



**MULRYAN  
ENGINEERING, P.C.**

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**TRAFFIC ENGINEERING REPORT**

**JANUARY 18, 2022  
Project No. M22-102  
131 – 135 Guy Lombardo Avenue  
Freeport, New York**

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**PURPOSE**

The purpose of this report is to review the standards set forth under New York State Village Law § 7-712-B(3) with respect to requested area variances. The report focuses on the traffic and parking aspects of the application as they relate to these standards.

**PROJECT SUMMARY**

Applicant:	135 Guy Lombardo, LLC
Zoning:	Business AA
NC Tax Map No.	Section 62, Block 75, Lots 31, 32 and 33
Location:	131 – 135 Guy Lombardo Avenue Guy Lombardo btw Cottage Ct and Smith St
Existing Land Use:	Commercial
Proposed Land Use:	Apartments
Parking Required:	82 Parking Spaces
Parking Provided:	66 Parking Spaces
Site Plan prepared by:	BKH Architect, PLLC 783 Pat Drive West Islip, New York 11795

The applicant (135 Guy Lombardo, LLC) filed a building permit application with the Village of Freeport to construct the proposed project. The Village of Freeport Building Department issued a denial letter dated August 3, 2021. The applicant has appealed the denial of the Building Department and is seeking variances from the Zoning Board of Appeals with respect to Village Ordinance §210-6(A), 210-48, 210-49C, 210-49D, 210-60, 210-65 and 210-172A, as specified in the denial letter. The granting of these area variances would allow the applicant to move forward with the proposed project.

The standards with respect to granting area variances are set forth in Section 7-712-B(3) of New York State Village Law.

**The Laws of New York, Village Law § 7-712-B (3) Area variances:**

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- (3) whether the requested area variance is substantial;
- (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

**This process is sometimes referred to as a balancing test, whereby the board is asked to weigh:**

**The benefit to the applicant, if the variance is granted**

**VS.**

**The detriment to the health, safety and welfare of the neighborhood or community,  
by such grant**

## **INTRODUCTION**

The subject property is located at 131 – 135 Guy Lombardo Avenue (between Cottage Court and Smith Street), in the Village of Freeport. The property is located in the Business AA zoning district. The existing building at 131 Guy Lombardo Avenue was built in 1910 (over 110 years ago). The existing building at 135 Guy Lombardo Avenue was built in 1923 (99 years ago).

## **PARKING REQUIREMENTS**

Village Ordinance 210-172 A (2): Apartment houses and multifamily residences: parking spaces accessible to all tenants shall be provided on the premises in accordance with the following schedule: Efficiency – 1.0 parking space per unit, One-bedroom – 1.5 parking spaces per unit and Two or more bedrooms – 2.0 parking spaces per unit.

The proposed development will include 41 two-bedroom apartments, including one unit for the building superintendent.

$$(41 \text{ two bedroom unit} \times 2.0) = 82 \text{ required parking spaces}$$

The site plan provides a total of 66 parking spaces. Due to the configuration of the subject site the applicant is not able to provide the number of on-site parking spaces required by code. The applicant is seeking a parking variance in connection with the proposed development.

## **ON-STREET PARKING**

Metered parking is provided along both sides of Guy Lombardo Avenue, in proximity to the subject site.

Parking is permitted along the north side of Smith Street except on Monday from 8 am to Noon. Parking along the south side of Smith Street is restricted at all times (No Parking Anytime).

Cottage Court is a dead-end street. Parking is permitted along the north side of Cottage Court with a 2-hour limitation. These regulations are in place to the east of the municipal parking lot exit driveway. To the west of the municipal parking lot exit driveway a No Parking Anytime regulation is posted (approximately 125 feet in total from Guy Lombardo Avenue to the eastern edge of the exit driveway).

**PARKING GENERATION**

**INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)**

The parking generation of the site was calculated using the standard calculations compiled by the Institute of Transportation Engineers (ITE) in the 5th Edition Parking Generation, 2019. This is often referred to as the Parking Generation Manual and is considered the industry standard for traffic engineering studies.

Independent Variable	x	Rate		Peak Parking Demand
41 units	x	0.58	=	24
82 bedrooms	x	0.43	=	35

Based on the ITE data the subject site is anticipated to generate a peak parking demand between 24 and 35 vehicles. This peak parking demand will occur in the overnight hours. The estimated parking demand includes both residents and guests.

**UNITED STATES CENSUS BUREAU**

Vehicle ownership is a primary component of residential parking demand. According to the Census Bureau's Population Estimates Program/American Community Survey 32.5% of renter-occupied housing units, in the Village of Freeport, do not have a vehicle. The majority (70%) have one or fewer vehicles per household (Source: www.data.census.gov - refer to Table No. 1 for additional information).

**PARKING OBSERVATIONS**

Our office has conducted parking occupancy studies of several apartment buildings within the Village of Freeport. The following is a list of locations study by our office:

180 Guy Lombardo Avenue	22-units
178 Pine Street	24-units
125 S. Bayview Avenue	41-units
78 S. Bergen Place	82-units
88 S. Bergen Place	56-units
100 S. Ocean Avenue	76-units

The observed parking demand at these locations in shown on Table No. 2. These parking occupancy counts indicate that the subject site will have a peak parking demand of 35 vehicles. This analysis coincides with the data collected by the Institute of Transportation Engineers (ITE).

**CONCLUSIONS**

The subject property is located opposite two apartment buildings located on the west side of Guy Lombardo Avenue. The granting of this application will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties.

The benefit sought by the applicant cannot be achieved by any other means other than an area variance.

The requested parking variance is not substantial as the many properties in the Village of Freeport do not provide any on-site parking.

In our professional opinion, the proposed application will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The site is anticipated to generate a peak parking demand between 24 and 35 vehicles. This peak parking demand will occur in the overnight hours. The estimated parking demand includes both residents and guests.

The subject site will provide 66 parking spaces. According to the information collected by the Institute of Transportation Engineers (ITE), the United States Census Bureau and studies at similar locations within the Village of Freeport; the site will have ample parking to accommodate the proposed project.

The alleged difficulty is in part self-created; however, this factor shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the requested area variances. Under Village Law § 7-712-B(3)(b), the Zoning Board of Appeals shall in making its determination, take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

It is our professional opinion that the granting of this application will have no detrimental impact to the health, safety or welfare of the community. If you have any questions or require additional information, please feel free to contact our office.

Sincerely,  
MULRYAN ENGINEERING, P.C.

*Sean P. Mulryan*

Sean P. Mulryan, P.E.  
President

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<sup>1</sup> It is a violation of New York State Education Law Section 7209.2 for any person, unless acting under the direction of a licensed professional engineer, to alter these documents in any way. If altered, the altering engineer shall affix to these documents his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Hamlet: Village of Freeport  
 Project No. M22-10x

PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS

SOURCE: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates  
 TABLE ID: S2504  
 SURVEY/PROGRAM: American Community Survey  
 PRODUCT: ACS 5-Year Estimates Subject Tables  
 LOCATION: Village of Freeport, New York

	Owner-occupied housing units Estimate	Percent owner-occupied housing units Estimate	Renter-occupied housing units Estimate	Percent renter-occupied housing units Estimate
Occupied housing units	9,627	9,627	4,532	4,532
UNITS IN STRUCTURE				
1, detached	7,817	81.2%	871	19.2%
1, attached	154	1.6%	0	0.0%
2 apartments	293	3.0%	458	10.1%
3 or 4 apartments	24	0.2%	404	8.9%
5 to 9 apartments	40	0.4%	338	7.5%
10 or more apartments	1,278	13.3%	2,449	54.0%
Mobile home or other type of housing	21	0.2%	12	0.3%
ROOMS				
1 room	116	1.2%	426	9.4%
2 or 3 rooms	565	5.9%	1,211	26.7%
4 or 5 rooms	1,935	20.1%	2,052	45.3%
6 or 7 rooms	4,439	46.1%	777	17.1%
8 or more rooms	2,572	26.7%	66	1.5%
BEDROOMS				
No bedroom	147	1.5%	480	10.6%
1 bedroom	697	7.2%	1,675	37.0%
2 or 3 bedrooms	5,719	59.4%	1,997	44.1%
4 or more bedrooms	3,064	31.8%	380	8.4%
VEHICLES AVAILABLE				
No vehicle available	399	4.1%	1,471	32.5%
1 vehicle available	3,021	31.4%	1,698	37.5%
2 vehicles available	3,679	38.2%	952	21.0%
3 or more vehicles available	2,528	26.3%	411	9.1%

**Mulryan Engineering, P.C.**

Hamlet, Freeport  
Project No. M22-10x

**Table No. 2**

	Parking Counts					
	78 S. Bergen Place 82 Units	100 S. Ocenn Avenue 76 Units	88 S. Bergen Place 56 Units	178 Pine Street 24 Units	125 S. Bayview Avenue 41 Units	180 Guy Lombardo Avenue 22 Units
7:00 AM	38	48	35	24	31	23
7:15 AM	33	47	33	23	29	23
7:30 AM	30	45	31	23	29	22
7:45 AM	28	40	31	22	20	20
8:00 AM	31	33	29	20	23	19
8:15 AM	28	34	27	19	22	19
8:30 AM	28	33	26	18	20	16
8:45 AM	29	30	22	18	19	16
9:00 AM	25	31	20	19	19	15
12:00 PM	27	22	19	14	14	13
12:15 PM	27	23	22	16	13	14
12:30 PM	24	21	22	17	14	14
12:45 PM	25	19	21	17	14	14
1:00 PM	24	20	21	18	14	13
1:15 PM	25	20	21	18	13	14
1:30 PM	27	19	19	17	13	14
1:45 PM	26	22	18	18	13	13
2:00 PM	25	23	15	20	14	14
4:00 PM	47	41	--	--	--	--
4:15 PM	45	49	--	--	--	--
4:30 PM	38	41	16	21	15	16
4:45 PM	29	37	20	23	16	16
5:00 PM	31	33	20	24	17	17
5:15 PM	33	37	22	26	19	16
5:30 PM	30	39	21	26	19	16
5:45 PM	29	39	27	27	21	17
6:00 PM	27	40	27	27	23	17
10:00 PM	39	46	--	--	--	--
10:15 PM	41	48	36	32	32	23
11:30 PM	41	49	36	32	32	24
Peak Demand	47	49	36	32	32	24



Laura Curran  
*County Executive*

Kenneth G. Arnold  
*Commissioner*

Sean Sallie  
*Deputy Commissioner*

## Nassau County Department of Public Works Nassau County Planning Commission

1194 Prospect Avenue  
Westbury, New York 11590-2923  
[www.nassaucountyny.gov](http://www.nassaucountyny.gov)

Marty Glennon  
*Chair*

Jeffrey Greenfield  
*1<sup>st</sup> Vice-Chair*  
Leonard Shapiro  
*2<sup>nd</sup> Vice Chair*  
Neal Lewis  
*3<sup>rd</sup> Vice Chair*  
Jerome Blue  
Ronald J. Ellerbe  
Richard Shaper  
Lisa Warren

Sept. 10, 2021

Robin Cantelli  
BZA  
Village of Freeport  
46 North Ocean Avenue  
Freeport, New York 11520

**Re: Application of 135 Guy Lombardo, LLC**

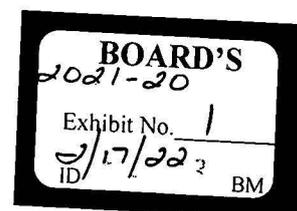
Dear Ms. Cantelli:

Please be advised that the above-referenced case was brought to the Nassau County Planning Commission on Sept. 9, 2021. The Planning Commission issued a Local Determination (see attached Resolution). The project is located within one-half mile of the Freeport Train Station and, as such, may be considered Transit Oriented Development, which the Planning Commission supports. However, consideration may be given to reducing the building's footprint in order to accommodate the required landscaped buffer along the property's easterly boundary where it abuts residential properties. The plan shows no such buffer. A reduction in the building's footprint may also allow for a landscaped front yard along Guy Lombardo Ave. that is deeper than the two-foot-wide strip being proposed.

On another matter, it should be noted that the Planning Commission strongly encourages the developer to set aside affordable housing units as part of the project whether or not the Long Island Workforce Housing Act is applicable to this particular project. As the proposed project is over the maximum allowable density (41 units proposed/35 units permitted), the Long Island Workforce Housing Act. may apply and a minimum 10 percent workforce housing set-aside would be required. The Town should work with the applicant in this regard as both the Planning Commission and Nassau County support the set-aside of affordable units in multi-family residential projects. I am also attaching Nassau County's Model Inclusionary Zoning Ordinance to provide some guidance on this matter.

Sincerely,

Martin Katz  
Nassau County DPW, Division of Planning





**RESOLUTION NO. 10445-21**

**WHEREAS**, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **Sept. 9, 2021**, reviewed as provided by law, the following zoning matters:

<u>MUNICIPALITY</u>	<u>LOCAL CASE NO.</u>	<u>APPLICANT</u>	<u>SEC.</u>	<u>BLK.</u>	<u>LOT(S)</u>
Sands Point		Board of Trustees			
					Local law to opt on out of hosting retail cannabis dispensaries and/or on-site cannabis consumption businesses
Westbury	L.L. 8-2021 L.L. 10-2021	Board of Trustees			
					L.L. 8 to opt out of hosting retail cannabis dispensaries and on-site cannabis consumption except for medical usage. L.L. 10 adds as an Adult Use in its Zoning Code any facility which sells cannabinoids for a certified medical use
Freeport (with letter)	2021-20	135 Guy Lombardo, LLC	62	75	31, 32, 33
TH Hewlett (with letter)		Fabrizo Realty Holding Corp.	39	121	90,92,136,139, 205,206,307,407 507,509
Merrick	555	Kiop Merrick L.P. c/o Kimco Realty Corp.	62	4	372, 373
TOB Bethpage	P-7-2021	Nassau County I.D.A. & Lunar Module Park, LLC	46	323	291
TOB Bethpage	P-6-2021	Our House Montessori Corp.	49	125	265 - 278
TOB Massapequa	11503	MOIP Massapequa, LLC	52	527	228,229,230,231 232,233,247,248

**THEREFORE, BE IT RESOLVED**, that the NASSAU COUNTY PLANNING COMMISSION recommends that the referring agency take action as it deems appropriate, the Commission having no modifications

**Pursuant to Section 239-m of the General Municipal Law, the referring municipality shall file a report indicating its decision with the NASSAU COUNTY PLANNING COMMISSION within thirty (30) days of final action.**

The resolution herein was, in accordance with all applicable laws, duly considered moved and adopted by the following vote:

Marty Glennon, Chair-	aye
Jeffrey Greenfield, 1 <sup>st</sup> Vice Chair	aye
Leonard Shapiro, 2 <sup>nd</sup> Vice Chair-	aye
Neal Lewis, 3 <sup>rd</sup> Vice Chair -	aye
Jerome Blue -	aye
Ronald Ellerbe -	excused
Rick Shaper -	excused
Lisa Warren -	aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION adopted: 9/9/21

## **EXHIBIT 1**

### **REQUIRED CHARACTERISTICS OF MODEL INCLUSIONARY ZONING ORDINANCE**

- (1) requires residential developments with five or more units to include at least 20% affordable (meaning a household is paying no more than 30% of its income for gross housing costs, including utilities) housing units;**
- (2) requires developers to engage in affirmative marketing to ensure outreach to racially and ethnically diverse households, including those who are least likely to apply;**
- (3) provides density bonuses, parking requirement reductions, and expedited review of proposals for affordable housing including procedures for streamlining the approval process for the design, permitting, and development of these units;**
- (4) requires the good faith consideration and encouragement of the grant of zoning or other variances or exceptions where necessary to allow for development of housing that will qualify as affordable housing;**
- (5) provides for deed restrictions or similar legal mechanisms to ensure continued future affordability of affordable housing units;**
- (6) does not provide for current or prior residency or employment preferences; and**
- (7) does not include an "opt out" provision.**



RECEIVED

2021 AUG 18 P 2:10

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

ROBERT T. KENNEDY  
MAYOR

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

JOSEPH MADIGAN  
SUPERINTENDENT OF BUILDINGS

August 3, 2021  
**Amended Letter of Denial**

135 Guy Lombardo, LLC  
P.O. Box 239  
Oyster Bay, NY 11771

RE: 131-135 Guy Lombardo Avenue, Freeport, NY  
Zoning District –Business AA – Sec. 62 Blk. 75 Lot 31,32,33  
Building Permit Application #20201785  
Description: Construct a new 5 story, 50,487 sq. ft. multiple dwelling

Dear Sir/Madam:

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

- 1) **Village Ordinance §210-6A.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.
- 2) **Village Ordinance §210-60 – Building Height.** All buildings and structures shall be limited to fifty (50) ft. in height. The application as submitted shows a proposed building of sixty (60) ft. in height. This application will need a variance for being ten (10) ft. taller than allowed.
- 3) **Village Ordinance §210-48 – Lot area, apartment density.** No apartment house shall be erected on a lot whose area is less than fifteen thousand (15, 000) sq. ft. or which provides less than 990 sq. ft. of lot area per apartment unit. The application as submitted proposes forty one (41) apartments. The lot size is 34,773.03 sq. ft. At 990 sq. ft. per apartment the maximum amount permitted would be 35 units. This application will require a variance for having 6 apartments more than permitted.
- 4) **Village Ordinance §210-49C Open space.** Open space, out of doors and uncovered, shall be provided at a ratio of at least one (1) sq. ft. of open space to each two (2) sq. ft. of residential floor area which excludes the basement or cellar. The application as submitted has 50,487.42 sq. ft. of residential space. This requires 25,243.71 sq. ft. of open space. The application shows 22,846.3 sq. ft. of space. The application will require a variance for having 2,347.41 sq. ft. less open space than required.
- 5) **Village Ordinance §210-49D. Recreation space.** Open recreation space, out of doors, shall be

RE: 131 - 135 Guy Lombardo Avenue, Freeport, NY

provided on the basis of 1/6th of the open space requirement in a single contiguous area other than the front yard. This requirement is of the open space requirement. Open space shall use a portion of the open space required in subsection C. This application shows 25,243.71 sq. ft. of required open space. This creates a requirement of 4,207.3 sq. ft. of recreation space. The application as submitted shows a recreation space in a front yard which cannot be counted. This application will require a variance for having zero (0) of the 4,207.3 sq. ft. recreation space required.

6) **Village Ordinance §210-172A(2)(A). Parking required.** Apartment houses and multi-family residences parking spaces accessible to all tenants shall be provided on the premises in accordance with the following schedule – Efficiency – 1.0, one-bedroom-1.5, two or more bedroom apartments-2.0 The application submitted shows 41 apartments and all apartments are 2 bedrooms. This requires 82 parking spaces. The application shows 66 parking spaces. This application will require a variance for having 16 spaces less than required.

7) **Village Ordinance §210-65.** Plots abutting more restrictive districts for all non-residential uses of plots that abut directly on a Residence Apartment District or more highly restricted district, there shall be provided a yard of at least 10 ft. in depth along the line where it abuts on such more highly restricted district. Such yards shall not be used for vehicular access, vehicle storage or parking and shall remain open, unobstructed and unencumbered. The application as submitted proposes a new multiple dwelling. This use is regulated by the Building Code and is considered non-residential. This abuts a Residential Apartment District on the Smith Street side. No buffer has been provided. This application will require a variance for having zero (0) buffer where one is required.

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

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

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

Very truly yours,  


Joseph Madigan  
Superintendent of Buildings  
Jonathan Smith, Building Inspector

/al  
encl.

c: Village Clerk  
BKH Architect, PLLC

SITE PLAN APPROVAL NEEDED Yes X No \_\_\_\_\_



RECEIVED

2021 AUG 18 2:10 PM SEC. 602 BLK. 75 LOT. 31

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

32  
33

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of 135 Guy Lombardo LLC  
respectfully states and alleges:

Strike out  
inapplicable  
phrase

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

131-135 Guy Lombardo Ave  
Freeport NY 11520

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

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

131-135 Guy Lombardo Ave

Land Map of Nassau County

Sec 602 Blk. 75 Lot(s) 31, 32, 33

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

Construct a new 5 story 50,879 sq.ft.  
Multiple dwellings

3. That (the applicant) (the applicant's duly authorized \_\_\_\_\_) on or about the  
16 day of Sept 2020, filed in the office of the Department of Buildings of the Village of  
Freeport, New York, an application for a Building Permit. Documents filed with said application were  
as follows:

SHORT Environmental Application  
for Erection of Buildings

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 3<sup>rd</sup> day of August, 2021, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows:

Village Ordinance Sec 210-6A, 210-60,  
210-48, 210-49C, 210-49D, 210-17(A)(a) LAJ 0  
210-65

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

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

Construct a new 5 story 50,487 sq.ft  
multiple dwelling

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

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

dwellings

Describe fully and  
clearly the use  
desired.

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

5 story multiple dwelling

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by  
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
State of New York Village Law 7-712 Freeport  
Village Code Sec 210-11  
Sec 210-12

Refer where possible  
to paragraphs and  
section by numbers.

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

N/A

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

10. That the grounds for this application are as follows:

CONSTRUCT A NEW 5 STORY 50,000 SQ FT. MULTIPLE DWELLING

11. That any deed restrictions running with the land prohibiting the desired use are as follows:

NONE

12. That (the applicant has made no previous application to this Board for the authority sought herein)

(upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

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

Dated: 8-4, 20 21

BY: [Signature]  
ITS: \_\_\_\_\_

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

State of New York )  
County of Nassau ) ss:

The applicant BROADWAY MOB FOX 1ST GUY LOMBARDI LLC named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by 1ST GUY LOMBARDI and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe s to be true.

Sworn to before me this 4<sup>th</sup> day  
of August, 20 21.

Notary Public [Signature]

[Signature]  
Signature of Applicant  
EVELYN GILLESPIE  
Notary Public, State of New York  
Reg. No. 01G16317108  
Qualified in Suffolk County  
Commission Expires 12/29/2022

**Notice  
Conflict of Interest**

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

8-4, 20 21  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I, \_\_\_\_\_ being duly sworn, depose and say:

That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature

Notary Public \_\_\_\_\_

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

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X Negative Declaration

2021 AUG 18 P 2:10  
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. # 20201785

Location: 131-135 Guy Lombardo Avenue, Freeport, New York

Applicant : 135 Guy Lombardo, LLC

Description: Construct a new 5 story, 50,487 sq. ft, multiple 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

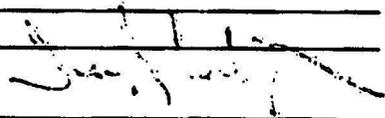
**REASON(S) FOR DETERMINATION**

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: August 3, 2021

  
Joseph Madigan  
Superintendent of Buildings

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20201785

Filing Date 9/16/20

## Application for Erection of Buildings or Alterations

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

<b>I. LOCATION OF BUILDING</b>	AT LOCATION: <u>131-135 Guy Lombardo Ave</u>	ZONING DISTRICT: <u>2021</u>	BUSINESS AREA: <u>10</u>
	(No.)	(Street)	
	BETWEEN <u>Smith Street</u>	AND	<u>Cottage Court</u>
	(Cross Street)		(Cross Street)
SECTION <u>62</u>	BLOCK <u>75</u>	LOT <u>31, 32, 33</u>	APPROX. LOT SIZE: <u>267.614</u> SQ. FT. AREA: <u>13887.9</u> SQ. FT.

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 <input checked="" type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If none-state none)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relocation)</p>	<p><b>B. PROPOSED OR EXISTING USE</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input checked="" type="checkbox"/> Apartments - Enter No. of Units <u>41</u></p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p><b>RESIDENTIAL</b></p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input checked="" type="checkbox"/> Apartments - Enter No. of Units <u>41</u></p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>
<p><b>RESIDENTIAL</b></p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input checked="" type="checkbox"/> Apartments - Enter No. of Units <u>41</u></p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>		

<p><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>500,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></p> <p style="text-align: center;"><u>New 5 story apartment building</u></p>
---	--

**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.	
1.	Owner or Lessee	<u>135 Guy Lombardo, LLC</u>	<u>P.O. Box 239, Oyster Bay, NY 11771</u>	516-922-1722
2.	Contractor			
3.	Architect or Engineer	<u>BKH Architect, pllc</u>	<u>783 Pat Dr., West Islip, NY 11795</u>	631-241-7328

**IV. OWNER - CONTRACTOR STATEMENT**

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner \_\_\_\_\_ (Print)

Address \_\_\_\_\_

Phone \_\_\_\_\_

State of New York

County of Nassau

135 Guy Lombardo, LLC being duly sworn, says that he is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agree to comply with applicable laws of this jurisdiction. (His or Her)

Sworn to before me this 15 day of September, 2020

[Signature]  
Notary Public, County, N.Y.

NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BE6392797  
Qualified in Suffolk County  
Commission Expires June 3, 2023

[Signature]  
Applicant Signature

**V. FLOOD ZONE**

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
YES  NO \_\_\_\_\_

IF YES, WHICH ZONE? X

IS PROJECT TO REPAIR FLOOD DAMAGE?  
YES \_\_\_\_\_ NO

**PROJECT DESCRIPTION**

Total/First Floor Square Feet	<u>2,786.0</u>
Upper Floors Square Feet	<u>11,926.73</u>
# of Fixtures	<u>164</u>
# of Floors	<u>5</u>
Occup. Type	<u>R-2</u>

**VI. VALIDATION (Official Use Only)**

<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p>Approved by: _____</p> <p style="text-align: center;">Superintendent of Buildings</p>
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**Short Environmental Assessment Form**  
**Part 1 - Project Information**

OFFICE OF THE TOWN ENGINEER  
 TOWN OF FREEPORT, NY

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Guy Lombardo			
Name of Action or Project:			
Guy Lombardo			
Project Location (describe, and attach a location map):			
131-135 Guy Lombardo Ave - Freeport			
Brief Description of Proposed Action:			
New 5 story apartment building			
Name of Applicant or Sponsor:		Telephone: 631-241-7328	
BKH Architect		E-Mail: BKHarchitect@gmail.com	
Address:			
783 Pat Drive			
City/PO:		State:	Zip Code:
West Islip		NY	11795
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.798 acres	
b. Total acreage to be physically disturbed?		_____ 0.798 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.798 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			

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5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	NO	YES
		<input 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 type="checkbox"/>	<input checked="" 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: spray foam, high efficiency fixtures		<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
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?		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 type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		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: _____				

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VILLAGE OF FREEPORT, NY

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-successionals  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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?  
If Yes, describe:

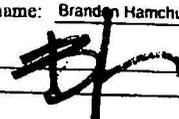
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?  
If Yes, describe:

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Applicant/sponsor/name: Brandon Hamchuk, RA Date: \_\_\_\_\_

Signature:  Title: Architect

STATE OF NEW YORK  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
OFFICE OF GENERAL SERVICES  
1000 SUNNYVALE AVENUE  
ALBANY, NY 12243-1999

PRINT FORM



VILLAGE OF  
OLDFIELD

2021 AUG 18

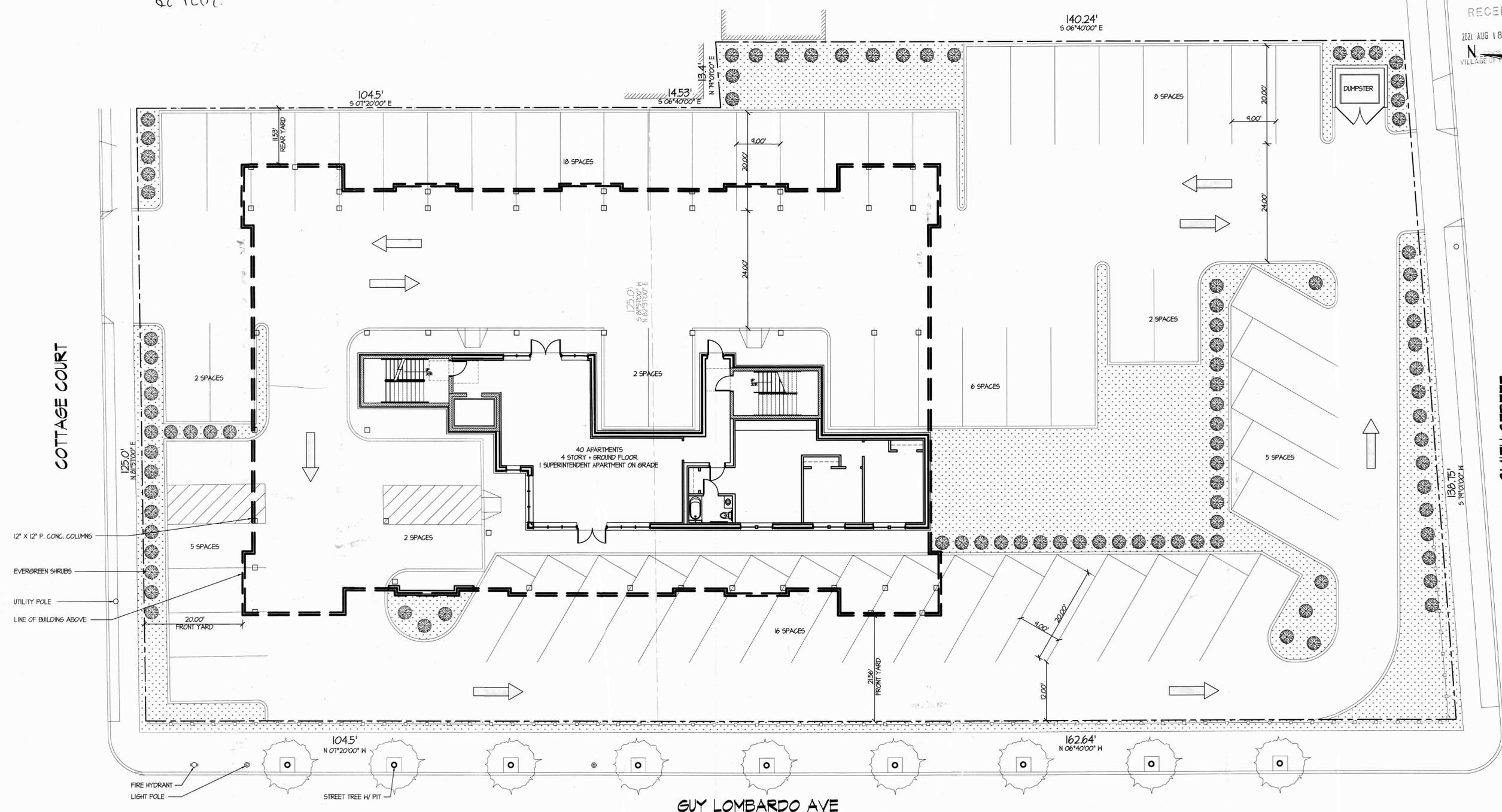
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VILLAGE OF FREEPORT



**PLOT PLAN**

SCALE: 1" = 10'-0"  
 ALL INFORMATION BASED UPON SURVEY PREPARED BY LEONARD J. STRANDBERG AND ASSOCIATES, LAND SURVEYING P.C., DATED 4-1-2019. THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENSED LAND SURVEYOR TO CHECK & VERIFY ALL LINES, BOUNDARIES, SETBACKS & ELEVATIONS & DIMENSIONS PRIOR TO EXCAVATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

**ZONING INFORMATION**

131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

SEC: 62 BLK: 75 LOT: 31, 32, 33 ZONE: BU5-AA FEMA: ZONE X

LOT SIZE = 162.64' X 138.75' IRREG = 34,713.03 SQ. FT. ~ 0.798 ACRE

210-62 MAX LOT COVERAGE = 60 X 34,713.03 = 20,827.82 SQ. FT.  
 ACTUAL LOT COVERAGE = 11,426.73 (20,827.82)

SECTION	ITEM	REQUIRED	PROPOSED
210-62	LOT COVERAGE	60% ~ 20,827.82	34.3% ~ 11,426.73
210-61	LOT AREA	7500	34,713.03
210-63	MIN. F.A.	800 SF	884 SF
210-64A	FRONT YARD	20'	20.0'
210-64(B)	SIDE YARD	0'	N/A
210-64(B)	REAR YARD	0'	11.53'
210-60	HEIGHT	50'	60'-0" ~ 5 STY
210-T12A21	PARKING	82 SPACES	66 SPACES

**PARKING 210-T12A2A**

REQUIREMENTS	
BOYS ACCESSIBLE	= 50 TO 75 = 3 SPACES REQ'D
ONE BEDROOM	= 15 SPACES
TWO BEDROOM OR MORE	= 2 SPACES

ACTUAL TWO BEDROOMS = 41  
 41 X 2 = 82 SPACES  
 PROVIDED = 66 SPACES TOTAL  
 ACCESSIBLE = 3 SPACES

**BUILDING INFORMATION**

2020 BUILDING CODE OF NYS  
 NEW CONSTRUCTION  
 OCCUPANCY CLASS = R-2  
 CONSTRUCTION CLASS = 5A  
 = ALLOWABLE STORY = 4 ~ 60'  
 = ACTUAL STORY = 5 ~ 57'-4"  
 = ALLOWABLE SF = 12,000  
 = ACTUAL SF = 11,426.73

\*PER SECTION 510.4 STORY COUNTS AT SECOND FLOOR

**TABLE 601**

CONSTRUCTION CLASS = 5A  
 STRUCTURAL FRAME = 1 HOUR  
 BEARING WALL EXTERIOR = 1 HOUR  
 BEARING WALL INTERIOR = 1 HOUR  
 NON BEARING WALL = 0 HOUR  
 FLOOR CONSTRUCTION = 1 HOUR  
 ROOF CONSTRUCTION = 1 HOUR



**FIRM MAP**  
 FIRM MAP # 36054C02346  
 FEMA: ZONE X

revision:	9-15-20	ISSUED TO DOB
date:		description:

**PROPOSED MULTI-DWELLING**  
 FOR  
**135 GUY LOMBARDO, LLC**  
 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520  
**BKH ARCHITECT PLLC**  
 783 pat drive - west Islip, ny 11745  
 631-241-7328 bkharchitect@gmail.com

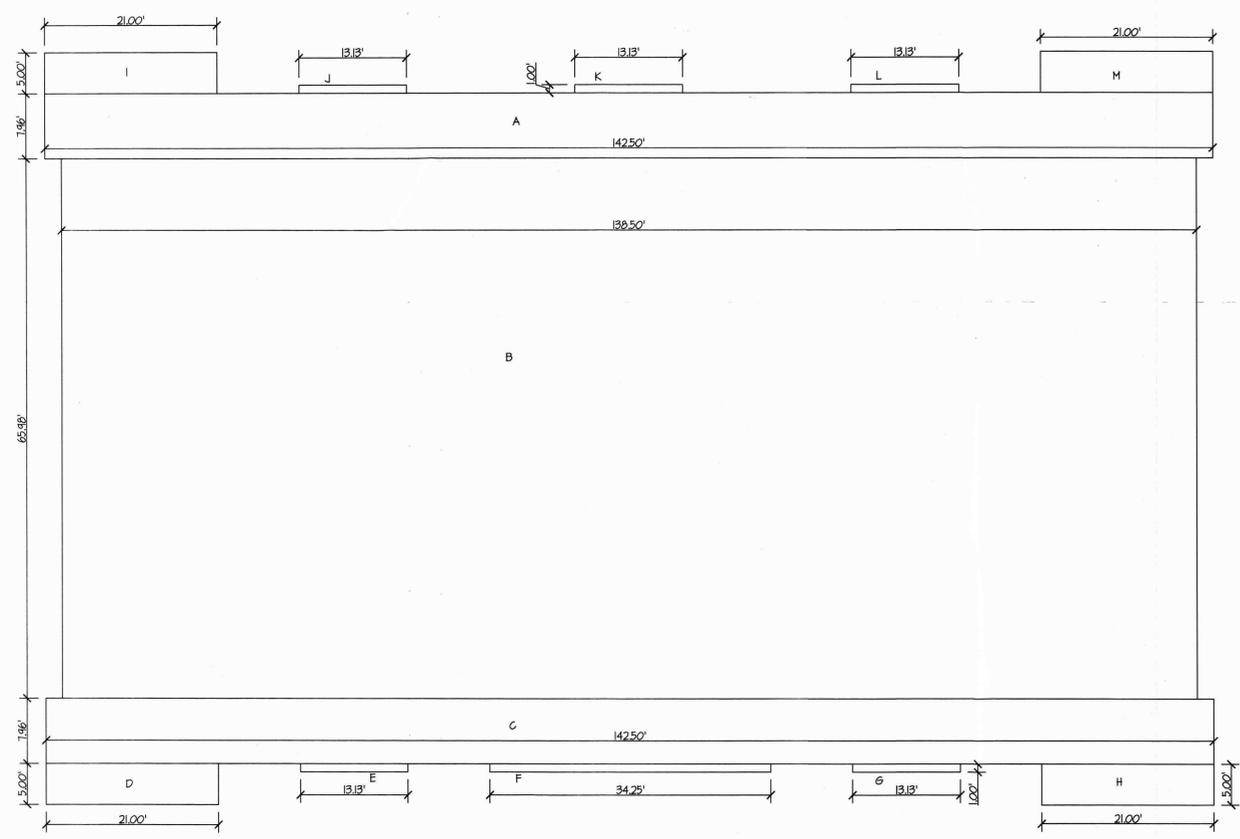


drawn by:	bkh	sheets in set:	11
checked by:	bkh		
date:	12-2-2019		
file:	20-01		

**A-1**

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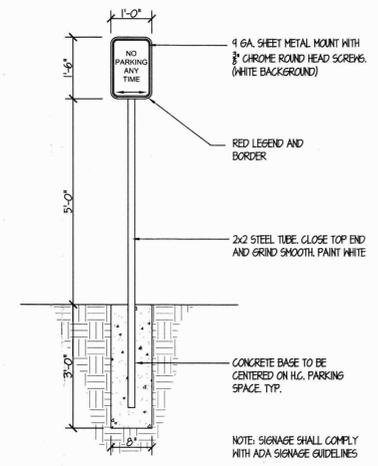
PLANNING OFFICE  
VILLAGE OF FREEPORT, NY



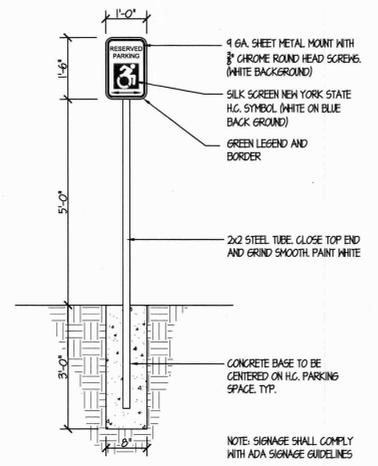
**AREA TAKE OFF**  
SCALE: 1" = 10'-0"

**AREA TAKE OFF**

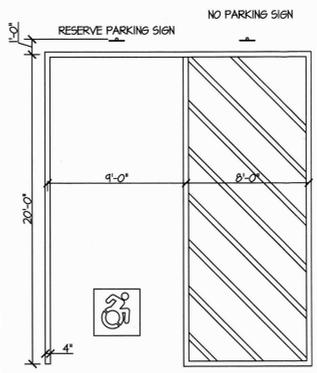
A = 7.16' X 142.5'	= 1,034.3 SQ. FT.
B = 136.5' X 65.98'	= 9,039.23 SQ. FT.
C = 7.16' X 142.5'	= 1,034.3 SQ. FT.
D = 5.0' X 21.0'	= 105.0 SQ. FT.
E = 13.13' X 1.0'	= 13.13 SQ. FT.
F = 34.25' X 1.0'	= 34.25 SQ. FT.
G = 13.13' X 1.0'	= 13.13 SQ. FT.
H = 5.0' X 21.0'	= 105.0 SQ. FT.
I = 5.0' X 21.0'	= 105.0 SQ. FT.
J = 13.13' X 1.0'	= 13.13 SQ. FT.
K = 13.13' X 1.0'	= 13.13 SQ. FT.
L = 13.13' X 1.0'	= 13.13 SQ. FT.
M = 5.0' X 21.0'	= 105.0 SQ. FT.
<b>LOT COVERAGE</b>	<b>= 11,426.73 SQ. FT.</b>



**PARKING SIGN**  
SCALE: 1/2" = 1'-0"

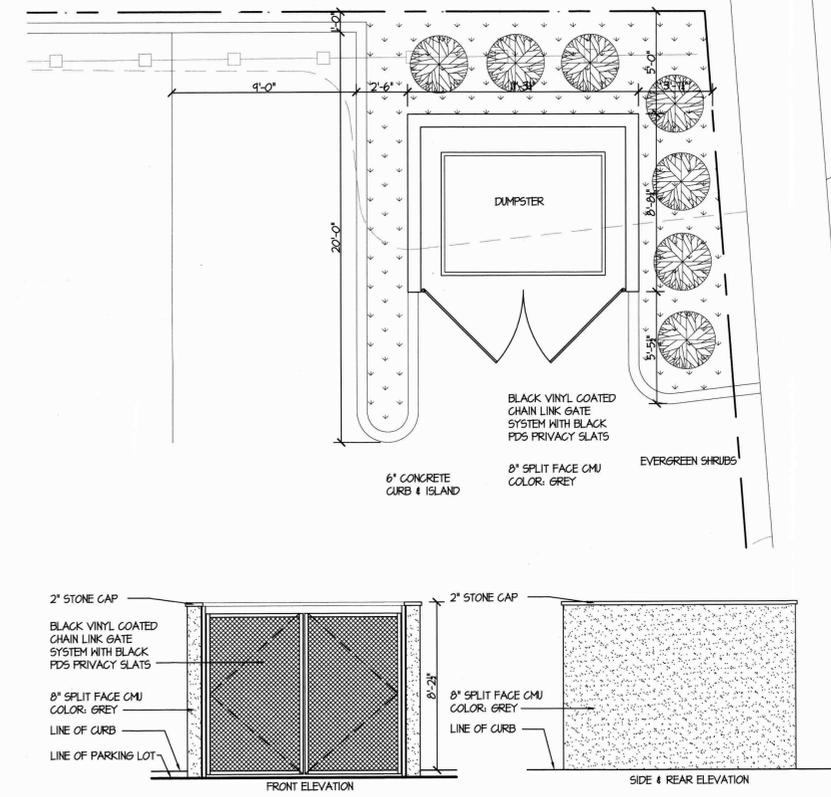


**PARKING SIGN**  
SCALE: 1/2" = 1'-0"



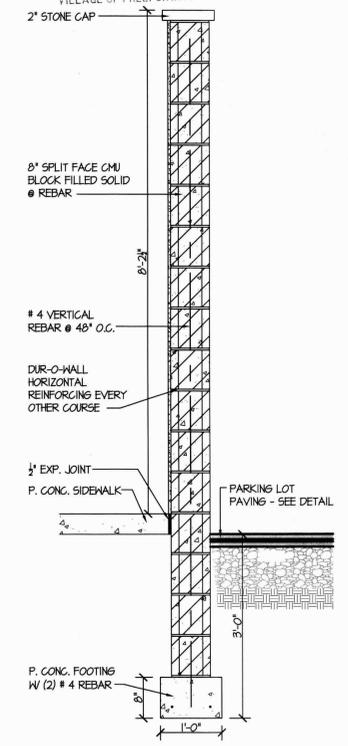
**ACCESSIBLE PARKING**

SCALE: 3/16" = 1'-0"  
NOTE: ALL STRIPPING TO COMPLY WITH VILLAGE OF FREEPORT REGULATIONS



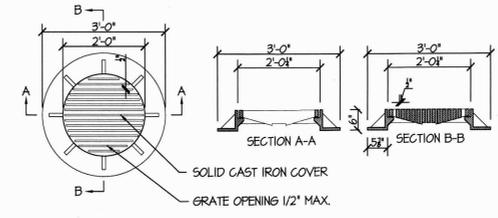
**DUMPSTER ENCLOSURE**

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



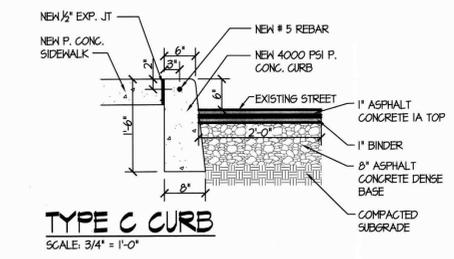
**DUMPSTER ENCLOSURE SECTION**

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



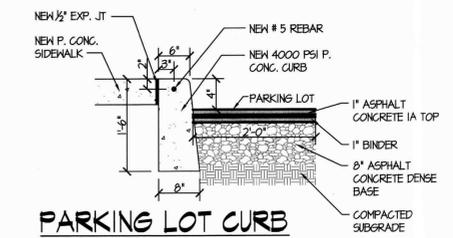
**TYP. DRYWELL GRATE**

SCALE: 1/2" = 1'-0"  
NOTE: VERIFY SIZE WITH MANUFACTURE



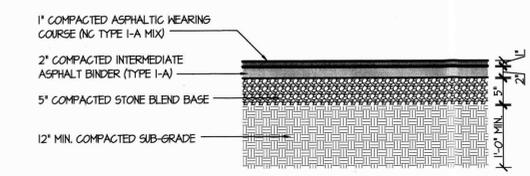
**TYPE C CURB**

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



**PARKING LOT CURB**

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



**ASPHALT PAVING DETAIL**

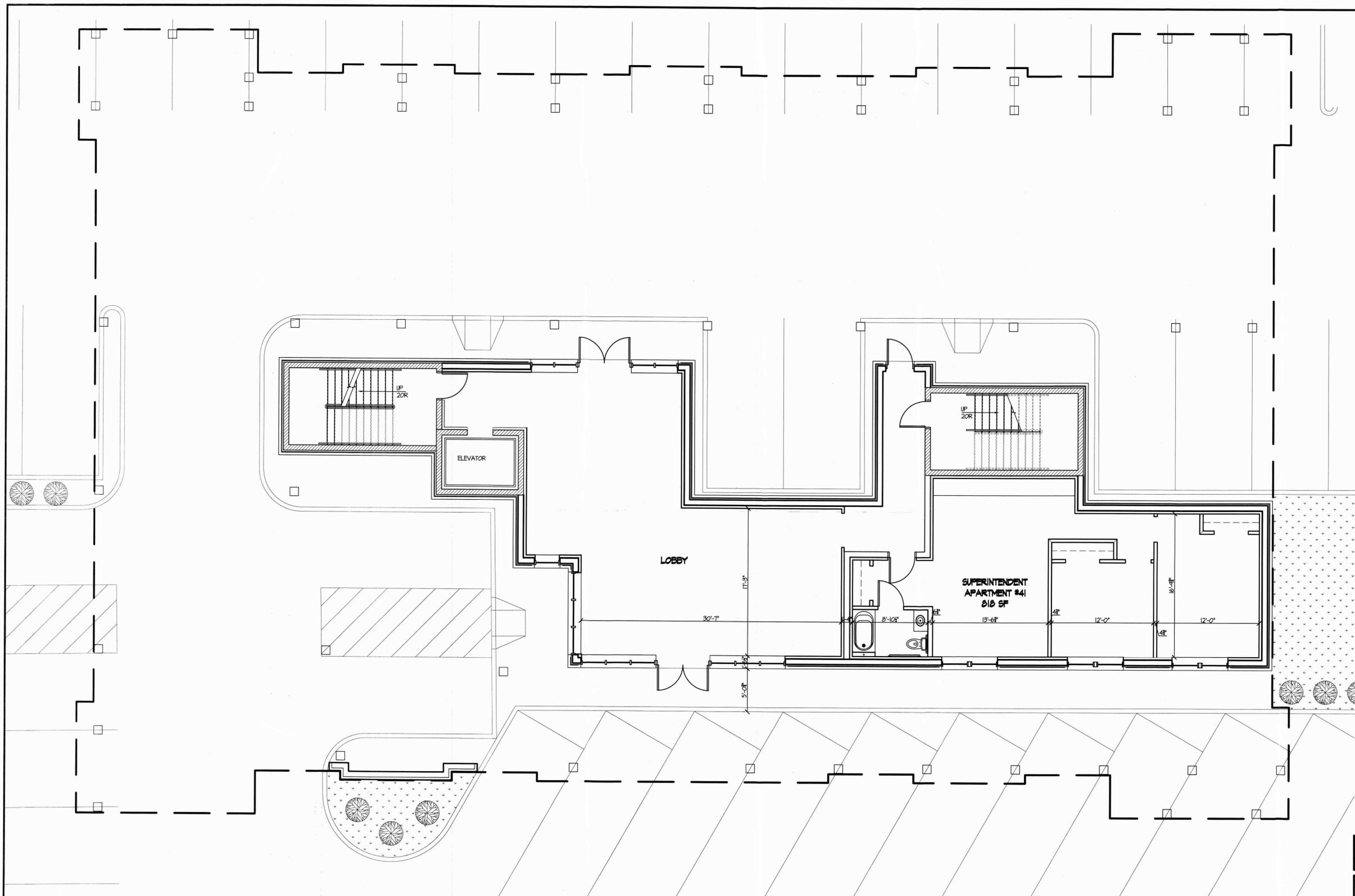
SCALE: 3/4" = 1'-0"

revision:	9-15-20	ISSUED TO DOB
date:		description:
<b>PROPOSED MULTI-DWELLING</b>		
FOR <b>135 GUY LOMBARDO, LLC</b>		
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520		
<b>BKH ARCHITECT PLLC</b>		
783 pat drive - west Islip, ny 11745		
631-241-7328 bkharchitect@gmail.com		
drawn by:	bkh	sheets in set:
checked by:	bkh	
date:	12-2-2019	
file:	20-01	



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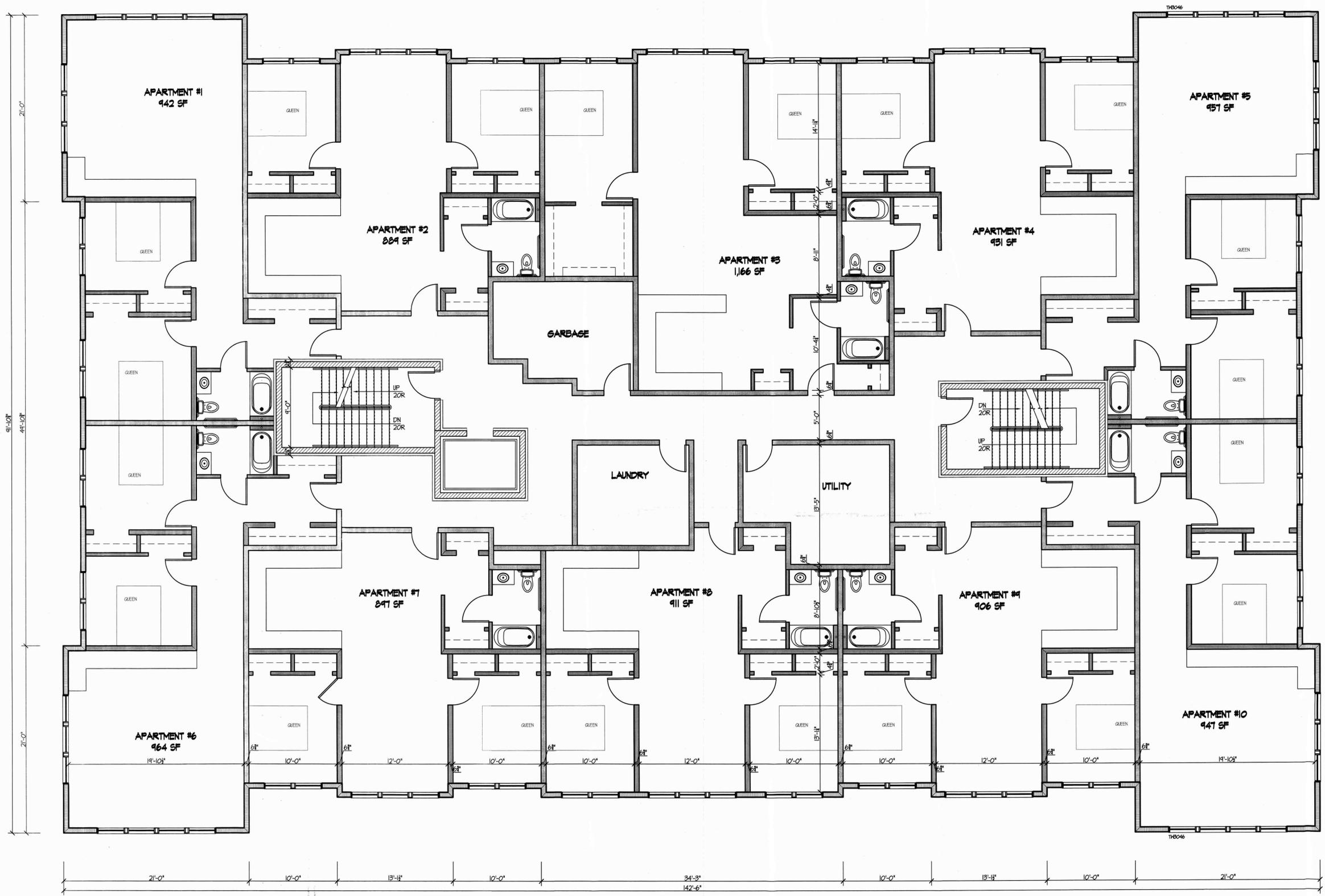


**FIRST FLOOR**

- SCALE: 3/16" = 1'-0"
- ALL DWELLINGS TO BE TYPE 'B' UNITS WITH TYPE 'A' BATHROOMS PER ANSI A117.1
  - WINDOW DESIGNATIONS ARE ANDERSEN 400 SERIES VINYL CLAD 4 WOOD W/ EXTENDED JAMBS 4 1/2" ILT GRILLES
  - SEE ENGINEER DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM 4 FOUNDATION SIZES
  - DIMENSIONS ARE TO THE FINISHED GYPSUM BOARD, SHEATHING, OR CONCRETE
  - MAINTAIN MINIMUM 4" TO DOOR/ WINDOW OR OPENING FROM ADJACENT WALL
  - INSTALL SOUND INSULATION IN FLOOR BETWEEN DWELLING UNITS TO ACHIEVE IIC 50 W/ R-13 BATT INSULATION
  - INSTALL SOUND INSULATION IN WALLS BETWEEN DWELLING UNITS TO ACHIEVE STC 50 W/ R-13 BATT INSULATION
- FLOOR FINISH TO WITHSTAND CRITICAL RADIANT FLUX CLASS '1' AND SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630) OR ASTM D2854
- |                                    |                            |                                 |
|------------------------------------|----------------------------|---------------------------------|
| - INTERIOR FINISHES WALL 4 CEILING | ● EXIT STAIR 4 PASSAGEWAYS | = CLASS 'B' FLAME SPREAD 26-75  |
| ● ROOMS 4 ENCLOSED SPACES          |                            | = CLASS 'C' FLAME SPREAD 76-200 |
- DECORATIVE TRIM 4 MATERIAL SHALL BE CLASS 'C' FLAME SPREAD
  - WALL BASE MOLDING 6" OR LESS SHALL BE CLASS '1'

revision:	4-15-20	ISSUED TO DOB
date:		description:
<b>PROPOSED MULTI-DWELLING</b>		
FOR		
135 GUY LOMBARDO, LLC		
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520		
<b>BKH ARCHITECT</b> PLLC		
783 pat drive - west hlp, ny 11745		
631-241-7328 bkharchitect@gmail.com		
	drawn by:	sheets in set:
	bkh	11
	checked by:	
	bkh	
date:	12-2-2019	<b>A-3</b>
file:	20-01	

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 2021 AUG 18 P 2:11  
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 VILLAGE OF FREEPORT, NY



**SECOND FLOOR**

SCALE: 3/16" = 1'-0"

- ALL DWELLINGS TO BE TYPE 'B' UNITS WITH TYPE 'A' BATHROOMS PER ANSI A117.1
- WINDOW DESIGNATIONS ARE ANDERSEN 400 SERIES VINYL CLAD & WOOD W/ EXTENDED JAMBS & 1/2" ILT GRILLES
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- FLOOR FINISH TO WITHSTAND CRITICAL RADIANT FLUX CLASS '1' AND SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630) OR ASTM D2854

- INTERIOR FINISHES WALL & CEILING @ EXIT STAIR & PASSAGEWAYS = CLASS 'B' FLAME SPREAD 26-75
- @ ROOMS & ENCLOSED SPACES = CLASS 'C' FLAME SPREAD 76-200

- DECORATIVE TRIM & MATERIAL SHALL BE CLASS 'C' FLAME SPREAD

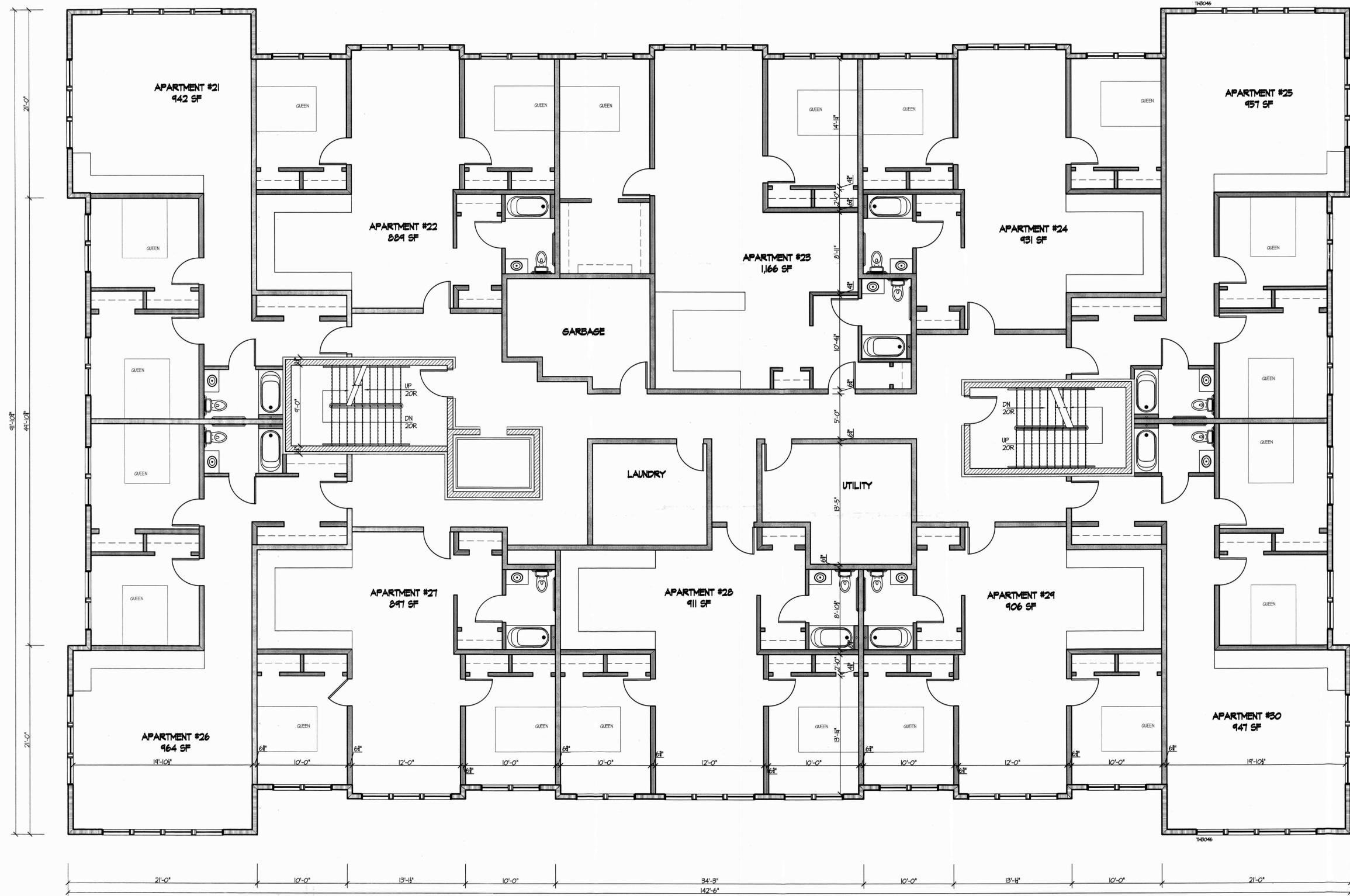
- WALL BASE MOULDING 6" OR LESS SHALL BE CLASS '1'

revision:	4-15-20	ISSUED TO DOB
date:		description:
<b>PROPOSED MULTI-DWELLING</b>		
FOR		
135 GUY LOMBARDO, LLC		
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11745		
<b>BKH ARCHITECT PLLC</b>		
783 pat drive - west Islip, ny 11745		
631-241-7328      bkharchitect@gmail.com		
drawn by:	bkh	sheets in set:
checked by:	bkh	11
date:	12-2-2019	<b>A-4</b>
file:	20-01	





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**FORTH FLOOR**

- SCALE: 3/16" = 1'-0"
- WINDOW DESIGNATIONS ARE PELLA ALUMINUM CLAD & WOOD ARCHITECT SERIES W/ EXTENDED JAMBS & 1/2" ILT GRILLES
  - SEE ENGINEER DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM & FOUNDATION SIZES
  - DIMENSIONS ARE TO THE FINISHED GYPSUM BOARD, SHEATHING, OR CONCRETE
  - MAINTAIN MINIMUM 4" TO DOOR/ WINDOW OR OPENING FROM ADJACENT WALL
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  - INSTALL SOUND INSULATION IN WALLS BETWEEN DWELLING UNITS TO ACHIEVE STC 50 W/ R-13 BATT INSULATION
- FLOOR FINISH TO WITHSTAND CRITICAL RADIANT FLUX CLASS 1" AND SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630) OR ASTM D2859
- INTERIOR FINISHES WALL & CEILING @ EXIT STAIR & PASSAGEWAYS = CLASS B' FLAME SPREAD 26-75  
 @ ROOMS & ENCLOSED SPACES = CLASS 'C' FLAME SPREAD 76-200
- DECORATIVE TRIM & MATERIAL SHALL BE CLASS 'C' FLAME SPREAD  
 - WALL BASE MOLDING 6" OR LESS SHALL BE CLASS 1"

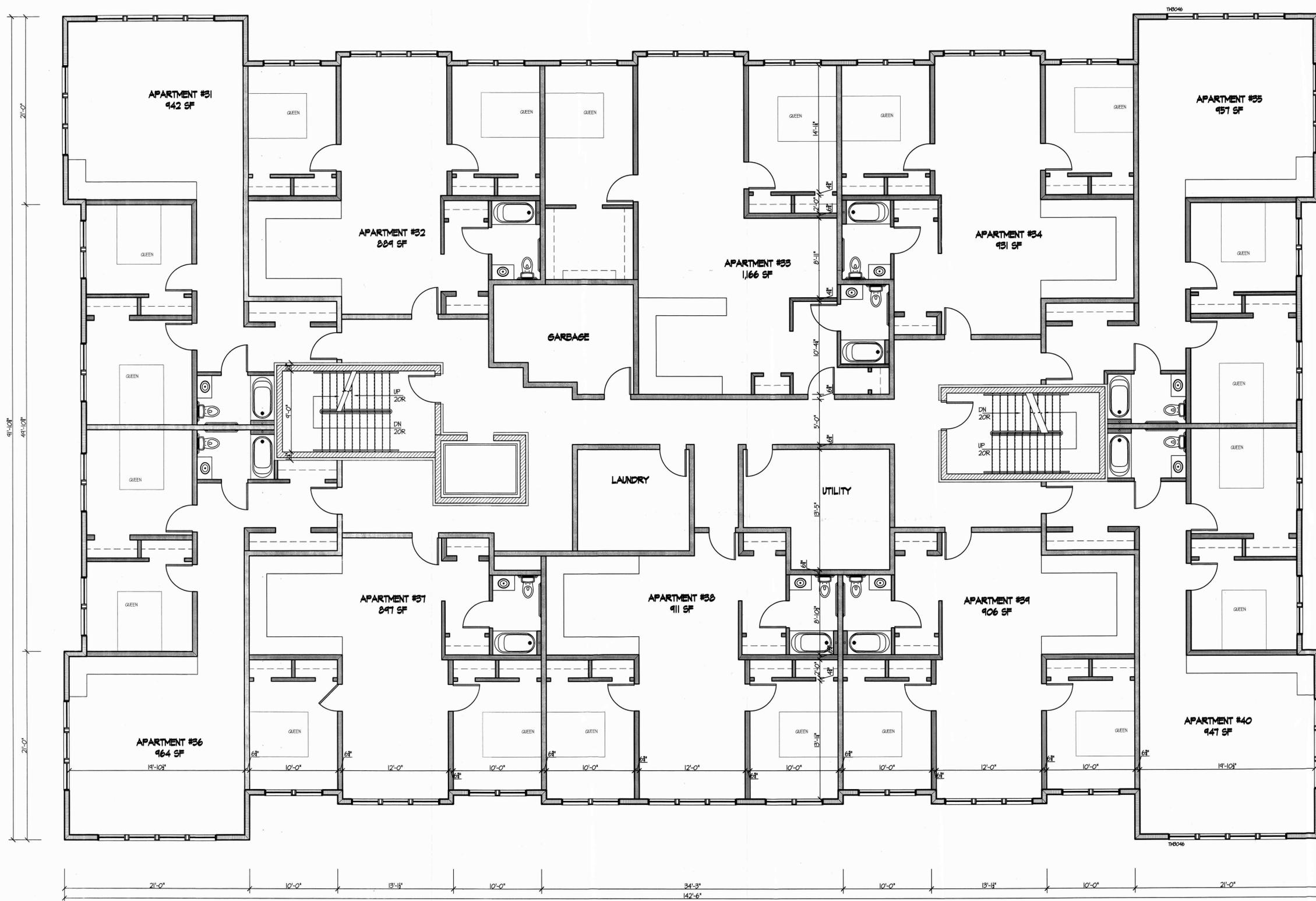
revision:	4-15-20	ISSUED TO DOB
date:		description:
<b>PROPOSED MULTI-DWELLING</b> FOR <b>135 GUY LOMBARDO, LLC</b> 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520		
<b>BKH ARCHITECT</b> pllc 783 pat drive - west islip, ny 11745 631-241-7328 bkharchitect@gmail.com		
drawn by:	bkh	sheets in set:
checked by:	bkh	
date:	12-2-2019	<b>A-6</b>
file:	20-01	



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VILLAGE OF FREEPORT, NY



### FIFTH FLOOR

SCALE: 3/16" = 1'-0"

- WINDOW DESIGNATIONS ARE PELLA ALUMINUM GLAD 4 WOOD ARCHITECT SERIES W/ EXTENDED JAMBS & 3/8" ILT GRILLES
- SEE ENGINEER DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM & FOUNDATION SIZES
- DIMENSIONS ARE TO THE FINISHED GYPSUM BOARD, SHEATHING, OR CONCRETE
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- FLOOR FINISH TO WITHSTAND CRITICAL RADIANT FLUX CLASS 1" AND SHALL COMPLY WITH THE DOC FF-1 "FILL TEST" (CPSG 16 CFR, PART 1630) OR ASTM D2894

- INTERIOR FINISHES WALL & CEILING @ EXIT STAIR & PASSAGEWAYS = CLASS B' FLAME SPREAD 26-75  
 @ ROOMS & ENCLOSED SPACES = CLASS 'C' FLAME SPREAD 16-200

- DECORATIVE TRIM & MATERIAL SHALL BE CLASS 'C' FLAME SPREAD  
 - WALL BASE MOULDING 6" OR LESS SHALL BE CLASS 1"

revision:	date:	description:
	9-15-20	ISSUED TO DOB

PROPOSED MULTI-DWELLING  
 FOR  
 135 GUY LOMBARDO, LLC  
 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

**BKH**  
**ARCHITECT** pllc  
 783 pat drive - west Islip, ny 11745  
 631-241-7328 bkharchitect@gmail.com

drawn by: bkh	checked by: bkh	date: 12-2-2019	file: 20-01
sheets in set: 11		<b>A-7</b>	
REGISTERED ARCHITECT BRANDON K. HARRIS STATE OF NEW YORK			

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FRONT ELEVATION (WEST)  
SCALE: 3/16" = 1'-0"

revision:	4-15-20	ISSUED TO DOB
date:		description:
PROPOSED MULTI-DWELLING FOR 135 GUY LOMBARDO, LLC 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520		
<b>BKH</b> <b>ARCHITECT</b> PLLC 783 pat drive - west Islip, ny 11745 631-241-7328 bkharchitect@gmail.com		
drawn by:	bkh	sheets in set:
checked by:	bkh	
date:	12-2-2019	<b>A-8</b>
file:	20-01	



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SIDE ELEVATION (NORTH)  
 SCALE: 3/16" = 1'-0"

revision:	9-15-20	ISSUED TO DOB
date:		description:
PROPOSED MULTI-DWELLING FOR 135 GUY LOMBARDO, LLC 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520		
<b>BKH</b> <b>ARCHITECT</b> pllc 183 pat drive - west islp, ny 11745 631-241-1328 bkharchitect@gmail.com		
	drawn by:	sheets in set:
	checked by:	11
	date:	
	file:	
		<b>A-9</b>

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VILLAGE OF FREEPORT, NY



SIDE ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"

revision	date	description
	9-15-20	ISSUED TO DOB

PROPOSED MULTI-DWELLING  
FOR  
135 GUY LOMBARDO, LLC  
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

**BKH**  
ARCHITECT | p.l.l.c.  
183 pat drive - west islip, ny 11745  
631-241-1328 | bkharchitect@gmail.com

	drawn by: bkh	sheets in set: 11
	checked by: bkh	
	date: 12-2-2019	<b>A-10</b>
	file: 20-01	

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VILLAGE OF FREEPORT, NY



REAR ELEVATION (EAST)

SCALE: 3/16" = 1'-0"

CONCRETE COLUMN

FVC WHITE PANEL

BRICK VENEER

revision	date	description
1	9-15-20	ISSUED TO DOB

PROPOSED MULTI-DWELLING  
FOR  
135 GUY LOMBARDO, LLC  
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

**BKH**  
ARCHITECT pllc  
183 pat drive - west Islip, ny 11745  
631-241-1328 [bkharchitect@gmail.com](mailto:bkharchitect@gmail.com)

drawn by: bkh	sheets in set: 11
checked by: bkh	
date: 12-2-2019	<b>A-11</b>
file: 20-01	



Bruce Blakeman  
*County Executive*

Kenneth G. Arnold  
*Commissioner*

Sean Sallie  
*Deputy Commissioner*

## Nassau County Department of Public Works Nassau County Planning Commission

1194 Prospect Avenue  
Westbury, New York 11590-2923  
[www.nassaucountyny.gov](http://www.nassaucountyny.gov)

Marty Glennon  
*Chair*

Jeffrey Greenfield  
*1<sup>st</sup> Vice-Chair*  
Leonard Shapiro  
*2<sup>nd</sup> Vice Chair*  
Neal Lewis  
*3<sup>rd</sup> Vice Chair*  
Jerome Blue  
Ronald J. Ellerbe  
Richard Shaper  
Lisa Warren

Jan. 25, 2022

Robin Cantelli  
BZA  
Village of Freeport  
46 North Ocean Avenue  
Freeport, New York 11520

Dear Ms. Cantelli:

Please be advised that pursuant to Section 239-L&M of the General Municipal Law, the following case(s) have been reviewed and are hereby deferred to the Village to take action as deemed appropriate. Please be aware that these types of cases that fall under Streamline Zoning Referral process and require notification only and need not be referred to the Planning Commission as they relate to an individual residential property.

Case Number(s): **552 N. Brookside Ave.; #2022-2 (165 Church St.)**

Sincerely,

*Martin Katz*

Martin Katz  
Nassau County DPW, Division of Planning





**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

JANUARY 19, 2022

**AMENDED LETTER OF DENIAL**

Daniel Sosa  
552 N. Brookside Avenue  
Freeport, NY 11520

RE: **552 N. Brookside Avenue , Freeport, NY**

**Zoning District – Residence AA**

**Sec. 36 Blk. K Lot 148**

**Building Permit Application #20212059**

**Description– Maintain 20’x13’ shed, 21’x19’ pavilion,**

**19’x44’ raised terrace, replace driveway, 4’ solid PVC fence in front yard, wood burning fireplace and a 34” CMU retaining wall**

Dear Sir/Madam:

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

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

**Village Ordinance 210-171(d)1.** Fence heights. Fences in primary front yard may be open and not exceed four (4) ft. in height. The application submitted shows a 4 ft. solid PVC fence. A variance is needed to maintain this fence.

**Village Ordinance 210-35(A)2.** Rear yard depth. The rear yard of the principal building shall be minimum 20’ or 20% of the lot depth whichever is greater. The application submitted shows a raised patio with 0’ ft. rear yard setback. A variance will be required to maintain the 0 ft. setback.

**Village Ordinance 210-35(A)3.** Side yard setback. A minimum setback of 10’ shall be provided from the primary structure. The application submitted shows a 0 ft. side yard setback for the raised patio. The application will require a variance to maintain a 0 ft. side yard setback for the patio.

**RE: 552 N. Brookside Ave., Freeport, NY**

**Village Ordinance 210-35(C)2.** Accessory structure rear yard setback. A rear yard depth of 5 ft. shall be provided for all accessory structures. The application submitted shows a detached shed with a setback of 3 ft., a pavilion with a setback of 4 ft. and a fireplace with a setback of 0 ft. A variance will be required to maintain these structures with less than 5' rear yard setbacks.

**Village Ordinance 210-171B.** Enclosure materials. Fences and enclosures materials may consist of Wood, metal, plastic and glass. The application submitted shows a 34" CMU wall. A variance will be required to maintain the CMU wall.

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

If you should have any questions or require additional information with reference to the Zoning Board Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

Very truly yours,

*Jonathan Smith*

Jonathan Smith  
Building Inspector

/cd

encl.

c: Village Clerk  
Norman C. Lok. P.E.

SITE PLAN APPROVAL NEEDED

Yes:  X  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. #20212059

Location: 552 N. Brookside Avenue, Freeport, NY

Applicant: Daniel Sosa

Description: Maintain 20'x13' shed, 21'x19' pavillion, 19'x44' raised terrace, replace driveway, 4' solid PVC fence in front yard, wood burning fireplace and a 34'' CMU retaining wall

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 19, 2022 - Amended

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.



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

DECEMBER 1, 2021  
**LETTER OF DENIAL**

Daniel Sosa  
552 N. Brookside Avenue  
Freeport, NY 11520

RE: **552 N. Brookside Avenue , Freeport, NY**

**Zoning District – Residence AA**

**Sec. 36 Blk. K Lot 148**

**Building Permit Application #20212059**

**Description– Maintain 20’x13’ shed, 21x19’ pavilion,**

**19’x44’ raised terrace, replace driveway, 4’ solid PVC fence in  
front yard Wood Burning fireplace and a 34” Cmu retaining wall**

Dear Sir/Madam:

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

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

**Village Ordinance 210-171(d)1.** Fence heights. Fences in primary front yard may be open and not exceed four (4) ft. in height. The application submitted shows a 4 ft. solid PVC fence. A variance is needed to maintain this fence.

**Village Ordinance 210-35(A)2.** Rear yard depth. The rear yard of the principal building shall be minimum 20’ or 20% of the lot depth whichever is greater. The application submitted shows a raised patio with 0’ ft. rear yard setback. A variance will be required to maintain the 0 ft. setback.

**Village Ordinance 210-35(A)3.** Side yard setback. A minimum setback of 10’ shall be provided from the primary structure. The application submitted shows a 0 ft. side yard setback for the raised patio. The application will require a variance to maintain a 0 ft. side yard setback for the patio.

RECEIVED  
2022 JAN 19 A 8:50  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

**RE: 552 N. Brookside Ave., Freeport, NY**

**Village Ordinance 210-35(C)2.** Accessory structure rear yard setback. A rear yard depth of 5 ft. shall be provided for all accessory structures. The application submitted shows a detached shed with a setback of 3 ft., a pavilion with a setback of 4 ft. and a fireplace with a setback of 0 ft. A variance will be required to maintain these structures with less than 5' rear yard setbacks.

**Village Ordinance 210-171B.** Enclosure materials. Fences and enclosures materials may consist of Wood, metal, plastic and glass. The application submitted shows a 30" CMU wall. A variance will be required to maintain the CMU wall.

34

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

If you should have any questions or require additional information with reference to the Zoning Board Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

Very truly yours,

*Jonathan Smith*  
Jonathan Smith  
Building Inspector

/cd  
encl.  
c: Village Clerk  
Norman C. Lok. P.E.

SITE PLAN APPROVAL NEEDED  
Yes:  X  No  \_\_\_\_\_

RECEIVED  
2022 JAN 19 A 8:50  
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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. #20212059

Location: 552 N. Brookside Avenue, Freeport, NY

Applicant: Daniel Sosa

Description: Maintain 20'x13' shed, 21x19' pavillion, 19'x44' raised terrace, replace driveway, 4' solid PVC fence in front yard, wood burning fireplace and a 34 in. cmu retaining wall

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

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

REASON(S) FOR DETERMINATION

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

A) \_\_\_\_\_

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

Dated: December 1, 2021

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.

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JAN 19 2022 8:50  
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VILLAGE OF FREEPORT, NY



SEC. 36 BLK. K LOT. 148

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of Daniel Sosa  
respectfully states and alleges:

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)  
552 N. Brookside Avenue  
Freeport, NY 11520

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

2. That the premises affected by this application is located at Land Map of Nassau County  
552 N. Brookside Avenue Sec. 36 Blk. K Lot(s) 148  
and that the interest which the applicant has in the property concerned is that of Owner

Obtain reason for  
denial from  
Department of  
Buildings.

3. That (the applicant) the applicant's duly authorized John Lagoudes/ JL Drafting on or about the  
18 day of January 2021, filed in the office of the Department of Buildings of the Village of  
Freeport, New York, an application for a Building Permit. Documents filed with said application were  
as follows:

To be maintained pavilion, fireplace, driveway, fence and shed.

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

4. That on or about the 1 day of December, 20 21, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows: Village  
Ordinance 210-6A, 210-171(d)1, 210-35(A)2, 210-35(A)3, 210-35(c)2, 210-171B

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

5. That the nature of the improvements now upon said premises is as follows: legalize a wood  
pavilion and shed, mason fireplace, PVC fence

Describe fully and  
clearly the use  
desired.

6. That said premises are now being used as follows: Res. Home

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

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

Refer where possible  
to paragraphs and  
section by numbers.

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

9. That the following is a statement of other factual information deemed pertinent by the applicant: If the  
application involves a subdivision of property, describe the existing property: not a subdivision

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

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

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

- 10. That the grounds for this application are as follows: To legalize structures that have been built already
- 11. That any deed restrictions running with the land prohibiting the desired use are as follows: No deed restrictions
- 12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

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

Dated: January 13, 20 22

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

The applicant John Lagoudes named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by \_\_\_\_\_ and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe \_\_\_\_\_ to be true.

Sworn to before me this 13 day  
of Jan, 20 22

Notary Public \_\_\_\_\_

Signature of Applicant \_\_\_\_\_



**Notice  
Conflict of Interest**

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

January 13, 20 22  
Date Year

Signature \_\_\_\_\_

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I Daniel Sosa being duly sworn, depose and say:

That he she (the owner) of Owner (is the \_\_\_\_\_ of

552 N. Brookside Avenue, Freeport, NY 11520 the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_)

That the owner Daniel Sosa consents to the granting of the authority sought in the above application.

Sworn to before me this 13 day  
of Jan, 20 22

Notary Public \_\_\_\_\_

Signature \_\_\_\_\_



# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20212057

Filing Date 3/16/21

## Application for Erection of Buildings or Alterations

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

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>552 N. Brookside Ave.</u>	(No.)	(Street)	ZONING DISTRICT <u>Res-AA</u>
	BETWEEN _____	(Cross Street)	AND	(Cross Street)
	SECTION <u>36</u>	BLOCK <u>K</u>	LOT <u>148</u>	APPROX. LOT SIZE _____ x _____

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1     New building</p> <p>2     Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____)</p> <p>3     Swimming Pool</p> <p>4     Repair (replacement)</p> <p>5     Bulkhead (New, Repair)</p> <p>6   <input checked="" type="checkbox"/> Fence</p> <p>7     Moving (relocation)</p> <p><u>Driveway</u> <u>Gazebo</u></p>	<p><b>B. PROPOSED OR EXISTING USE</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></p> <p>11   <input checked="" type="checkbox"/> One Family</p> <p>12     Two families</p> <p>13     Apartment - Enter No. of Units _____</p> <p>14     Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15     Garage or Accessory Structure</p> <p>16     Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, Institutional</p> <p>22     Other - Specify _____</p> </td> </tr> </table>	<p><b>RESIDENTIAL</b></p> <p>11   <input checked="" type="checkbox"/> One Family</p> <p>12     Two families</p> <p>13     Apartment - Enter No. of Units _____</p> <p>14     Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15     Garage or Accessory Structure</p> <p>16     Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, Institutional</p> <p>22     Other - Specify _____</p>
<p><b>RESIDENTIAL</b></p> <p>11   <input checked="" type="checkbox"/> One Family</p> <p>12     Two families</p> <p>13     Apartment - Enter No. of Units _____</p> <p>14     Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15     Garage or Accessory Structure</p> <p>16     Other - Specify _____</p>	<p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, Institutional</p> <p>22     Other - Specify _____</p>		

<p><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>25,000.</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></p> <p><u>Removed old chain link fence with white PVC. Driveway was replaced with cement, as to be maintained pavilion + fireplace.</u></p>
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**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Daniel Sosa</u>	<u>552 N. Brookside Ave</u> <u>Freeport NY 11520</u>	<u>(516) 784-8969</u>
2. Contractor	<u>Daniel Sosa</u>	_____	_____
3. Architect or Engineer	<u>Norman C. Lok</u>	<u>707 Route 110</u> <u>Farmingdale, NY 11735</u>	<u>631-843-1949</u>

**IV. OWNER - CONTRACTOR STATEMENT**

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

Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

**CECILIA CARBALLO**  
Notary Public, State of New York  
No. 01CA6296313  
Qualified in Nassau County  
Commission Expires Jan 27, 2022

Contractor or Owner Daniel Sosa  
(Print)

Address 552 N. Brookside Ave

Phone (516) 784-8969

State of New York  
County of Nassau  
Daniel Sosa being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.  
(His or Her)

Sworn to before me this 3rd day of March, 2021

Cecilia Carballo  
Notary Public,  
County, N.Y.

[Signature]  
(Applicant Signature)

**V. FLOOD ZONE**

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
YES \_\_\_\_\_ NO

IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?  
YES \_\_\_\_\_ NO

**PROJECT DESCRIPTION**

Total/First Flr Square Feet

Upper Flrs Square Feet

# of Fixtures

# of Floors

Occup. Type

**VI. VALIDATION (Official Use Only)**

<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p>Approved by: _____</p> <p>Superintendent of Buildings</p>
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617.20  
Appendix B  
Short Environmental Assessment Form

20272059  
3/16/21

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>Daniel Sosa</b>			
Project Location (describe, and attach a location map): <b>552 Brookside Avenue, Freeport, NY 11520</b>			
Brief Description of Proposed Action: <b>To be maintained pavilion and fireplace.</b>			
Name of Applicant or Sponsor: <b>John Lagoudes</b>		Telephone: 631-843-1949	
		E-Mail: JL4CAD@aol.com	
Address: <b>707 Route 110</b>			
City/PO: <b>Farmingdale</b>		State: <b>NY</b>	Zip Code: <b>11735</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input 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			
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  
 MUNICIPALITY OF FREEPORT  
 DEPARTMENT OF BUILDINGS  
 3/16/21

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	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: _____	NO	YES	
	<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 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 type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

Applicant/sponsor name: John Lagoudes Date: 3-3-21  
 Signature: \_\_\_\_\_

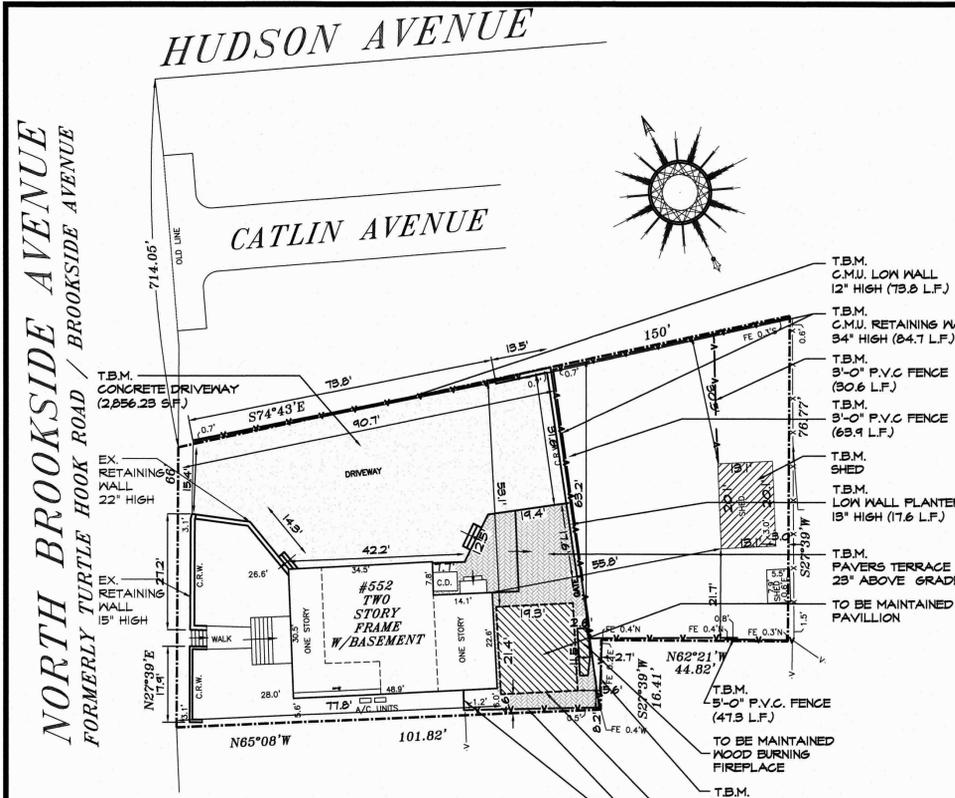
**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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



**SITE PLAN**

SCALE 1" = 20'-0"  
FROM A SURVEY

**PAVILLION**

**SITE INFORMATION:**

SECTION:	36
BLOCK:	K
LOT:	148
ZONE:	VILLAGE OF FREEPORT RESIDENTIAL AA
REQUIRED LOT AREA:	7500 s.f.
PROVIDED LOT AREA OCCUPIED:	2,698.88 s.f.
% OCCUPIED:	25%
FRONT WIDTH:	75'
SIDE YARD:	10.0'
SIDE YARDS AGGREGATE:	20.3'
REAR YARD (1 STORY):	5.0'
HEIGHT:	15'
FRONT YARD SETBACK:	20'
VARIANCE:	YES

**SHED**

**SITE INFORMATION:**

SECTION:	36
BLOCK:	K
LOT:	148
ZONE:	VILLAGE OF FREEPORT RESIDENTIAL AA
REQUIRED REAR LOT AREA:	5384.26 s.f.
PROVIDED REAR LOT AREA OCCUPIED:	2,155.6 s.f.
% OCCUPIED:	40%
SIDE YARD:	10.0'
SIDE YARDS AGGREGATE:	20.3'
REAR YARD:	5.0'
HEIGHT:	12'
DIS. BETWEEN BUILDINGS:	20'
VARIANCE:	YES

**FENCING & RETAINING WALL**

**SITE INFORMATION:**

3'-0" P.V.C. FENCE:	44.5 L.F.
5'-0" P.V.C. FENCE:	245.6 L.F.
TOTAL FENCE:	340.1 L.F.
34" TO 24" H. REAR RETAINING WALL:	83 L.F.
13" H. REAR LOW WALL:	18.33 L.F.
12" H. SIDE LOW WALL:	73.80 L.F.

**FIRE PLACE**

**SITE INFORMATION:**

REQUIRED LOT AREA:	7500 s.f.
PROVIDED LOT AREA OCCUPIED:	10,795.5 s.f.
% OCCUPIED:	21.25%
SIDE YARD:	10.0'
SIDE YARDS AGGREGATE:	20.3'
REAR YARD (1 STORY):	5.0'
HEIGHT:	15'
VARIANCE:	YES

**CORROSION PREVENTION NOTES:**

New types of pressure treated lumber are much more corrosive to metals than CCA. The following is required:

- All Simpson connectors, straps, hangers, etc. to be Z-Max type (6185 galvanized) when contacting pressure treated lumber (minimum).
- If contacting AZCA or ACG-D Chloride pressure treated lumber or if used in or near waterfront locations, all Simpson connectors, straps, hangers, etc. to be stainless steel type.
- Z-Max may be used if double grade Vycor deck protector membrane barrier is provided (see www.strongtie.com).
- Termite shield to be copper type.
- All nails into pressure treated lumber to be double hot dipped galvanized type.

**GENERAL NOTES:**

- Engineer is not responsible for Job supervision.
- Construction is to be left open until the local building department official has visited the site and instructed that construction may continue. J.L. Drafting is not responsible for the scheduling of inspections and can not be held liable for costs to expose construction as required for inspection.
- Contractor to verify adequacy of existing foundations, bearing walls and headers to bear new construction.
- Contractor to confirm that all asbestos insulation has been removed from the premises by a licensed asbestos removal company before the start of construction.
- These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgment are in compliance with the New York State Energy Conservation Construction Code and the Residential Code of New York State effective 10/4/16 and 2017 Uniform Code Supplement effective 10/31/17.
- It is a violation of the New York State Education Law for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alterations must be made in compliance with the New York State Education Law and Construction Code. The undersigned professional whose seal appears hereon assumes no responsibility for any such alteration or re-use without his written consent.
- The liability of J.L. Drafting, Inc. & Norman Lok Interests for errors, omissions and/or negligence resulting in personal injuries, property damage, or any consequential damages is limited to the amount of the fee paid for these drawings. The retention or use of all or any part of these drawings will constitute acceptance of this limitation of liability. J.L. Drafting, Inc. & Norman Lok Interests have no liability to persons other than the client for whom these drawings were prepared. Anyone other than J.L. Drafting, Inc. & Norman Lok Interests who relies on these drawings does so at their own risk. Copyright © 2018 J.L. Drafting, Inc.
- The issuing and / or granting of any certificate of use or occupancy is totally and completely under the control of the town, village, city or county government. Norman Lok, P.E. and J.L. Drafting, Inc. assume absolutely no responsibility for the issuing and / or granting of any certificates of use and / or occupancy.

**FINISH WORK NOTES:**

- Trim, moldings, ceilings, window frames, etc. shall match existing unless otherwise noted on drawings.
- Exposed brick walls and ceilings shall be topped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
- Contractor shall provide wood steps to grade. Number of steps as required by code. All deck lumber to be pressure treated.
- Contractor shall provide gutters and leaders as required and shall connect them to the approved storm water drainage system.
- Contractor shall seal and prime all doors immediately upon installation to avoid warping.
- See table above for maximum U and SHGC values of windows and doors that are part of thermal envelope. REScheck values shall supersede general notes.
- Glass in doors, sidelights, and shower enclosures shall be etzed, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event this glass is cracked or broken.
- All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb extensions, trim, etc. with 5/8" insulated glass unless otherwise agreed to.
- Window manufacturers shall certify that their products meet minimum U-values indicated and air infiltration rates.
- The mechanical system shall be installed in accordance with chapter 12-24 of the Residential Code NY State.
- The plumbing system shall be installed in accordance with chapter 25-32 of the Residential Code NY State. Please certify that the existing R.V.A.C. can support the new addition.
- Window manufacturers shall certify that their products meet minimum U-values indicated and air infiltration rates.
- The electrical equipment and wiring shall be installed in accordance with chapter 35-42 of the Residential Code NY State.
- All skylights are to comply with section R308.6.
- The minimum insulation thickness for H.V.A.C. pipes shall be installed in accordance with section N103.5.
- The minimum insulation thickness for hot water pipes shall be installed in accordance with section N104.3.
- In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope a moisture vapor retarder shall be installed on the warm-in-winter side of the insulation in accordance with section R318.
- Wall and ceiling finishes shall have a flame spread classification of not greater than 200 with a smoke-developed index of not greater than 450 in accordance with section R315 and insulation shall have a flame spread index of not greater than 25 with smoke-developed index of not greater than 450 in accordance with section R316. Wall and ceiling finishes to comply with R315 and R316, NY State Res. Code.
- Interior wall covering shall be installed in accordance with section R302.3 and exterior wall covering shall be installed in accordance with section R302.4.
- Asphalt shingles shall be installed in accordance with section R305.2.
- XX. Double floor joists required under parallel partitions and all bathrooms.
- XXI. A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

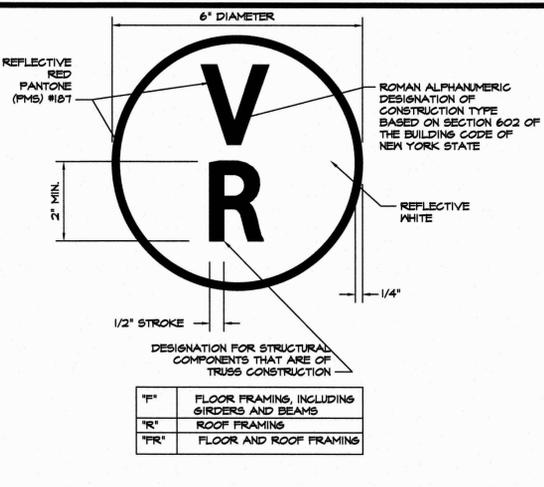
**CORROSION PREVENTION NOTES:**

New types of pressure treated lumber are much more corrosive to metals than CCA. The following is req'd:

- All Simpson connectors, straps, hangers, etc. to be Z-Max type (6185 galvanized) when contacting pressure treated lumber (minimum).
- If contacting AZCA or ACG-D Chloride pressure treated lumber or if used in or near waterfront locations, all Simpson connectors, straps, hangers, etc. to be stainless steel type.
- Z-Max may be used if double grade Vycor deck protector membrane barrier is provided (see www.strongtie.com).
- Termite shield to be copper type.
- All nails into pressure treated lumber to be double hot dipped galvanized type.

**ROOFING NOTES:**

- All metal flashing where called for on plans shall be copper or aluminum.
- Contractor shall provide gutters and leaders as required and shall connect them to approved storm water drainage system.
- All exterior openings shall be properly flashed.
- All work shall bear a written one (1) year guarantee from Roofing Contractor from the date of Owner's acceptance.
- All roof intersections to have flashing to extend 6" (measured vertically) above flat roof.
- Build up roof is to be of 5-ply built up roof with gravel topping, see into existing.
- Roofing shall be either 25# square asphalt shingles over 15# felt or 5-ply mineral surfaced spec. #425-WMD as manufactured by Owens Corning Fiberglas Corp. or approved equal. (2 perma plies with 1 perma-cap sheet 200# square).
- New work shall tie in and lap as to prevent leakage.
- All exterior nailing shall be aluminum or galvanized.
- Flashing to be provided at all roof penetrations, pipes, vents, skylights, chimneys and roof ventilators. Flashing to be provided at hips, ridges, valleys, changes of roof slope, gable ends, top of foundation walls. Flashing against a vertical sidewall shall be by the step-flash method.
- A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30" wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.
- Install shims to provide for roof venting in flat roof areas.
- All interior leaders are to have 1" foam sound insulation over PVC piping.



**TRUSS IDENTIFICATION SIGN**

N.T.S.

WALL SHEATHINGS TO EXTEND TO TOP OF TOP PLATE
6185 TO COMPLY WITH RT02.1, RT02.3, TABLE RT02.1 (2)
DEFLECTION OF ALL MEMBERS COMPLIES WITH CLAUSE R501.7 NYS RESIDENTIAL CODE
ALL DETAILS ON THESE PLANS PROVIDE A CONTINUOUS LOAD PATH.
CONTRACTOR TO ENSURE FIT OF ALL SIMPSON CONNECTORS BEFORE OBTAINING THEM
DESIGN PRESSURE RATINGS OF WINDOWS TO BE DP-30 MIN.
ALL R.R. & STUDS TO ALIGN TO ALLOW PROPER CONNECTION OF H2A CONNECTORS
STAIR TREADS TO BE 4" PLUS 3/4" NOSING MIN. & RISERS TO BE MAX. 5-1/4" PER RISER. NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MIN. OF 11"
ALL INSULATION TO HAVE VAPOR BARRIER FACING HEATED AREA
TEMPERED GLASS REQ'D IF WINDOW GLASS IS 5'-0" OR LESS ABOVE STANDING SURFACE OF TUB/SHOWER
GLAZING WITH AN INDIVIDUAL PANE GREATER THAN 9 S.F. AND THE BOTTOM EDGE IS LESS THAN 18" A.F.F. TO BE TEMPERED GLASS PER R502.4.3.
WOOD JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTRUCTION MANUAL TO BE KEPT AT JOB SITE.
SIMPSON CONNECTORS MAY BE REPLACED BY EQUIVALENTS.
MULTIPLE SCL BEAMS (MICROLAM ETC.) TO BE ASSEMBLED & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER
FIRE BLOCKING & DRAFT STOPPING REQ'D PER R502.11, R502.12 & R502.2.2

**STATE OF NEW YORK PLAN REQUIREMENTS:**

- THE STANDARDS USED FOR THE DESIGN OF THE BUILDING ARE THE NYSRC (2015 IRC 2ND PRINTING), NYSEBC (2105 IBC 5TH PRINTING), NYSEC (2015 IBC 2ND PRINTING), NYS BSC 2017 UNIFORM CODE SUPPLEMENT, NYS BSC 2016 SUPPLEMENT TO THE NYS ECCC AND THE WOOD FRAME CONSTRUCTION MANUAL.
- THE AREA OF THE MAINTAINED FIRE PIT IS 30.4 SQ. FT. THE AREA OF THE MAINTAINED PAVILLION IS 415.9 SQ. FT. THE AREA OF THE MAINTAINED REAR TERRACE IS 1,175.45 SQ. FT. THE AREA OF THE MAINTAINED SHED IS 2,693.9 SQ. FT.
- PLEASE SEE TABLE R501.2(1) BELOW.
- ENERGY CODE COMPLIANCE NOT REQUIRED FOR THIS PROJECT.
- PLEASE SEE THE NAILING SCHEDULE ABOVE.
- THE COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR AND SMOKE DETECTORS ARE SHOWN ON THE FLOOR PLAN.
- CONTRACTOR TO VERIFY WINDOW & DOOR SIZE AND QUANTITY MATCHES PLAN.

**TABLE R501.2(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 HAZARDS (*)	AIR FREEZING INDEX (*)	MEAN ANNUAL TEMP (*)
	SPEED (MPH)	TOPOGRAPHIC EFFECTS (%)	SPECIAL WIND REGION (%)	WIND-BORNE DEBRIS ZONE (*)		WEATHERING	FROST LINE DEPTH	TERMITES					
20 PSF	150				C	SEVERE	3'-0"	MOD-HEAVY	15	YES			

(\*) DESIGN CRITERIA TO BE FILLED IN BY JURISDICTION PER APPLICABLE FOOTNOTE

**TABLE R501.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS**

LOCATION	DESIGN LIVE LOAD, PSF (PER R501.5)	ALLOWABLE DEFLECTION
NON-SLEEPING ROOMS	40	L/180
SLEEPING ROOMS	30	L/180
ROOF + ATTIC WITH FIXED STAIR	20	H/180
ATTIC WITH STORAGE	30	L/360
DECK WITHOUT STORAGE	20	L/240
DECKS	40	L/240
BALCONIES	40	L/240
GUARDS & HANDRAILS	200	L/120
DEAD LOAD FOR ALL = 10 PSF PER R501.4 + PER R501.6		

**LEGEND**

NEW FOUNDATION
NEW PARTITION
EXIST. PARTITION
DEMOLITION PARTITION / FOUND.
NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL LOAD BEARING WALL
T.B.M. TO BE MAINTAINED
POST TO BELOW
POST FROM ABOVE
P.T. PRESSURE TREATED
HDG DOUBLE HOT DIPPED GALVANIZED
V.I.F. VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C. FPOURED CONCRETE
JOIST HANGER W/ REQ'D CAPACITY IN LBS.
JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P. OWNER TO PROVIDE

10/10/21	2	B.D. COMMENTS
3/16/21	1	FOR FILING
DATE:	ISSUE NO.	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

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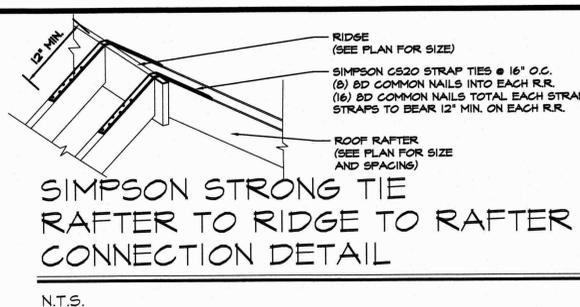
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SOSA RESIDENCE  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

**DRAWING TITLE:**  
TO BE MAINTAINED PAVILLION, FIREPLACE, DRIVEWAY, FENCE, REAR TERRACE, SHED AND RETAINING WALL

**DRAWN BY:** P.B. / N.F.  
**CHECKED BY:** N.C.L.  
**SCALE:** AS SHOWN  
**DATE:** 3/16/21

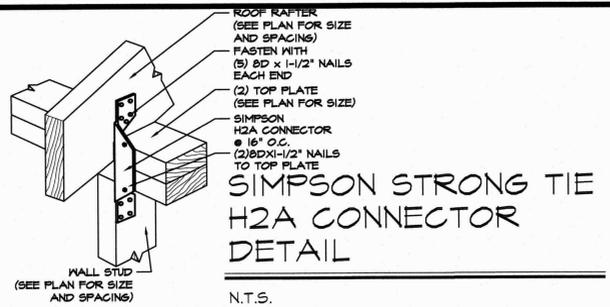
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**PROJ. NO.:** 21-105

2022-1



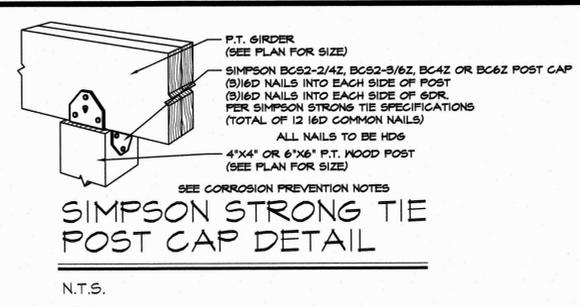
**SIMPSON STRONG TIE  
RAFTER TO RIDGE TO RAFTER  
CONNECTION DETAIL**

N.T.S.



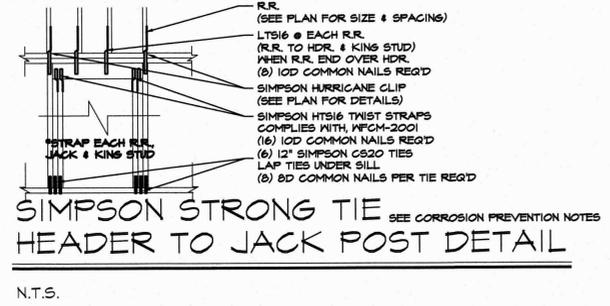
**SIMPSON STRONG TIE  
H2A CONNECTOR  
DETAIL**

N.T.S.



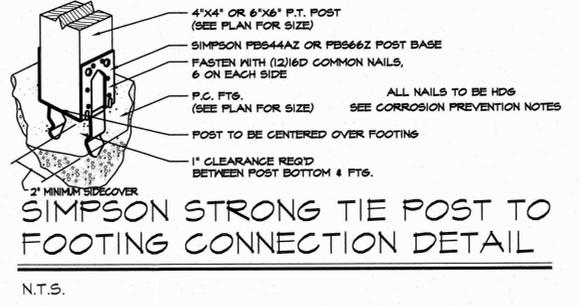
**SIMPSON STRONG TIE  
POST CAP DETAIL**

N.T.S.



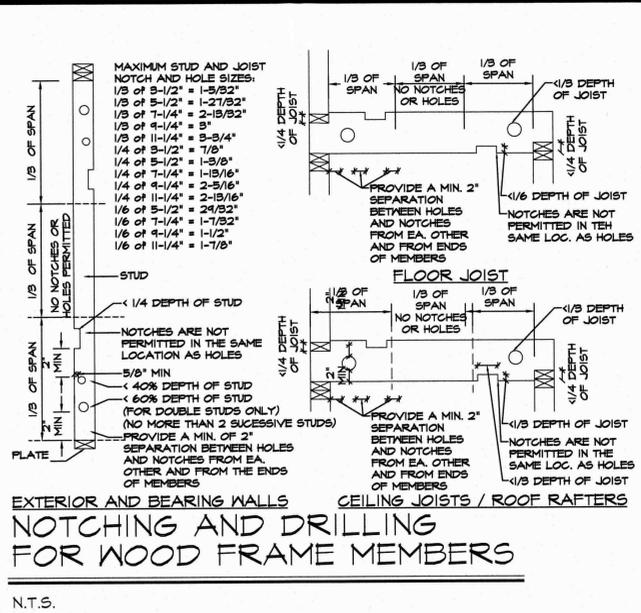
**SIMPSON STRONG TIE  
POST TO FOOTING CONNECTION DETAIL**

N.T.S.



**SIMPSON STRONG TIE POST TO  
FOOTING CONNECTION DETAIL**

N.T.S.



**EXTERIOR AND BEARING WALLS  
NOTCHING AND DRILLING  
FOR WOOD FRAME MEMBERS**

N.T.S.

**COMMONLY USED CODE REFERENCES**

**RSB0.7 Interior stairway illumination.**  
Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (1 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.  
Exception: 1. A switch is not required where remote, central or automatic control of lighting is provided.  
2. Owner-occupied dwellings not supplied with electrical power in accordance with Section EB401.2.1.

**RSB0.8 Exterior stairway illumination.**  
Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to abatement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.  
Exception: Owner-occupied dwellings not supplied with electrical power in accordance with Section EB401.2.1.

**RSB0.9 EMERGENCY ESCAPE AND RESCUE OPENINGS**

**RSB0.1 Emergency escape and rescue opening required.**  
Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.  
Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.

**RSB0.1.1 Operational and rescue openings required by this section shall be obtained by the normal operation of the emergency escape and rescue opening.**  
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

**RSB0.2 Emergency escape and rescue openings.**  
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

**RSB0.2.1 Minimum opening area.**  
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. 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. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches.

**Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.**

**RSB0.2.2 Window sill height.**  
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

**RSB0.2.3 Window wells.**  
The horizontal area of the window well shall be not less than 9 square feet (0.9 m<sup>2</sup>), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.  
Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

**RSB0.2.3.1 Ladder and steps.**  
Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

**RSB0.2.3.2 Drainage.**  
Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.  
Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

**RSB0.2.4 Emergency escape and rescue openings under decks and porches.**  
Emergency escape and rescue openings shall be permitted to be installed under decks and porches provided that the junction of the deck allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.

**RSB0.2.5 Replacement windows.**  
Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:  
1. The replacement window is the manufacturer's largest standard size window that will fit within the existing window or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.  
2. The replacement window is not part of a change of occupancy.

**RSB0.3 Emergency escape and rescue doors.**  
Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be a side-hinged door or a slider. Where the opening is below the adjacent ground elevation, it shall be provided with a bulkhead enclosure.

**RSB0.5 Dwelling additions.**  
Where dwelling additions occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.  
Exception: 1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.  
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessible from the new basement.

**RSB0.6 Alterations or repairs of existing basements.**  
An emergency escape and rescue opening is not required where existing basements undergo alterations or repairs.  
Exception: New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

**RSB1.1 Width.**  
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4-1/2 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31-1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.  
Exception: The width of spiral stairways shall be in accordance with Section R311.10.1.

**RSB1.2 Headroom.**  
The headroom in stairways shall be not less than 6 feet 8 inches (2052 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.  
Exception: 1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4-3/4 inches (121 mm).  
2. The headroom for spiral stairways shall be in accordance with Section R311.10.1.

**RSB1.3 Landings for stairways.**  
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight serving. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the lateral area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).  
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

**RSB1.4 Stairway walking surface.**  
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).

**RSB1.5 Handrails.**  
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

**RSB1.5.1 Height.**  
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).  
Exception: 1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.  
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (965 mm).

**RSB1.5.2 Continuity.**  
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top rise of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or self-terminating in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches (38 mm) between the wall and the handrails.  
Exception: 1. Handrails shall be permitted to be interrupted by a newel post at the turn.  
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

**RSB1.5.3 Grip-size.**  
Required handrails shall be of one of the following types or provide equivalent graspability:  
1. Type 1. Handrails with a circular cross section shall have an outside diameter of not less than 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a cross section of dimension of not more than 2-1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).  
2. Type 2. Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 3/16 inch (5 mm) within 7/8 inch (22 mm) below the tallest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1-1/4 inches (32 mm) and not more than 2-3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

**RSB1.5.4 Guards.**  
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

**RSB1.5.5 Where required.**  
Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

**RSB1.5.6 Height.**  
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.  
Exception: 1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.  
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

**RSB1.5.7 Opening limitations.**  
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.  
Exception: 1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (152 mm) in diameter.  
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.

**RSB1.2.2 Window fall protection.** Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

**RSB1.2.2.1 Window falls.** In dwelling units, where the top of the sill of an operable window opening is less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:  
1. Operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is in its largest opened position.  
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.  
3. Operable windows that are provided with window opening control devices that comply with R312.2.2.

**RSB1.2.2.2 Window opening control devices.** Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

**SECTION R311 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY**

**R311.1 Location required.**  
Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with ANFA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of ANFA U1.

**R311.2 Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated areas located within the periphery of the building foundation.**

**R311.3 Fasteners for fire-retardant-treated wood used in interior applications.**  
Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior applications shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section R317.3.3 shall apply.

**R311.4 Plastic composites.**  
Plastic composite exterior deck boards, stair treads, guards and handrails containing wood, cellulose or other biodegradable materials shall comply with the requirements of Section R507.3.

**SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES**

**R318.1 Subterranean termite control methods.**  
In areas subject to damage from termites as indicated by Table R302(1), methods of protection shall be one, or a combination, of the following methods:  
1. Chemical termite treatment in accordance with Section R318.2.  
2. Termite baiting system installed and maintained in accordance with the label.  
3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.  
4. Naturally durable termite-resistant wood.  
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.  
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R605.2.1.

**R318.1.1 Quality mark.**  
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

**R318.1.2 Field treatment.**  
Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with ANFA M4.

**R318.2 Chemical termite treatment.**  
Chemical termite treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termite shall be in strict accordance with the termiteicide label.

**R318.3 Barriers.**  
Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

**R318.4 Foam plastic protection.** In areas where the probability of termite infestation is very high as indicated in Figure R302(2)(b), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face of interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).  
Exception: 1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.  
2. Where in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.  
3. On the interior side of basement walls.  
R405.1.2 Ice barriers.  
In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R302(2)(a), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roof roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied to not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.  
Exception: Detached accessory structures not containing conditioned floor area.

**RSB1.3 Fasteners in contact with preservative-treated and fire-retardant-treated wood.**  
Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F 1667.

**RSB1.3.1 Fasteners for preservative-treated wood.**  
Fasteners, including nuts and washers, for preservative-treated wood shall be hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 659 type S185 zinc-coated galvanized steel, or equivalent, shall be used.  
Exception: 1. 1/2-inch-diameter (12.7 mm) or greater steel bolts.  
2. Fasteners other than nuts and washers shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 645, Class 55 minimum.  
3. Plain carbon steel fasteners in SBX/DOOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

**RSB1.3.2 Fasteners for fire-retardant-treated wood.**  
Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be as required in AFPA PNF.

**RSB1.3.3 Fasteners for fire-retardant-treated wood used in interior applications.**  
Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior applications shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section R317.3.3 shall apply.

**R507.3 Plastic composites.**  
Plastic composite exterior deck boards, stair treads, guards and handrails containing wood, cellulose or other biodegradable materials shall comply with the requirements of Section R507.3.

**SECTION R508 PROTECTION AGAINST SUBTERRANEAN TERMITES**

**R508.1 Subterranean termite control methods.**  
In areas subject to damage from termites as indicated by Table R302(1), methods of protection shall be one, or a combination, of the following methods:  
1. Chemical termite treatment in accordance with Section R318.2.  
2. Termite baiting system installed and maintained in accordance with the label.  
3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.  
4. Naturally durable termite-resistant wood.  
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.  
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R605.2.1.

**R508.1.1 Quality mark.**  
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

**R508.1.2 Field treatment.**  
Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with ANFA M4.

**R508.2 Chemical termite treatment.**  
Chemical termite treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termite shall be in strict accordance with the termiteicide label.

**R508.3 Barriers.**  
Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

**R508.4 Foam plastic protection.** In areas where the probability of termite infestation is very high as indicated in Figure R302(2)(b), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face of interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).  
Exception: 1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.  
2. Where in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.  
3. On the interior side of basement walls.  
R405.1.2 Ice barriers.  
In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R302(2)(a), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roof roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied to not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.  
Exception: Detached accessory structures not containing conditioned floor area.

**LEGEND**

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
	LOAD BEARING WALL
	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	PRES. TREAT.
	DOUBLE HOT DIPPED GALVANIZED
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	POURED CONCRETE
	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	OWNER TO PROVIDE

10/10/21	2	B.D. COMMENTS
3/16/21	1	FOR FILING
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CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR AN ERROR OR NEGLIGENCE ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN PAGES UP BEFORE INSTALLATION.

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707 ROUTE 110 Suite A-1  
FARMINGDALE, NY 11735

TEL: (631) 755-7120  
FAX: (631) 843-8190

PROJECT TITLE:

**SOSA RESIDENCE**

552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:

**TO BE MAINTAINED**

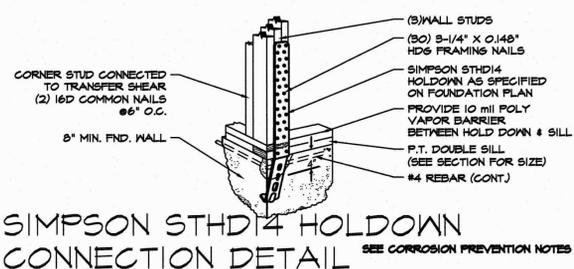
PAVILION, FIREPLACE, DRIVEWAY, FENCE, REAR TERRACE, SHED, AND RETAINING WALL

DRAWN BY:	P.B. / N.F.	DRAWING NO.	A-2
CHECKED BY:	N.C.L.	PROJ. NO.	21-105
SCALE:	AS SHOWN		
DATE:	3/16/21		

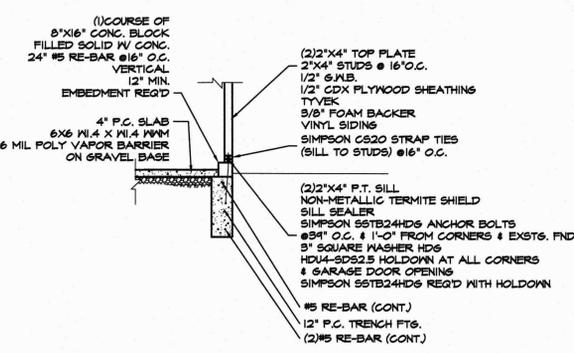
FASTENING SCHEDULE PER TABLE R602.3(1)		
ITEM	DESCRIPTION OF BUILDING ELEMENTS	SPACINGS AND LOCATION
<b>ROOF</b>		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS (SEE SECTION R602.5.2 AND TABLE R602.5.2)	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R602.5.2 AND TABLE R602.5.2)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1.25" X 20 GA. RIDGE STRAP TO RAFTER	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS, 1
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	TOE NAIL
		END NAIL
<b>WALL</b>		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	24" O.C. FACE NAIL
9	STUD TO STUD AND SUBMITTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 0.5" SPACER)	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	TOE NAIL
12	TOP PLATE TO TOP PLATE	16" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	TOE NAIL
		END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	FACE NAIL
<b>FLOOR</b>		
21	JOIST TO SILL, TOP PLATE OR GIRDER	TOE NAIL
22	JOIST TO SILL, TOP PLATE OR GIRDER	4" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	BLIND AND FACE NAIL
25	2" FLANKS (PLANK & BEAM - FLOOR & ROOF)	AT EACH BEARING FACE NAIL
26	BAND OR RIM JOIST TO JOIST	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	FACE NAIL AT ENDS AND AT EACH SPLICE
29	BRIDGING OR BLOCKING TO JOIST	EACH END, TOE NAIL

FASTENING SCHEDULE PER TABLE R602.3(1) --CONTINUED				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER abc	SPACINGS OF FASTENERS	
			EDGES (INCHES)h	INTERMEDIATE SUPPORTS c,e (INCHES)
<b>WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)</b>				
30	3/8" - 1/2"	6d COMMON (2" X 0.118") (SUBFLOOR, WALL)   8d COMMON (2.5" X 0.131") (ROOF), or RRSR-O1 BOX (2.5" X 0.131") (ROOF) J	6	12 f
31	1/2" - 1"	8d COMMON (2.5" X 0.131") (ROOF) J   RRSR-O1 BOX (2.5" X 0.131") (ROOF) J	6	12 f
32	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") or 8d (2.5" X 0.131") DEFORMED NAIL	6	12
<b>OTHER WALL SHEATHING g</b>				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.5" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1.25" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.75" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1.5" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING d	1.5" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1.5" LONG; 1.25" SCREENS, TYPE N or S	7	7
36	5/8" GYPSUM SHEATHING d	1.75" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1.625" LONG; 1.625" SCREENS, TYPE N or S	7	7
<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>				
37	3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL OR 8d COMMON (2.5" X 0.131") NAIL	6	12
38	7/8" - 1"	8d COMMON (2.5" X 0.131") NAIL OR 8d DEFORMED (2.5" X 0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL OR 8d DEFORMED (2.5" X 0.120") NAIL	6	12

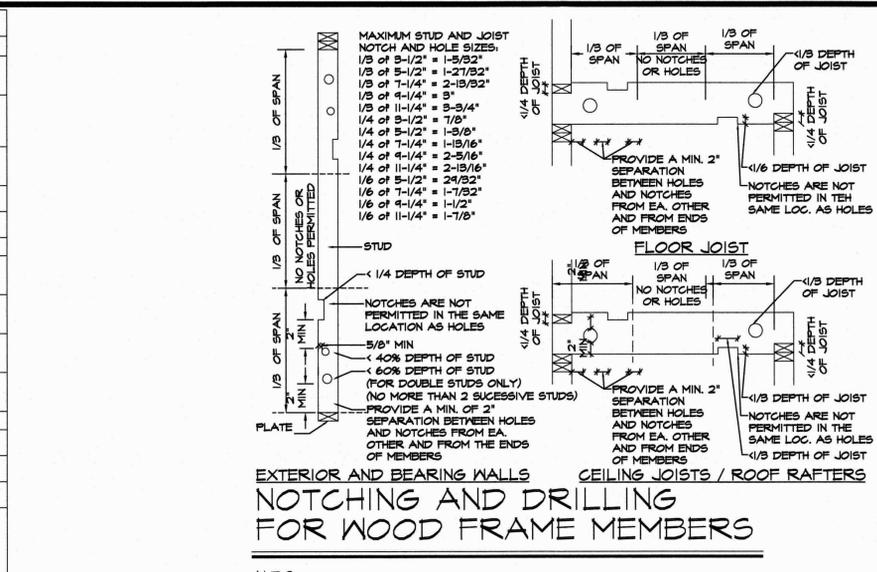
a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.142 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. b. Staples are 16 gauge wire and have a minimum 7/16-inch on diameter crown width. c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. d. Four-foot by 8-foot or 4-foot panels shall be applied vertically. e. Spacing of fasteners not included in this table shall be based on Table R602.3(2). f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 150 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 150 mph or greater but less than 140 mph. g. Gypsum sheathing shall conform to ASTM C1196 and shall be installed in accordance with 6A 255. Fiberboard sheathing shall conform to ASTM C208. h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking. i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and two toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required. j. RRSR-O1 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.



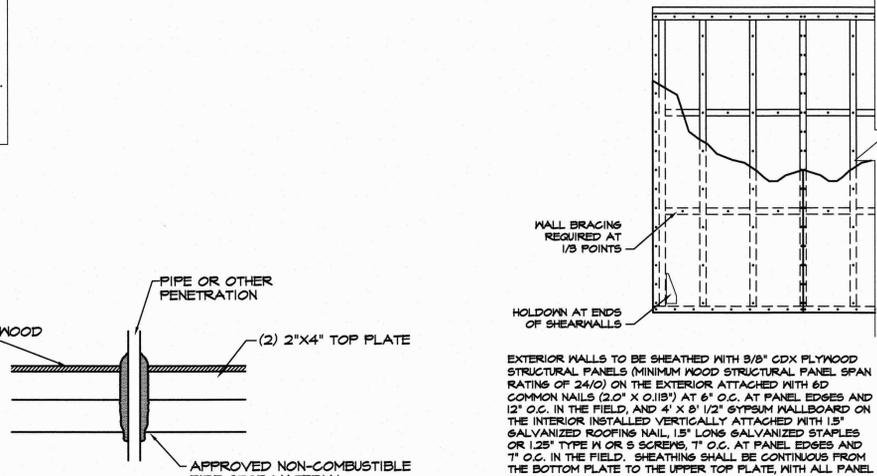
**SIMPSON STD14 HOLDOWN CONNECTION DETAIL**  
SEE CORROSION PREVENTION NOTES  
N.T.S. FOR USE WITH P.C. SLAB AT PORTAL



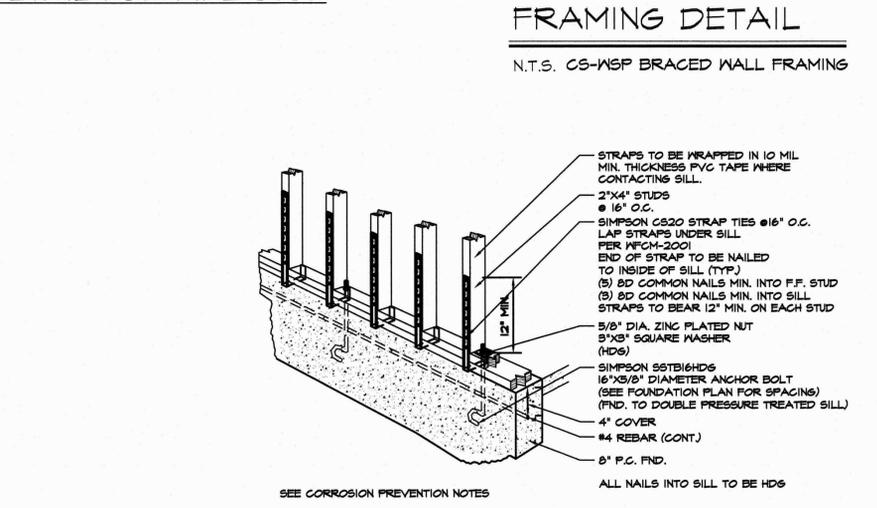
**ALTERNATE FND. DETAIL**  
N.T.S.



**EXTERIOR AND BEARING WALLS NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS**  
N.T.S.



**DETAIL FOR FIRE STOP**



**EXTERIOR WALL FRAMING DETAIL**  
N.T.S. CS-WSP BRACED WALL FRAMING



**SIMPSON STRONG TIE STUD WALL TO SLAB FOUNDATION CONNECTION DETAIL**  
N.T.S.

LEGEND	
	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
	L.B. WALL LOAD BEARING WALL
	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
	PRESSURE TREATED
	DOUBLE HOT DIPPED GALVANIZED
	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
	POURED CONCRETE
	JOIST HANGER W/ REG'D CAPACITY IN LBS.
	JOIST HANGER W/ 600 LB. CAPACITY IN LBS.
	DIRECT REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
	OWNER TO PROVIDE

DATE	ISSUE NO.	DESCRIPTION
10/10/21	1	B.D. COMMENTS
3/16/21	2	FOR FILING

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FAX: (631)843-8190

PROJECT TITLE:  
**SOSA RESIDENCE**  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

DRAWING TITLE:  
**TO BE MAINTAINED**  
PAVILION, FIREPLACE, DRIVEWAY, FENCE, REAR TERRACE, SHED AND RETAINING WALL

DRAWN BY:  
P.B. / N.F.

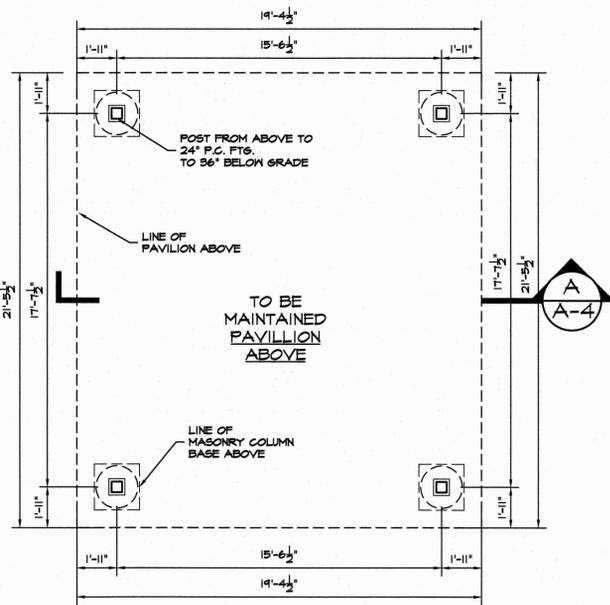
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3/16/21

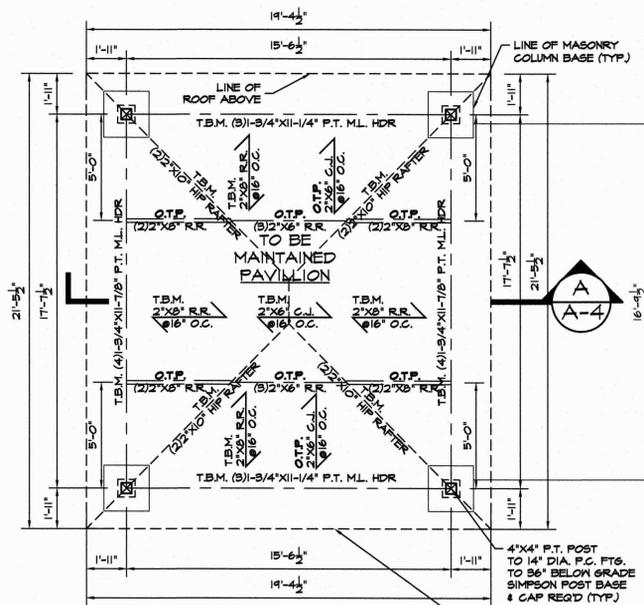
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A-3

PROJ. NO.  
21-105



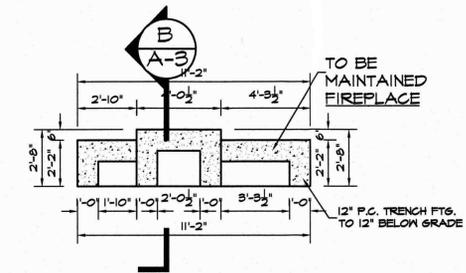
FOUNDATION PLAN

SCALE 1/4" = 1'-0"



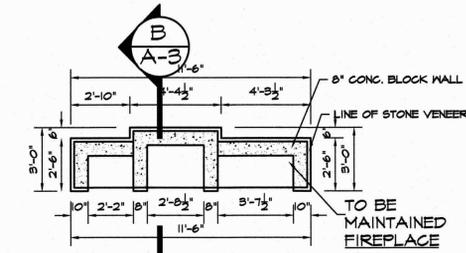
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



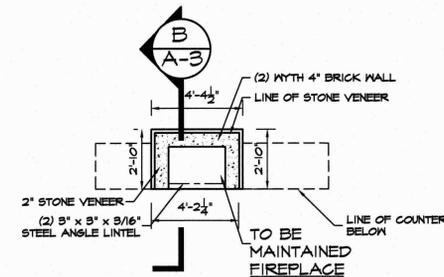
FOUNDATION PLAN

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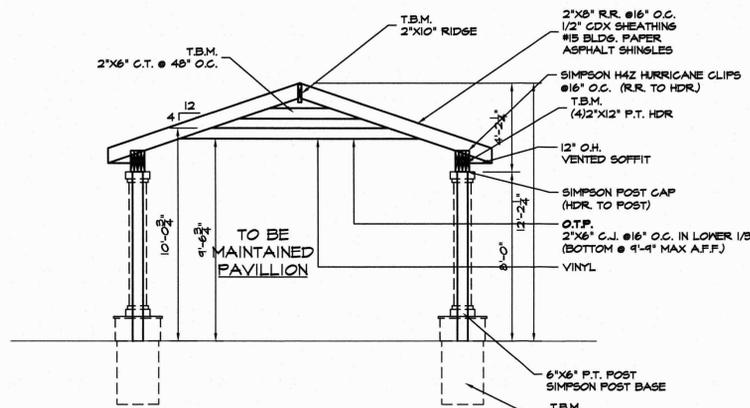
LOWER LEVEL PLAN

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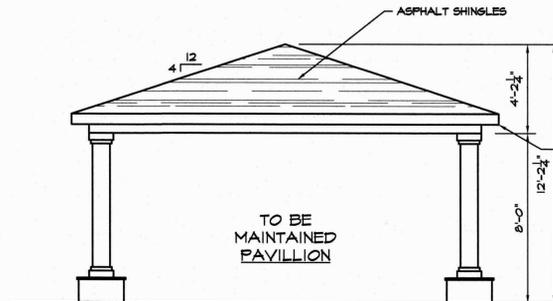
UPPER LEVEL PLAN

SCALE 1/4" = 1'-0"



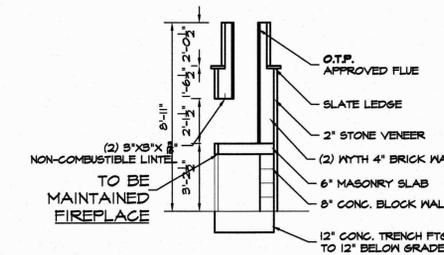
SECTION 'A'

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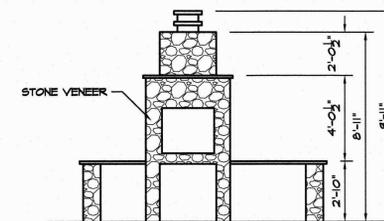
FRONT ELEVATION

SCALE 1/4" = 1'-0"



SECTION 'B'

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

**LEGEND**

- NEW FOUNDATION
- NEW PARTITION
- EXIST. PARTITION
- DEMOLITION PARTITION / FOUND.
- SD NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
- CO/SD NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
- HDG NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
- L.B. WALL** LOAD BEARING WALL
- T.B.M.** TO BE MAINTAINED
- POST TO BELOW
- POST FROM ABOVE
- P.T.** PRESSURE TREATED
- HDG** DOUBLE HOT DIPPED GALVANIZED
- V.I.F.** VERIFY IN FIELD, IF DIFFERENT FROM PLAN, CONTACT DESIGN PROFESSIONAL
- P.C.** FOURS CONCRETE
- JOIST HANGER W/ REG'D CAPACITY IN LBS.
- TECO** JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM) REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
- DIRECT REPLACEMENT** OWNER TO PROVIDE
- O.T.P.** OWNER TO PROVIDE

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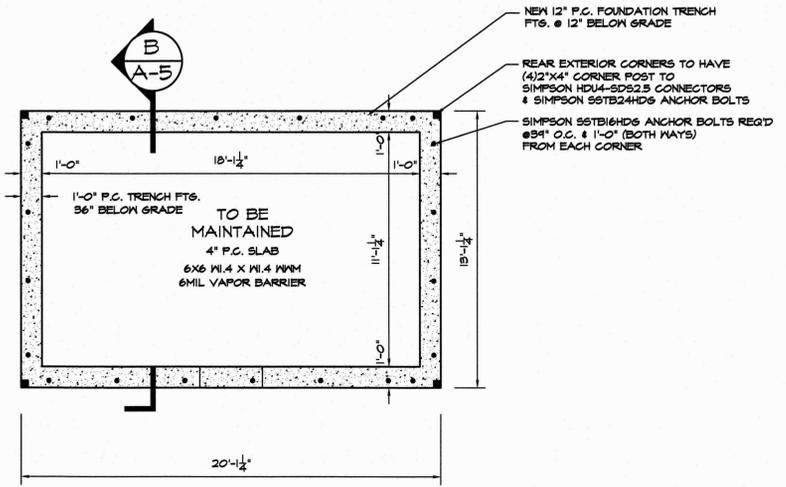
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 FARMINGDALE, NY 11735  
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 FREEPORT, N.Y. 11520

DRAWING TITLE:  
**TO BE MAINTAINED PAVILLION, DRIVEWAY, FENCE, REAR TERRACE, SHED AND RETAINING WALL**

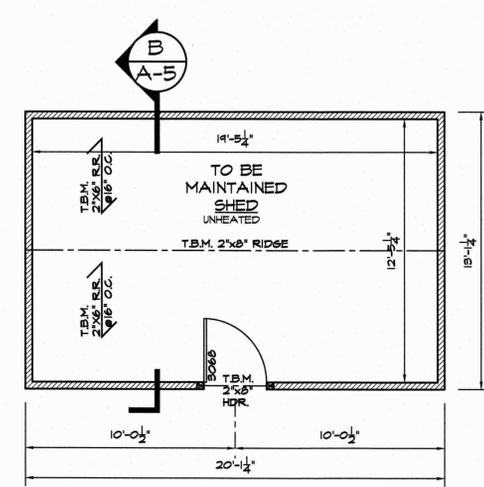
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 CHECKED BY: N.C.L.  
 SCALE: AS SHOWN  
 DATE: 3/16/21

DRAWING NO. A-4  
 PROJ. NO. 21-105



**FOUNDATION PLAN**

SCALE 1/4" = 1'-0"



**FLOOR PLAN**

SCALE 1/4" = 1'-0"

**NOTE:**  
NO WATER SERVICE TO BE SUPPLIED TO THE SHED

**WALL LEGEND**

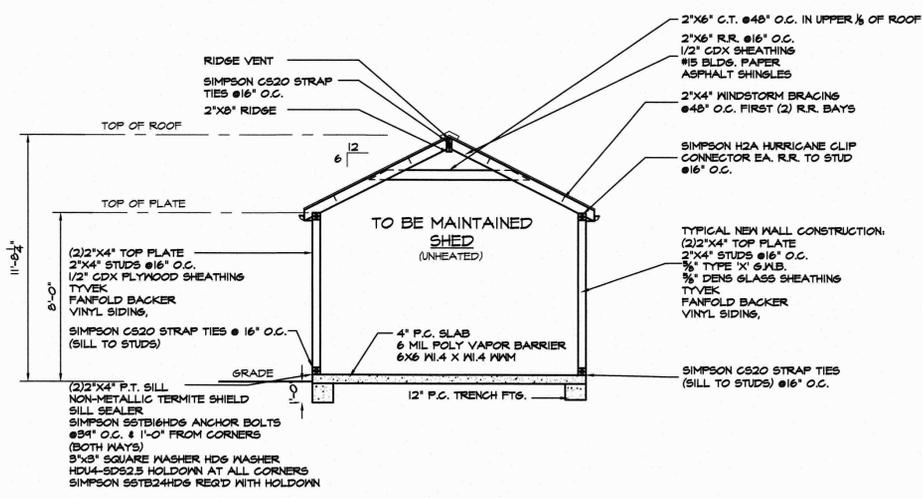
NEW EXTERIOR PARTITION [Hatched Pattern]

12" P.C. TRENCH WALL [Stippled Pattern]

**NOTE:**  
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER

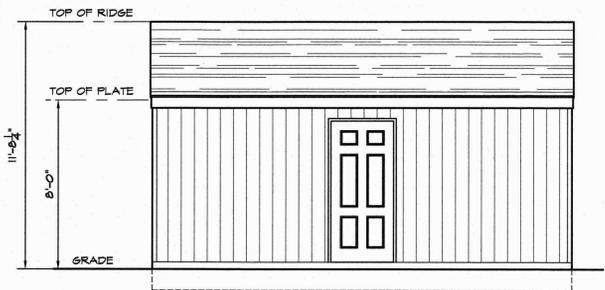
**FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R302.2.2**

**MINIMUM WIDTH OF BUILT UP 2"x4" POSTS (NAILED OR BOLTED TOGETHER) TO BE GREATER THAN WIDTH OF HEADER SUPPORTED, UNLESS OTHERWISE SPECIFIED ON PLAN. USE OF 3-1/2" STEEL LALLY COLUMN IS AN ACCEPTABLE REPLACEMENT FOR BUILT UP WOOD POST.**



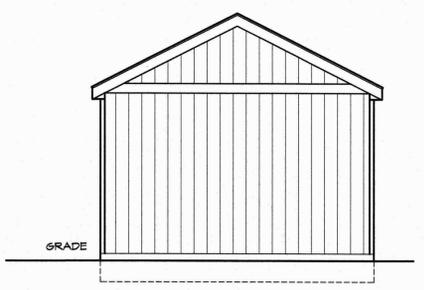
**SECTION 'B'**

SCALE 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE 1/4" = 1'-0"



**SIDE ELEVATION**

SCALE 1/4" = 1'-0"

**LEGEND**

[Symbol]	NEW FOUNDATION
[Symbol]	NEW PARTITION
[Symbol]	EXIST. PARTITION
[Symbol]	DEMOLITION PARTITION / FOUND.
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[Symbol]	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
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T.B.M.	TO BE MAINTAINED
[Symbol]	POST TO BELOW
[Symbol]	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
[Symbol]	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

10/10/21	2	B.D. COMMENTS
3/16/21	1	FOR FILING
DATE	ISSUE NO.	DESCRIPTION

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

**NORMAN C. LOK, P.E.**  
PROFESSIONAL ENGINEER  
3/16/21

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**NORMAN C. LOK, P.E.**

NYS LICENSE NUMBER 089525  
107 ROUTE 110 Suite A-1  
FARMINGDALE, NY 11735  
TEL: (631)755-7920  
FAX: (631)843-8190

**PROJECT TITLE:**

SOSA  
RESIDENCE  
552 NORTH BROOKSIDE AVENUE  
FREEPORT, N.Y. 11520

**DRAWING TITLE:**

TO BE MAINTAINED  
PAVILION, FIREPLACE, DRIVEWAY  
FENCE, REAR TERRACE, SHED  
AND RETAINING WALL

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JUL 21 2021  
8 ST

DRAWN BY:	P.B. / N.F.	DRAWING NO.
CHECKED BY:	N.C.L.	
SCALE:	AS SHOWN	A-5
DATE:	3/16/21	
PROJ. NO.		21-105





**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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY  
MAYOR

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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

JANUARY 10, 2022  
**LETTER OF DENIAL**

Evan Sarafy  
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:

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

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

**Village Ordinance §210-43A (2).** Rear yard depth: A minimum of 20 ft. or 20% of the lot depth, whichever is greater, with the exception that for lots abutting canals or other navigable bodies of water, the rear yard depth shall equal the average depths of all residential rear yards abutting the water on the same side of the canal or navigable body of water within 200 ft. in either direction or 20 ft. measured landwards of the average line of the bulkhead, whichever is greater, or, if no bulkhead exists, measured 20 ft. landwards of the rear property line, whichever is greater. The application submitted shows a new house proposal to be 12 ft. off of the rear bulkhead. A variance is needed to construct a house 8 ft. closer to the bulkhead than allowed.

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

**RE: 280 Branch Avenue, Freeport, NY**

If you should have any questions or require additional information with reference to the Zoning Board Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

Very truly yours,



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

/cd  
encl.

c: Village Clerk  
Russell Jordan, RA

**SITE PLAN APPROVAL NEEDED**

Yes: X No \_\_\_\_\_

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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. #20212231

Location: 280 Branch Avenue, Freeport, NY

Applicant: Evan Sarafty

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)

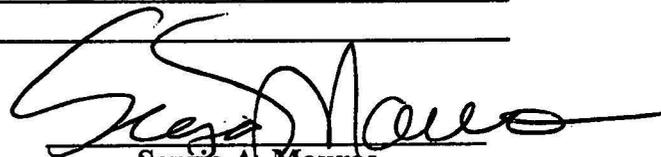
B) Possible environment effects identified:  
(only if positive determination)

Dated: January 10, 2022

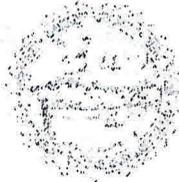
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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

  
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.



SEC. 62 BLK. 187 LOT. 646  
647  
648  
649  
650

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of  
ERAN SARAFATY  
To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH ORIGINAL NOTES

The application of ERAN SARAFATY

respectfully states and alleges:

Strike out inapplicable phrase

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

916 WOODMERE AVE  
VALLEY STREAM, NY 11581

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

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

280 BRANCH AVE

Land Map of Nassau County

Sec. 62 Blk. 187 Lot(s) 646-650

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

3. That (~~the applicant~~) (the applicant's duly authorized ARCHITECT) on or about the 1<sup>ST</sup> day of JUNE 2021, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

PLANS, ENVIRONMENTAL FORM, SURVEY  
FLOOD PLANE DEVELOPMENT PERMIT

Obtain reason for denial from Department of Buildings.

4. That on or about the 10 day of JAN, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

INSUFFICIENT SETBACK FROM BULKHEAD

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

5. That the nature of the improvements now upon said premises is as follows: BULKHEAD  
& VACANT

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

6. That said premises are now being used as follows: VACANT LOT

Describe fully and clearly the use desired.

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

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

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York 210-12-H YARD, LOT, MODIFICATIONS

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: LOT PREVIOUSLY WAS NOT BULKHEADED. BULKHEAD CONSTRUCTION AND LOCATION DETERMINED VIA DEC PERMIT

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

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

10. That the grounds for this application are as follows: PROPERTY CANNOT BE APPROPRIATELY IMPROVED OTHERWISE.

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

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

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

Dated: 1/25, 2022  
[Signature]  
**LUKE A. MAGLIARO, JR.**  
Notary Public, State of New York  
No. 01MA6120536  
Qualified in Nassau County  
Commission Expires Dec. 20, 2024

[Signature]  
BY: ERAN SARAFATY  
ITS: OWNER

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

State of New York )  
County of Nassau ) ss:

ERAN SARAFATY  
The applicant SARAFATY named in the foregoing application, being duly sworn, depose and say that HE read the foregoing application subscribed by HIM and know the contents thereof; and that the same is true to HIS own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters HE believes S to be true.

Sworn to before me this 25 day  
of JAN., 2022.  
[Signature]  
Notary Public

[Signature] Signature of Applicant  
**LUKE A. MAGLIARO, JR.**  
Notary Public, State of New York  
No. 01MA6120536  
Qualified in Nassau County  
Commission Expires Dec. 20, 2024

**Notice  
Conflict of Interest**

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

JANUARY 25, 2022.  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:  
That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public \_\_\_\_\_

[Signature]  
Signature  
VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE  
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# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 202122  
 Filing Date 6/1/2021

## Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) _____ (No.) <u>BRANCH</u> _____ (Street)	ZONING DISTRICT <u>RES A</u>
	BETWEEN <u>BRYANT</u> _____ AND <u>ST MARKS</u> _____	(Cross Street)
	SECTION <u>602</u> BLOCK <u>187</u> LOT <u>646-650</u> APPROX. LOT SIZE <u>69.8 x 100</u> LOT AREA <u>3,071</u>	(Cross Street)

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

<b>A. TYPE OF IMPROVEMENT</b>	<b>B. PROPOSED OR EXISTING USE</b>
1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If non-state name _____) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)	<b>RESIDENTIAL</b> 11 <input checked="" type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____  <b>NON RESIDENTIAL - Complete Part "B"</b> 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Stores, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____

<b>C. COST</b>	<b>D. DESCRIPTION OF PROJECT</b>
10 TOTAL COST OF IMPROVEMENT <u>\$429,800</u>  $2,067 \times 200 = 413,400$ $410 \times 40 = 16,400$	CONSTRUCT 2,067 SQFT ONE FAMILY HOUSE WITH 410 SQFT OF DECK

**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>ERAN SARAFY</u>	<u>916 WOODMEERE DR VALLEY STREAM, NY 11581</u>	<u>516 315 4591</u>
2. Contractor			
3. Architect or Engineer	<u>RUSSELL JORDAN</u>	<u>44 CASINO ST. FREEPORT, NY</u>	<u>516 241 5969</u>

<b>IV. OWNER - CONTRACTOR STATEMENT</b>	<b>V. FLOOD ZONE</b>
Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>ERAN SARAFY</u> (Print) Address <u>916 WOODMEERE DR. VALLEY STREAM, NY 11581</u> Phone <u>516-315-4591</u> State of New York _____ County of Nassau _____ <u>ERAN SARAFY</u> being duly sworn, says that <u>HE</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>HIS</u> knowledge and belief and agrees to conform to all applicable laws of this Jurisdiction. Sworn to before me this <u>20TH</u> day of <u>JULY</u> 20 <u>21</u> <u>LUKE A. MACDONALD</u> Mayor, Village of Freeport, N.Y. Qualified in Nassau County, N.Y. Commission Expires Dec. 31, 20 <u>24</u>	IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF YES, WHICH ZONE? <u>AE</u>  IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>  <b>PROJECT DESCRIPTION</b> Total/First Floor Square Feet <u>1,126</u> Upper Floor Square Feet <u>941</u> # of Fixtures <u>12</u> # of Floors <u>2+GARAGE</u> Occup. Type <u>1 FAMILY</u>

**VI. VALIDATION (Official Use Only)**

Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
--	---

617.20  
Appendix B  
Short Environmental Assessment Form

2021 02 31

**Instructions for Completing**

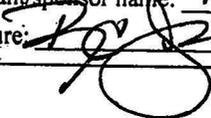
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Project and Sponsor Information</b>	
Name of Action or Project: <b>SARAFY RESIDENCE</b>	
Project Location (describe, and attach a location map): <b>BRANCH AVE FREEPORT NY 11520</b>	
Project Description of Proposed Action: <b>CONSTRUCT 2,067 SQFT ONE FAMILY HOUSE WITH 410 SQFT OF DECK</b>	
Name of Applicant or Sponsor: <b>RUSSELL JORDAN</b>	Telephone: <b>516 241 5969</b> E-Mail: <b>RJAPROHITEC@AOL.COM</b>
Address: <b>44 CASINO ST.</b>	
City/PO: <b>FREEPORT</b>	State: <b>NY</b> Zip Code: <b>11520</b>
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 <b>X</b>
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: <b>DEC BULKHEAD PERMIT</b> <b>FREEPORT BUILDING PERMIT</b>	NO      YES RECEIVED <b>X</b>
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	RECEIVED
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
			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		
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
			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, 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)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If Yes, briefly describe: <u>MUNICIPAL STORM WATER SYSTEM.</u>	NO	YES	
			X

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 CLERK'S OFFICE

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	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
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)?		

PLEASE OFFER REPORT NY  
 CLERK'S OFFICE  
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	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.

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 VILLAGE OF FREEPORT, NY

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)

**DEC NOTES**  
 Location, construction and specifications of bulkheading, backfill, and all plantings shall conform to the terms and conditions set forth in DEC Permit #1-2820-05578/00004 Dated 10-16-2020. Any representation of bulkheads on this drawing is for general information only.

AHW/TWB is shown as delineated by Shore Solutions 8-19-2020

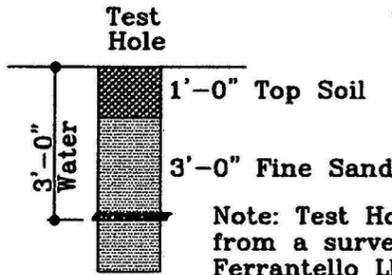
**VACANT LOT**  
 Adjacent Property Owner:  
 Kenneth Reese  
 300 Branch Ave.  
 Freeport, NY 11520

**LOT COVERAGE PROPOSED**

House = 1,126.125sq.ft.  
 Deck = 75.83sq.ft.  
 Walk = 60.0sq.ft.  
 38% open 22.8sq.ft.  
 62% solid 37.2sq.ft.  
 Total = 1239.155sq.ft.  
 Total Area Upland of AHW = 6200 sq.ft.

Provide new Gas Service as per National Grid requirements

Maintain minimum 10' between Water and Sewer



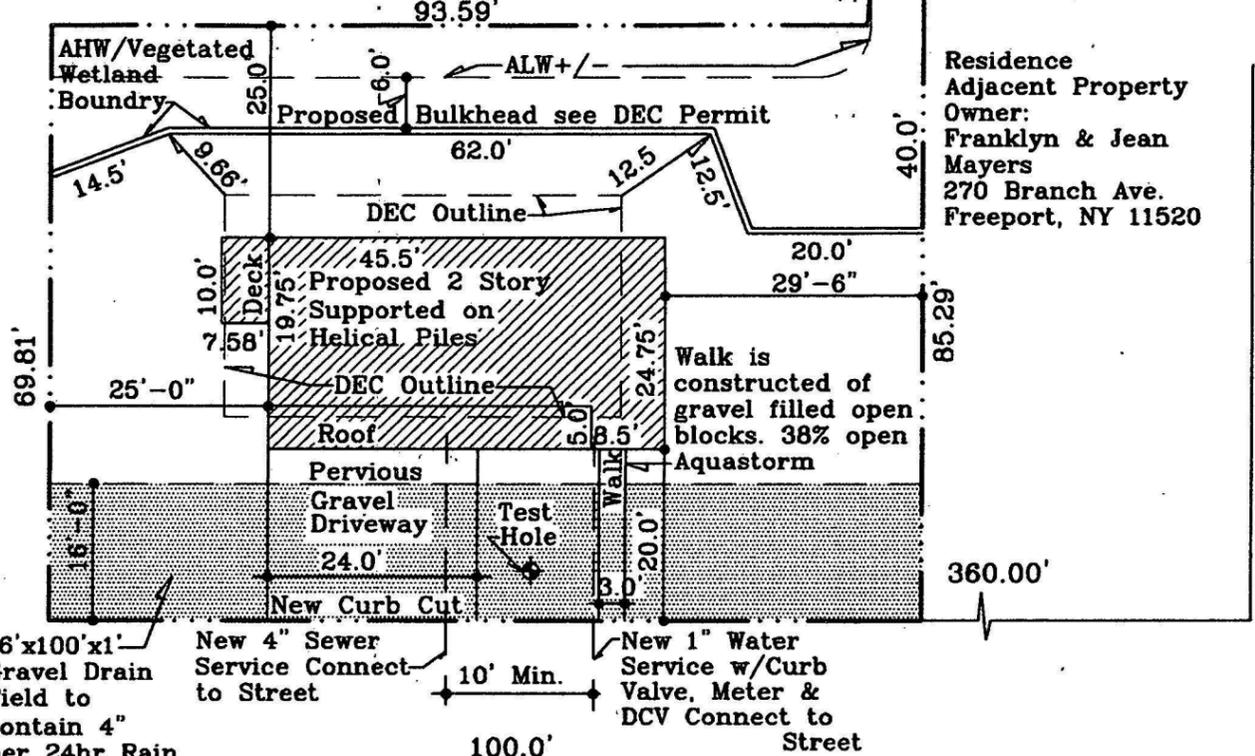
**WELL DATA**

Max. 3.93'	8-21-1997
Min. -0.20'	6-7-1976
Last 2.90'	3-31-2005

Note: Test Hole & Well Data derived from a survey prepared by John P. Ferrantello LLS dated 6-12-2006



Branch Ave., Freeport, NY 11520  
 Section 62 Block 187 Lots 646, 647, 648, 649, 650



Residence Adjacent Property Owner:  
 Franklyn & Jean Mayers  
 270 Branch Ave.  
 Freeport, NY 11520

BRYANT STREET



Russell C. Jordan Architect  
 44 Casino Street, Freeport, New York 11520  
 Phone: 516-241-5989  
 E-mail: Rjarchitec@aol.com

Proposed New House  
 Branch Ave., Freeport, NY 11520  
 Section 62 Block 187  
 Lots 646, 647, 648, 649, 650

Proposed Site Plan

**Revisions**

#0.0	6-19-2021
1.0	6-30-2021

Version: BD-4

For Submission to DEC for review

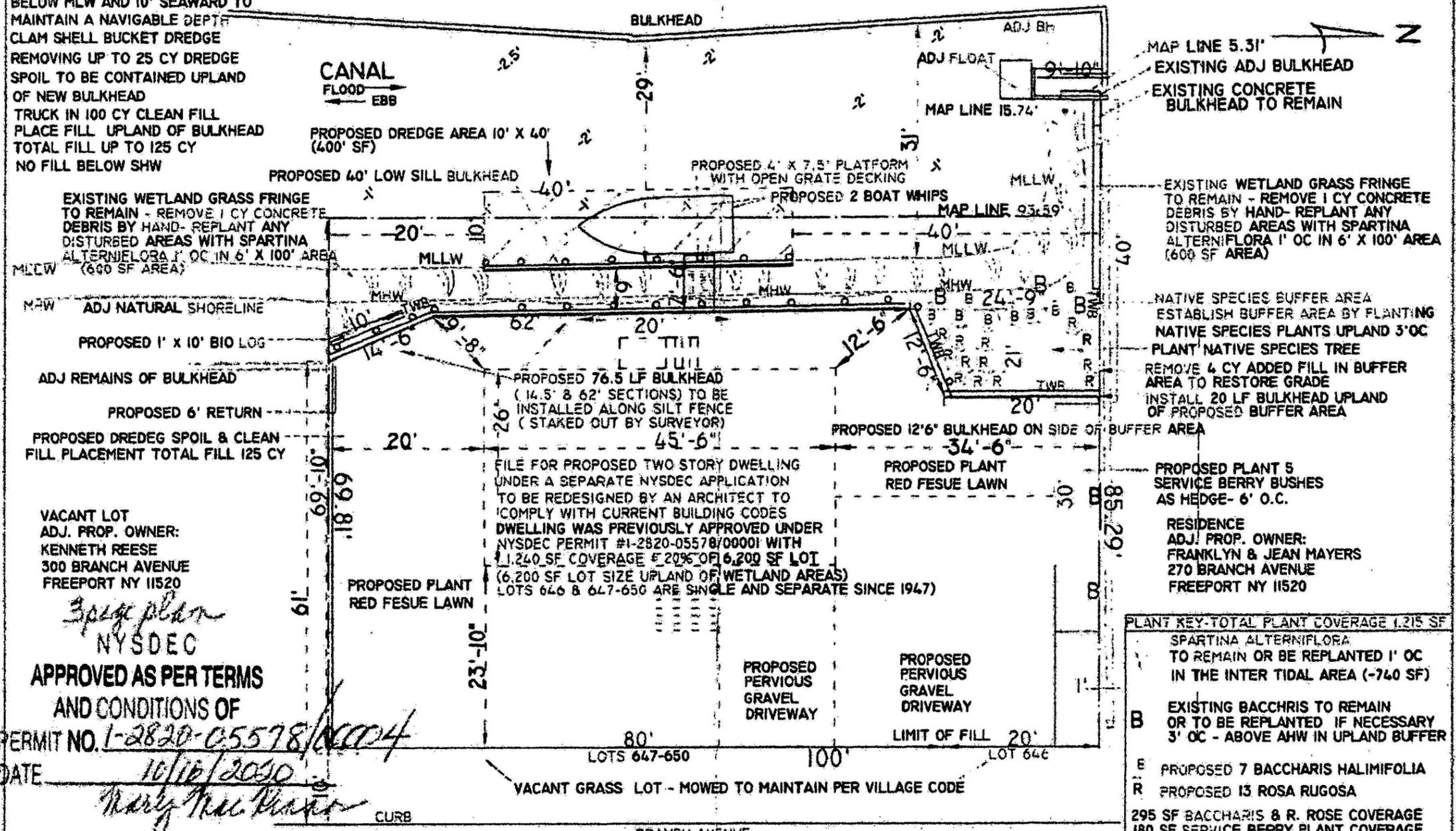
SP-1

2022 JAN 26 P 7:30  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

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#'S REPRESENT EXISTING DEPTHS BELOW MLW  
 MAINTENANCE DREDGE TO A 4' DEPTH  
 BELOW MLW AND 10' SEAWARD TO  
 MAINTAIN A NAVIGABLE DEPTH  
 CLAM SHELL BUCKET DREDGE  
 REMOVING UP TO 25 CY DREDGE  
 SPOIL TO BE CONTAINED UPLAND  
 OF NEW BULKHEAD  
 TRUCK IN 100 CY CLEAN FILL  
 PLACE FILL UPLAND OF BULKHEAD  
 TOTAL FILL UP TO 125 CY  
 NO FILL BELOW SHW

**PROJECT PLAN SITE PLAN VIEW**



EXISTING WETLAND GRASS FRINGE  
 TO REMAIN - REMOVE 1 CY CONCRETE  
 DEBRIS BY HAND- REPLANT ANY  
 DISTURBED AREAS WITH SPARTINA  
 ALTERNIFLORA 1' OC IN 6' X 100' AREA  
 (600 SF AREA)

ADJ NATURAL SHORELINE  
 PROPOSED 1' X 10' BIO LOG  
 ADJ REMAINS OF BULKHEAD  
 PROPOSED 6' RETURN  
 PROPOSED DREDEG SPOIL & CLEAN  
 FILL PLACEMENT TOTAL FILL 125 CY

VACANT LOT  
 ADJ. PROP. OWNER:  
 KENNETH REESE  
 300 BRANCH AVENUE  
 FREEPORT NY 11520

*3 page plan*  
 NYSDEC  
 APPROVED AS PER TERMS  
 AND CONDITIONS OF  
 PERMIT NO. 1-2820-05578/0004  
 DATE 10/16/2020  
*Mary Ann...*

PROPOSED 76.5 LF BULKHEAD  
 (14.5' & 62' SECTIONS) TO BE  
 INSTALLED ALONG SILT FENCE  
 (STAKED OUT BY SURVEYOR)  
 FILE FOR PROPOSED TWO STORY DWELLING  
 UNDER A SEPARATE NYSDEC APPLICATION  
 TO BE REDESIGNED BY AN ARCHITECT TO  
 COMPLY WITH CURRENT BUILDING CODES  
 DWELLING WAS PREVIOUSLY APPROVED UNDER  
 NYSDEC PERMIT #1-2820-05578/00001 WITH  
 1,240 SF COVERAGE & 20% OF 6,200 SF LOT  
 (6,200 SF LOT SIZE UPLAND OF WETLAND AREAS)  
 LOTS 646 & 647-650 ARE SINGLE AND SEPARATE SINCE 1947)

MAP LINE 5.31'  
 EXISTING ADJ BULKHEAD  
 EXISTING CONCRETE  
 BULKHEAD TO REMAIN  
 EXISTING WETLAND GRASS FRINGE  
 TO REMAIN - REMOVE 1 CY CONCRETE  
 DEBRIS BY HAND- REPLANT ANY  
 DISTURBED AREAS WITH SPARTINA  
 ALTERNIFLORA 1' OC IN 6' X 100' AREA  
 (600 SF AREA)  
 NATIVE SPECIES BUFFER AREA  
 ESTABLISH BUFFER AREA BY PLANTING  
 NATIVE SPECIES PLANTS UPLAND 3' OC  
 PLANT NATIVE SPECIES TREE  
 REMOVE 4 CY ADDED FILL IN BUFFER  
 AREA TO RESTORE GRADE  
 INSTALL 20 LF BULKHEAD UPLAND  
 OF PROPOSED BUFFER AREA  
 PROPOSED PLANT 5  
 SERVICE BERRY BUSHES  
 AS HEDGE- 6' O.C.  
 RESIDENCE  
 ADJ. PROP. OWNER:  
 FRANKLYN & JEAN MAYERS  
 270 BRANCH AVENUE  
 FREEPORT NY 11520

PLANT KEY-TOTAL PLANT COVERAGE 1,215 SF

A	SPARTINA ALTERNIFLORA TO REMAIN OR BE REPLANTED 1' OC IN THE INTER TIDAL AREA (-740 SF)
B	EXISTING BACCHRIS TO REMAIN OR TO BE REPLANTED IF NECESSARY 3' OC - ABOVE AHW IN UPLAND BUFFER
E	PROPOSED 7 BACCHARIS HALIMIFOLIA
R	PROPOSED 13 ROSA RUGOSA
295 SF BACCHARIS & R. ROSE COVERAGE 180 SF SERVICE BERRY PLANT COVERAGE	

PURPOSE: SHORELINE STABILIZATION / INSTALL BULKHEAD UPLAND OF SHW / INSTALL 40LF OF LOW SILL BULKHEAD / INSTALL PLATFORM / MINOR DREDGING  
 PROPOSED: INSTALL 109 LF NEW BULKHEAD UPLAND OF THE HIGH WATER LINE AT ELEVATION 5.9' NAVD 88 / 75.6' OF PROPOSED BULKHEAD TO BE ALONG CANAL (14.5 LF & 62 LF SECTIONS)  
 AND 32.5' OF PROPOSED BULKHEAD (12.5 LF & 20 LF SECTIONS) TO BE ALONG THE PROPOSED BUFFER / PLANT NATIVE SPECIES WETLAND PLANTS IN BUFFER ON NORTH SIDE OF PROPERTY/  
 INSTALL 40' OF LOW SILL BULKHEAD 6' SEAWARD OF UPPER BULKHEAD / INSTALL 4' X 7.5' PLATFORM & 2 BOAT WHIPS TO MOOR & ACCESS BOAT/ RECOVERY DREDGE / TRUCK IN FILL  
 INSTALL 1' X 10' BIO LOG IN FRONT OF NEW BULKHEAD AT SOUTHERN 14.5' SECTION OF BULKHEAD / REMOVE ADDED FILL IN BUFFER AREA TO RESTORE GRADE

SHW = SPRING HIGH WATER = 2.2343'  
 MHW = 1.9196'  
 DATUM NAVD 88 = 0.00'  
 MLW = -2.249'  
 MLLW = -2.4048'  
 TIDE RANGE 4.63' - DATUM INFO FROM  
 NOAA V-DATUM TOOL VERSION 3.4

LAT 40° 38' 4.67" N  
 LONG 73° 35' 27" W

SCALE 1" = 20'  
 PAGE 1 OF 3

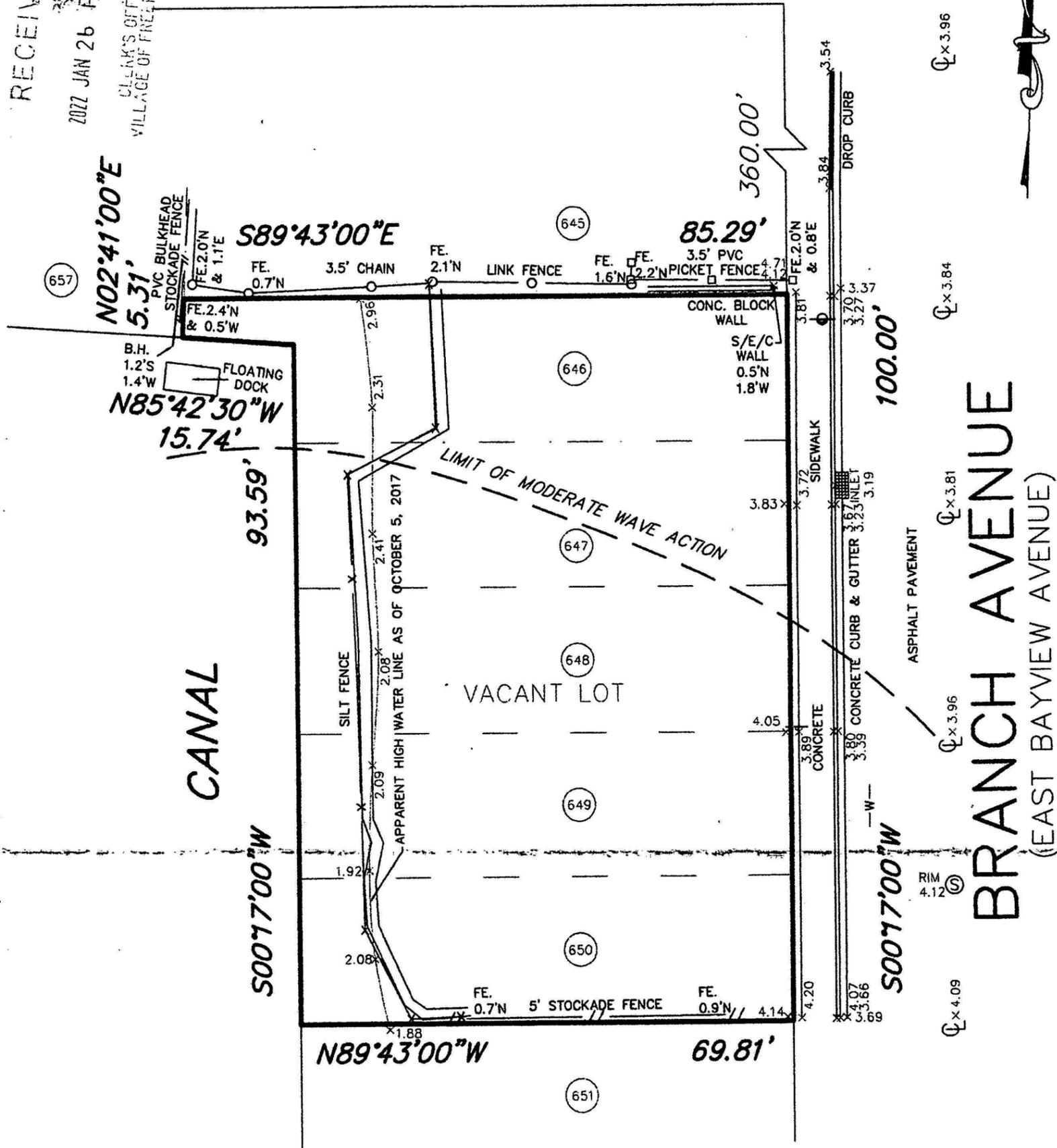
PREPARED 8 / 19 / 2020  
 BY SHORE SOLUTIONS INC.  
 REVISED 8/20/2020 -CORRECTED TYPO  
 REVISED 8/24/2020- 10' BIO LOG UPLAND  
 OF MHW

NCTM#S SEC 62 /BLK 187 / LOTS 646-650  
 AT: BRANCH AVENUE / VACANT LOT  
 SOUTH OF 270 BRANCH AVENUE  
 FREEPORT, NY 11520  
 VILLAGE OF FREEPORT NASSAU COUNTY  
 FOR: 1 BRANCH LLC, ERAN SARFATY, PRESIDENT

RECEIVED  
 2022 JAN 26 P 7:29  
 VILLAGE OFFICE  
 VILLAGE OF FREEPORT, NY

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 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

# BRYANT STREET



DIST: NA  
 SEC: 62  
 BLOCK: 187  
 LOT(S): 646-650 Incl.

DRAWN BY: CR  
 CHECKED BY: DAK

**LEGEND**

- UTILITY POLE
- CATCH BASIN
- ↑ SIGN

ELEVATIONS REFER TO NAVD88  
 BUILDING LIES IN FEMA AE FLOOD ZONE WITH BFE 8'  
 AREA OF PROPERTY = 7,072±Sq.Ft. OR 0.162±Acres

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

PREPARED FOR: 1 BRANCH LLC  
 MAP OF: RANDALL BAY ESTATES, SECTION 1  
 LOTS 646, 647, 648, 649, AND 650  
 LOCATED AT: Incorporated Village of FREEPORT  
 COUNTY OF: Nassau, New York  
 CERTIFIED TO:

Filed: 7/10/1924  
 Case No. 3344

TITLE No.: NA  
 SCALE: 1" = 20'  
 Updated: June 11, 2020  
 SURVEYED ON: October 5, 2017

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

RALPH ANDERSON  
 N.Y. LIC. No. 49462  
 DANIEL A. KADYSZEWSKI  
 N.Y. LIC. No. 50238



## 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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

ZBA  
SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

DECEMBER 15, 2021  
LETTER OF DENIAL

Richard Rugolo  
552 S. Bayview Avenue  
Freeport, NY 11520

RE: **552 S. Bayview Ave., Freeport, NY**  
**Zoning District – Residence A**  
**Sec. 54 Blk. 325 Lot 34, 35**  
**Building Permit Application #20212474**  
**Description– Construct a new 75 sq. ft. open front porch**

RECEIVED  
2022 JAN 27 P 8:00  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

**Village Ordinance §210-43(A)(1).** Front yard setback. The front yard depth shall be a minimum of 20 ft. or the average front yard setback of the residential yards on the same side of the street in either direction whichever is greater but in no case more than 40 ft. The application submitted shows a front porch being constructed to match the existing front yard setback of 20 ft. The average front yard setback is 25 ft. This application will require a variance to further extend the non-conforming front yard setback 5 ft. less than the average.

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

If you should have any questions or require additional information with reference to the Zoning Board

RE: 552 S. Bayview Avenue, Freeport, NY



Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Sergio A. Mauras".

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

/cd

encl.

c: Village Clerk  
John Stumpf, P.C.

SITE PLAN APPROVAL NEEDED

Yes:  X  No  \_\_\_\_\_

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice RECEIVED

X Negative Declaration

2022 JAN 27 P 8: 01

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. #20212474

Location: 552 S. Bayview Avenue, Freeport, NY

Applicant: Richard Rugolo

Description: Construct a new 75 sq. ft. open 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

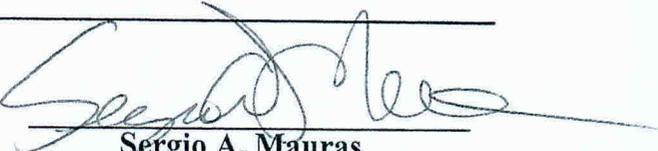
**REASON(S) FOR DETERMINATION**

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: December 15, 2021

  
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.



SEC. 54 BLK. 325 I.OT. 34  
35

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No. \_\_\_\_\_

COMPLY WITH ORIGINAL NOTES

The application of RICHARD RUQOLO

respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)  
552 S. BAYVIEW AVE.  
FREEPORT NY. 11520

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

2. That the premises affected by this application is located at 552 S. BAYVIEW **Land Map of Nassau County**  
**Sec. 54 Blk. 325 Lot(s) 34, 35**  
and that the interest which the applicant has in the property concerned is that of OWNER

3. That (the applicant) (the applicant's duly authorized OWNER) on or about the 19 day of Jan 2022, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:  
CONSTRUCT 75 SQ FT. OPEN FRONT PORCH.

Obtain reason for denial from Department of Buildings.

4. That on or about the 15 day of DEC., 2021, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: \_\_\_\_\_  
210-6A 210-43 (A) 1

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

5. That the nature of the improvements now upon said premises is as follows: \_\_\_\_\_  
FRONT OPEN PORCH.

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

6. That said premises are now being used as follows: \_\_\_\_\_  
1 FAMILY. RES. WITH CURRENT WOOD STOOP.

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: \_\_\_\_\_  
COVER OPEN PORCH. 75 sq ft

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

8. Upon information and belief that a (permit) (~~variance~~) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York \_\_\_\_\_  
STRUCTURE IS IN CONFORMANCE WITH SURROUNDING NEIGHBOOD

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: \_\_\_\_\_  
VILLAGE OF FREEPORT, NY  
CLEARANCE

2022 JAN 27 P 8:01

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

10. That the grounds for this application are as follows: \_\_\_\_\_

OWNER REQUESTS PROTECTION FROM WEATHER / ROOF WILL NOT EXTEND PART HOUSE

11. That any deed restrictions running with the land prohibiting the desired use are as follows: \_\_\_\_\_

NONE

12. That (the applicant has made no previous application to this Board for the authority sought herein)

(upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

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

Dated: Jan 19, 2022

[Signature]

BY: Richard Trugolo

ITS: Owner

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

State of New York )  
County of Nassau ) ss:

The applicant Rich Trugolo named in the foregoing application, being duly sworn, depose and say that He read the foregoing application subscribed by \_\_\_\_\_ and know the contents thereof; and that the same is true to Best own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters \_\_\_\_\_ believe  to be true.

Sworn to before me this 5 day  
of Jan, 20 21.

Notary Public [Signature]

[Signature]  
JOHN E. STUMPF Signature of Applicant  
NOTARY PUBLIC, State of New York  
No. 01ST6152551  
Qualified in Nassau County  
Commission Expires September 18, 20 22

**Notice  
Conflict of Interest**

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

Jan. 5, 20 21  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I Rich Trugolo being duly sworn, depose and say:

That he/she (the owner of 552 S. Bayview) (is the Owner) of \_\_\_\_\_ of \_\_\_\_\_

the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

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

Sworn to before me this 5 day  
of Jan, 20 21.

Notary Public [Signature]

[Signature]  
JOHN E. STUMPF  
NOTARY PUBLIC, State of New York  
No. 01ST6152551  
Qualified in Nassau County  
Commission Expires September 18, 20 22

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.

Freeport Building Dept.  
Freeport, NY

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Richard Regolo</i>			
Project Location (describe, and attach a location map): <i>552 S. Bayview Ave Freeport NY 11520</i>			
Brief Description of Proposed Action: <del><i>Proposed open front Porch over exist stoop</i></del>  <i>CONSTRUCT A NEW 7'x9' FT OPEN FRONT PORCH</i>			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

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 CLERK OFFICE  
 VILLAGE OF FREEPORT, NY

5. Is the proposed action,	NO	YES	N/A
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?	✓		
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?	✓		
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: _____	✓		
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: _____	✓		
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: _____	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	✓		
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: _____	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
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 type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	✓		

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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Signature: _____	Date: 10/14/21	

**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.

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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)

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2001247  
 Filing Date 10-14-21

## Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>352 S. BAYVIEW AVE</u> (No.) (Street)	ZONING DISTRICT <u>R2B A</u>
	BETWEEN <u>Shelly St</u> AND _____ (Cross Street) (Cross Street)	
	SECTION <u>54</u> BLOCK <u>305</u> LOT <u>34.35</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____	

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

<b>A. TYPE OF IMPROVEMENT</b> 1     New building 2   <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-state none _____) 3     Swimming Pool 4     Repair (replacement) 5     Bulkhead (New, Repair) 6     Fence 7     Moving (relocation)		<b>B. PROPOSED OR EXISTING USE</b> <b>RESIDENTIAL</b> 11     One Family 12     Two families 13     Apartment - Enter No. of Units _____ 14     Transient hotel, motel, or dormitory - Enter No. of Units _____ 15     Garage or Accessory Structure 16     Other - Specify _____  <b>NON RESIDENTIAL - Complete Part "E"</b> 17     Industrial 18     Office, bank, professional 19     Stores, mercantile 20     Church, other religious 21     Hospital, institutional 22     Other - Specify _____	
<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>25000</u>		<b>D. DESCRIPTION OF PROJECT</b> <u>PROPOSED FRONT</u> <u>OPEN PORCH OVER</u> <u>EXIST STAIR</u>	

### III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>RICHARD RUGLOW</u>	<u>552 SOUTH BAYVIEW AVE</u> <u>FREEPORT NY 11520</u>	<u>516</u> <u>867-0307</u>
2. Contractor	<u>BOULEVARD PLANNING</u>	<u>220 MAIN ST</u> <u>HEMPSTEAD NY</u>	<u>516</u> <u>877-2001</u>
3. Architect or Engineer	<u>John Stumpf MS.</u>	<u>220 MAIN ST</u> <u>Hempstead NY</u>	<u>516</u> <u>877-0400</u>

### IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.  
 Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner [Signature] (Print) \_\_\_\_\_  
 Address 220 MAIN ST  
 Phone 516-877-2001

State of New York  
 County of Nassau Richard R. Ruglow being duly sworn, says that \_\_\_\_\_ is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.  
 Sworn to before me this 6/15/21 day of \_\_\_\_\_ at \_\_\_\_\_  
 of \_\_\_\_\_  
 No. 01516152551  
 Qualified in Nassau County, 20 \_\_\_\_\_  
 Commission Expires September 18, 20 \_\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, N.Y.

[Signature]  
 (Applicant Signature)

### V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?  
 YES \_\_\_\_\_ NO

**PROJECT DESCRIPTION**

Total/First Floor Square Feet	<u>200</u>
Upper Floors Square Feet	_____
# of Fixtures	_____
# of Floors	_____
Occup. Type	_____

### VI. VALIDATION (Official Use Only)

Building Permit Number _____	20:8 P 8:02 Approved by: <u>[Signature]</u> SUPERINTENDENT OF BUILDINGS
Building Permit Issued _____	
Building Permit Fee \$ _____	



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

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

JOSEPH MADIGAN  
SUPERINTENDENT OF BUILDINGS

OCTOBER 20, 2021  
**LETTER OF DENIAL**

Ederi Hananya  
1324 East 15<sup>th</sup> 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:

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

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

**Village Ordinance §210-172A(12) – Parking required.** All non-residential buildings in any zoning district except as otherwise required. At least 1 parking space for each 400 sq. ft. of floor area of the building plus parking space for 2 cars for each individual business. The application as submitted shows a total commercial square footage 2,720 sq. ft. which requires 7 parking spaces. There are 2 businesses at the location which require 4 parking spaces. In grand total the application would require 11 parking spaces. Nine (9) parking spaces are shown to be provided. This application will require a 2 car parking variance.

**Village Ordinance §210-88 – Loading space required.** All non-residential buildings constructed on a lot greater than 5000 sq. ft. shall provide a space for loading and unloading. This application as submitted does not show such a space. A variance will be required to not have a loading space.

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the current fee schedule. The completed applications, together with the required documentation and fee, are

to be submitted to the Village Clerk's Office.

**RE: 115-117 S. Main Street, Freeport, NY**

If you should have any questions or require additional information with reference to the Zoning Board Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

Very truly yours,

*Jonathan Smith*

Jonathan Smith  
Building Inspector

/cd

encl.

c: Village Clerk

**SITE PLAN APPROVAL NEEDED**

Yes:  X  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. #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

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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>Single story addition @ rear</i>							
Project Location (describe, and attach a location map): <i>115 South Main Street; Freeport, NY</i>							
Brief Description of Proposed Action: <i>New single story 925 ft<sup>2</sup> rear addition.</i>							
Name of Applicant or Sponsor: <i>Robert Bennett</i>		Telephone: <i>516 867-2026</i>					
		E-Mail: <i>office@rubcoengineering.com</i>					
Address: <i>8 West Merrick Rd</i>							
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11520</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
<i>Bldg Permit + Parking Variance</i>							
3.a. Total acreage of the site of the proposed action?		<i>&lt; 1</i> acres					
b. Total acreage to be physically disturbed?		<i>&lt; 1</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>&lt; 1</i> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <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?  b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

<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.
<u>TREPOURT DRAINING BOARD</u>	<u>3/24/22</u>
Name of Lead Agency	Date
<u>ROSA KHODEN</u>	<u>CHAIR PERSON</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



SEC. 62 BLK. 198 LOT. 317  
322

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of Ederi Hananya

respectfully states and alleges:

Strike out  
inapplicable  
phrase

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

1324 East 15<sup>th</sup> Street, Suite 4  
Brooklyn, NY

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

2. That the premises affected by this application is located at Land Map of Nassau County

115-117 South Main Street Freeport Sec. 62 Blk. 198 Lot(s) 317/322

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

3. That (the applicant) (the applicant's duly authorized Ederi Hananya) on or about the 28<sup>th</sup> day of June, 2021, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

new 925 ft<sup>2</sup> rear single story addition  
for storage

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 20<sup>th</sup> day of October, 2021, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

- parking required (2 cars)  
- loading space required

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

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

new single story rear addition

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

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

Describe fully and  
clearly the use  
desired.

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

business use expansion

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York village ordinances 210-6A;

210-172A (12); 210-88

Refer where possible  
to paragraphs and  
section by numbers.

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

rear addition extension to existing

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

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

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

10. That the grounds for this application are as follows: \_\_\_\_\_

compatible use and occupancy with neighboring buildings

11. That any deed restrictions running with the land prohibiting the desired use are as follows: \_\_\_\_\_

N/A

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

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

Dated: 10/26, 2021.

BY: [Signature]

ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

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

Sworn to before me this 26<sup>th</sup> day  
of Oct., 2021.

Notary Public [Signature]



[Signature]  
Signature of Applicant

**Notice  
Conflict of Interest**

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

10/26, 2021.  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

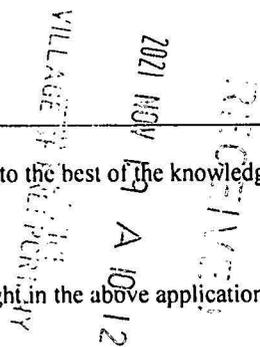
That he/she (the owner of \_\_\_\_\_) (is the \_\_\_\_\_ of \_\_\_\_\_ the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

That the owner \_\_\_\_\_ consents to the granting of the authority sought in the above application.

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public \_\_\_\_\_

Signature



# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20212303  
 Filing Date 6/28/21

## Application for Erection of Buildings or Alterations

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

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>115</u> <u>South Main Street</u> ZONING DISTRICT _____ <small>(No.) (Street)</small>
	BETWEEN <u>East Merrick Road</u> AND <u>Thelma Court</u> <small>(Cross Street) (Cross Street)</small>
	SECTION <u>62</u> BLOCK <u>198</u> LOT <u>317</u> APPROX. LOT SIZE <u>191</u> x <u>25.66</u> LOT AREA <u>4901</u>

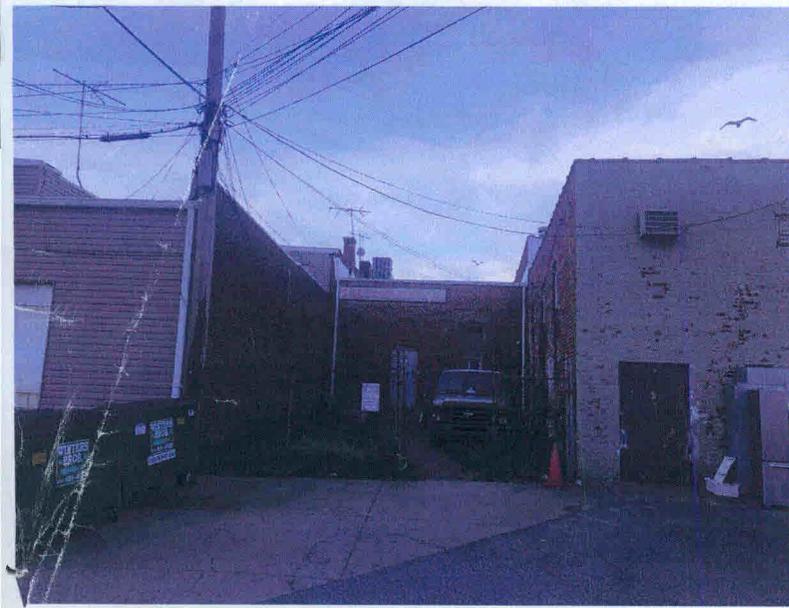
<b>II. TYPE AND COST OF BUILDING</b> - All applicants complete Parts A - D.			
<b>A. TYPE OF IMPROVEMENT</b> 1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-residential, none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)	<b>B. PROPOSED OR EXISTING USE</b> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>RESIDENTIAL</b>                              11 <input type="checkbox"/> One Family                              12 <input type="checkbox"/> Two families                              13 <input type="checkbox"/> Apartment - Enter No. of Units _____                              14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____                              15 <input type="checkbox"/> Garage or Accessory Structure                              16 <input type="checkbox"/> Other - Specify _____                         </td> <td style="width: 50%; vertical-align: top;"> <b>NON RESIDENTIAL - Complete Part "E"</b>                              17 <input type="checkbox"/> Industrial                              18 <input type="checkbox"/> Office, bank, professional                              19 <input checked="" type="checkbox"/> Stores, mercantile                              20 <input type="checkbox"/> Church, other religious                              21 <input type="checkbox"/> Hospital, institutional                              22 <input type="checkbox"/> Other - Specify _____                         </td> </tr> </table>	<b>RESIDENTIAL</b> 11 <input type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____	<b>NON RESIDENTIAL - Complete Part "E"</b> 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input checked="" type="checkbox"/> Stores, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____
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<b>C. COST</b> 10 TOTAL COST OF IMPROVEMENT \$ <u>250,000</u>	<b>D. DESCRIPTION OF PROJECT</b> <u>New 925 ft<sup>2</sup> rear single story addition for storage</u>
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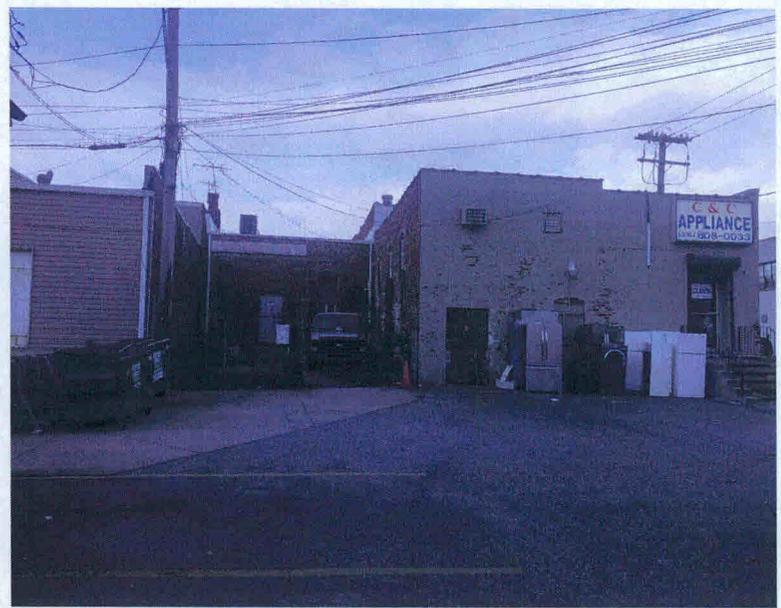
<b>III. IDENTIFICATION</b> - To be completed by all applicants		
NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Mr. Hanan</u>	<u>1324 East 15th Street Suite 4</u> <u>Brooklyn, NY 11230</u>	<u>347-330-9909</u>
2. Contractor	_____	_____
3. Architect or Engineer <u>Robert Bonnet, PE</u>	<u>8 West Merrick Rd</u> <u>Freeport, NY 11520</u>	<u>516-867-2024</u>

<b>IV. OWNER - CONTRACTOR STATEMENT</b> Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>Hananya</u> Address <u>1324 East 15th St Suite 4</u> Phone <u>347-330-9909</u> <u>Brooklyn, NY 11230</u> State of New York County of Nassau <u>Hananya Ederl</u> being duly sworn, says that <u>he</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>8</u> day of <u>June</u> , 20 <u>21</u> <u>[Signature]</u> Notary Public, Nassau County, N.Y.	<b>V. FLOOD ZONE</b> IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/> <b>PROJECT DESCRIPTION</b> Total/First Flr Square Feet <u>925</u> Upper Flrs Square Feet <u>—</u> # of Fixtures <u>—</u> # of Floors <u>1</u> Occup. Type <u>S1</u>
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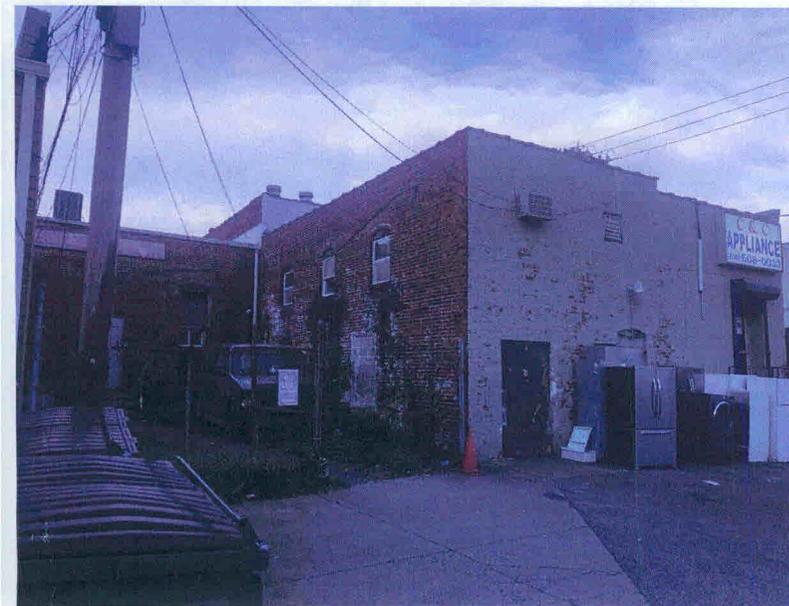
<b>VI. VALIDATION (Official Use Only)</b> Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
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Hananya commercial property; 115-117 South Main Street; Freeport, New York; October 28, 2021; Proposed single story rear addition; looking west



Hananya commercial property; 115-117 South Main Street; Freeport, New York; October 28, 2021; Proposed single story rear addition; looking west



Hananya commercial property; 115-117 South Main Street; Freeport, New York; October 28, 2021; Proposed single story rear addition; looking northwest



Hananya commercial property; 115-117 South Main Street; Freeport, New York; October 28, 2021; Proposed single story rear addition; looking south

# SCOPE OF WORK

## - UNDERPIN EXISTING FOUNDATION.

## - PROPOSED REAR ADDITION.

### AT

# 115 SOUTH MAIN STREET BUILDING

# 115 SOUTH MAIN STREET, FREEPORT N.Y 11520

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 130, SECTION 302.1, FOR ANY PERSON WHO IS NOT A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. ANY SUCH ALTERATION SHALL BE CONSIDERED AS UNLAWFUL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER NAME AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

GENERAL PROJECT NOTES	ABBREVIATIONS	SITE + BUILDING DATA	LIST OF DRAWINGS																																																																																																																										
<ol style="list-style-type: none"> <li>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.</li> <li>2. CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.</li> <li>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.</li> <li>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.</li> <li>5. ALL MATERIALS ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.</li> <li>6. WRITTEN DIMENSIONS ON THESE DRAWINGS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.</li> <li>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.</li> <li>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.</li> <li>9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.</li> <li>10. THE CONTRACTOR SHALL REMOVE ALL WASTES RESULTING FROM HIS OPERATIONS.</li> <li>11. THE CONTRACTOR SHALL MAINTAIN N.Y.S. COMPENSATION INSURANCE AS REQUIRED BY NEW YORK STATE LAW.</li> <li>12. THE WORK IS TO BE SCHEDULED AND EXISTING AREAS PROTECTED FROM WEATHER DAMAGE DURING CONSTRUCTION.</li> <li>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.</li> <li>14. ALL EXITS SHALL BE READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.</li> <li>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.</li> <li>16. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.</li> <li>17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS.</li> <li>18. IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN.</li> <li>19. THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.</li> <li>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.</li> <li>21. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CHASES, CONCRETE DEPRESSIONS, FLOOR FINISHES, FILLS, ANCHORS, HANGERS, CURBS AND OTHER MISCELLANEOUS ITEMS BEFORE PLACING CONCRETE.</li> <li>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.</li> <li>23. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION, NOR JOB SITE SAFETY. 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### AERIAL MAP



**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.

T1

**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.
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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. A185 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 FIT AND GENERAL EXCAVATION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.
5. ALL FOOTINGS SHALL BEAR ON 1 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 DAYS, 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. DOWELS.
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.
4. 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 DAYS 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**

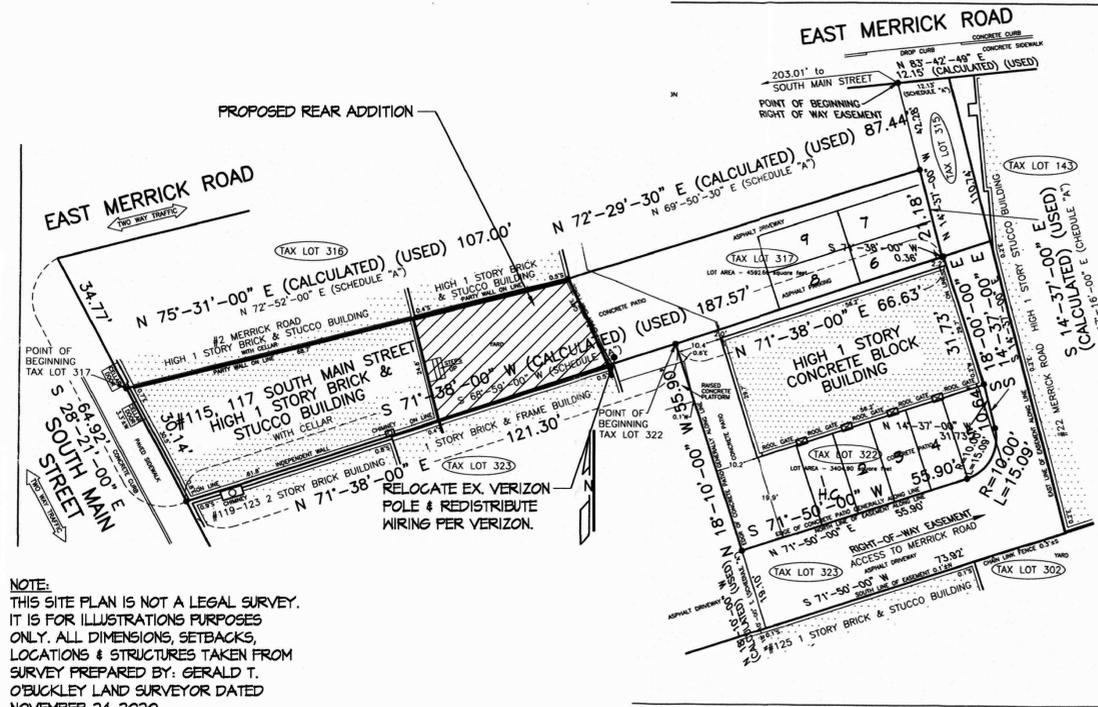
1. THE DUTIES OF THE ENGINEER OF RECORD AND HIS EMPLOYEES SHALL TERMINATE WITH THE COMPLETION AND DELIVERY OF WORKING DRAWINGS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION OF THE PROJECT, NOR JOB SITE SAFETY, NOR DOES THE ENGINEER OF RECORD HAVE AUTHORITY TO ACT ON BEHALF 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 2X'S SHEAR CONNECTIONS PER PART 4 OF THE ABOVE REFERENCED CODE.
7. ALL BOLTS TO BE ASTM A325 TC 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-TC BOLTS EXCEPT WHERE WELDED CONNECTIONS ARE REQUIRED. PER SECTION 2209 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) X'S SHEAR CONNECTIONS.
11. COMPLY WITH O.S.H.A. STANDARDS.

**CONCRETE TESTING**

1. THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAYS FOUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE ONE TESTES 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
TM# 62 198 317#322				
ZONING DISTRICT	BUSINESS B	BUSINESS B	BUSINESS B	-
LOT SIZE	7,948 SF	7,948 SF	7,948 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%	4,340 SF - 54.4%	OK
TOTAL BUILDING AREA	7,948 SF (100% LOT AREA)	1,745 SF	2,120 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 145 SECTION 7209, FOR ANY PERSON, UNLESS HE OR SHE IS AN ENGINEER OR LAND SURVEYOR, TO ALTER ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE SEALING ENGINEER OR LAND SURVEYOR'S NOTATION "ALTERED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

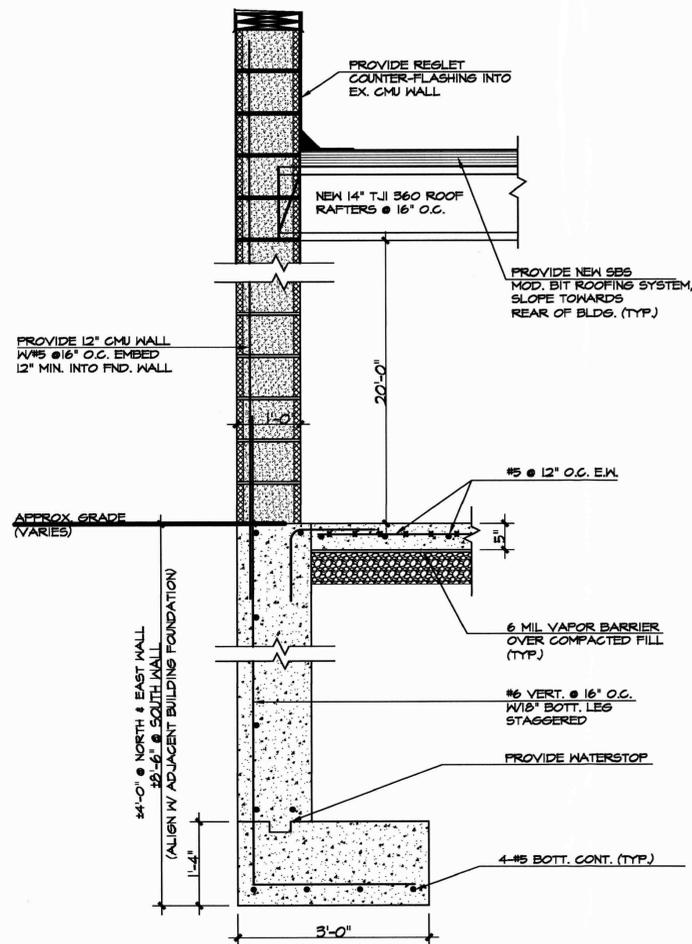
**RABCO ENGINEERING P.C.**  
8 W. MERRICK ROAD SUITE 219  
FREEPORT, NEW YORK 11520  
516 867-2036 FAX 516 867-2037

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

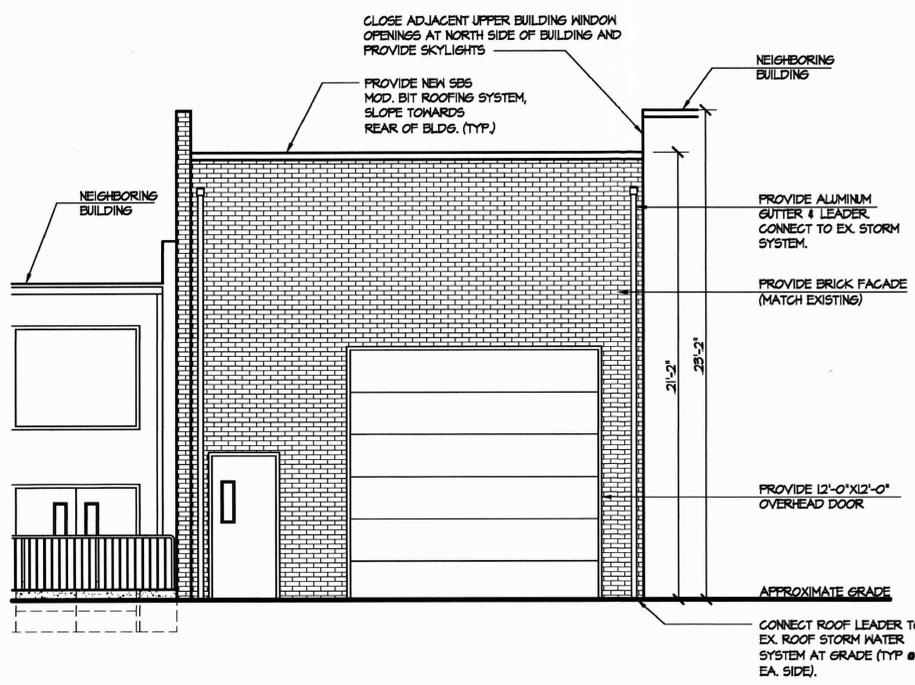


Date: 10/25/21  
Drawn: F.J.P.  
Checked: R.A.B.

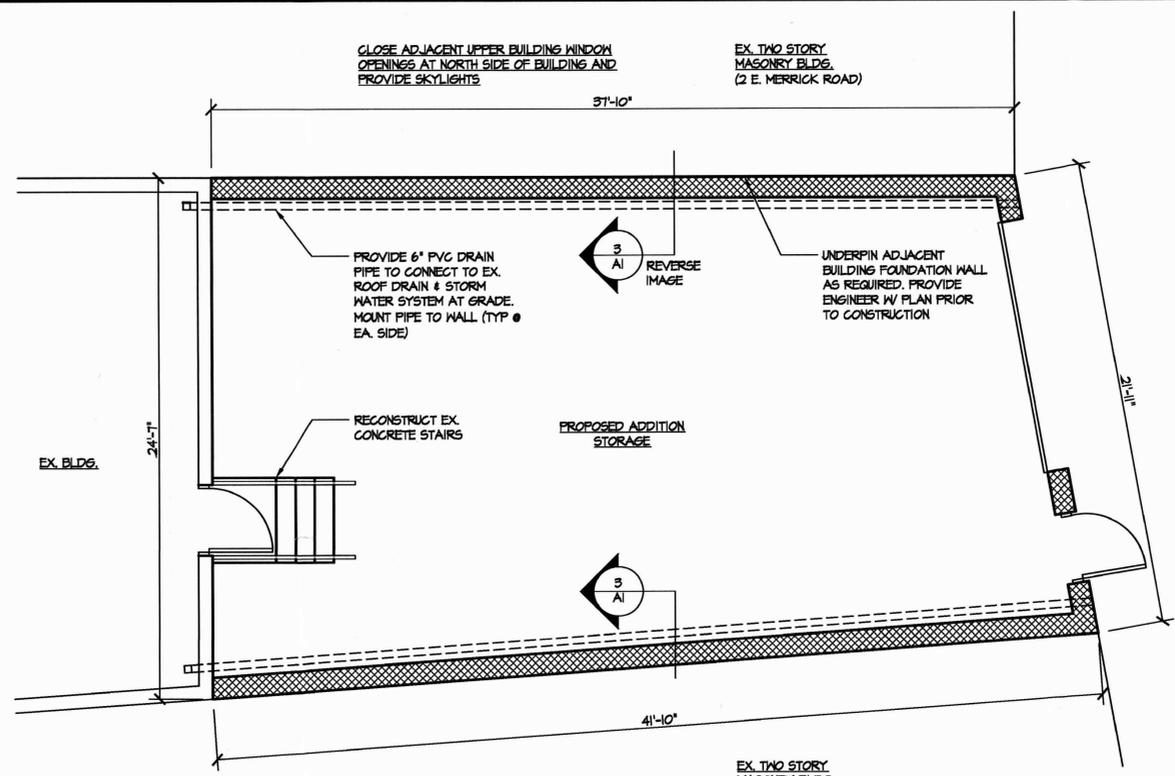
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**3 TYPICAL WALL SECTION** SCALE: 3/4" = 1'-0"

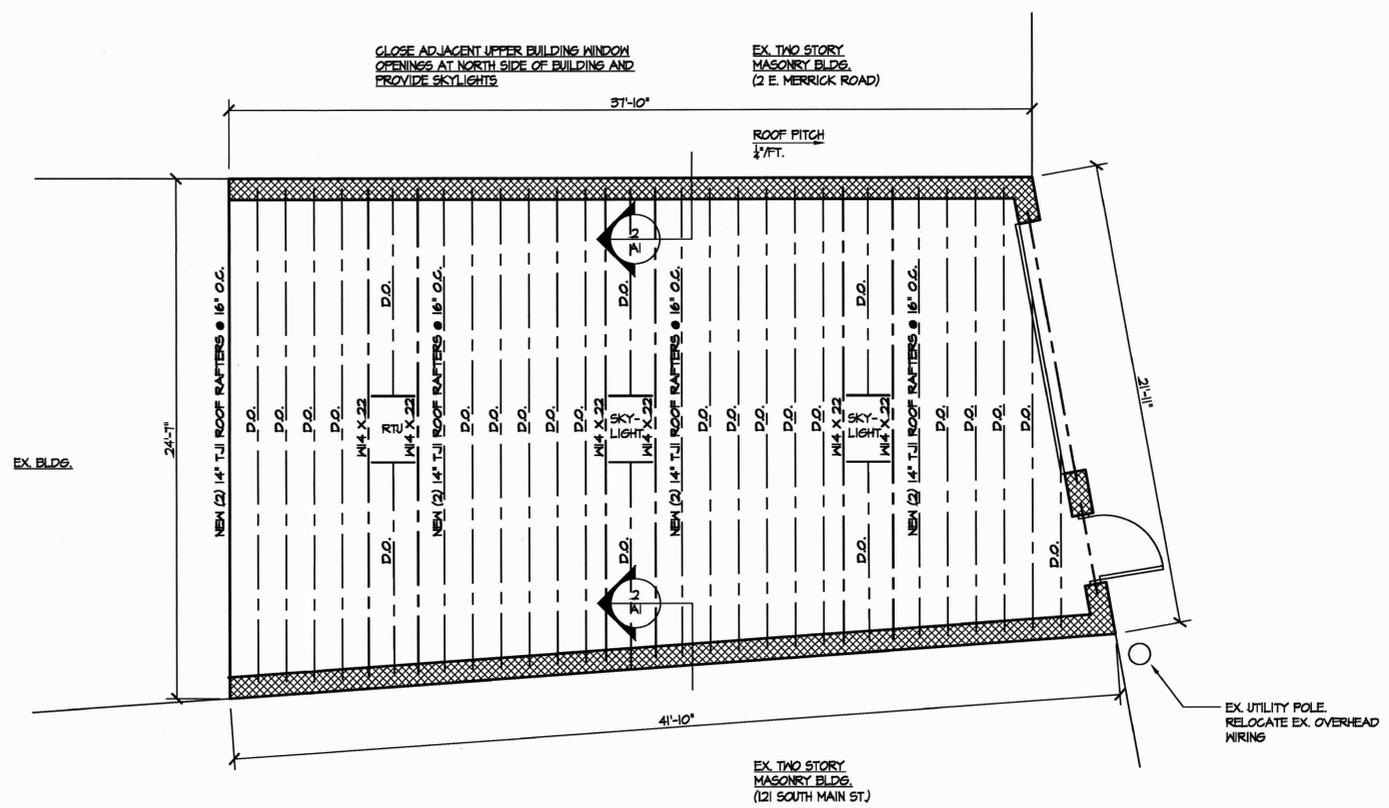


**3 REAR ELEVATION** SCALE: 1/4" = 1'-0"



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"



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

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FREEPORT, NY 11520

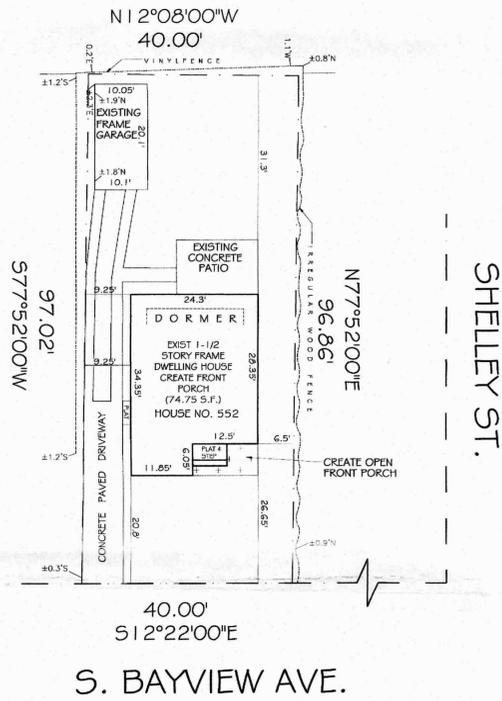


Project # 2103  
Date 10/25/21  
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Checked R.A.B.

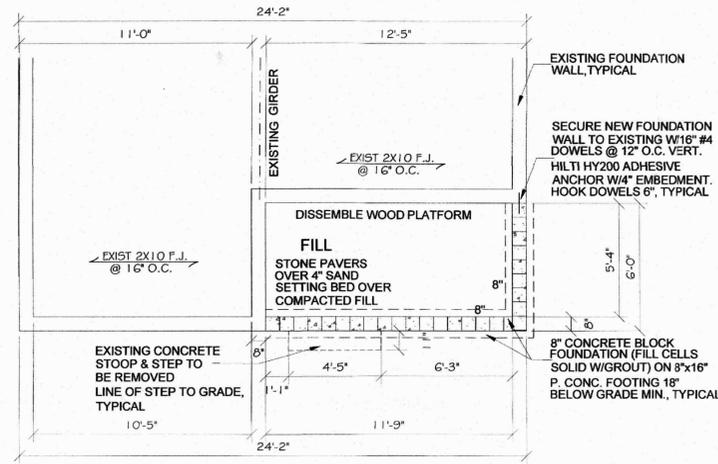
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# RUGOLO RESIDENCE

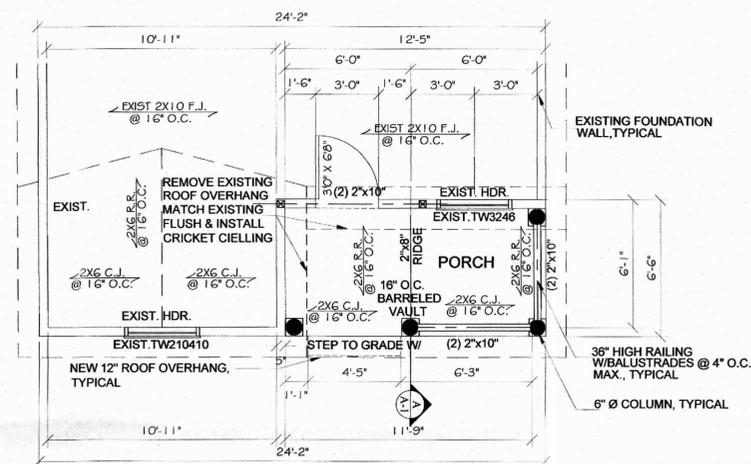
552 South Bayview Ave  
Freeport, NY 11520



**Proposed Site Plan**  
SCALE: 1/16" = 1'  
NOTE: AVERAGE FRONT YARD SETBACK FOR SURROUND PROPERTIES WITHIN 200' 25.1'



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



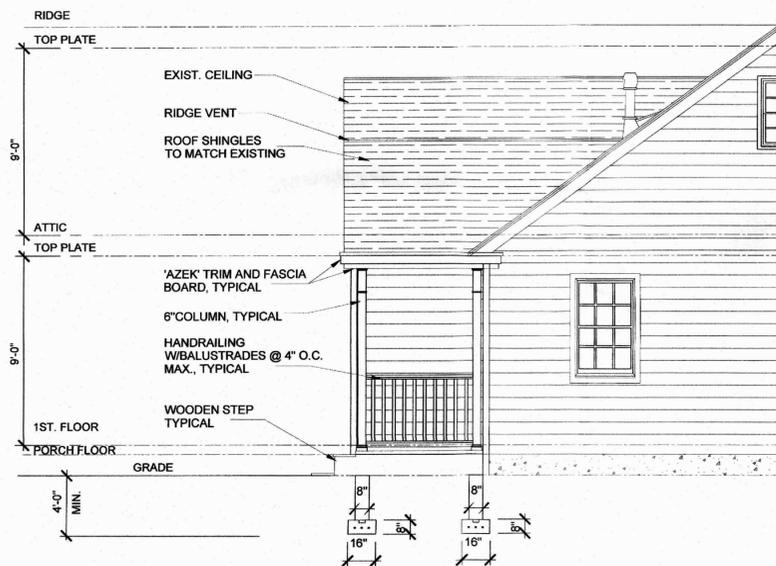
**3 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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



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



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

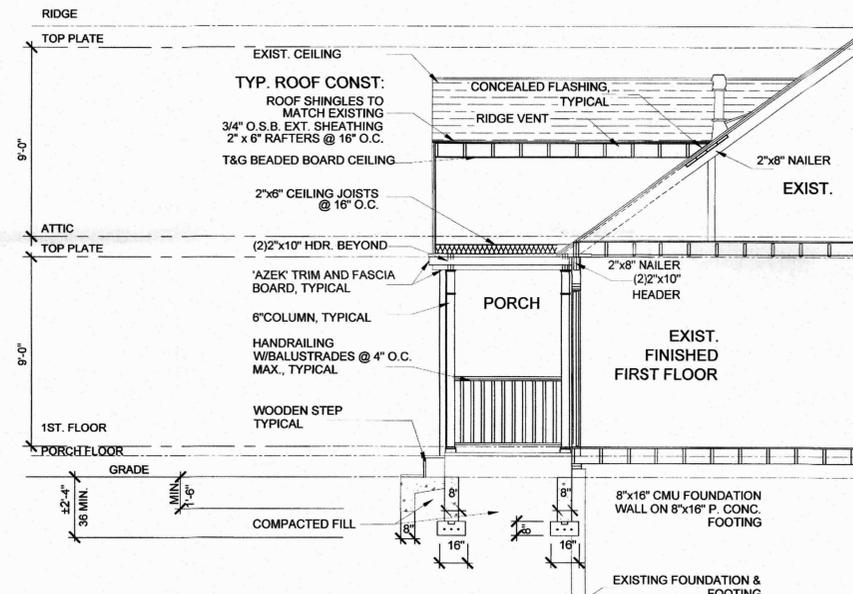
### INSULATION LEGEND

DESCRIPTION	R-VALUE	THICKNESS
WALLS	R-13+3	3-1/2"
CEILINGS	R-19	6-1/4"
CATHEDRAL CEIL'G	R-19	6-1/4"

### SITE AND ZONING DATA

ZONING REQUIREMENTS FOR R 1	EXISTING CONDITIONS	PROPOSED ADDITION
LOT AREA MIN.	5000 sf	4000 sf
FRONT YARD SETBACK	25'	26.65'
REAR YARD SETBACK	25'	31.3'
SIDE YARD SETBACK	*5' min	6.5', AGG. 9.25'
TOTAL @ BOTH SIDES	15'	15.75' Total
MAX. GROSS LOT COV.	60%	1130.11 sf=28.25%
MAXIMUM HEIGHT	30'	21.4'
F.A.R.	0.5	0.28

\*LOTS WITH LESS THAN 50' WIDTH, 4' SIDE YARD MIN.



**7 SECTION**  
SCALE: 1/4" = 1'-0"

Boulevard Planning, P.C.  
Construction Consultants  
516-877-2001

**ADDITIONS & ALTERATIONS**  
TO THE  
**RUGOLO RESIDENCE**  
552 SOUTH BAYVIEW  
FREEPORT  
NY, 11520

REVISIONS: DATE:

**John E. Stumpf, P.C.**

ARCHITECTS-ENGINEERS-  
LAND SURVEYORS-  
725 Franklin Ave.  
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DATE: 1/18/2020  
DR. BY: EGS  
SCALE: AS NOTED  
CHKD: J.S.

ILLAGE OF FREEPORT, NY  
PLANNING BOARD  
JAN 27 P 8:02

PROJECT NUMBER 2031 SHEET NUMBER S-1