIONS).
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 @ C OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTION. CRAWLSPACE OR BASEMENT APPLICATION.
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP FOR C OF EA. PLATE TO PLATFORM PLATFORM BELOW - 1 16d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTIONS/LAB ON GRADE APPLICATION.
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP FOR C OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 16" O.C.

CANTILEVER CONNECTION

SIMPSON STRONG-TIE STRAP TIES (CS16) @ 16" O.C. IN COMBINATION W/ HURRICANE TIES (H2) @ 16" O.C.

GABLE ENDWALL CONNECTION

SIMPSON STRONG-TIE STRAP TIES (CS20) @ 16" O.C.

POST TO CONC. FOOTING

SIMPSON STRONG-TIE (CS54)

ANCHOR BOLT AND BEARING PLATE DETAIL

N.T.S.

ADJUSTABLE HANGER

SIMPSON STRONG-TIE (LSSU28) N.T.S.

RAFTER TO DOUBLE TOP PLATE

SIMPSON STRONG-TIE (H2A) @ 16" O.C. H2A INSTALL @ 16" O.C.

RIDGE STRAP TIE

SIMPSON STRONG-TIE (LSTA) N.T.S. LSTA STRAP TIE INSTALL @ 16" O.C.

HIP CORNER PLATE

SIMPSON STRONG-TIE (HCP) N.T.S. HCP2- 2X MEMBER SIZE HCP4- 4X MEMBER SIZE

FACE MOUNT HANGER

SIMPSON STRONG-TIE (LUS) N.T.S. LUS26, LUS28, LUS26-2, LUS28-2, LUS210, LUS210-2

STAIRWAY DETAIL

SCALE: N.T.S.

RAILING DETAIL

SCALE: N.T.S.

POST TO GIRDER

SIMPSON STRONG-TIE Model CC

JOIST TO JOIST

SIMPSON STRONG-TIE (LTB40) N.T.S. INSTALL AS SHOWN

CORNER HOLDDOWN

SIMPSON STRONG-TIE (HD15) SCALE: N.T.S.

CORNER STUD HOLDDOWN DETAIL- 4 STUDS

SCALE: N.T.S.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS a,b,c

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls - wind loads with brittle finishes	L/240
Exterior walls - wind loads with flexible finishes	L/120

NOTE: L = span length, H = height.
a. The wind load shall be permitted to be taken as 0.7 times the Component and Cladding loads for the purpose of the determining deflection limits herein.
b. For cantilever members, L shall be taken as twice the length of the cantilever.
c. For maximum structural members or panels used in roofs or walls of accessory additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/180. For sandwich panels used in roofs or walls of narrow additions or patio covers, the total load deflection shall not exceed L/200.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS- WIND LOADS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	L/120

1 1/2" x 20 GAGE STRAPPING IS CONSIDERED PRESCRIPTIVE. ALL NAILING MUST BE IN ACCORDANCE WITH TABLES 3.4B AND 3.6A FROM THE 2015 WFCM. ALL PREFORMED CONNECTIONS ARE TO BE NAILED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS

TABLE R301.2.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c

FASTENER TYPE	FASTENER SPACING		
	Panel span 24 foot	4 foot <panel span 8 foot	6 foot <panel span 8 foot
21/2#6 Wood screws	16"	12"	9"
21/2#8 Wood screws	16"	16"	12"

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 0.454 kg, 1 mile per hour = 1.609 km/h.
a. This table is based on 130 mph wind speeds and a 33-foot mean roof height.
b. Fasteners shall be installed at opposing ends of the wood structural panel.
c. Where screws are attached to masonry or masonry/stucco, they shall be attached utilizing vibration-resistant anchors having a minimum ultimate withdrawal capacity of 490 pounds.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

TABLE R301.2(1) 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	Weathering	frost line depth	Termite						
30 PSF	130	NO	NO	YES	C	Severe - S	3 - 0'	M - H	15	YES	07/79	>1500	55.4

Each new residential structure and each addition to or rehabilitation of an existing residential structure that utilizes truss type construction, preengineered wood construction and/or timber construction shall be identified by a sign/symbol in accordance with the provisions of this part. The sign/symbol required by this Part shall be affixed to the electric box

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

- "FT" FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
- "RF" ROOF FRAMING
- "FR" FLOOR AND ROOF FRAMING

PROPOSED DWELLING
181 CARMAN STREET., FREEPORT

GENERAL NOTES & DETAILS

FIORE ARCHITECTURE
208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758
Phone / Fax (516) 586-5409 - FioreArch@optonline.net

DRAWING G-1
OF 1
DATE 9-21-21

MARK DATE REVISION

SCALE: N.T.S.

Application Date: 5/2/22
Fees Paid: \$325.00

SP# 3551

**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: 185 Corman St ZONING DISTRICT Res A
SECTION 62 BLOCK 170 LOT 22 LOT SIZE: 5800 sq ft

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Matthew Schneider</u>			Name: <u>Hudson Olivia Developments LTD (Matthew Schneider)</u>
Address: <u>321 Newbridge Rd Hicksville NY 11801</u>			Address: <u>321 Newbridge Rd Hicksville NY 11801</u>
Telephone #:			Telephone #:

Architect
Attorney Name: Brian Gore RA
(optional) Phone #: 516-586-5409

Address: 205 N Wisconsin Ave Massena NY 11758

Present Land Use: Vacant

Proposed Land Use: Construct 3 story 1 family dwelling

Description of Proposed Work: Construct a new 3 story 2,580 sq ft single family dwelling with first floor for parking and storage and a 76 sq ft front porch

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
2022 MAY -2 P 3 05
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Matthew Schneider
APPLICANT'S SIGNATURE

4-27-2022
DATE

Sworn to before me this 27TH day of APRIL, 2022

Chyllis Marchetti
Notary Public

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

Matthew Schneider
PROPERTY OWNER'S SIGNATURE

4-8-2022
DATE

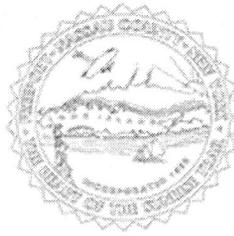
Sworn to before me this 8th day of April, 2022

Maureen Mazol
Notary Public

MAUREEN MAZOL
Notary Public, State of New York
No. 01MA6332504
Qualified in Nassau County
Commission Expires Nov. 2, 2023

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) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 27, 2022
UPDATED SITE PLAN LETTER

Hudson Olivia Development LTD
321 Newbridge Road
Hicksville, NY 11801

RE: 185 Carman Street, Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 170 Lot 22
Building Permit Application #20212563
Description- Construct a new 3 story 2,580 sq. ft. single family dwelling with
first floor for parking and storage and a 76 sq. ft. front porch

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Fiore Architecture

ZBA Approval Needed:
Yes: _____ No X

VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2022 MAY -2 P 3:05
RECEIVED

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20212563

Location: 185 Carman Street, Freeport, NY

Applicant: Hudson Olivia Development LTD

Description: Construct a new 3 story 2,580 sq. ft. single family dwelling with first floor for parking and storage and a 76 sq. ft. front porch

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: April 27, 2022 - Updated

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2022 MAY - 2 P 3 05
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

20 21 2563

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: 135 Carman Street new dwelling		
Project Location (describe, and attach a location map): Carman Street, Freeport, NY 11520		
Brief Description of Proposed Action: Proposed 3 story dwelling		
Name of Applicant or Sponsor: Brian Fiore	Telephone: 586-5409	E-Mail: FioreArch@optonline.net
Address: 208 N. Wisconsin Ave.		
City/PO: Massapequa	State: NY	Zip Code: 11758
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO	YES
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:	X	
3.a. Total acreage of the site of the proposed action?	5,800 SF	acres
b. Total acreage to be physically disturbed?	5,800 SF	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	5,800 SF	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	CLERK'S OFFICE VILLAGE OF FREEPORT, NY	2012 MAY - 2 P 3:05

RECEIVED

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES X
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 X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES X
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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 X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO		YES X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO		YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO		YES X
b. Is the proposed action located in an archeological sensitive area?		X	
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 X
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: _____		X	
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?			
16. Is the project site located in the 100 year flood plain?			
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>Storm water to be retained on site in dry well(s)</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

2022 MAY 22 P 3:06
 VILLAGE OF
 CLERMONT
 OFFICE OF
 RECORDS
 REPORT. NY

RECEIVED

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Brian Fiore</u>	Date: <u>11/22/21</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)?		

RECEIVED
 2022 MAY -2 P 3:06
 CLERK'S OFFICE
 VILLAGE OF FREEDOM, NY

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

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

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

2022 MAY - 2 P 3:06
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED



500' RADIUS MAP
SECTION 62
BLOCK 170
LOT 22

185 CARMAN ST.

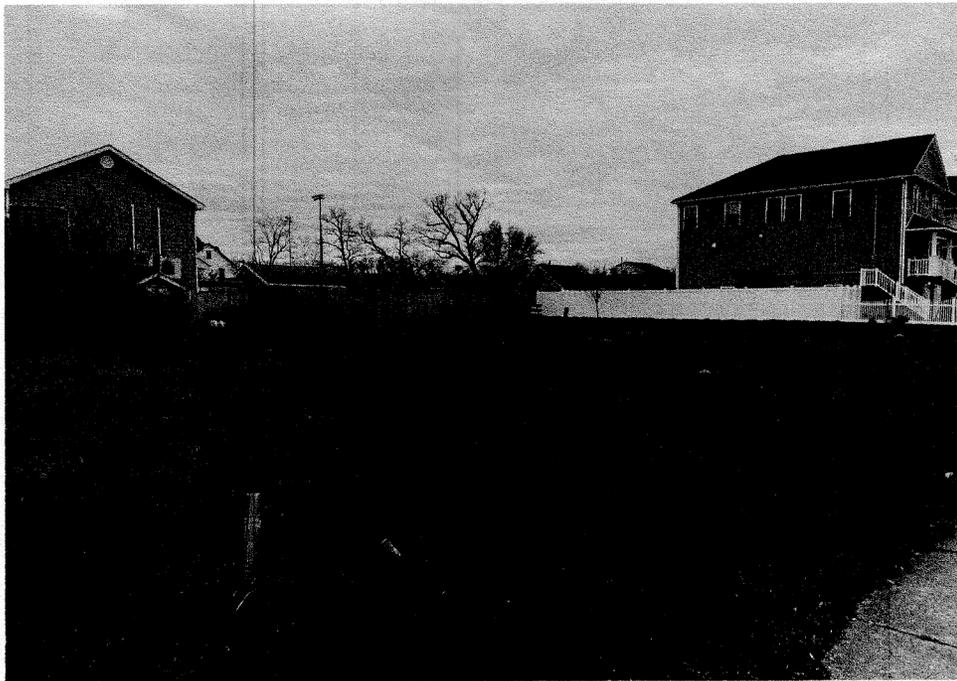
PREPARED BY: **FIORE ARCHITECTURE**
208 N. WISCONSIN AVE. MASSAPEQUA, NY 11758
Phone / Fax (516) 586-5409 • FioreArch@optonline.net

DATE	4-20-22	DWG.	R-1
BF		1"=60'	21.74

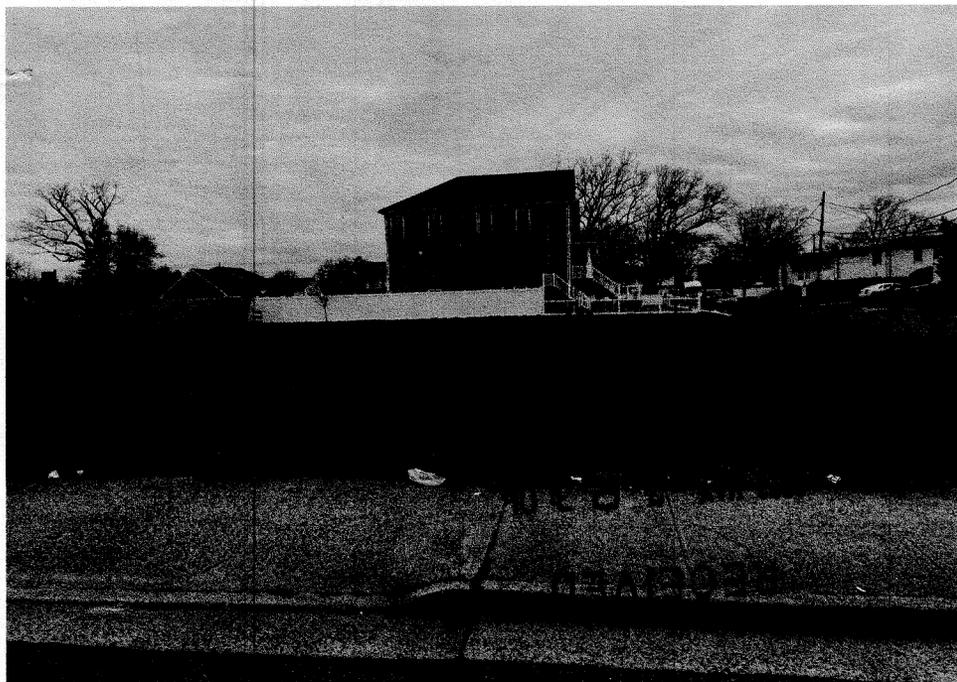
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
3-09
2022 MAY -2 P 3-09
3-49A(C) 18

RECEIVED

185 + 181 Carmen Street



185 + 181 Carmen street

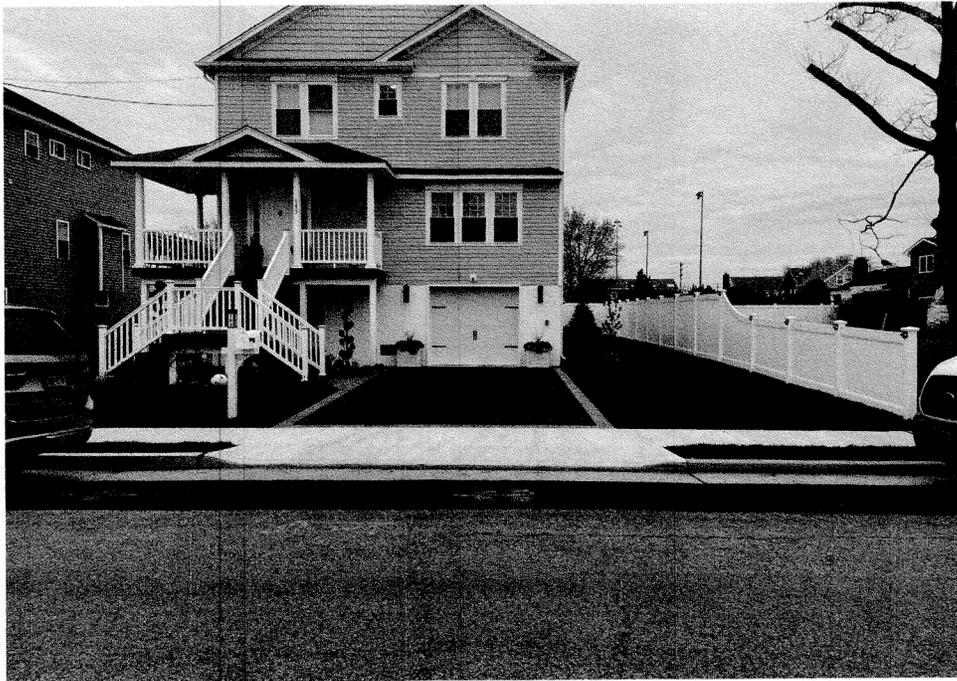


185 + 181 Carmen street



185 + 181 Carmen Street

193 Corman Street



Vencent land



189 Corman Street

Vencent land

192 Corman Street



184 Corman Street



200 Corman Street

188 Corman Street

1003 542 273

HOME DECORATORS COLLECTION*

Large Exterior Wall Lantern

Oil rubbed bronze finish with
clear glass shade

Uses (2) candle-style bulbs up to
60 watts or CFL or LED equivalent.
Field assembly.

26 1/2" H x 18 1/2" W x 11 1/2" D

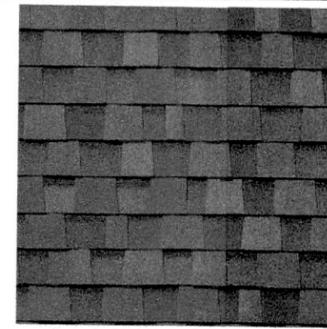


RECEIVED

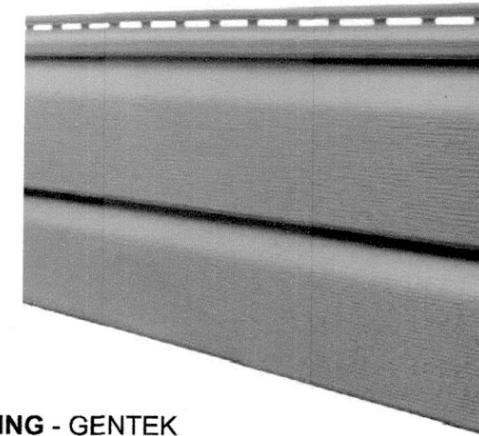
2022 MAY - 2 P 3: 06
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ARCHITECTURAL REVIEW BOARD

185 CARMAN STREET



ROOFING - TAMKO, HERITAGE
COLOR - SHAKE WOOD



SIDING - GENTEK
COLOR - HARBOR BLUE DUTCHLAP
BOARD AND BATTEN IN PEAKS

WINDOWS - DOUBLE HUNG - COLOR - WHITE
WITH 4" TRIM AND GRIDS AT FRONT ONLY

DOORS - FRONT DOOR - FIBERGLASS / WHITE
LOWER LEVEL DOORS - WHITE METAL FIRE DOOR
WITH RAISED PANELS
REAR SLIDING DOOR - WHITE VINYL, NO GRIDS
GARAGE DOOR - WHITE ALUMINUM PANEL

TRIM - WHITE AT FASCIA
WHITE 4" TRIM AT WINDOWS
WHITE CORNER POSTS

COLUMNS - 10" SQUARE. PERMACAST COLUMN ON 16" X 16" BASE-WHITE

FOUNDATION - SCRATCH COAT FINISH COLOR TO MATCH SIDING

DECKING - A.C.Q. PRESSURE TREATED WOOD
- WHITE SQUARE PVC RAILINGS & WHITE LATTICE BASE

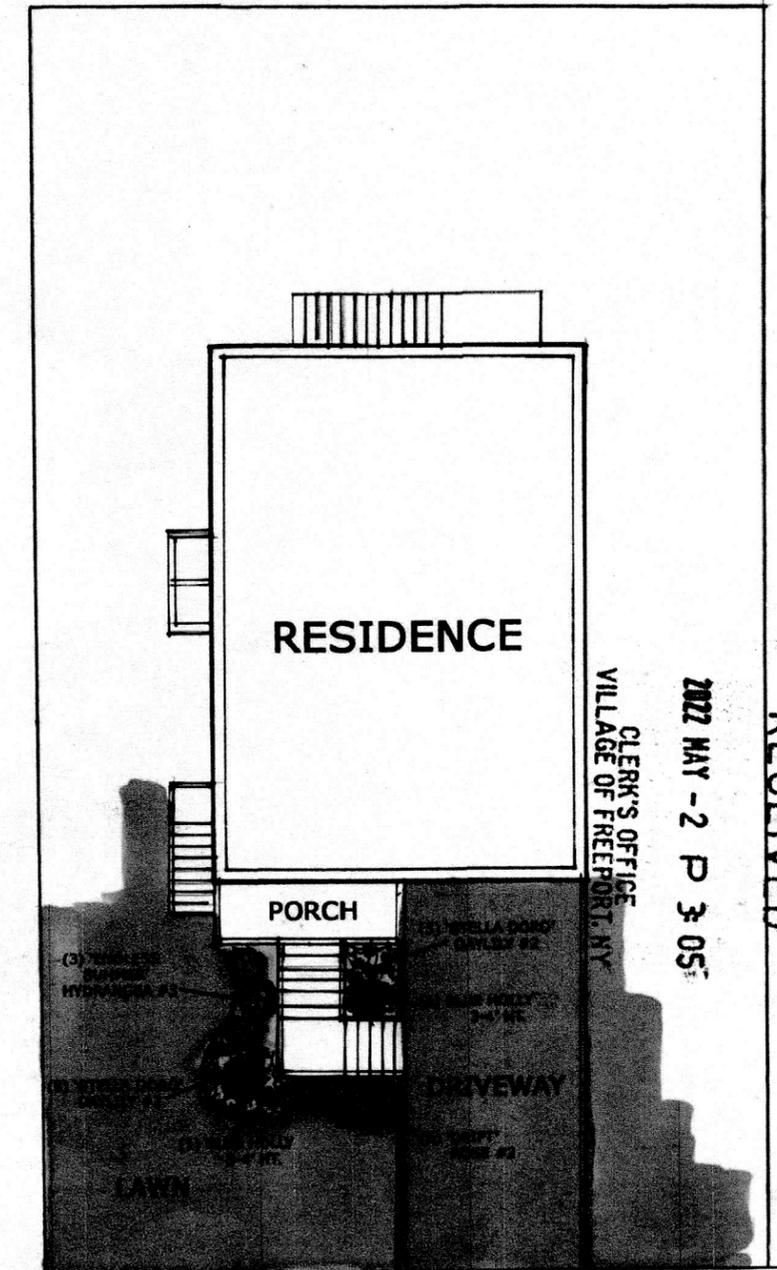
LIGHTING - BLACK WALL MOUNT FIXTURES AT LOWER LEVEL
AND REAR SLIDING DOORS
- RECESSED LIGHTING AT FRONT DOOR PORTICO.

2022 MAY - 2 P 3:05
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

**FIORE
ARCHITECTURE**

208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758
Phone / Fax (516) 586-5409 - FioreArch@optonline.net



RECEIVED

2022 MAY - 2 P 3 05

CLERK'S OFFICE
VILLAGE OF FREEPORT NY

PLAN VIEW
SCALE: 1/8 IN. = 1 FT.

CARMAN STREET

QUANTITY	PLANT LIST NAME	SIZE
2	BLUE HOLLY	3-4' HT.
3	'ENDLESS SUMMER' HYDRANGEA	#3 GAL.
6	'DRIFT' ROSE	#2 GAL.
13	'STELLA DORO' DAYLILY	#2 GAL.

LANDSCAPE PLANS FOR:
185 CARMAN STREET
FREEPORT N.Y.

GENERAL NOTES:

- THE ARCHITECT OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION; HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS.
- PRIOR TO THE START OF ANY CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE. CONTRACTOR SHALL REPORT ANY DEVIATIONS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
- THE PLANS ARE NOT TO BE SCALED, NOTED DIMENSIONS SHALL GOVERN.
- ALL WORK SHALL COMPLY WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL OTHER APPLICABLE LAWS AND ORDINANCES NOT HEREIN NOTED.
- WHERE REMOVAL OF STRUCTURAL SUPPORTS IS INDICATED, UPON REMOVAL OF THE SAME, TEMPORARY SHORING AND BRACING SHALL BE PROVIDED AND KEPT IN PLACE UNTIL PERMANENT SUPPORTS ARE SET.
- THIS APPLICATION HAS BEEN FILED FOR STATED WORK ONLY, ANY REVISIONS OR CHANGES IN THE SCOPE OF WORK, SHALL REQUIRE AMENDED OR SEPARATE APPLICATIONS AND/OR FILINGS.
- CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY PORTIONS OF THE PREMISES THAT ARE DAMAGED DURING THE COURSE OF HIS WORK.
- UPON REMOVAL OF FORMER WALLS, CONTRACTOR SHALL REPAIR ALL WALLS, CEILINGS, AND FLOORS AS MAY BE REQUIRED WITH CONSTRUCTION TO MATCH EXISTING CONDITIONS.
- WHERE RAFTERS AND JOISTS FRAME INTO OTHER WOOD BEAMS PROVIDE TECO U-GRIP 18 GA. GALVANIZED STEEL JOIST AND BEAM HANGERS.
- EXTERIOR WALLS WILL BE FINISHED WITH SIDING (AS INDICATED ON PLAN) OVER 15# BUILDING PAPER ON 1/2" INCH PLYWOOD SHEATHING, OVER 2" x 4" WOOD STUDS PLACED 16" O.C. WITH 1/2" GYPSUM WALL BOARD, TAPED AND SPACKLED.
- INTERIOR PARTITIONS WILL BE 2" x 4" WOOD STUDS SPACED 16" O.C. WITH 1/2" GYPSUM WALLBOARD ON BOTH SIDES, TAPED AND SPACKLED.
- MINIMUM INSULATION IN ALL EXTERIOR WALLS SHALL R-13. MINIMUM INSULATION IN ROOF CEILINGS SHALL BE R-19, UNLESS SPECIFIED ELSEWHERE.
- WOOD MEMBERS IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED WOOD IN ACCORDANCE WITH THE REQUIREMENTS OF A.W.P.A. STANDARDS C1 AND C2.
- STEEL SHALL BE A.S.T.M. A-36.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER, ALL OUTLETS, SWITCHES, AND LIGHTING LOCATIONS. UNDER NO CONDITIONS SHALL OUTLETS, SWITCHES, AND LIGHTING BE LESS THAN AS REQUIRED BY CODE REQUIREMENTS.
- WORK SHALL BE STAGED AND SCHEDULED IN SUCH A WAY AS TO CAUSE MINIMAL INTERFERENCE WITH NORMAL HOUSEHOLD FUNCTIONS.
- AREAS UNDER CONSTRUCTION SHALL BE PROTECTED TO PREVENT DUST AND DIRT FROM ENTERING THE PORTION OF THE PREMISES NOT BEING ALTERED.
- ITEMS DESIRED TO BE RETAINED BY THE OWNER SHALL BE REMOVED CAREFULLY, WITHOUT DAMAGE, AND SAFELY STORED IN A LOCATION AS DIRECTED BY THE OWNER.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA, WITHIN 15 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 15 FEET AWAY FROM A CARBON MONOXIDE ALARM.
 - ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

Ⓢ INDICATES LOCATION OF SMOKE DETECTOR
 ⓄM INDICATES LOCATION OF CARBON MONOXIDE DETECTOR

ALL WORK TO COMPLY WITH THE 2020 BCNYS, 2020 NYSECC & 2015 WFCM. PRESCRIPTIVE DESIGN

FOUNDATION NOTES:

- FOUNDATIONS AND FOOTINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION R 401 AND R 403 OF THE N.Y.S. RESIDENTIAL BUILDING CODE.
- FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 2 TONS / SQ. FT.
- ALL FOOTINGS SHALL BE 3'-0" MINIMUM BELOW ADJACENT GRADE FOR FROST PROTECTION.
- FOOTINGS TO PROTECT MINIMUM 6" FROM FOUNDATION WALLS AND HAVE A MINIMUM DEPTH OF 1'-0" - UNLESS OTHERWISE NOTED.
- PLAIN CONCRETE FOUNDATION WALLS, FOOTINGS, AND SLABS ON GRADE SHALL BE Fc 3,500 p.s.i.
- CONCRETE BLOCK FOUNDATION WALLS SHALL BE Fc 2,000 p.s.i. HOLLOW CONCRETE BLOCK (50% VOIDS MAX.) WITH VOIDS FILLED SOLID - USE TO BE APPROVED BY ARCHITECT.
- MASONRY SHALL BE LAID UP WITH TYPE "N" MORTAR.
- ANCHOR BOLTS - SEE PLAN 7" MIN. EMBEDMENT IN POURED CONC. OR 15" EMBEDMENT IN CONC. BLOCK.

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL DUPLEX WALL RECEPTABLE OUTLETS AND SWITCHED CEILING FIXTURE OUTLETS AS REQUIRED BY CODE. ALL ROOMS WITHOUT CEILING FIXTURES SHALL HAVE ONE SWITCHED DUPLEX RECEPTABLE OUTLET. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER, ALL OUTLET, SWITCHES, AND LIGHTING LOCATIONS.
- PROVIDE WATERPROOF RECEPTABLES ON EXTERIOR WALL, LOCATIONS AS DETERMINED BY OWNER.
- PROVIDE #14 GAUGE RX WIRE TO 15 AMP CIRCUIT BREAKER FOR ALL LIGHTING FIXTURES. 1500 WATT. PER CIRCUIT BREAKER MAX.
- PROVIDE #12 GAUGE RX WIRE TO 20 AMP CIRCUIT BREAKER FOR ALL OUTLETS. 8 OUTLETS PER CIRCUIT BREAKER MAX.
- ALL FIXTURES, SWITCHES, OUTLETS AND DEVICES ARE TO BE U.L. LISTED AND APPROVED
- INSTALL 200 AMP. SERVICE ENTRY W/ #4 GAUGE WATERMAIN GROUND ELECTRODE & 5/8" GROUNDING ROD 8'-0" BELOW GRADE

NOTE:

ALL EXTERIOR LUMBER & LUMBER IN CONTACT WITH CONG. SHALL BE ACQ PRESSURE TREATED W/ ALL FASTENERS & CONNECTORS SHALL BE ZMAX, HOT-DIP GALVANIZED (HDG) CONNECTORS OR APPVD, EQUAL. (PER ASTM A153)

PROVIDE CORNER HOLDDOWN AT FRAMING ABV. AS REQ'D. (TYP.)

25 TON ULTIMATE HELICAL PILE (TYP.)

(2) 2" x 6" P.T. SILL W/ 1/2" DIAM. ANCHOR BOLTS AT 36" O/C THRU STL. BEAM

UNDER FLOOR VENT REQUIREMENTS

UNDER FLOOR SPACE AREA = 1,170.88 S.F.
 - 8" x 16" SMART VENT = .354 S.F. AIR
 1,170.88 / 1500 S.F. = .78 S.F. MIN REQ'D.
 6 x .354 = 2.12 S.F. PROVIDED > .296 S.F.

FLOOD AREA
 - 8" x 16" SMART VENT = 200 SQUARE IN.
 1,170.88 S.F. = 1,170.88 SQUARE INCHES REQ'D.
 6 x 200 = 1,200 SQUARE INCHES PROVIDED

FOR COMPLIANCE WITH R324 (FLOOD RESISTANT CONST.) AREA OF CRAWL SPACE = 1,170.88 S.F. PROVIDE "SMART VENT" MODEL # 1540-S10
 1,170.88 / 200 S.F. PER VENT = 5.85
 - MIN. 6 VENTS REQ'D. - 6 PROVIDED
 - INSTALL 12" MAX. FROM GRADE

3 1/2" STEEL LALLY COLUMN TREATED WITH RUST-INHIBITIVE PAINT ON ALL SIDES (INSIDE AND OUT) ON 2'-0" x 2'-0" x 1'-6" PILE CAP W/ TOP & BTM. PLATES

4" CONC. SLAB W/ 6 x 6 - 10/10 W.W.M. REINFORCING INSTALLED ON A 2 PLY 6 MIL VAPOR BARRIER AND 6" THICK GRAVEL BASE

10" (3500psi) CONCRETE FOUNDATION WALL W/ (2) #5 REBARS TOP AND BTM. #5 @ 48" O/C VERTICAL ON 24" x 24" CONCRETE GRADE BEAM FOOTING @ 3'-0" BELOW GRADE - WATER PROOFED @ EXTERIOR

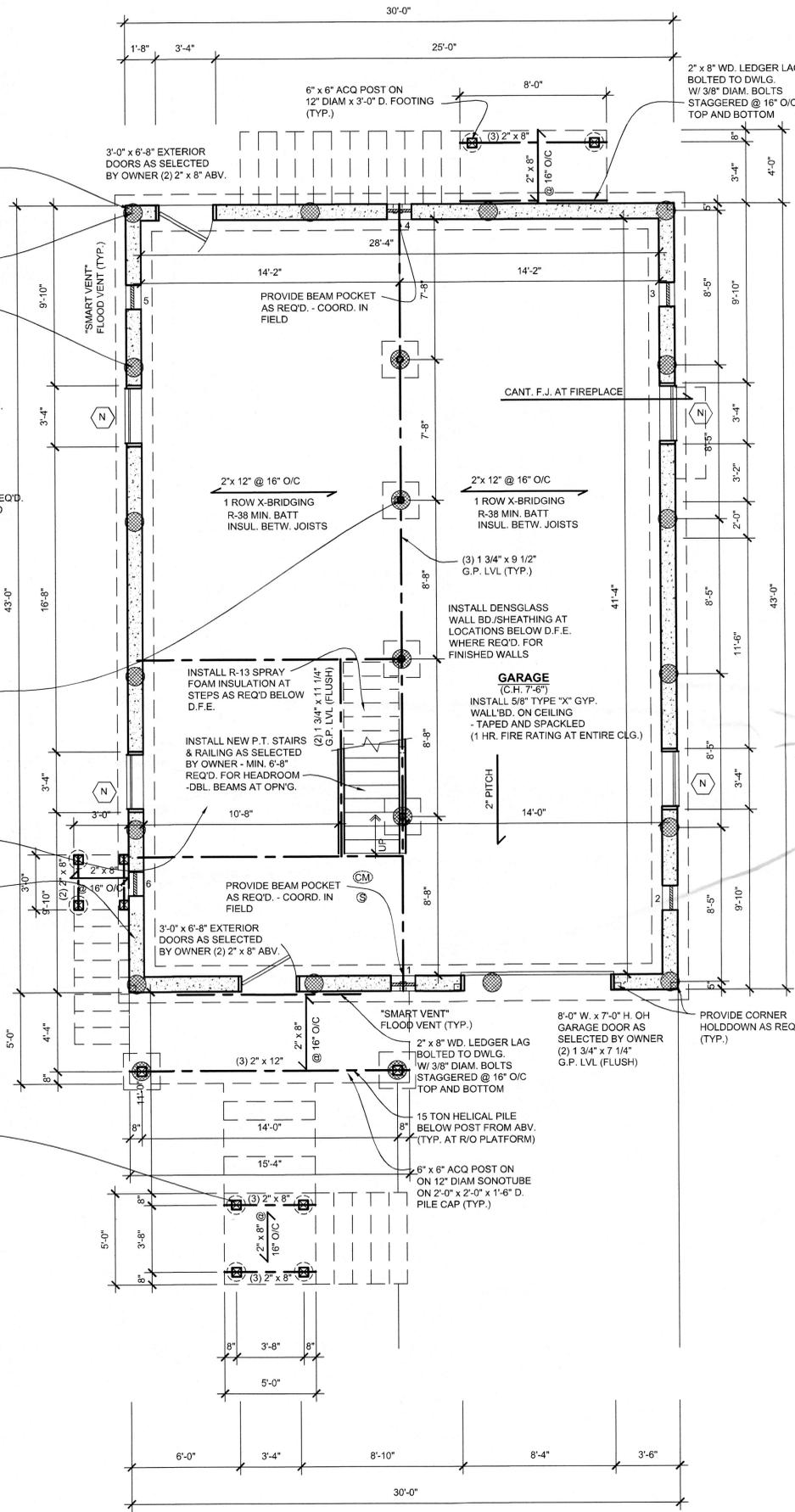
PROVIDE 5/8" DIAM. ANCHOR BOLTS AT 36" O/C W/ 3" x 3" x 1/4" PLATE WASHERS - ANCHOR BOLTS ARE TO BE PLACED WITHIN 12" FROM ANY CORNER AND 6" TO 12" FROM THE END OF EACH PLATE SECTION PER 3.2.1.7.

6" x 6" ACQ POST ON 12" DIAM x 3'-0" D. FOOTING (TYP.)

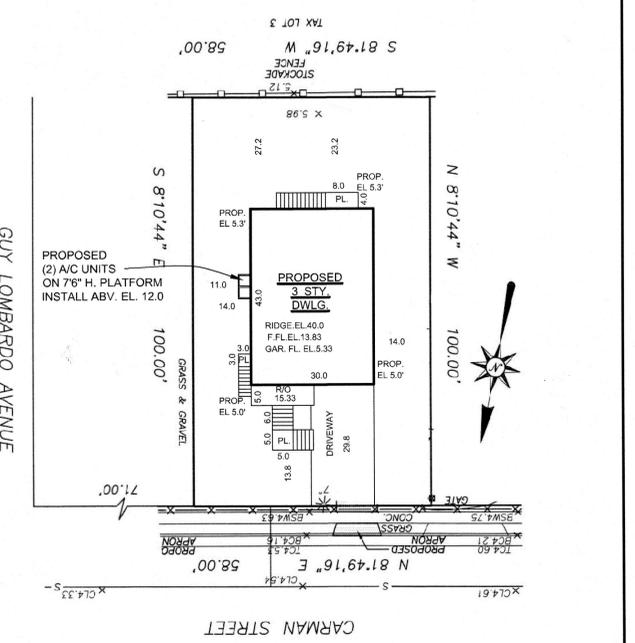
NOTE: COORDINATE ALL SLEEVE OPENINGS IN FOUNDATION WALL FOR PLUMBING LINES, ELECTRICAL CONDUIT, AND HOSE BIBS IN FIELD

Flood-resistant materials. Building materials used below the design flood elevation shall comply with the following:

- All wood, including floor sheathing, shall be pressure-preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use or be the decay-resistant heartwood of redwood, black locust or cedars. Preservatives shall be listed in Section 4 of AWPA U1.
- Materials and installation methods used for flooring and interior and exterior walls and wall coverings shall conform to the provisions of FEMA/FIA-TB-2



FOUND. / CELLAR FLOOR PLAN SCALE: 1/4" = 1'-0"



SITE PLAN SCALE: 1" = 20'

SECTION	- 62
BLOCK	- 170
LOT	- C
ZONE	- A
FLOOD ZONE	- AE-8

ZONING ANALYSIS

LOT AREA	5,800.00 S.F.
MAX. BUILDING AREA	1,740.00 S.F. (30% - PRINCIPLE)
MAX. BUILDING AREA	2,320.00 S.F. (40% - ACCESSORY)

BUILDING AREA

DWELLING	1,290.00 S.F.
R/O ENTRY	76.65 S.F.
REAR PLATFORM	32.00 S.F.
TOTAL BUILDING AREA	1,398.65 S.F. / 5,800.00 S.F. = 24.11%

SETBACKS

FRONT YARD SETBACK :	13.8' (PROP. STEPS)
FRONT YARD SETBACK :	29.8' (PROP. DWELLING)
REAR YARD SETBACK :	23.2' > 20.0' REQ'D.
SIDE YARD :	14.0' > 5.0' REQ'D.
TOTAL SIDE YARD :	14.0' + 14.0' = 28.0' > 10.0' REQ'D.

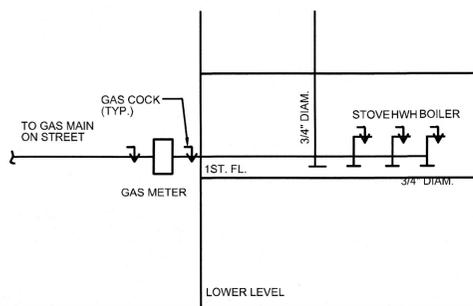
MARK	DATE	REVISION
PROPOSED DWELLING 185 CARMAN STREET., FREEPORT		
SITE PLAN, FOUNDATION / CELLAR FLOOR PLAN & GENERAL NOTES		
FIORE ARCHITECTURE		
208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758 Phone / Fax (516) 586-5409 - FioreArch@optonline.net		
DRAWING		A-1
OF 4		
DATE 9-21-21		
BF	NOTED	21.74
DRAWN	CHECKED	SCALE FILE

WINDOW SCHEDULE								
SYMBOL	QUANTITY	MODEL # / SIZE	TYPE	ROUGH OPENING	S.F. GLASS	S.F. VENT	COMMENT	
(A)	9	TW2446	TILT-WASH D.H.	2'-6 1/2" x 4'-8 1/2"	7.65	4.38		
(C)	1	TW24210	TILT-WASH D.H.	2'-0 1/2" x 3'-0 1/2"	4.46	2.58		
(E)	8	TW3046	TILT-WASH D.H.	3'-2 1/2" x 4'-8 1/2"	10.31	5.73	EGRESS	
(I)	2	G32	GLIDER	3'-0" x 1'-11"	2.5	1.7	VINYL	
(J)	1	TW20210	TILT-WASH D.H.	2'-2 1/2" x 3'-0 1/2"	3.68	2.18		
(L)	1	FWG6088	GLIDING PATIO DR.	6'-0" x 6'-8"	23.78	14.72		
(M)	1	C23	CASEMENT	4'-0 1/2" x 3'-0 1/2"	8.5	7.8	KITCHEN	
(N)	4	AN31	AWNING	2'-11 1/2" x 2'-0 1/2"	3.5	1.4	VINYL	
TOTAL	34	ALL WINDOWS TO HAVE (2) 2" x 12" HEADER UNLESS NOTES OTHERWISE						

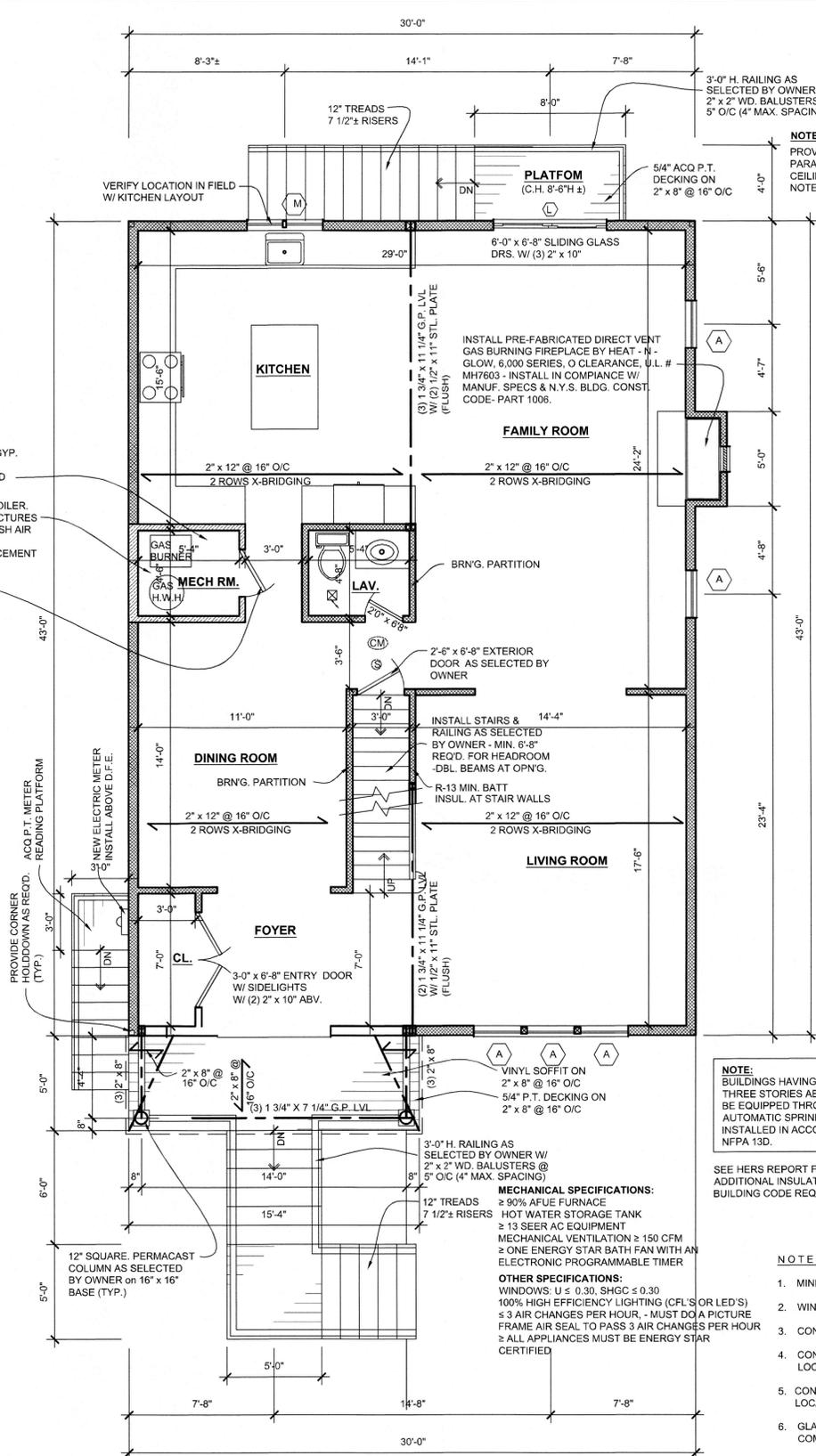
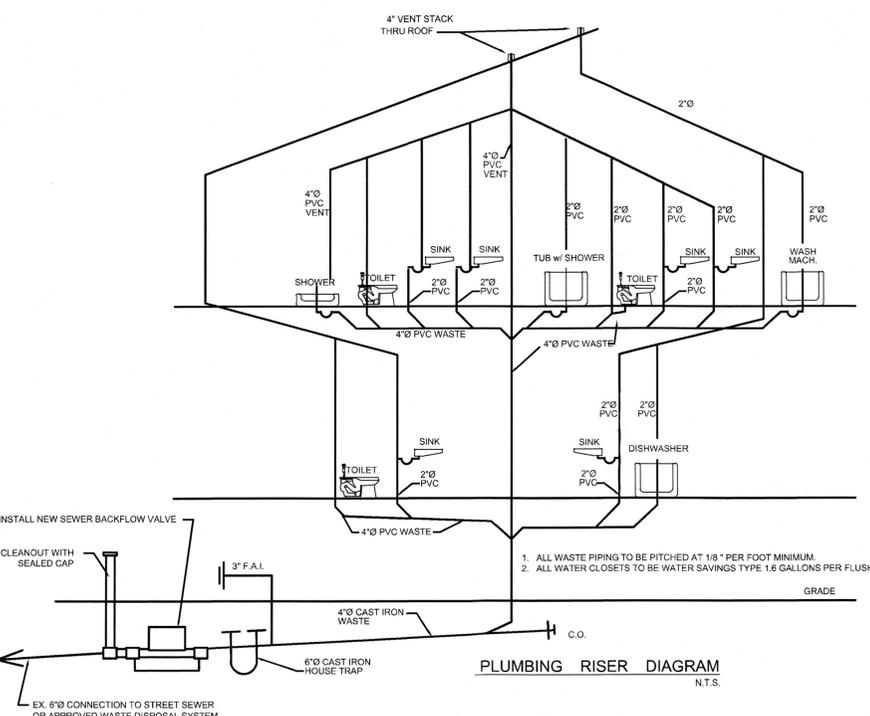
TEMPERED GLASS IS REQUIRED IN THE FOLLOWING LOCATIONS: GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (R308.4)

WALL LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW PARTITION - 2" x 4" WD. STUDS AT 16" O/C WITH ONE LAYER OF 1/2" GYP. WALL BD. ON BOTH SIDES TAPED AND SPACKLED
- NEW PARTITION - 2" x 4" WD. STUDS AT 16" O/C WITH ONE LAYER OF 5/8" TYPE "X" GYP. WALL BD. ON BOTH SIDES - TAPED AND SPACKLED (1 HR. FIRE RATING)
- 4" x 4" WOOD POST
- POINT LOAD FROM POST ABOVE

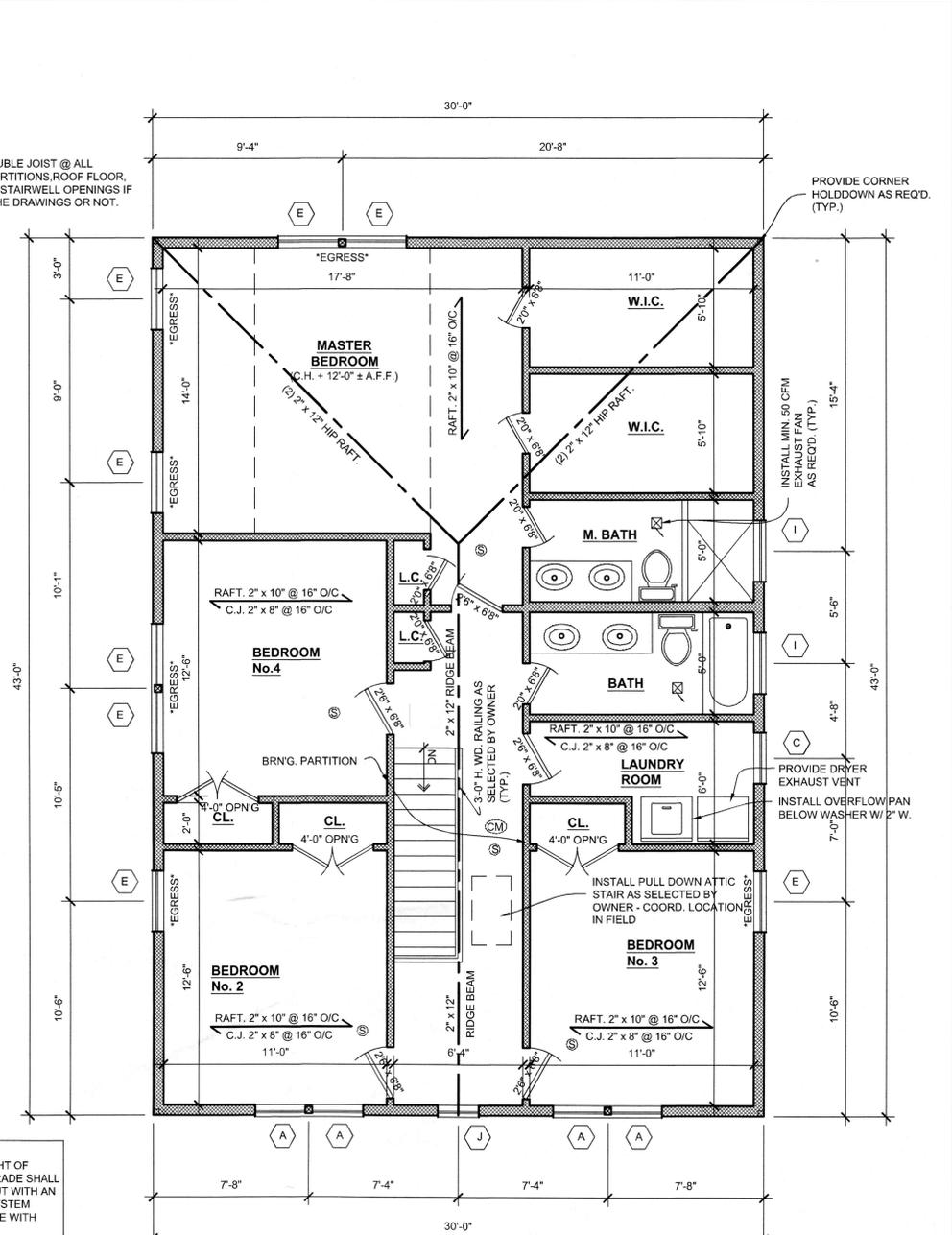


GAS RISER DIAGRAM
N.T.S.



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

NOTES -

- MINIMUM HEADER SIZE TO BE (2) 2" x 10" UNLESS OTHERWISE NOTED.
- WINDOWS SHALL COMPLY W/ SECTION R310 OF THE N.Y.S. BUILDING CONST. CODE WHERE REQUIRED.
- CONTRACTOR SHALL COORDINATE HEATING ZONES & THERMOSTAT LOCATIONS W/ OWNER.
- CONTRACTOR SHALL FURNISH AND INSTALL NEW CENTRAL A/C UNIT - COORDINATE ALL SUPPLY AND RETURN DIFFUSER LOCATIONS IN FIELD W/ OWNER.
- CONTRACTOR SHALL INSTALL ATTIC ACCESS STAIRS. STAIRS TO BE INSTALLED W/ DOUBLE BMS. AT OPENING - COORDINATE LOCATION W/ OWNER.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAMROOMS, BATHTUBS AND SHOWERS SHALL COMPLY WITH SECTION R308.4 OF THE N.Y.S. RESIDENTIAL CODE WHERE REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL RECEPTACLE LOCATIONS IN FIELD W/ OWNER.

MARK	DATE	REVISION
PROPOSED DWELLING 185 CARMAN STREET, FREEPORT		
FIRST & SECOND FLOOR PLAN		
FIORE ARCHITECTURE 208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758 Phone / Fax (516) 586-5409 - FioreArch@optonline.net		
REGISTERED ARCHITECT BRIAN M. FIORE STATE OF NEW YORK 036407		DRAWING A-2 OF 4 DATE 9-21-21
BF	NOTED	21.74
DRAWN	CHECKED	SCALE

HELICAL PILE SPECIFICATIONS AND NOTES:

- CONTRACTOR TO PROVIDE ALL REQUIRED SUPERVISION, LABOR, MATERIALS, TOOLS AND EQUIPMENT FOR INSTALLATION OF HELICAL STEEL ANCHOR PIERS AS INDICATED ON THE DRAWINGS. RELATED WORK INCLUDES EXCAVATION, BACKFILLING, TEMPORARY PROTECTION AND SHORING AND REINFORCED CONCRETE WORK
- ALL PIER INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A LICENSED ENGINEER PROVIDING CONTROLLED INSPECTION. THE INSPECTOR SHALL KEEP A COMPLETE RECORD OF PIER INSTALLATION OPERATIONS AND PIER INSTALLATION RECORD SHALL BE FILED WITH THE APPROPRIATE BUILDING DEPARTMENT. NO CONCRETE FOR PILE CAPS SHALL BE PLACED UNTIL PIER INSTALLATION RECORD IS APPROVED BY THE BUILDING DEPARTMENT.
- THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS PREPARED, SIGNED AND SEALED BY A NY PROFESSIONAL ENGINEER FOR ALL PIER WORK
- EACH HELICAL PIER SHALL CONSIST OF 2 7/8" SQUARE GALVANIZED STEEL SHAFT ANCHOR HELICAL LEAD AND EXTENSION SECTIONS AS MANUFACTURED BY CHANCE CO. AND SUPPLIED BY EXCLUSIVE DISTRIBUTOR, PREMIUM TECHNICAL SERVICES, WESTBURY, NY
- THE FOUNDATION LEAD SECTION CONSISTS OF 2 7/8" SQUARE SHAFT WITH 3 HELICAL FORMED PLATES WELDED TO IT. THE SHAFT SHALL BE SOLID STEEL WITH ASTM 153 HOT DIPPED GALVANIZED COATING. THE HELIX SIZES SHALL BE 10" / 12" / 14"
- ALL FOUNDATION ANCHORS SHALL HAVE A MINIMUM TOTAL INSTALLATION DEPTH OF 20' BELOW GRADE AND A MINIMUM INSTALLATION TORQUE OF 5,000 FT. LBS. (25 TON ULTIMATE)
- ALL BOLTS SHALL BE SAE J429, GRADE 5. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS IN ACCORDANCE WITH ASW D1.1. ALL MATERIAL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153. A TORQUE INDICATOR BY CHANCE/PTS SHALL BE USED FOR ALL INSTALLATIONS.

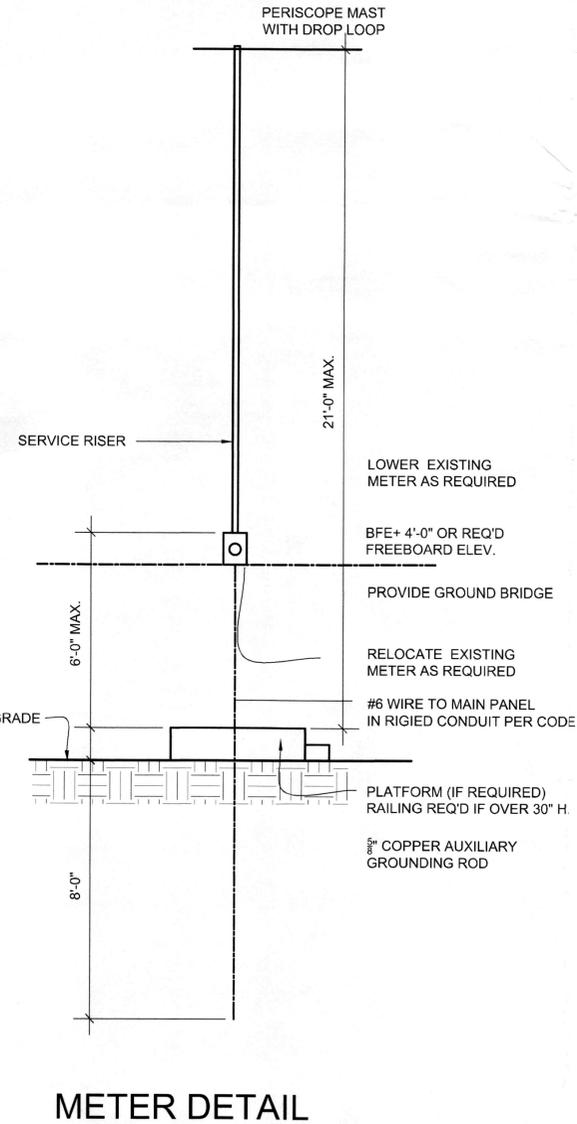
HVAC NOTES:

R403.4 Mechanical System Piping Insulation (Mandatory)
Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.
R403.4.1 Protection of Piping Insulation
Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.
R403.5 Service Hot Water Systems
Energy conservation measures for service hot water systems shall be in accordance with Sections R403.5.1 through R403.5.4.
R403.5.1 Heated Water Circulation and Temperature Maintenance Systems (Mandatory)
Heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.
R403.5.1.1 Circulation Systems
Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermo-siphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.
R403.5.1.2 Heat Trace Systems
Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.
R403.5.2 Demand Recirculation Systems
A water distribution system having one or more recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe shall be a demand recirculation water system. Pumps shall have controls that comply with both of the following:
1. The control shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The control shall limit the temperature of the water entering the cold water piping to 104°F (40°C).
R403.5.3 Hot Water Pipe Insulation (Prescriptive)
Insulation for hot water pipe with a minimum thermal resistance (R-value) of R-3 shall be applied to the following:
1. Piping 3/4 inch (19.1 mm) and larger in nominal diameter.
2. Piping serving more than one dwelling unit.
3. Piping located outside the conditioned space.
4. Piping from the water heater to a distribution manifold.
5. Piping located under a floor slab.
6. Buried in piping.
7. Supply and return piping in recirculation systems other than demand recirculation systems.

R403.5.4 Drain Water Heat Recovery Units
Drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.
R403.6 Mechanical Ventilation (Mandatory)
The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
R403.6.1 Whole-House Mechanical Ventilation System Fan Efficacy
When installed to function as a whole house mechanical ventilation system fans shall meet the efficacy requirements of Table R403.6.1. Exception: Where whole-house mechanical ventilation fans are integral to tested and listed HVAC equipment, they shall be powered by an electronically commutated motor.
Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

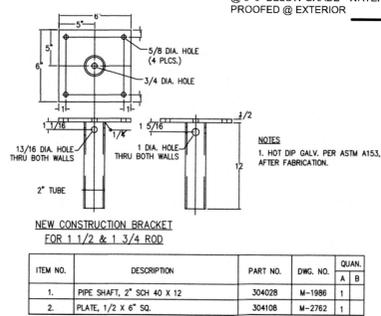
LIGHTING NOTES:

R404.1 Lighting Equipment (Mandatory)
Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.
Exception: Low-voltage lighting.



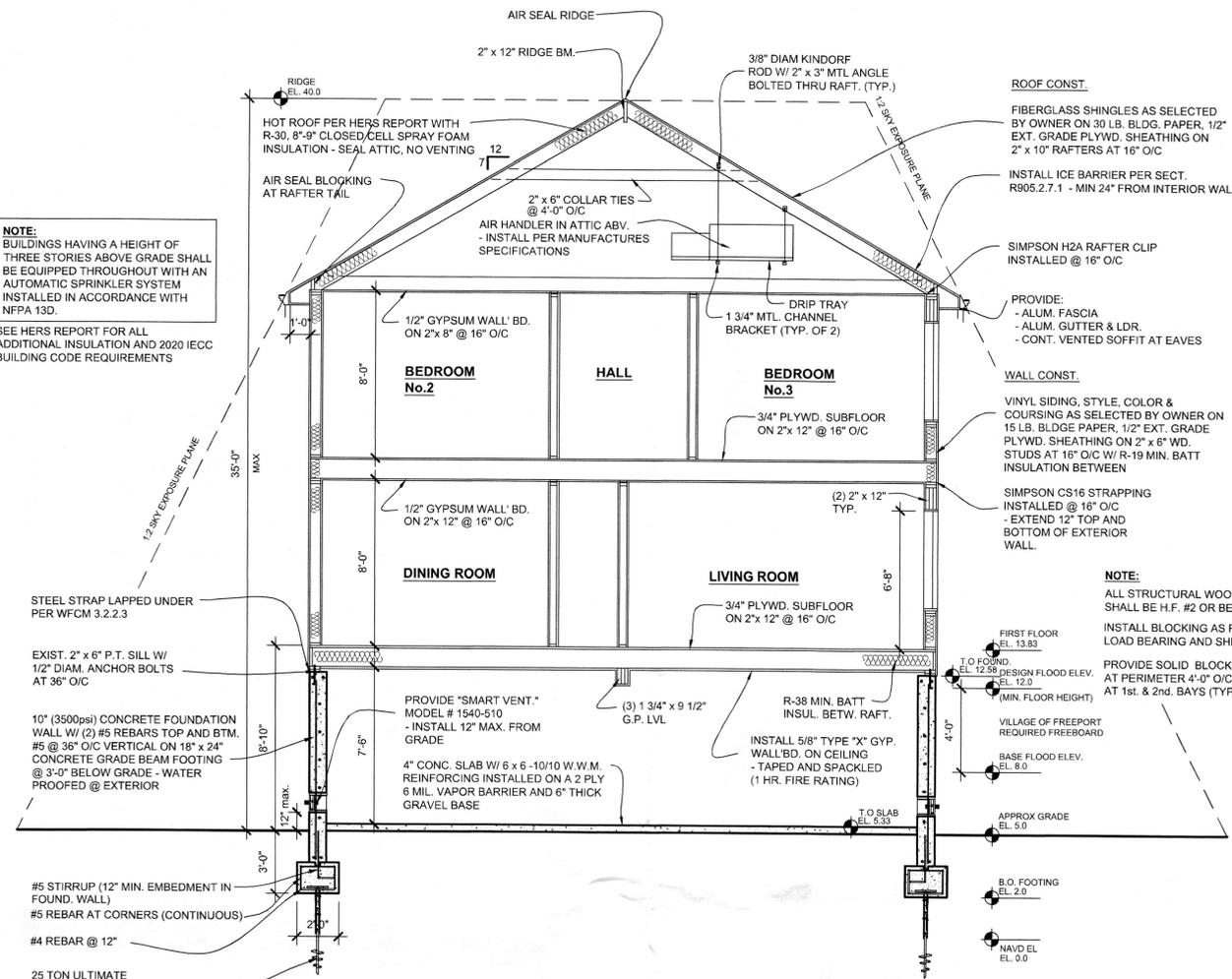
METER DETAIL

SCALE: N.T.S.



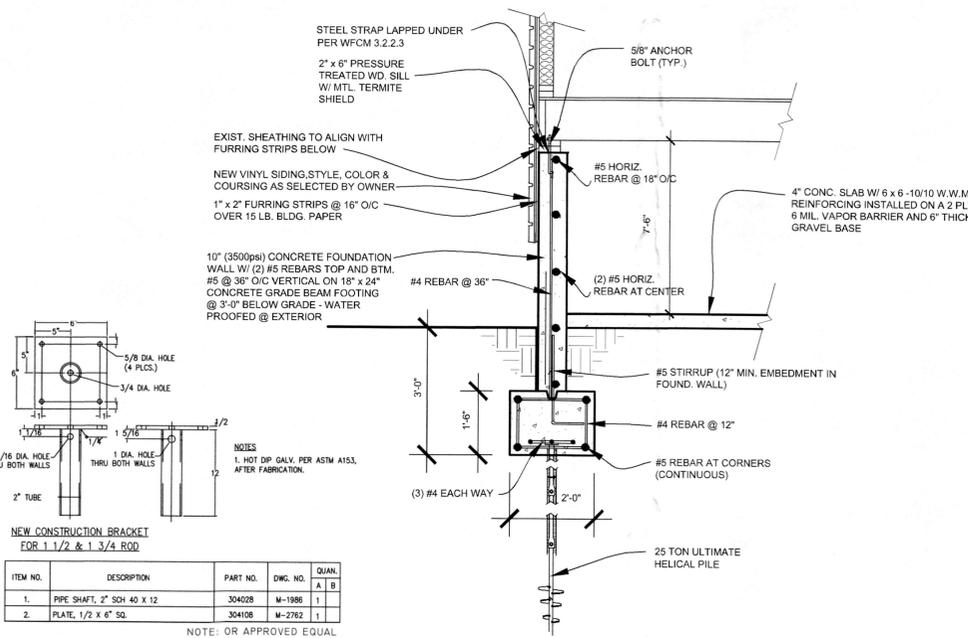
FOUNDATION BRACKET DETAIL

N.T.S.



BLDG. SECTION A-A

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



FOUND. WALL DETAIL

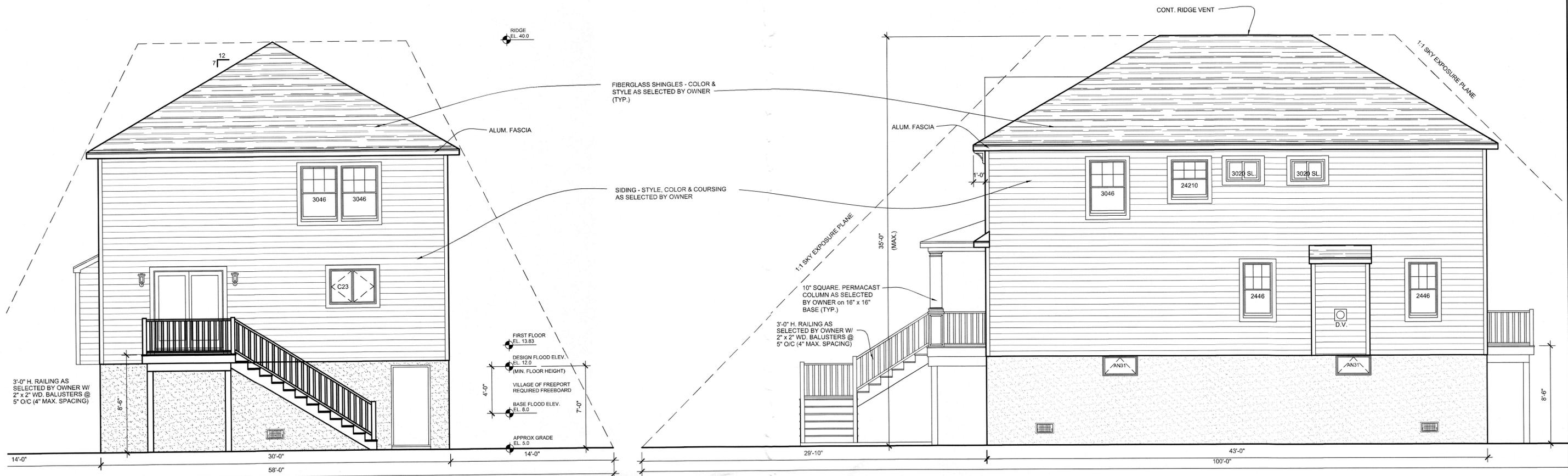
N.T.S.

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Narrow cavities		
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

MARK	DATE	REVISION
PROPOSED DWELLING 185 CARMAN STREET., FREEPORT		
BLDG. SECTION & DETAILS		
FIORE ARCHITECTURE		
208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758 Phone / Fax (516) 586-5409 - FioreArch@optonline.net		

DRAWING	
A-3	
OF 4	
DATE 9-21-21	
BF	NOTED 21.74
DRAWN	CHECKED
SCALE	FILE



SOUTH ELEVATION

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

WEST ELEVATION

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

- ROOFING** - TAMKO, HERITAGE
COLOR - SHAKE WOOD
- SIDING** - GENTEK
COLOR - HARBOR BLUE DUTCHLAP
BOARD AND BATTEN IN PEAKS

- WINDOWS** - DOUBLE HUNG - COLOR - WHITE
WITH 4" TRIM AND GRIDS AT FRONT ONLY

- DOORS** - FRONT DOOR - FIBERGLASS / WHITE
LOWER LEVEL DOORS - WHITE METAL FIRE DOOR
WITH RAISED PANELS
- REAR SLIDING DOOR - WHITE VINYL, NO GRIDS
GARAGE DOOR - WHITE ALUMINUM PANEL

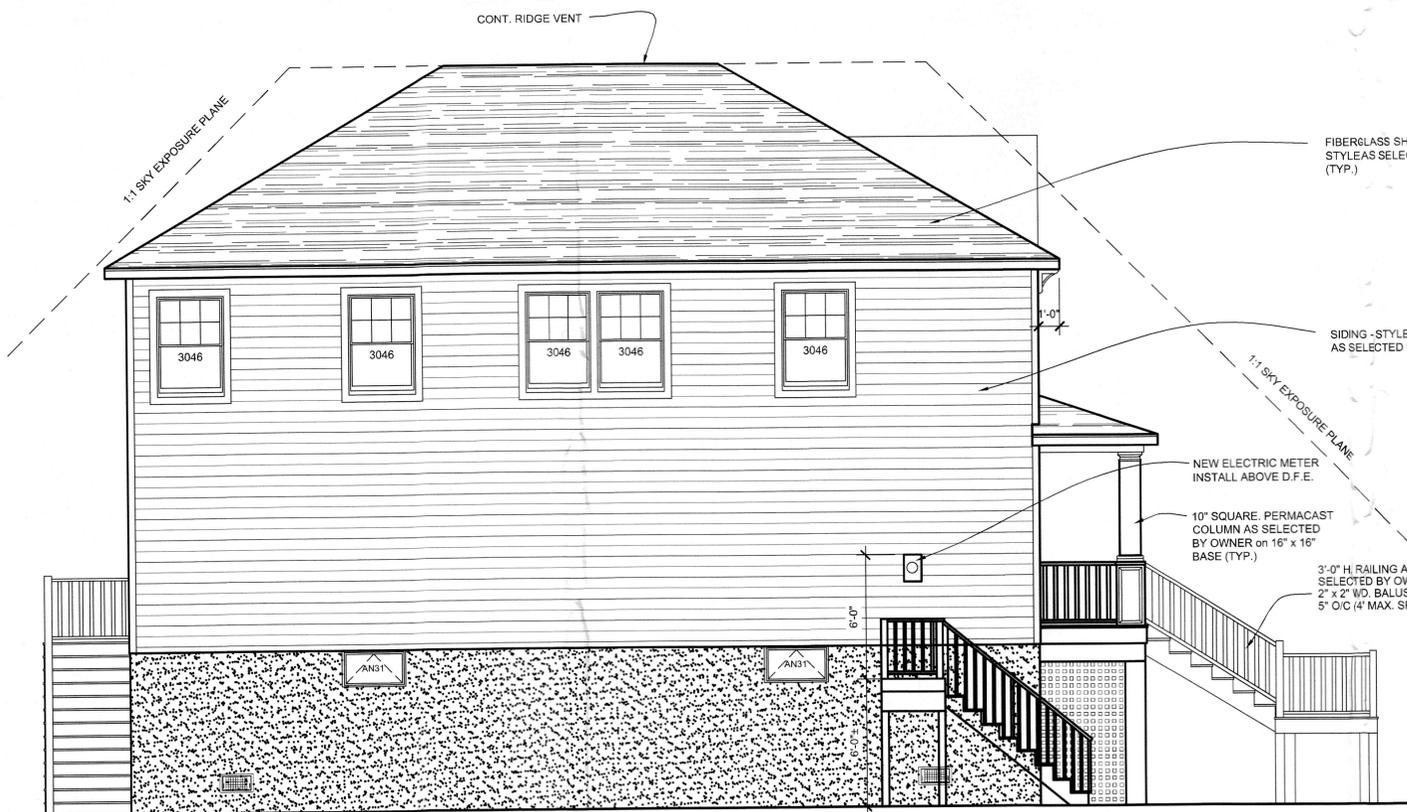
- TRIM** - WHITE AT FASCIA
WHITE 4" TRIM AT WINDOWS
WHITE CORNER POSTS

- COLUMNS** - 10" SQUARE, PERMACAST COLUMN ON 16" X 16" BASE WHITE

- FOUNDATION** - SCRATCH COAT FINISH COLOR TO MATCH SIDING

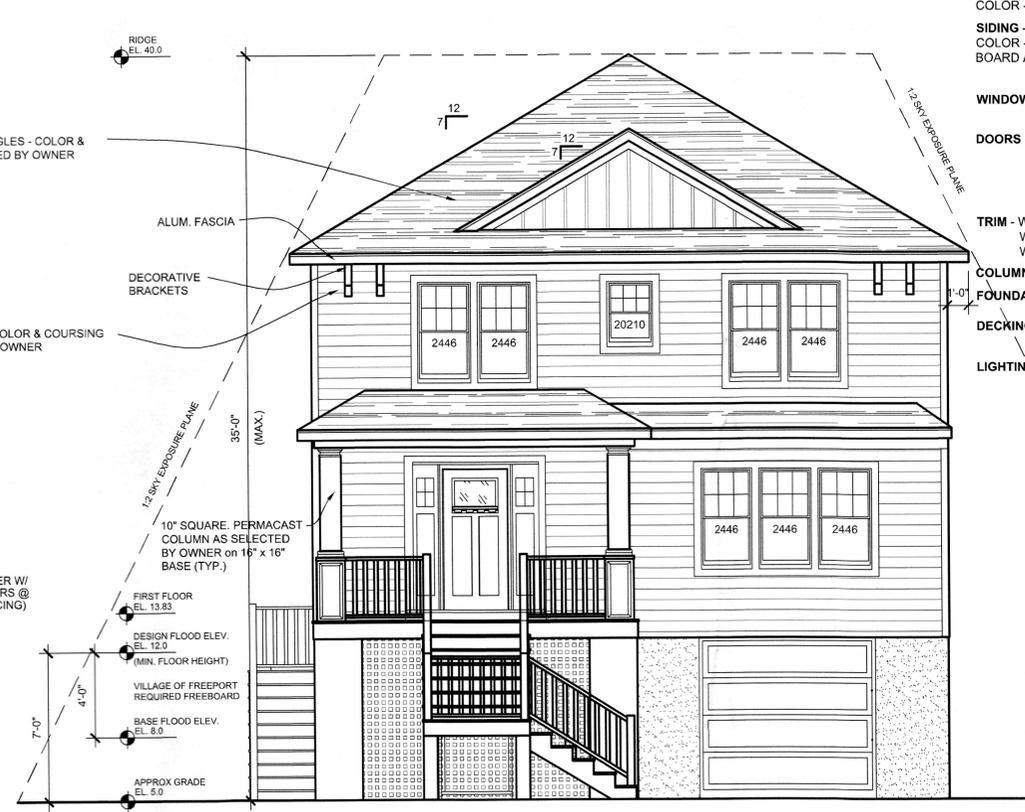
- DECKING** - A.C.Q. PRESSURE TREATED WOOD
- WHITE SQUARE PVC RAILINGS & WHITE LATTICE BASE

- LIGHTING** - BLACK WALL MOUNT FIXTURES AT LOWER LEVEL
AND REAR SLIDING DOORS
- RECESSED LIGHTING AT FRONT DOOR PORTICO.



EAST ELEVATION

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



NORTH ELEVATION

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

MARK	DATE	REVISION
PROPOSED DWELLING 185 CARMAN STREET., FREEPORT		
BLDG. ELEVATIONS		
FIORE ARCHITECTURE 208 N. WISCONSIN AVE, MASSAPEQUA, NY 11758 Phone / Fax (516) 586-5409 - FioreArch@optonline.net		
DRAWING		A-4
OF 4		DATE 9-21-21
BF	NOTED	21.74
DRAWN	CHECKED	SCALE FILE

2021 MAY - 2 P. 300
CLERK OF SUPERIOR COURT
VILLAGE OF FREEPORT
NEW YORK

W.F.C.M. TABLE 3.1 NAILING SCHEDULE			
Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter to Top Plate (Toe-nailed)	3-8d	3-10d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3-8d	3-10d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	3-6d	3-40d	each lap
Ceiling Joist Laps Over Partitions (Face-nailed)	3-6d	3-40d	each lap
Collar Tie to Rafter (Face-nailed)	1-10d	1-10d	per tie (ridge strap)
Blocking to Rafter (Toe-nailed)	2-8d	2-10d	each end
King Board to Rafter (End-nailed)	2-6d	3-16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face-nailed)	2-16d	2-16d	per foot
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	each side
Stud to Stud (Face-nailed)	2-16d	2-16d	per foot
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	2-16d	2-40d	per stud
Bottom Plate to Floor Joist, Bandjoist, Endjoist or Blocking (Face-nailed)	2-16d ²	2-16d ²	per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe-nailed)	4-8d	4-10d	per joist
Bridging to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	2-8d	2-10d	each block
Ledger Strip to Beam (Face-nailed)	3-1-6d	4-1-6d	each joint
Joist on Ledger to Beam (Toe-nailed)	3-8d	3-10d	per joist
Band Joist to Joist (End-nailed)	3-16d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2-16d	3-16d	per foot
ROOF SHEATHING			
Structural Panels	8d	10d	(see Table 3.10)
Diagonal Board Sheathing 1"x6" or 1"x8" 1"x10" or wider	2-8d 3-8d	2-10d 3-10d	per support
CEILING SHEATHING			
Gypsum Wallboard	5d coolers	5d coolers	7" edge/10" field
WALL SHEATHING			
Structural Panels	8d	10d	6" edge/12" field
Fiberboard Panels 7/16" 8d ²	6d ² 8d ²	-	3" edge/6" field 3" edge/6" field
Gypsum Wallboard	5d coolers	5d coolers	7" edge/10" field
Hardboard	8d	8d	6" edge/12" field
Particleboard Panels	8d	8d	(see manufacturer)
Diagonal Board Sheathing 1"x6" or 1"x8" 1"x10" or wider	2-8d 3-8d	2-10d 3-10d	per support
ROOF SHEATHING			
Structural Panels 1" or less greater than 1"	8d 10d	10d 16d	6" edge/12" field 6" edge/6" field
Diagonal Board Sheathing 1"x6" or 1"x8" 1"x10" or wider	2-8d 3-8d	2-10d 3-10d	per support

WALL CONNECTIONS AT LOADBEARING WALLS	
STUD SPACING (in.)	LATERAL
12" O/C	12 16 20 24 28 32 36
16" O/C	12 16 20 24 28 32 36
24" O/C	12 16 20 24 28 32 36

WALL CONNECTIONS FOR ENDWALL ASSEMBLIES	
STUD SPACING	WALL HEIGHT (ft.)
12" O/C	8 10 12 14 16 18 20
16" O/C	8 10 12 14 16 18 20
24" O/C	8 10 12 14 16 18 20

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN LBS. PER SQ. FT.)	
USE	LIVE LOADS
ATTICS WITH LIMITED STORAGE	20
ATTICS WITHOUT STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION			
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 1/2" WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS- WIND LOADS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	L/120

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS			
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION		
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180		
Interior walls and partitions	H/180		
Floors and plastered ceilings	L/360		
All other structural members	L/240		
Exterior walls with plaster or stucco finish	H/360		
Exterior walls- wind loads with brittle finishes	L/240		
Exterior walls- wind loads with flexible finishes	L/120		

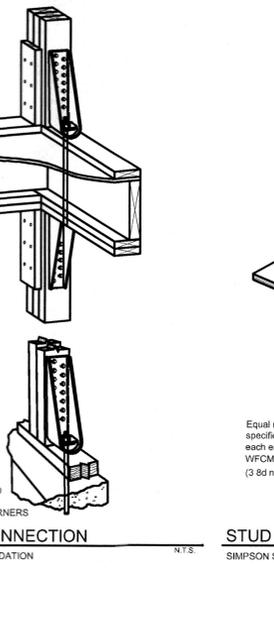
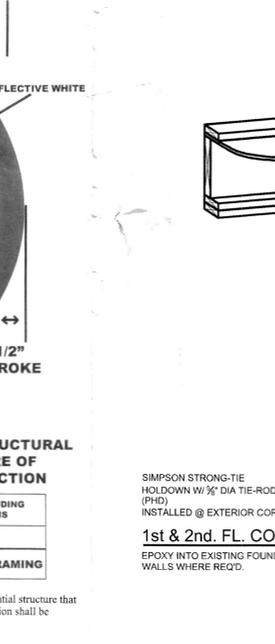
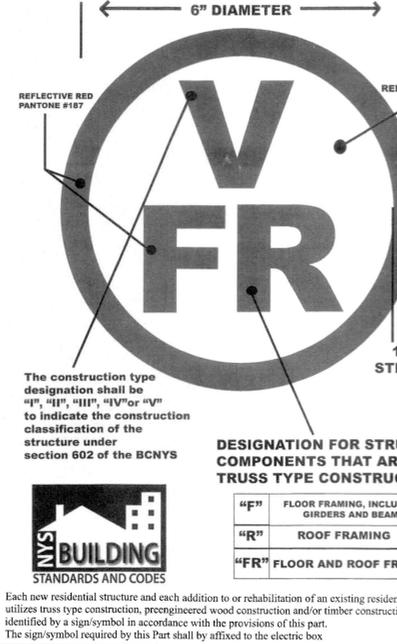
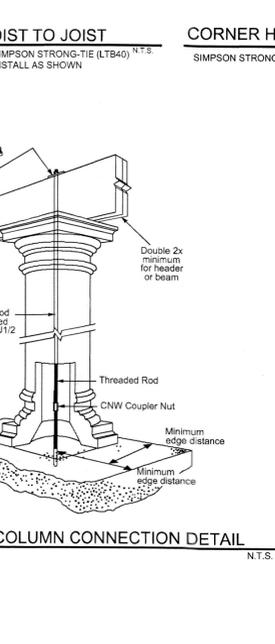
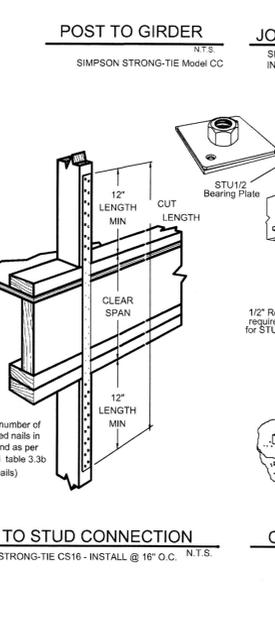
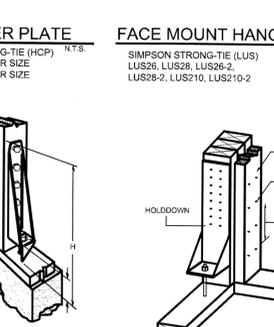
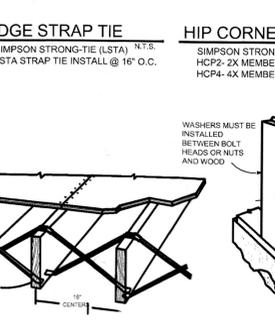
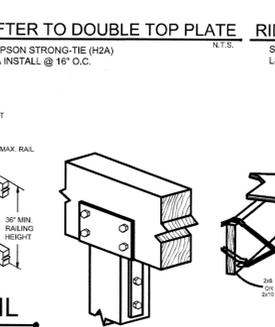
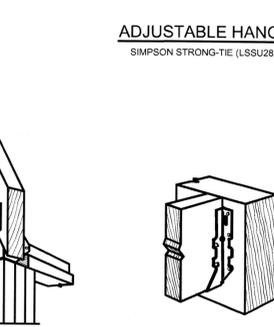
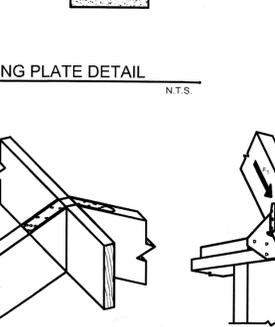
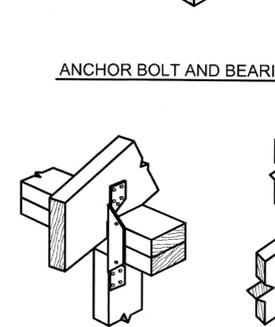
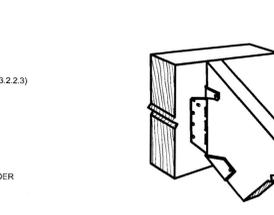
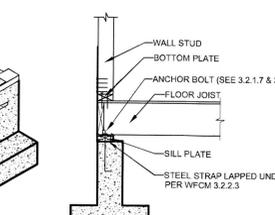
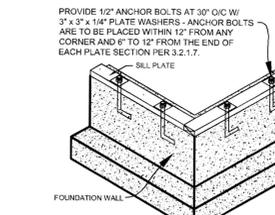
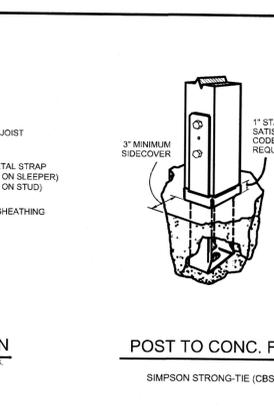
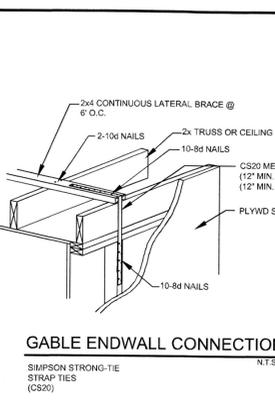
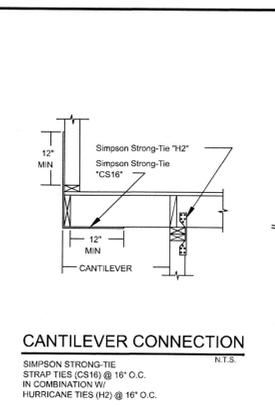
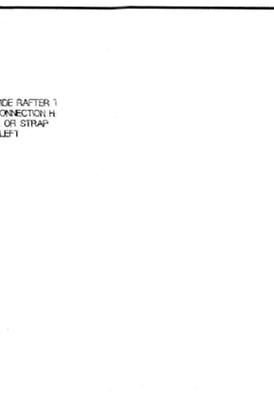
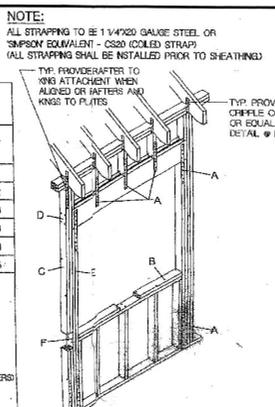
TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS			
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION		
RAFTERS HAVING SLOPES GREATER THAN 1/2" WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180		
INTERIOR WALLS AND PARTITIONS	H/180		
FLOORS AND PLASTERED CEILINGS	L/360		
ALL OTHER STRUCTURAL MEMBERS	L/240		
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360		
EXTERIOR WALLS- WIND LOADS WITH BRITTLE FINISHES	L/240		
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	L/120		

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS			
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION		
RAFTERS HAVING SLOPES GREATER THAN 1/2" WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180		
INTERIOR WALLS AND PARTITIONS	H/180		
FLOORS AND PLASTERED CEILINGS	L/360		
ALL OTHER STRUCTURAL MEMBERS	L/240		
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360		
EXTERIOR WALLS- WIND LOADS WITH BRITTLE FINISHES	L/240		
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	L/120		

TABLE R301.2.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS			
FASTENER TYPE	FASTENER SPACING		
	Panel span 4 foot	4 foot span/8 foot	6 foot span/8 foot
2 1/2" #6 Wood screws	16"	12"	9"
2 1/2" #8 Wood screws	16"	16"	12"

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS									
R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.									
R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m ²). Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m ²).									
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).									
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).									
R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.									

NAILING SCHEDULE 'B' (WOOD FRAME CONSTRUCTION MANUAL)						
Rough Opening	A	B	C	D	E	F
2'-0"	2	1 2x4	1	1	1	1
4'-0"	4	1 2x4	2	2	2	2
6'-0"	6	2 2x4 or 1 2x6	3	3	3	3
8'-0"	8	2 2x4 or 1 2x6	3	3	3	3
10'-0"	10	2 2x6	4	4	4	4
12'-0"	12	2 2x6	5	5	5	5



MARK	DATE	REVISION
PROPOSED DWELLING 185 CARMAN STREET., FREEPORT		
GENERAL NOTES & DETAILS		
FIORE ARCHITECTURE 208 N. WISCONSIN AVE, MASSAPEQUA, NY 11756 Phone / Fax (516) 586-5409 - FioreArch@optonline.net		
DRAWING		
G-1 OF 1		
DATE 9 - 21 - 21		
BF	NOTED	21.74
DRAWN	CHECKED	SCALE

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION	
"FR"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING

Each new residential structure and each addition to or rehabilitation of an existing residential structure that utilizes truss type construction, preengineered wood construction and/or timber construction shall be identified by a sign symbol in accordance with the provisions of this part. The sign symbol required by this Part shall be affixed to the electric box.

Application Date: 5/4/22
Fees Paid: _____

SP# 3557

**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: 115-117 South Main Street ZONING DISTRICT Business B
SECTION 62 **BLOCK** 198 **LOT** 317+322 **LOT SIZE:** ~4901 ft²

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Robert Bennett, PS</u>	Name: <u>Ederi Hananya</u>
Address: <u>8 West Merrick Rd Freeport, NY 11520</u>	Address: <u>1324 East 15th Street Suite 4 Brooklyn, NY 11230</u>
Telephone #: <u>516-867-2036</u>	Telephone #: <u>347-330 9909</u>

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

Present Land Use: Business **Proposed Land Use:** Business

Description of Proposed Work: New 925 ft² rear single story
addition for storage

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
4-28-22
DATE

APPLICANT'S SIGNATURE

Sworn to before me this 28
day of April, 2022

Americo O. Saborio
Notary Public

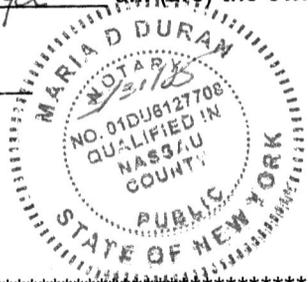
Americo O. SABORIO
Notary Public New York
Notary Reg #011110967
Commission Expires Jan 29, 2023

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

PROPERTY OWNER'S SIGNATURE

Sworn to before me this 13th
day of April, 2022

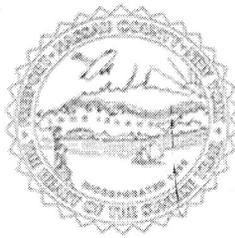
[Signature]
Notary Public



4/12/22
DATE

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) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

October 20, 2021
SITE PLAN LETTER

Ederi Hananya
1324 East 15th Street – Suite 4
Brooklyn, NY 11230

RE: 115-117 S. Main Street, Freeport, NY
Zoning District- Business B Sec. 62 Blk. 198 Lot 317 & 322
Building Permit Application #20212303
Description: Construct a new one-story 925 sq. ft. rear addition

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Jonathan Smith

Jonathan Smith,
Building Inspector
/cd

c: Village Clerk
Robert Bennett P.E.

VILLAGE OF FREEPORT NY
CLERK'S OFFICE

5055 HVA - n b 5:38

RECEIVED

ZBA Approval Needed:

Yes: No

Encl.

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. #20212303

Location: 115-117 S. Main Street, Freeport, NY

Applicant: Ederi Hananya

Description: Construct a new one-story 925 sq. ft. rear addition

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: October 20, 2021

VILLAGE OF FREEPORT
CLERK'S OFFICE
JONATHAN SMITH
5055 HWY - 11 B S:388

Jonathan Smith
Jonathan Smith
Building Inspector

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: <p style="text-align: center; font-size: 1.2em;">Single story addition @ rear</p>							
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">115 South Main Street; Freeport, NY</p>							
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">New single story 925 ft² rear addition.</p>							
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Robert Bennett</p>		Telephone: 516 867-2036					
Address: <p style="text-align: center; font-size: 1.2em;">8 West Merrick Rd</p>		E-Mail: office@rubcoengineering.com					
City/PO: <p style="text-align: center; font-size: 1.2em;">Freeport</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11520</p>				
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="font-size: 2em;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<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></td> <td style="font-size: 2em;">X</td> </tr> </table>	NO	YES		X
NO	YES						
	X						
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<p style="text-align: center; font-size: 1.2em;">< 1 acres</p> <p style="text-align: center; font-size: 1.2em;">< 1 acres</p> <p style="text-align: center; font-size: 1.2em;">< 1 acres</p>				
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	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	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that 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>Robert Bennett</u>	Date: <u>5-10-21</u>	
Signature: _____		

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

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

RECEIVED



**VILLAGE OF FREEPORT
MUNICIPAL BUILDING**

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300
(516) 771-4127 Fax

ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

U.S. Mail

March 25, 2022

Ederi Hananya
1324 East 15th St., Ste. 4
Brooklyn, NY 11230

Application #2021-29 – 115-117 S. Main St., Business B - Section 62/Block 198/Lot 317 &322 – Ederi Hananya - Construct a new 1 story, 925 sq. ft. rear addition.

Dear Mr. Hananya,

The above application was before the Zoning Board of Appeals at its meeting held on March 24, 2022 at which time the application was approved. Please see the attached decision from the Zoning Board of Appeals.

If you have any questions or need further information, please call my office at 516-377-2202.

Sincerely,

Robin Cantelli
Secretary to the Zoning Board of Appeals

Cc: RABCO Engineering P.C. ✓

VILLAGE OF FREEPORT, NY
OFFICE

3033 NY - 11 B S: 3d

RECEIVED

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

DATE: March 24, 2022

APPROVAL

Building Department Permit Application# 20212303

Chairman, regarding Application #2021-29 for the premises located at 115-117 S. Main Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-172A(12), and 210-88 seeking approval for a new one story 925 square foot rear addition.

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

A public hearing was held on February 17, 2022 wherein applicant was represented by architect Robert Bennett of RABCO Engineering. He explained that this is an existing commercial building which used to be a tile shop. There is existing storage and warehouse space in the back. They are looking to renovate and expand the space. There is another business in the building as well. There is 1,900 square feet now, and they are looking to add 925. 11 parking spaces are required and 9 are provided. The building is in use, it is operational and there are no issues. They do not expect an increase in demand or parking due to this addition. He explained that there is a loading space, that there is a loading space for the garage door entry. The expansion will be mostly hidden in between existing buildings.

Mr. Hananya, the owner, spoke as well. He explained that he rents out a tax office and his main office is selling mattress covers for bed bugs, box springs and duvet covers. They sell online on Amazon and Ebay. They receive deliveries every two months. The extra space is to store the merchandise from those deliveries.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. There is a loading zone and parking demand is not expected to be impacted by this expansion.
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created. This request is self-created, but this factor alone is not dispositive.
2. The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

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

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

Second by: Ben Jackson

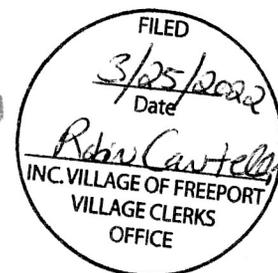
The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	Excused
Member Jackson	In Favor
Member Hawkins	Excused
Alternate Scopelitis	In Favor
Chairperson Rhoden	In Favor

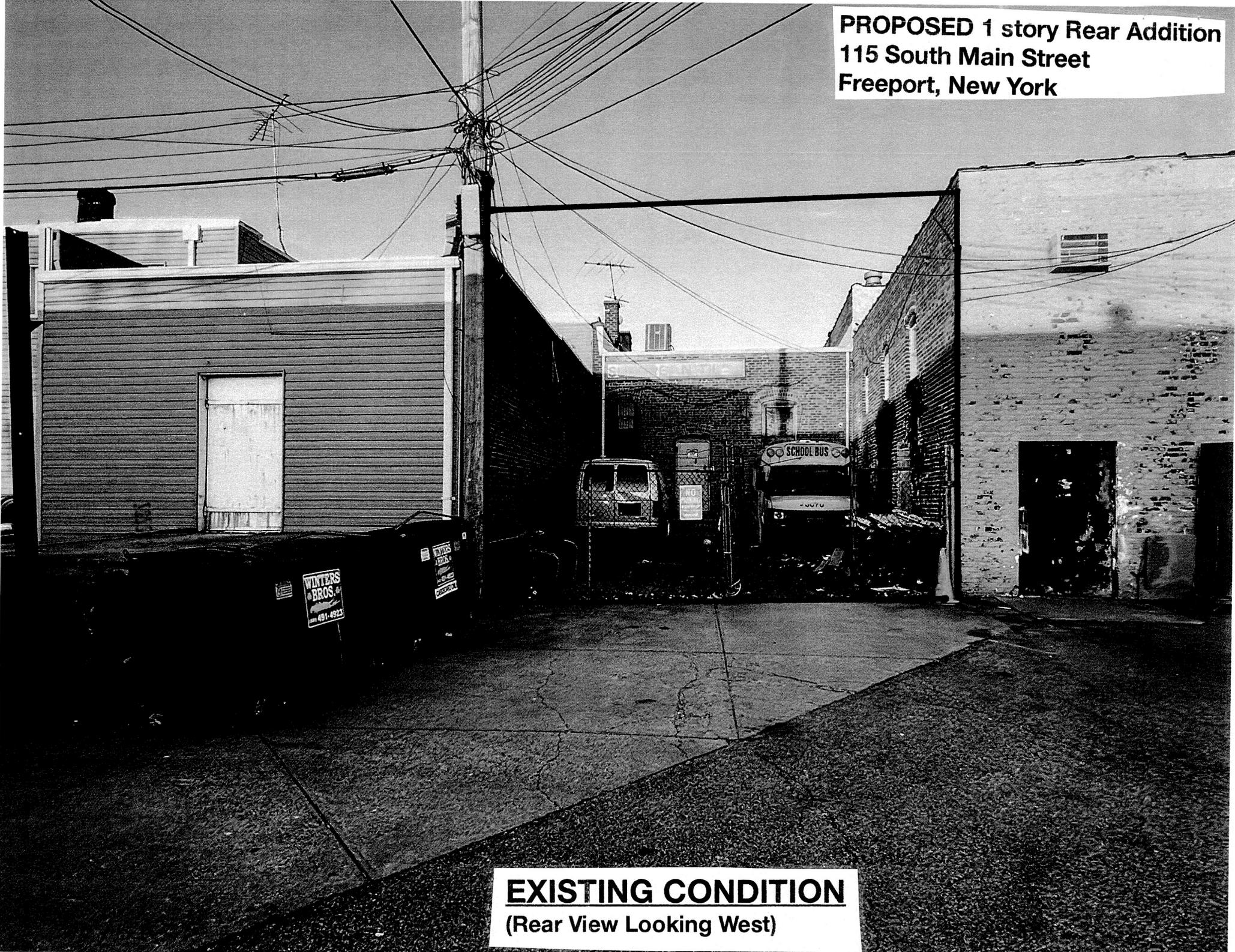
VILLAGE OF FREEPORT
CLERK'S OFFICE

3:30 PM - 11 5 3d

RECEIVED



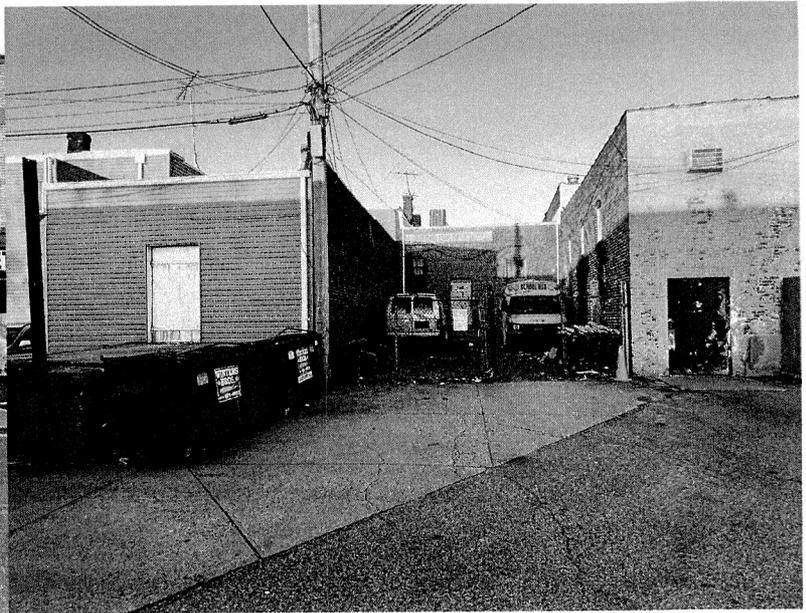
**PROPOSED 1 story Rear Addition
115 South Main Street
Freeport, New York**



EXISTING CONDITION
(Rear View Looking West)



SUBJECT PROPERTY; (front facade/ no work) 115/ 117 South Main Street; Freeport, New York; April 11, 2022; Front facade looking east



REAR OF SUBJECT PROPERTY; (location of new 1 story rear addition) 115-117 South Main Street; Freeport, New York; April 11, 2022; Rear view looking west



Adjacent property to south of SUBJECT PROPERTY; 9-123 South Main Street; Freeport, New York; April 11, 2022; Front facade looking east



Neighboring property to south of SUBJECT PROPERTY; 125 South Main Street; Freeport, New York; April 11, 2022; Front facade looking east

OFFICE OF RECORDING & CLERK'S OFFICE

5055 MAY - 11 6 5:38

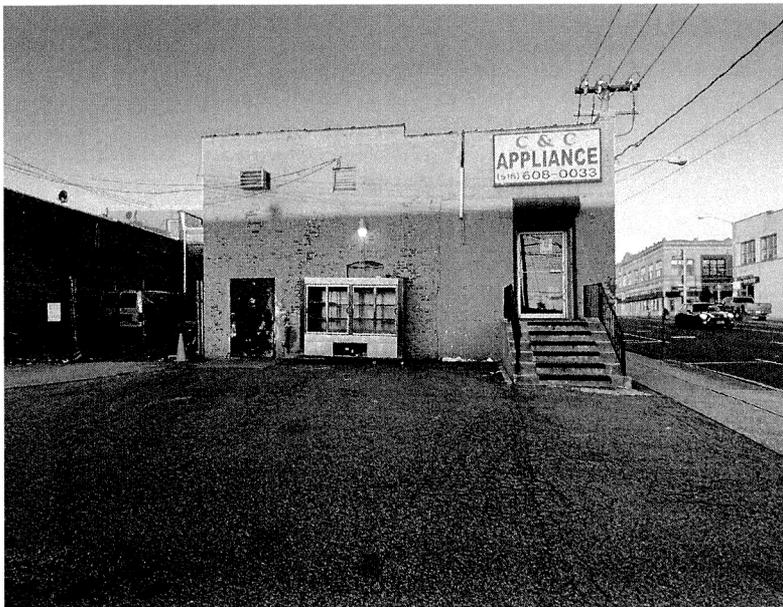
RECORDED



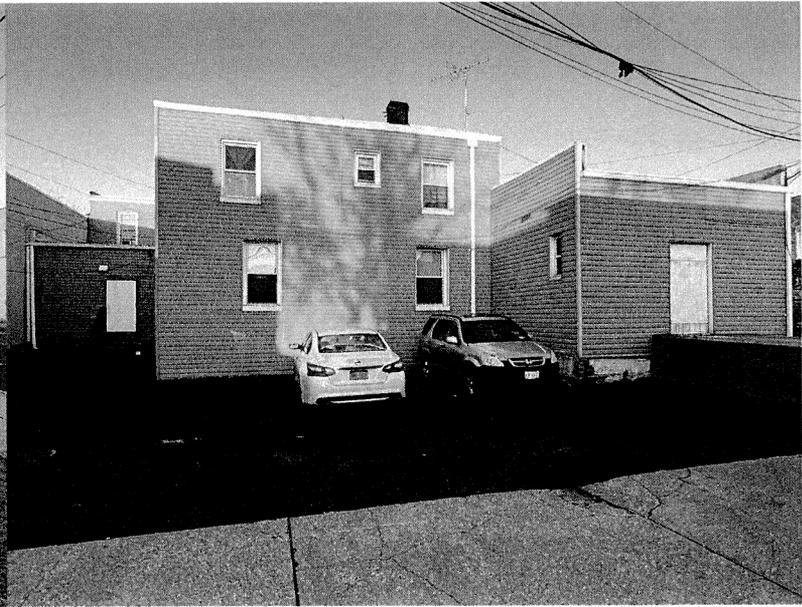
Neighboring property across the street of SUBJECT PROPERTY; 124-126 South Main Street; Freeport, New York; April 11, 2022; Front facade looking west



Neighboring property across the street of SUBJECT PROPERTY; 128 South Main/1 West Merrick Road; Freeport, New York; April 11, 2022; Front facade looking northwest



Adjacent property to rear SUBJECT PROPERTY; 2 East Merrick Road; Freeport, New York; April 11, 2022; East facade looking west



Adjacent property at rear of SUBJECT PROPERTY; 119-123 South Main Street; Freeport, New York; April 11, 2022; Rear view looking west

OFFICE OF FREEPORT MA
CLERK'S OFFICE

APR 11 2022 3:30 PM

RECEIVED



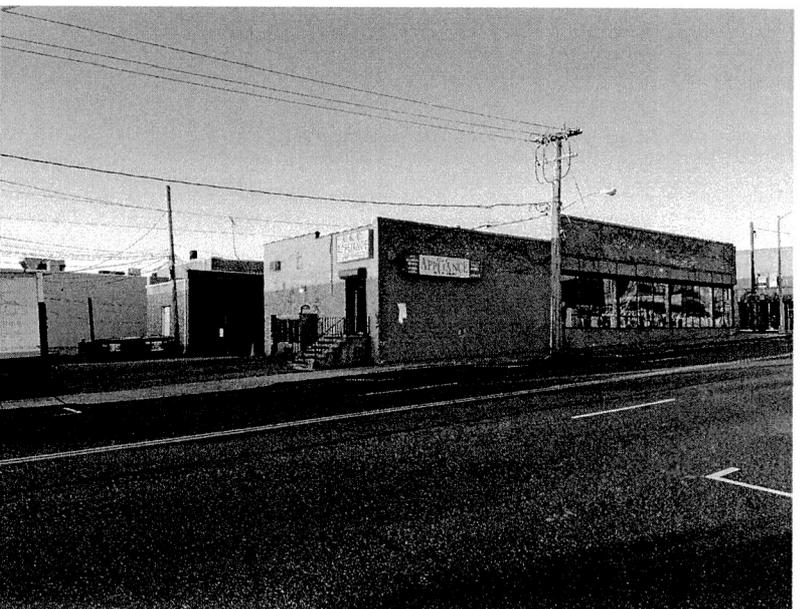
nearby property to SUBJECT PROPERTY; 21 East Merrick Road; Freeport, New York; April 11, 2022; Front view looking north



Nearby property to SUBJECT PROPERTY; 11-19 East Merrick Road; Freeport, New York; April 11, 2022; Front view looking north



nearby property at rear of SUBJECT PROPERTY; 22 East Merrick Road; Freeport, New York; April 11, 2022; Front view looking south



Adjacent property to rear of SUBJECT PROPERTY; 2 East Merrick Road; Freeport, New York; April 11, 2022; Front view looking south

APPROVED BY THE BOARD OF SUPERVISORS
FEBRUARY 2022

SOSS 11/1 - 11 5:30

RECEIVED



nearby property across the street of SUBJECT PROPERTY; 1 West Merrick Road; Freeport, New York; April 11, 2022; Front view looking south



Nearby property to SUBJECT PROPERTY; 8 West Merrick Road; Freeport, New York; April 11, 2022; Front view looking north

OFFICE OF ENGINEERING
OFFICIAL OFFICE

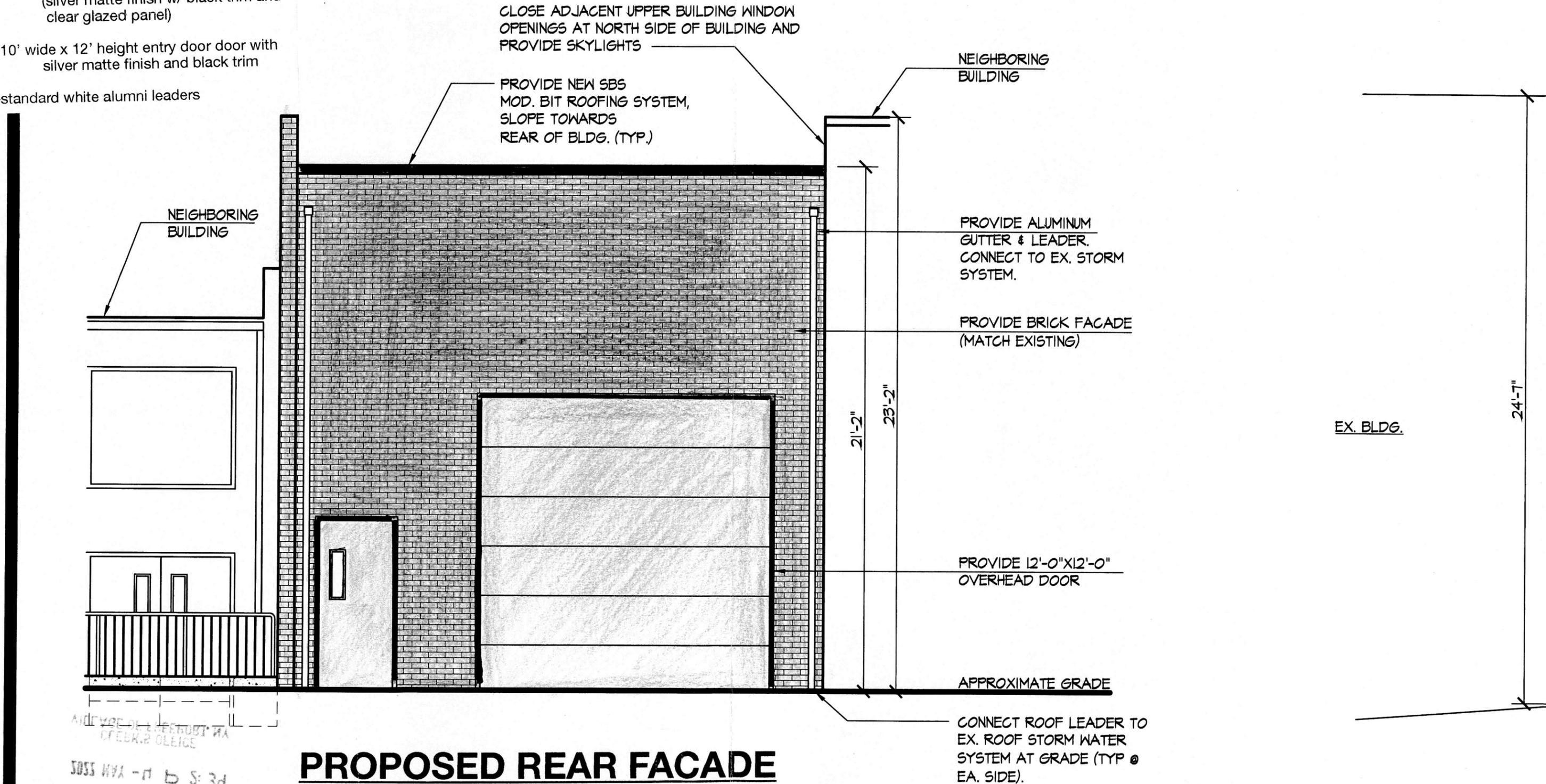
3055 NYA - R B S: 3d

RECEIVED

Exterior Material List

- new red Brick facade
- dark brown Terra Cotta coping
- Steel frame entry door (silver matte finish w/ black trim and clear glazed panel)
- 10' wide x 12' height entry door door with silver matte finish and black trim
- standard white alumni leaders

**New 1 story Rear Addition
115 South Main Street
Freeport, New York**



PROPOSED REAR FACADE

(East Face Looking West)

APPROVED BY FREEPORT NY
OFFICE

RECEIVED

RECEIVED

SCOPE OF WORK

- UNDERPIN EXISTING FOUNDATION. - PROPOSED REAR ADDITION.

AT

115 SOUTH MAIN STREET BUILDING

115 SOUTH MAIN STREET, FREEPORT N.Y 11520

GENERAL PROJECT NOTES

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

ABBREVIATIONS

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

SITE + BUILDING DATA

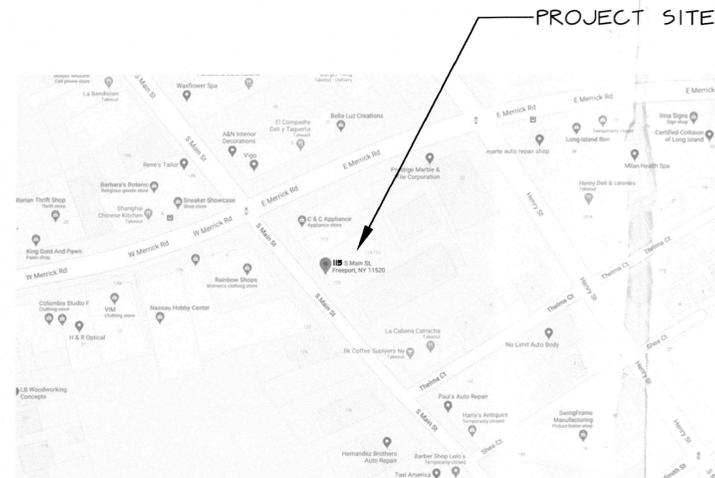
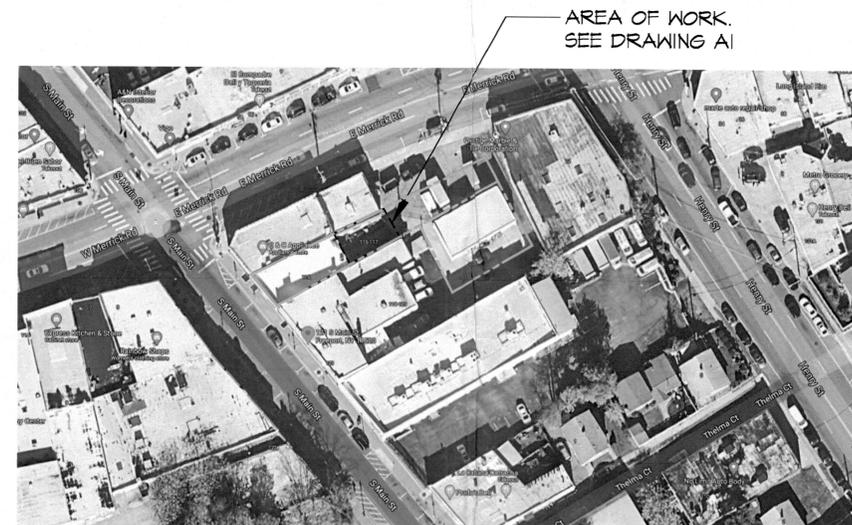
ZONING	INDUSTRIAL ZONE
OCCUPANCY CLASS	BUSINESS
CONSTRUCTION CLASS	IIB
FIRE PROTECTION	NO
FIRE ALARM	-
SECTION	62
BLOCK	19B
LOT	317 & 322
LOT AREA (LOT 317)	4,592.66 SQ.FT.
LOT AREA (LOT 322)	3,404.90 SQ.FT.
LOT AREA	7,997.56 SQ.FT.
LOT AREA OCCUPIED	4,390 SQ.FT.
LOT COVERAGE	54.9%
EXISTING BLDG. AREA	1,795 SQ.FT.
EXISTING GARAGE AREA	1,670 SQ.FT.
BLDG. ADDITION AREA	925 SQ.FT.
TOTAL BLDG. AREA (NOT INCLUDING GARAGE)	2,720 SQ.FT.

OWNER INFORMATION

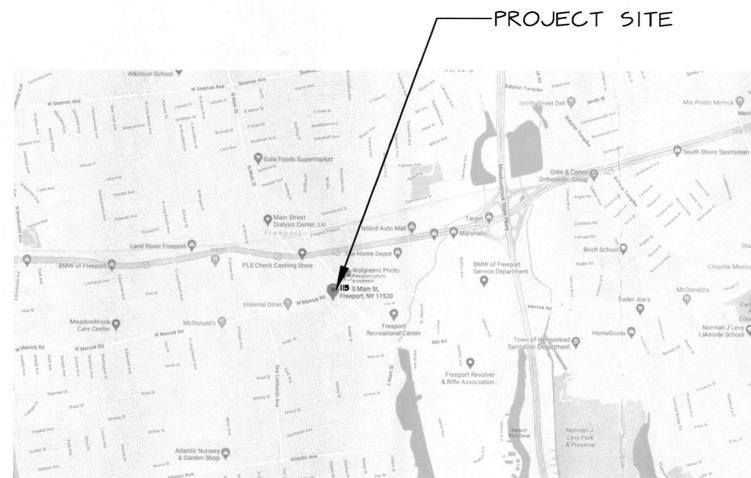
LIST OF DRAWINGS

SHEET	DRAWING NUMBER	DRAWING TITLE
1	T-1	TITLE PAGE
2	G-1	GENERAL NOTES AND SITE PLAN
3	A-1	FIRST FLOOR PLAN, ROOF PLAN, WALL SECTION AND ELEVATIONS

AERIAL MAP



LOCATION MAP



VICINITY MAP

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER NAME AND A DESCRIPTION OF THE ALTERATION.

RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036 FAX 516 867-2037

Project Name and Address
115 SOUTH MAIN STREET BUILDING
115 SOUTH MAIN STREET
FREEPORT, NY 11520



Project # 2103
Date 10/25/21
Drawn F.J.P.
Checked R.A.B.



GENERAL:
THE STRUCTURAL DESIGN OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTERS 16 THROUGH 23, INCLUDING CONNECTION DESIGN. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE.

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS

2. IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN.

3. THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.

4. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.

5. NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL WORK IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.

7. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION, NOR JOB SITE SAFETY. PERIODIC SITE VISITS DO NOT CONSTITUTE SUPERVISION.

8. THE CONTRACTOR IS RESPONSIBLE FOR "METHODS AND MEANS OF CONSTRUCTION".

9. CONTRACTOR SHALL COMPLY WITH THE N.Y.S. BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS & O.S.H.A.

10. CONTRACTOR SHALL PROVIDE, AND BE RESPONSIBLE FOR, ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.

11. COMPLY W/ O.S.H.A.

CONCRETE:
PER 2020 N.Y.S. BUILDING CODE SECTION 1904.2.2 WEATHERING IS SEVERE.

1. ALL CONCRETE WORK, INCLUDING BUT NOT LIMITED TO MIXES, AGGREGATES, DESIGN STRENGTH, AIR ENTRAINMENT, PLACEMENT, DURABILITY FORM WORK, SEISMIC, QUALITY, TESTING AND REINFORCEMENT, SHALL BE IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTER 19 AND LOCAL BUILDING CODES. NOTE THAT CHAPTER 19 HAS N.Y.S. AMENDMENTS TO ACI-318. IF THERE SHOULD BE ANY CONFLICT BETWEEN THESE CODES, THE LOCAL BUILDING CODES SHALL TAKE PRECEDENCE.

2. CONCRETE (F'c) SHALL BE AS FOLLOWS: (28 DAYS)
A) FOUNDATION: 4000 PSI STONE (AIR ENTRAINED) PER TABLE: 1904.2.2(2)
B) SLAB ON GRADE: 3500 PSI STONE PER TABLE: 1904.2.2(2)
C) WATER CEMENT RATIO PER TABLE 1904-2-2(1)

3. ALL REINFORCING STEEL SHALL CONFORM TO THE CURRENT REQUIREMENTS OF A.S.T.M. A-615-60 EXCEPT AS FOLLOWS: WELDED STEEL WIRE FABRIC - A.S.T.M. A105 AND N.Y.S. BUILDING CODE SECTION 1907.

4. IN ORDER TO MAINTAIN THE LATERAL STABILITY OF THE SOIL FOR ALL ISOLATED FOUNDATION PIERS AND PROPER BEDDING OF BOTTOM OF FOOTING OR PIERS, THE GENERAL METHOD SHOWING THE EXTENT OF PIT AND GENERAL EXCAVATION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.

5. ALL FOOTINGS SHALL BEAR ON 1/4 TON PER SQUARE FOOT (PER CHAPTER 1804 OF BCNY) CAPACITY MATERIAL AND SHALL BE CERTIFIED BY SOILS ENGINEER/TESTING LAB. ALL CERTIFICATIONS SHALL BE PER CHAPTER 17 OF BCNY SOILS INVESTIGATION SHALL COMPLY WITH SECTION 1802 OF BCNY (SEE SOILS REPORT)

6. FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED, SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL. PER SECTION 1805.1 OF BCNY

7. VERTICAL CONSTRUCTION JOINTS IN WALLS OR GRADE BEAMS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN, PREFERABLY IN BAYS HAVING NO OPENINGS. HORIZONTAL CONSTRUCTION JOINTS IN WALLS SHALL BE AVOIDED.

8. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS OR GRADE BEAMS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THESE WALLS ARE PROPERLY BRACED, TOP AND BOTTOM, BY HORIZONTAL FLOOR SLABS OR BY ADEQUATE TEMPORARY BRACING. TRUCKS, BULL-DOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION IN SUCH MANNER AS TO CAUSE NO DAMAGE TO THESE WALLS. PER SECT 1803 OF BCNY

9. SUBMIT COMPLETE SHOP DRAWING DETAILS AND SETTING PLANS FOR REVIEW FOR OUTSIDE WALLS. CONTRACTOR SHALL FURNISH STRIP ELEVATIONS SHOWING ALL OPENINGS, LEDGES, SHELVES, AND OTHER PERTINENT DATA IN ADDITION TO THE REQUIRED REINFORCEMENT.

10. ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. ALL CONSTRUCTION JOINTS, SUCH AS DAY'S, FOUR JOINTS, SHALL BE LOCATED IN THE MIDDLE THIRD OF SPAN. MAIN REINFORCEMENT TO RUN THRU THE JOINT. IF NO STEEL IS PROVIDED IN TOP OF SLAB WHERE JOINT OCCURS, PROVIDE #3@18" IN LENGTH @ 12" O.C. DOMELS.

11. MINIMUM STEEL PROTECTION: 3/4" FOR SLABS, 1" FOR INTERIOR FACE OF WALLS, 1-1/2" FOR BEAMS AND GIRDERS, 2" FOR COLUMNS AND EXTERIOR FACE OF WALLS, 3" FOR FOOTINGS, PIERS AND PEDESTALS. PER TABLE 1907.1 OF BCNY

12. CONTRACTOR SHALL INSTALL ALL SLEEVES, INSERTS, ETC. AND PROVIDE ALL NECESSARY RECESSES REQUIRED BY OTHER TRADES AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1906.3.

13. ALL ELECTRICAL AND OTHER CONDUITS WHICH ARE EMBEDDED IN SLABS ARE TO BE DISTRIBUTED SO THAT THEY INTERFERE AS LITTLE AS POSSIBLE WITH THE REINFORCING STEEL, AND SHALL BE LOCATED BELOW THE TOP LAYER OF REINFORCEMENT.

14. ALL BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED 48 DIAMETERS AT SPLICES AND CORNERS AND SHALL BE HOOKED AT OBSTRUCTIONS, UNLESS OTHERWISE SHOWN ON DRAWINGS. SEE ALSO N.Y.S. BUILDING CODE SECTION 1907.

13. SLABS ON GRADE SHALL BE POURED IN AN ALTERNATE LANE SEQUENCE WITH 1000 SQ. FT. MAX. AREA. CONSTRUCTION JOINTS SHALL OCCUR AT COLUMN CENTER LINES UNLESS NOTED. PROVIDE CONTROL JOINTS AT ALL COLUMN CENTER LINES UNLESS NOTED.

14. CONSTRUCTION JOINTS IN FOUNDATION WALLS SHALL BE NO MORE THAN 60'-0" APART.

15. OWNER SHALL HIRE TESTING LAB. TO TAKE TEST CYLINDERS. PER CHAPTER 17 BCNY, THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAY'S FOUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE. ONE TESTED @ 7 DAYS, TWO @ 28 DAYS. RESULTS FORWARDED TO THE ARCHITECT/ENGINEER. DESIGN MIX TO BE PREPARED BY TESTING LAB AND SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW. AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1905.6.

16. DESIGN MIX TO COMPLY W/ TABLE 1904.2.2(1), 1904.2.2(2), 1904.2.3, 1904.3 & 1904.4.1

DUTIES:

1. THE DUTIES OF THE ENGINEER OF RECORD AND HIS EMPLOYEES SHALL TERMINATE WITH THE COMPLETION AND DELIVERY OF WORKING DRAWINGS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION OF THE PROJECT, NOR JOB SITE SAFETY, NOR DOES THE ENGINEER OF RECORD HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER OR THE CONTRACTOR UNLESS NOTED OTHERWISE IN WRITING.

2. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACTS OF NEGLIGENCE OR OMISSIONS OF THE CONTRACTOR OR ANY SUB-CONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUB-CONTRACTOR'S EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

3. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE G.C.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL, COLD FORMED STEEL, STEEL JOISTS AND STEEL STORAGE RACKS SHALL BE IN ACCORDANCE WITH N.Y.S. BUILDING CODE CHAPTER 22.

2. STEEL: THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC.

3. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS ALLOWABLE STRESS DESIGN PER SECTION 2204.1 OF B.C.N.Y.

4. AISC - ALLOWABLE STRESS DESIGN

5. A22 - TYPE OF CONSTRUCTION IS TYPE 2, SIMPLE FRAMING WITH ORDINARY MOMENT CONNECTIONS

6. ALL END CONNECTIONS SHALL BE FULL STRENGTH CONNECTIONS CAPABLE OF RESISTING THE MAX. UNIFORM LOAD ON THE SPECIFIC BEAM AND SPAN PER AISC STEEL CONSTRUCTION MANUAL. ALLOWABLE STRESS DESIGN, NINTH EDITION PAGES 2-36 THRU 2-140, USE 2'S SHEAR CONNECTIONS PER PART 4 OF THE ABOVE REFERENCED CODE.

7. ALL BOLTS TO BE ASTM A325 TG BEARING TYPE.

1. THE CONTRACTOR SHALL FILE WITH THE OWNER AND ENGINEER AN AFFIDAVIT FROM THE MANUFACTURERS OF STRUCTURAL STEEL, CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS FOR STRUCTURAL STEEL AS DEFINED IN THE A.I.S.C. SPECIFICATIONS, LATEST EDITION & BCNY CHAPTER 22.

2. THE STRUCTURAL STEEL FRAMING AND DETAILING SHALL CONFORM TO THE REQUIREMENTS OF THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

3. ALL STRUCTURAL STEEL SHALL BE A.S.T.M.A - A992-50 (FY 50 KSI)

4. ALL SHOP CONNECTIONS SHALL BE WELDED OR BOLTED. BOLTS TO BE 3/4" DIAMETER A.S.T.M. A-325 AND MEET A.I.S.C. SPECIFICATIONS. WELDS TO BE ETOXX AND MEET A.I.S.C. SPECIFICATIONS.

5. ALL WELDING TO BE DONE BY LICENSED WELDERS. PER SECTION 2208 OF BCNY.

6. ALL STEEL DETAILS SHALL BE DESIGNED TO CONFORM TO ARCHITECTURAL REQUIREMENTS.

7. ALL HUNG LINTELS SHALL BE PROVIDED WITH VERTICAL AND HORIZONTAL ADJUSTMENT.

8. ALL FIELD CONNECTIONS MAY BE BOLTED USING A.I.S.C. A325-TG BOLTS EXCEPT WHERE WELDED CONNECTIONS ARE REQUIRED. PER SECTION 2204 OF BCNY.

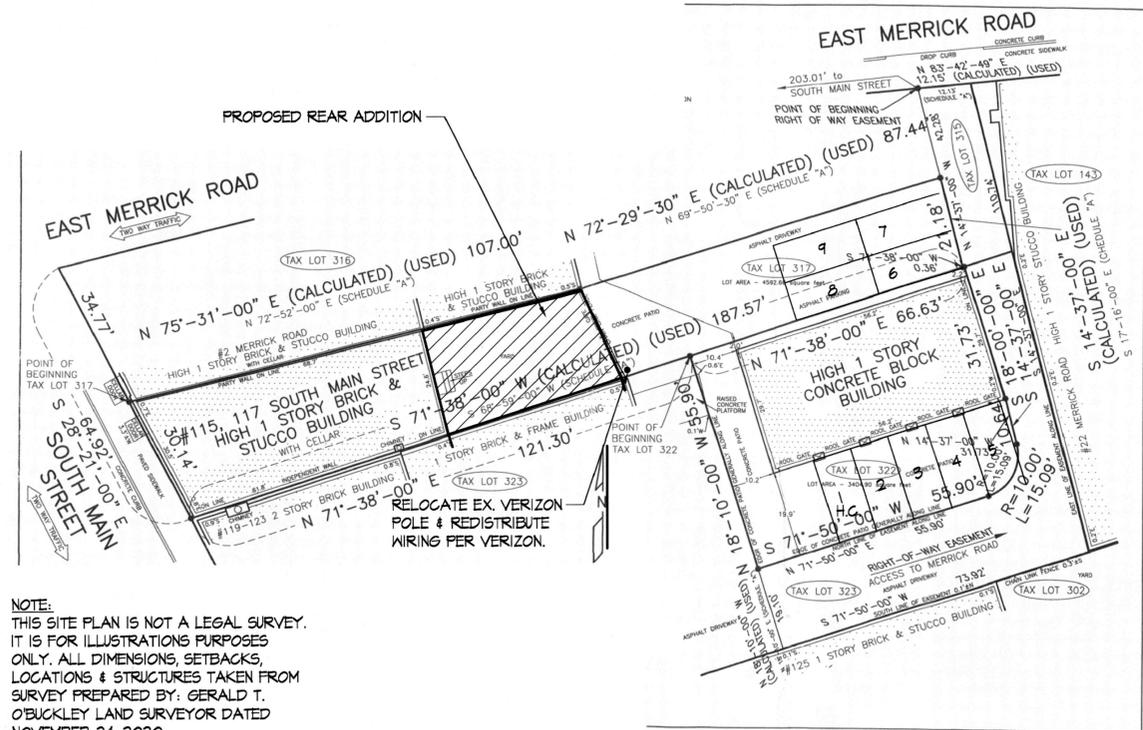
9. TOPS OF COLUMNS SHALL BE 1" BELOW TOP OF HIGHEST BEAM FRAMING INTO COLUMN UNLESS BEAMS RUN OVER TOPS OF COLUMNS AND AS DETAILS REQUIRE.

10. ALL END CONNECTIONS SHALL BE FULL STRENGTH CONNECTIONS CAPABLE OF RESISTING THE MAX. UNIFORM LOAD ON THE SPECIFIC BEAM AND SPAN. USE (2) 'S SHEAR CONNECTIONS.

11. COMPLY WITH O.S.H.A. STANDARDS.

CONCRETE TESTING:

1. THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAY'S FOUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE ONE TESTED AT 7 DAYS, 2 AT 28 DAYS. RESULTS FORWARDED TO THE ARCHITECT/ENGINEER FOR REVIEW AND AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1906.5.



NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATIONS PURPOSES ONLY. ALL DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES TAKEN FROM SURVEY PREPARED BY: GERALD T. O'BUCKLEY LAND SURVEYOR DATED NOVEMBER 24, 2020.

SITE PLAN

SCALE: 1"=20'-0"

ZONING INFORMATION

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	REMARKS
TMR# 62 198 3174322				
ZONING DISTRICT	BUSINESS B	BUSINESS B	BUSINESS B	-
LOT SIZE	7,940 SF	7,940 SF	7,940 SF	OK
USE	BUSINESS	BUSINESS	BUSINESS	OK
HEIGHT	50 FT	20 FT	20 FT	OK
LOT COVERAGE (% OF LOT AREA)	100%	3,465 SF - 43.5%	4,390 SF - 54.9%	OK
TOTAL BUILDING AREA	7,940 SF (100% LOT AREA)	1,745 SF	2,720 SF	OK
PARKING SPACES	(1 SPACE/100 + 2)	7 REQUIRED 7 PROVIDED	11 REQUIRED 4 PROPOSED	2 ADDITIONAL REQUIRED

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 128 AND 129-A TO PRACTICE AS A SURVEYOR WITHOUT BEING LICENSED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

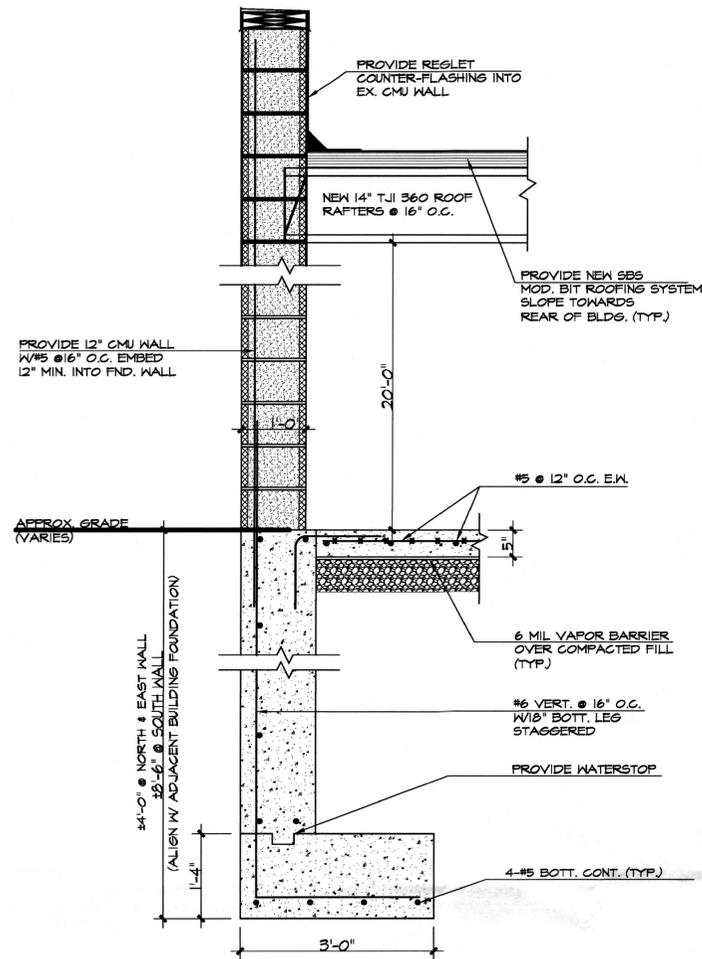
RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036

Project Name and Address
115 SOUTH MAIN STREET BUILDING
115 SOUTH MAIN STREET
FREEPORT, NY 11520

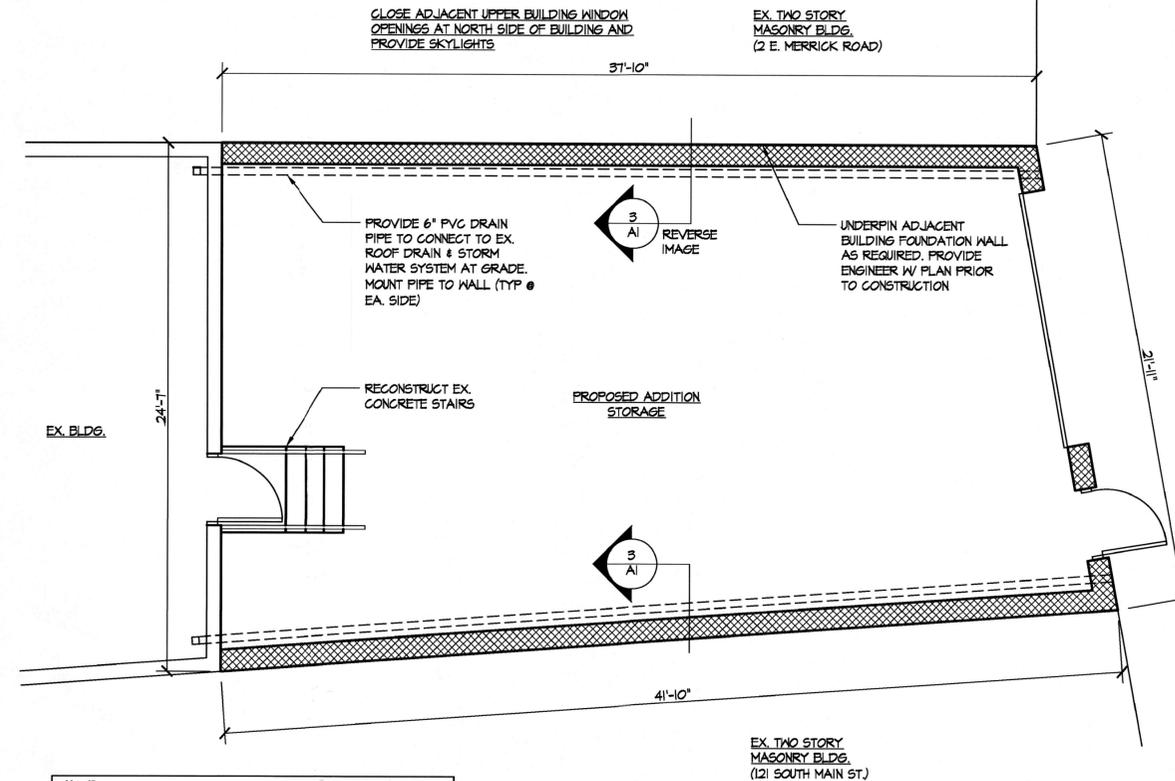


Project # 2103
Date 10/25/21
Drawn F.J.P.
Checked R.A.B.

Sheet
G1

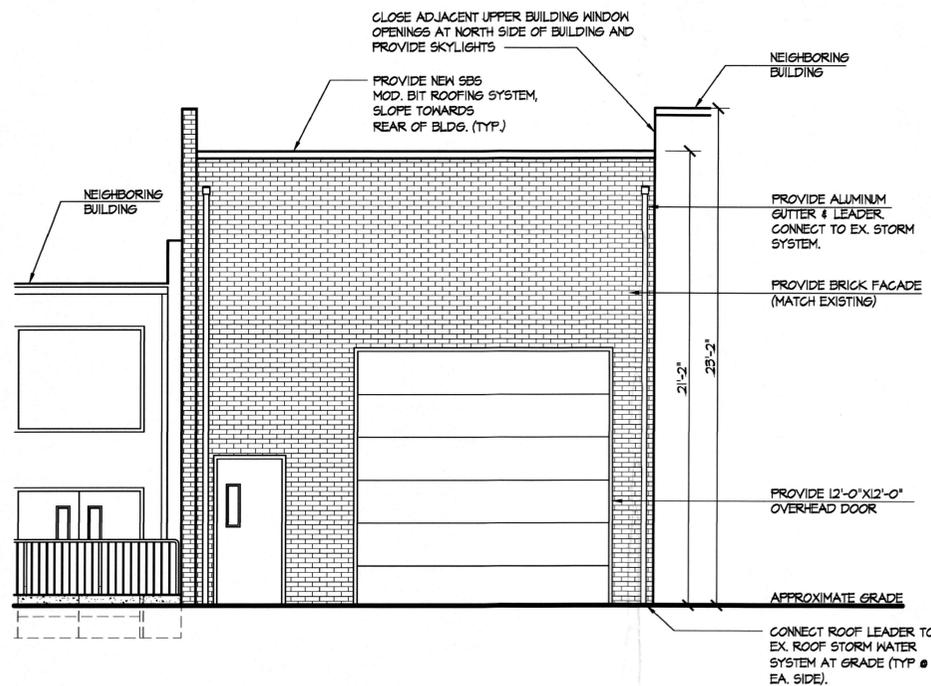


3 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

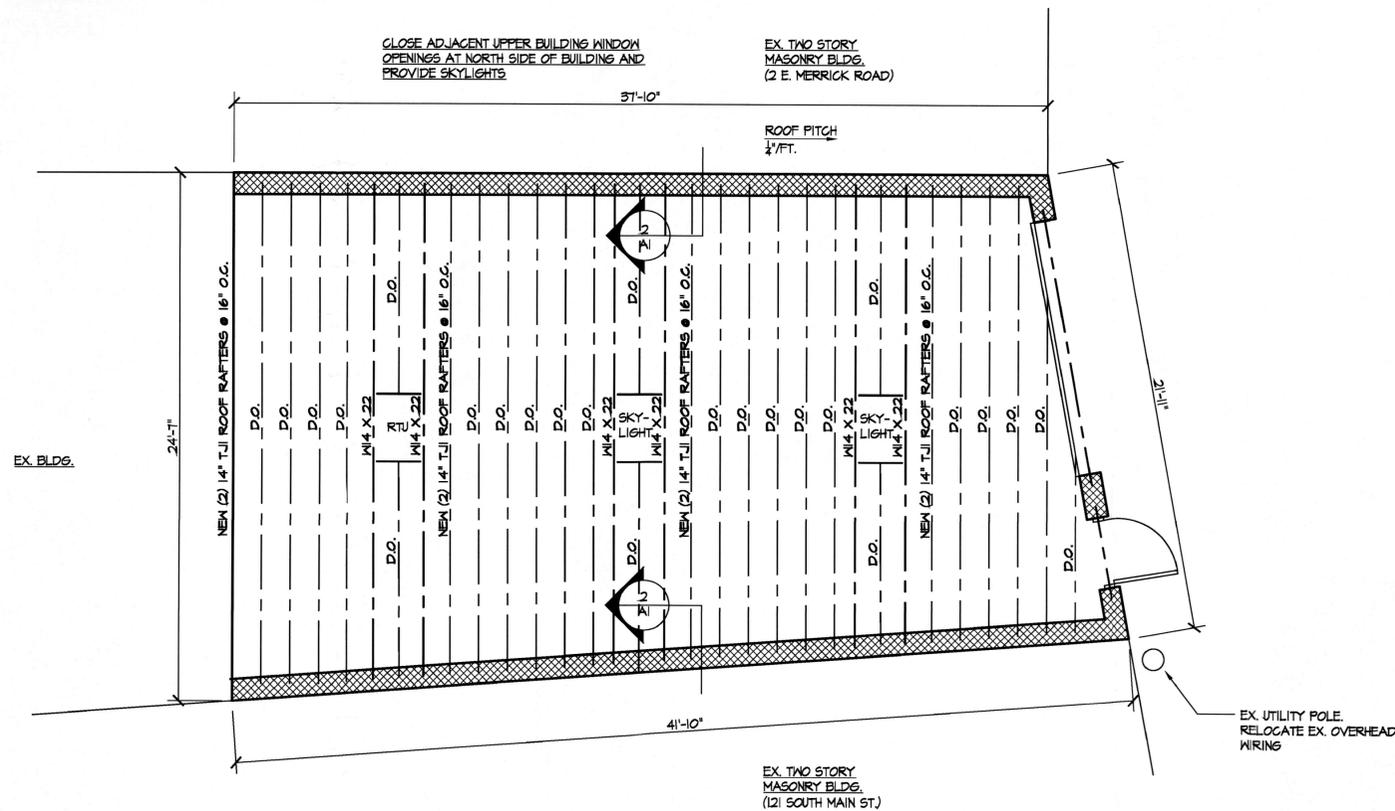


NOTE:
SOUTH SIDE WALL CONSTRUCTION TO BE PERFORMED SIMULTANEOUSLY W/PROPERTY FOUNDATION WALL @ 121 SOUTH MAIN STREET CONSTRUCTION

1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 148 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO SEAL, SIGN, OR OTHERWISE ALTER THE PLAN, SPECIFICATION, OR REPORT OF AN ENGINEER OR ARCHITECT. ANY SUCH ALTERATION, AND A SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION, AND A

RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 219
FREEPORT, NEW YORK 11520
516 867-2036 FAX 516 867-2037

Project Name and Address
115 SOUTH MAIN STREET BUILDING
115 SOUTH MAIN STREET
FREEPORT, NY 11520



Project # 2103
Date 10/25/21
Drawn F.J.P.
Checked R.A.B.

Sheet
A1

RECEIVED

Application Date: 5/9/22
 Fees Paid: \$225

SP# 3553

**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: 377 WALLACE ST ZONING DISTRICT AA RESIDENCE
 SECTION SS BLOCK 401 LOT 265 LOT SIZE: 6,250

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>OMAR K. BROWN</u>			Name: <u>KERWIN DABING</u>	
Address: <u>391 WOODLAWN AVE</u> <u>SERVING CITY, NJ 07305</u>			Address: <u>377 WALLACE ST</u> <u>FREEPORT NY 11520</u>	
Telephone #: <u>(917) 709-1937</u>			Telephone #: <u>(917) 468-1510</u>	

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

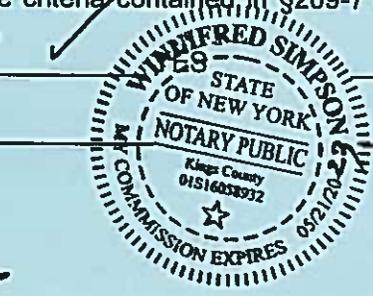
Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: CONSTRUCT A NEW 29 SQ FT FIRST FLOOR ADDITION, A NEW 761 SQ FT SECOND FLOOR ADDITION, AND A NEW 16 SQ FT ROOF OVER PORCH

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.

Omar K. Brown
 APPLICANT'S SIGNATURE
 Sworn to before me this 14th
 day of MARCH, 2022
Winnifred Simps
 Notary Public

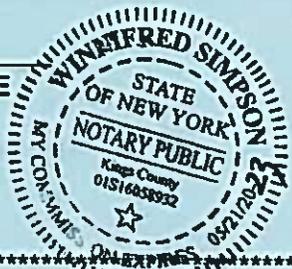


NO
3/14/22
 DATE

RECEIVED
 2022 MAY -9 P 12:23
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

Kerwin Dabing
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 14th
 day of MARCH, 2022
Winnifred Simps
 Notary Public



3/14/22
 DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 9 2022
UPDATED SITE PLAN LETTER

Kerwin Daring
377 Wallace Street
Freeport, NY 11520

RE: 377 Wallace Street, Freeport, NY
Zoning District – Residence AA Sec. 55 Blk. 401 Lot 265
Building Permit Application #20212464
Description- Construct a new 29 sq. ft. first floor addition, a new 761 sq. ft. second floor addition and a new 16 sq. ft. roof over porch

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Lambert Egbuchalam, P.E.

ZBA Approval Needed:
Yes: X No

RECEIVED
2022 MAY -9 P 12: 21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20212464

Location: 377 Wallace Street, Freeport, NY

Applicant : Kerwin Daring

Description: Construct a new 29 sq. ft. first floor front addition, a new 761 sq. ft. second floor addition and a 16 sq. ft. roof over porch

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

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

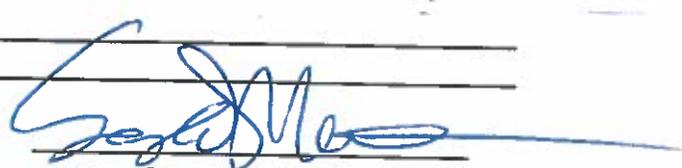
REASON(S) FOR DETERMINATION

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

A)

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

DATED: May 9, 2022
Updated


Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2022 MAY - 9 P 12: 21
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

617.20
Appendix B
Short Environmental Assessment Form

2021 2464

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 OMAR BROWN -391 WOODLAWN AVE, JERSEY CITY NJ 07305		
Name of Action or Project: 377 WALLACE ST. FREEPORT NY 11520		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action: FINISHED BASEMENT WITH BATHROOM, FIRST FLOOR INTERIOR ALTERATIONS, PROPOSED 2ND STORY ADDITION, SIDE ENTRANCE ROOF OVER PATIO, AND ROOF OVER MAIN ENTRANCE PORCH <i>NEW 7'-1 1/2" X 4'-10" 15' 2ND STY ADDITION OVER EXIST PORCH FRONT</i>		
Name of Applicant or Sponsor: OMAR K. BROWN	Telephone: 917.709.1937	E-Mail: PLATINUMBROWNDRAFTING@GMAIL.COM
Address: 391 WOODLAWN AVE		
City/PO: JERSEY CITY	State: NJ	Zip Code: 07305
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO X	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO X	YES
3. a. Total acreage of the site of the proposed action?	.14	acres
b. Total acreage to be physically disturbed?	.025	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.14	acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

RECEIVED
2022 MAY - 9 P 12: 21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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	
		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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	
	X		
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: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>NEW 2ND STY LEADERS WILL TIE INTO EXISTING. NO CHANGE</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

RECEIVED
 2022 MAY - 9 P 12: 21
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>OMAR K. BROWN</u> Date: <u>8.2.21</u>		
Signature: <u><i>OMAR K. BROWN</i></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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

RECEIVED
 2022 MAY -9 P 12: 21
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

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

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

RECEIVED
 2022 MAY -9 P 12:21
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

DATE: April 21, 2022

APPROVAL

Building Department Permit Application# 20212464

Chairman, regarding Application #2022-17 for the premises located at 377 Wallace St., the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A & 210-31A seeking approval for a 29 sq.ft. first floor front addition, a 761 sq.ft. 2nd floor addition & a 16 sq.ft. roof over porch.

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

A Public hearing was held on April 21, 2022. Omar Brown-Architect represented the owner. He explained that they are only seeking a variance for sky exposure plane. The applicant's family has 2 children. The house currently only has 1 bedroom on the first floor. The proposed addition would allow for 3 bedrooms on the second floor.

Area Variances:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.

The Board, as lead agency has determined that this action is a Type II action under SEQRA and no further review is required.

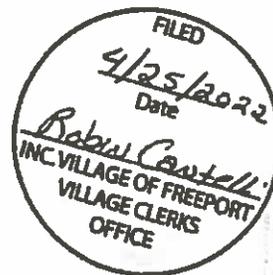
I further move that this application be granted subject to the following conditions:

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

Second by: Charles Hawkins

The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	Excused
Member Hawkins	In Favor
Alternate Pinzon	Excused
Alternate Scopelitis	Excused
Chairperson Rhoden	In Favor



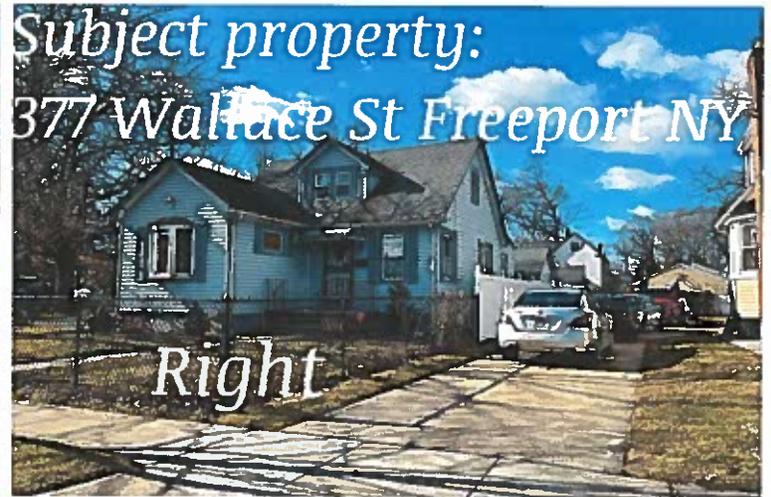
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2022 MAY - 9 P 12: 21

RECEIVED



Front

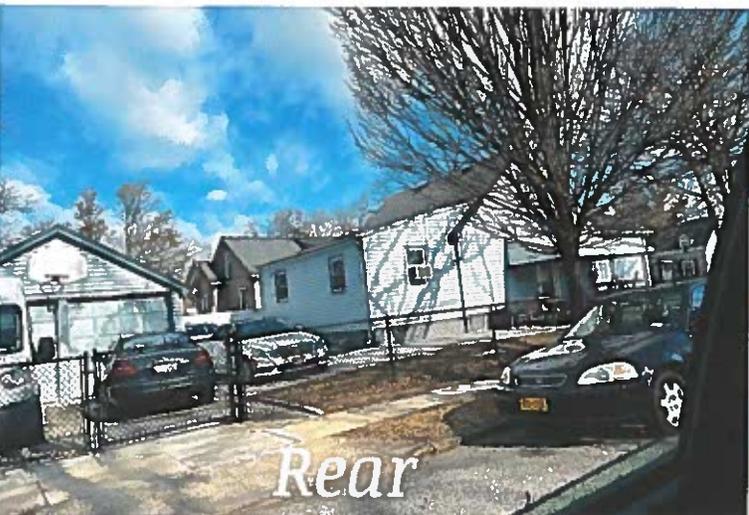


Subject property:
377 Wallace St Freeport NY

Right



Left

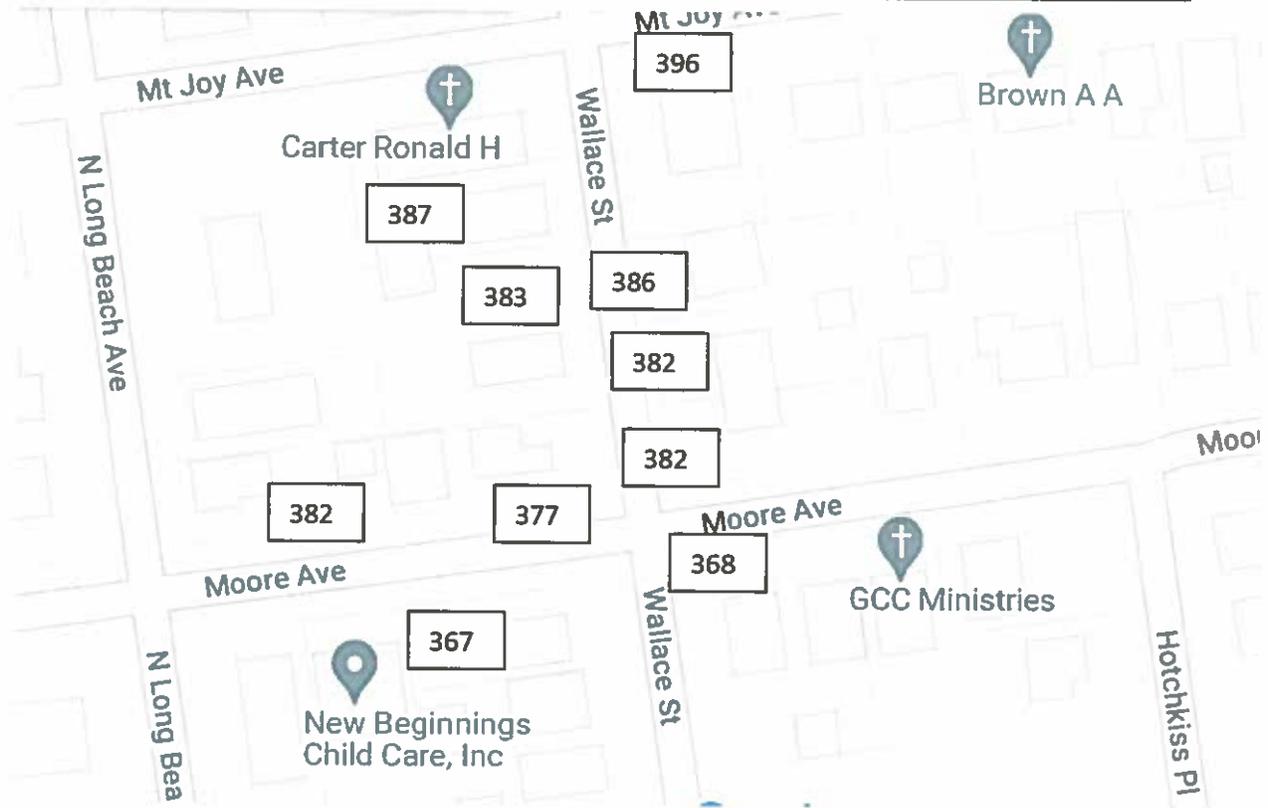


Rear



RECEIVED
2022 MAY -9 P 12: 21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

House location map for properties adjacent subject property (8 Properties Provided)



Subject Property: 377 Wallace Street, Freeport NY (4 Elevations Provided)



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

RECEIVED
2022 MAY -9 P 12:28
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



383 Wallace Street



387 Wallace Street



382 N Long Beach Ave



367 Wallace Street

RECEIVED
2022 MAY -9 P 12: 21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



368 Wallace Street



382 Wallace Street



386 Wallace Street



396 Wallace Street

RECEIVED
2022 MAY - 9 P 12: 21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Material list for 377 Wallace Street, Freeport NY

5/9/22, 2:33 AM

image0.jpeg



<https://mail.google.com/mail/u/3/#inbox/FMfcgzGpFqSwHgqXfMLtdvgdFxBttC?projector=1&messagePartId=0.0>

RECEIVED
2022 MAY - 9 P 12: 22
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Concord® Double 4" x 12' 6" Windswept Smoke Vinyl Siding
Model Number: 13904651 Menards® SKU: 1488840



Atlas GlassMaster® Hearthstone Gray 3-Tab Roofing Shingles (32.5 sq ft)
30-Year Warranty
Model Number: 1516673 Menards® SKU: 1516673



KP K-Snap® 4-1/2" x 10' White Vinyl Gutter
Model Number: K01401 Menards® SKU: 1581420

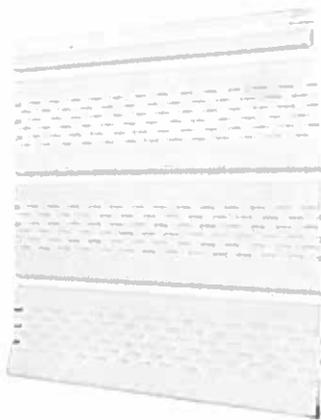


Patriot Lighting® Torean Black Outdoor Wall Light, Model Number: IOL497BK-M Menards® SKU: 3561160

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2022 MAY - 9 P 12: 28

RECEIVED



ABTCO® 12" x 12' White Vented Vinyl Soffit
Model Number: VFBFWGB1201 Menards® SKU: 1461392



3" x 4" x 10' White Steel Gutter Downspout
Model Number: 1581375 Menards® SKU: 1581375



Designer's Image Split Face Real Stone Veneer Siding Ledger Panel- (5.5 Sq. Ft.)
Model Number: SplitFaceStonePort Menards® SKU: 1443400
Stone to be used at base along the perimeter of the house

stone on 4 sides 252" from bottom



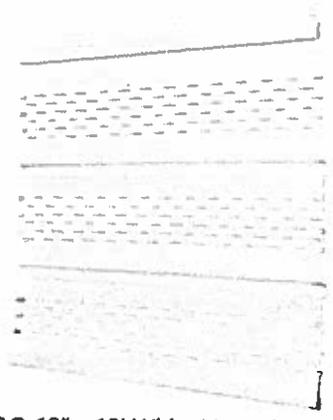
Adom® Gray Manufactured Stone Veneer Sill (6 lin. Ft.)
Model Number: GSILL Menards® SKU: 1443625
Apply to top of stone veneer siding base at perimeter. Wider depth stone to be used at main entrance stair

7/1/20

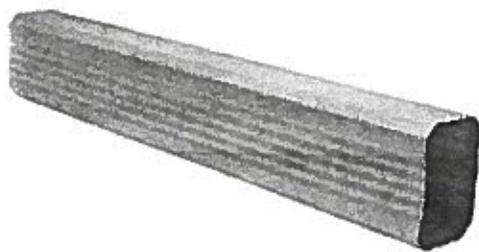
CLERK'S OFFICE
VILLAGE OF FREDRICKT, NY

2022 MAY -9 P 12: 22

RECEIVED



ABTCO® 12" x 12' White Vented Vinyl Soffit
Model Number: VFBFWGB1201 Menards® SKU: 1461392



3" x 4" x 10' White Steel Gutter Downspout
Model Number: 1581375 Menards® SKU: 1581375



→ 25 1/2 HEIGHT AT 4 SIDES PERIMETER

Designer's Image Split Face Real Stone Veneer Siding Ledger Panel- (5.5 Sq. Ft)
Model Number: SplitFaceStonePort Menards® SKU: 1443400
Stone to be used at base along the perimeter of the house

OR TO MATCH BASE COLOR ON FRONT ELEVATION

ELLIS + FISHER SILVER TRAVERTINE

SPLIT FACE 6X12 STONE WALL PANEL

MODEL NUMBER: 28-305 MENARDS SKU: 7353018



Adom® Gray Manufactured Stone Veneer Sill (6 lin. Ft)
Model Number: GSILL Menards® SKU: 1443625

Apply to top of stone veneer siding base at perimeter. Wider depth stone to be used at main entrance stair treads

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2022 MAY - 9 P 12: 22

RECEIVED

* ALL WHITE TRIM TO BE AT PERIMETER OF HOUSE AT FIRST, SECOND FLOOR AND ROOF WHERE APPLICABLE.



JELD-WEN® W5500 Series 22-1/8"W x 36-3/4"H Aluminum Clad Pine Double Hung Window with Nailing Flange - White/Clear Lacquer
Model Number: JW2210-01135



Mastercraft® 36"W x 80"H Classic Black Fiberglass Three Quarter Lite Exterior Door Only
Model Number: 4097200 Menards® SKU: 4097200



UltraDeck® Classic 6' Black Composite Stair Rail Kit
(Actual Size 34" x 68.5")
Model Number: 354950 Menards® SKU: 1129194

RECEIVED
2022 MAY -9 P 12: 22
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

3/17

ISSUE DATE:	1	DATE:	2022 MAY - 9 P 12: 22
LEGAL:	<p>THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE USER SHALL NOT BE HELD LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.</p>		
CLIENT:	<p>CLIENT: RICE 17 WALLACE STREET NEW YORK, NY 10014 TEL: (212) 691-1111 WWW.RICE.COM</p>		
OFFICE ADDRESS:	<p>OFFICE ADDRESS: RICE 17 WALLACE STREET NEW YORK, NY 10014 TEL: (212) 691-1111 WWW.RICE.COM</p>		
DESIGN PROFESSIONAL:	<p>DESIGN PROFESSIONAL: RICE 17 WALLACE STREET NEW YORK, NY 10014 TEL: (212) 691-1111 WWW.RICE.COM</p>		
PROFESSIONAL SEAL:	<p>PROFESSIONAL SEAL: RICE 17 WALLACE STREET NEW YORK, NY 10014 TEL: (212) 691-1111 WWW.RICE.COM</p>		
PROJECT MANAGER:	<p>PROJECT MANAGER: RICE 17 WALLACE STREET NEW YORK, NY 10014 TEL: (212) 691-1111 WWW.RICE.COM</p>		
DRAWN BY:	<p>DRAWN BY: RICE 17 WALLACE STREET NEW YORK, NY 10014 TEL: (212) 691-1111 WWW.RICE.COM</p>		
DRAWING SCALE:	<p>DRAWING SCALE: NOTED ON DRAWING</p>		
SCOPE:	<p>SCOPE: EXISTING PLANS</p>		
DRAWING PAGE NO.:	<p>DRAWING PAGE NO. A101</p>		
APPLICATION NO.:	<p>APPLICATION NO. DOB APPROVALS</p>		
DOB BAR CODE:	<p>DOB BAR CODE</p>		



ROOFING CHARCOAL -TIMBERLINE

EXISTING FOUNDATION WALL CONSTRUCTION 8" P.C. FOUNDATION WALL W/ WATERPROOFING PAINTED ON INTERIOR W/ 8" X 16" FOOTING

EXISTING FOUNDATION WALL CONSTRUCTION W/ INTERIOR FRAMING WITH 8" X 16" FOOTING WITH 2" X 4" WOOD FRAMING W/ R15 INSULATION W/ VARIABLE SPACING TO FOUNDATION WALL DUE TO PLUMBING AND OTHER WALL OBSTRUCTIONS

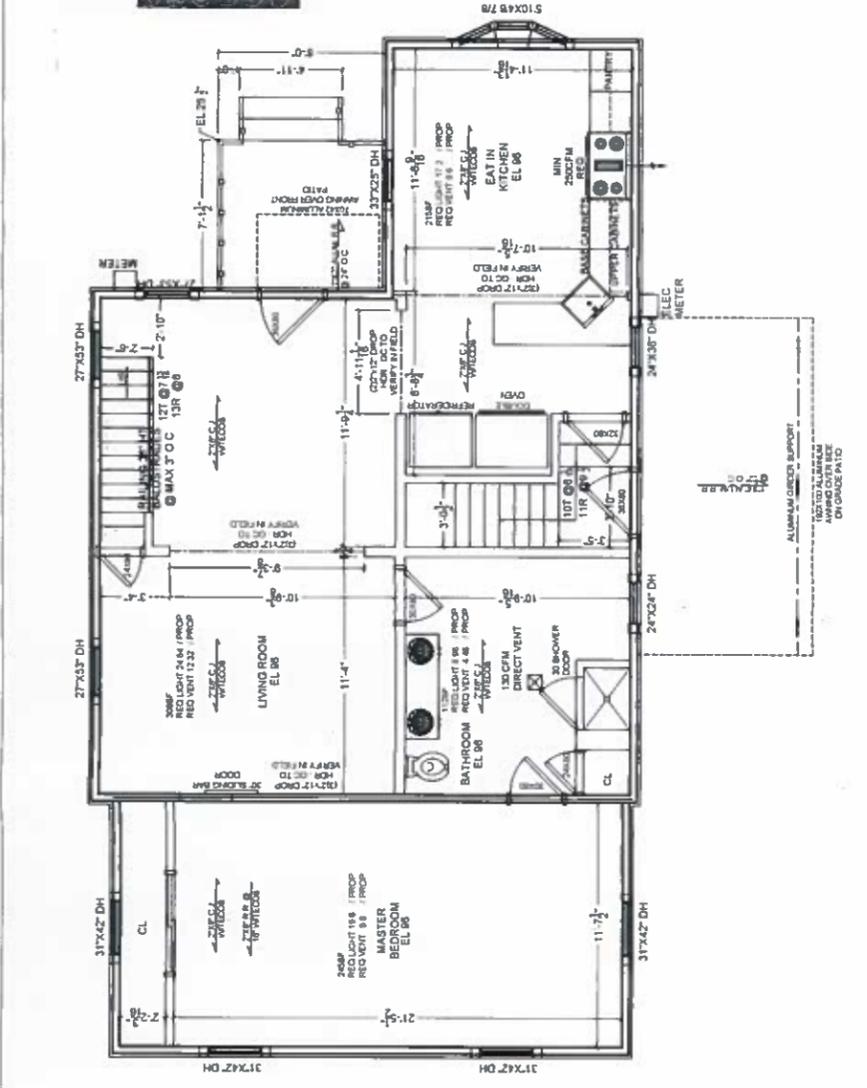
EXISTING WALL CONSTRUCTION VINYL SIDING - JUNIPER RIDGE STANDARD COLOR AT ALL 4 SIDES 1" TUFF R CLOSED CELL FIRE RATED FOAM BD. ALL SEAMS TAPED HOUSE WRAP 1" CDX PLY WD 2" X 4" WD STUD @ 16" O.C. R15 INSULATION 1" S.R. INTERIOR TAPE ALL SEAMS, SPACKLE, & PAINT

NEW WALL CONSTRUCTION VINYL SIDING - JUNIPER RIDGE STANDARD COLOR AT ALL 4 SIDES 1" TUFF R CLOSED CELL FIRE RATED FOAM BD. ALL SEAMS TAPED HOUSE WRAP 1" CDX PLY WD 2" X 4" WD STUD @ 16" O.C. R15 INSULATION 1" S.R. INTERIOR TAPE ALL SEAMS, SPACKLE, & PAINT

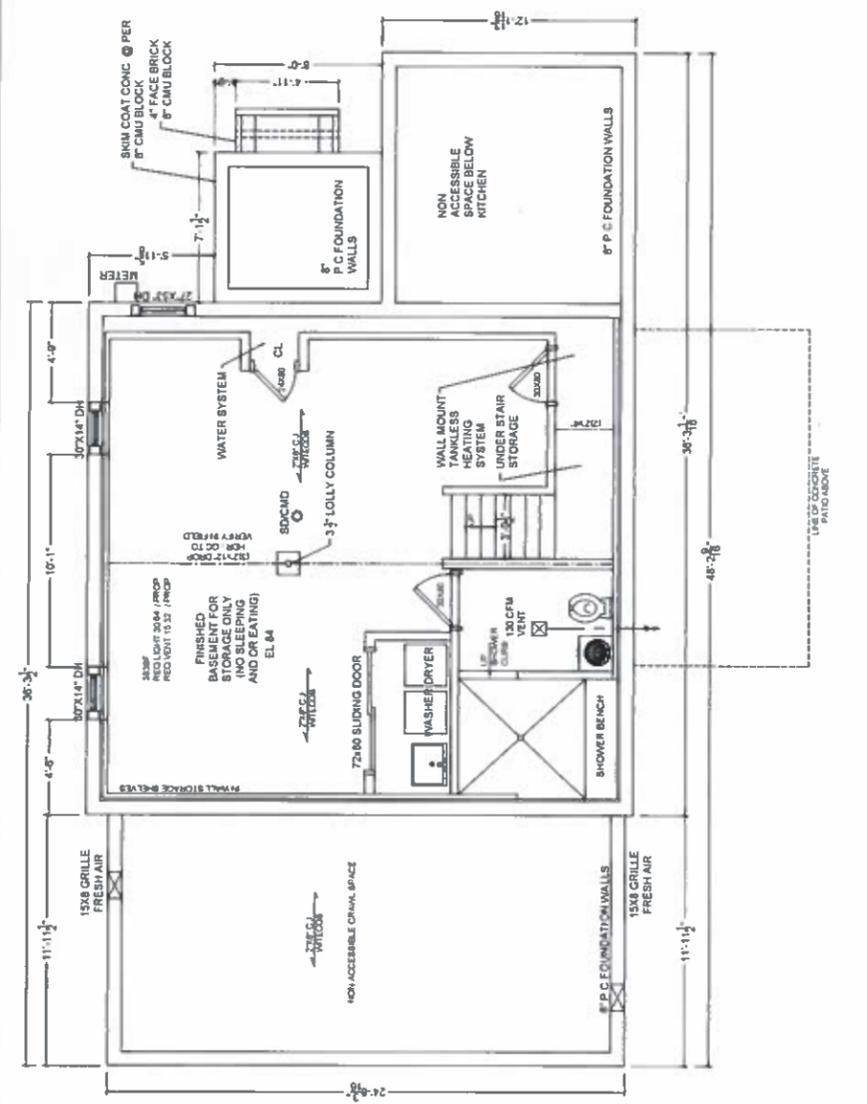
EXISTING FLOOR CONSTRUCTION WOOD FLOORING 1/2" PLYWOOD SUBFLOOR 2" X 8" FLOOR JOIST W/ R22 INSULATION AT ENDS FROM OUTSIDE AIR 1/2" S.R. INTERIOR TAPE ALL SEAMS, SPACKLE, & PAINT

THESE DRAWINGS ARE MADE TO REPRESENT EXISTING CONDITIONS WITH MODIFICATIONS AS SHOWN ON PLAN COMPONENTS SHOWN ARE BASED ON A VISUAL "CLOSED WALL" INSPECTION AND BASED ON GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE DESIGNER DOES NOT WARRANT THAT THE ADDITIONAL INFORMATION PROVIDED BY GC WILL BE NOTED AND THAT ALL WORK WILL BE BASED ON NEW WORK AND ALL STRUCTURAL WALLS WILL BE KNOWN.

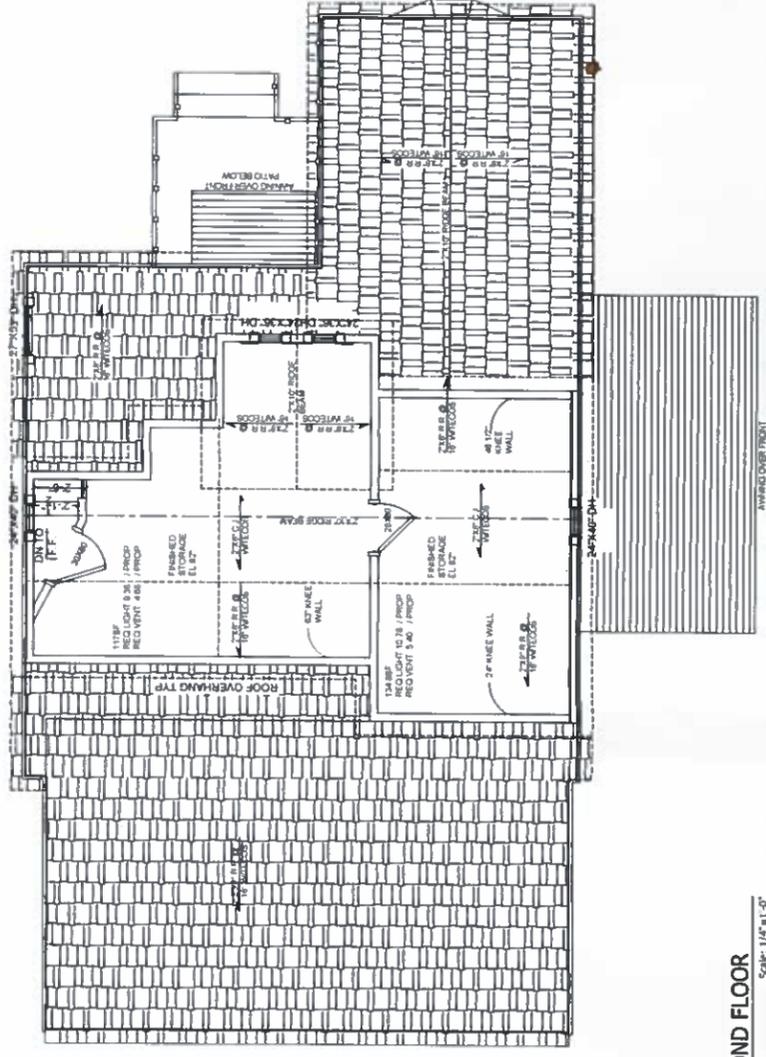
THE DRAWINGS ARE FURNISHED TO THE BEST OF OUR KNOWLEDGE AND THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PRACTICES WHICH ARE NOT DIRECTLY VISIBLE.



2 EXISTING FIRST FLOOR
 Scale: 1/4" = 1'-0"



1 EXISTING FINISHED BASEMENT
 Scale: 1/4" = 1'-0"



3 EXISTING SECOND FLOOR
 Scale: 1/4" = 1'-0"

2022 MAY -9 P 12: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SKY EXPOSURE PLANE DIAGRAM

Village of Freeport, NY / Part II,
General Legislation / Zoning
Article IV
Residence AA Districts

§ 210-31
BUILDING HEIGHT SKY
EXPOSURE PLANE
REQUIREMENTS
ENACTED 5-12-2008 BY L.L. NO
3-2008

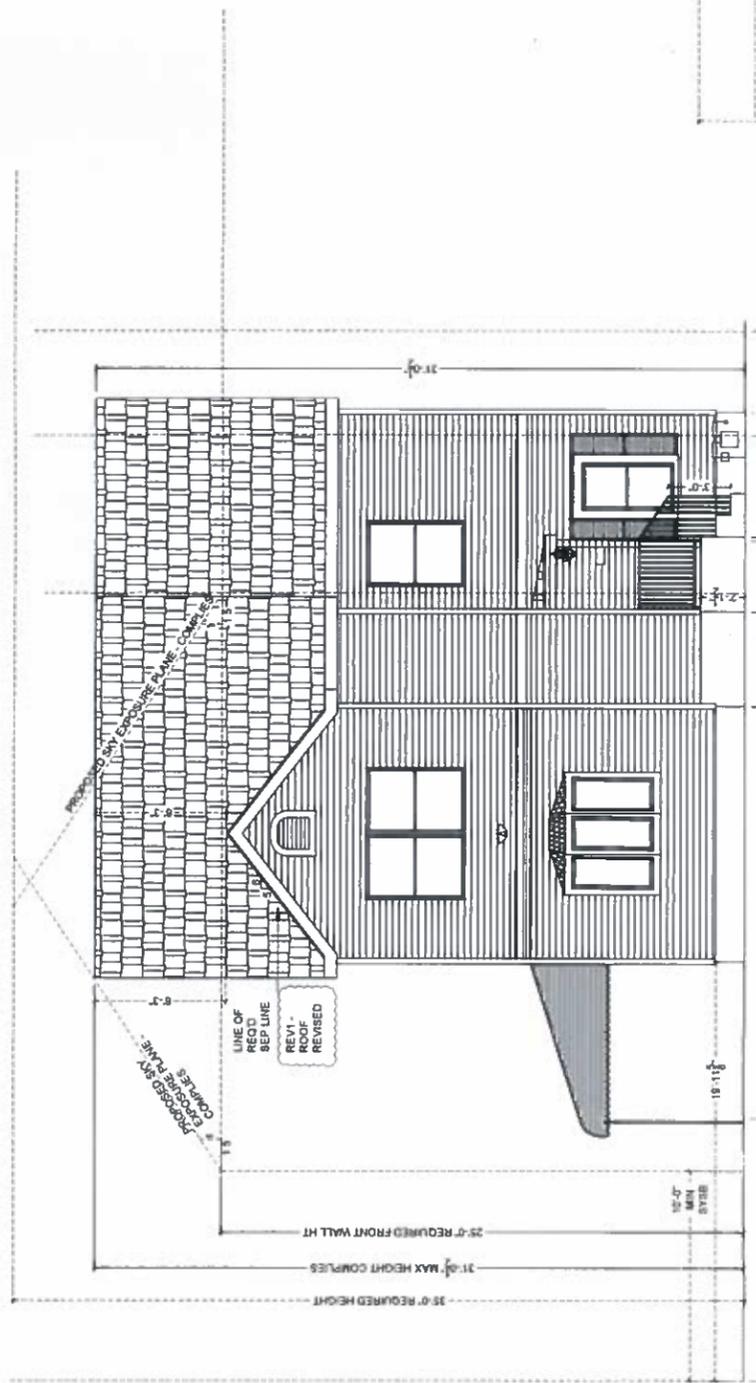
REQUIRED
ALONG SIDE PROPERTY
LINES, A BEP PITCH OF
3 UNITS VERTICAL TO
ONE UNIT HORIZONTAL
"COMPLIES"

REQUIRED
ALONG FRONT AND
REAR PROPERTY LINES
A BEP PITCH OF ONE
UNIT VERTICAL TO ONE
UNIT HORIZONTAL
"COMPLIES"

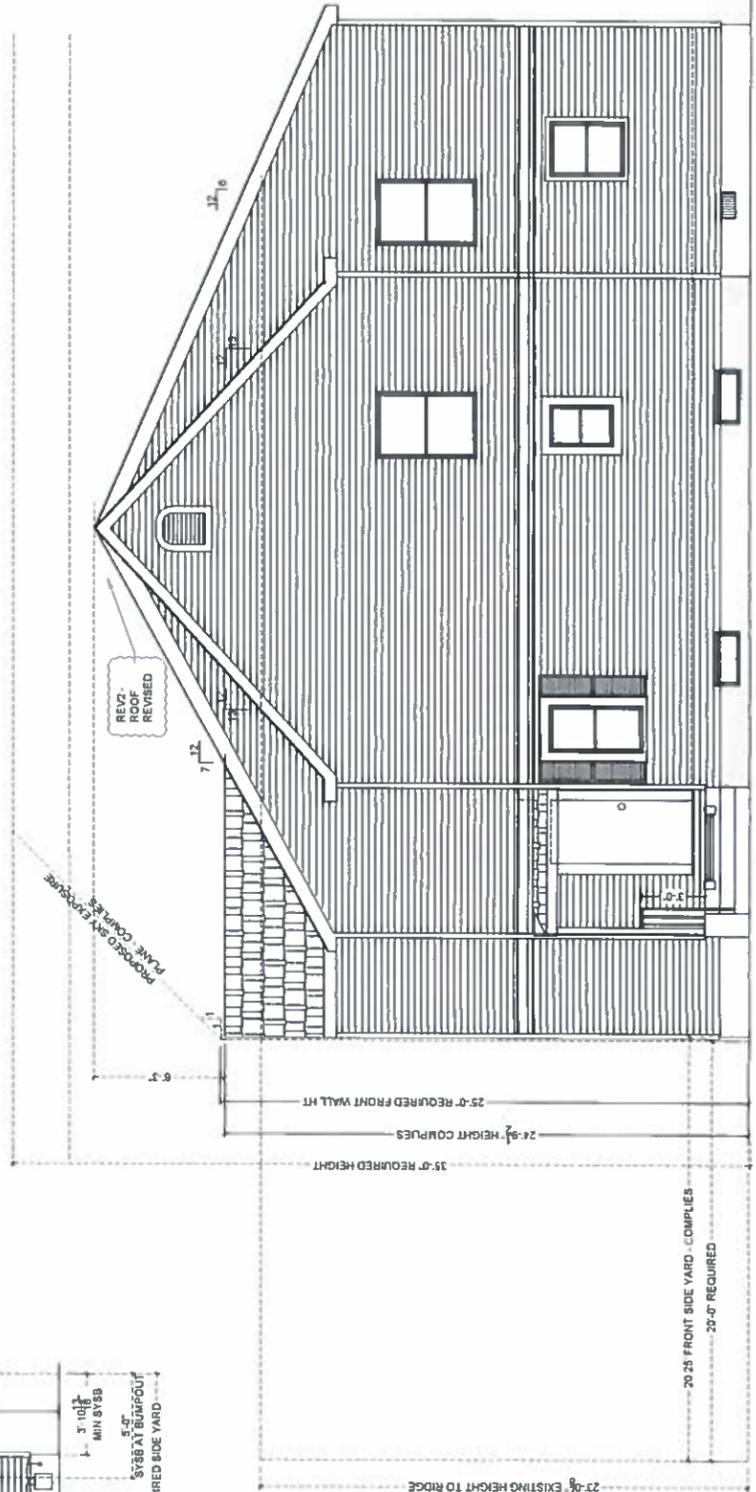
VILLAGE OF FREEPORT, NY /
PART II GENERAL LEGISLATION/
ZONING
ARTICLE IV
RESIDENCE AA DISTRICTS
§§ 217 RESTRICTIONS REGARDING
HEIGHT AND AREA

A. HEIGHTS AND AREA LIMITS

(A) PUBLIC BUILDINGS OF CLASS 3
CONSTRUCTION, WHOSE
TABULAR HEIGHT LIMITATION IS
25 FEET, MAY BE ERRECTED TO A
HEIGHT OF 30 FEET IF HAVING
ONLY ONE OCCUPIED STORY



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



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



PLATINUM BROWN DRAFTING LLC
WWW.PLATINUMBROWNDRAFTING.COM

THESE DRAWINGS ARE MADE TO REPRESENT EXISTING CONDITIONS WITH MODIFICATIONS AS SHOWN ON PLAN. CONDITIONS NOT SHOWN ARE ASSUMED TO BE AS SHOWN. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. DESIGN MODIFICATIONS PROVIDED BY CC WILL BE NOTED. ADDITIONS AND ALTERATIONS WILL BE BASED ON NEW WORK AND ALL STRUCTURALS WILL BE KNOWN.

THE DRAWINGS ARE FURNISHED TO THE BEST OF OUR KNOWLEDGE AND THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY HIDDEN DEFECTS OR SUB-STANDARD CONSTRUCTION. THESE DRAWINGS ARE THE PROPERTY OF PLATINUM BROWN DRAFTING LLC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF PLATINUM BROWN DRAFTING LLC IS STRICTLY PROHIBITED.

ISSUE DATE:

1	PLAN
---	------

LEGAL:
 I, A PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE DRAWINGS AND SPECIFICATIONS ACCOMPANYING THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.

JOB SITE LOCATION:
 2254 LUSH RD
 FREEPORT, NY 11520

CLIENT:
 PLATINUM BROWN DRAFTING LLC
 2254 LUSH RD
 FREEPORT, NY 11520
 (516) 486-1511

OFFICE ADDRESS:
 PLATINUM BROWN DRAFTING LLC
 2254 LUSH RD
 FREEPORT, NY 11520
 (516) 486-1511

DESIGN PROFESSIONAL ADDRESS:
 PLATINUM BROWN DRAFTING LLC
 2254 LUSH RD
 FREEPORT, NY 11520
 (516) 486-1511

PROFESSIONAL SEAL:
 APPROVED BY
 PROJECT MANAGER
 DRAWN BY
 OB

DRAWING SCALE:
 NOTED ON DRAWING
SCOPE:
 RISER BIGHAM'S

DRAWING PAGE NO.:
 A106

APPLICATION NO.:
JOB APPROVALS:

JOB BAR CODE:

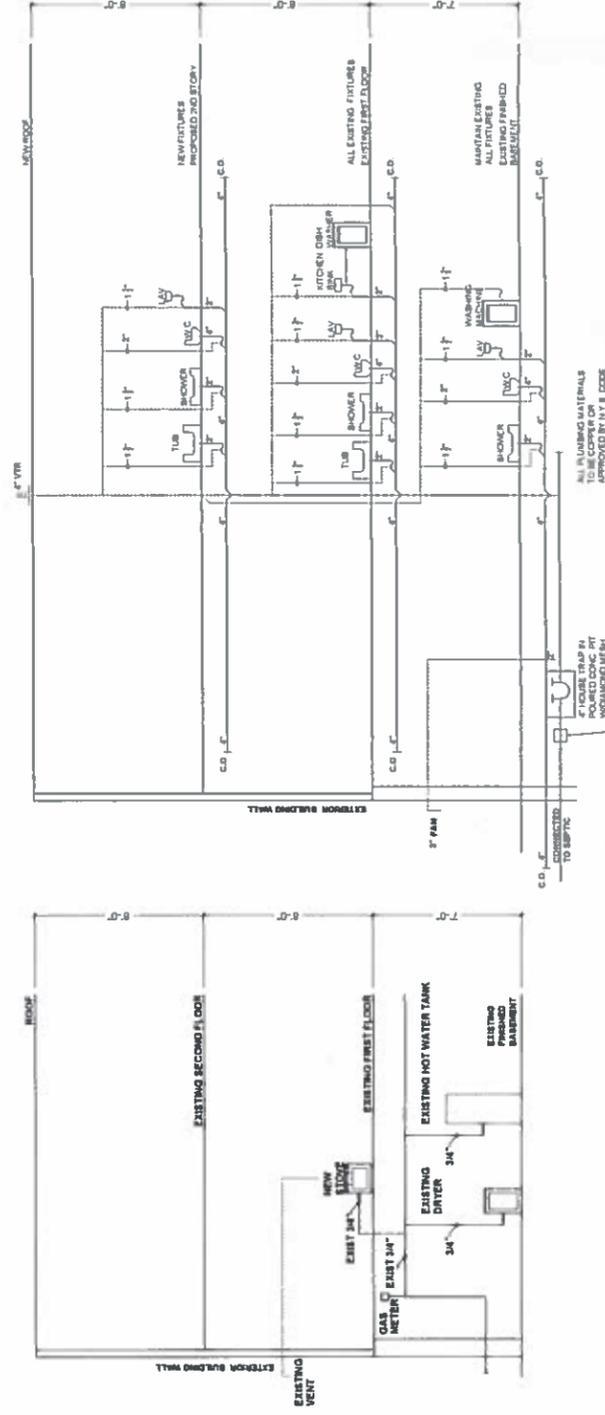
2022 MAY -9 P 12:22
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



PLATINUM BROWN DRAFTING LLC
 WWW.PLATINUMBROWNDRAFTING.COM

THESE DRAWINGS ARE MADE TO REPRESENT EXISTING CONDITIONS WITH MODIFICATIONS AS SHOWN ON PLAN COMPONENTS BROWN ARE BASED ON A VISUAL SURVEY OF THE EXISTING CONDITIONS. DESIGN MODIFICATIONS PROVIDED BY GC WILL BE NOTED. ADDITIONS AND ALTERATIONS WILL BE BASED ON NEW WORK AND ALL STRUCTURALS WILL BE KNOWN.

THE DRAWINGS ARE FURNISHED TO THE BEST OF OUR KNOWLEDGE AND THE DESIGN PROFESSIONAL WILL NOT BE RESPONSIBLE FOR ANY HIDDEN DEFECTS OR SUB-STANDARD CONSTRUCTION PRACTICES WHICH ARE NOT DIRECTLY VISIBLE.



3 GAS RISER
 SCALE: N.T.S.

4 PLUMBING RISER
 SCALE: N.T.S.

Application Date: 5/10/22
Fees Paid: #225

SP# 3554

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: 52 GRANT STREET ZONING DISTRICT RESIDENCE 'A'
SECTION 62 BLOCK 100 LOT 678 LOT SIZE: 50' x 100'

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>	
Name: <u>JACK SEDOROWITZ, ARCHITECT</u>			Name: <u>DENISE ESPADA</u>	
Address: <u>2174 HEWLETT AVE.</u>			Address: <u>52 GRANT ST.</u>	
<u>MERRICK, NY. 11566</u>			<u>FREEPORT, NY. 11520</u>	
Telephone #: <u>516-695-6046</u>			Telephone #:	

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

Present Land Use: SINGLE FAMILY RESIDENTIAL Proposed Land Use: SINGLE FAMILY RESIDENTIAL

Description of Proposed Work: PROPOSED MINOR INTERIOR ALTERATIONS, CONSTRUCTION OF 91 SF. REAR ADDITION

I request a preliminary meeting: YES NO

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

YES NO

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 21
day of April, 2022
[Signature]
Notary Public

LYNNE P. MALTZ
Notary Public, State of New York
No. 01MA5085319
Qualified in Nassau County
Commission Expires 9/2016

4/21/2022
DATE

Property Owner's Consent:
I, _____ 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 4
day of 28, 2022
[Signature]
Notary Public

STATE OF NEW YORK COUNTY OF FREEPORT
SWORN TO BEFORE ME,
This 4 Day of 28, 2022
JULIO SEGURA, COMMISSIONER OF DEEDS
STATE OF NY# 2-13505 QUAL. IN KINGS COUNTY
COMMISSION EXPIRES ON 07/01/22



FOR VILLAGE USE ONLY

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

RECEIVED
2022 MAY 10 A 9:37
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 13, 2022
UPDATED SITE PLAN LETTER

Denise Espada
220 Grand Avenue
Freeport, NY 11520

RE: 52 Grant Street, Freeport, NY
Zoning District- Residence A Sec. 62 Blk. 100 Lot 678
Building Permit Application #20212075
Description: Construct a new 91 sq. ft. rear addition

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/mcl

c: Village Clerk

Jack Sedorowitz, RA

ZBA Approval Needed:

Yes: _____ No X

Encl.

2022 MAY 10 A
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project : Building Permit App. #20212075

Location: 52 Grant Street, Freeport, NY

Applicant: Denise Espada

Description: Construct a new 91 sq. ft. rear addition

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: April 13, 2022

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2022 MAY 10 A 9:37
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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			
52 GRANT STREET			
Name of Action or Project: 52 GRANT STREET			
Project Location (describe, and attach a location map): 52 GRANT STREET FREEPORT NY 11520			
Brief Description of Proposed Action: PROPOSED MINOR INTERIOR ALTERATION - REPLACE BATHROOM & KITCHEN FIXTURES; RELOCATE BOILER.			
Name of Applicant or Sponsor: JACK SEDOROWITZ		Telephone: 716-695-6046	
		E-Mail: JSEBOROWITZRA@MSN.COM	
Address: 5174 BENLETT AVE			
City/PO: MERRICK		State: NY	Zip Code: 11566
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
		Y	
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
VILLAGE OF FREEPORT			
3.a. Total acreage of the site of the proposed action?		.115 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2022 MAY 10 A 9:37

RECEIVED

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

2022 MAY 10 A 9:38

RECEIVED

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: JACK SEDOROWITZ Date: 3/22/2021
 Signature: [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)?		

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
 2022 MAY 10 A 9:38

RECEIVED

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

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

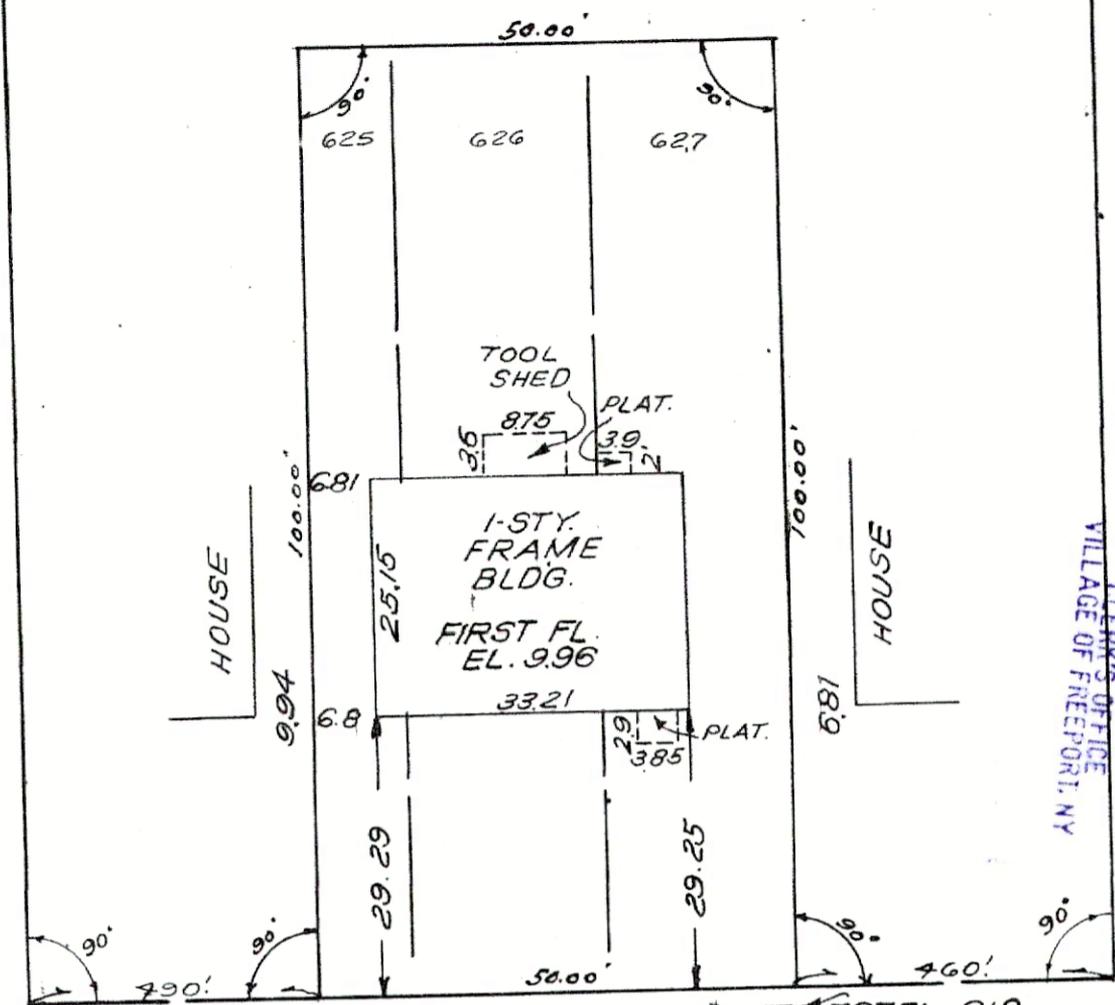
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input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

2022 MAY 10 A 11:38
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED

DRAWN	CHECKED	JOB NO.	FILE NO.	SEC.	BLK.
J.C.C.	J.D.C.	24136	F-432		

STREET
GROVE



RECEIVED
WOSONAH
2022 MAY 10 A 9:38
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

EST. EL. 6.32 → 4' CONC. WALK → EST. EL. 6.19
ACT. EL. 6.40 → CONC. CURB → ACT. EL. 6.19
EST. EL. 6.15 → → EST. EL. 6.02
ACT. EL. 6.18 → → ACT. EL. 6.05

52 - GRANT (SUFFOLK) STREET

EST. EL. 6.15
ACT. EL. 5.72

EST. EL. 6.02
ACT. EL. 5.40



GUARANTEED TO:
MEADOW BROOK NATIONAL BANK
INTER-COUNTY TITLE GUARANTY & MORTGAGE CO.
FEDERAL HOUSING ADMINISTRATION
VETERANS ADMINISTRATION
Baldwin & Cornelius Co.
Per JEC

RE-DATED JUNE 27, 1951
LOTS NO. 626-627 & PART OF 625

RE-DATED SEPT. 5, 1951

MAP OF
FREEPORT GABLES
FREEPORT, N.Y.

SURVEYED MARCH 2, 1951

BALDWIN & CORNELIUS CO.

CIVIL ENGINEERS & SURVEYORS

LICENSE NO. 793 & 527

FREEPORT, L.I., N.Y.

SCALE 1"=20'

N.Y. STATE STANDARD

NOTE
NO GAS
ELECTRICITY & WATER
IN ST.
NO HOUSE NUMBER
DIRT ST.
LOCATIONS REFER
TO FOUND.



52 GRANT STREET REAR ELEVATION



52 GRANT STREET LEFT SIDE ELEVATION



52 GRANT STREET RIGHT SIDE ELEVATION



52 GRANT STREET FRONT ELEVATION



48 GRANT STREET FRONT ELEVATION
(LEFT SIDE OF SUBJECT PARCEL)



54 GRANT STREET FRONT ELEVATION
(RIGHT SIDE OF SUBJECT PARCEL)

RECEIVED
2022 MAY 10 A 9 38
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



57 GRANT STREET FRONT ELEVATION
(ACROSS STREET, LEFT, OF SUBJECT PARCEL)



51 GRANT STREET FRONT ELEVATION
(ACROSS STREET, MIDDLE, OF SUBJECT PARCEL)

RECEIVED

2022 MAR
CLE
VILLAGE

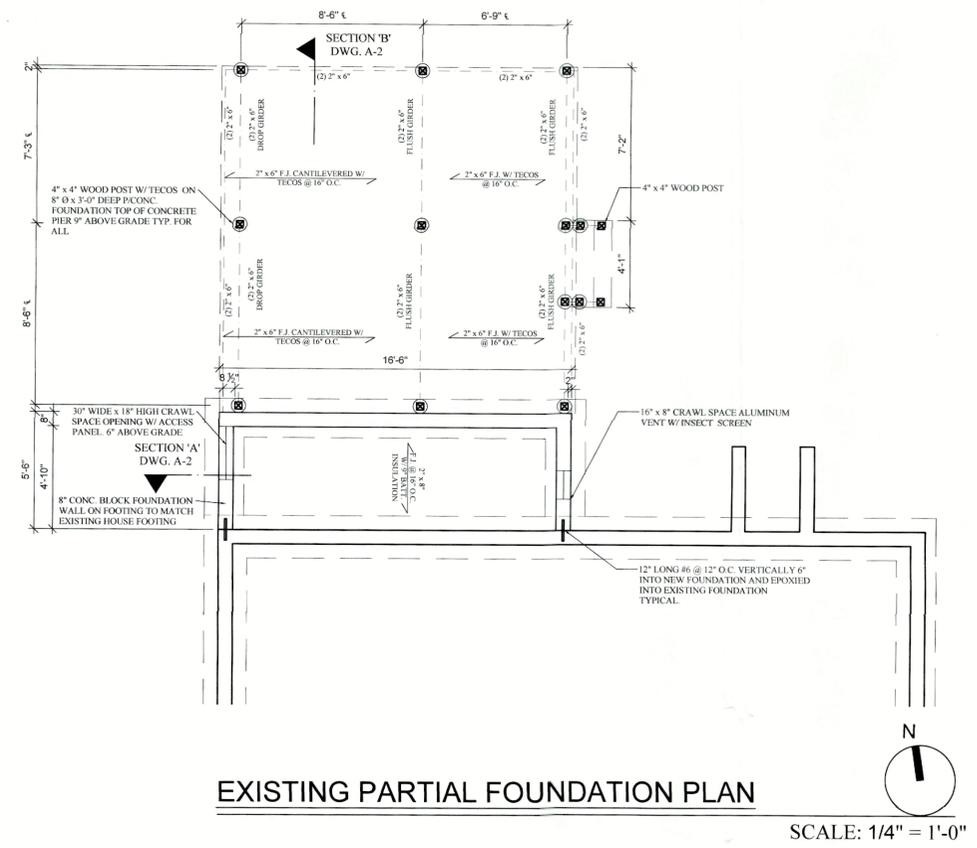


47 GRANT STREET FRONT ELEVATION
(ACROSS STREET, RIGHT, OF SUBJECT PARCEL)



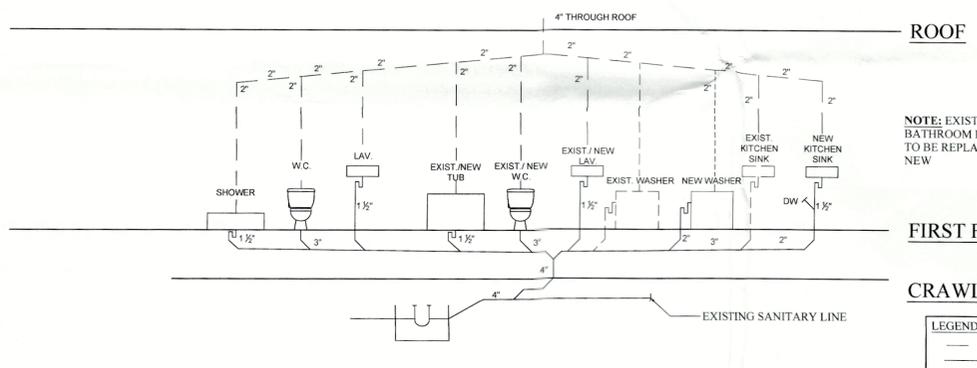
57, 51, 47 GRANT STREET FRONT ELEVATIONS
(ACROSS STREET OF SUBJECT PARCEL)

RECEIVED
2022 MAY 10 A 9 38
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



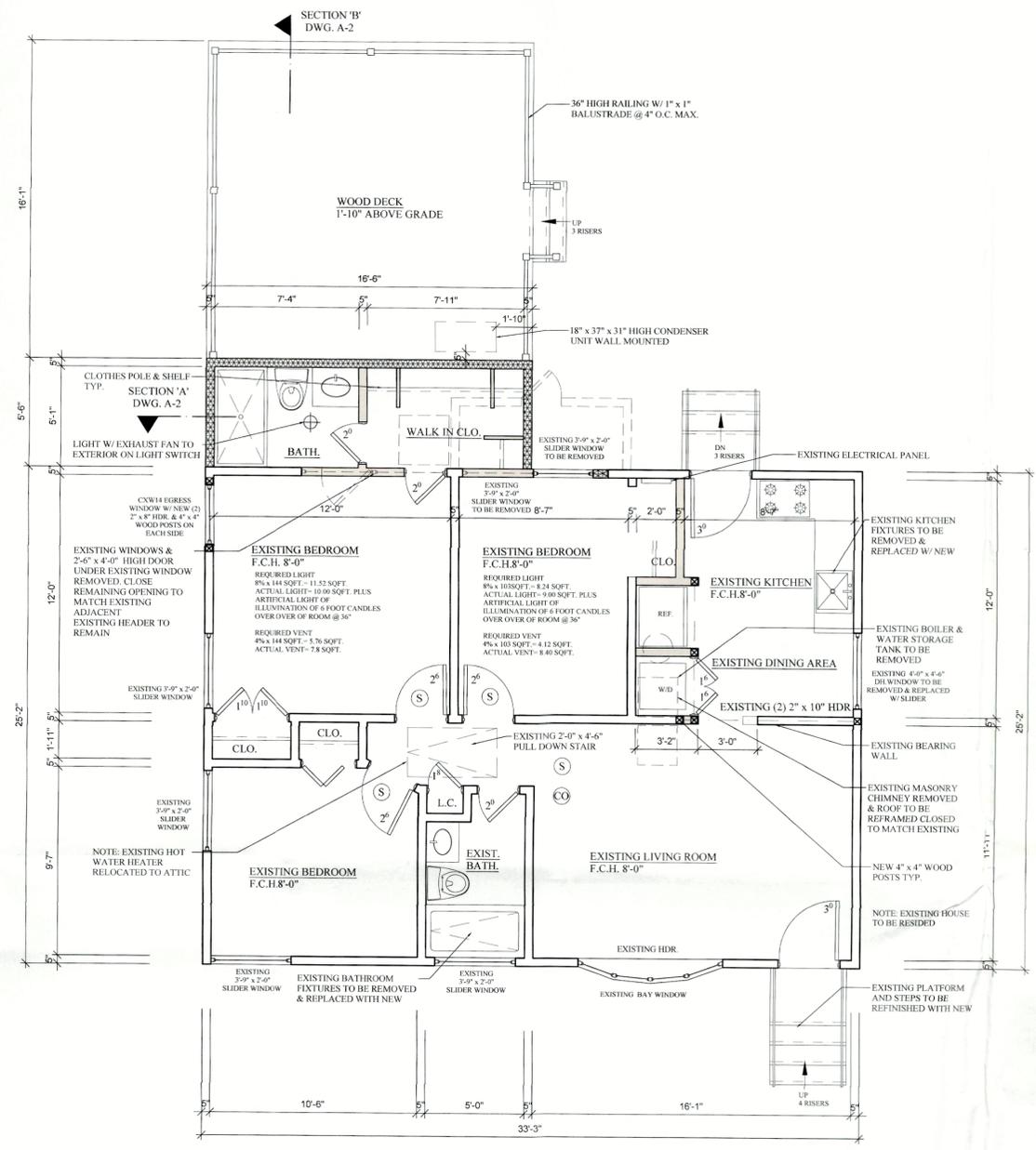
EXISTING PARTIAL FOUNDATION PLAN

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



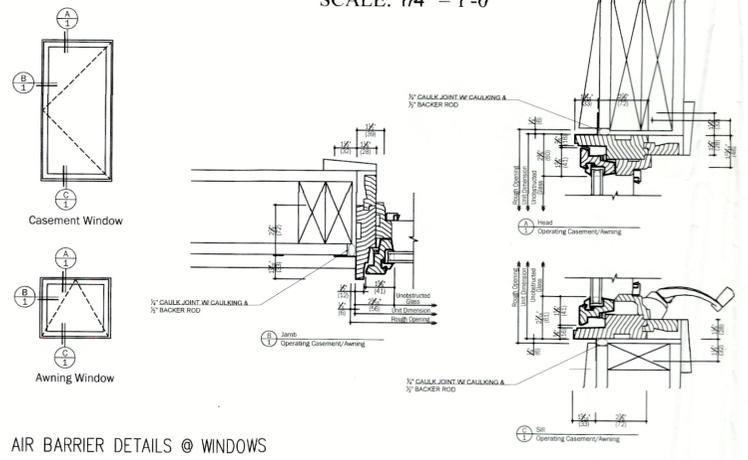
PLUMBING RISER DIAGRAM

SCALE: N.T.S.



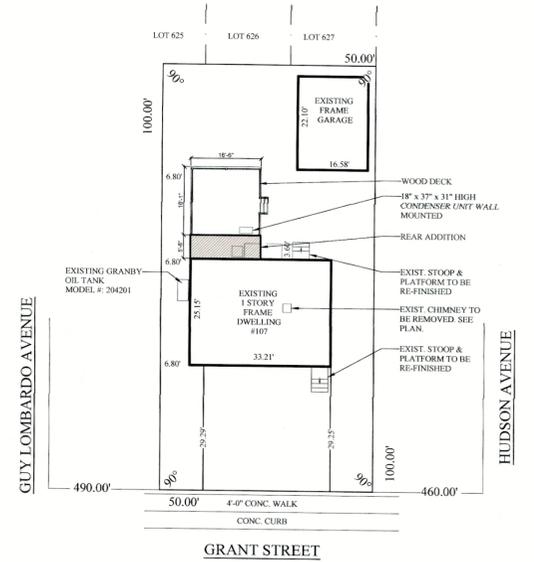
EXISTING FIRST FLOOR PLAN

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



AIR BARRIER DETAILS @ WINDOWS

SCALE: N.T.S.



SITE PLAN

SCALE: 1" = 20'-0"

NOTE: PLOT PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY BALDWIN & CORNELIUS CO. CIVIL ENGINEERS & SURVEYORS DATED: JUNE 27, 1951
 ZONING DATA: MUNICIPALITY: VILLAGE OF FREEPORT SECTION: 62 BLOCK: 100 LOT: 678 ZONE: RES-A EXISTING SITE AREA: 5,000 SQFT.

LOT COVERAGE PERMITTED FOR PRINCIPAL BLDG: 30.0% OR 1,500 SQFT.
 EXISTING DWELLING: 16.7% OR 835 SQFT.
 REAR ADDITION: 1.8% OR 91 SQFT.
 DECK: 5.3% OR 265 SQFT.
 TOTAL: 23.8% OR 1,191 SQFT.

ADDITIONAL FOR ACCESSORY BLDG: 10.0% OR 500 SQFT.
 GARAGE: 7.3% OR 366 SQFT.

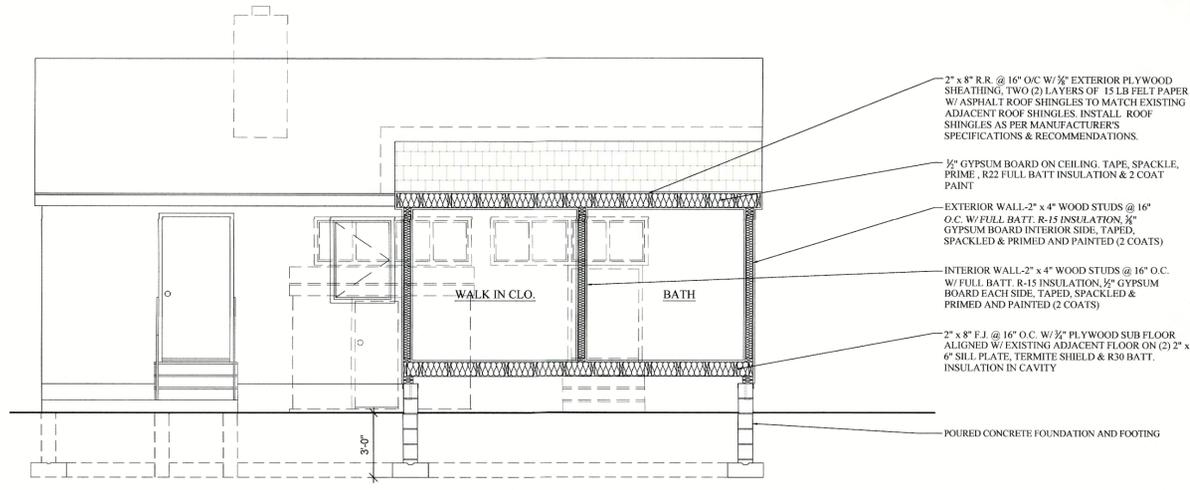
NOTE: ALL WINDOWS TO BE ANDERSON 400 SERIES OR OWNER APPROVED EQUIVALENT, WITH PRE-PAINTED WHITE INTERIOR SIDE & W/ SCREEN

LEGEND:

	EXISTING WALL TO REMAIN		EXISTING WALL TO BE REMOVED
	NEW INTERIOR WALL-2" x 4" WOOD STUDS @ 16" O.C. W/ FULL BATT. INSULATION, 1/2" GYPSUM BOARD EACH SIDE, TAPED, SPACKLED & PRIMED AND PAINTED (2 COATS)		EXTERIOR WALL-2" x 6" WOOD STUDS @ 16" O.C. W/ TERMITE SHIELD W/ FULL R21 BATT. INSUL. W/ FOIL INSIDE FACE, 1/2" GYP. BOARD TAPED, SPACKLED, PRIMED & PAINTED, INTERIOR SIDE, EXTERIOR W/ SHEATHING, SPACKLED & PRIMED AND PAINTED (2 COATS)
	INSTALL WATER RESISTANT GYP. BD. ON BATHROOM WET WALLS		EXISTING/NEW SMOKE ALARM. U.L. LISTED
	EXISTING/NEW CARBON MONOXIDE ALARM. U.L. LISTED		

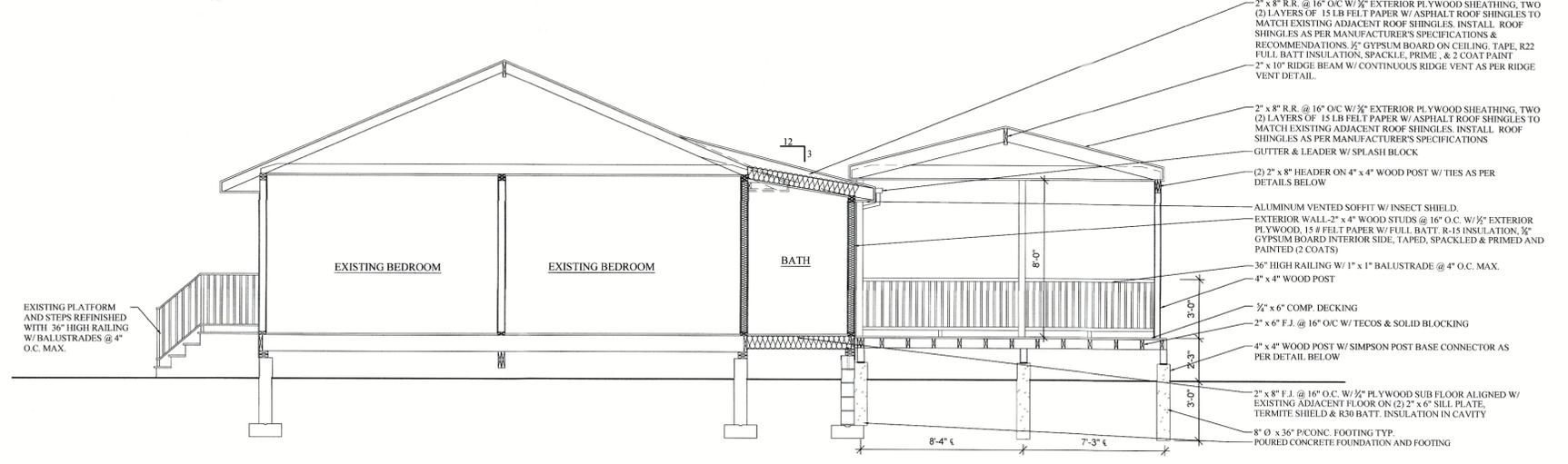
REV. NUMBER	DATE	ISSUED FOR REVIEW	JK	JS
	09/13/2021	REVISION	BY	CHKD. BY
JACK SEDOROWITZ, 2174 HEWLETT AVE SUITE 210 TEL: 516-695-6046 E-MAIL: JSedorowitzra@msn.com		ARCHITECT MERRICK, N.Y. 11566 FAX: 516-377-1592		
PROJECT	PROPOSED MINOR INTERIOR ALTERATIONS, REPLACE BATHROOM & KITCHEN FIXTURES, & RELOCATE BOILER @ 52 GRANT STREET FREEPORT, NEW YORK, 11520			
JOB NUMBER:	2021_10	DRAWING TITLE:	SITE PLAN, FLOOR PLAN, FOUNDATION PLAN, DETAILS & PLUMBING RISER DIAGRAM	
DRAWN BY:	JK	CHECKED BY:	JS	SHEET NO. A-1 OF 3

RECEIVED
 2022 MAY 10 A 9:38
 CLERK OF SUPERIOR COURT
 VILLAGE OF FREEPORT, NY



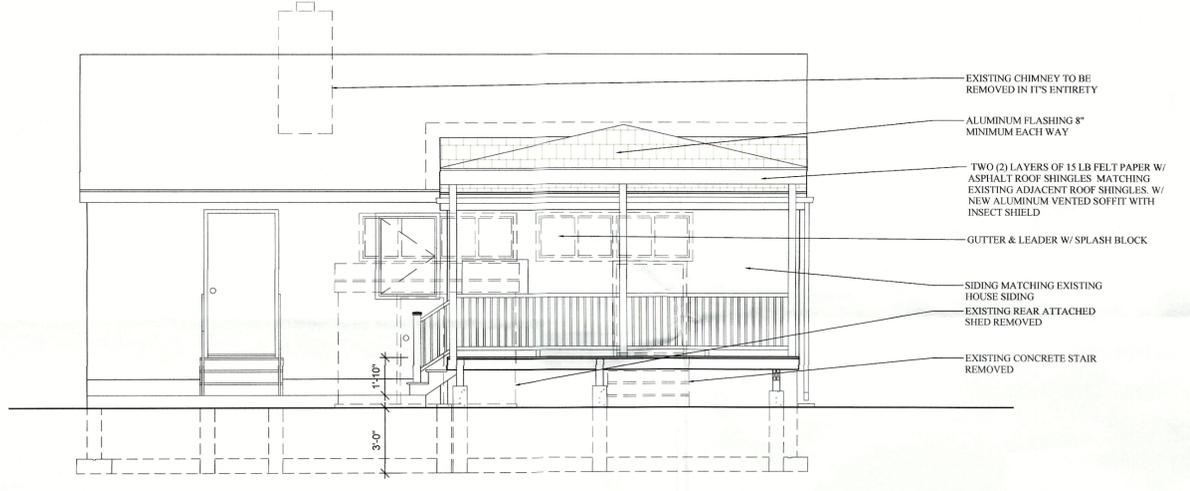
EXISTING SECTION 'A'

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



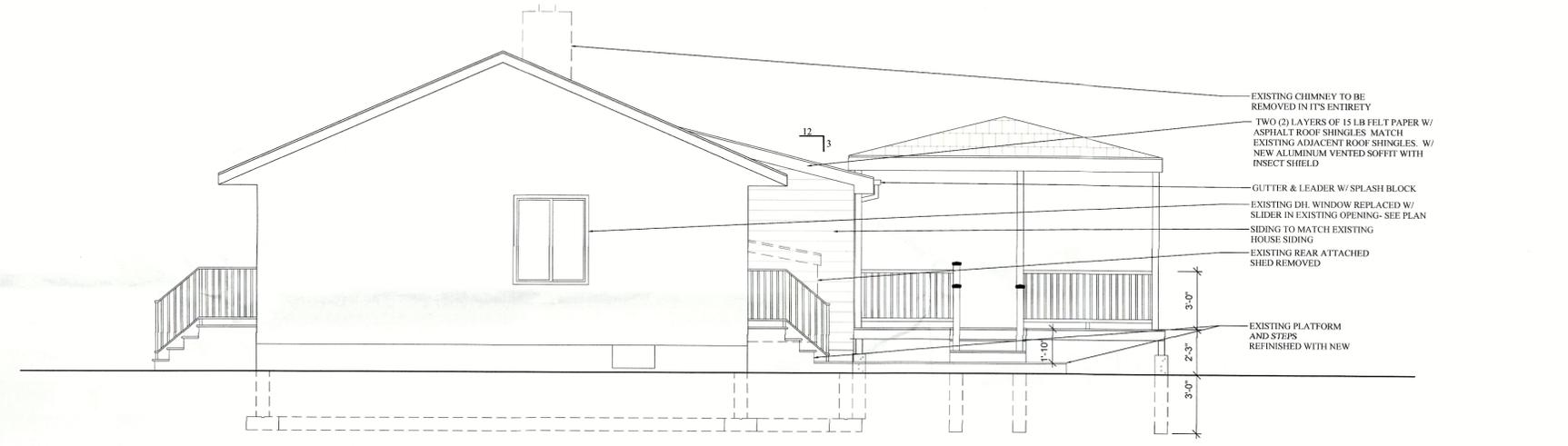
EXISTING SECTION 'B'

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



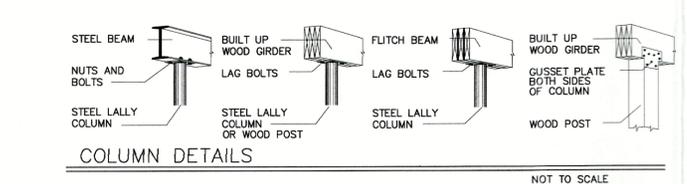
EXISTING REAR (NORTH) ELEVATION

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



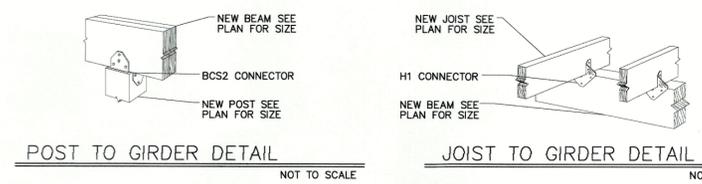
EXISTING SIDE (EAST) ELEVATION

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



COLUMN DETAILS

NOT TO SCALE

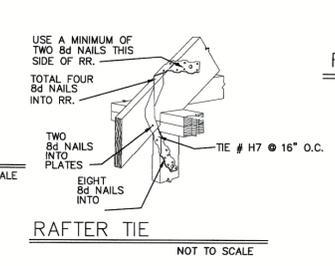


POST TO GIRDER DETAIL

NOT TO SCALE

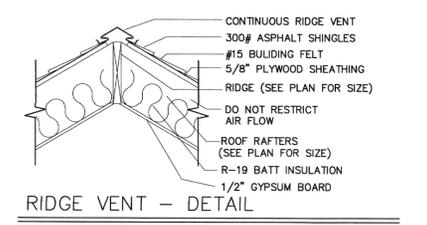
JOIST TO GIRDER DETAIL

NOT TO SCALE



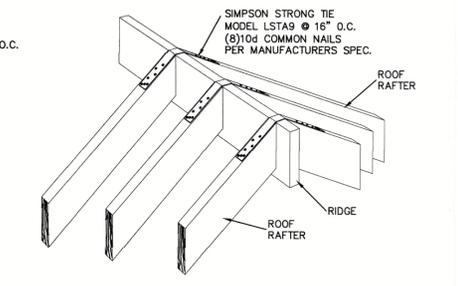
RAFTER TIE

NOT TO SCALE



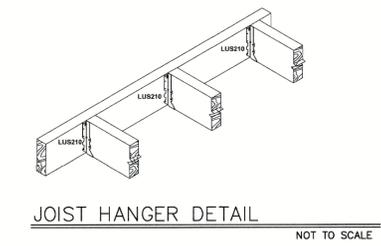
RIDGE VENT - DETAIL

NOT TO SCALE



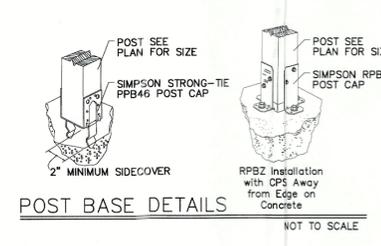
RAFTER TIE @ RIDGE

NOT TO SCALE



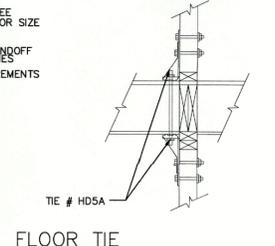
JOIST HANGER DETAIL

NOT TO SCALE



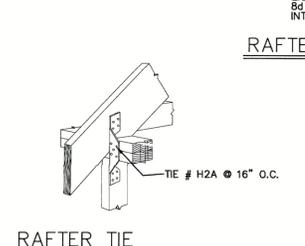
POST BASE DETAILS

NOT TO SCALE



FLOOR TIE

NOT TO SCALE



RAFTER TIE

NOT TO SCALE

REV. NUMBER		DATE	ISSUED FOR REVIEW	REVISION	BY	CHKD. BY
		09/13/2021	ISSUED FOR REVIEW		JK	JS
PROJECT		PROPOSED MINOR INTERIOR ALTERATIONS, REPLACE BATHROOM & KITCHEN FIXTURES, & RELOCATE BOILER @ 52 GRANT STREET FREEPORT, NEW YORK, 11520			ARCHITECT MERRICK, N.Y. 11566	
JOB NUMBER:		DRAWING TITLE:		SHEET NO.		
2021 10		SECTIONS, ELEVATIONS & DETAILS		A-2 OF 3		
DRAWN BY: JK		CHECKED BY: JS				

RECEIVED
2021 MAY 10 A 9:38
CLIENT'S OFFICE
VILLAGE OF FREEPORT, NY

STATE OF NEW YORK
JACK SEDOROWITZ
ARCHITECT
MERRICK, N.Y. 11566

ALL THE WORK SHALL COMPLY WITH THE 2020 ENERGY CONSERVATION CODE OF NYS W/ AMENDMENTS FROM IECC 2018, THE 2020 RESIDENTIAL CODE OF NYS & AMENDMENTS FROM THE IRC 2018 & THE 2020 EDITION OF THE BUILDING CODE OF NYS & THE NYS FIRE PREVENTION & BUILDING CODE (THE UNIFORM CODE)

GENERAL NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC. (ASSUMED, EXISTING, AND PROPOSED) HEREIN SHOWN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING ANY WORK.

CONTRACTOR TO VERIFY THE EXISTENCE AND STRUCTURAL STABILITY OF EXISTING FOUNDATION AND MASONRY WALLS PRIOR TO START OF WORK. ANY FOUNDATION ALL MASONRY WALLS FOUND TO BE INADEQUATE FOR NEW LOADING SHALL BE REPAIRED OR REPLACED.

ALL NEW CONCRETE SHALL BE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

ALL CONCRETE FOOTINGS ARE DESIGNED BASED UPON AN (CONTRACTOR SHALL FIELD VERIFY AND ASSUME RESPONSIBLY) ASSUMED SOIL BEARING CAPACITY OF TWO TONS PER LINEAR FOOT. ALL FOOTINGS SHALL BEAR ON VIRGIN SAND AND GRAVEL AND EXTEND TO A MINIMUM DEPTH OF 3'-0" BELOW GRADE.

ALL FRAMING LUMBER SHALL BE DOUGLASS FIR, MINIMUM FIBER STRESS = 1,000 PSI, UNLESS NOTED ALL HEADERS, GIRDERS, ETC. SHALL BE DOUGLASS FIR, MINIMUM FIBER STRESS = 1,000 PSI.

ALL GLASS SHALL BE DOUBLE GLAZED WITH A MINIMUM "U" VALUE OF 31. ALL ANDERSON DOORS AND WINDOWS TO BE VINYL CLAD FRAMES.

ALL EXTERIOR WALLS SHALL BE 2" x 6" S @ 16" O.C. WITH FIRE STOPPING, AS INDICATED ON PLAN.

ALL INTERIOR PARTITIONS SHALL BE 2" x 4" S @ 16" O.C.

ALL FLOOR FRAMING SHALL BE AS SHOWN ON PLANS, FLUSH OR AS REQUIRED TO BE FLUSH.

ROOF FRAMING RAFTERS SHALL BE AS SHOWN.

ALL DOOR AND WINDOW LINTELS SHALL BE 2" x 2" x 12" S FOR SPANS TO 6'-0", LONGER SPANS SHALL BE AS NOTED.

ALL EXTERIOR SHEATHING SHALL BE 1/2" THICK EXTERIOR GRADE PLYWOOD.

ALL ROOF SHEATHING TO BE 1/2" THICK EXTERIOR GRADE PLYWOOD.

ALL SUB FLOORS SHALL BE 1/2" THICK EXTERIOR GRADE PLYWOOD.

PROVIDE METAL RAFTER TIES AT ALL RAFTER/TOP PLATE CONNECTIONS AND METAL AT ALL FLUSH JOIST/GIRDER CONNECTIONS.

PROVIDE 1" x 3" CROSS BRIDGING OR SOLID BLOCKING FOR ALL JOIST SPANS IN EXCESS OF 8'-0" @ MID SPAN, LOWER END NOT NAILED UNTIL FLOORING IS INSTALLED.

ALL EXTERIOR WALLS SHALL BE INSULATED WITH FIBER GLASS FOILBACK INSULATION AS INDICATED

ALL ROOFS SHALL BE INSULATED WITH FIBER GLASS FOILBACK INSULATION AS INDICATED

ROOF TO BE COVERED WITH TWO LAYERS OF 15 LB. BUILDING PAPER WITH A MINIMUM 6" OVERLAP AND STAGGERED JOINTS AND FINISHED WITH 30# ASPHALT SHINGLES OR ROOF SHINGLES SPECIFIED ON THE DRAWINGS.

FLAT ROOF TO BE COVERED WITH BUILT-UP ROOF MEMBRANE SYSTEM DESIGNED FOR A MINIMUM SLOPE OF 1/4" PER LINEAR FOOT.

ALL INTERIOR CONSTRUCTION SHALL BE COVERED WITH 1/2" THICK GYPSUM BOARD.

ALL BATHROOM WALLS TO BE COVERED WITH 1/2" THICK WATER PROOF MOISTURE RESISTANT GYPSUM BOARD.

TAPE AND SPACKLE ALL GYPSUM BOARD JOINTS WITH MINIMUM TWO COATS JOINT COMPOUND.

PROVIDE 1/2" THICK RIGID POLYSTYRENE INSULATION UNDER ALL NEW VINYL SIDING-NOT USED

PROVIDE TROWEL ON MASTIC DAMPROOFING ON ALL EXTERIOR CONCRETE WALLS BELOW GRADE.

GENERAL CONDITIONS:

ALL WORK SHALL COMPLY WITH NEW YORK STATE AND LOCAL CODES AND ORDINANCES AND NEW YORK STATE ENERGY CONSERVATION CODE.

ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY ALL TRADES.

SAMPLES SHALL BE SUPPLIED TO THE OWNER OF ALL MATERIALS AND OF WORKMANSHIP.

SHOP DRAWINGS SHALL BE PROVIDED FOR FABRICATED ITEMS WHERE APPLICABLE.

TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOOR SWEEP, CARPETS VACUUMED, FIXTURES WASHED, WITH LABELS REMOVED, AND EXTERIORS HANDRAKED FREE OF DEBRIS.

DURING CONSTRUCTION, PREMISES SHALL BE KEPT CLEAN AND FREE OF CONSTRUCTION WASTE WHERE POSSIBLE.

CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR SERVICE DELIVERIES, ACCESS TO THE JOB SPACE AND RUBBISH REMOVAL.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BID AND SHALL REPORT ALL DISCREPANCIES OR OMISSIONS TO THE OWNER.

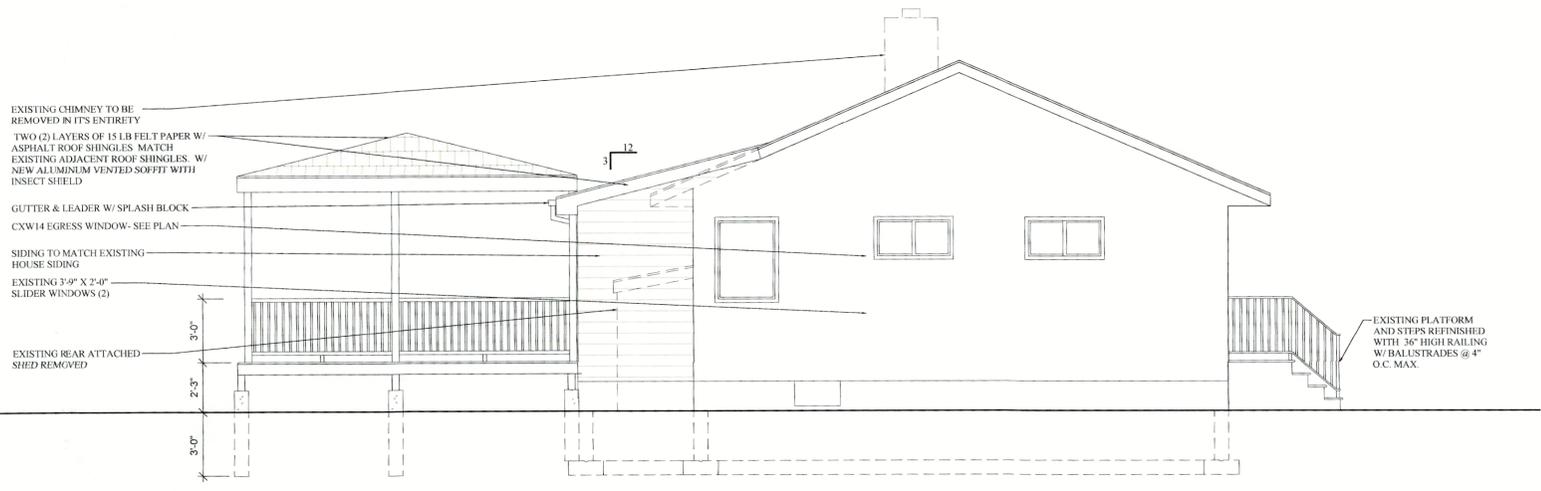
WINTER PROTECTION, HEAT, AND SNOW REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE SENSIBLE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM AND SHALL COMPLY WITH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS.

RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTAL EQUIPMENT SHALL BE CONTRACTOR'S RESPONSIBILITY.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE CONTRACTOR'S RESPONSIBILITY.

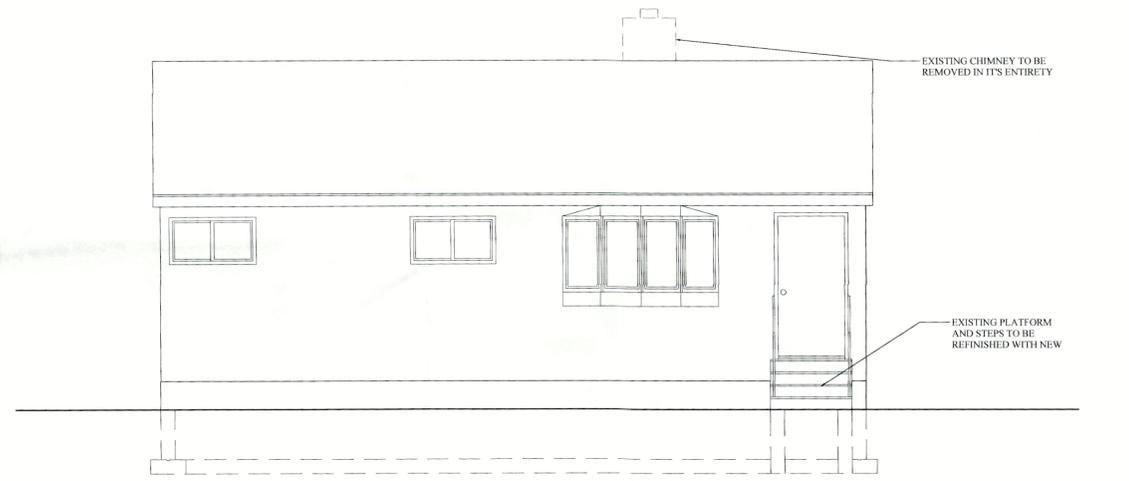
ADDITIONAL GENERAL NOTES:

- NO CONSTRUCTION OR DEMOLITION WORK TO COMMENCE BEFORE BUILDING DEPARTMENT HAVING JURISDICTION ISSUES A BUILDING PERMIT.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY CONSTRUCTION REVIEW AND/OR INSPECTIONS. HIS RESPONSIBILITY IS LIMITED TO THE CONTENTS OF THESE PLANS ONLY.
- ALL WORK SHALL CONFORM TO THE 2020 ENERGY CONSERVATION CODE OF NYS W/ AMENDMENTS FROM IECC 2018, THE 2020 RESIDENTIAL CODE OF NYS & AMENDMENTS FROM THE IRC 2018 & THE 2020 EDITION OF THE BUILDING CODE OF NYS & THE NYS FIRE PREVENTION & BUILDING CODE (THE UNIFORM CODE), AND SHALL CONFORM TO ALL THE RECOMMENDATIONS AND REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, TESTS AND SURVEYS, & THE NYS UNIFORM CODE SUPPLEMENT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION CALL THE ARCHITECT FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE SHALL ASSUME THE RESPONSIBILITY FOR HIS ACTIONS AND/OR DECISION.
- THE CONTRACTOR IS REQUIRED TO PROVIDE THE HOMEOWNER WITH ALL REQUIRED LICENSES, INSURANCE CERTIFICATES AND INSURANCE COVERAGES.
- THE CONTRACTOR MUST TAKE ALL THE NECESSARY PRECAUTIONS AND ACTIONS TO SAFEGUARD THE RESIDENTS, AND ITS CONTENTS FROM THE ELEMENTS DURING CONSTRUCTION.
- THE CONTRACTOR IS TO FOLLOW ALL MANUFACTURERS SPECS FOR THE INSTALLATION OF EQUIPMENT PRODUCTS AND SYSTEM EQUIPMENT.
- THE OWNER SHALL ARRANGE FOR THE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS IF SO DESIRED.
- NO DRAWINGS SHALL BE SCALED, WRITTEN DIMENSION SHALL BE USED ONLY.
- ALL TIMBER JOISTS AND RAFTERS SHALL BE DOUG FIR #1 AND HAVE A FIBER STRESS OF 1,000 PSI MARKED PRIOR TO DELIVERY TO JOB SITE AND A MIN. BEARING OF 2" (UNLESS OTHERWISE NOTED) SEE NOTES 4-8.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE IBC CODE AND ALL APPLICABLE LOCAL CODES.
- UNDERWRITERS CERTIFICATE SHALL BE OBTAINED AND PRESENTED TO THE OWNER UPON COMPLETION OF ALL ELECTRICAL WORK.
- ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE UNIFORM CODE SUPPLEMENT, ALL APPLICABLE LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
- ALL AREAS WITHIN BATHROOM TO BE 1/2" WATER RESISTANT GYPSUM BOARD.
- INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH +/- 1" INSULATION ON ALL DUCTS 1 1/2" INSULATION ON ALL PIPING 1/2" INSULATION ON ALL WATER SERVICE SUPPLY PIPING
- CAULK AND FINISH ALL WINDOWS AND DOORS AS PER DETAILS SHOWN & MANUFACTURERS RECOMMENDATIONS
- INSTALL METAL FLASHING AROUND ALL ROOF PENETRATIONS.
- PROVIDE AND INSTALL ALL MOLDINGS, SILLS, STOOLS, AND TRIM AROUND WINDOWS AND DOORS TO MATCH EXISTING TYPE UNLESS OTHERWISE NOTED.
- ALL COLORS AND FINISHES ETC. SHALL BE SELECTED BY OWNER.
- ALL WINDOWS AS SELECTED SHALL HAVE HIGH PERFORMANCE INSULATED GLASS W/ U0.31, SEE 50.
- ALL WINDOWS THAT SERVE AS EMERGENCY EGRESS MUST COMPLY WITH THE IRC & THE NYS. CODE SUPPLEMENT.
- ALL INSULATION, WHICH IS CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATIONS SHALL BE INSTALLED IN SUCH A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES, SILL LINES AND CORNERS AS PER THE IECC & THE NYS. CODE SUPPLEMENT.
- ALL FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OF 2 TONS PER SQUARE FOOT BEARING CAPACITY. CONTRACTOR SHALL HAVE THE LEVEL OF BEARING STRATA VERIFIED IN FILED PRIOR TO CONSTRUCTION.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (FG=3,000 PSI), REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. ALL FOUNDATIONS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.
- ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C-40 FOR GRADE "N" UNITS WITH TYPE "M" MORTAR. ALL MASONRY WORK SHALL CONFORM TO ACI 531-79. PROVIDE GALVANIZED WALL TIES SPACED IN ACCORDANCE WITH THE IBC FOR BRICK VENEER.
- ALL MASONRY WORK SHALL CONFORM TO THE IBC & THE NY STATE UNIFORM CODE SUPPLEMENT.
- ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." STEEL SHALL CONFORM TO ASTM A-36 AND A-301. ALL CONNECTIONS SHALL USE A-325 HS BOLTS OR E70XX WELDS.
- PROVIDE SINGLE-STATION SMOKE-DETECTING ALARM DEVICES ON EACH FLOOR AND ONE PER BEDROOM AS PER THE IRC, HARD WIRED & INTERCONNECTED.
- RAILINGS AND HANDRAILS, BOTH INTERIOR AND EXTERIOR SHALL BE DESIGNED TO RESIST LATERAL IMPACT AT TOP EQUIVALENT TO A MIN. LINEAR LOAD OF 50 LBS PER FOOT AS PER THE IRC & IBC.
- STAIRS, DOORS AND EXITS SHALL COMPLY WITH THE IRC & IBC.
- GLAZING IN DOORS SHOWER STALLS FIXED PANELS AND BATH TUB ENCLOSURES SHALL COMPLY WITH THE IBC.
- FOAM PLASTIC INSULATIONS SHALL COMPLY WITH THE IRC & IBC.
- DOUBLE BEAMS AND JOISTS UNDER PARALLEL PARTITION AND AROUND OPENINGS IN FLOORS AND ROOFS.
- PLYWOOD SUB FLOORING SHALL BE INSTALLED AS PER THE IRC.
- CHIMNEY CONSTRUCTION SHALL CONFORM TO THE IRC & IBC.
- CHIMNEY OUTLETS SHALL NOT BE LOWER THAN TOP OF ANY WINDOWS WITHIN 20 FEET, NOR LESS THAN 2 FEET ABOVE COMBUSTIBLE PART OF THE ROOF OR BUILDING 10 FEET, BUT SHALL NOT BE LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AS PER THE IRC & THE NYS SUPPLEMENT
- ATTICS TO HAVE ACCESSSES AND CROSS VENTILATION AS PER THE IRC.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING AREAS LEFT EXPOSED AND/OR DAMAGED DO TO THIS ADDITION WITH SIMILAR MATERIALS OR AS DIRECTED BY OWNER.
- PROVIDE HURRICANE CLIPS ON ALL ROOF RAFTERS AS PER PLAN AND DETAILS
- PROVIDE DOUBLE HEADERS AND TRIMMERS AROUND ALL STAIR AND SKYLIGHT OPENINGS.
- ALL SUPPLY, EXHAUST AND INTAKE OUTLETS TO BE EQUIPPED WITH SHUT TIGHTS AT BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE.
- PROVIDE MINIMUM 100 CFM MECHANICAL EXHAUST FROM BATHROOMS AND MINIMUM 150 CFM MECHANICAL VENTILATION IN KITCHEN AREAS.
- PROVIDE COMBUSTION AIR FOR FUEL BURNING EQUIPMENT AS PER THE IRC & IBC & MANUFACTURERS SPECIFICATIONS
- BOILERS AND HOT WATER HEATERS AS PER THE IRC & IBC & MANUFACTURER'S SPECIFICATIONS
- FUEL GAS EQUIPMENT AS PER THE IRC & IBC & MANUFACTURER'S SPECIFICATIONS
- PROVIDE SIMPSON STRONG TIE JOIST HANGERS AT ALL FLUSH HEADER CONDITIONS
- PROVIDE CARBON MONOXIDE DETECTOR ON EACH FLOOR AS PER NASSAU COUNTY PUBLIC HEALTH ORDINANCE SECTION 14 (A).
- ALL WINDOWS BY "ANDERSON" WITH VINYL CLAD EXTERIOR, FINISH WOOD INTERIOR-PRE PAINTED WHITE AND WITH ALL HARDWARE AND GRILLES AS PER ELEVATIONS
- INSTALL METAL JOIST HANGERS AT ALL FLUSH JOIST/GIRDER CONNECTIONS.
- ALL NEW WALLS AND CEILING TO BE TAPED, SPACKLED, PRIMED AND READY FOR PAINT.
- INSTALL METAL TIES, HOLD DOWNS, ETC. (BY SIMPSON STRONG TIES) AS PER DETAILS AND THE NYS RESIDENTIAL CODE AND ANY OTHER AUTHORITIES HAVING JURISDICTION.



EXISTING/PROPOSED SIDE (WEST) ELEVATION

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



EXISTING FRONT (NORTH) ELEVATION

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

RECEIVED
2021 JUN 10 A 9:38
CLEOP'S OFFICE
VILLAGE OF FREEPORT, NY

REV. NUMBER	DATE	REVISION	BY	CHKD. BY
	09/13/2021	ISSUED FOR REVIEW	JK	JS
JACK SEDOROWITZ, ARCHITECT		2174 HEWLETT AVE SUITE 210 MERRICK, N.Y. 11566		
TEL: 516-695-6046		E-MAIL: JSedorowitz@msn.com		FAX: 516-377-1592
PROJECT	PROPOSED MINOR INTERIOR ALTERATIONS, REPLACE BATHROOM & KITCHEN FIXTURES, & RELOCATE BOILER @ 52 GRANT STREET FREEPORT, NEW YORK, 11520			
	DRAWING TITLE: ELEVATIONS, & NOTES			
JOB NUMBER: 2021_10	DRAWING TITLE: ELEVATIONS, & NOTES			SHEET NO. A-3 OF 3
DRAWN BY: JK	CHECKED BY: JS			

Application Date: 5/12/22
Fees Paid: 225.00

SP# 3555

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: 110 CORNELIUS ST ZONING DISTRICT RES A
SECTION 62 BLOCK 90 LOT 4 LOT SIZE: 60'x100' 6000#

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>OWNER</u>	Name: <u>JAY HOLIN</u>
Address:	Address: <u>110 CORNELIUS ST</u> <u>FREEPORT NY 11520</u>
Telephone #:	Telephone #: <u>1-917-518-9794</u>

ARCHITECT Attorney Name: RUSSELL JORDAN Address: 44 CASINO ST
(optional) Phone #: 1-516-241-5969 FREEPORT, NY 11520

Present Land Use: SINGLE FAMILY HOUSE Proposed Land Use: SINGLE FAMILY HOUSE

Description of Proposed Work: EXTEND FRONT PORCH 53 SQ FT
MAINTAIN EXISTING. 55 SQ FT FRONT PORCH

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

2/28/2022
DATE

Sworn to before me this 28 day of Feb, 2022

[Signature]
Notary Public

DONNA L SULLIVAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024

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

[Signature]
PROPERTY OWNER'S SIGNATURE

2/28/2022
DATE

Sworn to before me this 28 day of Feb, 2022

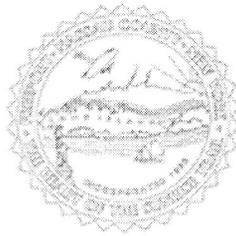
[Signature]
Notary Public

DONNA L SULLIVAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SU6344420
Qualified in Nassau County
My Commission Expires 07-11-2024

FOR VILLAGE USE ONLY

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

RECEIVED
2022 MAY 12 A 9:42
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 4, 2022

UPDATED SITE PLAN LETTER

Jay Holin
110 Cornelius Street
Freeport, NY 11520

RE: 110 Cornelius Street, Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 90 Lot 4
Building Permit Application #20212506
Description- Expand front porch from 55 sq. ft. to 108 sq. ft.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Russell Jordan, R.A.

ZBA Approval Needed:
Yes: X No

RECEIVED
2022 MAY 12 A 9:42
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20212506

Location: 110 Cornelius Street, Freeport, NY

Applicant : Jay Holin

Description: Expand front porch from 55 sq. ft. to 108 sq. ft.

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

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

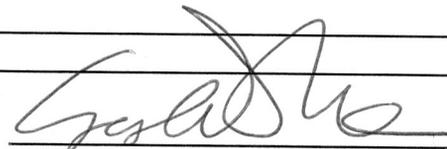
REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: May 4, 2022
Updated



Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2022 MAY 12 A P 4:2
OFFICE OF THE SUPERINTENDENT OF BUILDINGS
VILLAGE OF FREEPORT, NY

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



**VILLAGE OF FREEPORT
MUNICIPAL BUILDING**

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300
(516) 771-4127 Fax

ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

April 22, 2022

Mr. Jay Holin
110 Cornelius St.
Freeport, NY 11520

Application #2022-13 – 110 Cornelius St., Residence A - Section 62/Block 90/Lot 4 – Jay Holin – Expand front porch from 55 sq.ft. to 108 sq.ft.

Dear Holin:

The above application was before the Zoning Board of Appeals at its meeting held on April 21, 2022 at which time the application was approved. Please see the attached decision from the Zoning Board of Appeals.

If you have any questions or need further information, please call my office at 516-377-2202.

Sincerely,

Robin Cantelli
Secretary to the Zoning Board of Appeals

Cc: Russell Jordan ✓

RECEIVED
2022 MAY 12 A 9:42
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

DATE: April 21, 2022

APPROVAL

Building Department Permit Application# 20212506

Chairman, regarding Application #2022-13 for the premises located at 110 Cornelius St., the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-41A(1) seeking approval for the expansion of a front porch from 55 sq. ft. to 108 sq. ft..

I, Anthony Mineo, move that this Board make the following findings of fact:

A Public hearing was held April 21, 2022. Applicant was represented by architect Russell Jordan. He explained that they are expanding their front porch. He explained that the front setback will remain the same. He noted that 116, 118 and 120 Cornelius St. have smaller front setbacks than the subject property.

Area Variances:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.

The Board, as lead agency has determined that this action is a Type II action under SEQRA and no further review is required.

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

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

RECEIVED
2022 MAY 12 A 9:40
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



110 Cornelius West Side



110 Cornelius Front South Side

REAR OF 110 CORNELIUS NORTH SIDE





110 Cornelius Front and East Side

RECEIVED
2022 MAY 12 A 9:42
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



116 Cornelius



110 Cornelius Subject Property

RECEIVED
2022 MAY 12 A 9:42
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



120 Cornelius above

118 Cornelius below



RECEIVED

Application Date: 5/12/22
Fees Paid: 225.

SP# 3554

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 70 Madison Ave ZONING DISTRICT Residence A
SECTION 54 BLOCK 088 LOT 137 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Clarisa Espinal</u>	Name: <u>Clarisa Espinal</u>
Address: <u>70 Madison Ave</u> <u>Freeport NY 11520</u>	Address: _____
Telephone #: <u>(516) 652-9630</u>	Telephone #: _____

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Widen Driveway by 24 ft + 19.5 ft
In Pavers

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.

Clarisa Espinal YES _____ NO _____
APPLICANT'S SIGNATURE PAULA MILLS DATE 5/12/22

Sworn to before me this 12
day of May, 2022
Paula Mills
Notary Public

NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY
LIC. #01MI4819000
COMM. EXP. February 28, 2023

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

Clarisa Espinal
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 12
day of May, 2022
Paula Mills
Notary Public

PAULA MILLS 5/12/22 DATE
NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY
LIC. #01MI4819000
COMM. EXP. February 28, 2023

RECEIVED
MAY 12 P 12:21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 18, 2022
SITE PLAN LETTER

Clarisa Espinal
70 Madison Avenue
Freeport, NY 11520

RE: 70 Madison Ave., Freeport, NY
Zoning District – Residence A Sec. 54 Blk. 088 Lot 137
Building Permit Application #20222595
Description- Widen driveway ~~to~~ 20 ft. x 19.5 ft.

to

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

RECEIVED
2022 MAY 12 P 12: 21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

c: Village Clerk

ZBA Approval Needed:

Yes: No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222595

Location: 70 Madison Avenue, Freeport, NY

Applicant: Clarisa Espinal

Description: Widen driveway by 20 ft. x 19.5 ft.

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

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

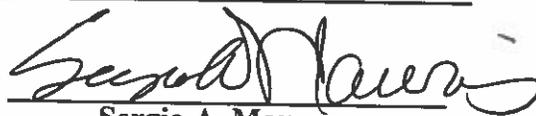
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: April 18, 2022


Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2022 MAY 12 P 12:21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

20222595

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: <i>Extension of Driveway Apron + Stoop in front of house</i>			
Project Location (describe, and attach a location map): <i>Front of home</i>			
Brief Description of Proposed Action: <i>Extend the driveway apron + add a stoop in front of the house.</i>			
Name of Applicant or Sponsor: <i>Clarisa Espinal</i>		Telephone: <i>(516) 652-9630</i>	
Address: <i>70 Madison Ave.</i>		E-Mail: <i>Silverbeauty55@msn.com</i>	
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11020</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources 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? _____ acres		RECEIVED MAY 12 2022 VILLAGE CLERK'S OFFICE FREEPORT NY	
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			✓	
b. Consistent with the adopted comprehensive plan?			✓	
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? If Yes, identify: _____		✓	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
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?		✓		
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 Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		✓	NO	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		✓	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		✓	NO	YES
b. Is the proposed action located in an archeological sensitive area?				
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
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: _____				
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?				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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		✓	NO	YES

RECEIVED
 2017 MAY 16 PM 2:21
 CLERK'S OFFICE
 VILLAGE OF FRELPORT, 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>Clarisa Espinal</u>		Date: <u>1/14/22</u>
Signature: <u>Clarisa Espinal</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?	✓	
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)?	✓	

RECEIVED
 2022 MAY 12 P 12:21
 CLERKS OFFICE
 VILLAGE OF FREEDOM, NY

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

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

RECEIVED
 DEPT. OF ENVIRONMENTAL CONSERVATION
 OFFICE OF PLANNING AND REPORTS
 APR 11 2011 12:21 PM

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead AgencyDate

Print or Type Name of Responsible Officer in Lead AgencyTitle of Responsible Officer

Signature of Responsible Officer in Lead AgencySignature of Preparer (if different from Responsible Officer)

Driveway Dimensions – 70 Madison Ave.

From Stairs to fence	21 feet
From curved part or driveway to fence	21 feet
From walkway to fence	21 feet
From end of driveway to fence	14 feet

RECEIVED

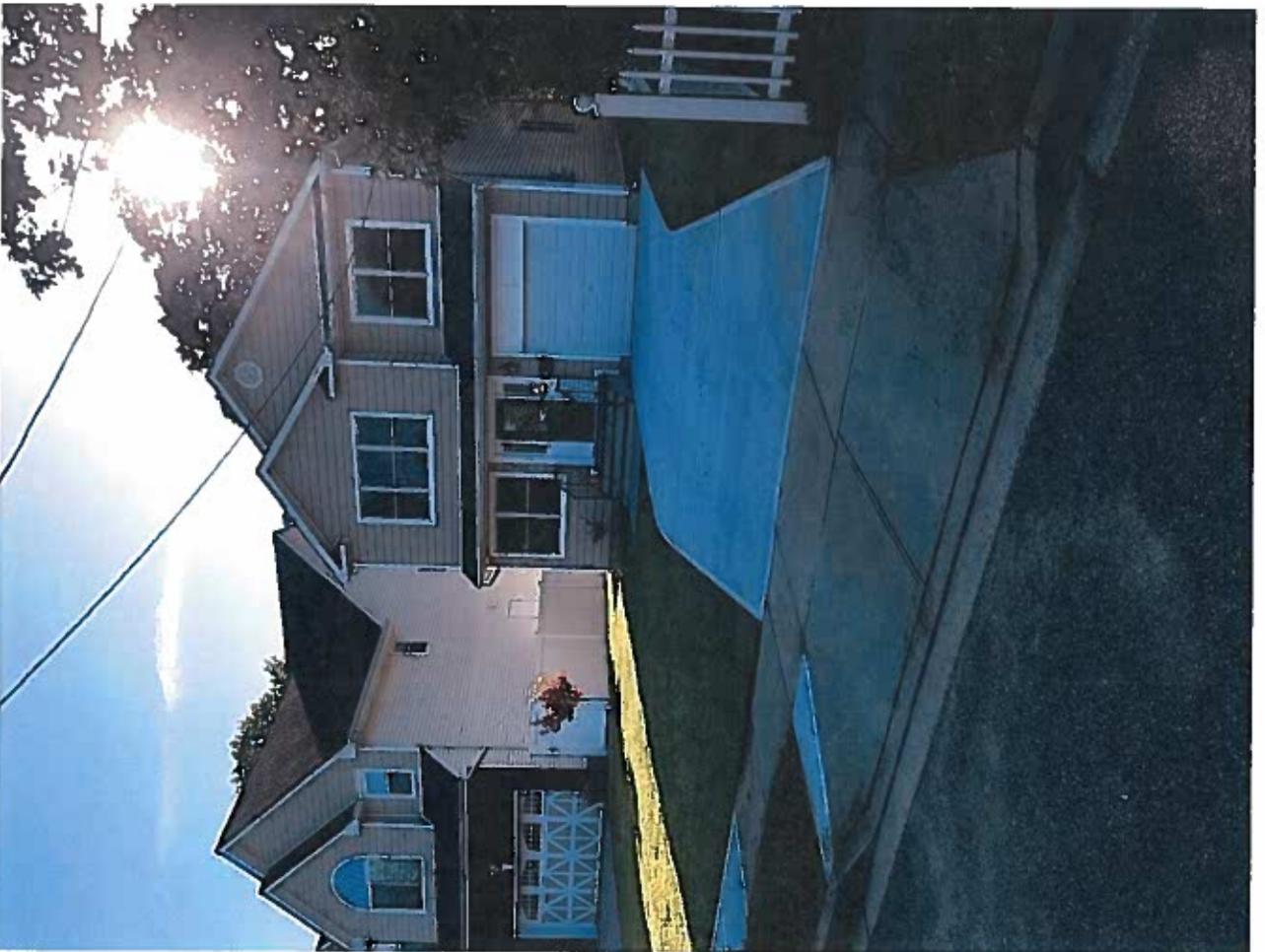
2022 MAY 12 P 12: 21

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2002 MAY 12 P 12: 21

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



70 Madison



RECEIVED

2022 MAY 12 P 12:21

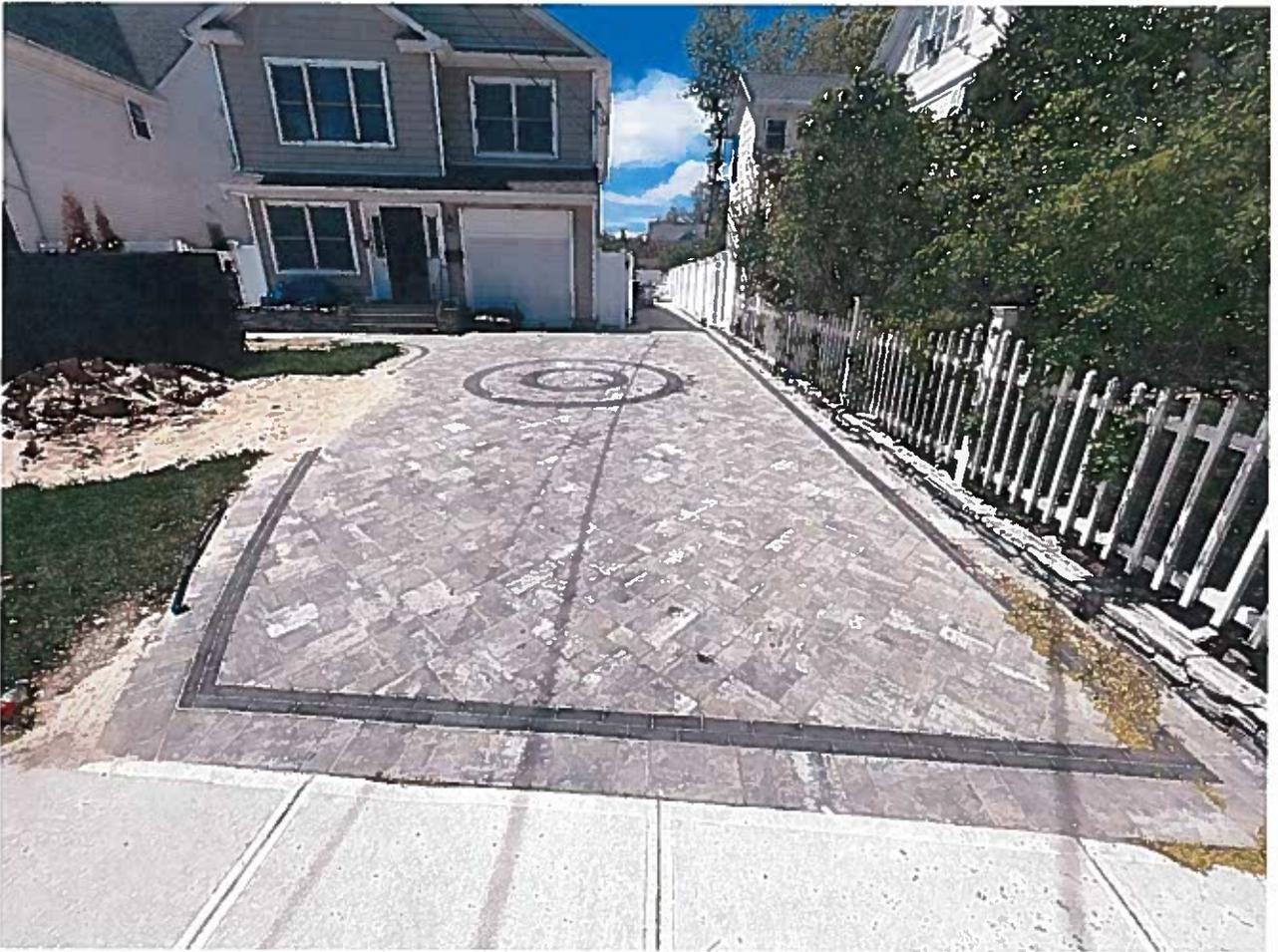
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2022 MAY 12 P 12:21

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2022 MAY 12 P 12: 21

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

14 Madison



RECEIVED

2022 MAY 12 P 12:21

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED
2022 MAY 12 P 12: 21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

316 Pine St



Cor Madison & Pine St

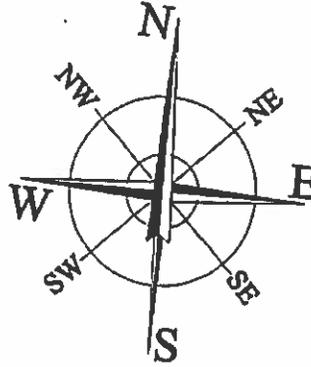
RECEIVED

2022 MAY 12 P 12: 21

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

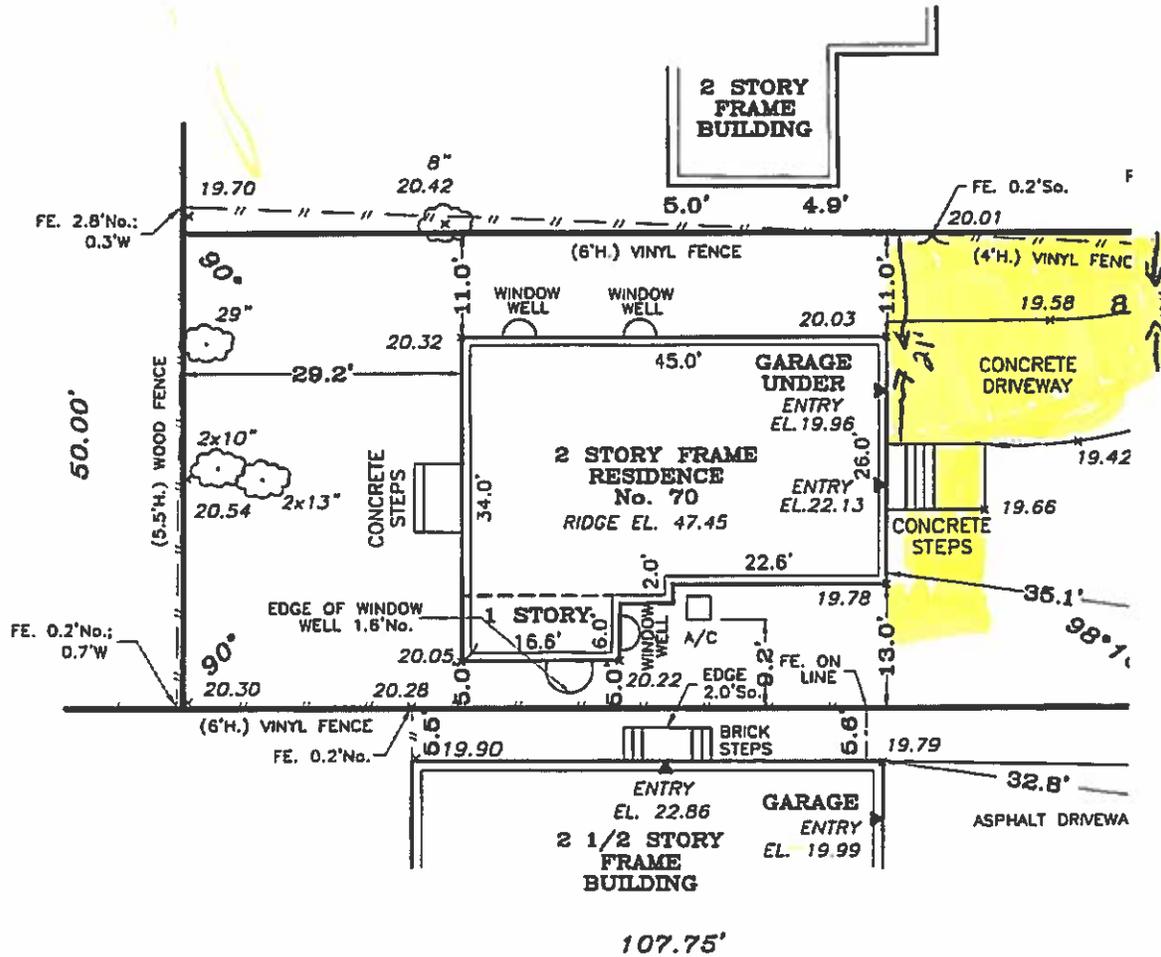
JOB NO.: 15-39243E

CALCULATION OF 200' AVERAGE FRONT SETBACK		
MADISON AVENUE		
BLOCK:	LOTS:	
88	134	32.8'
	135	34.1'
	136	37.7'
		$104.6'/3 = 34.9'$



PINE S

114.92' (CALC.)
114.90' (DEED & TAX MAP)



NOTE:
ELEVATION SHOWN HEREON REFER TO THE NAVD 1988 DATUM.
CL - CENTER LINE OF THE ROAD
BC/TC - BOTTOM/TOP OF CURB

AREA OF THE PARCEL = 5,566.88 SQ.FT. = 0.13 ACRE

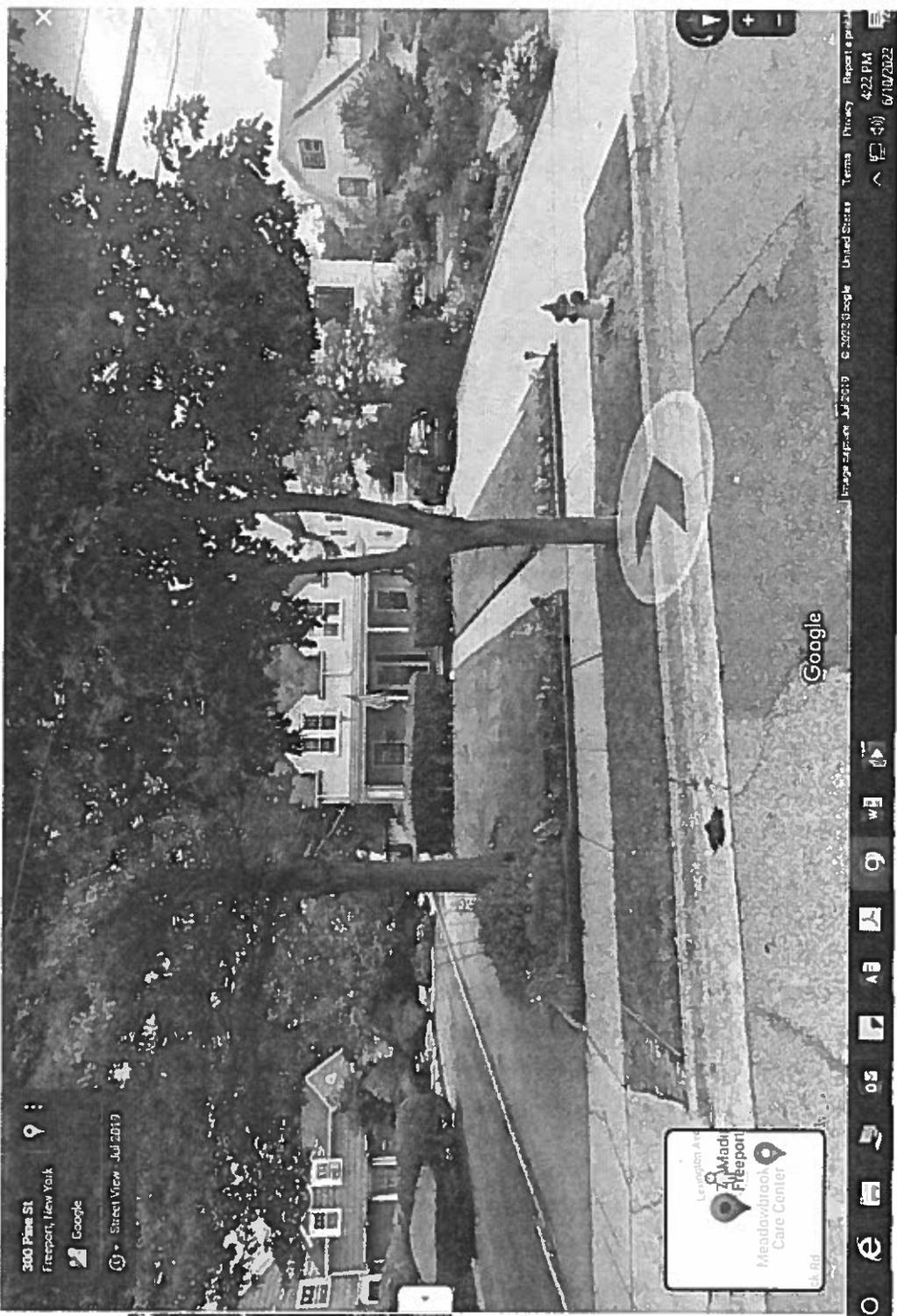


70 Madison Ave
Meadowbrook Care Center

Google

70 Madison Ave

Street View & 360°





70 Madison Ave

building

- Directions
- Save
- Ready
- Send to phone
- Suggest an edit on 70 Madison Ave
- Add a missing place
- Add your business

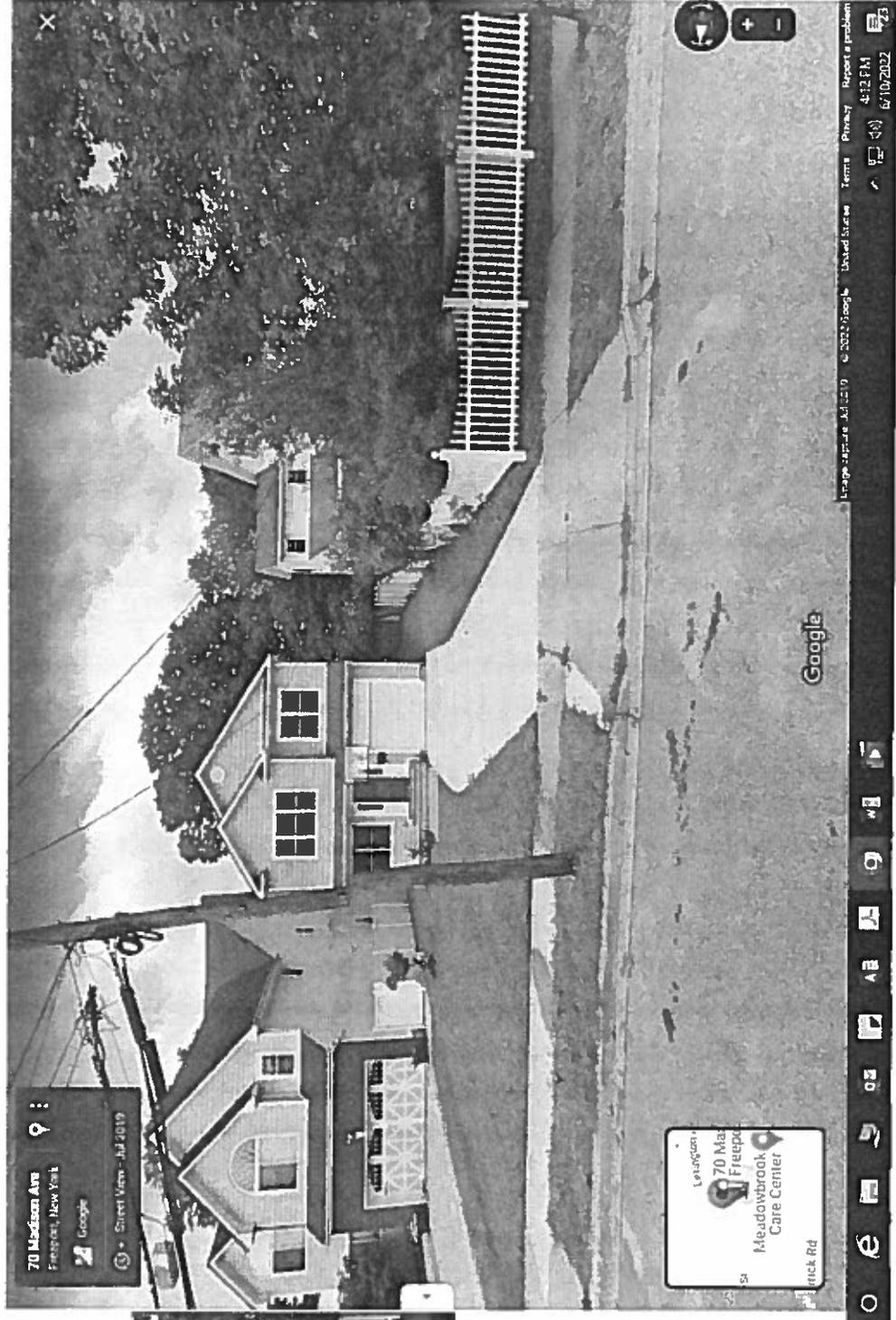
Photos



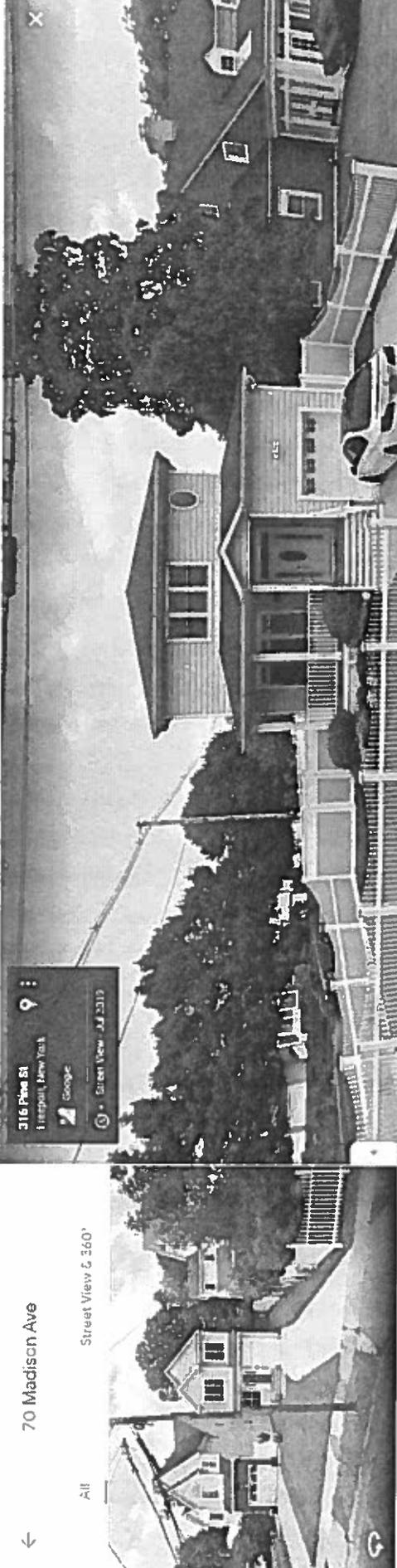
Map view showing the location of 70 Madison Ave in Freeport, NY. The map includes labels for streets such as Pine St, Washington St, Madison Ave, and Merrick Rd. Points of interest include Sunoco Gas Station, Cella Lily Face Beauty Spa, and various local businesses. A search bar at the top right contains the text "Type here to search".

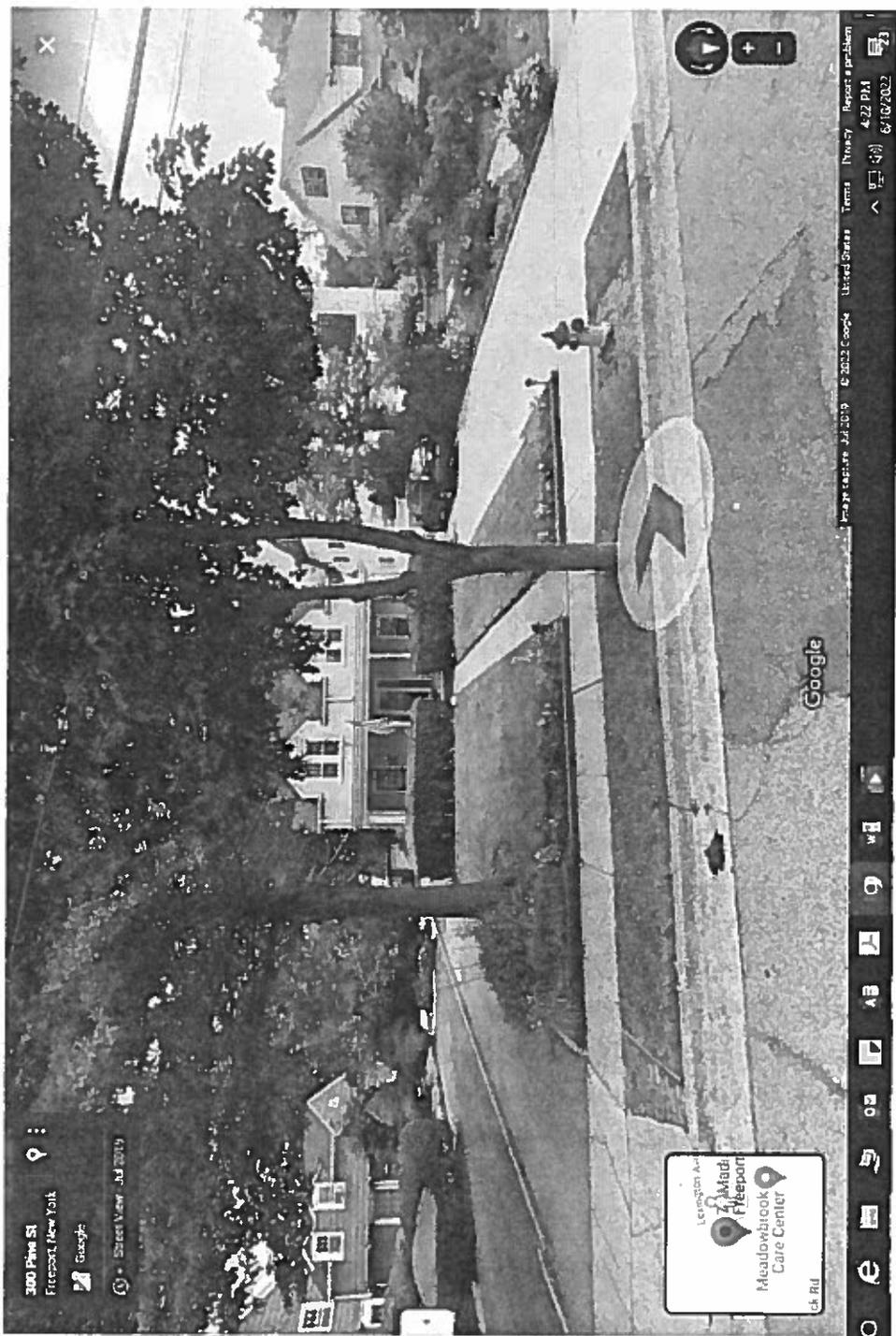
70 Madison Ave

Street View & 360°



Type here to search







70 Madison Ave

Building

- Directions
- Save
- Layers
- Send to
- Share
- more

- 70 Madison Ave, Freeport, NY 11520
- Suggest an edit on 70 Madison Ave
- Add a missing place
- Add your business

Photos

