

Application Date: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

SP# 3572

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: <u>46 WEBERFIELD AVE</u>	ZONING DISTRICT: <u>RESIDENCE A</u>
SECTION <u>55</u>	BLOCK <u>208</u> LOT <u>135</u> LOT SIZE: _____

<input type="checkbox"/> TENANT <b>APPLICANT</b>	<input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
Name: <u>MERKEDE GARCIA</u>		Name: <u>MERKEDE GARCIA</u>
Address: <u>46 WEBERFIELD AVE</u> <u>FREEPORT NY 11520</u>		Address: <u>46 WEBERFIELD AVE</u> <u>FREEPORT NY 11520</u>
Telephone #: <u>516 324-6410</u>		Telephone #: <u>516 324-6410</u>

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

Address: \_\_\_\_\_

Present Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

Description of Proposed Work: CONSTRUCT A NEW 248 SQ FT ONE-STORY  
REAR ADDITION AND A NEW OPEN PORCH

I request a preliminary meeting: \_\_\_\_\_ YES  NO

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

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

YES  NO

Mercede Garcia  
APPLICANT'S SIGNATURE

Sworn to before me this 6  
day of July, 2022

Donna L Sullivan  
Notary Public

DONNA L SULLIVAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SU6344420  
Qualified in Nassau County  
My Commission Expires 07-11-2024

7/6/2022  
DATE

**Property Owner's Consent:**

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

Mercede Garcia  
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 6  
day of July, 2022

Donna L Sullivan  
Notary Public

DONNA L SULLIVAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SU6344420  
Qualified in Nassau County  
My Commission Expires 07-11-2024

7/6/2022  
DATE

**FOR VILLAGE USE ONLY**

Site Plan Public  
Hearing Required: \_\_\_\_\_ YES \_\_\_\_\_ NO

Date of Hearing: \_\_\_\_\_  
Date of Decision: \_\_\_\_\_

Village Clerk's Signature: \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Date: \_\_\_\_\_

Planning Board Signature: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIVED  
2022 JUL 11 P 306  
CLERK'S OFFICE  
VILLAGE OF FREEPORT NY



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

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

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

June 22, 2022  
SITE PLAN LETTER

Merkeide Garcia  
46 Weberfield Avenue  
Freeport, NY 11520

**RE: 46 Weberfield Avenue, Freeport, NY**  
**Zoning District – Residence A**  
**Sec. 55 Blk. 208 Lot 135**  
**Building Permit Application #20222830**  
**Description– Construct a new 248 sq. ft. one-story rear addition and a new open portico**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

  
Sergio A. Mauras  
Superintendent of Buildings

/cd  
Encl.

c: Village Clerk

ZBA Approval Needed:  
Yes: \_\_\_\_\_ No   X

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. 20222830

Location: 46 Weberfield Avenue, Freeport, NY

Applicant: Merkeide Garcia

Description: Construct a new 248 sq. ft. one-story rear addition and a new open portico

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

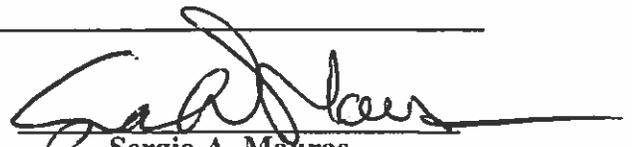
This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

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

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

\_\_\_\_\_  
\_\_\_\_\_

Dated: June 22, 2022

  
Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
Appendix B  
Short Environmental Assessment Form

2022 2830

**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: MERKEIDE GARCIA			
Project Location (describe, and attach a location map): 46 WEBERFIELD AVE., FREEPORT, NY 11520			
Brief Description of Proposed Action: PROPOSED 1 STY ADDITION, PROPOSED ROOF OVER EXISTING PLATFORM (PORTICO)			
Name of Applicant or Sponsor: MERKEIDE GARCIA		Telephone: 516 324-6410	
		E-Mail: MERKEIDE@GMAIL.COM	
Address: 46 WEBERFIELD AVE.			
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.11 acres	
b. Total acreage to be physically disturbed?		.000 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.1126 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Herkeid Marcia</u> Date: <u>05/10/2022</u> Signature: <u>Herkeid Marcia</u>		

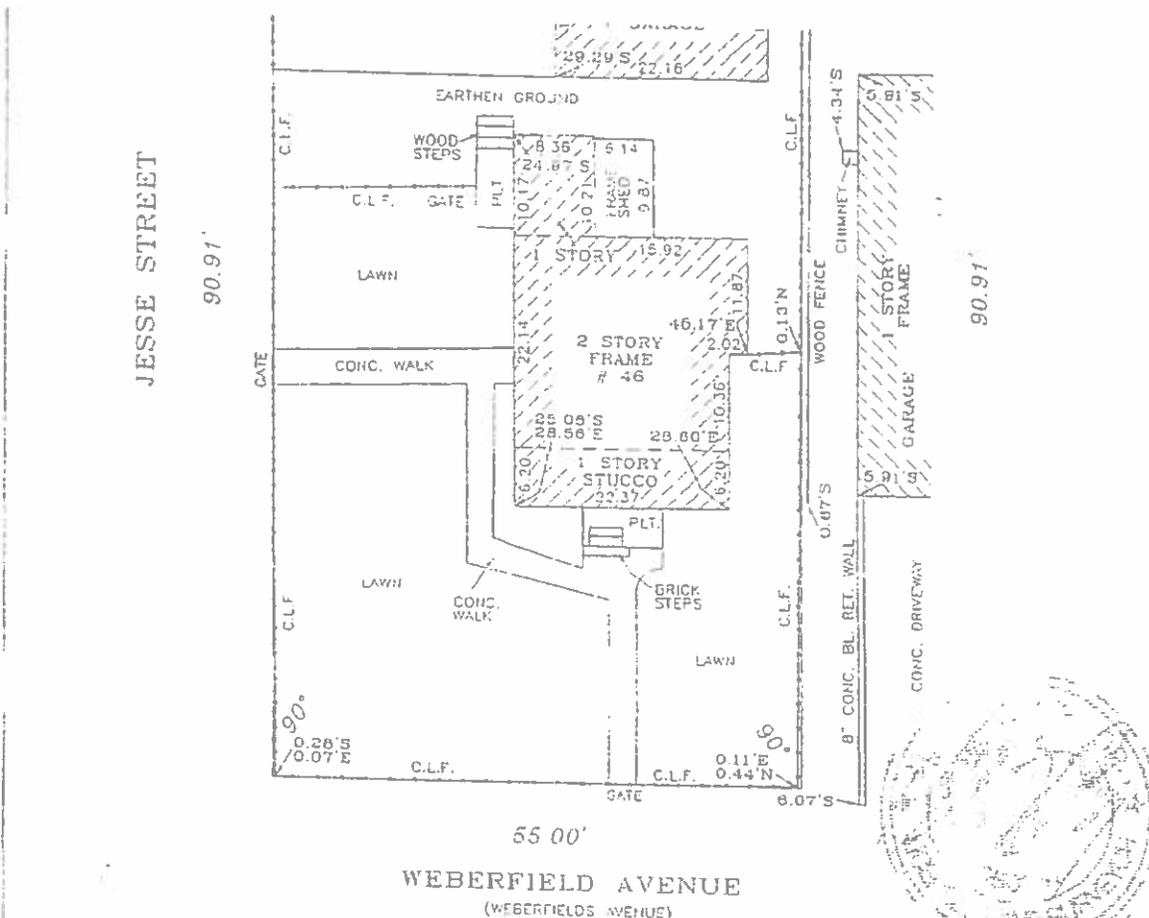
**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

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

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

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

<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)



**FILED MAP**  
 LOTS 17, 18 AND 19 ON A CERTAIN MAP ENTITLED, "MAP OF STROMBERG PARK, COMPRISING 205 LOTS PROPERTY OF CHARLES A. SICHMUND REALTY COMPANY LOCATED AT FREEPORT MASSAU LONG ISLAND NOVEMBER 1902 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MASSAU ON JANUARY 21 1903, AS MAP NO 230, CASE NO. 1757.  
 THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7206 OF THE NEW YORK STATE EDUCATION LAW  
 COPIES OF THIS SURVEY ARE NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, WHO 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.

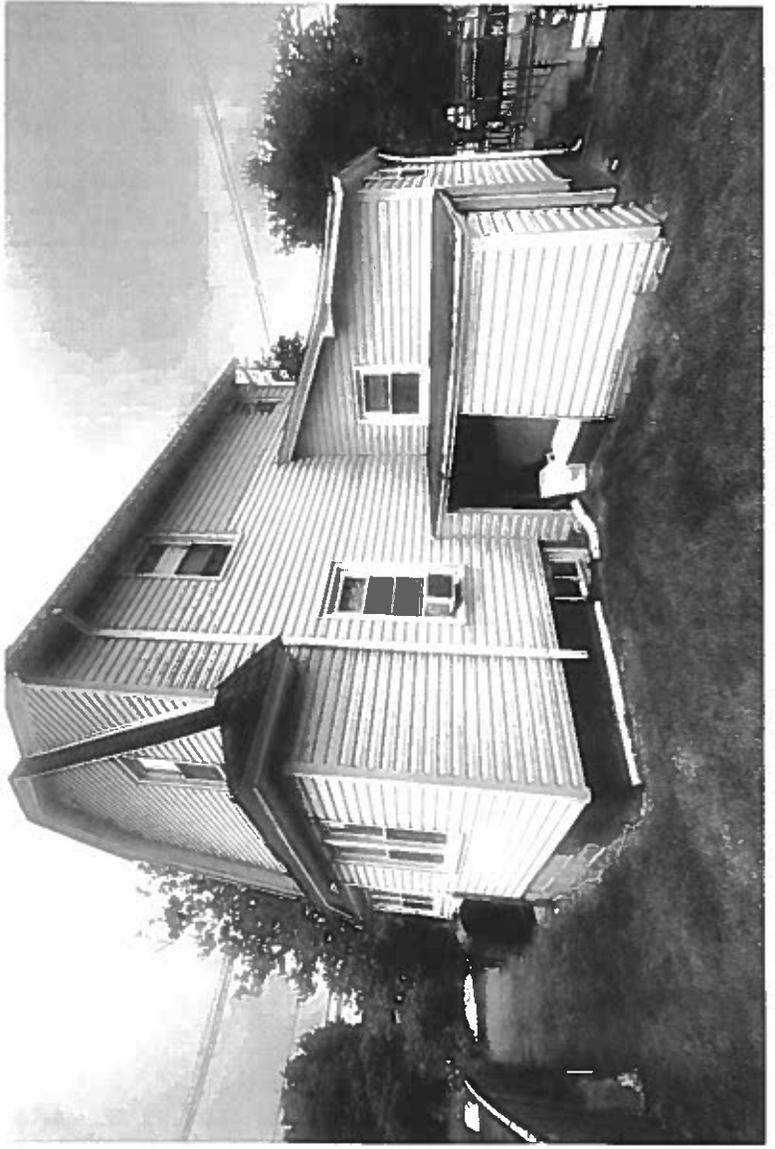
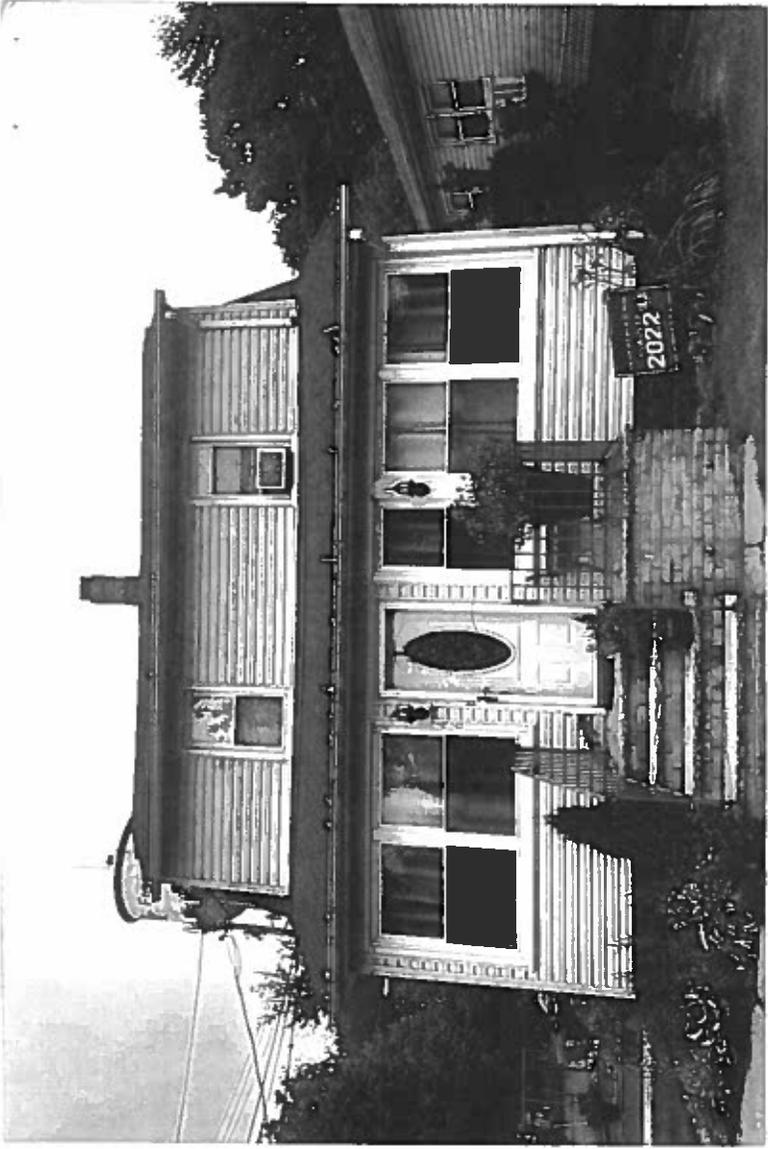
**PRECISION SURVEYS**  
 TITLE • ARCHITECTURAL • BOUNDARY • CONSTRUCTION  
 40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010  
 Ph. • (716) 472-1571 • (516) 488-1608  
**CHRISTOPHER M. BUCKLEY**  
 PROFESSIONAL LAND SURVEYOR

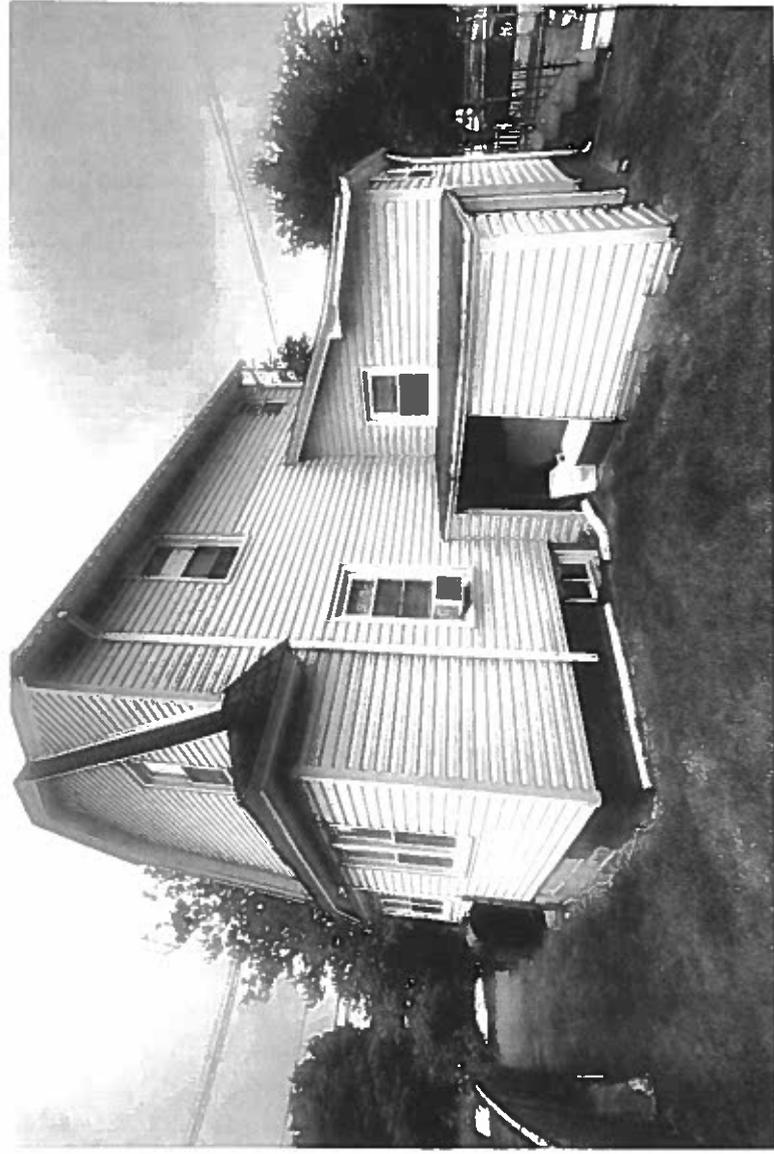
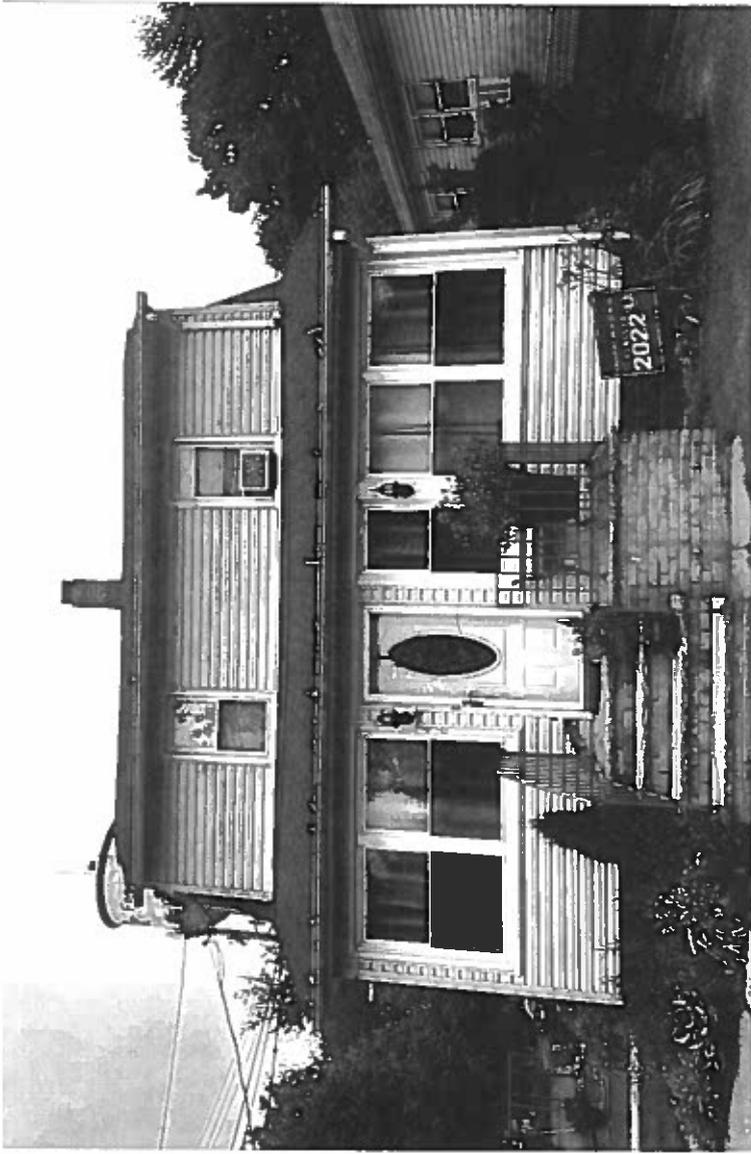
**SURVEY OF:** Described Property  
**LOCATED AT:** 46 Weberfield Avenue, Freeport  
 County of Nassau  
 State of New York

**CERTIFIED TO:**  
 Fidelity National Title Insurance Company  
 Mercedes Garcia and Sixto Percha  
 Silverstore Mortgage Corporation

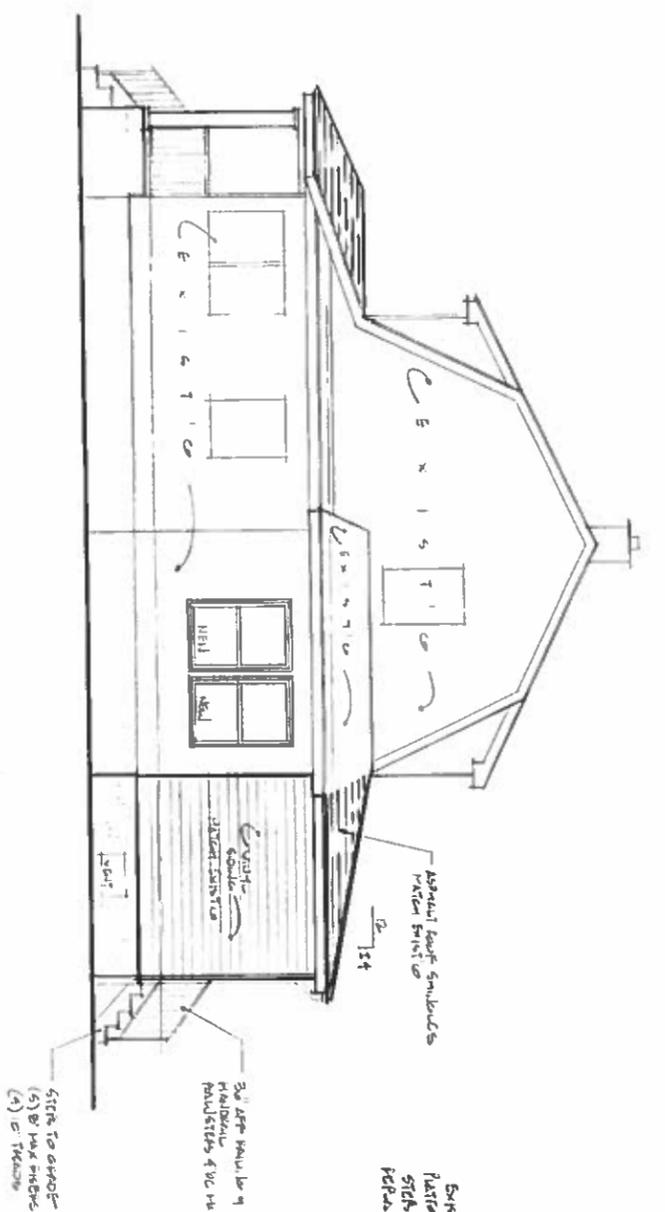
**TAX DESIG:** Sec 55, Block 208, Lot 135

**TITLE No:** 61-19167-N  
**DATE:** January 17, 2005  
**SCALE:** 1"=15'  
 Job No. 11680  
 Drawn By: AR

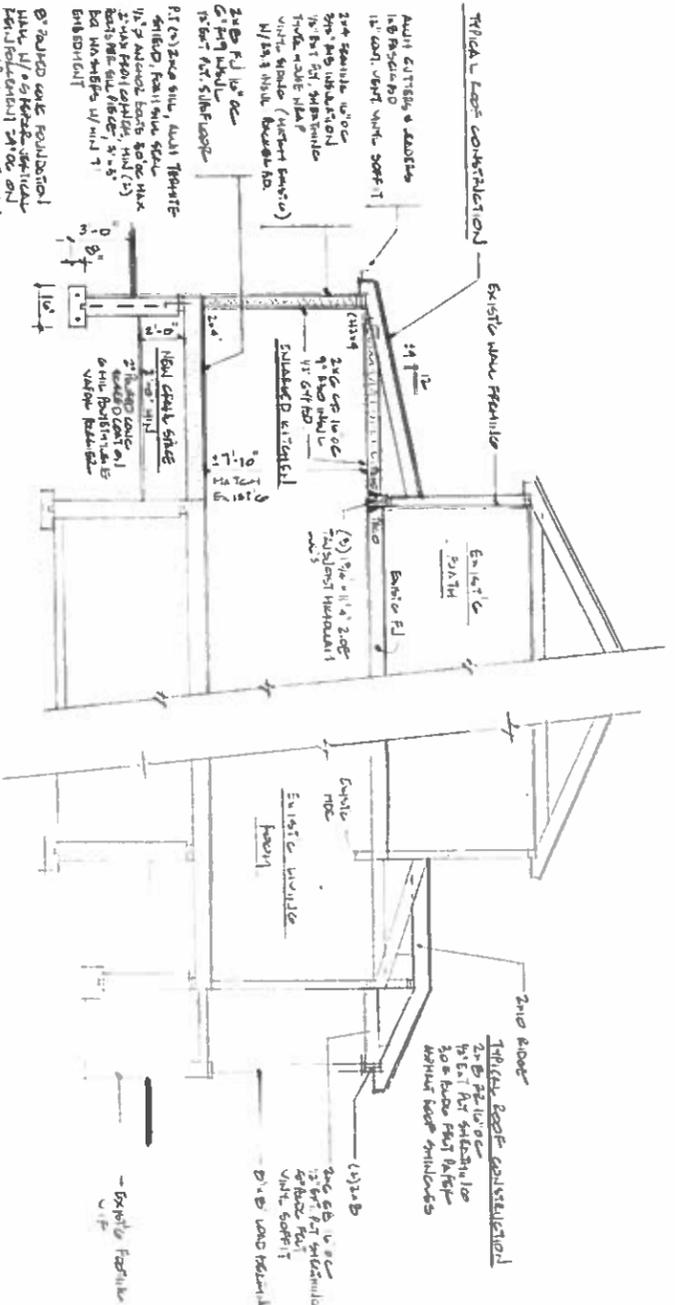




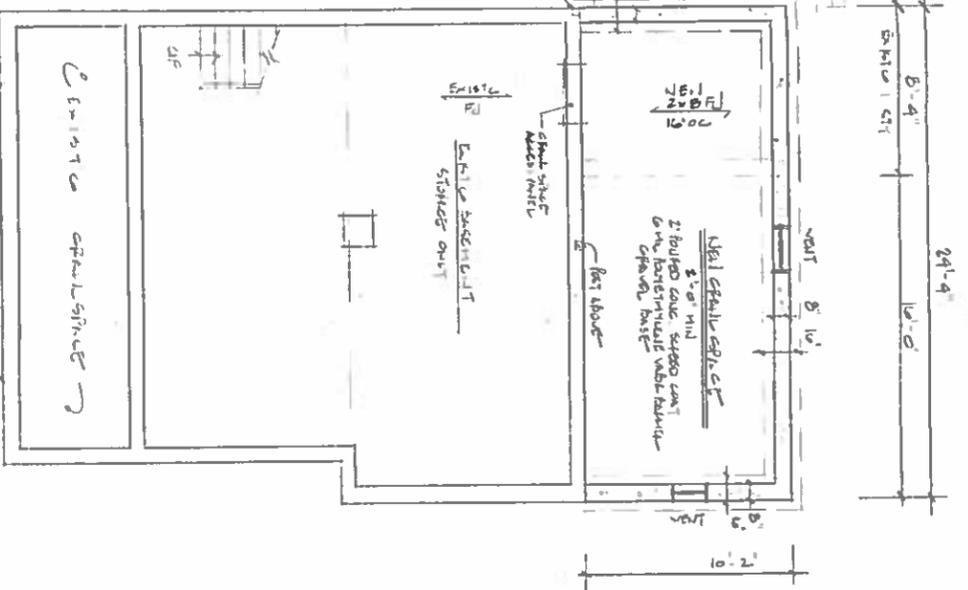




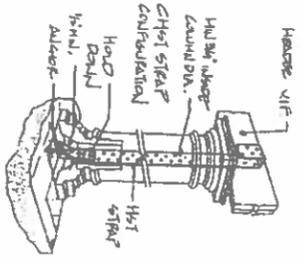
2 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



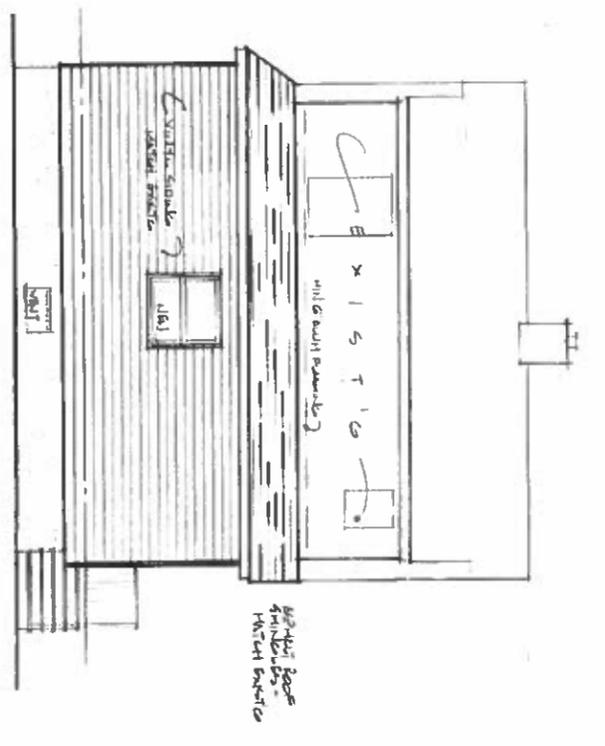
2 SECTION: D-2  
SCALE: 1/4" = 1'-0"



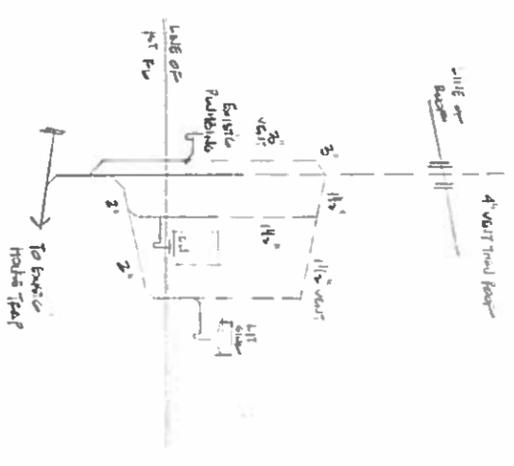
2 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



2 DETAIL AT COLUMN ANGLE  
N.T.S.



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



2 PIPE/PIPE BRACE  
N.T.S.



DATE: 3/2012  
PROJECT: 22  
STEVEN J. TREIBER, P.E.  
6055 ROUTE 92  
COOPER, GEORGE AVE., N. BATHON, NY 11050  
400 WESTBROOK AVENUE  
ROCKY HILL, NY 10583

ADDITION TO THE RESIDENCE  
OF HERLEIDE GARCIA  
400 WESTBROOK AVENUE  
ROCKY HILL, NY 10583

Application Date: 1/14/22  
Fees Paid: \_\_\_\_\_

SP# 3573

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 37 West 4th St ZONING DISTRICT Res A  
SECTION 62 BLOCK 064 LOT 110 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Chns Ross</u> <u>Long Island Perfect Permits</u>			Name: <u>Yaya Ceesay</u>
Address: <u>124 Front St Suite 205</u> <u>Massapequa PK NY 11762</u>			Address: <u>37 West 4th St</u> <u>Freeport NY 11520</u>
Telephone #: <u>516 328 4958</u>			Telephone #: <u>646-229-3105</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Construct a 600 sq ft 2nd story  
rear deck

I request a preliminary meeting: \_\_\_\_\_ YES  NO

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

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

YES

NO

[Signature]  
APPLICANT'S SIGNATURE  
Sworn to before me this 21<sup>st</sup>  
day of January, 2022  
[Signature]  
Notary Public

LAUREN M. HATTON  
NOTARY PUBLIC  
State of New York  
No. 01HA6237727  
Qualified in Nassau County  
Expires March 22/22

1/31/22  
DATE

Property Owner's Consent:  
I, Yaya Ceesay am (are) the owner(s) of the subject property and consent to the filling of this application.

X [Signature]  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 21<sup>st</sup>  
day of January, 2022  
[Signature]  
Notary Public

LAUREN M. HATTON  
NOTARY PUBLIC  
State of New York  
No. 01HA6237727  
Qualified in Nassau County  
Expires March 22/22

1/31/22  
DATE

FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

June 20, 2022  
**UPDATED SITE PLAN LETTER**

YaYa Ceesay  
37 W. 4<sup>th</sup> Street  
Freeport, NY 11520

**RE: 37 W. 4<sup>th</sup> Street, Freeport, NY**  
**Zoning District – Residence A**  
**Sec. 62 Blk. 64 Lot 110, 507-509**  
**Building Permit Application #20212491**  
**Description– Construct a new 600 sq. ft. second floor rear deck**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

/cd

Encl.

c: Village Clerk  
Joe Bello Architects, P.C.  
Long Island Perfect Permits

ZBA Approval Needed:

Yes:  X  No



**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 12, 2022  
**SITE PLAN LETTER**

YaYa Ceesay  
37 W. 4<sup>th</sup> Street  
Freeport, NY 11520

**RE: 37 W. 4<sup>th</sup> Street, Freeport, NY**  
**Zoning District – Residence A**  
**Sec. 62 Blk. 64 Lot 110, 507-509**  
**Building Permit Application #20212491**  
**Description– Construct a new 600 sq. ft. second floor rear deck**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

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

/cd

Encl.

c: Village Clerk

Joe Bello Architects, P.C.

Long Island Perfect Permits

ZBA 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. #20212491

Location: 37 W. 4th Street, Freeport, NY

Applicant: YaYa Ceesay

Description: Construct a new 600 sq. ft. rear second story 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

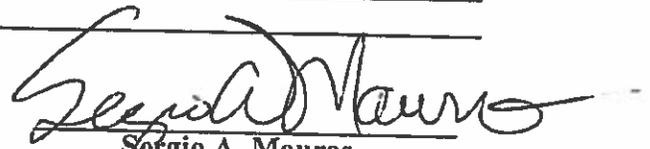
**REASON(S) FOR DETERMINATION**

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 12, 2022

  
Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
Appendix B  
Short Environmental Assessment Form

2021 04 9/

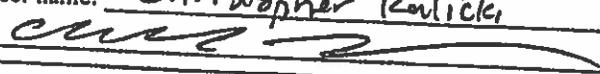
**Instructions for Completing**

**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>Proposed rear deck</i>							
Project Location (describe, and attach a location map): <i>37 W. 4th St. Freeport, WY</i>							
Brief Description of Proposed Action: <i>Proposed rear deck 600 sq ft</i>							
Name of Applicant or Sponsor: <i>Christopher Kulicki</i>		Telephone: <i>(516) 308-4646</i>					
Address: <i>11 Broadway Suite 3</i>		E-Mail: <i>chrisk@jrebellonarchitects.com</i>					
City/PO: <i>Amityville</i>		State: <i>WY</i>	Zip Code: <i>11701</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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>0.1</i> acres					
b. Total acreage to be physically disturbed?		<i>0.01</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.1</i> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Christopher Kulicki</u>		Date: <u>9/14/21</u>
Signature: <u></u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input 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.

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)

**PRINT**

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

**DATE: March 24, 2022**

**APPROVAL**

Building Department Permit Application# 20212491

Chairman, regarding Application #2022-7 for the premises located at 37 West 4<sup>th</sup> St. Freeport, NY the Applicant comes before this Board seeking a variance from Village Ordinances §210-41, §210-43(a) seeking approval to construct a new 600 square foot rear second story deck.

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

The applicant is seeking approval to construct a new 600 foot square foot rear second story deck. The applicant's property is raised in order to comply with FEMA regulations. It is clear that the applicant would not have been required to go above the statutory lot coverage and the rear set back, if the home wasn't raised. The applicant also testified that they have spoken to the neighbors about the proposed variance and there were no objections. The board also recognizes that the deck will fit into the characteristics of the neighborhood as numerous properties were required to raise their homes after Super Storm Sandy, leading to higher decks on these properties.

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

**SEQRA**

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

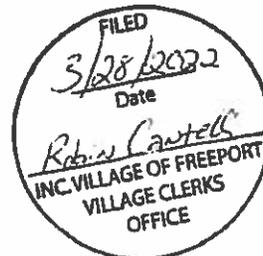
I further move that this application be granted subject to the following conditions:

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

**Second by: Drew Scopelitis**

**The Clerk polled the Board:**

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



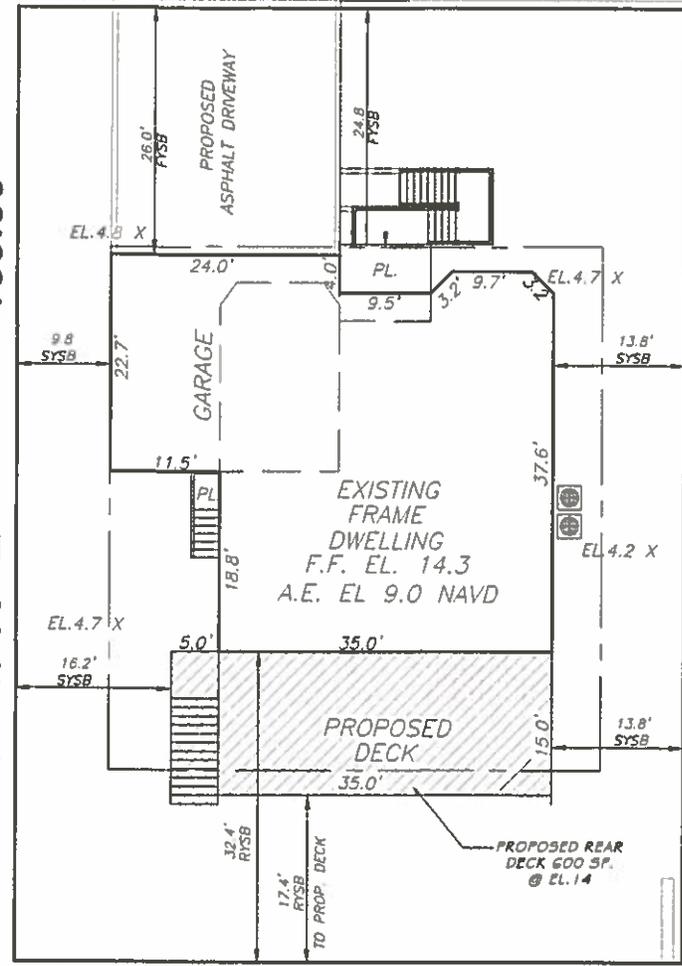
West 4TH ST.  
 S 88°31'00" E 70.00'

410.00'

SOUTH MAIN ST.

N 01°29'00" E 100.00'

S 01°29'00" W 100.00'



N 88°31'00" W 70.00'  
 CANAL

## Site Plan

INFORMATION TAKEN FROM SURVEY PREPARED BY:  
 O'CONNOR - PETITIO, L.L.C.  
 27 FOREST AVENUE  
 LOCUST VALLEY, NEW YORK  
 P: 516-676-3260  
 SURVEYED: 10/2/18

**PRIVATE  
 RESIDENCE**

37 West 4th St.  
 Freeport  
 NY, 11520

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

© copyright 2022



**BELLO  
 Architects**

6334 Northern Boulevard  
 East Norwich, New York 11732

11 Broadway - Suite 3  
 Amityville, New York 11701

516.308.4646 Phone  
 516.813.0924 Fax  
 Info@JoeBelloArchitects.com  
 www.JoeBelloArchitects.com

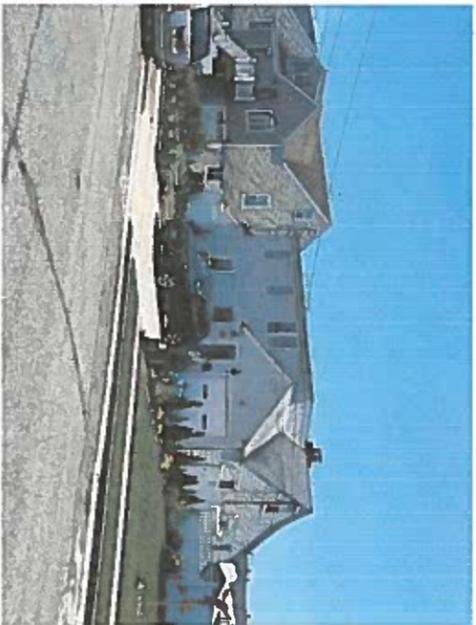
FILE: 21239(CR)

SCALE: 1" = 20'-0"

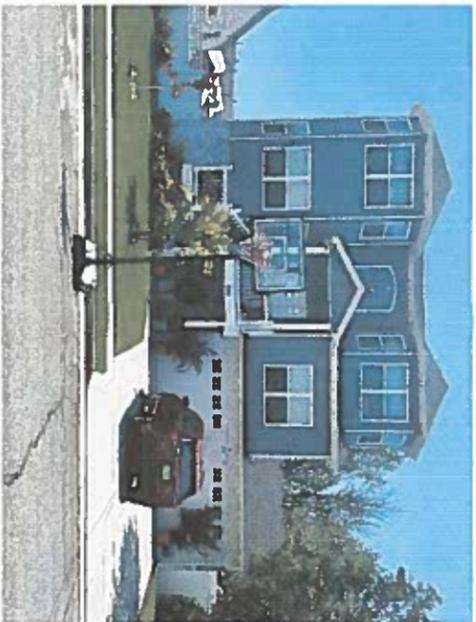
DRAWN BY: MEC

SHEET: SP-1

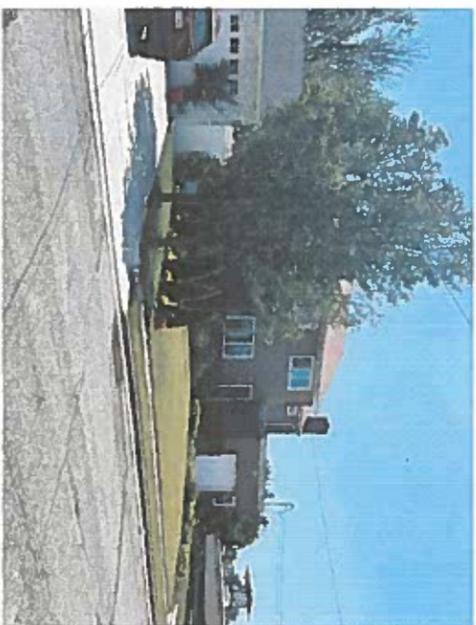




Left Parcel of Subject Property  
33 West 4th Street



Front Subject Property  
66 Gordon Place



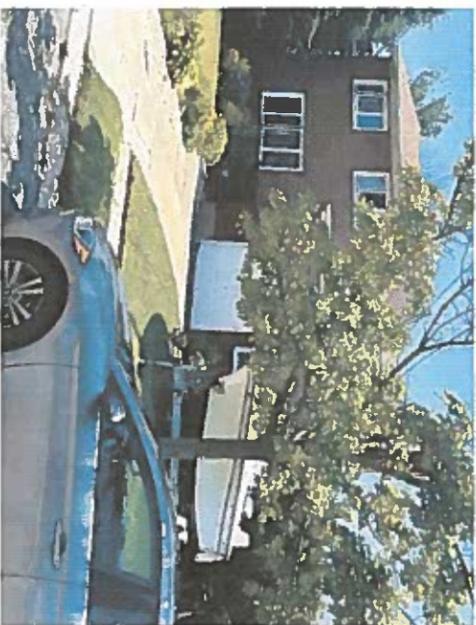
Right Parcel of Subject Property  
39 West 4th Street



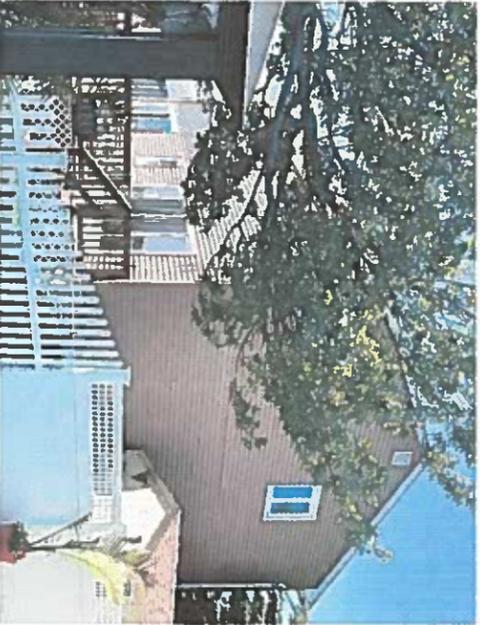
Left Parcel of Subject Property  
33 West 4th Street



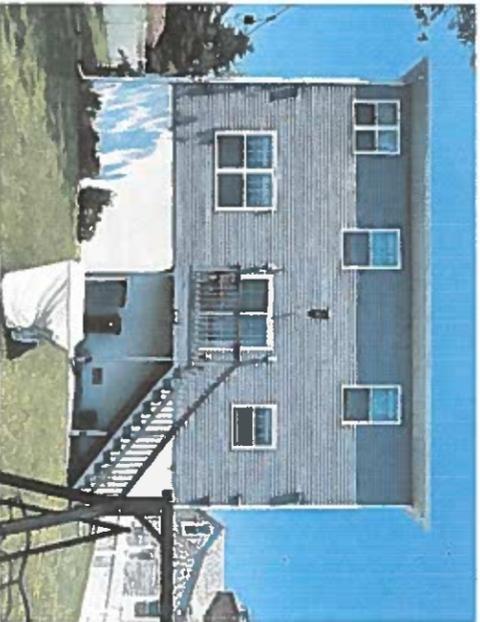
In Front of Subject Property  
34 West 4th Street



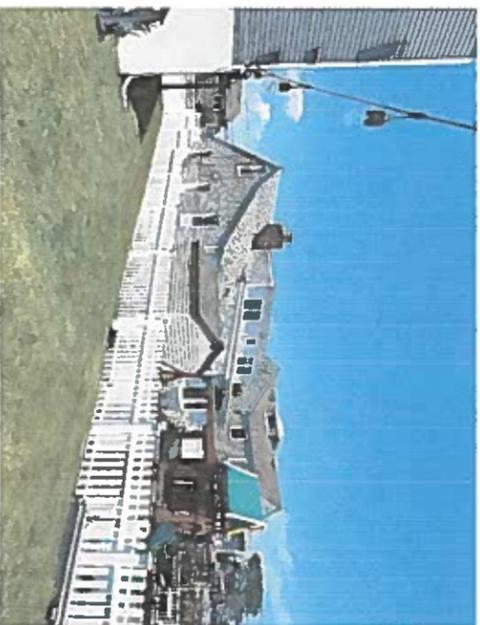
Right Parcel of Subject Property  
39 West 4th Street



Left of Subject Property  
37 West 4th Street



Rear of Subject Property  
37 West 4th Street



Right of Subject Property  
37 West 4th Street



PROPOSED REAR ELEVATION

SCALE 3/8" = 1'-0"

Application Date: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 80 Southside Ave. ZONING DISTRICT R-A  
SECTION 62 BLOCK 57 LOT 60.61 LOT SIZE: 8,848 SF

<input type="checkbox"/> TENANT	<input type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER
Name: <u>YAINDA SINGH</u>			Name: <u>ROOJMIN SINGH</u>
Address: <u>80 Southside Avenue</u>			Address: <u>80 Southside Avenue</u>
Freeport, NY 11520			Freeport, NY 11520
Telephone #: <u>(934) 212-1499</u>			Telephone #: <u>(934) 212-1499</u>

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

Present Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_  
ONE-FAMILY RESIDENCE ONE-FAMILY RESIDENCE

Description of Proposed Work: \_\_\_\_\_  
NEW DETACHED ONE-CAR GARAGE

I request a preliminary meeting: YES  NO

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

Roojmin Singh  
APPLICANT'S SIGNATURE  
Sworn to before me this 25th day of MAY, 2022  
DATE 5/25/2022

Notary Public  
JAMES WILLOW  
NOTARY PUBLIC, State of New York  
No. 4801985  
Qualified in Suffolk County  
Commission Expires October 31, 2024  
James Willow

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

Yainda Singh  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 25th day of MAY, 2022  
JAMES WILLOW  
NOTARY PUBLIC, State of New York  
No. 4801985  
Qualified in Suffolk County  
Commission Expires October 31, 2024  
James Willow

RECEIVED  
JUN 16 P 12:21  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

**SUBMISSION CHECKLIST**

YES NO N/A

1. The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).

2. The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.

3. A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch:

- a. Title of drawing, including name and address of applicant.  YES  NO  N/A
- b. North point, scale, and date.  YES  NO  N/A
- c. Boundaries of the project.  YES  NO  N/A
- d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.  YES  NO  N/A
- e. Floodplain boundaries as determined by the Federal Emergency Management Agency.  YES  NO  N/A
- f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.  YES  NO  N/A
- g. Location of outdoor storage and description of materials to be stored.  YES  NO  N/A
- h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.  YES  NO  N/A
- i. Location and description of all proposed waterfront public access/recreation provisions.  YES  NO  N/A
- j. Description of sewage disposal and water supply systems and locations of such facilities.  YES  NO  N/A
- k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.  YES  NO  N/A
- l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.  YES  NO  N/A
- m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.  YES  NO  N/A

Rev. 12/10 PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST Rev. 12/10

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

FOR VILLAGE USE ONLY

Notary Public \*\*\*\*\*

**INC. VILLAGE OF FREEPORT**

**Department of Buildings**  
46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242  
FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

May 13, 2022  
**SITE PLAN LETTER**

Rookmin Singh  
80 Southside Avenue  
Freeport, NY 11520

**RE: 80 Southside Avenue, Freeport, NY**  
**Zoning District - Residence A Sec. 62 Blk. 57 Lot. 60, 61**  
**Building Permit Application #20222652**  
**Description: Construct a new 200 sq. ft. detached garage**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

*Sergio A. Mauras*

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

/cd  
Encl.

c: Village Clerk  
Pei-Dau Liu, R.A.

ZBA Approval Needed:  
Yes:  No

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20222652

Location: 80 Southside Avenue, Freeport, New York

Applicant: Rookmin Singh

Description: Construct a new 200 sq. ft. detached garage

Lead Agency: Department of Buildings

Agency Contact Person:

for the Board of Trustees

Superintendent of Buildings

Village of Freeport

(516) 377-2242

46 North Ocean Avenue, Freeport, NY

**REASON(S) FOR DETERMINATION**

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

A)

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

DATED: May 13, 2022

Sergio A. Mauras

Sergio A. Mauras

Superintendent of Buildings

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

**Instructions for Completing**

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

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

**Part 1 - Project and Sponsor Information**

Name of Applicant or Sponsor:		Telephone:		
LIV ARCHITECT		(516) 580-1787		
Address:		E-Mail:		
384 Nassau Blvdy		liv@livaarchitectural.com		
City/PO:	Oceanside	State:	NY	Zip Code:
				11572
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?				
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.				
			NO	YES
			V	
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:				
FREERPT BUILDING PERMIT				
3. a. Total acreage of the site of the proposed action?				
b. Total acreage to be physically disturbed?				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?				
			0.7	acres
			0.005	acres
			0.2	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				

	1VU	1E2	1VA
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? If No, describe method for providing potable water: _____] □ NO □ YES		NO	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? If No, describe method for providing wastewater treatment: _____] □ NO □ YES		NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? □ NO □ YES		NO	YES
b. Is the proposed action located in an archeological sensitive area? □ NO □ YES		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? □ NO □ YES		✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: □ Shoreline □ Forest □ Agricultural/grasslands □ Wetland □ Urban □ Suburban □ Early mid-successional			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? □ NO □ YES		✓	
16. Is the project site located in the 100 year flood plain? □ NO □ YES		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? □ NO □ YES		NO	YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: □ NO □ YES		✓	

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

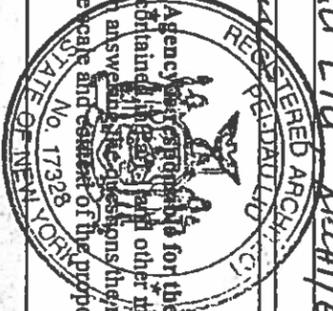
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?  
 If Yes, describe: \_\_\_\_\_

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: \_\_\_\_\_

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

Applicant/sponsor name: PEI-PAN LIU ARCHITECT Date: 2/24/2022

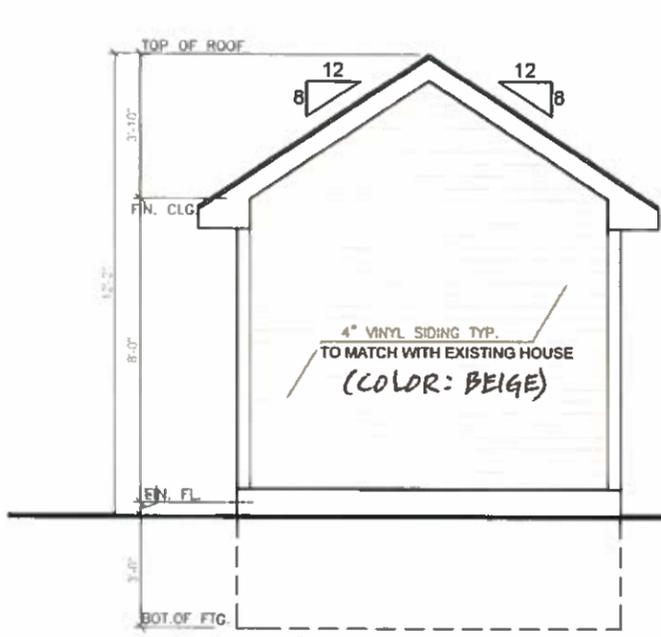
Signature: [Signature]



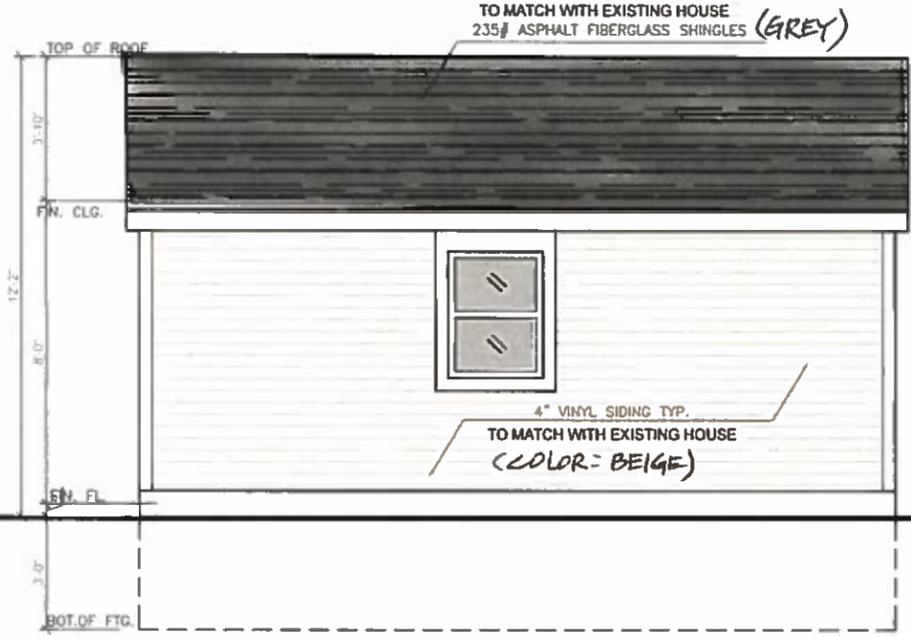
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information obtained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions, the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and extent 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?	ND	
2. Will the proposed action result in a change in the use or intensity of use of land?	ND	
3. Will the proposed action impair the character or quality of the existing community?	ND	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	ND	
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?	ND	
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?	ND	
7. Will the proposed action impact existing: <ul style="list-style-type: none"> <li>a. public / private water supplies?</li> <li>b. public / private wastewater treatment utilities?</li> </ul>	ND	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	ND	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?	ND	

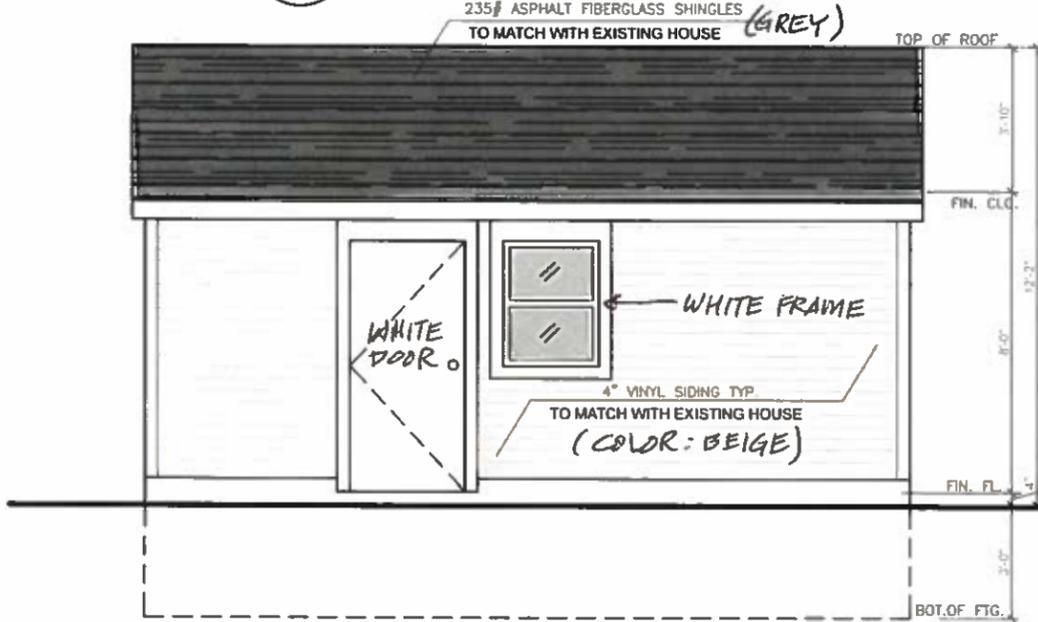




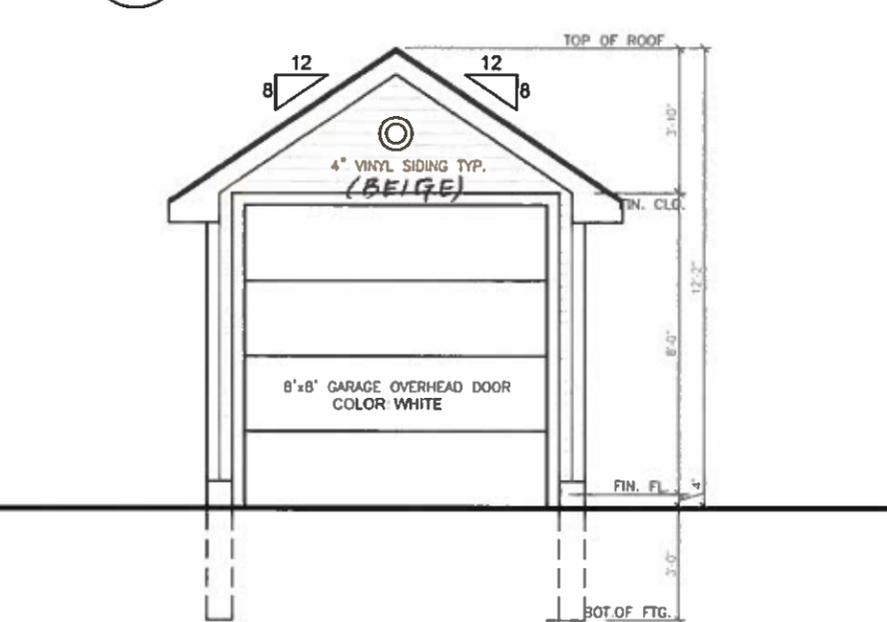
**4 WEST ELEVATIONS**  
SCALE: 1/4" = 1'-0"



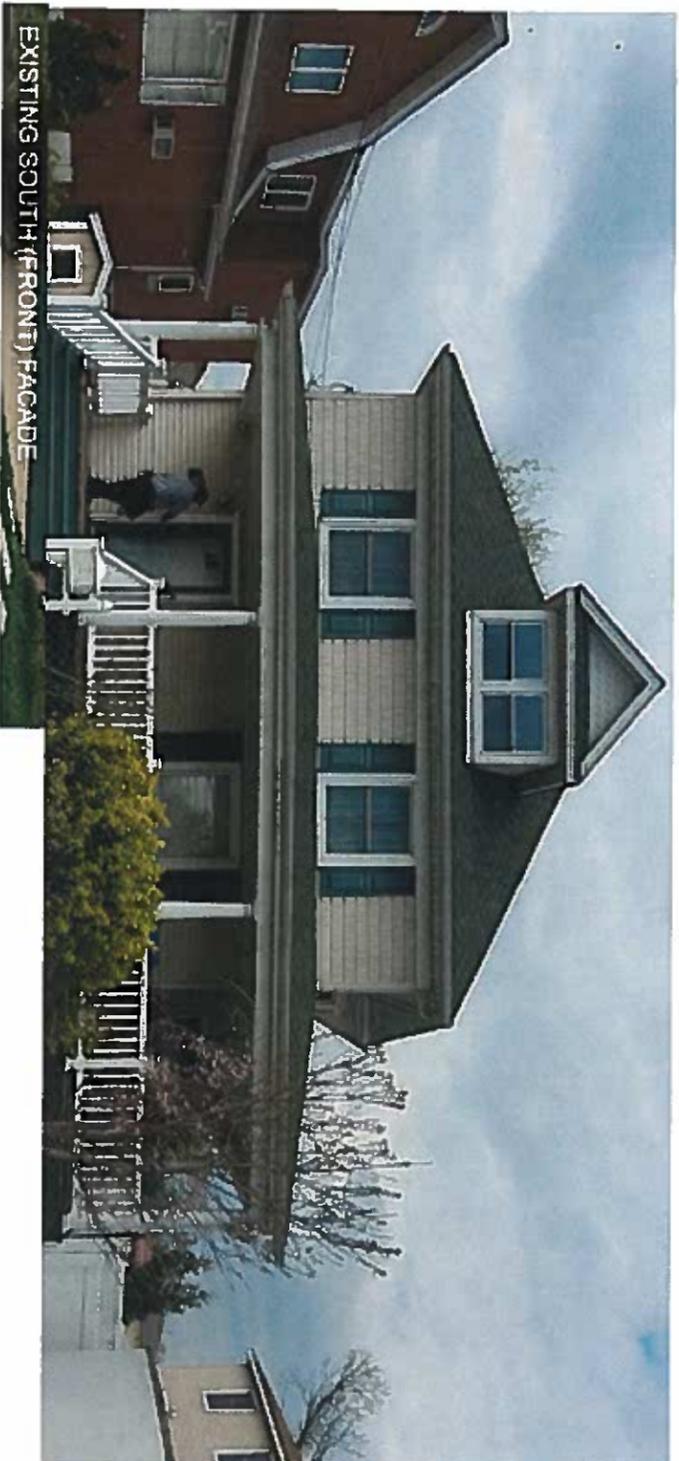
**3 EAST ELEVATIONS**  
SCALE: 1/4" = 1'-0"



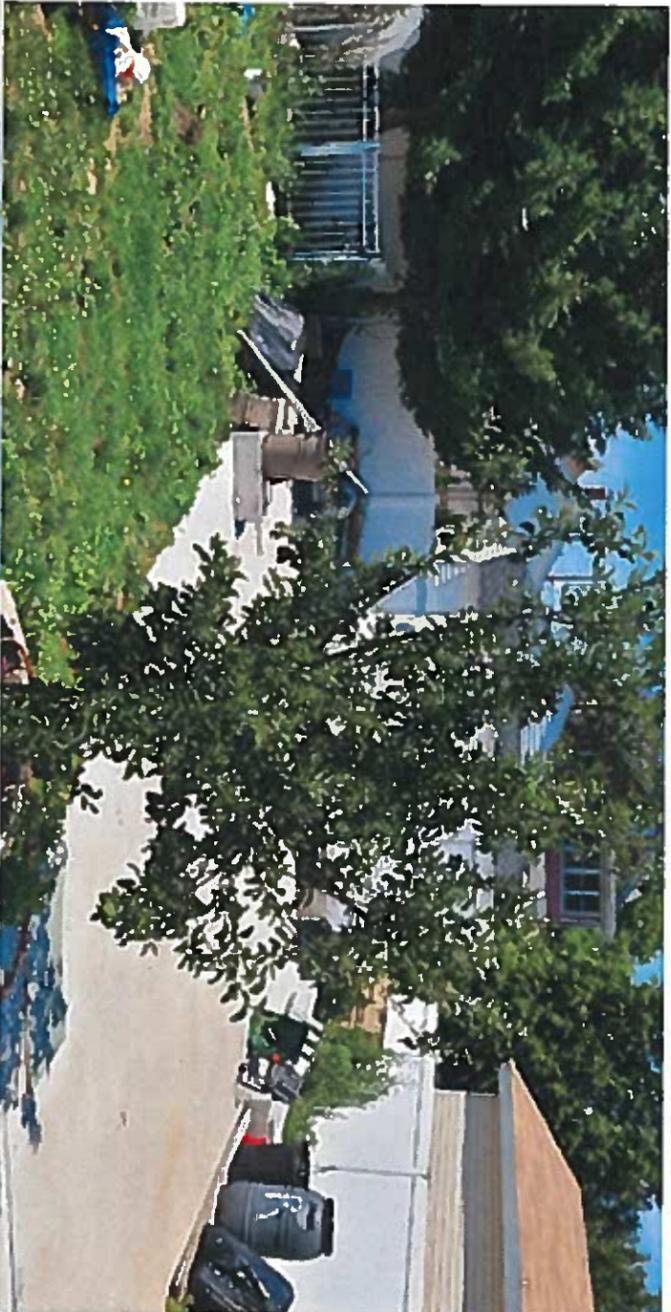
**2 WEST ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATIONS**  
SCALE: 1/4" = 1'-0"



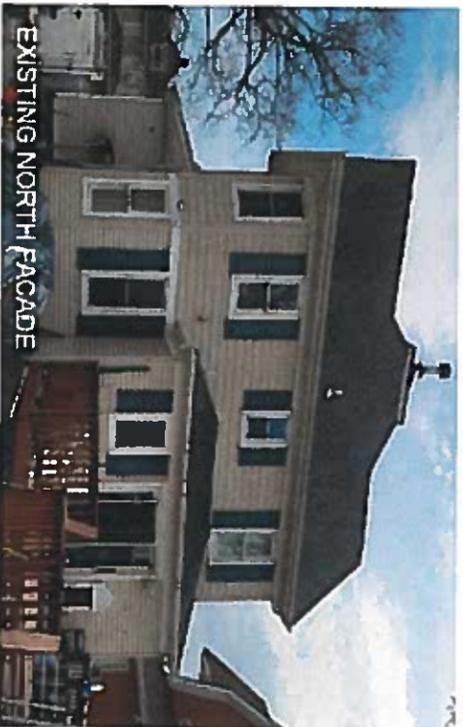
EXISTING SOUTH (FRONT) FACADE



EXISTING REAR YARD



EXISTING WEST FACADE



EXISTING NORTH FACADE

EXISTING CONDITIONS  
80 SOUTHSIDE AVENUE, FREEPORT, NY



HOUSES ON WEST SIDE OF 80 SOUTHSIDE AVENUE

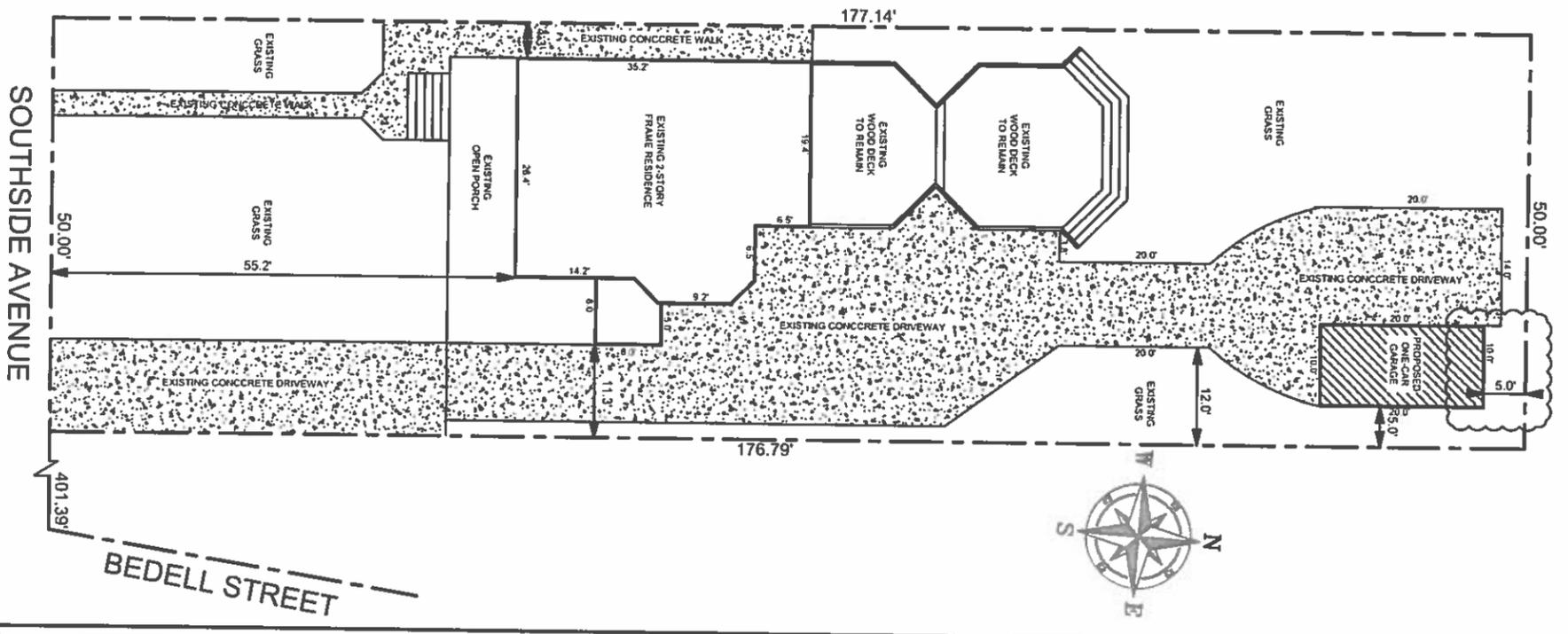


HOUSES ON EAST SIDE OF 80 SOUTHSIDE AVENUE



HOUSES ACROSS THE STREET FROM 80 SOUTHSIDE AVENUE

ADJACENT HOUSES AROUND 80 SOUTH AVENUE, FREEPORT, NY



1 SITE PLAN

JOB NUMBER  
22018

PATH  
PATHNAME

FILENAME  
FILENAME

DATE  
DATE

REVISIONS  
PDL REVISED 04.26.2022

SHEET NUMBER  
A-1.00

PROJECT:  
**PROPOSED DETACHED ON-CAR GARAGE**  
TO EXISTING 2-STORY FRAME RESIDENCE  
80 SOUTHSIDE AVENUE, FREEPORT, NY

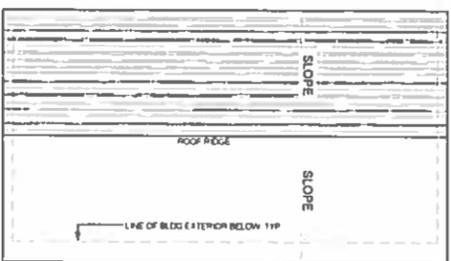
SHEET TITLE  
SITE PLAN, DEMOLITION & FOUNDATION PLAN

NO	DATE	COMMENT

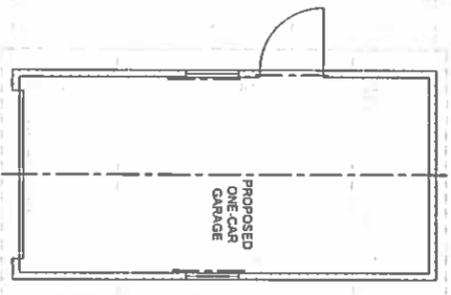
**PEI-DAU LIU, ARCHITECT**  
384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
Tel. : (516) 580-1787 Email: liuarchitect@aol.com

**GENERAL NOTES**

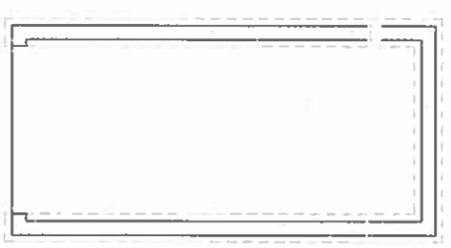
1. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE VILLAGE OF FREEPORT, THE NEW YORK STATE CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
2. DIMENSION FIGURES TO BE TAKEN IN PREFERENCE TO SCALING DRAWINGS DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. CONTRACTOR TO BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS AND MEASUREMENTS.
4. LIVE LOADS: FIRST FLOOR = 40 PSF SECOND FLOOR = 40 PSF LIVING AREAS, 30 PSF SLEEPING AREAS ROOF = 45 PSF
5. ALL FRAMING LUMBER TO BE GRADE MARKED, TO BE SURFACE DRY AND SHALL BE HEM-FR #1 OR BETTER WITH: MODULUS OF ELASTICITY (E) = 1,500,000 PSI F<sub>b</sub> = 1,200 PSI SINGLE USE, AND F<sub>v</sub> = 1,400 PSI REPETITIVE USE. POSTS TO BE DOUGLAS FIR #2 OR BETTER
6. ALL STUDS 16" OC UNLESS OTHERWISE NOTED
7. GENERAL CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PILING STACKS, DUCTS, CONDUIT AND ELECTRICAL DEVICES AND SHALL BLOCK OUT FOR AND OR PLACE SAME EACH TRADE WILL BE HELD RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK.
8. ALL PLUMBING TO COMPLY WITH CODE
9. ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND COMPLY WITH CODE.
10. FLASH ALL WALL AND ROOF OPENINGS
11. MINIMUM INSULATION
12. WALL R 19, FLOOR R 19, CEILINGS / ROOF R30 - FIBERGLASS WITH ALUMINUM FOIL VAPOR BARRIER PERIMETER FOUNDATION FOUNDATION INSULATION TO BE CONTINUOUS 2" POLYSTYRENE FOAM BOARD SET AGAINST PERMANENT MEMBRANE SET IN MASTIC
13. REMOVE ALL DEBRIS FROM PROJECT SITE PREMISES TO BE KEPT BROOM CLEAN AT END OF EACH WORK DAY
14. CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK
15. ARCHITECT / ENGINEER DOES NOT HAVE FIELD SUPERVISION
16. PROVIDE SAFETY GLAZING IN AND ADJACENT TO ALL DOORS, (U GLAZING = 49 OR BETTER)
17. PROVIDE SMOKE DETECTORS ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL STAIRS INTERCONNECT PER CODE.
18. HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F WHEN EXTERIOR TEMPERATURE IS MINUS (-) 10 DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR
19. CONTRACTOR TO COORDINATE WORK SCHEDULING WITH OWNER
20. CONTRACTOR TO COORDINATE AND SUBMIT SAMPLES OF ALL FINISHES TO OWNER
21. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, CEILING FIXTURES AND OUTLETS WITH OWNERS



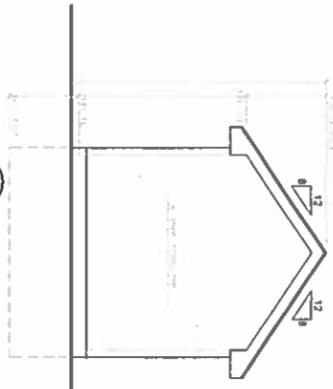
**4 PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



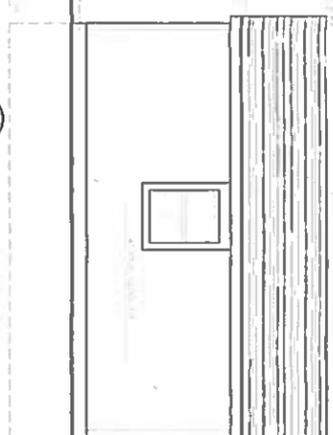
**3 PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



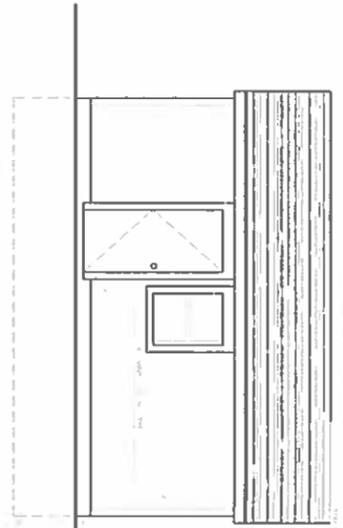
**2 PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



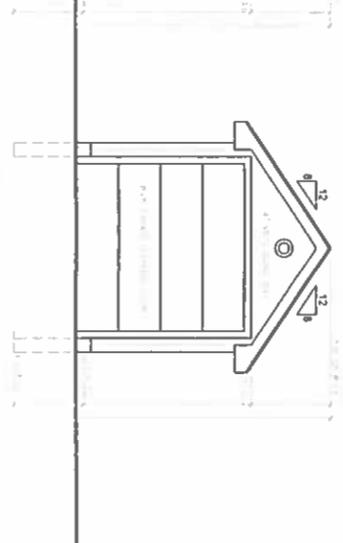
**9 WEST ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**8 EAST ELEVATIONS**  
SCALE: 1/4" = 1'-0"



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



**6 SOUTH ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**5 CROSS SECTION**  
SCALE: 3/8" = 1'-0"

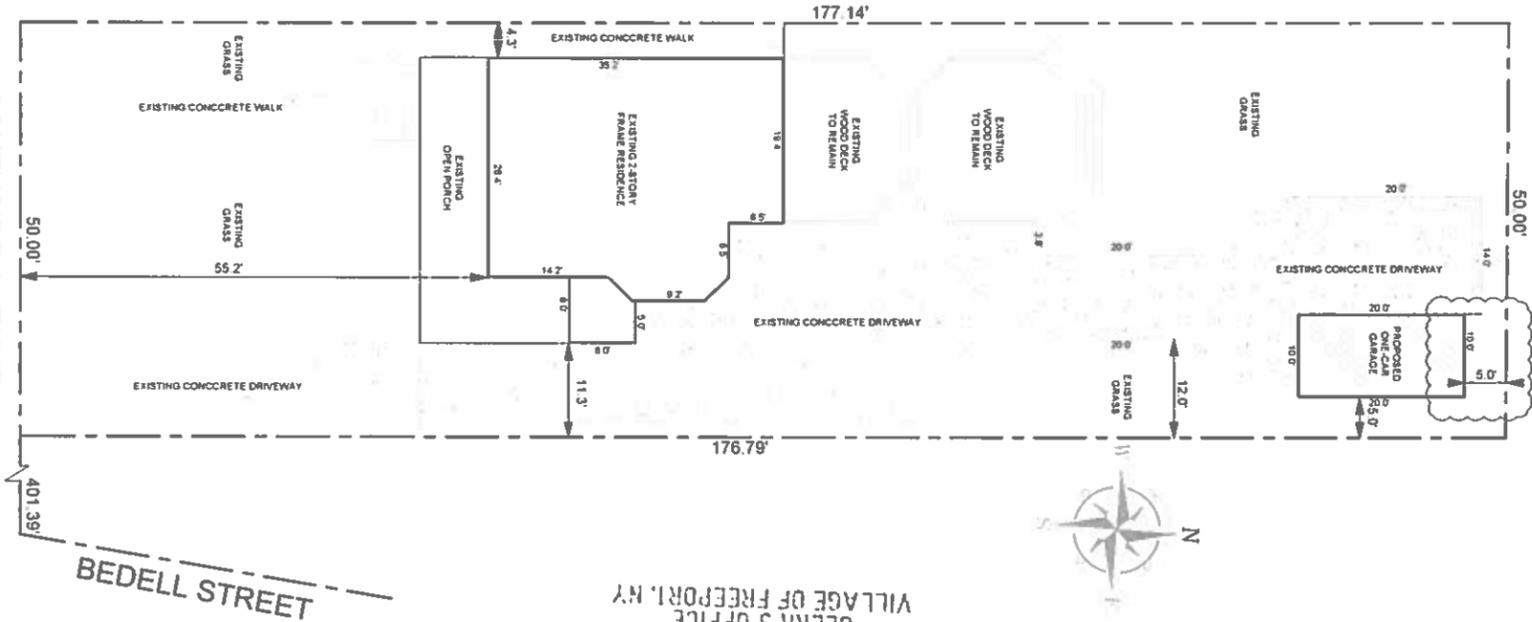
**ZONING ANALYSIS**

80 BROADWAY AVENUE, FREEPORT, NY  
 ZONE: RESIDENTIAL R-1  
 LOT SIZE: 50,117 SQ. FT.  
 LOT AREA: 8,848 SF

PERMITTED	PROPOSED
BUILDING HEIGHT	2 1/2 STORIES
LOT AREA	5,000 SQ. FT. MIN
LOT COVERAGE	30% MAX (12,584 SF)
FLOOR AREA RATIO	50% MAX (44,248 SF) MAX
FRONT YARD	20 FT MIN
REAR YARD	MIN 5 FT MIN ADJACENT (11.5) 4.5' - 11.5' MIN 5 FT MIN (20)

**FLOOR AREA CALCULATION**

FIRST FLOOR	5,000 SF
SECOND FLOOR	5,000 SF
TOTAL FLOOR AREA	10,000 SF



**1 SITE PLAN**  
SCALE: 1" = 10'-0"



VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

NO	DATE	COMMENT
1	2022 JUN 16	P 12: 21

RECEIVED

**PEI-DAU LIU, ARCHITECT**  
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572  
 Tel. : (516) 580-1787 Email: liuarchitect@aol.com

PROJECT <b>PROPOSED DETACHED ON-CAR GARAGE TO EXISTING 2-STORY FRAME RESIDENCE 80 SOUTHSIDE AVENUE, FREEPORT, NY</b>	SHEET NUMBER <b>A-1.00</b> 1 OF 5
JOB NUMBER 22018	DATE REVISED 04-28-2022
PLANNING PATHNAME	FILENAME
FILENAME	DATE

Application Date: 6/22/22  
Fees Paid: 2005

SP# 3568

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 199 West Sunrise Highway Freeport NY 11520 ZONING DISTRICT BUS B/RES A  
SECTION 54 BLOCK 81 LOT 5,8,103,106,9 LOT SIZE: 44,229.9 SF/1.01 ACRES  
510

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Michael Rant</u>		Name: <u>McGovern Automotive Group</u>
Address: <u>39 West Main Street Oyster Bay NY 11771</u>		Address: <u>777 Washington Street Newton MA 02460</u>
Telephone #: <u>516-922-3031</u>		Telephone #: <u>617-454-2905</u>

Attorney Name: Daniel J Baker Address: 90 Merrick Avenue, 9th Floor  
(optional) Phone #: 516-296-7158 East Meadow NY 11554

Present Land Use: Commercial/Residential Proposed Land Use: Commercial

Description of Proposed Work: Proposed parking lot expansion with new curbing, drainage and landscaping.

I request a preliminary meeting: YES  NO

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

[Signature]  
APPLICANT'S SIGNATURE

5.23.22  
DATE

Sworn to before me this 23  
day of May, 2022  
Laura Encarnacion  
Notary Public

LAURA ENCARNACION  
Notary Public, State of New York  
Registration #01EN6369930  
Qualified in Nassau County  
Commission Expires Jan. 22, 2024

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

Del Monaco (Agent)  
PROPERTY OWNER'S SIGNATURE

5/25/22  
DATE

Sworn to before me this 25  
day of MAY, 2022  
Tara DeLuca  
Notary Public

TARA DELUCA  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01DE6286291  
Qualified in Kings County  
My Commission Expires 7/22/25

FOR VILLAGE USE ONLY

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

RECEIVED

**SUBMISSION CHECKLIST**

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

OFFICE OF THE PLANNING MANAGER  
CITY OF BOSTON

NOV 10 11 58 5 3 58

RECEIVED



## 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

June 23, 2022  
**AMENDED SITE PLAN LETTER**

Matt McGovern  
185 W. Sunrise Highway  
Freeport, NY 11520

**RE: 199 W. Sunrise Highway, Freeport, NY Sec. 54/Block 81/ Lots 5 (103,106) Business B  
30 S. Long Beach Ave., Freeport, NY Sec. 54/Block 81/ Lot 8 Residence Apartment  
16 Lexington Ave., Freeport, NY Sec. 54/Block 81/ Lot 9 Residence Apartment  
20 Lexington Ave., Freeport, NY Sec. 54/Block 81 Lot 10 Residence Apartment  
Building Permit Application #20212351  
Description: Expand existing parking lot**

---

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings

/cd  
encl.

c: Village Clerk  
Seven Six Architecture, PLLC

ZBA 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. 20212351

Applicant : Matt McGovern

Location: 199 W. Sunrise Highway, Freeport, NY

Description: Expand existing parking lot and construct new 200 sq. ft. shed

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

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

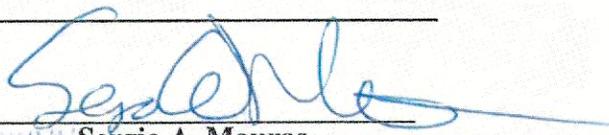
**REASON(S) FOR DETERMINATION**

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

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

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

Dated: May 4, 2022



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.

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617.20  
Appendix B  
Short Environmental Assessment Form

INC. VILLAGE OF FREEPORT NY  
 DEPARTMENT OF BUILDINGS  
 2021 JUL 22 11:17

**Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>SOUTH SHORE PORSCHE</b>			
Project Location (describe, and attach a location map): <b>199 SUNRISE HIGHWAY FREEPORT, N.Y. 11520</b>			
Brief Description of Proposed Action: <b>PROPOSED PARKING LOT EXPANSION AND STORAGE SHED</b>			
Name of Applicant or Sponsor: <b>RED ROCK INDUSTRIES, INC.</b>		Telephone: <b>(516) 833-6942</b>	
Address: <b>P.O. Box 1037</b>		E-Mail:	
City/PO: <b>PLAINVIEW</b>		State: <b>NY</b>	Zip Code: <b>11803</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:		NO	YES
		<b>X</b>	
3.a. Total acreage of the site of the proposed action?		<b>1.01</b> <del>4.229</del> acres	
b. Total acreage to be physically disturbed?		<b>0.31</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>0</b> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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?	NO	YES	N/A
		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
			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?	NO	YES	
		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: _____	NO	YES	
		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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)? If Yes, briefly describe: <u>DRY WELLS PROVIDED</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
			X

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>DOMINICK DELMONACO</u>	Date: <u>7/21/21</u>	
Signature: <u>[Signature]</u>		

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

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

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

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

- 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)

# Front Along Long Beach



OFFICE OF THE COMMISSIONER  
OF PUBLIC SAFETY

1000 201 55 B 3 58

RECORDED

# Front Along Sunrise



# Front/West Area



ALICE W. GILBERT, MA  
ST. JOHN'S COLLEGE

5055 70th St. B-3-58

RECEIVED

# Front Along Lexington



OFFICE OF THE COMMISSIONER  
OF THE REVENUE

5055 10th St. B 3:58

RECEIVED

# Across Street Lexington



RECEIVED  
MAY 12 2015

5033 MASS B B SJ

RECEIVED

# Across Street Sunrise



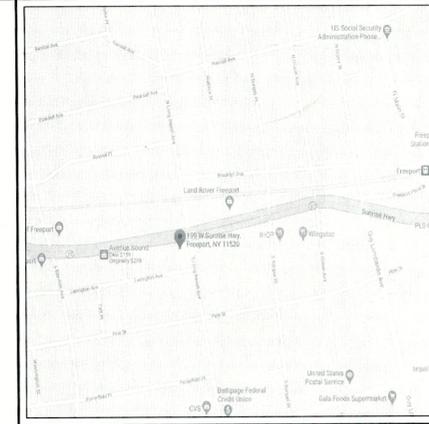
STATE OF FLORIDA  
TALLAHASSEE

5055 1011 33 6 3 33

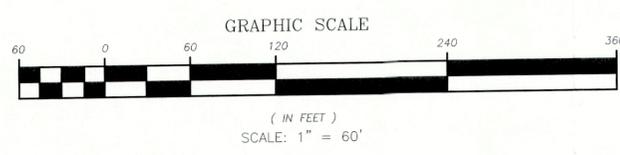
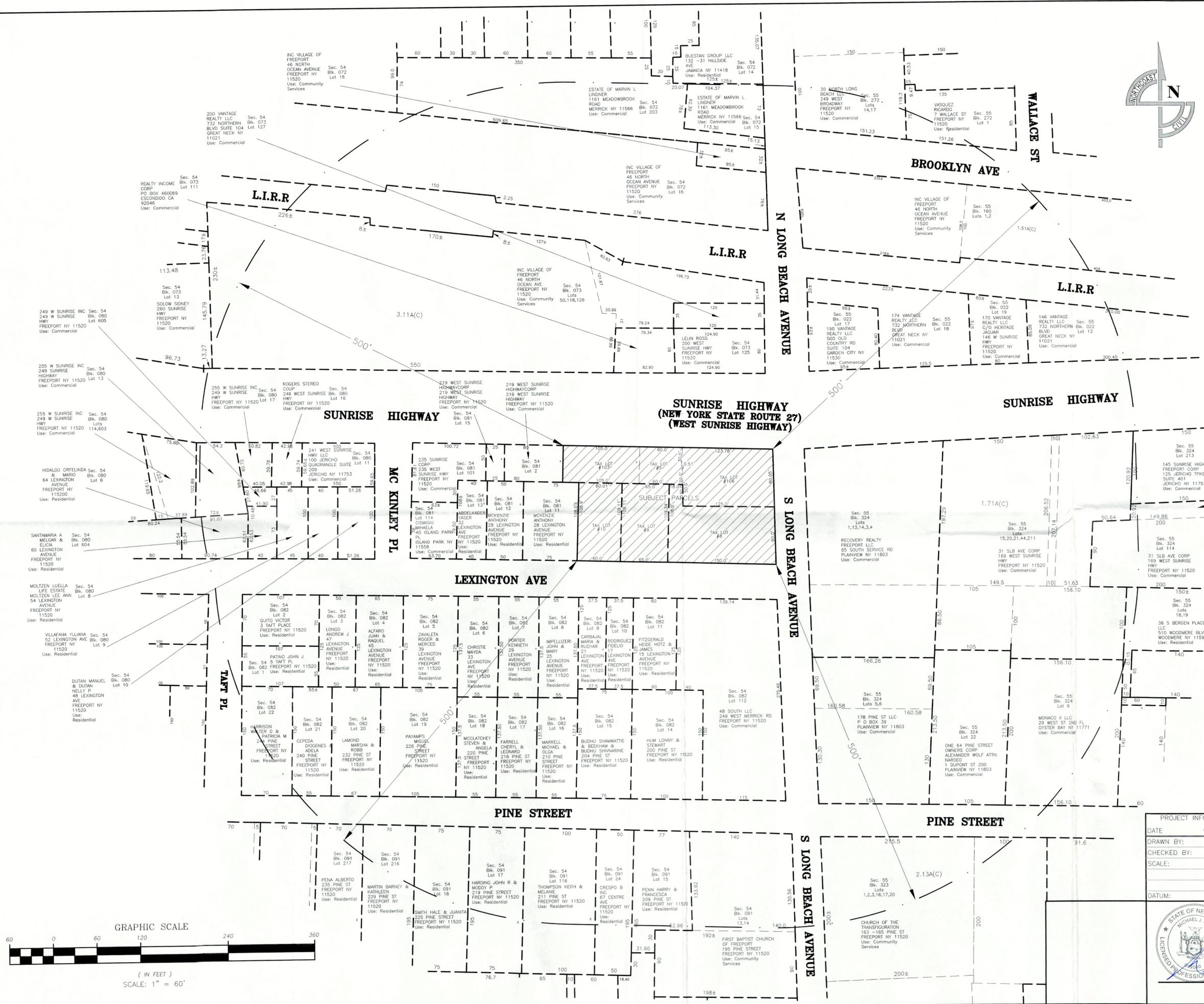
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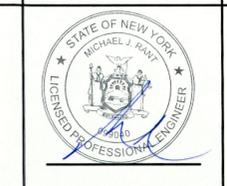
**South Shore Porsche**  
199 W. Sunrise Hwy.  
Freeport, NY



ATLAS LOCATION



PROJECT INFORMATION		PROJECT	
DATE	05/20/2022	INC VILLAGE OF FREEPORT	
DRAWN BY:	CTM	SEC 54-BLK 81-LOTS 5,8,103,106	
CHECKED BY:	MJR		
SCALE:	1"=60'		
DATUM: NAVD'88		NCTM:	

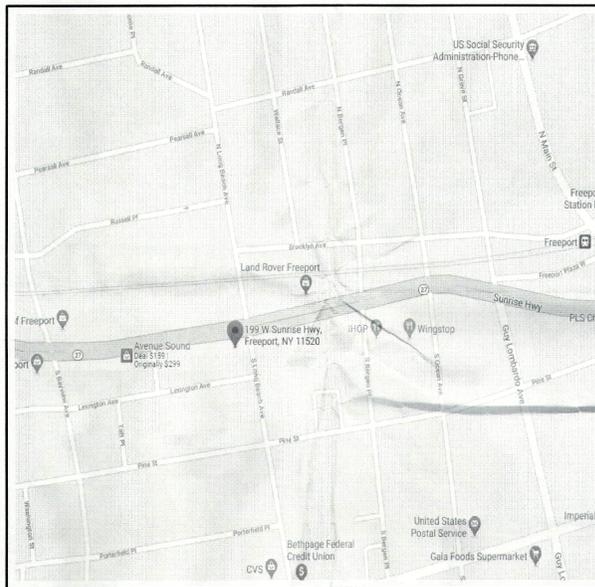


**Northcoast Civil**  
LAND SURVEYING & CIVIL ENGINEERING

39 WEST MAIN STREET  
OYSTER BAY, NY 11771  
P:(516)922-3031 | F:(516)922-7475

**500' RADIUS**  
OF PROPERTY

# PORSCHE SOUTH SHORE PROPOSED PARKING LOT EXPANSION 199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520



**CONTENTS:**

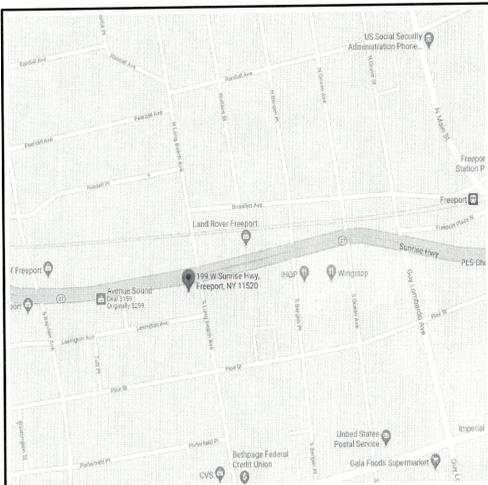
- V-1 EXISTING CONDITIONS SURVEY
- C-1 DEMOLITION PLAN
- C-2 ALIGNMENT PLAN
- C-3 GRADING & DRAINAGE PLAN
- C-4 SOIL EROSION CONTROL PLAN
- C-5 LIGHTING PLAN
- C-6 LANDSCAPE PLAN

PROJECT  
**PORSCHE SOUTH SHORE  
 PROPOSED PARKING LOT EXPANSION  
 199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520**  
 INC. VILLAGE OF FREEPORT  
 54-81-5.8.103.106  
 SITUATED:  
 NCTM:



DRAWING INFORMATION	
DATE	3/17/2021
DRAWN BY:	DGC
CHECKED BY:	MJR
SCALE:	1"=20'
AREA:	1.01
DATUM:	NAVD88
REVISION:	
#	DATE/COMMENT
1	6/23/2021
2	4/6/2022

TITLE  
**TITLE  
 PAGE**  
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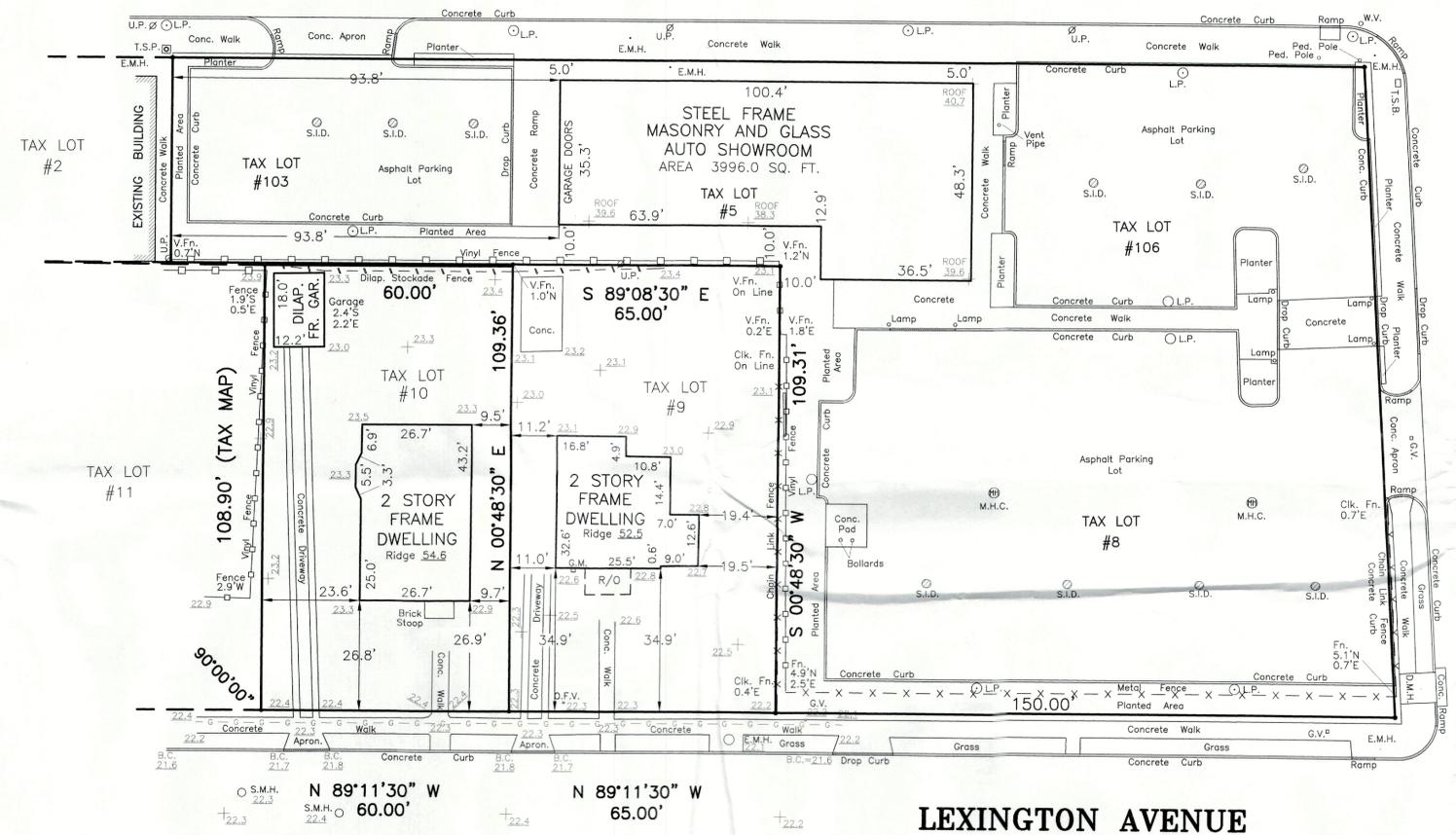
ATLAS LOCATION

**LEGEND**

□	C.B.	Catch basin
○	G.V.	Gas valve
○	M.H.C.	Manhole cover
○	Hyd.	Hydrant
○	L.P.	Light pole
○	S.I.D.	Surface inlet drain
○	U.P.	Utility pole
○	W.M.	Water Meter
○	W.V.	Water valve
○	A/C	Air Conditioner
—	OHP	Overhead Wires



**SUNRISE HIGHWAY  
(NEW YORK STATE ROUTE 27)  
(WEST SUNRISE HIGHWAY)**



**SOUTH LONG BEACH AVENUE**

**LEXINGTON AVENUE**

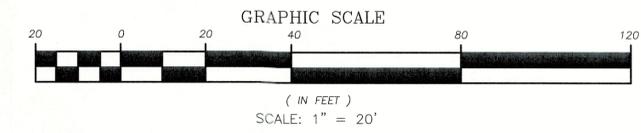
**PORSCHE SOUTH SHORE  
PROPOSED PARKING LOT EXPANSION**  
199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520  
INC. VILLAGE OF FREEPORT  
54-81-5.8, 103-106  
SITUATED:  
NCTM:



**DRAWING INFORMATION**

DATE	3/17/2021
DRAWN BY:	DGC
CHECKED BY:	MJR
SCALE:	1"=20'
AREA:	1.01
	44229.9 SQ.FT.
DATUM:	NAVD88
REVISION:	
#	DATE/COMMENT
1	6/23/2021
2	4/6/2022 (NO CHANGE)

**LOT AREA:  
57728.6 SQ. FT.  
1.33 ACRES**



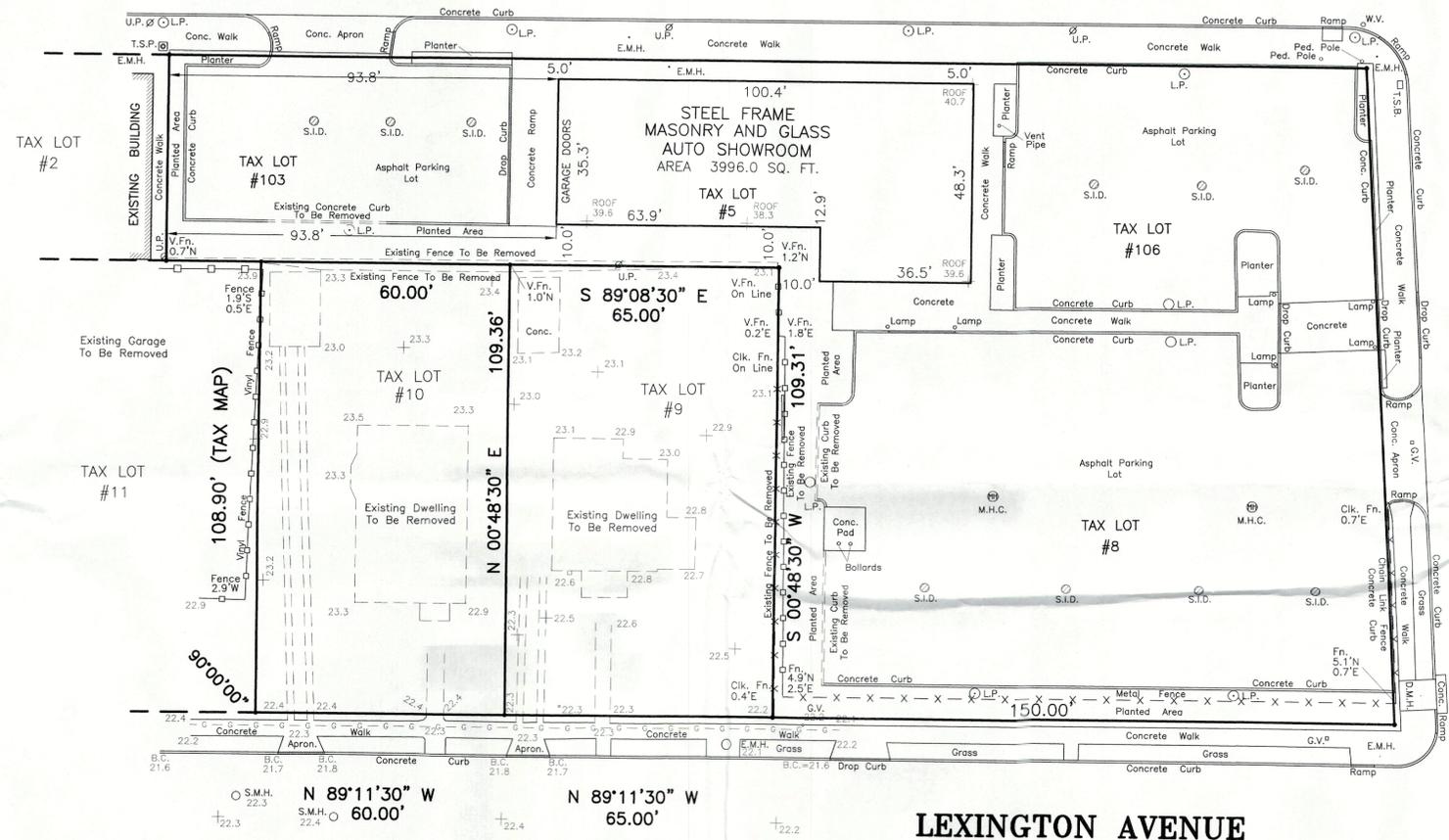
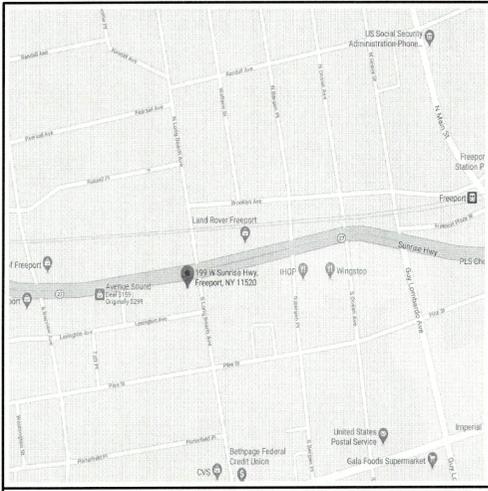
CERTIFICATION ON THIS BOUNDARY SURVEY MAP CERTIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.  
GUARANTEES INDICATED HEREIN SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY, AND LENDING INSTITUTION LISTED, THE ASSIGNEE OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENCUMBRANCES OR RECORDS THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SAME HAVE BEEN FURNISHED WITH A COMPLETE COPY OF THE TITLE RECORD.  
THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCUMBRANCES ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCUMBRANCES ARE NOT COVERED BY THIS CERTIFICATE.  
THE OFFSETS (OR DIMENSIONS) SHOWN HEREIN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, AND ANY OTHER CONSTRUCTION.  
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE ENGINEERING LAW.  
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED AS A VALID TRUE COPY.

**SUNRISE HIGHWAY  
 (NEW YORK STATE ROUTE 27)  
 (WEST SUNRISE HIGHWAY)**

**SOUTH LONG BEACH AVENUE**

**LEXINGTON AVENUE**

**ATLAS LOCATION**



**LEGEND**

	C.B.	Catch basin
	G.V.	Gas valve
	M.H.C.	Manhole cover
	Hyd.	Hydrant
	L.P.	Light pole
	S.I.D.	Surface inlet drain
	U.P.	Utility pole
	W.M.	Water Meter
	W.V.	Water valve
	A/C	Air Conditioner
	OHP	Overhead Wires

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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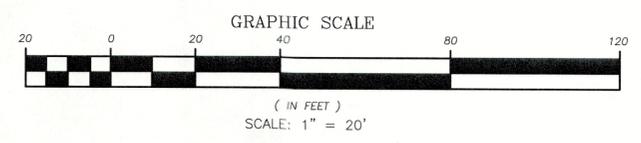
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**PORSCHE SOUTH SHORE  
 PROPOSED PARKING LOT EXPANSION  
 199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520**



**DRAWING INFORMATION**

DATE: 3/17/2021  
 DRAWN BY: DGC  
 CHECKED BY: MJR  
 SCALE: 1"=20'  
 AREA: 1.01  
 44229.9 SQ.FT.  
 DATUM: NAVD88

**REVISION:**

#	DATE/COMMENT
1	6/23/2021
2	4/6/2022

TITLE  
**DEMOLITION PLAN**

DRAWING  
**C-1**

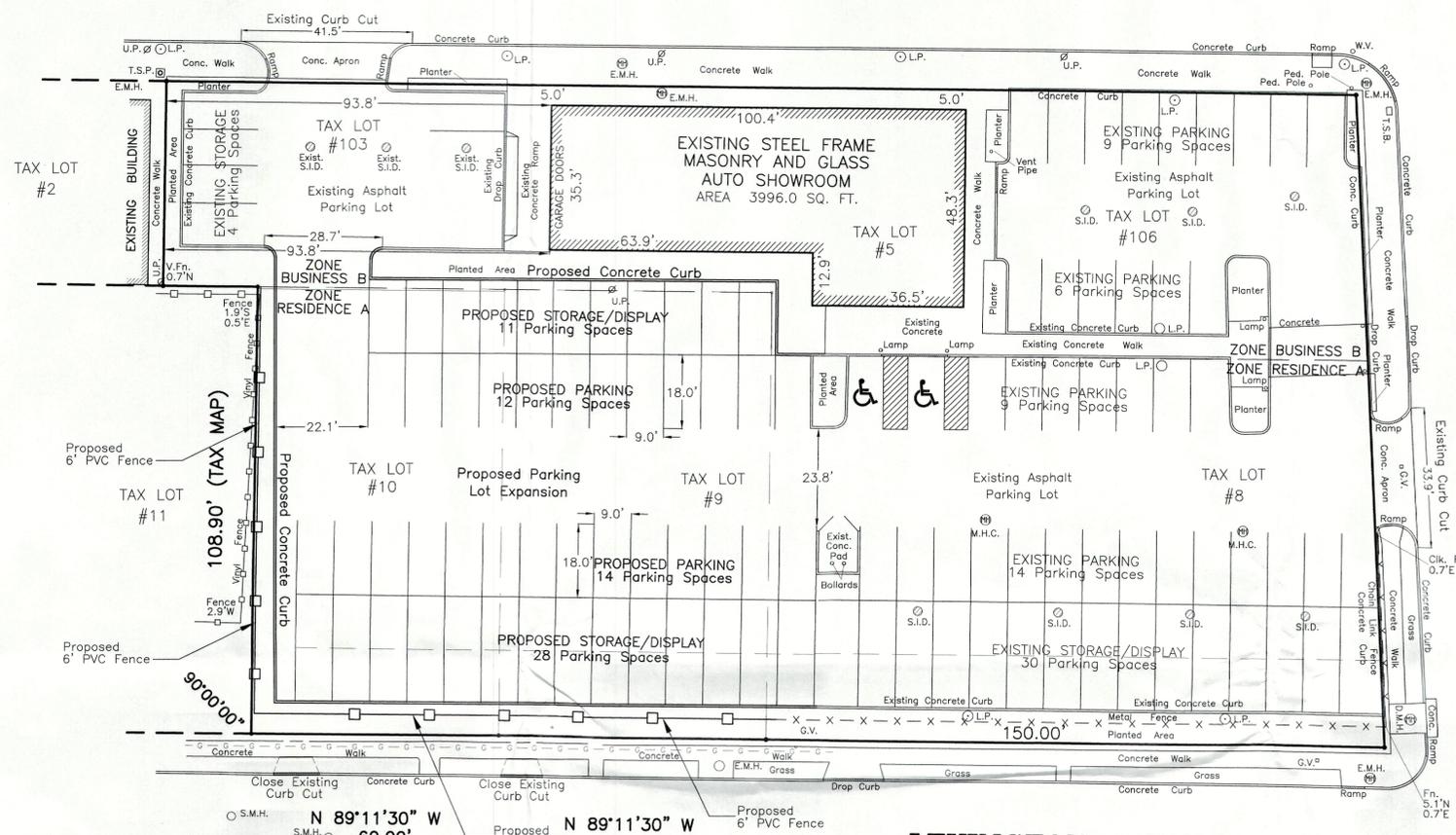
PROJECT: **PORSCHE SOUTH SHORE PROPOSED PARKING LOT EXPANSION**  
 199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520  
 SITUATED: VILLAGE OF FREEPORT  
 NCTM: 54-81-5.8,103.106



**SUNRISE HIGHWAY  
(NEW YORK STATE ROUTE 27)  
(WEST SUNRISE HIGHWAY)**

**SOUTH LONG BEACH AVENUE**

**LEXINGTON AVENUE**



**LEGEND**

	C.B. Catch basin
	G.V. Gas valve
	M.H.C. Manhole cover
	Hyd. Hydrant
	L.P. Light pole
	S.I.D. Surface inlet drain
	U.P. Utility pole
	W.M. Water Meter
	W.V. Water valve
	A/C Air Conditioner
	OHP Overhead Wires



**ATLAS LOCATION**

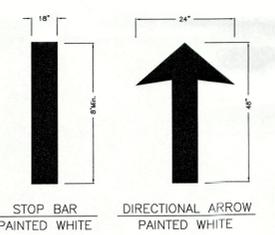
**Legend:**

	Exist. Contour As Shown: _____
	Prop. Contour As Shown: _____
	Prop. Spot Grade: 184.75
	Exist. Spot Grade: 184.75
	Limits of Disturbance As Shown: - - - - -
	Trees To Be Removed As Shown: ☒
	Total Trees To Be Removed: 0

**ON-SITE SIGN LEGEND**

SIZE	SYMBOL
STOP SIGN (30"x30")	1
HANDICAP PARKING (12"x18")	2
DO NOT ENTER SIGN (18"x18")	3
BACK-TO-BACK IN SIGN (18"x18")	4
BACK-TO-BACK OUT SIGN (18"x18")	5
RIGHT TURN ONLY (24"x24")	6

**ON-SITE PAVEMENT MARKING LEGEND**



**PARKING CALCULATIONS**

REQUIRED	PROVIDED
185-189 SUNRISE HIGHWAY FREEPORT, NY 11520 1 SPACE FOR EVERY 500 SQFT OF PLOT AREA 47030.4 SQFT/500 = 94.1 = 95 SPACES REQUIRED	127 PARKING SPACES
199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520 1 SPACE FOR EVERY 400 SQFT OF FLOOR AREA 30,983.6 SQFT/400 = 77.5 = 78 SPACES REQUIRED	47 PARKING SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>173 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>	<b>176 SPACES</b>

NOTE: PARKING TO WORK IN ACCORDANCE WITH EXISTING NEIGHBORING PORSCHE SHOWROOM AT 185-189 SUNRISE HIGHWAY FREEPORT, NY 11520

**SITE DATA**

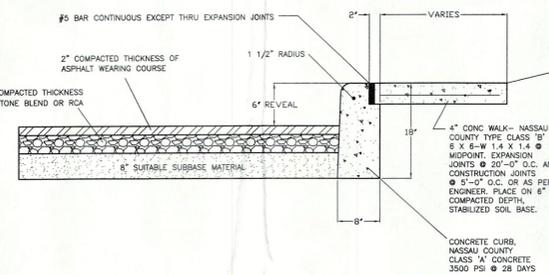
N.C.T.M. No:	SEC 54 BLK 81 LOTS 5,8,103,106
TOTAL AREA:	44229.9 S.F. (1.01 Ac.)
EXISTING BUILDING FOOTPRINT:	3996.0 S.F.
EXISTING ZONE:	BUSINESS-B & RESIDENCE-A (LOTS 5,103,106) (LOTS 8,9,10)
PROPOSED USE:	AUTOMOBILE SALES
POST OFFICE:	FREEPORT 11520
SCHOOL DISTRICT:	FREEPORT SCHOOL DISTRICT
FIRE DISTRICT:	FREEPORT FD
WATER DISTRICT:	FREEPORT WATER
<b>LOT COVERAGE</b>	
BUILDING FOOTPRINT:	13669.1 S.F. / 13.3%
IMPERVIOUS AREA:	84640.1 S.F. / 82.1%
TURF & LANDSCAPING AREA:	4793.7 S.F. / 4.6%
	TOTAL 103102.9 S.F. / 100.00%

**ZONING CHART**

ZONING	REQUIRED	PROPOSED
Lot Area	5000 Sq.Ft.	44,229.9 Sq.Ft.
Lot Frontage	50'	723.2'
Lot Width	50'	159.3'
Front Yard	20'	5.0'
Side Yard	One: 5' Both: 39.8'	NA (NO SIDE YARD)
Rear Yard	53.7'	93.8'

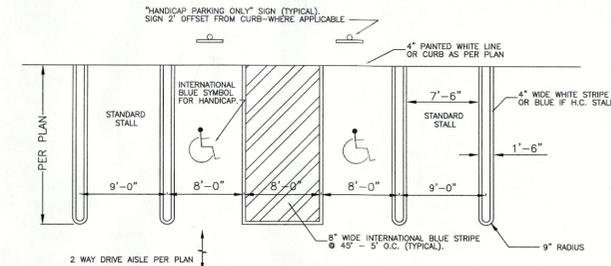
ZONE: Residence - A (Tax Lots 8,9,10)

**ON SITE CONC. CURB & PAVEMENT DETAIL**

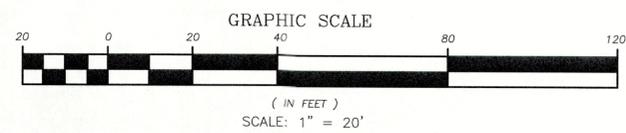


- NOTE:
- ALL WORK SHALL CONFORM TO VILLAGE OF FREEPORT SPECIFICATIONS.
  - PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S; P.T.'S AND BOTH ENDS OF CURB CUTS.
  - PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALKS AND CONCRETE HANDICAP RAMPS.
  - HANDICAP RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS
  - ALL CONCRETE FOR CURB SHALL BE NASSAU COUNTY CLASS 'A'
  - ALL CONCRETE FOR SIDEWALKS SHALL BE NASSAU COUNTY CLASS 'B'
  - CURB REVEAL SHALL BE 6" TYPICAL, UNLESS WHERE NOTED ON PLAN.
  - DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
  - TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE.
  - SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT

**PARKING AREA STRIPING AND ALIGNMENT DETAIL**



- NOTE:
- HANDICAP RAMPS, SIDEWALKS, CROSS AISLES AND DROPPED CURBS SHALL CONFORM TO THE LATEST N.Y.S. AND ICC/ANSI A117.1 STANDARDS.
  - ALL PARKING STALLS TO BE STRIPED WITH DOUBLE LINE
  - ALL PARKING LOT STRIPING TO BE WHITE SHERWIN-WILLIAMS A-100 ACRYLIC EXTERIOR FLAT LATEX SERIES A8 PAINT OR EQUAL, EXCEPT HANDICAP STRIPING COLOR.



**PORSCHE SOUTH SHORE  
PROPOSED PARKING LOT EXPANSION**  
199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520

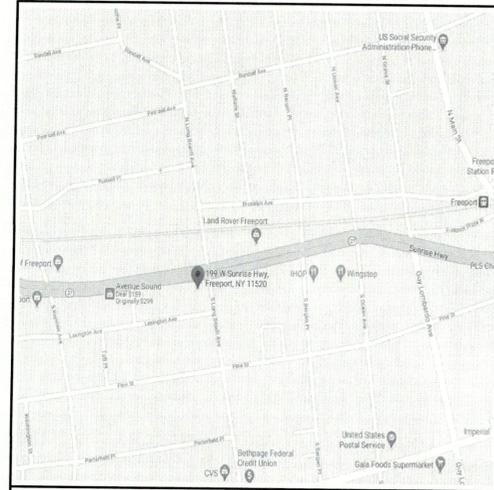


**DRAWING INFORMATION**

DATE	3/17/2021
DRAWN BY:	DCC
CHECKED BY:	MJR
SCALE:	1"=20'
AREA:	1.01
	44229.9 SQ.FT.
DATUM:	NAVD88
REVISION:	
#	DATE/COMMENT
1	6/23/2021
2	4/6/2022
3	5/20/2022

TITLE  
**ALIGNMENT PLAN**

DRAWING  
**C-2**

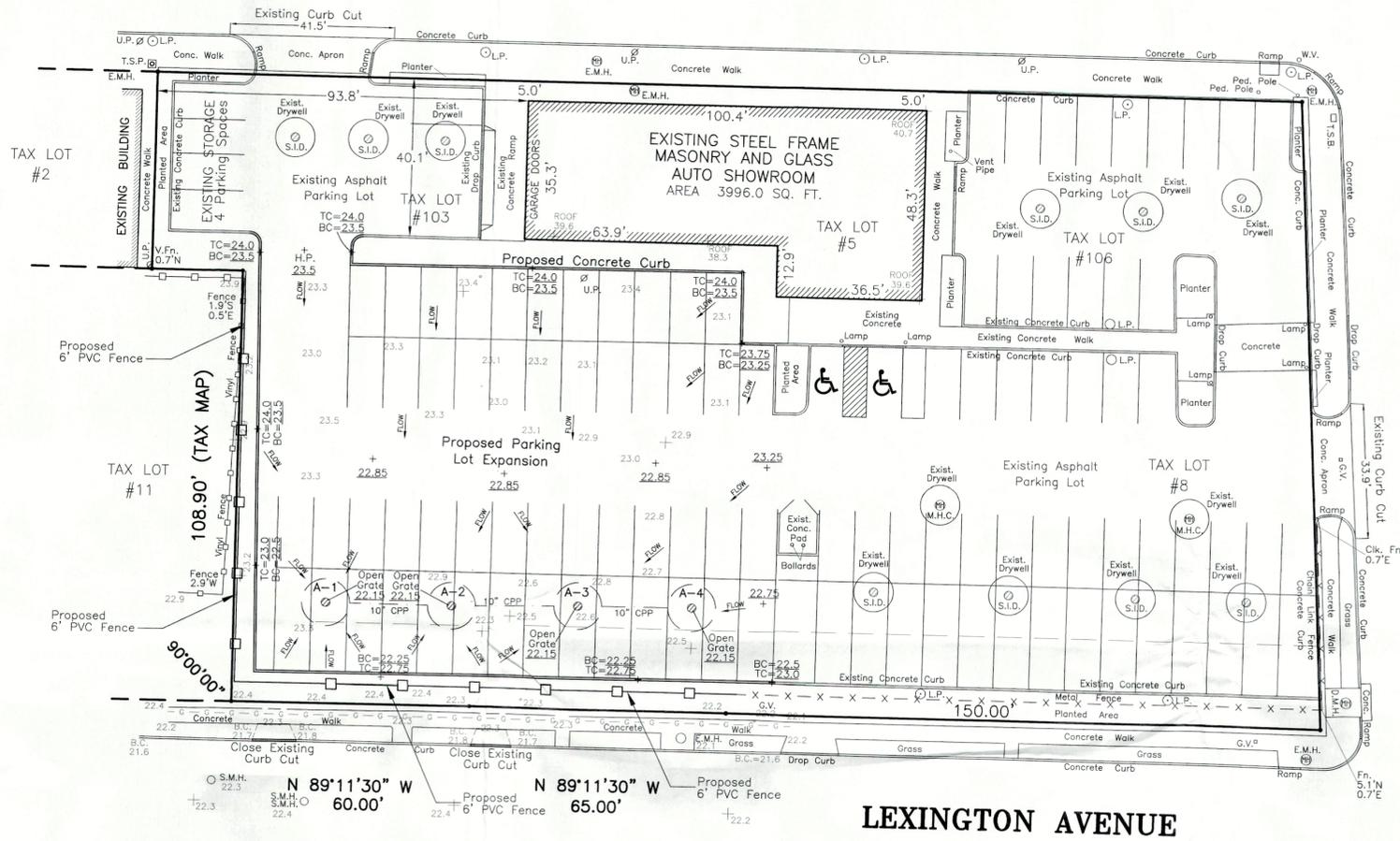


**ATLAS LOCATION**

- Legend:**  
 Exist. Contour As Shown: \_\_\_\_\_  
 Prop. Contour As Shown: \_\_\_\_\_  
 Prop. Spot Grade: 184.75  
 Exist. Spot Grade: 184.75  
 Limits of Disturbance As Shown: - - - - -  
 Trees To Be Removed As Shown: ☒  
 Total Trees To Be Removed: 0

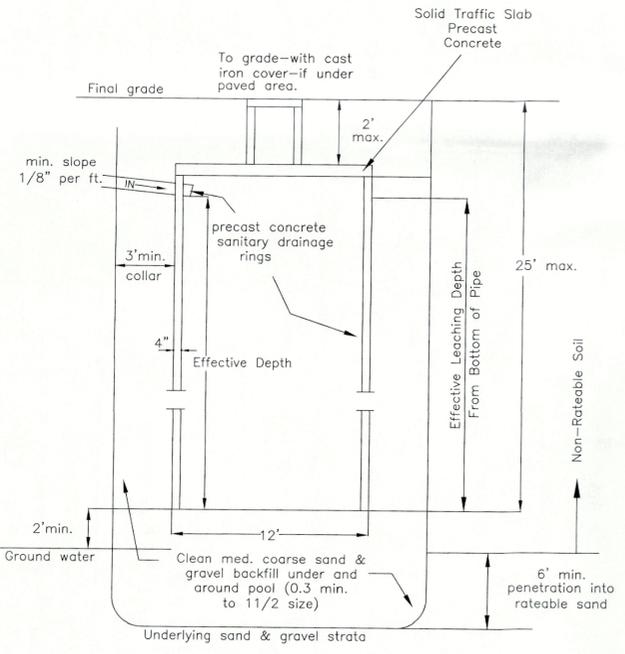
- LEGEND**
- ☐ C.B. Catch basin
  - G.V. Gas valve
  - ⊗ M.H.C. Manhole cover
  - Hyd. Hydrant
  - L.P. Light pole
  - S.I.D. Surface inlet drain
  - U.P. Utility pole
  - W.M. Water Meter
  - W.V. Water valve
  - A/C Air Conditioner
  - DHP Overhead Wires

**SUNRISE HIGHWAY  
 (NEW YORK STATE ROUTE 27)  
 (WEST SUNRISE HIGHWAY)**



**SOUTH LONG BEACH AVENUE**

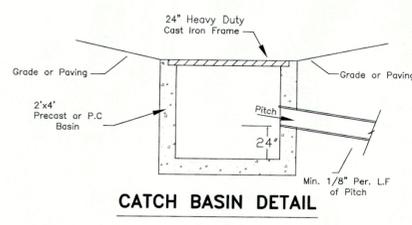
**LEXINGTON AVENUE**



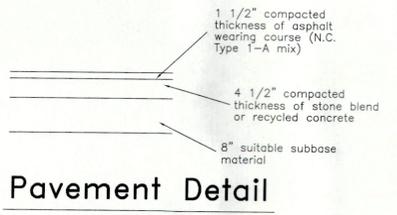
**DRYWELL DETAIL**

**DRAINAGE SYSTEM CALCULATIONS:**

**SYSTEM "A":**  
 Proposed Parking Lot Area = 13917.5 s.f.  
 Runoff = 13917.5 s.f. x 3"/12 = 3479.4 cu.f.  
 3479.4 cu.f./ 100.9 cu.f. per ft. of ring = 34.5 ft. req'd.  
 Total Required = 34.5 ft. of 12 ft. Diameter rings  
 Total Provided = 36 ft. of 12 ft. Diameter rings



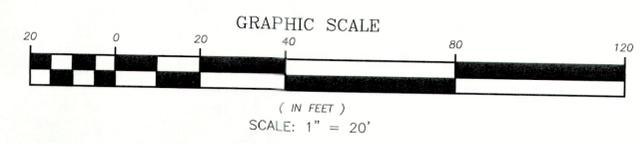
**CATCH BASIN DETAIL**



**Pavement Detail**

**PROPOSED DRAINAGE STRUCTURES**

Drainage Structure	Diameter	Effective Depth	Invert In	Invert Out	Top	Bottom
A-1	12.0'	9.0'	NA	20.0	22.15	13.15
A-2	12.0'	9.0'	20.0	20.0	22.15	13.15
A-3	12.0'	9.0'	20.0	20.0	22.15	13.15
A-4	12.0'	9.0'	NA	20.0	22.15	13.15



**PROJECT**  
**PORSCHE SOUTH SHORE**  
**PROPOSED PARKING LOT EXPANSION**  
 199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520  
 INC. VILLAGE OF FREEPORT, NY 11520  
 54-81-58,103,106  
 SITUATED: \_\_\_\_\_  
 NCTM: \_\_\_\_\_



**DRAWING INFORMATION**

DATE: 3/17/2021  
 DRAWN BY: DGC  
 CHECKED BY: MJR  
 SCALE: 1" = 20'  
 AREA: 1.01  
 44229.9 SQ.FT.  
 DATUM: NAVD88

**REVISION:**

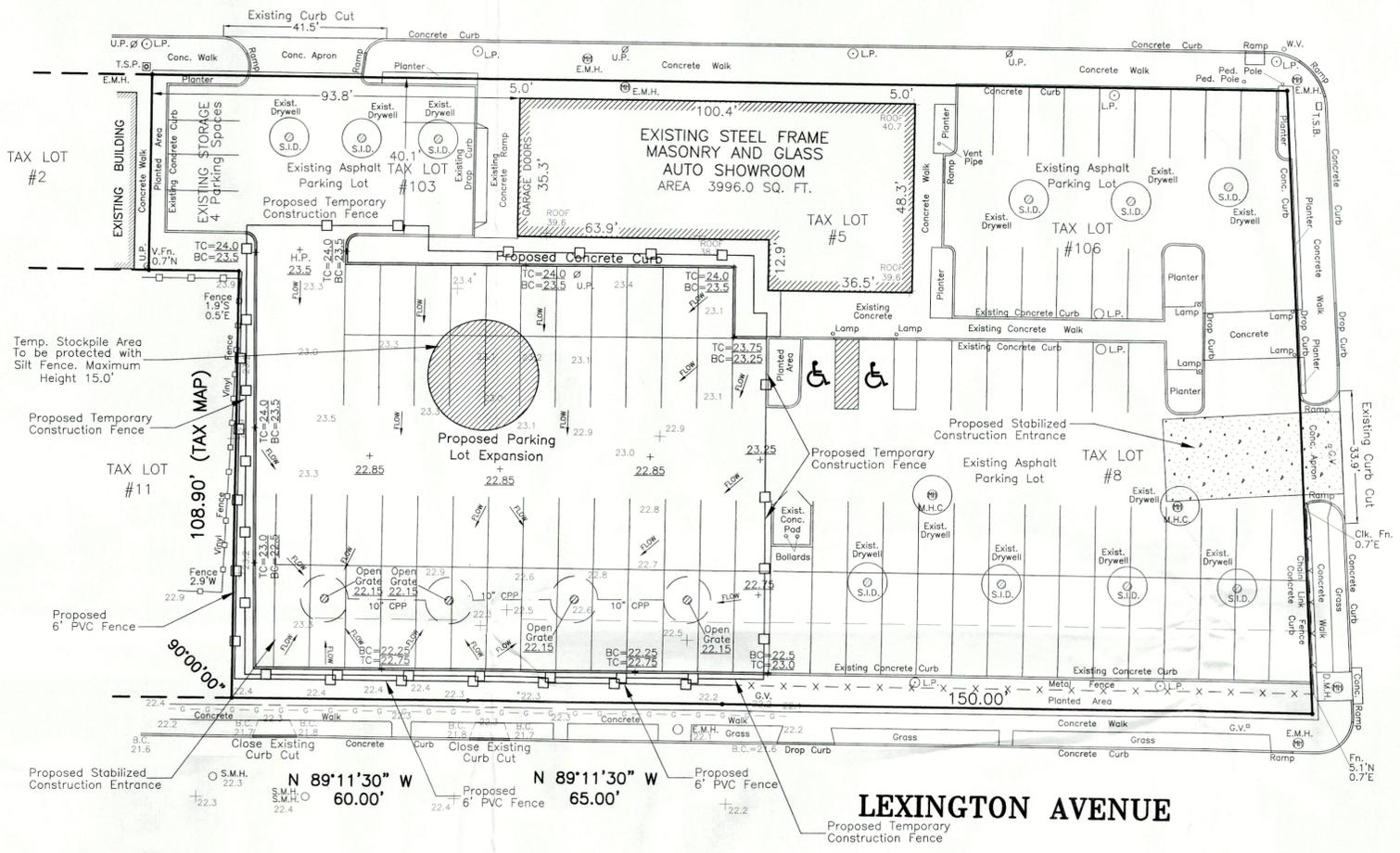
#	DATE/COMMENT
1	6/23/2021
2	4/6/2022
3	5/20/2022

TITLE  
**GRADING & DRAINAGE PLAN**  
 DRAWING  
**C-3**



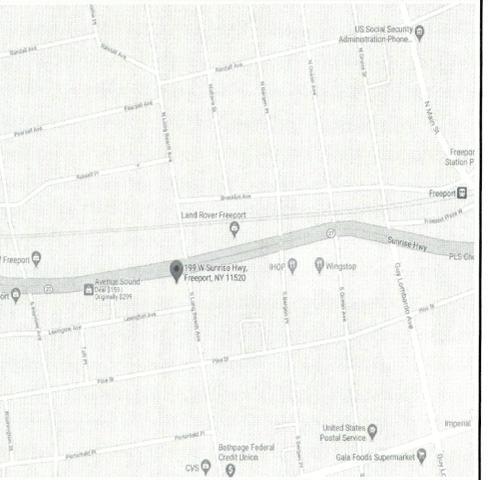
**SUNRISE HIGHWAY  
(NEW YORK STATE ROUTE 27)  
(WEST SUNRISE HIGHWAY)**

**SOUTH LONG BEACH AVENUE**



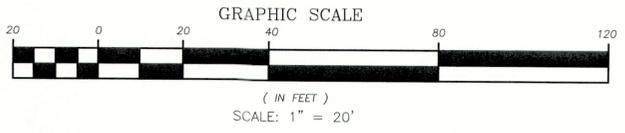
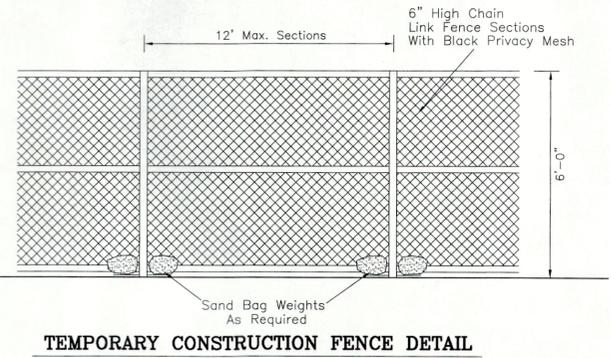
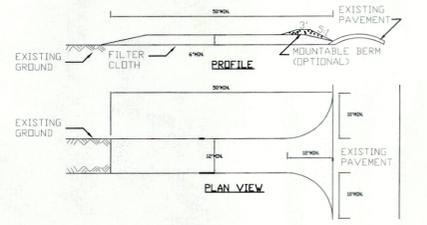
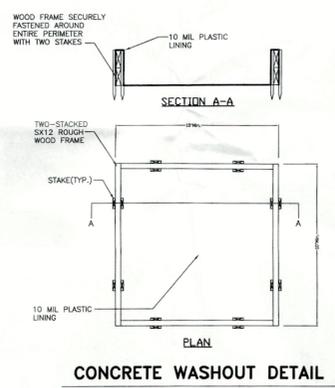
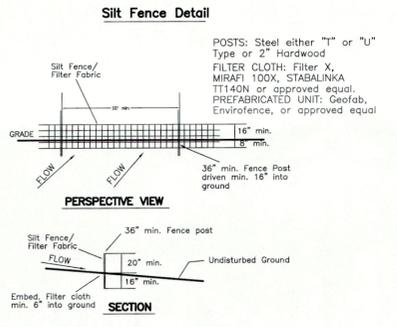
**LEGEND**

U.P.	Utility pole
W.M.	Water Meter
W.V.	Water Valve
A/C	Air Conditioner
— OHP —	Overhead Wires
C.B.	Catch basin
G.V.	Gas valve
M.H.C.	Manhole cover
Hyd.	Hydrant
L.P.	Light pole
S.I.D.	Surface inlet drain
U.P.	Utility pole
W.M.	Water Meter
W.V.	Water Valve
A/C	Air Conditioner
— OHP —	Overhead Wires



**ATLAS LOCATION**

**Legend:**  
 Exist. Contour As Shown: ———  
 Prop. Contour As Shown: ———  
 Prop. Spot Grade: 184.75  
 Exist. Spot Grade: 184.75  
 Limits of Disturbance As Shown: - - - - -  
 Trees To Be Removed As Shown: ⊗  
 Total Trees To Be Removed: 0



**DRAINAGE INLET SEDIMENT PROTECTION**  
(N.T.S.)

**FILTER FABRIC DROP INLET PROTECTION**

**STABILIZED CONSTRUCTION ACCESS**

**TEMPORARY CONSTRUCTION FENCE DETAIL**

**PORSCHER SOUTH SHORE  
PROPOSED PARKING LOT EXPANSION  
199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520**



**DRAWING INFORMATION**

DATE	3/17/2021
DRAWN BY:	DGC
CHECKED BY:	MJR
SCALE:	1"=20'
AREA:	1.01
DATUM:	NAVD88
REVISION:	
#	DATE/COMMENT
1	6/23/2021
2	4/6/2022
3	5/20/2022

TITLE  
**SOIL EROSION CONTROL PLAN**  
DRAWING  
**C-4**



DRAWING INFORMATION

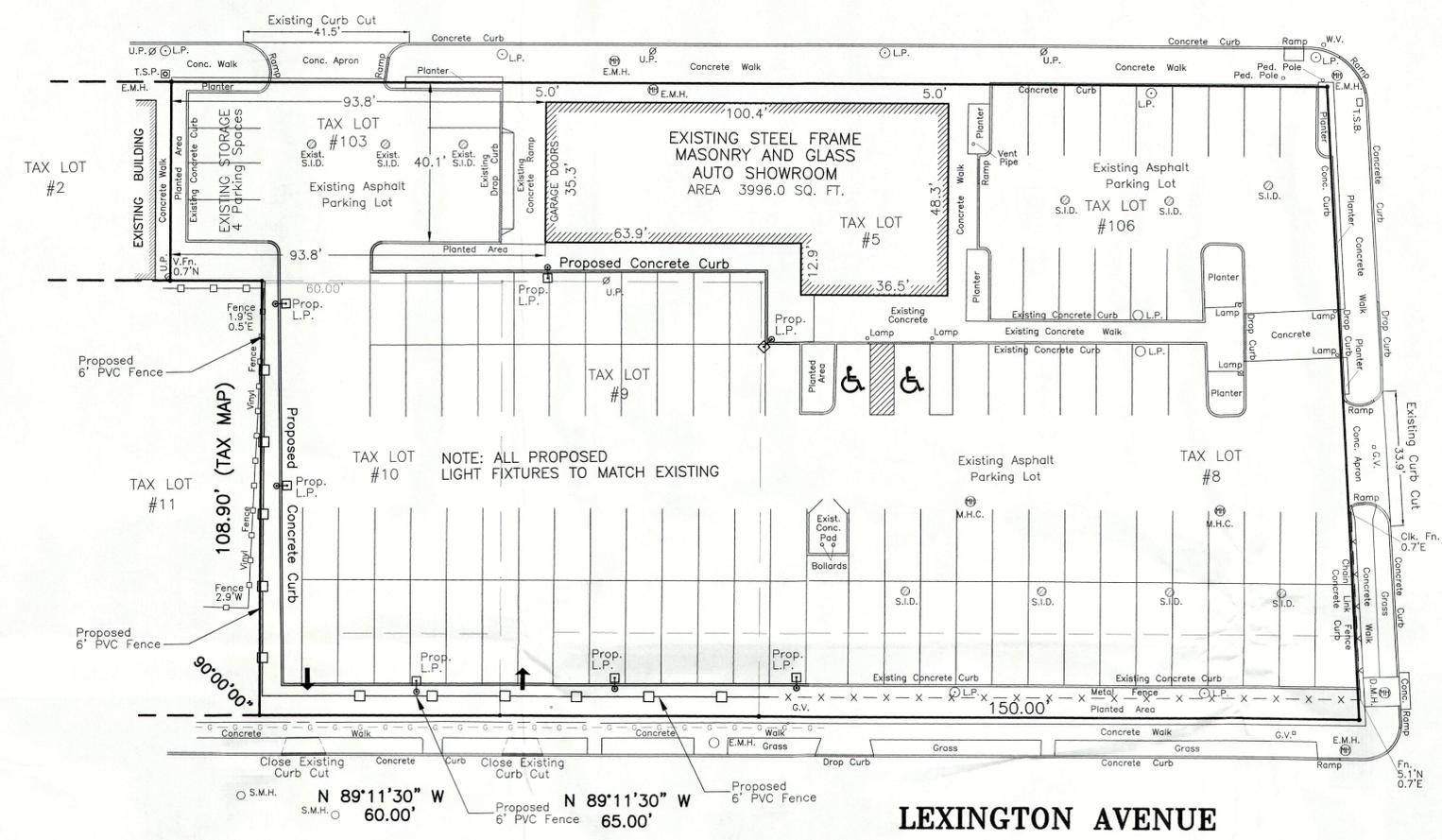
DATE	3/17/2021
DRAWN BY:	DGC
CHECKED BY:	MJR
SCALE:	1" = 20'
AREA:	1.01
	44229.9 SQ.FT.
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#	DATE/COMMENT
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**SUNRISE HIGHWAY  
 (NEW YORK STATE ROUTE 27)  
 (WEST SUNRISE HIGHWAY)**



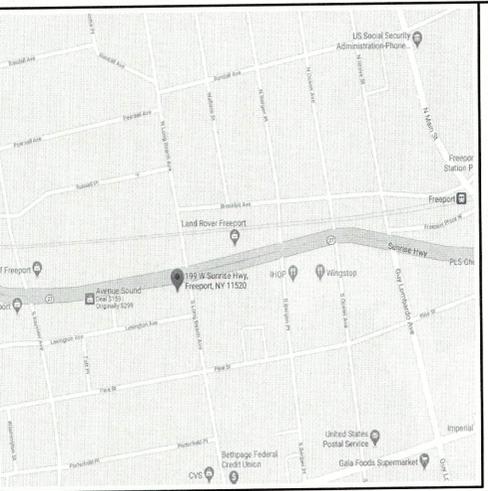
**SOUTH LONG BEACH AVENUE**

**LEXINGTON AVENUE**



**LEGEND**

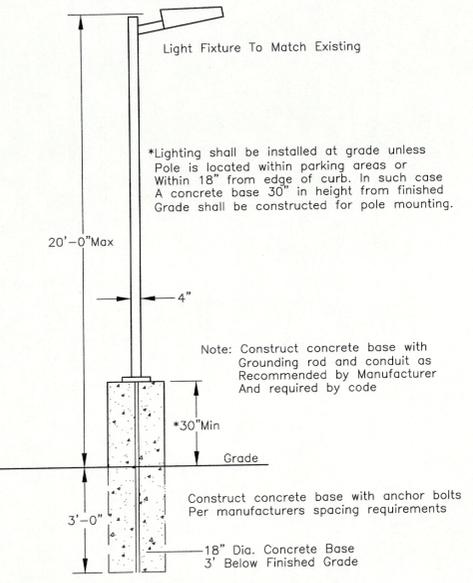
□	C.B.	Catch basin
○	G.V.	Gas valve
⊕	M.H.C.	Manhole cover
⊕	Hyd.	Hydrant
○	L.P.	Light pole
○	S.I.D.	Surface inlet drain
○	U.P.	Utility pole
○	W.M.	Water Meter
○	W.V.	Water valve
○	A/C	Air Conditioner
—	OHP	Overhead Wires



**ATLAS LOCATION**

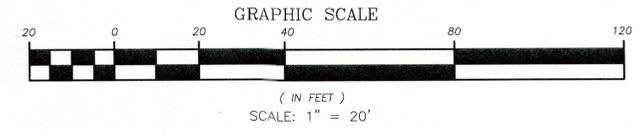
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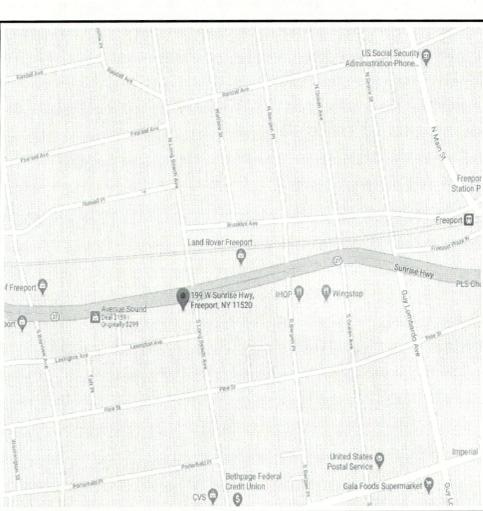
---	Exist. Contour As Shown:
---	Prop. Contour As Shown:
184.75	Prop. Spot Grade:
184.75	Exist. Spot Grade:
---	Limits of Disturbance As Shown:
⊗	Trees To Be Removed As Shown:
0	Total Trees To Be Removed:



**LIGHT POLE DETAIL**

NOTE: ALL PROPOSED LIGHT FIXTURES TO MATCH EXISTING  
 NOTE: DOWNSHIELDING MEASURES TO BE USED ON ALL FIXTURES  
 NOTE: ALL LIGHT FIXTURES ARE TO UTILIZE BACK LIGHT SHIELDS AND SHARP CUTOFF BULBS TO PREVENT NEIGHBORING LIGHT POLLUTION  
 NOTE: ALL EXTERIOR LIGHTING SHALL BE EXTINGUISHED WITHIN ONE HOUR OF THE CLOSING OF BUSINESS



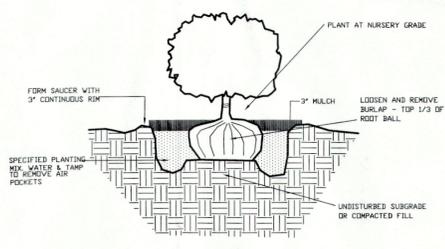
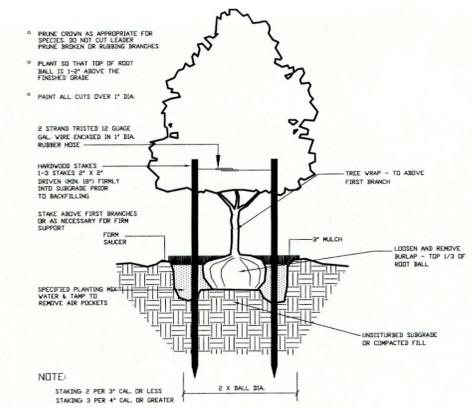


**ATLAS LOCATION**

**LEGEND**

	C.B. Catch basin
	G.V. Gas valve
	M.H.C. Manhole cover
	Hyd. Hydrant
	L.P. Light pole
	S.I.D. Surface inlet drain
	U.P. Utility pole
	W.M. Water Meter
	W.V. Water valve
	A/C Air Conditioner
	OHP Overhead Wires

Legend:  
 Exist. Contour As Shown: \_\_\_\_\_  
 Prop. Contour As Shown: \_\_\_\_\_  
 Prop. Spot Grade: 184.75  
 Exist. Spot Grade: 184.75  
 Limits of Disturbance As Shown: \_\_\_\_\_  
 Trees To Be Removed As Shown:   
 Total Trees To Be Removed: 0



**PLANTING LIST**

COMMON NAME	SCIENTIFIC NAME	Planting Specifications
Dwarf Hinoki Cypress	Chamaecyparis obtusa	(15) - Planted around perimeter of parking
Arborvitae	Thuja Occidentalis	(12) - Planted around perimeter of parking
Linden - Little Leaf	Tilia Cordata	(4) - Planted around perimeter of parking
Japanese Zelkova	Zelkova Serotina	(4) - Planted around perimeter of parking

**GENERAL PLANTING NOTES**

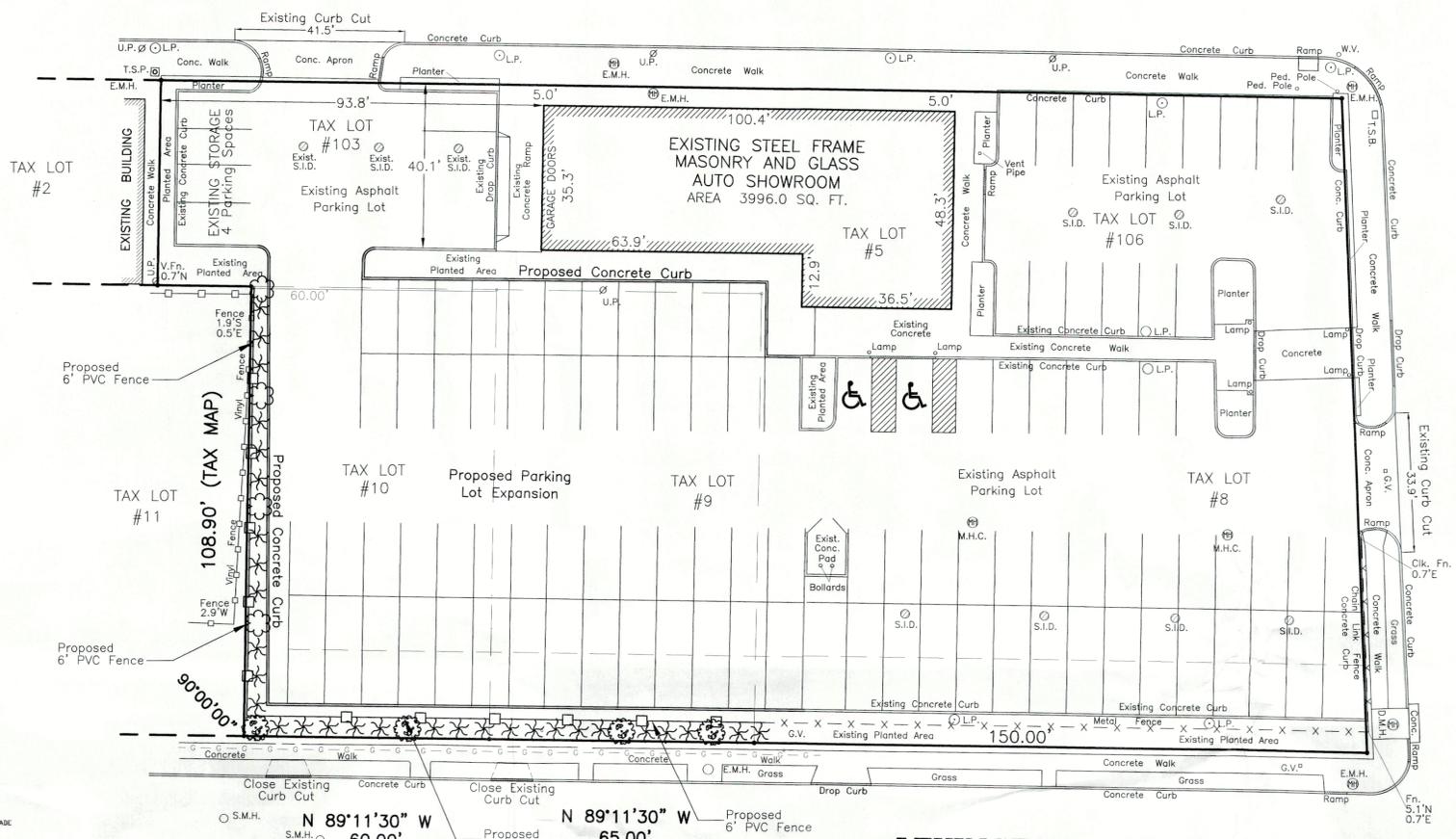
1. ALL PLANT MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT, NOT INDICATED TO REMAIN UNDISTURBED, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN, TYPE AS NOTED.
3. ALL PLANTS NOT OTHERWISE DESIGNATED ARE TO BE DELIVERED BARS (BALLED AND BURLAPED), NO BARE ROOT OR FIELD CLUMP MATERIAL IS ALLOWED (EXCEPT GRASSES AND DANDELIONS).
4. LAYOUT SHRUBS IN APPROXIMATE LOCATIONS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT (LA) BEFORE PLANTING. LA WILL PLACE ALL PERENNIALS AND INDICATE GROUND COVER SPACING IN THE FIELD.
5. REPORT ANY UNSATISFACTORY CONDITIONS IMMEDIATELY TO THE OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR UNSATISFACTORY CONDITIONS REPORTED AFTER THE FACT OR AFTER COMPLETION OF PLANTING.
6. ALL AREAS DISTURBED BY CONSTRUCTION TO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. PLANTING SOIL MIXTURE: 2 PARTS NATIVE SOIL TO 2 PARTS TOPSOIL TO 1 PART ORGANIC COMPOST.
8. ALL LAWN AREAS TO RECEIVE 4" TOPSOIL, PLANT AND ANNUAL BEDS 12" TOPSOIL.
9. APPLY 15 LBS 5-10-10 FERTILIZER, 70 LBS LIMESTONE PER 1000 SF TO ALL NEW AREAS. ADJUST PER SOIL TEST.
10. INDOOR SEED ALL SEEDED LAWN AREAS WITH VICTA KENTUCKY BLUEGRASS, 48% LORETTA PERENNIAL WHEATGRASS 20%, PENNIN PERENNIAL WHEATGRASS 20%, ANNUAL WHEATGRASS 10% TOPOSOIL AND HYDROKALCH IMMEDIATELY WITH SPECIFICATIONS.
11. ALL PLANTS AND MICROCLIMATE SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK FOR THIS CONTRACT. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND PLANT NOT MEETING THESE CONDITIONS SHALL BE REPLACED WITH A PLANT OF SIMILAR SIZE AND TYPE AT THE NEXT PLANTING SEASON.
12. ALL PLANTED AND GRASSED AREAS OF THE SITE TO BE IRRIGATED.
13. ANY EXISTING TREES(S) SHOWN TO REMAIN WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 4" CALIPER TREES(S) AS DIRECTED BY THE TOWN.

**PROPOSED PERENNIAL FLOWER PLANTING LIST**

COMMON NAME	SCIENTIFIC NAME
Black Eyed Susan	Rudbeckia hirta
New England Aster	Aster novi-angliae
Swamp Rosemallow	Hibiscus moscheutos

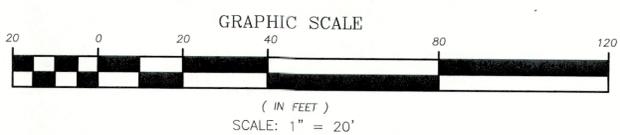
Note: Perennials to be planted throughout planting areas to fill in bare areas  
 Note: All dimensions provided are relative to the plants at the time of installation

**SUNRISE HIGHWAY  
 (NEW YORK STATE ROUTE 27)  
 (WEST SUNRISE HIGHWAY)**



**LEXINGTON AVENUE**

**SOUTH LONG BEACH AVENUE**



**DRAWING INFORMATION**

DATE: 3/17/2021  
 DRAWN BY: DGC  
 CHECKED BY: MJR  
 SCALE: 1" = 20'  
 AREA: 44229.9 SQ. FT.  
 DATUM: NAVD88  
 REVISION:

#	DATE/COMMENT
1	6/23/2021
2	4/6/2022
3	5/20/2022

Application Date: 6/22/22  
Fees Paid: \$325

SP# 3367

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 185-189 West Sunrise Highway Freeport NY 11520 ZONING DISTRICT BUS B/APARTMENT  
SECTION 55 BLOCK 324 LOT 1,13,14,3,4 LOT SIZE: 52,110.8 SF/1.20 ACRES

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Michael Rant</u>	Name: <u>McGovern Automotive Group</u>
Address: <u>39 West Main Street Oyster Bay NY 11771</u>	Address: <u>777 Washington Street Newton MA 02460</u>
Telephone #: <u>516-922-3031</u>	Telephone #: <u>617-454-2905</u>

Attorney Name: Daniel J Baker Address: 90 Merrick Avenue, 9th Floor  
(optional) Phone #: 516-296-7158 East Meadow NY 11554

Present Land Use: Commercial/Residential Proposed Land Use: Commercial

Description of Proposed Work: Proposed building & parking lot expansion to existing Porsche Dealership showroom and service center. The site will receive new drainage facilities and landscaping.

I request a preliminary meeting:  YES  NO

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

YES  NO

5.23.22  
DATE

[Signature]  
APPLICANT'S SIGNATURE

Sworn to before me this 23  
day of May, 2022  
Laura Encarnacion  
Notary Public

LAURA ENCARNACION  
Notary Public, State of New York  
Registration #01EN6369930  
Qualified in Nassau County  
Commission Expires Jan. 22, 2026

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

[Signature] (AGENT) 5/25/22  
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 25  
day of May, 2022  
Tara DeLuca  
Notary Public  
TARA DELUCA  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01DE6286291  
Qualified in Kings County  
My Commission Expires 7/22/25

FOR VILLAGE USE ONLY

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

**SUBMISSION CHECKLIST**

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

OFFICE OF THE ENGINEER  
 11100 3000

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## 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

June 23, 2022  
**AMENDED SITE PLAN LETTER**

Matt McGovern  
185 W. Sunrise Highway  
Freeport, NY 11520

RE: 177-189 W. Sunrise Highway, Freeport, NY Sec. 55/Block 324/ Lots 1 (13,14) Business B  
39 S. Long Beach Ave., Freeport, NY Sec. 55/Block 324/ Lot 3 Residence Apartment  
41 S. Long Beach Ave., Freeport, NY Sec. 55/Block 324/ Lot 4 Residence Apartment  
Building Permit Application #20212352

Description: Construct a new 14,471 sq. ft. 1 story addition and a  
2830 sq. ft. 2<sup>nd</sup> floor interior addition to existing dealership

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings

/cd  
encl.

c: Village Clerk  
Seven Six Architecture, PLLC

ZBA Approval Needed: YES X NO \_\_\_\_\_



**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

May 4, 2022  
**SITE PLAN LETTER**

Matt McGovern  
185 W. Sunrise Highway  
Freeport, NY 11520

**RE: 185-189 W. Sunrise Highway, Freeport, NY**  
**Zoning District – Business B, Residence Apartment Sec. 55 Blk. 324 Lot. 1,13,14,3,4**  
**Building Permit Application #20212352**  
**Description - Construct a new 14,471 sq. ft. 1 story addition and a**  
**2,830 sq. ft. 2<sup>nd</sup> floor interior addition to existing dealership**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

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

c: Village Clerk  
Seven Six Architecture, PLLC.

ZBA Approval Needed:  
Yes:  No

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OFFICE OF VILLAGE CLERK'S OFFICE  
MAY 05 2022 3:31

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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>			
SOUTH SHORE PORSCHE			
Name of Action or Project: PROPOSED SOUTH SHORE PORSCHE			
Project Location (describe, and attach a location map): 185 SUNRISE HWY FREEPORT, NY 11520			
Brief Description of Proposed Action: PROPOSED ONE STORY ADDITION AND SECOND FLOOR ADDITION WITHIN EXISTING TWO STORY SPACE			
Name of Applicant or Sponsor: RED ROCK INDUSTRIES, INC.		Telephone: (516) 833-6942	
		E-Mail:	
Address: P.O. BOX 1037			
City/PO: PLAINWEN		State: NY	Zip Code: 11803
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		X	
3.a. Total acreage of the site of the proposed action?		<u>1.2</u> acres	
b. Total acreage to be physically disturbed?		<u>0.4</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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>DOMINICK DETRONARO</u>	Date: <u>7/21/21</u>	
Signature: <u>[Signature]</u>		

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

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

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

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

- 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)

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

**DATE: April 21, 2022**

**CONDITIONAL APPROVAL**

Building Department Permit Application #'s 20212558, 20212556, 20212557, 20222620, 20212352

Madam Chair, regarding Application #2022-9 for the premises located at 39 South Long Beach Avenue, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-46A seeking approval for a use variance to use property as a commercial use.

Regarding Application #2022-10 for the premises located at 16 Lexington Avenue, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-38A seeking approval for a use variance to use property as commercial open air parking.

Regarding Application #2022-11 for the premises located at 20 Lexington Avenue, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-38A seeking approval for a use variance to use property as commercial open air parking.

Regarding Application #2022-12 for the premises located at 41 South Long Beach Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-46A seeking approval for a use variance to use property as a commercial use.

Regarding Application #2022-21 for the premises located at 185-189 W. Sunrise Highway, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-49, 210-51B, 210-51C, 210-88, 210-87, 210-172A(12) seeking approval for a proposed 14,471 square foot 1 story addition and 2,830 interior 2<sup>nd</sup> floor addition in existing dealership.

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

A hearing was held on April 21, 2022 wherein applicant was represented by Daniel Baker from Certilman Balin. Five separate applications were combined into a single hearing, as they concern the Porche dealership as a whole. He explained that they are seeking an addition to the main dealership. There are 5 applications covering the west and east sides of South Long Beach Avenue, along Sunrise Highway. The west parcel has the Porche museum. The east parcel has the main dealership and service center. Porsche has acquired 4 residential homes, 2 on Lexington Avenue and 2 on South Long Beach Avenue. Use variances are sought to use the four residential parcels for non-residential use. The fifth application covers all of the area variances needed.

They are working on a new service area. There is no planned increase in customers to the service area, rather, the dealership is seeking to make the service center work better. They are planning to have 19 extra spaces on the east side and 56 spaces extra on the west side. This will take dealership generated cars off of the side streets.

The properties for which the use variances are sought allow for additional parking and expansion of the dealership. He explained that a couple of the residential homes were in rough shape.

A lot coverage variance is needed for the expansion. 40% coverage is allowed in the residence apartment zone, but 62% is proposed. However, if this lot were zoned as Business B like the existing dealership, 100% lot coverage is permitted. There is no loading zone provided, however, all loading will be done inside the building. A 10 foot buffer zone is required between the dealership and residence apartment zone, however, it was explained that this space was needed to make the flow of the service center work. Additionally, there is 60 feet in between the property line and the apartment building to the south to provide buffer space. 10 feet rear and

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side yard setbacks are required in the resident apartment district, however, so side or rear setbacks are required in the Business B zone. With the new addition, 173 parking spaces are required and 176 are provided. Applicant is seeking to use the lot across the street to meet the parking requirements.

Michael Rant the engineer explained the site plan. The east site expands the service area and there will be added parking in front of the service area. The west site demolishes the houses and expands the parking. Landscaping along the west, to be further specified by site plan provides a buffer from the residential house to the west.

Residents raised concerns about safety, including test driving of vehicles on Lexington. They also complained of loading and unloading cars on South Long Beach and Lexington. There was also concern expressed about leaving open the existing curbcuts on Lexington. Residents raised concerns about a lack of parking on Lexington. Residents raised concerns about litter from employees on the streets. Residents raised concerns about landscaping and lighting, which are better suited for site plan hearings. The Board hears these concerns and has attempted to mitigate these concerns while providing the required variances for the applicant.

Regarding the use variances for the properties located at 39 South Long Beach Avenue, 16 Lexington Avenue, 20 Lexington Avenue, and 41 South Long Beach Avenue, the Board finds:

1. Applicant has demonstrated that applicable zoning regulations and restrictions have caused unnecessary hardship. Applicant has demonstrated to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
  - a. the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence. Applicant explained that some of the existing homes were in rough shape and in need of substantial rehabilitation. As a car dealership, applicant cannot realize a reasonable return as a landlord of rental homes.
  - b. that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
  - c. that the requested use variance, if granted, will not alter the essential character of the neighborhood. Porsche already has property extending south to Lexington. Additionally, there is a parking lot on the corner of McKinley and Lexington. There are parking lots on Lexington already, and the proposed application seeks to restore some of the parking to the residential streets that has been lost in recent years.
  - d. that the alleged hardship has not been self-created.

Regarding the area variances for Lot coverage, side yard setback, rear yard setback, loading zone, buffer zone and parking, the Board finds:

On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

- e. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. Multiple conditions were suggested and agreed to by the applicant to mitigate some of the neighbor concerns about the impact of this expansion.
- f. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. Applicant currently is in need of more parking. This application gives them more parking to be utilized. In order to have the proper flow in the services center, the lot coverage, side and rear yard setback variances are needed. If this lot was zone Business B, these variances would not even be needed.
- g. that the requested area variance is insubstantial; When looked at the totality of the project, these variances, as conditioned, are insubstantial.

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- h. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- i. that the alleged difficulty was not self-created.

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

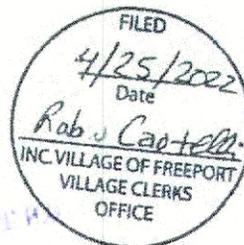
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. Given the lack of a loading zone, all loading that would normally occur in a loading zone is to occur inside the service center, as testified to by applicant.
4. As discussed and agreed to by applicant in the hearing, the curb cuts on Lexington from the driveways from the existing houses are to be closed off to prevent any traffic from the parking lot exiting directly onto Lexington Avenue.
5. As discussed and agreed to by applicant, all vehicle drop-offs are to be done across Sunrise Highway under the train tracks or by entering the western lot off of sunrise and unloading inside the western lot. No vehicle loading or unloading is to be done on Lexington Avenue or South Long Beach Avenue.
6. As discussed and agreed to by the applicant, any tow trucks bringing vehicles to the service center are to utilize South Long Beach Avenue only, not Lexington Avenue, and preferably the newly created parking lot on the eastern parcel.
7. As discussed and agreed to by the applicant, no test drives of vehicles are to be done on Lexington Avenue. This is already the policy of Porsche, however this is a condition for approval and must be enforced by Porsche.
8. As discussed and agreed to by the applicant, employee cars are to park on site in the parking lots. Parking must be available for employees to park in the lots. Applicant emphasized that the purpose of the parking expansion is to pull dealership related cars off the street. Therefore, employees should not be parking on the residential streets anymore.
9. As discussed and agreed to by the applicant, to address concerns about cars driving through the western lot from sunrise to south Long Beach, an interior gate/fence is to be installed to prevent a free flow of traffic through this parking lot.
10. The Board takes notice that the Nassau County Planning Commission has not yet issued a recommendation for this project. However, the Board reserves the right to re-open this hearing solely for the purpose to adopt the findings of the Nassau County Planning Commission and modify this resolution to comply with said determination if necessary. Thus, this approval is conditioned on the receipt of the Nassau County Planning Commission recommendation.

Second by: Charles Hawkins

The Clerk polled the Board:

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



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# Front Along Sunrise



ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-15-85 BY 3-35  
RECEIVED

# Front Along Long Beach

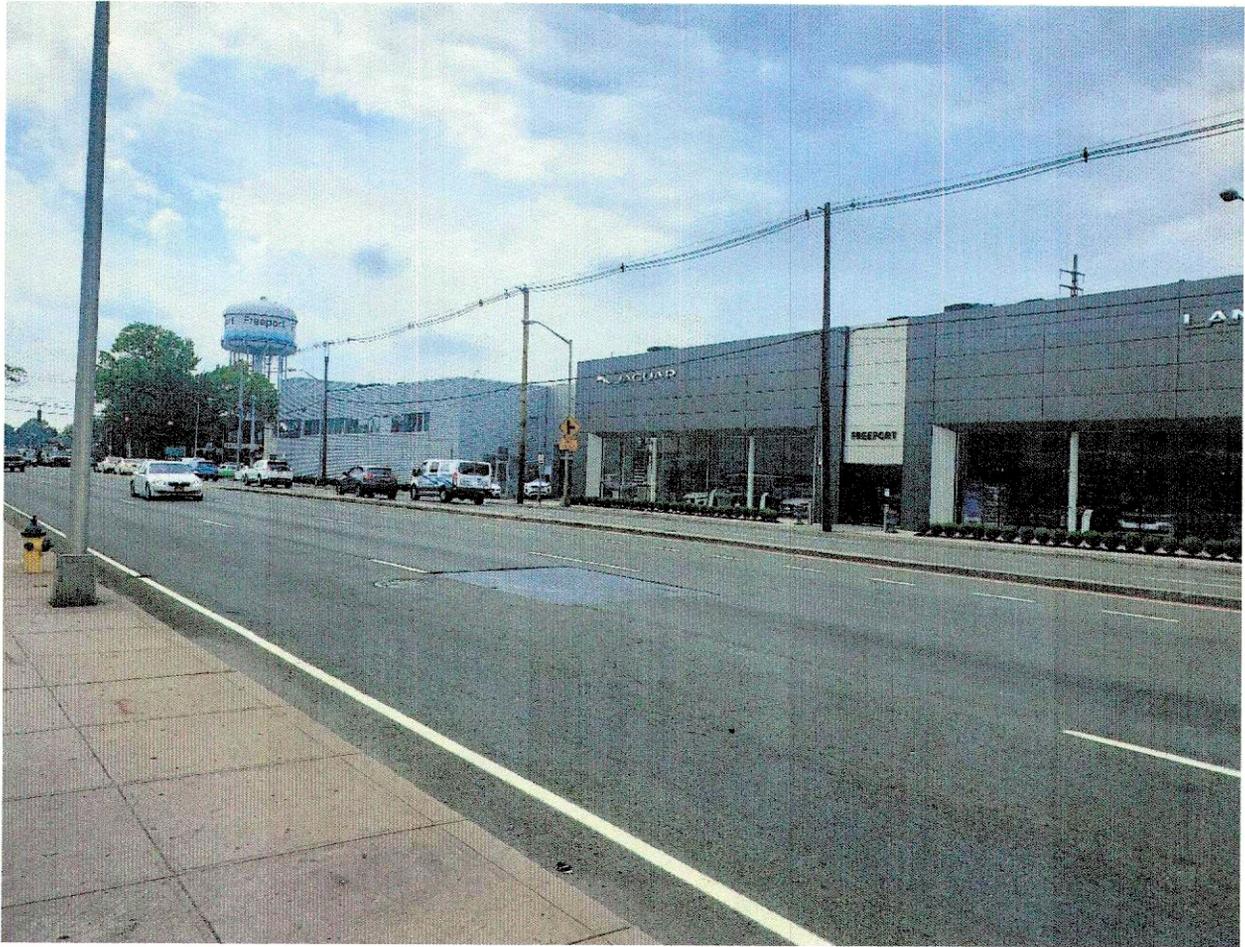


ADDRESS OF BUSINESS OR RESIDENCE  
ONE MAIN STREET

5055 7TH ST - B-3 35114

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# Across Street



OFFICE OF LEGISLATIVE  
OPERATIONS  
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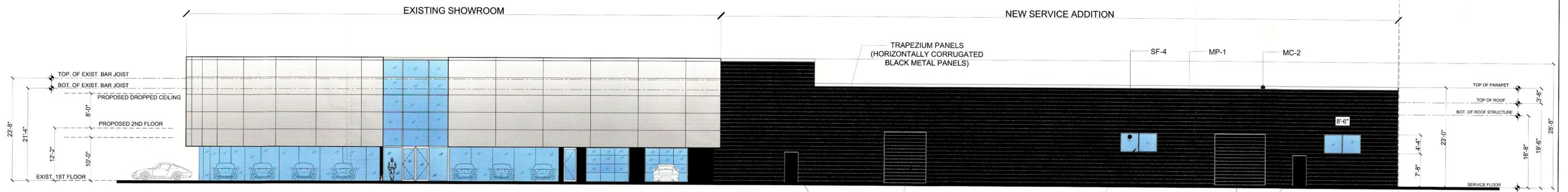
# Adjacent East



ALL VCE OF VACATION WA  
LEADERSHIP

5035 111 55 13 35

RECORDED



**WEST ELEVATION**

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

3'-0" X 7'-0" MTL. DR. & BUCK  
PAINTED BLACK TO MATCH MP-1

10' X 12' MTL. ROLL UP DOOR  
COLOR: BLACK

KAWNEER WINDOW  
BLACK FINISH REQUIRED  
FOR ALL FRAMES SET IN WALL  
WITH MP-1 FINISH

3'-0" X 7'-0" MTL. DR. & BUCK  
PAINTED BLACK TO MATCH MP-1

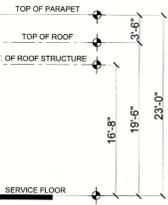
12' X 12' MTL. ROLL UP DOOR  
COLOR TO MATCH MP-1

PROPERTY LINE

EXISTING SHOWROOM  
BEYOND

FIRE RATED GLASS WINDOW (TYP)

MP-1 MC-2



TRAPEZIUM PANELS  
(HORIZONTALLY CORRUGATED  
BLACK METAL PANELS)

MP-1 MC-2

EXISTING  
CADILLAC  
BUILDING

**SOUTH ELEVATION**

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

**EAST ELEVATION**

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

EXTERIOR FINISH SCHEDULE							
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFO
				PRODUCT	COLOR	DIMENSION	
MP-1	CORRUGATED METAL PANELS	EXTERIOR WALL	ATAS INTERNATIONAL OR APPROVED EQUAL	MFN160 RIGID WALL	#2 BLACK SMOOTH TEXTURE	22 GA. STL.	MARK BROWN (800) 463-1441 XT 227 MBROWN@ATAS.COM WWW.ATAS.COM/PRODUCTS/WALL_PANELS
MC-2	METAL COPING	PARAPET			BLACK TO MATCH MP-1		
SF-4	EXTERIOR STOREFRONT SYSTEM	WINDOWS IN WALLS WITH MP-1 FINISH			BLACK TO MATCH MP-1		

INTERIOR FINISH SCHEDULE							
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFO
				PRODUCT	COLOR	DIMENSION	
PT-1	TILE FLOORING	STAIR TREADS, HALLWAY	GRANITI FIANDRE		BLACK BOXSTONE	24" X 24"	GRANITI FIANDRE (865) 776-2252
C-1	CARPET	OFFICE	OBJECT CARPET		STRATTURA		

**FOR OFFICIAL USE**

NO.	REVISIONS	DATE

APPLICANT:  
MAG RETAIL HOLDINGS-NYP LLC  
PORSCHE SOUTH SHORE  
185 W. SUNRISE HWY.  
FREEPORT, NY 11520

**ELEVATIONS, FLOOR PLAN A-300**

**PORSCHE SOUTH SHORE**  
PROPOSED ONE STORY ADDITION  
185 WEST SUNRISE HIGHWAY  
FREEPORT, NY 11520

**Seven Six Architecture**  
Tel. (833) 616-7676  
Email: info@76arc.com  
67 Rolling Street  
Lynbrook, NY 11563

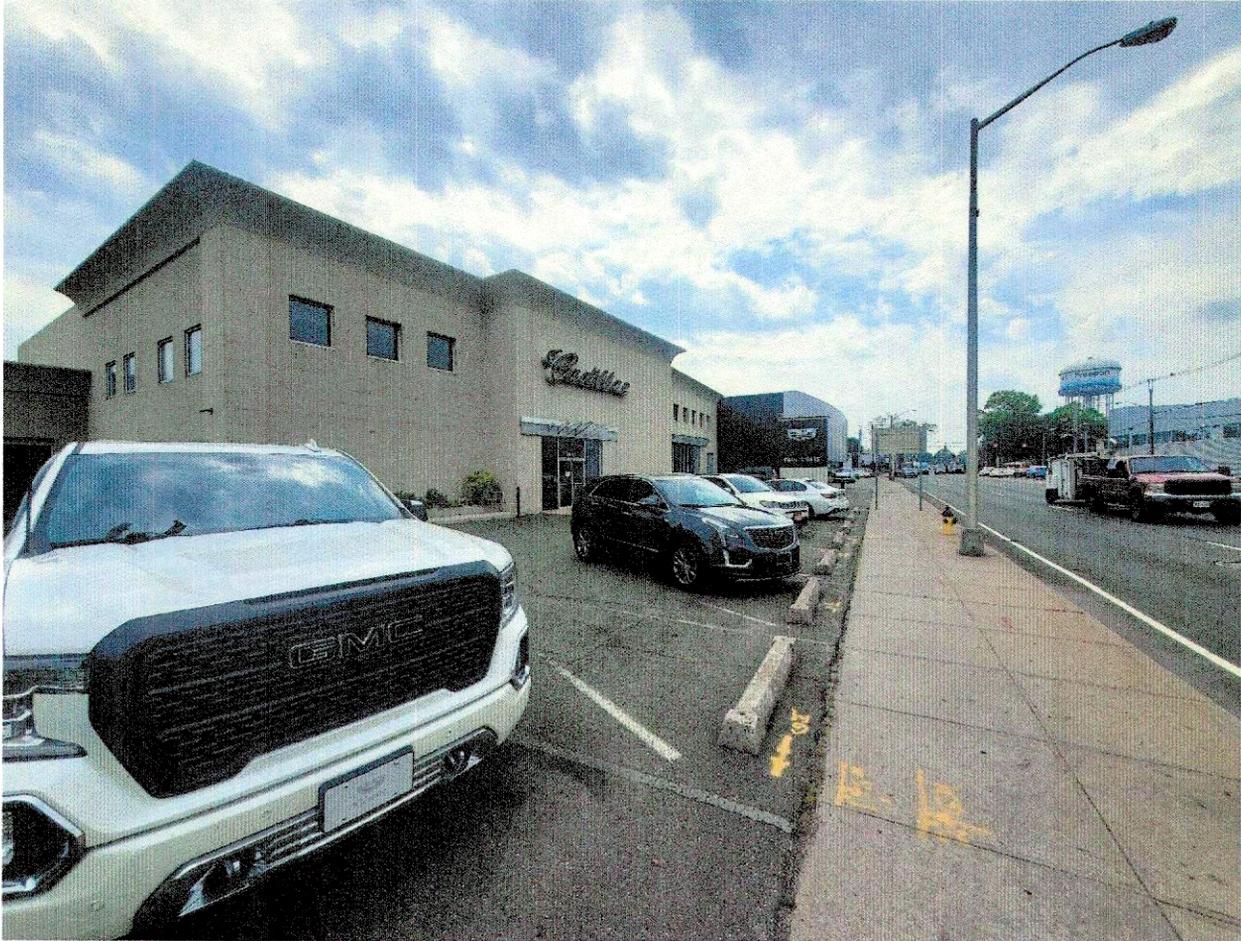
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NAME OF PROFESSIONAL SCALE: AS NOTED DATE: 05-16-2022 DRAWN BY: DG

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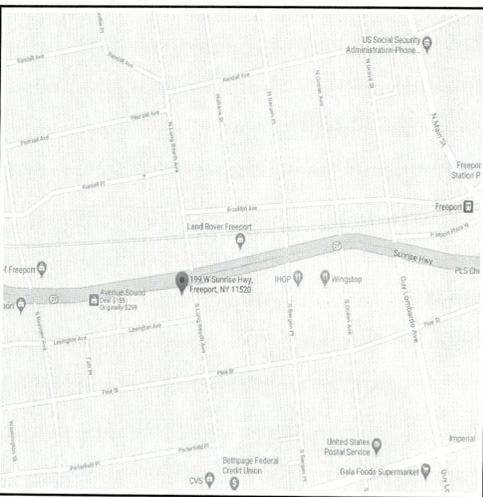
Adjacent East



OFFICE OF THE ATTORNEY GENERAL  
OF THE STATE OF MASSACHUSETTS

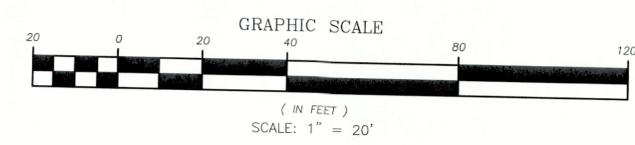
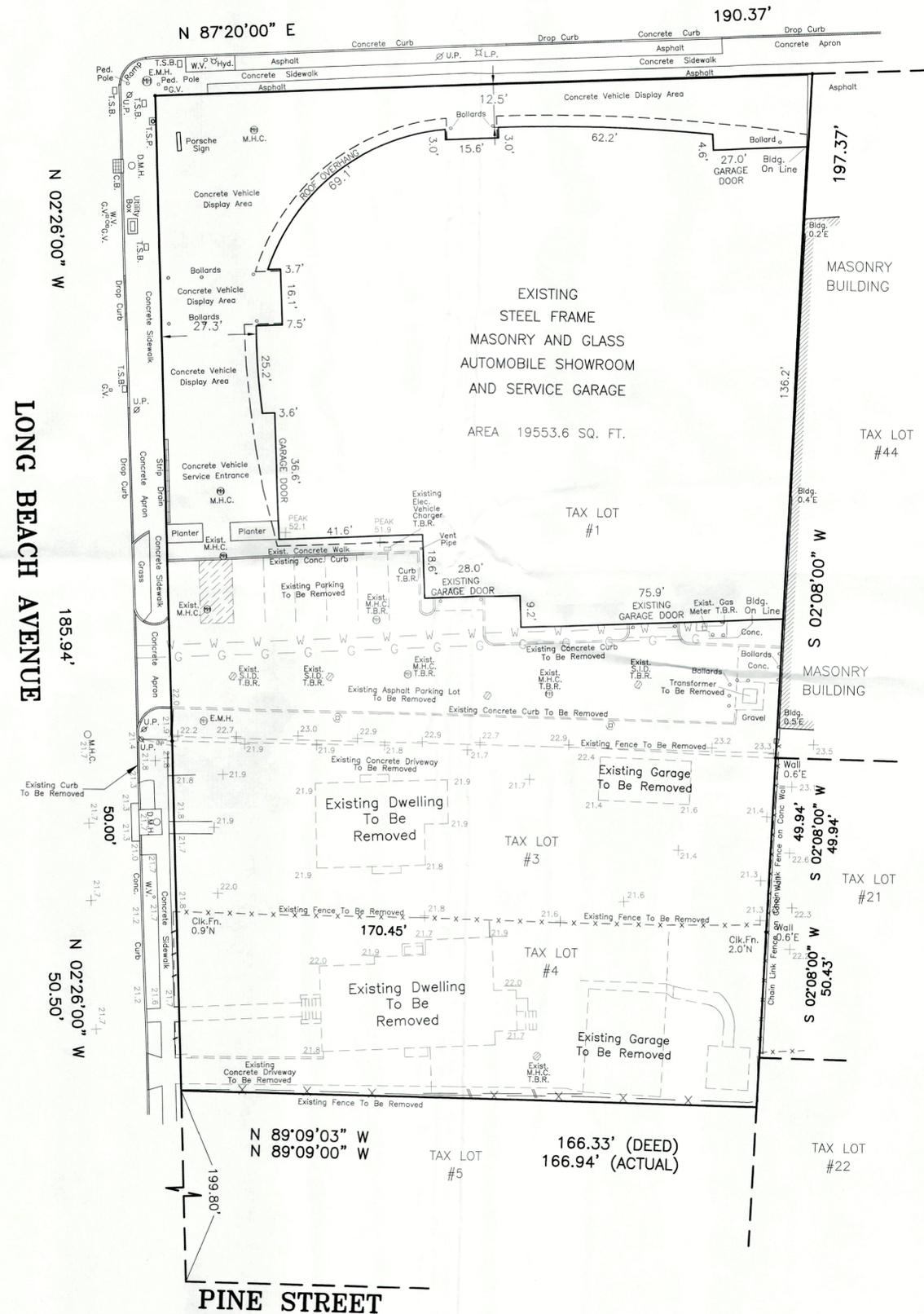
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ATLAS LOCATION

**SUNRISE HIGHWAY  
(NEW YORK STATE ROUTE 27)  
(WEST SUNRISE HIGHWAY)**



CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

GUARANTEES INDICATED HEREIN SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF THE TITLE REPORT.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREIN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, AND ANY OTHER CONSTRUCTION.

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

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

**LEGEND**

	C.B.	Catch basin
	G.V.	Gas valve
	M.H.C.	Manhole cover
	Hyd.	Hydrant
	L.P.	Light pole
	S.I.D.	Surface inlet drain
	U.P.	Utility pole
	W.M.	Water Meter
	W.V.	Water valve
	A/C	Air Conditioner
	OHP	Overhead Wires

**PROJECT**  
**PORSCHE SOUTH SHORE**  
**PROPOSED BUILDING & PARKING LOT EXPANSION**  
185-189 SUNRISE HIGHWAY FREEPORT, NY 11520  
INC. VILLAGE OF FREEPORT  
55-324-1,13,14,3  
SITUATED:  
NCTM:



**DRAWING INFORMATION**

DATE	3/17/2021
DRAWN BY:	DGC
CHECKED BY:	MJR
SCALE:	1" = 20'
AREA:	SEE PLAN

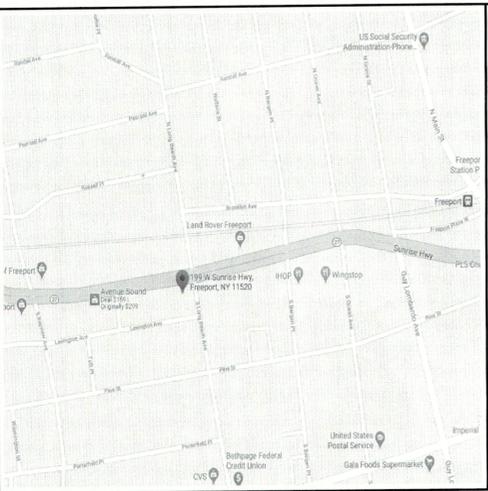
**DATUM:** NAVD88

**REVISION:**

#	DATE/COMMENT
1	6/23/2021
2	4/6/2022

**TITLE**  
**DEMOLITION PLAN**

**DRAWING**  
C-1



**ATLAS LOCATION**

**LEGEND**

□	C.B.	Catch basin
○	G.V.	Gas valve
⊗	M.H.C.	Manhole cover
⊕	Hyd.	Hydrant
⊙	L.P.	Light pole
⊖	S.I.D.	Surface inlet drain
⊕	U.P.	Utility pole
⊙	W.M.	Water Meter
⊖	W.V.	Water valve
⊕	A/C	Air Conditioner
—	OHP	Overhead Wires

**LOTS 1, 13 & 14 AREA:**  
 34958.1 SQ. FT.  
 0.80 ACRES

**LOT 3 AREA:**  
 8634.9 SQ. FT.  
 0.20 ACRES

**LOT 4 AREA:**  
 8517.8 SQ. FT.  
 0.20 ACRES

**Legend:**

Exist. Contour As Shown: ————

Prop. Contour As Shown: ————

Prop. Spot Grade: 184.75

Exist. Spot Grade: 184.75

Limits of Disturbance As Shown: - - - - -

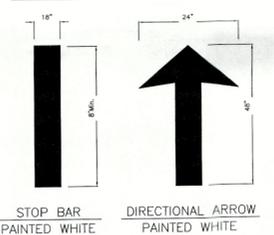
Trees To Be Removed As Shown: ⊗

Total Trees To Be Removed: 0

**ON-SITE SIGN LEGEND**

SIZE	SYMBOL
STOP SIGN (30"x30")	1
HANDICAP PARKING (12"x18")	2
DO NOT ENTER SIGN (18"x18")	3
BACK-TO-BACK IN SIGN (18"x18")	4
BACK-TO-BACK OUT SIGN (18"x18")	5
RIGHT TURN ONLY (24"x24")	6

**ON-SITE PAVEMENT MARKING LEGEND**



**PARKING CALCULATIONS**

REQUIRED	PROVIDED
<b>185-189 SUNRISE HIGHWAY FREEPORT, NY 11520</b> 1 SPACE FOR EVERY 500 SQFT OF PLOT AREA 47030.4 SQFT/500 = 94.1 = 95 SPACES REQUIRED	127 PARKING SPACES
<b>199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520</b> 1 SPACE FOR EVERY 400 SQFT OF FLOOR AREA 30,983.6 SQFT/400 = 77.5 = 78 SPACES REQUIRED	47 PARKING SPACES
<b>TOTAL PARKING REQUIRED</b>	173 SPACES
<b>TOTAL PARKING PROVIDED</b>	176 SPACES

NOTE: PARKING TO WORK IN ACCORDANCE WITH EXISTING NEIGHBORING PORSCHE SHOWROOM AT 199 WEST SUNRISE HIGHWAY FREEPORT, NY 11520  
 NOTE: ACCESS PARKING NOT MET ON THIS LOT WILL UTILIZE THE ADDITIONAL SPACES ON THE SHOWROOM LOT

**SITE DATA**

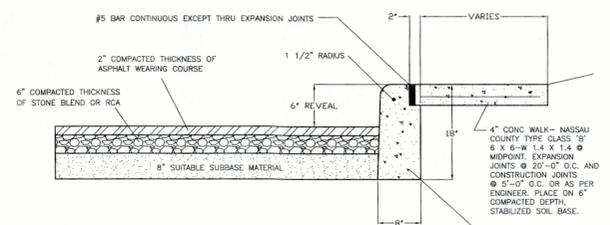
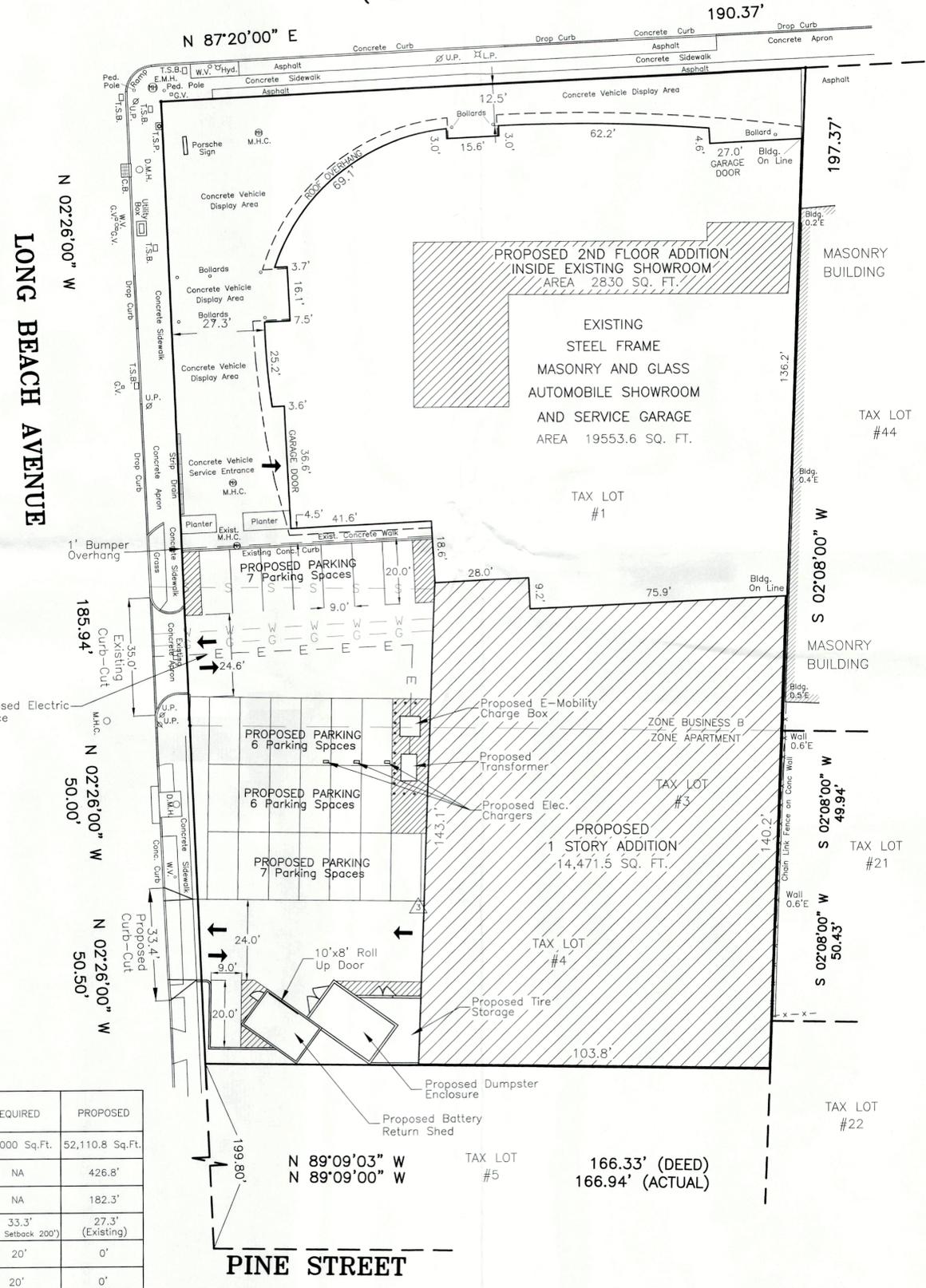
N.C.T.M. No:	SEC 55 BLK 324 LOTS 1,13,14,3
TOTAL AREA:	52,110.8 S.F. (1.2 Ac.)
EXISTING BUILDING FOOTPRINT:	19553.6 S.F.
EXISTING ZONE:	BUSINESS-B & APARTMENT (LOTS 1,13,14) (LOT 3&4)
PROPOSED USE:	AUTOMOBILE SALES
POST OFFICE:	FREEPORT 11520
SCHOOL DISTRICT:	FREEPORT SCHOOL DISTRICT
FIRE DISTRICT:	FREEPORT FD
WATER DISTRICT:	FREEPORT WATER
<b>LOT COVERAGE</b>	
BUILDING FOOTPRINT:	30,983.5 S.F. / 71.1%
IMPERVIOUS AREA:	12,356.3 S.F. / 28.4%
TURF & LANDSCAPING AREA:	229.1 S.F. / 0.5%
	TOTAL 43,568.9 S.F. / 100.00%

**ZONING CHART**

ZONING	REQUIRED	PROPOSED
Lot Area	15000 Sq.Ft.	52,110.8 Sq.Ft.
Lot Frontage	NA	426.8'
Lot Width	NA	182.3'
Front Yard	33.3' (Avg. Setback 200')	27.3' (Existing)
Side Yard	20'	0'
Rear Yard	20'	0'

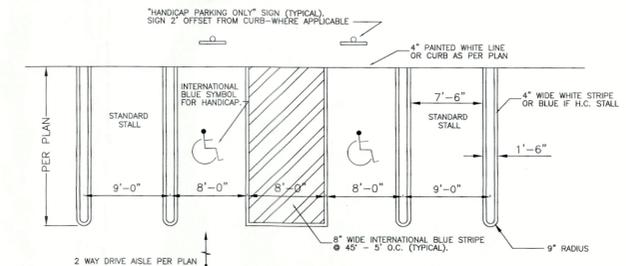
ZONE: Apartment (Tax Lot 3)

**SUNRISE HIGHWAY  
 (NEW YORK STATE ROUTE 27)  
 (WEST SUNRISE HIGHWAY)**



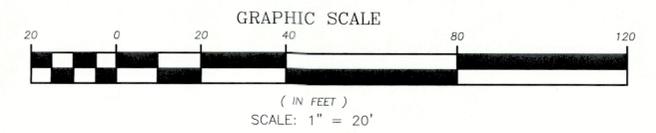
**ON SITE CONC. CURB & PAVEMENT DETAIL**  
 NOT TO SCALE

- NOTE:
- ALL WORK SHALL CONFORM TO VILLAGE OF FREEPORT SPECIFICATIONS.
  - PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S ; P.T.'S AND BOTH ENDS OF CURB CUTS.
  - PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALKS AND CONCRETE HANDICAP RAMPS.
  - HANDICAP RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS.
  - ALL CONCRETE FOR CURB SHALL BE NASSAU COUNTY CLASS 'A' ALL CONCRETE FOR SIDEWALKS SHALL BE NASSAU COUNTY CLASS 'B'
  - CURB REVEAL SHALL BE 6" TYPICAL, UNLESS WHERE NOTED ON PLAN.
  - DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
  - TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE.
  - SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT



**PARKING AREA STRIPING AND ALIGNMENT DETAIL**  
 NOT TO SCALE

- NOTE:
- HANDICAP RAMPS, SIDEWALKS, CROSS AISLES AND DROPPED CURBS SHALL CONFORM TO THE LATEST N.Y.S. AND ICC/ANSI A117.1 STANDARDS.
  - ALL PARKING STALLS TO BE STRIPED WITH DOUBLE LINE
  - ALL PARKING LOT STRIPING TO BE WHITE SHERMIN-WILLIAMS A-100 ACRYLIC EXTERIOR FLAT LATEX SERIES A8 PAINT OR EQUAL, EXCEPT HANDICAP STRIPING COLOR.



**PORSCHE SOUTH SHORE  
 PROPOSED BUILDING & PARKING LOT EXPANSION  
 185-189 SUNRISE HIGHWAY FREEPORT, NY 11520**



**DRAWING INFORMATION**

DATE: 3/17/2021

DRAWN BY: DGC

CHECKED BY: MJR

SCALE: 1"=20'

AREA: SEE PLAN

**DATUM:** NAVD88

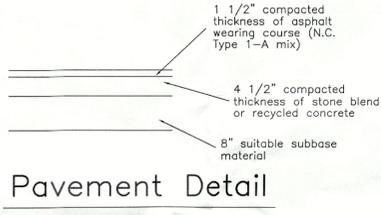
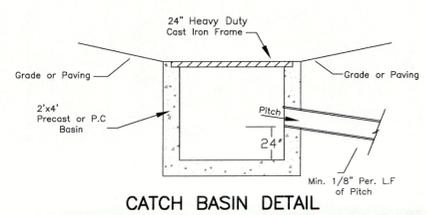
**REVISION:**

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2	4/6/2022



**ATLAS LOCATION**

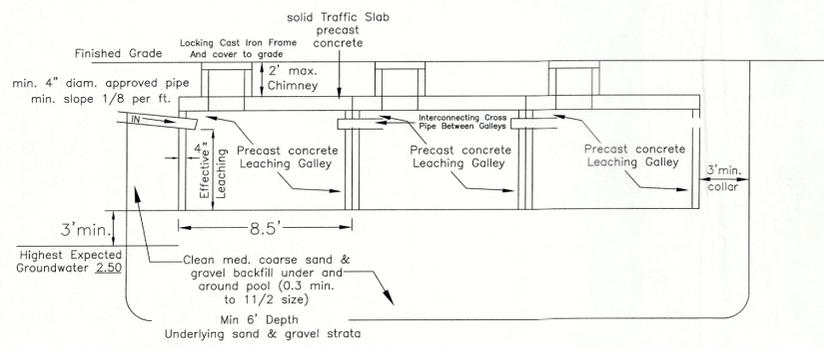
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 Exist. Contour As Shown: \_\_\_\_\_  
 Prop. Contour As Shown: \_\_\_\_\_  
 Prop. Spot Grade: 184.75  
 Exist. Spot Grade: 184.75  
 Limits of Disturbance As Shown: \_\_\_\_\_  
 Trees To Be Removed As Shown: ☒  
 Total Trees To Be Removed: 0



**DRAINAGE CALCULATIONS:**

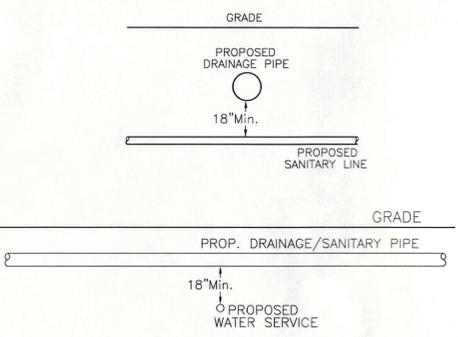
Proposed Parking Lot Addition Area = 10,368.5 s.f.  
 Runoff = 10,368.5 s.f. x 3"/12 = 2,592.1 cu.f.  
 Proposed Building Addition Area = 14,471.5 s.f.  
 Runoff = 14,471.5 s.f. x 3"/12 = 3,617.9 cu.f.  
 Existing Building Area = 19,553.6 s.f.  
 Runoff = 19,553.6 s.f. x 3"/12 = 4,888.4 cu.f.  
 Total 3" Runoff = 11,098.4 cu.f.  
 Total Volume Provided = 11,136.0 cu.f.  
 87 Proposed Leaching Galleys of 4.5'x8.5'x4.0' Depth = 11,136.0 Cu.F.

Note: All Piping to be 10" CPP unless otherwise noted  
 Note: All roof drains to be 6" SDR35 with cleans at all bends.  
 Note: Any Presece of Silt 6' Below Bottom of Leaching Galleys Is To Be Removed And Replaced With Clean Sand & Gravel



**LEACHING GALLEY DETAIL**

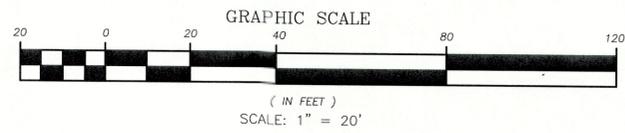
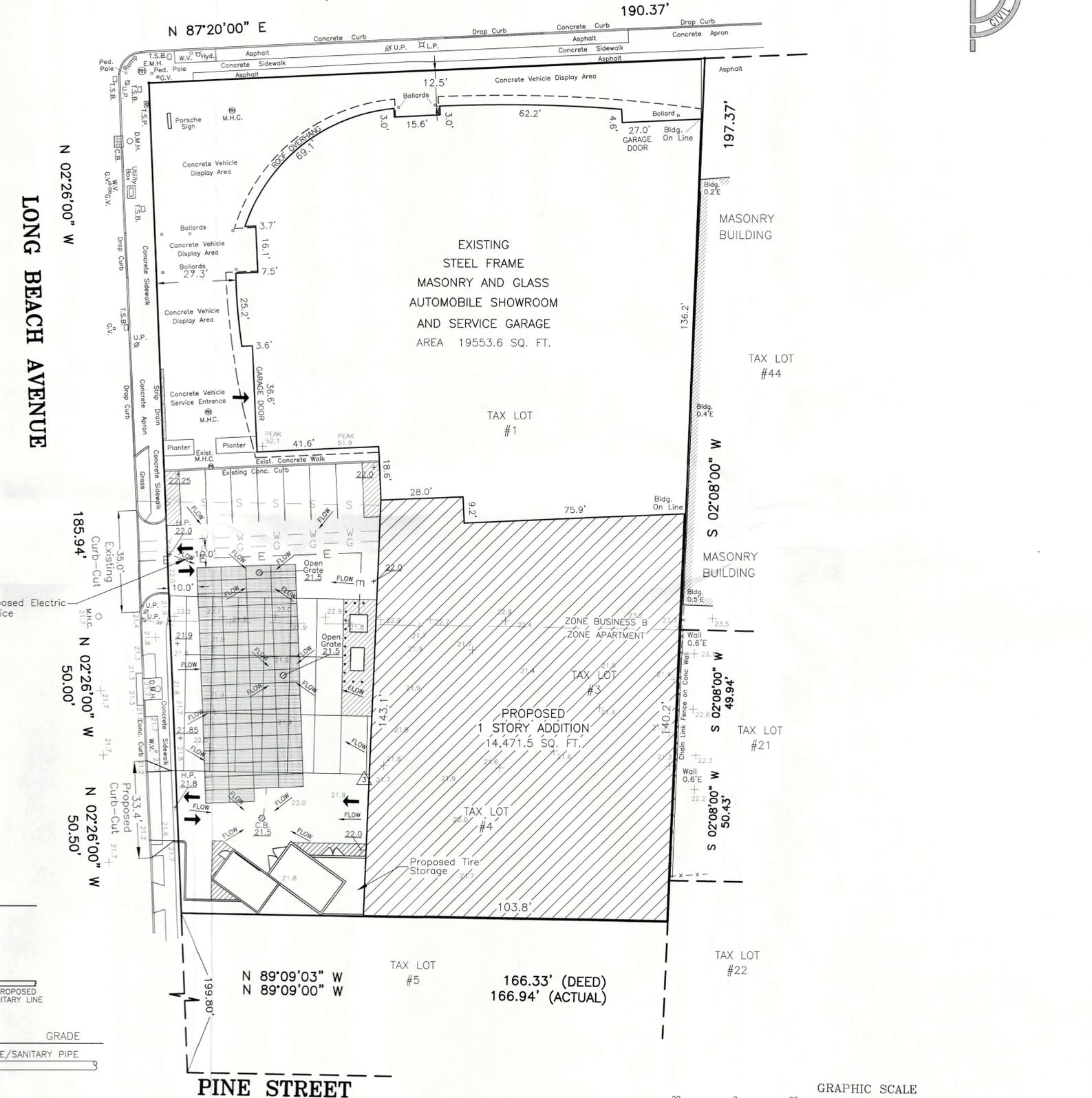
N.T.S.



**TYPICAL CROSSING DIAGRAMS**

N.T.S.

**SUNRISE HIGHWAY  
 (NEW YORK STATE ROUTE 27)  
 (WEST SUNRISE HIGHWAY)**



**DRAWING INFORMATION**

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DRAWN BY:	DGC
CHECKED BY:	MUR
SCALE:	1" = 20'
AREA:	SEE PLAN

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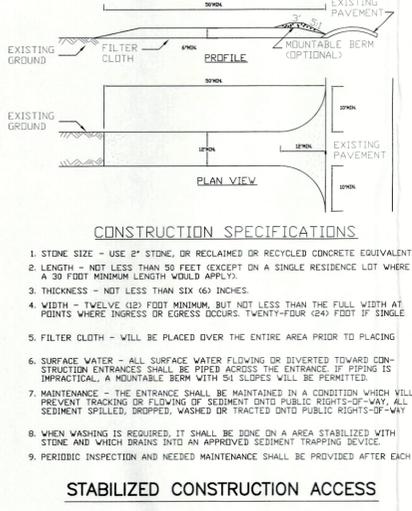
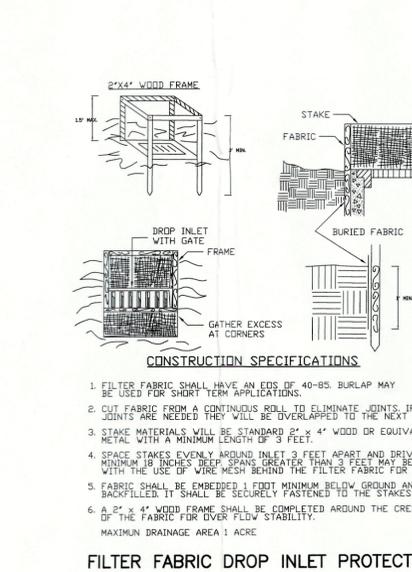
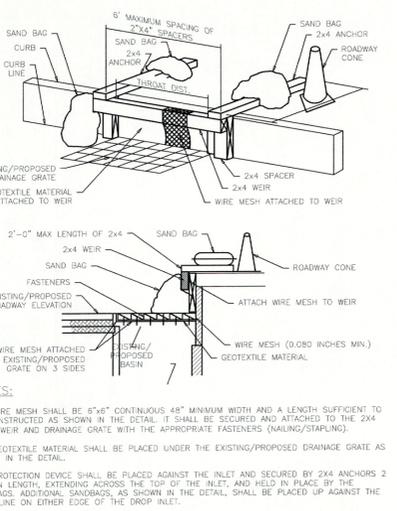
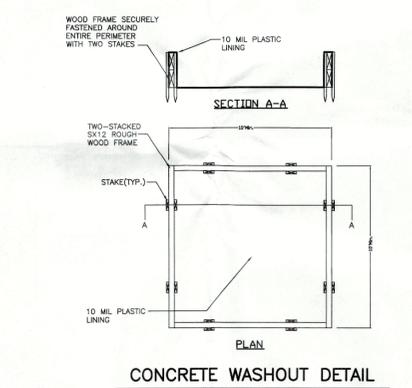
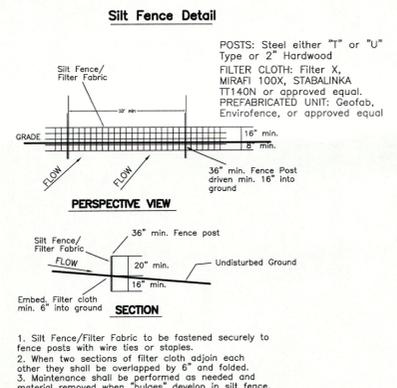
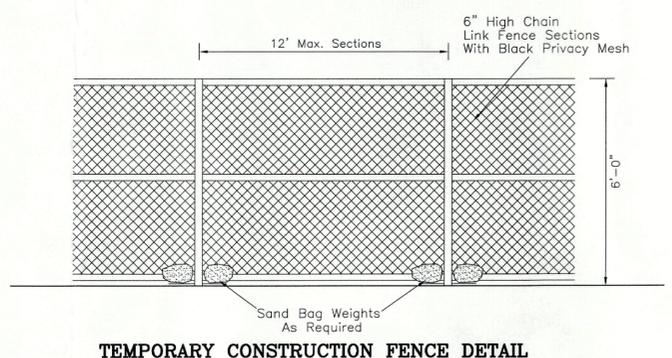


**ATLAS LOCATION**

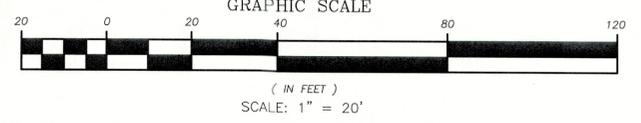
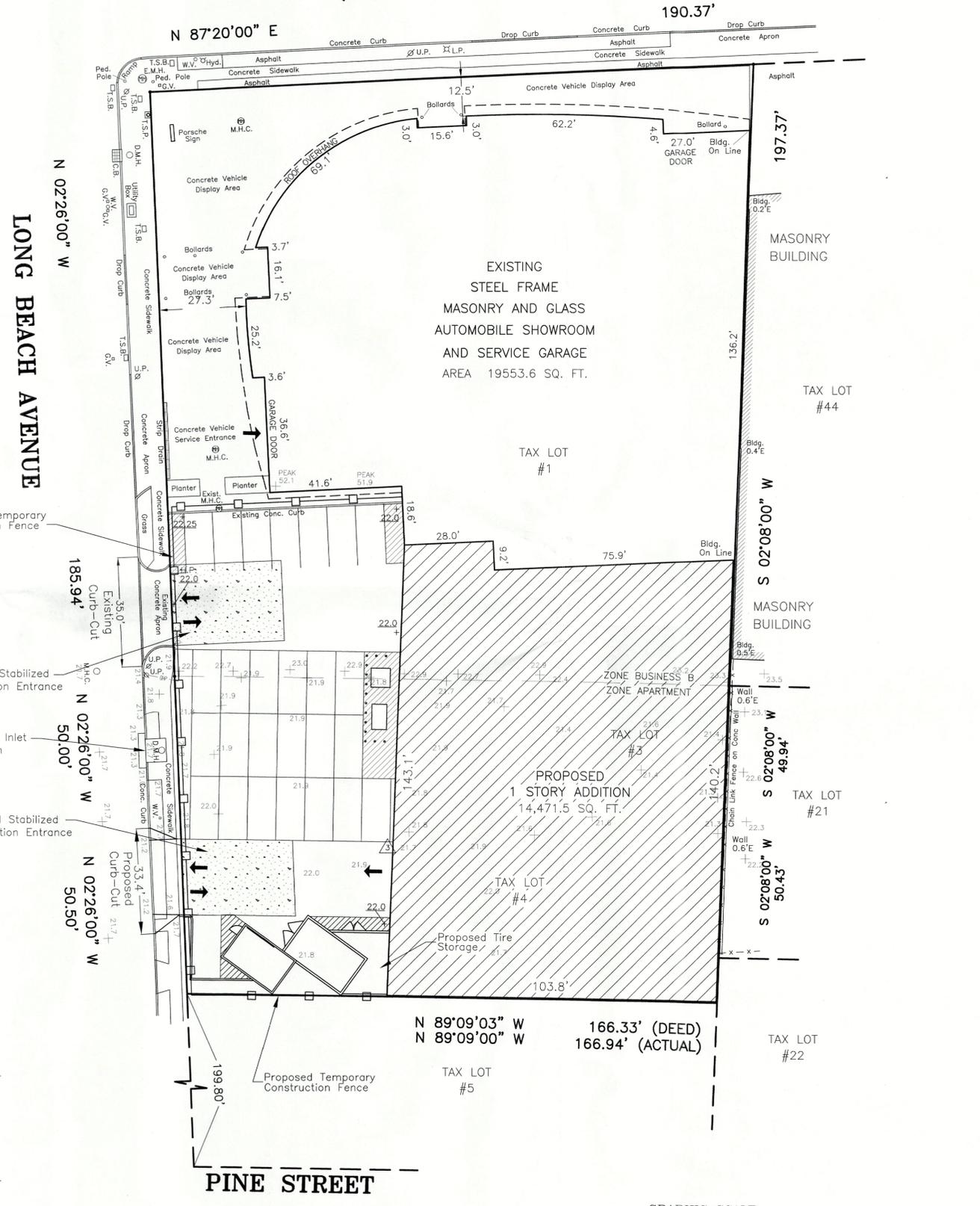
**Legend:**  
 Exist. Contour As Shown: \_\_\_\_\_  
 Prop. Contour As Shown: \_\_\_\_\_  
 Prop. Spot Grade: 184.75  
 Exist. Spot Grade: 184.75  
 Limits of Disturbance As Shown: - - - - -  
 Trees To Be Removed As Shown: ⊗  
 Total Trees To Be Removed: 0

**LEGEND**

□	C.B.	Catch basin
○	G.V.	Gas valve
○	M.H.C.	Manhole cover
○	Hyd.	Hydrant
○	L.P.	Light pole
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○	A/C	Air Conditioner
—	DHP	Overhead Wires

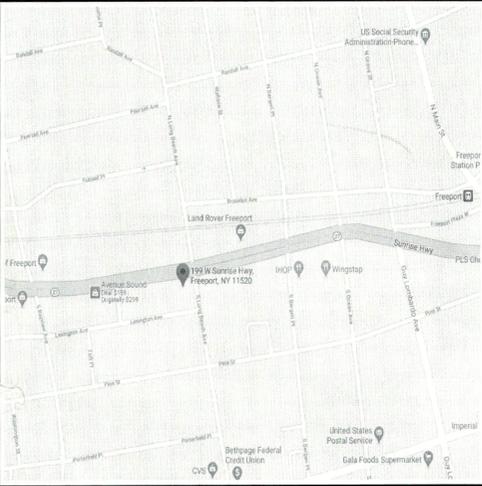


**SUNRISE HIGHWAY  
(NEW YORK STATE ROUTE 27)  
(WEST SUNRISE HIGHWAY)**



**DRAWING INFORMATION**

DATE	3/17/2021
DRAWN BY:	DGC
CHECKED BY:	MUR
SCALE:	1"=20'
AREA:	SEE PLAN
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**ATLAS LOCATION**

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 Prop. Spot Grade: 184.75   
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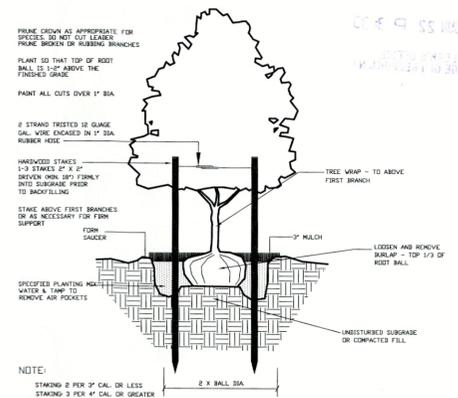
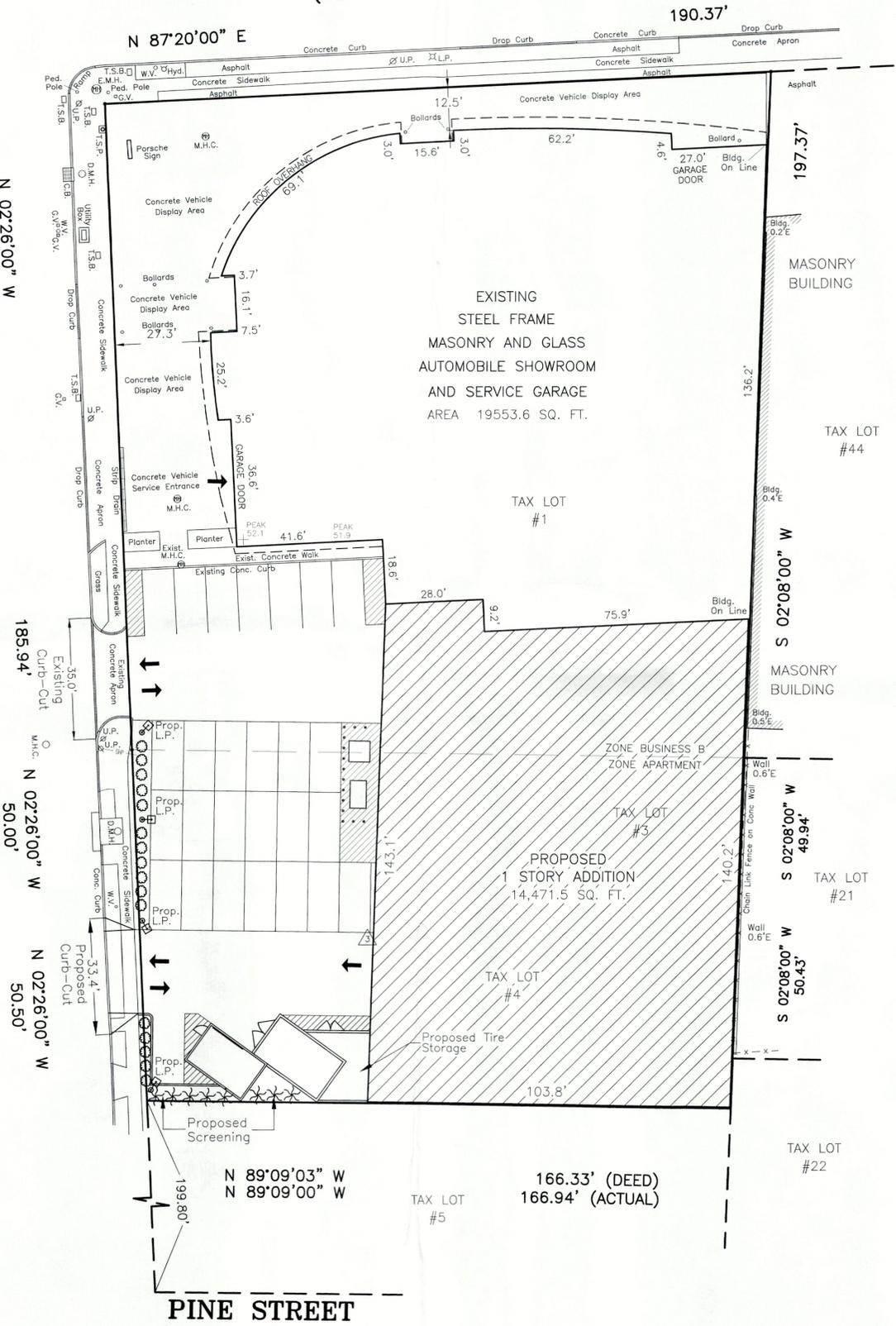


**LEGEND**

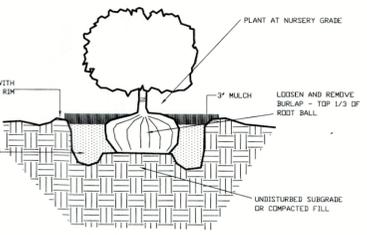
	Catch basin
	Gas valve
	Manhole cover
	Hydrant
	Light pole
	Surface inlet drain
	Utility pole
	Water Meter
	Water valve
	Air Conditioner
	Overhead Wires

**LONG BEACH AVENUE**

**SUNRISE HIGHWAY  
 (NEW YORK STATE ROUTE 27)  
 (WEST SUNRISE HIGHWAY)**



**TREE PLANTING - VERTICAL STAKES**



**SHRUB PLANTING**

**GENERAL PLANTING NOTES**

1. ALL PLANT MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT, NOT DESIGNATED TO REMAIN UNDISTURBED, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GRASS COVER SHALL BE LAWN, TYPE AS NOTED.
3. ALL PLANTS NOT OTHERWISE DESIGNATED ARE TO BE DELIVERED BARE (BALLED AND BURLAPPED), NO BARE ROOT OR FIELD CLUMP MATERIAL IS ALLOWED (EXCEPT BULBS AND GRASSES).
4. LAYOUT SHRUBS IN APPROXIMATE LOCATIONS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT (LA) BEFORE PLANTING. LA WILL PLACE ALL PERENNIALS AND INDICATE GRASSING LOCATIONS IN THE FIELD.
5. REPORT ANY UNSATISFACTORY CONDITIONS IMMEDIATELY TO THE OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL RESOLVE NO ADDITIONAL PAYMENT FOR UNSATISFACTORY CONDITIONS REPORTED AFTER THE FACT OR AFTER COMPLETION OF PLANTING.
6. ALL AREAS DISTURBED BY CONSTRUCTION TO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. PLANTING SOIL MIXTURE: 2 PARTS NATIVE SOIL TO 2 PARTS TOPSOIL TO 1 PART ORGANIC COMPOST.
8. ALL LAWN AREAS TO RECEIVE 4" TOPSOIL, PLANT AND ANNUAL BEDS 12" TOPSOIL.
9. APPLY 15 LBS 5-10-10 FERTILIZER, 70 LBS LIMESTONE PER 1000 SF TO ALL LAWN AREAS. ADJUST PER SOIL TEST.
10. HYDRATE SEEDS ALL SEEDED LAWN AREAS WITH WATER KENTUCKY BLUEGRASS, 40% LONGETA PERENNIAL RYEGRASS SOIL, PENNIN PERENNIAL RYEGRASS 20% ANNUAL RYEGRASS 10% FESCUE AND HYDRONALM IN ACCORDANCE WITH SPECIFICATIONS.
11. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK. FOR THIS CONTRACT ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. ANY PLANT NOT MEETING THESE CONDITIONS SHALL BE REPLACED WITH A PLANT OF SIMILAR SIZE AND TYPE AT THE NEXT PLANTING SEASON.
12. ALL PLANTED AND GRASSED AREAS OF THE SITE TO BE IRRIGATED.
13. ANY EXISTING TREES SHOWN TO REMAIN WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 4" CALIPER TREES AS DIRECTED BY THE TOWN.

**PROPOSED PERENNIAL FLOWER PLANTING LIST**

COMMON NAME	SCIENTIFIC NAME
Black Eyed Susan	Rudbeckia hirta
New England Aster	Aster novi-angliae
Sweet William	Hibiscus moscheutos

Note: Perennials to be planted throughout planting areas to fill in bare areas.  
 Note: All dimensions provided are relative to the plants at the time of installation.

**PLANTING LIST**

TREES/SHRUBS	COMMON NAME	SCIENTIFIC NAME	Planting Specifications
	Dwarf Hinoki Cypress	Chamaecyparis obtusa	(16) - Planted around perimeter of parking
	Arbutus	Thuja occidentalis	(9) - Planted around perimeter of parking

- Arbutus (9) 5'-6' Installed Height  
 Mature Height = 10'-15'  
 Mature Width = 3'-4'
- Dwarf Hinoki Cypress (16)  
 Mature Height = 3'-6'  
 Mature Width = 2'-4'

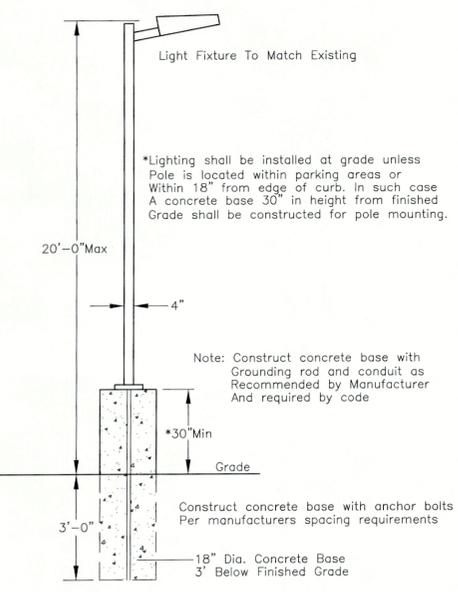
Note: Maintenance required. All landscaping as shown on approved plans shall be maintained in a vigorous growing condition. Any plants not so maintained shall be replaced with healthy new plants of comparable size, type and quality at the beginning of the next immediately following growing season. Satisfactory assurance of such maintenance shall be a condition of development approval and of continued conformity with this Code.

Note: All shrubs will be properly pruned so that they do not encroach on parking area.

**GRAPHIC SCALE**



( IN FEET )  
 SCALE: 1" = 20'



**LIGHT POLE DETAIL**

NOTE: ALL PROPOSED LIGHT FIXTURES TO MATCH EXISTING  
 NOTE: DOWNSHIELDING MEASURES TO BE USED ON ALL FIXTURES  
 NOTE: ALL LIGHT FIXTURES ARE TO UTILIZE BACK LIGHT SHIELDS AND SHARP CUTOFF BULBS TO PREVENT NEIGHBORING LIGHT POLLUTION  
 NOTE: ALL EXTERIOR LIGHTING SHALL BE EXTINGUISHED WITHIN ONE HOUR OF THE CLOSING OF BUSINESS



**DRAWING INFORMATION**

DATE	3/17/2021
DRAWN BY:	DGC
CHECKED BY:	MJR
SCALE:	1"=20'
AREA:	SEE PLAN
DATUM:	NAVD88
REVISION:	
#	DATE/COMMENT
1	6/23/2021
2	4/6/2022

Application Date: 7/21/22  
Fees Paid: \$325.00

SP# 3574

INCORPORATED VILLAGE OF FREEPORT  
SITE PLAN REVIEW APPLICATION  
PLANNING BOARD

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

PROPERTY ADDRESS: 438 Nassau Ave ZONING DISTRICT Res A  
SECTION 62 BLOCK 186 LOT 1 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name:	<u>438 Nassau LLC</u>		Name:	<u>Andrew Cacciatore</u>
Address:	<u>2290 Bellmore Ave 11710</u>		Address:	<u>2290 Bellmore Ave Bellmore NY 11710</u>
Telephone #:	<u>516 316 2002</u>		Telephone #:	<u>516 316 2002</u>

Attorney or architect:  
Name: ~~Michael Angelo~~ Address: \_\_\_\_\_  
Phone #: ~~516 316 2004~~

Present Land Use: Vacant land Proposed Land Use: Single Family Dwelling

Description of Proposed Work: Construct a new 3 story 2515 sqft single family dwelling with 246 sq ft porch and a 82.5 sq ft deck

I request a concept plan conference: \_\_\_\_\_ YES  NO

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

\_\_\_\_\_  
APPLICANT'S SIGNATURE

Sworn to before me this 20th day of July, 2022

Notary Public

VINCENT ROY CACCIATORE  
Notary Public, State of New York  
No. 30-4514022  
Qualifier in Nassau County  
Commission Expires March 30, 2028

\_\_\_\_\_  
DATE

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Property Owner's Consent: 438 Nassau LLC  
I, Andrew Cacciatore am (are) the owner(s) of the subject property and consent to the filing of this application.

\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 20th day of July, 2022

Notary Public

VINCENT ROY CACCIATORE  
Notary Public, State of New York  
No. 30-4514022  
Qualifier in Nassau County  
Commission Expires March 30, 2028

\_\_\_\_\_  
DATE

FOR VILLAGE USE ONLY

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



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520

(516) 377-2242  
FAX (516) 377-2493

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

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

June 28, 2022

**AMENDED SITE PLAN LETTER**

438 Nassau LLC  
2290 Bellmore Avenue  
Bellmore, NY 11710

**RE: 438 Nassau Avenue, Freeport, NY**  
**Zoning District - Residence A Sec. 62 Blk. 186 Lot. 1**  
**Building Permit Application #20222615**  
**Description- Construct a 3 story, 2515 sq. ft. single family dwelling with 246 sq. ft. porch & 82.5 sq. ft. deck**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

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

c: Village Clerk  
Michael Angelone, P.E.  
ZBA Approval Needed:  
Yes:  X  No      

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222615

Location: 438 Nassau Avenue, Freeport, NY

Applicant: 438 Nassau LLC

Description: Construct a new 3 story 2515 sq. ft. single family dwelling with a 246 sq. ft. porch and a 82.5 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

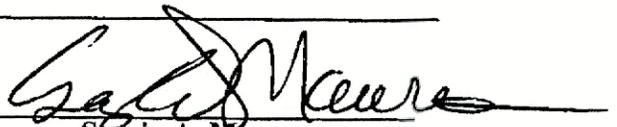
REASON(S) FOR DETERMINATION

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: June 28, 2022

  
Sergio A. Mauras  
Superintendent of Buildings

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VILLAGE OF FREEPORT, NY

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

JAN 31 2022

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: <u>PROPOSED NEW ONE FAMILY DWELLING</u>			
Project Location (describe, and attach a location map): <u>438 NASSAU AVENUE / FREEPORT</u>			
Brief Description of Proposed Action: <u>CONSTRUCT NEW ONE FAMILY DWELLING</u>			
Name of Applicant or Sponsor: <u>ANDREW CACCIATORE</u>		Telephone: <u>516 316 2002</u>	
		E-Mail:	
Address: <u>220 BALTIMORE AVENUE</u> <u>NY 11710</u>			
City/PO: <u>BALTIMORE</u>		State: <u>NY</u>	Zip Code: <u>11710</u>
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"/>
<u>VILLAGE OF FREEPORT</u>			
3.a. Total acreage of the site of the proposed action? <u>60 X 100</u> acres			
b. Total acreage to be physically disturbed? <u>600 SQ FT</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>600 SQ FT</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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VILLAGE OF FREEPORT, NY

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

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VILLAGE OF FREEPORT, NY  
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JAN 31 2022

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>ANIM CACCIAIONE</u>	Date: <u>1/20/2022</u>	
Signature: 		

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

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

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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?	<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.
<hr/>	
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)

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 VILLAGES FREEPORT, NY

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

DATE: June 16, 2022

**APPROVAL**

Building Department Permit Application#20222615

Chairman, regarding Application #2022-24 for the premises located at 438 Nassau Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-43A(1), 210-43A(2), 210-43A(3) and 210-39A seeking approval for a new 3 story 2,515 sq ft single family dwelling with a 246 sq ft porch and a 82.5 sq ft deck.

I, Drew Scopelitis, move that this Board make the following findings of fact:

A public hearing was held on June 16, 2022 wherein applicant was represented by Attorney Christopher Gomoka, as counsel to the law office of Michael Soloman. He explained that the front yard setback deficiency is caused by a desire to stay within a similar footprint as to the original structure. One house within 200 feet has a 200 ft. radius and a 37 ft. setback. Two neighboring houses have setbacks of 16 and 17 feet. The property is also a corner lot, necessitating 2 front yards. The rear setback issue comes from a 6 foot wide section at the rear where the canal encroaches. The other 54 feet is compliant. The side yard has a deck to add to the aesthetics and there is a garage at the adjoining property with no windows or doors on that side. The sky exposure plane comes from the requirement that the house be elevated.

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

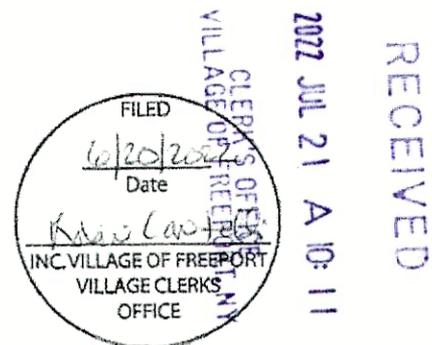
I further move that this application be granted subject to the following conditions:

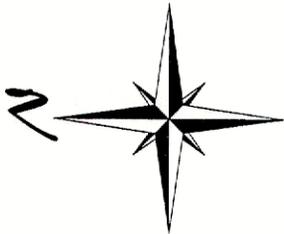
1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.

Second by: Charles Hawkins

The Clerk polled the Board:

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





1" = 70'

# LEGEND

- PARCEL LINE
- - - LOT LINE
- - - ZONING DISTRICT LINE
- (27) LOT NUMBER
- 102.64 PARCEL LINE LENGTH
- ADDRESS NUMBER.
- NOTE: FACES STREET THAT IT IS ON.

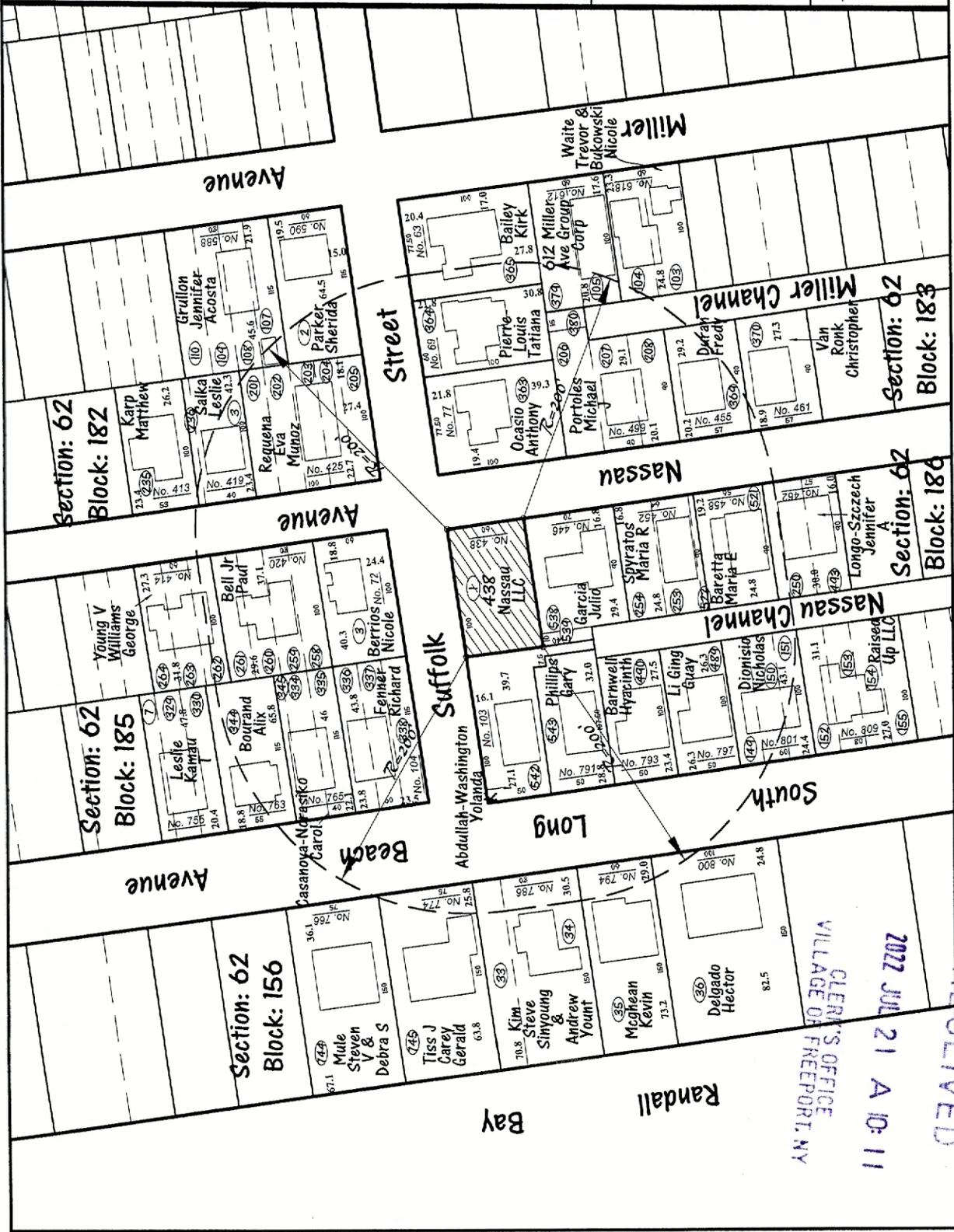
## Radius Map

438 Nassau Avenue,  
Freeport, NY 11520

Section: 62  
Block: 186  
Lot: 1

### Prepared By:

Long Island Expeditors  
121 Newbridge Road  
Hicksville, NY 11801  
Phone 516-698-0005  
DATE: June 7, 2022



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

Date: February 7, 2022

Permit No: 20211319

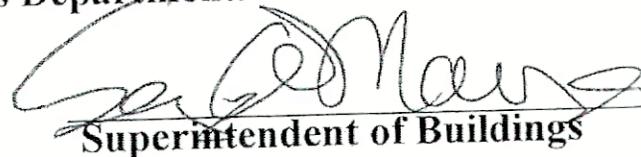
Certificate No: 20220085

Permit Issued: 11/08/2021

Location: 438 Nassau Ave, Freeport, N.Y. 11520

Project: Remove and replace 23 ft. existing bulkhead.\*\*\*\*\*

Completed on 01/31/2022 to the satisfaction of this Department.



Superintendent of Buildings

Sergio Maura

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

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\*This Certificate is not valid without Village Seal

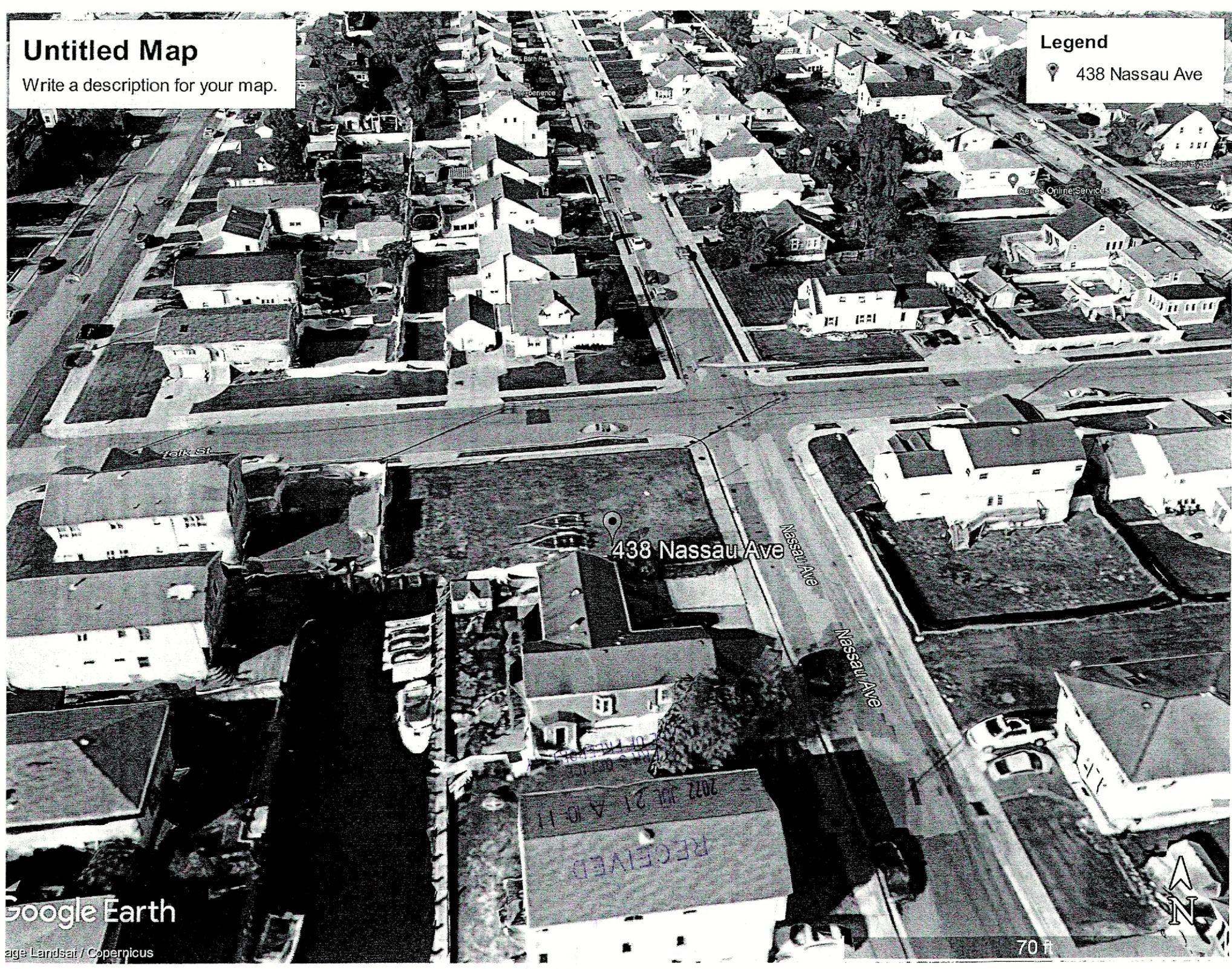
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# Untitled Map

Write a description for your map.

## Legend

 438 Nassau Ave



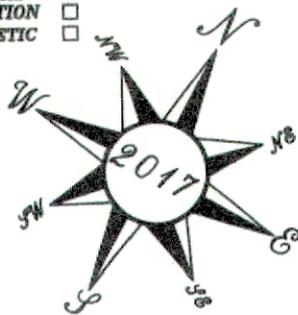
Google Earth

Image Landsat / Copernicus



70 ft

DEED  
GENERAL  
DIRECTION  
MAGNETIC



# STAKE OUT

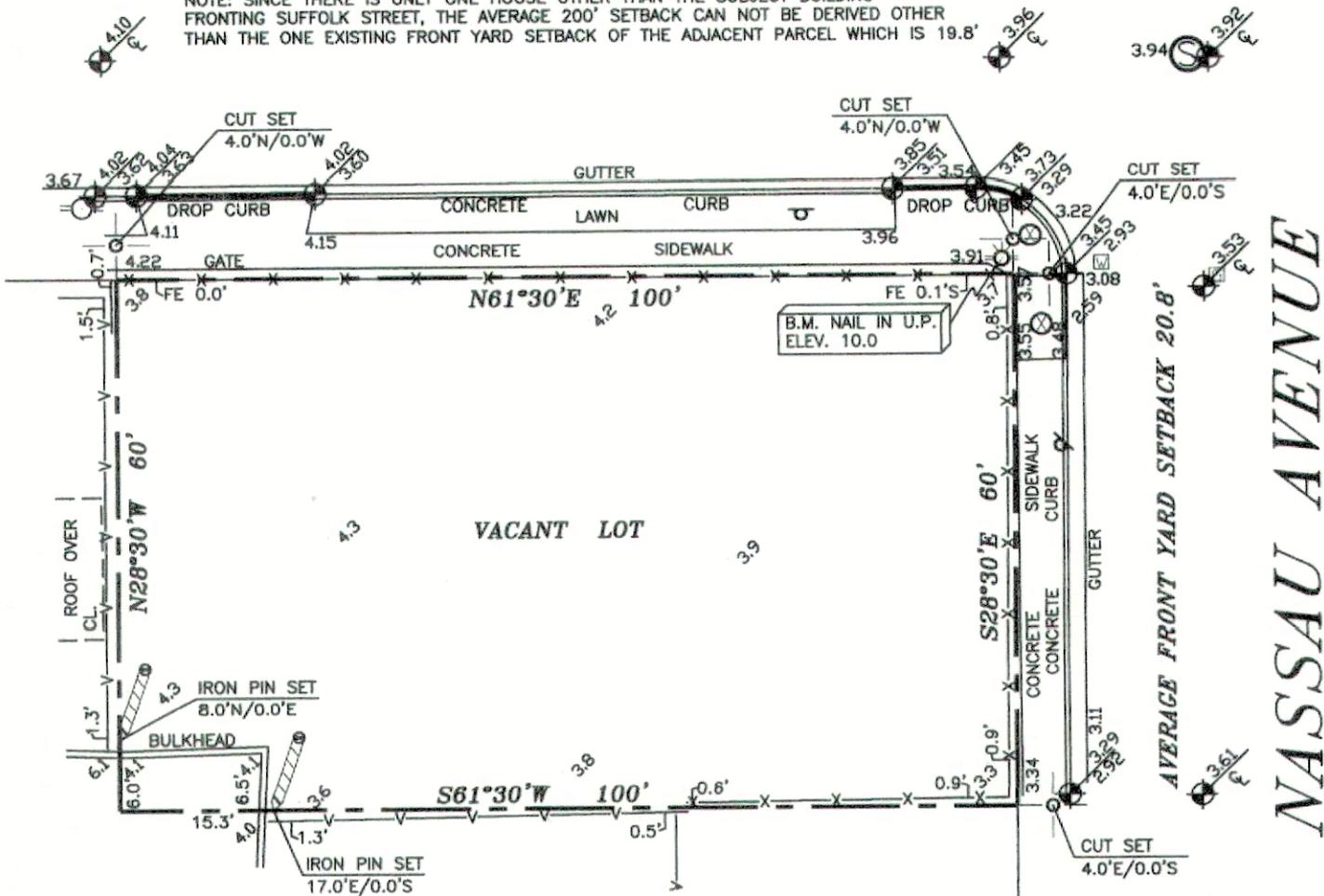
10 5 0 10 20

SCALE 1"=20'

NOTE- STAKES, PINS AND NAILS ARE TEMPORARY OBJECTS AND ARE SUBJECT TO ACCIDENTAL DISTURBANCES. THE STAKES SHOWN ON THIS PLAT WERE PLACED IN THE POSITION SHOWN ON THE DATE SHOWN. THE STAKES ARE SET TO REPRESENT FINAL BLD. DIMENSIONS, & SHOULD NOT BE EXCEEDED. THE USER OF THIS PLAT SHOULD INSURE THAT THE STAKES HAVE NOT BEEN DISTURBED PRIOR TO CONSTRUCTION. STRING LINES SHOULD NEVER BE ATTACHED TO LAYOUT STAKES.

# SUFFOLK STREET

NOTE: SINCE THERE IS ONLY ONE HOUSE OTHER THAN THE SUBJECT BUILDING FRONTING SUFFOLK STREET, THE AVERAGE 200' SETBACK CAN NOT BE DERIVED OTHER THAN THE ONE EXISTING FRONT YARD SETBACK OF THE ADJACENT PARCEL WHICH IS 19.8'



### LEGEND

SEWER MANHOLE	⊙
WATER VALVE	⊠
GAS VALVE	⊡
UNKNOWN MANHOLE	⊗
UTILITY/LIGHT POLE	⊕
TRAFFIC SIGN	⊙
EXISTING GRADE	—

ELEVATIONS SHOWN ON THIS PLAT HAVE BEEN DEVELOPED USING A NETWORKED GPS SYSTEM AND ARE CONSISTENT WITH NAVD 1988

CALL UFPO TWO WORKING DAYS BEFORE DIGGING! 1-800-962-7962 OR 811  
NON-MEMBERS MUST BE CONTACTED SEPARATELY.

### EASEMENTS, IF ANY, NOT SHOWN.

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.

This survey is intended to be used for Building Department purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.

"Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law"

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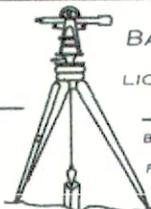
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L.S.T. = LANDSCAPE TIE (G) = GATE R.O. = ROOF OVER W.O.F. = WIRES ON FACE F.E. = FIRE ESCAPE 438NASSAUAVE

CERTIFIED TO:  
A & J BUILDING & CONSTRUCTION

REVISED 01/12/2022 PL. STAKE OUT



BARRY M. FAHRER  
NEW YORK STATE  
LICENSED LAND SURVEYOR  
No. 49851

BARRY M. FAHRER L.S.  
206 CHURCH STREET  
FREEPORT NEW YORK 11520  
(516) 623-2909  
FAX (516) 623-0628

STATE OF NEW YORK

JOB No. 20170494/20220002

SECTION No. 62

TITLE No.

TAX BLOCK No. 186

LOT No. 1

DATE SURVEYED 08/21/2017

FREEPORT

COUNTY OF: NASSAU

*[Handwritten Signature]*

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 PLANNING DEPT OFFICE  
 TOWN OF FREEPORT, NY



**FRONT EXTERIOR ELEVATION**



2290 Millburn Ave  
 Millburn, N.Y. 11760  
 Tel: 800-566-6000  
 Fax: 203-221-6470

Drawing Description  
**Proposed Front  
 Exterior Elevation**  
\* THESE DRAWINGS ARE PREPARED FOR GENERAL INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF HUNTER CABINETS.

**Proposed Family / Dwelling**  
**438 Nassau Ave**  
**Freeport, N.Y.**

NO.	DATE	REVISION	SITS

DATE: 7.8.2022  
 SCALE: NTC

SHEET  
**A-1**



**REAR EXTERIOR ELEVATION**



2000 BREWER AVE  
 FREEPORT, N.Y. 11520  
 TEL: 516-354-9500  
 FAX: 516-354-9501

Drawing Description

**Proposed Rear  
 Exterior Elevation**

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**Proposed Family / Dwelling  
 438 Nassau Ave  
 Freeport, N.Y.**

NO.	DATE	REVISION	BY

DATE: 7.8.2022  
 SCALE: NTC

SHEET:  
**A-2**





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**LEFT SIDE EXTERIOR ELEVATION**



2000 Belmont Ave  
Belmont, N.Y. 11710  
Tel: 800.926.4853  
Fax: 815.225.4972

Drawing Description  
**Proposed Left Side  
Exterior Elevation**

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**Proposed Family / Dwelling**  
**438 Nassau Ave**  
**Freeport, N.Y.**

No.	DATE	REVISION	INTS

DATE: 7.8.2022  
SCALE: NTS

SHEET  
**A-4**



CHARCOAL  
50 YEAR ASPHALT ROOF  
BY CAT

CASTLE STONE GRAY  
4 1/2" VINYL  
HORIZONTAL  
CLAPBOARD

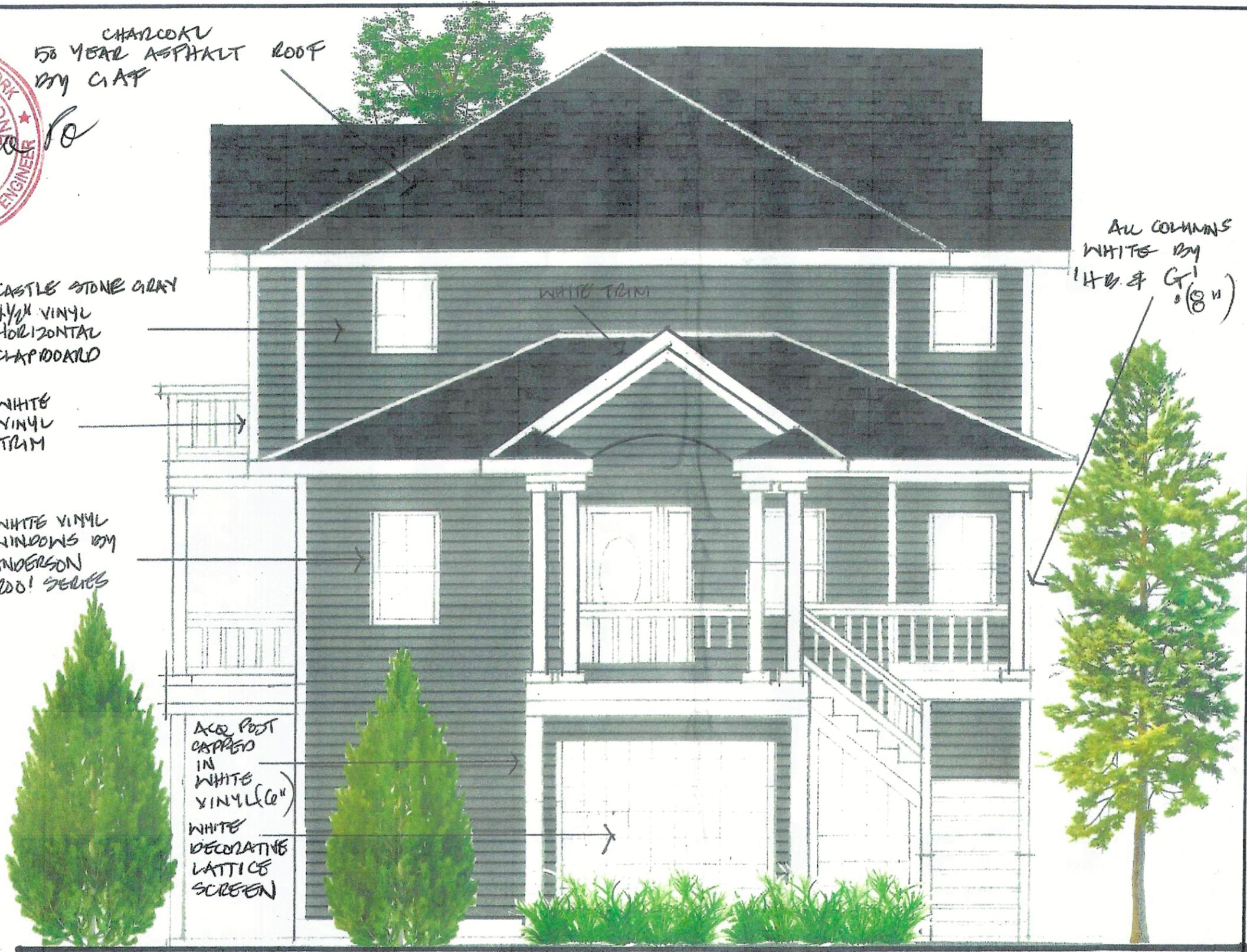
WHITE  
VINYL  
TRIM

WHITE VINYL  
WINDOWS BY  
ANDERSON  
1200 SERIES

ACE POST  
CRAPPED  
IN  
WHITE  
VINYL (6")  
WHITE  
DECORATIVE  
LATTICE  
SCREEN

WHITE TRIM

ALL COLUMNS  
WHITE BY  
H&G (8")



FRONT EXTERIOR ELEVATION



Drawing Description  
Proposed Front  
Exterior Elevation

Proposed Family / Dwelling  
438 Nassau Ave  
Freeport, N.Y.

No.	DATE	REVISION	DATE

DATE: 7.8.2022  
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PE

CHARCOAL COLOR  
50 YEAR ASPHALT ROOF  
11M GAF

WHITE VINYL ANDERSEN  
200 SERIES



CASTLE STONE  
GRAY 4 1/2"  
VINYL HORIZONTAL  
CLAPBOARD 4 1/2"  
WHITE TRIM

ACQ POSTS  
CAPPED  
IN  
WHITE  
VINYL  
(6")

CASTLE STON GRAY

**REAR EXTERIOR ELEVATION**



Drawing Description  
**Proposed Rear  
Exterior Elevation**

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**Proposed Family / Dwelling**  
**438 Nassau Ave**  
**Freeport, N.Y.**

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SHEET: **A-2**



*Michael Angelone*

CHARCOAL COLOR  
50 YEAR ASPHALT ROOF BY GIAT

2 1/2" WHITE FURFON

ORIENTED STRONG CLAY  
4 1/2" VINYL HORIZONTAL  
CLAP BOARD

WHITE VINYL ANDERSON  
200 SERIES

8" COLUMNS  
BY GIAT



DECORATIVE SCREEN  
WHITE LATTICE

**RIGHT SIDE EXTERIOR ELEVATION**

10'-0" WHITE GARAGE  
DOOR



Drawing Description  
**Proposed Right Side  
Exterior Elevation**

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**Proposed Family / Dwelling**

**438 Nassau Ave**

**Freeport, N.Y.**

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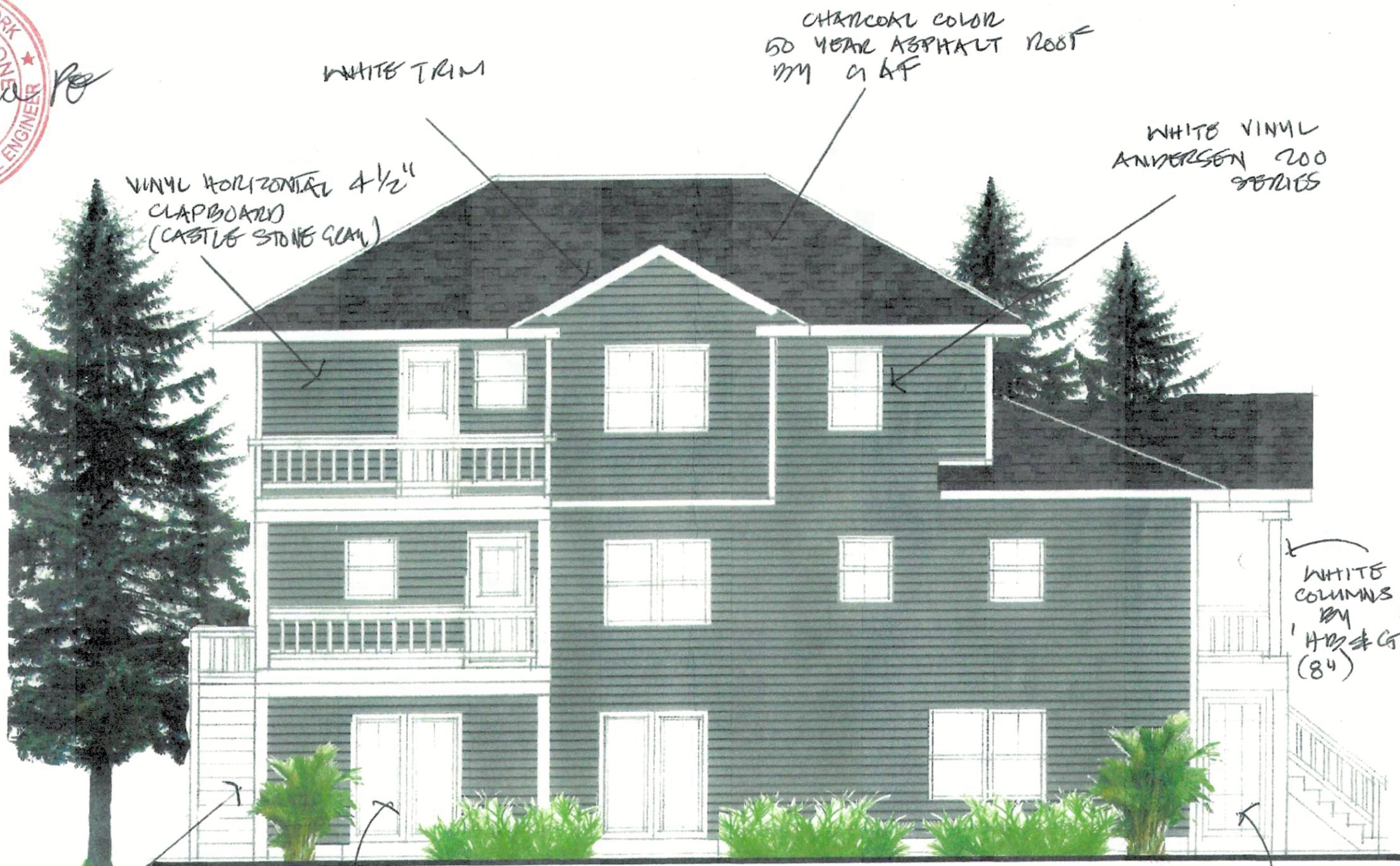
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**A-3**



WHITE TRIM

CHARCOAL COLOR  
50 YEAR ASPHALT ROOF  
3/4" GAF

WHITE VINYL  
ANDERSON 200  
SIDING

VINYL HORIZONTAL 4 1/2"  
CLAPBOARD  
(CASTLE STONE GRAY)

WHITE  
COLUMNS  
BY  
4" x 4" x 6"  
(84)

(6") ACQ POSTS CAPPED  
IN WHITE VINYL

WHITE VINYL  
FRENCH DOORS

WHITE SCREEN  
LATTICE

**LEFT SIDE EXTERIOR ELEVATION**



Proposed Left Side  
Exterior Elevation  
21.0.07

Proposed Family / Dwelling  
438 Nassau Ave  
Freeport, N.Y.

NO	DATE	REVISION	BY

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