

Application Date: 12/2/22
 Fees Paid: \$ 265.00

SP# 3607

**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: 84 W Lincoln Place ZONING DISTRICT Resident A
 SECTION 55 BLOCK 161 LOT 5 LOT SIZE: _____

<input type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	<input checked="" type="checkbox"/> PROPERTY OWNER
Name: <u>LeRoy Meyers</u>		Name: <u>LeRoy Meyers</u>
Address: <u>84 W Lincoln Place</u>		Address: <u>84 W Lincoln Place</u>
Telephone #: <u>516 547-1723</u>		Telephone #: <u>516 547-1723</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Extended existing Driveway 40'x9'

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

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 VILLAGE CLERK'S OFFICE
 FREEPORT, NY

LeRoy Meyers
 APPLICANT'S SIGNATURE
 Sworn to before me this 29th day of NOVEMBER, 2022
Peggy M. Lester
 Notary Public
 PEGGY M. LESTER
 Notary Public, State of New York
 No. 01LE6293122
 Qualified in Nassau County
 Commission Expires Nov. 25, 2025

Property Owner's Consent: I, LeRoy Meyers am (are) the owner(s) of the subject property and consent to the filing of this application.
LeRoy Meyers
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 29 day of 11, 2022
 DATE: 11/29/22

Notary Public

FOR VILLAGE USE ONLY

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

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.
_____	_____	_____	b. North point, scale, and date.
_____	_____	_____	c. Boundaries of the project.
_____	_____	_____	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
_____	_____	_____	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
_____	_____	_____	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
_____	_____	_____	g. Location of outdoor storage and description of materials to be stored.
_____	_____	_____	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
_____	_____	_____	i. Location and description of all proposed waterfront public access/recreation provisions.
_____	_____	_____	j. Description of sewage disposal and water supply systems and locations of such facilities.
_____	_____	_____	k. Location and proposed development of buffer areas and other landscaping, the general landscaping plan and planting schedule.
_____	_____	_____	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
_____	_____	_____	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
_____	_____	_____	n. Location, design and size of all signs and lighting facilities.
_____	_____	_____	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
_____	_____	_____	p. Building orientation and site design for energy efficiency and visual quality.
_____	_____	_____	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
_____	_____	_____	r. Description and location of erosion control measures including proposed location of sediment sink/settling pond and interceptor swales, etc.
_____	_____	_____	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
_____	_____	_____	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
_____	_____	_____	u. Estimated project construction schedule.
_____	_____	_____	v. Record of application for approval status of all necessary permits from federal, state and county officials.
_____	_____	_____	w. Identification of any federal, state or county permits required for project execution.
_____	_____	_____	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

November 16, 2022
SITE PLAN LETTER

LeRoy Meyers
84 West Lincoln Place
Freeport, NY 11520

RE: 84 West Lincoln Place, Freeport, NY
Zoning District: Residence A Sec. 55 Blk. 161 Lot 5
Building Permit Application #20223054
Description: Proposed 40' x 9' new circular driveway in addition to the existing driveway

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Joseph Madigan, Plans Examiner

/cd
encl.
c: Village Clerk

ZBA Approval Needed: Yes _ No X

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20223054

Location: 84 W. Lincoln Place, Freeport, NY

Applicant: LeRoy Meyers

Description: Proposed 40'x9' circular driveway in addition to the existing driveway

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

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

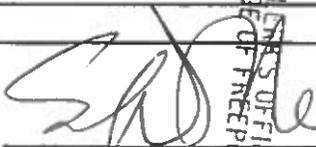
REASON(S) FOR DETERMINATION

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

A)

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

Dated: November 16, 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.

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FREEPORT BUILDING DEPT.

617.20

Appendix B

Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>Driveway Addition</u>			
Project Location (describe, and attach a location map): <u>LeRoy Meyers</u>			
<u>84 W Lincoln Place</u>			
Brief Description of Proposed Action: <u>Proposed 40' x 9' new circular driveway in addition to the existing driveway.</u>			
Name of Applicant or Sponsor: <u>LeRoy Meyers</u>		Telephone:	
Address: <u>84 W Lincoln Pl</u>		E-Mail:	
City/PO: <u>Freeport, NY 115</u>		State: <u>NY</u>	Zip Code: <u>11520</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 YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3.a. Total acreage of the site of the proposed action?		<u>1/64</u> acres	CLERK'S OFFICE VILLAGE OF FREEPORT, NY 2022 DEC - 2 P 3:23
b. Total acreage to be physically disturbed?		<u>1/64</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1/64</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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5. Is the proposed action, a. A permitted use under the zoning regulations? 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?			
	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?			
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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: _____ _____	NO	YES	
	X		

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

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

Applicant/sponsor name: LeRoy Meyers Date: 11/1/22
 Signature: LeRoy Meyer

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

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

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VILLAGE OF FREEPORT, NY

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FREEDPORT BUILDING DEPT.

	No, or small impact may occur	Moderate to large impact may occur
--	-------------------------------	------------------------------------

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
---	--	--

11. Will the proposed action create a hazard to environmental resources or human health?		
--	--	--

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

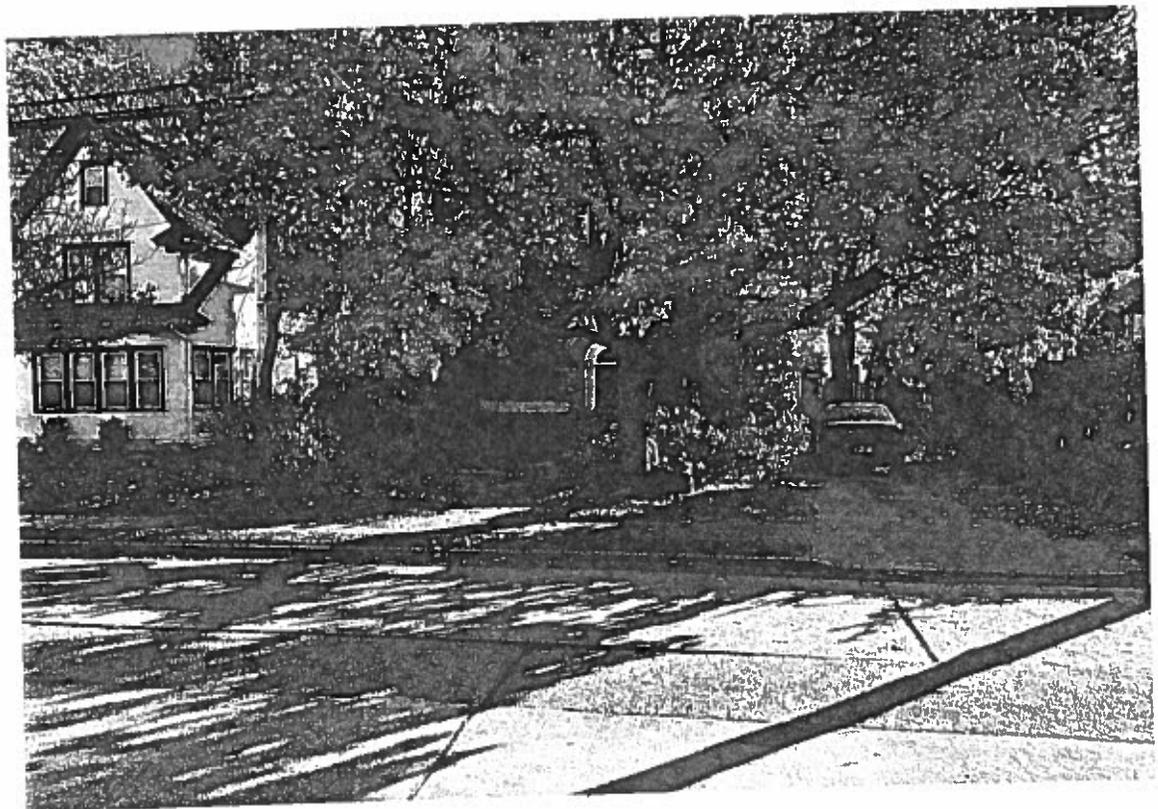
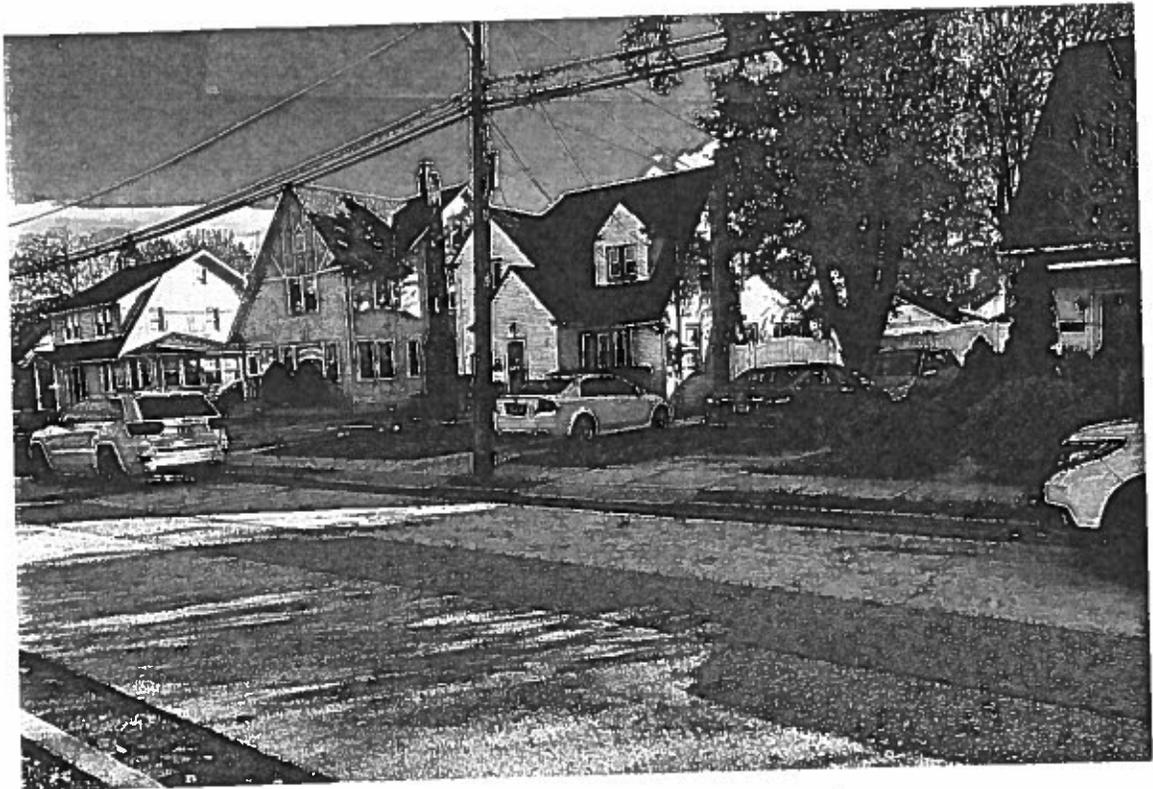
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

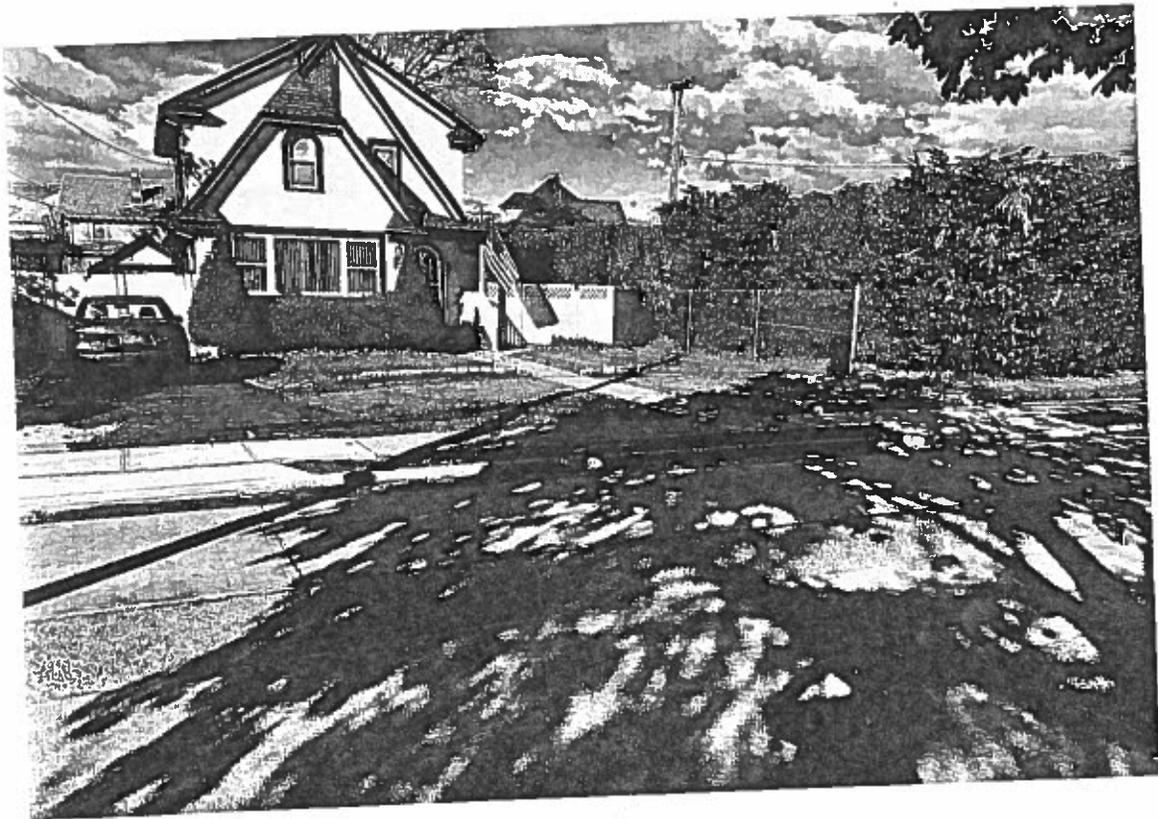
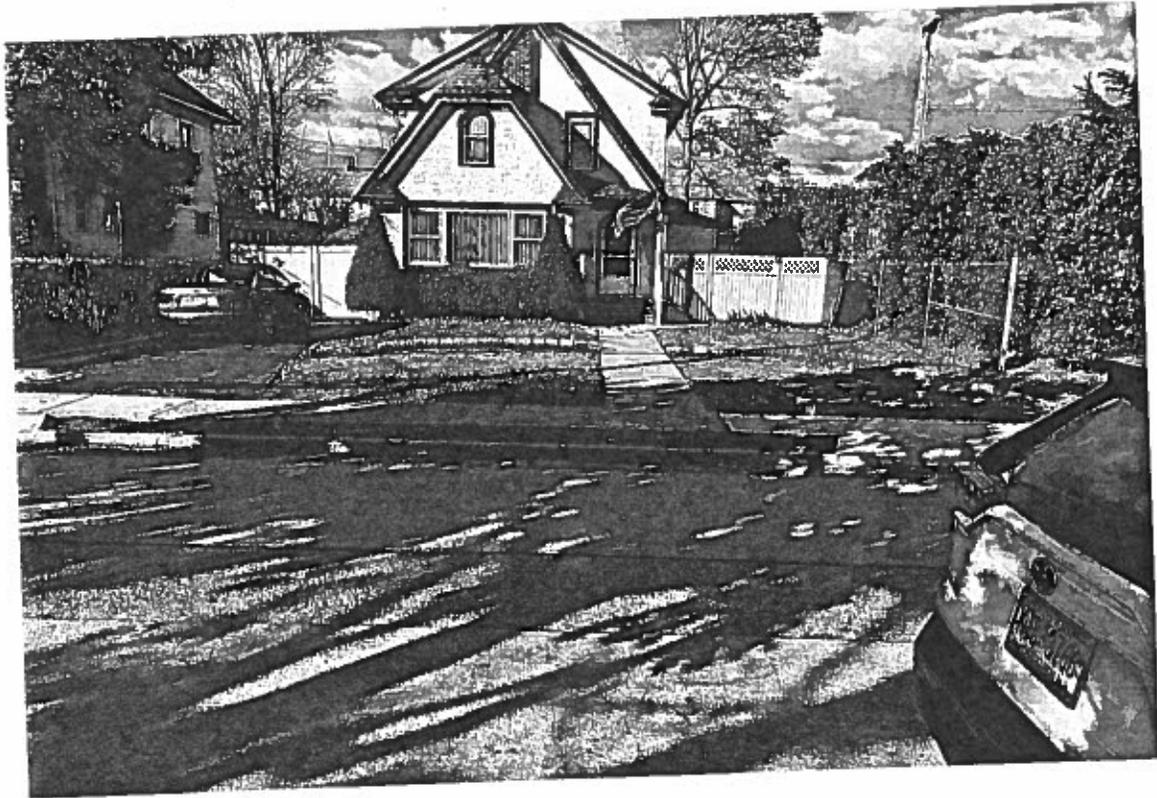
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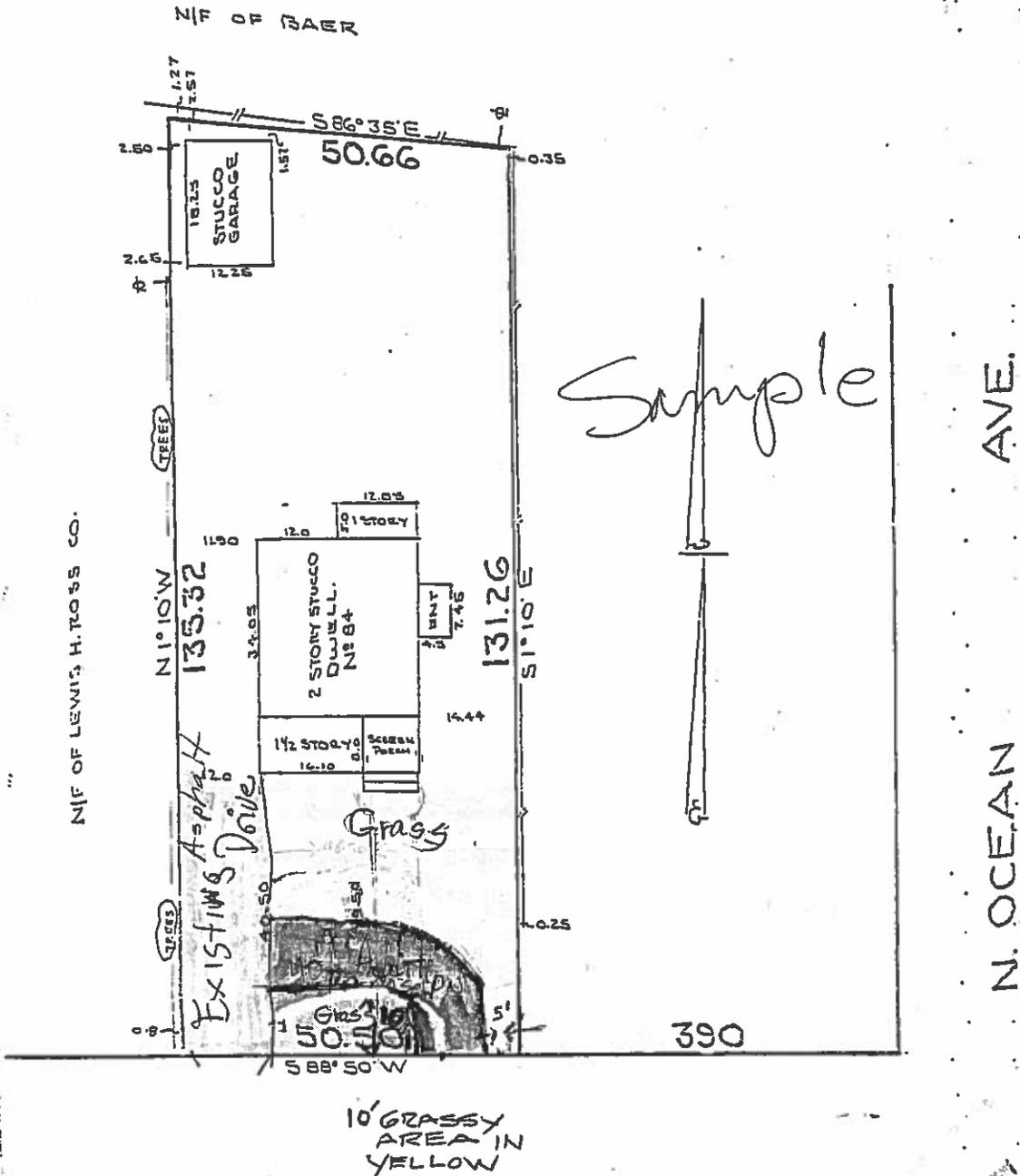








OC-37193



(W.) LINCOLN

PL.

SURVEY OF PROPERTY AT FREEPORT
 GUARANTEED TO RICHMOND HILL SAVINGS BANK
AMERICAN TITLE INSURANCE CO.

SURVEYED JAN 11, 1968
 BY Kenneth S. O'Brien L.S.
 N.Y. STATE Lic. No. 27414
 MEASUREMENTS U. S. STANDARD
 SUBSURFACE CONDITION NOT SHOWN

LOTS _____ BLOCK _____
 MAP _____ SEC. No. _____

MAP FILED _____ CASE NO. _____ COUNTY OF NASSAU STATE OF NEW YORK

KENNETH S. OBRIEN

LAND SURVEYOR

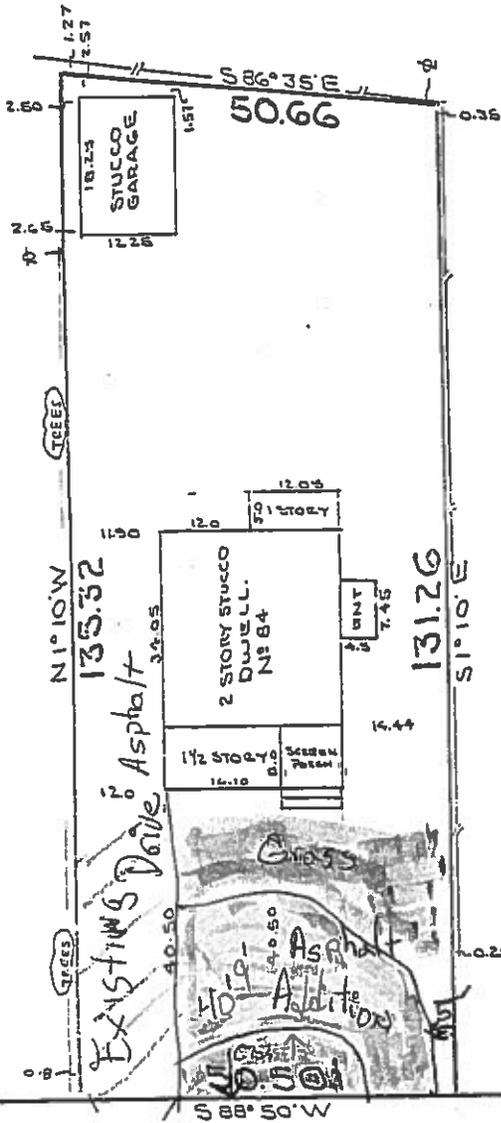
689 BROADWAY
 MASSAPEQUA, N. Y.

PYRAMID 9-6066

OK

OC-57193

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AVE.

N. OCEAN

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 VILLAGE OF FREEPORT, NY
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10' Grassy Area Blue

(W.) LINCOLN

PL.

SURVEY OF PROPERTY AT FREEPORT
 GUARANTEED TO RICHMOND HILL SAVINGS BANK
AMERICAN TITLE INSURANCE CO

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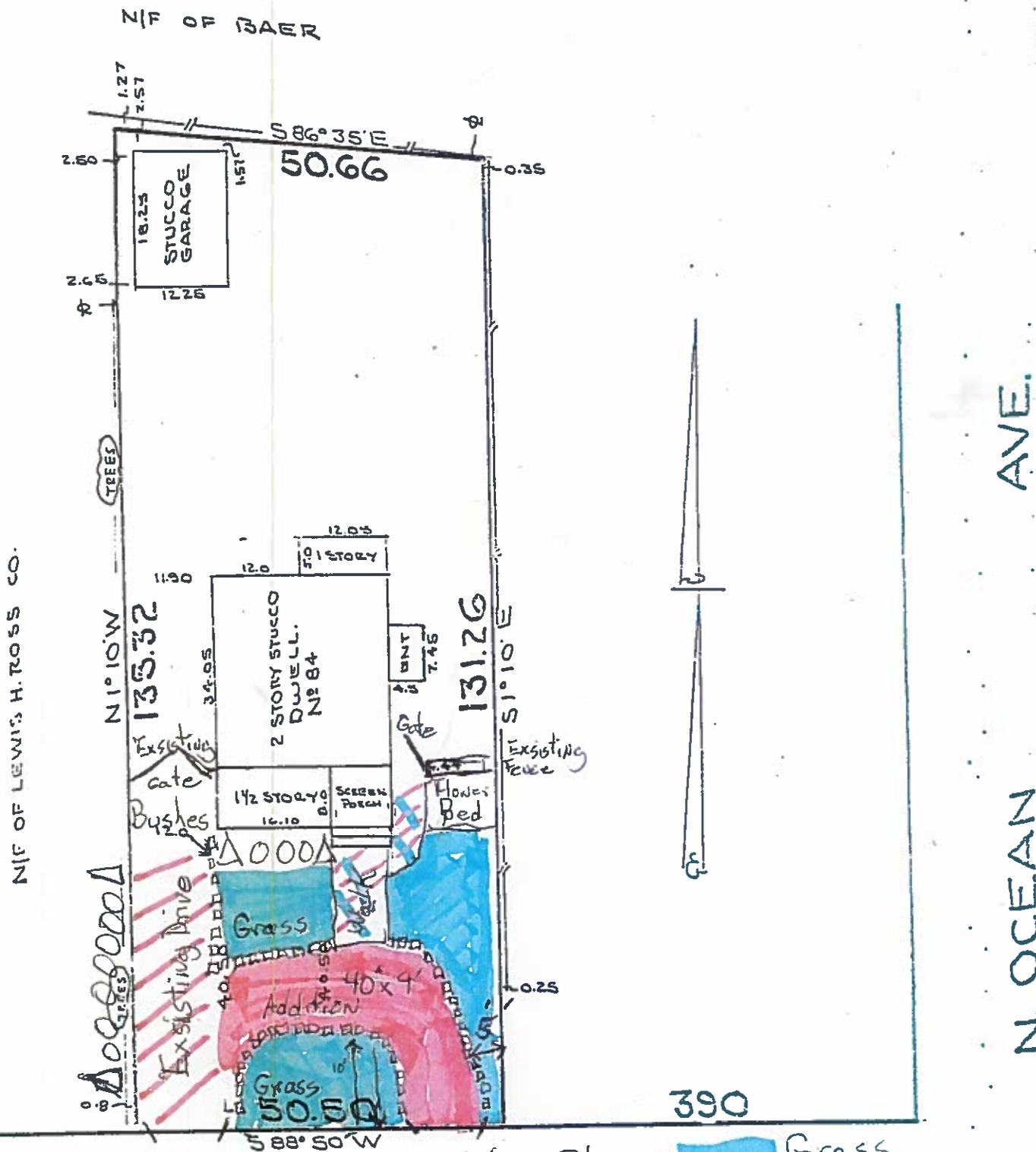
LAND SURVEYOR

689 BROADWAY MASSAPEQUA, N. Y.

PYRAMID 9-6066

OK

OC-57993



- ▬ Grass
- ▬▬▬ Existing Walk
- ▬▬▬ Addition Asphalt
- ▬▬▬ Existing Do
- ▬▬▬ Bushes Existing
- ▬▬▬ Belgium Block cement

(W.) LINCOLN

SURVEY OF PROPERTY AT FREEPORT
 GUARANTEED TO RICHMOND HILL SAVINGS BANK
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 SUBSURFACE CONDITION NOT SHOWN

LOTS _____ BLOCK _____
 MAP _____ SEC. No. _____
 MAP FILED _____ CASE No. _____ COUNTY OF NASSAU STATE OF NEW YORK

KENNETH S. OBRIEN

LAND SURVEYOR

689 BROADWAY
MASSAPEQUA, N. Y.

PYRAMID 9-6066

OK W

Application Date: 12/28/22
Fees Paid: 0.385

SP# 3611

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: 233 CHURCH STREET ZONING DISTRICT RESIDENTIAL A
SECTION 62 BLOCK 55 LOT 36 LOT SIZE: 40' x 206.05'
8230.2 SF

<input type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	<input checked="" type="checkbox"/> PROPERTY OWNER
Name: <u>SAME AS OWNER</u>	Name: <u>CHRISTOPHER THUMANN</u>	
Address:	Address: <u>233 CHURCH STREET</u>	
	<u>FREEPORT, N.Y. 11520</u>	
Telephone #:	Telephone #: <u>631-766-7343</u>	

ARCHITECT
Attorney Name: MONTE LEOPER Address: 414 FOXHURST ROAD
(optional) Phone #: 516-678-1978 OLENSIDE, NY 11572

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: PROPOSED WOOD FRAME GARAGE TO REPLACE EXISTING 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.

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature] YES NO
DATE: NOVEMBER 29TH 2022

APPLICANT'S SIGNATURE
Sworn to before me this 29th
day of November, 2022
[Signature]
Notary Public

MINDY LEEPER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6430384
Qualified in Nassau County
Commission Expires March 14, 2026

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

[Signature] NOVEMBER 29TH 2022
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 29th
day of November, 2022
[Signature]
Notary Public

MINDY LEEPER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6430384
Qualified in Nassau County
Commission Expires March 14, 2026

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: _____	Approved _____ Denied _____ Date: _____
Planning Board Signature: _____	Date: _____

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.
_____	_____	_____	b. North point, scale, and date.
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_____	_____	_____	n. Location, design and size of all signs and lighting facilities.
_____	_____	_____	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
_____	_____	_____	p. Building orientation and site design for energy efficiency and visual quality.
_____	_____	_____	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
_____	_____	_____	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc.
_____	_____	_____	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
_____	_____	_____	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
_____	_____	_____	u. Estimated project construction schedule.
_____	_____	_____	v. Record of application for approval status of all necessary permits from federal, state and county officials.
_____	_____	_____	w. Identification of any federal, state or county permits required for project execution.
_____	_____	_____	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

December 21, 2022
UPDATED SITE PLAN LETTER

Christopher Thumann
233 Church Street
Freeport, NY 11520

RE: 233 Church Street, Freeport, NY
Zoning District: Residence A Sec 62 Blk 55 Lot 36
Building Permit Application #20223011
Description: Construct a new 22' x 22' 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
Superintendent of Buildings

/cd
Encl.

c: Village Clerk
Monte Leeper, R.A.

ZBA Approval Needed: Yes No

2022 DEC 28 P 2:12
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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. 20223011

Location: 233 Church Street, Freeport, NY

Applicant: Christopher Thumann

Description: Construct a 22'x22' garage

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

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

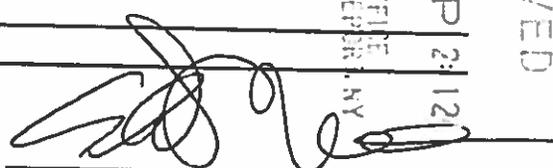
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: December 21, 2022 - UPDATED



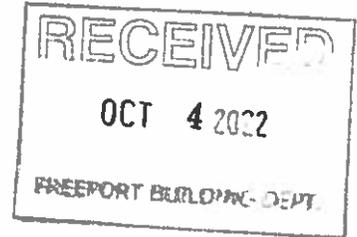
Sergio A. Mauras
Superintendent of Buildings

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VILLAGE OF FREEPORT, NY

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

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: THUMANN GARAGE			
Project Location (describe, and attach a location map): 233 CHURCH STREET FREEPORT, N.Y. 11520			
Brief Description of Proposed Action: REPLACE EXISTING GARAGE			
Name of Applicant or Sponsor: CHRISTOPHER THUMANN		Telephone: 631-766-7343	
		E-Mail: KRISZMAN@YAHOO.COM	
Address: 233 CHURCH STREET			
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?		<u> .18 </u> acres	
b. Total acreage to be physically disturbed?		<u> .01 </u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u> .18 </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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 TOWN'S OFFICE
 VILLAGE OF FREEPORT, NY

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

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 VILLAGE OF FALL POINT, NY
 1872 DEC 18 10 23 12

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>CHRISTOPHER THUMANN</u> Date: <u>8/5/22</u>		
Signature: <u><i>Christopher Thumann</i></u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	VILLAGE OF FALLPOINT, NY	2022 DEC 28 P 2:12
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	CLERK'S OFFICE	RECEIVED
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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

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

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

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 VILLAGE OF HILTON
 NY

SUBJECT DWELLING AND GARAGE TO BE REPLACED



NORTHWEST CORNER OF SUBJECT DWELLING

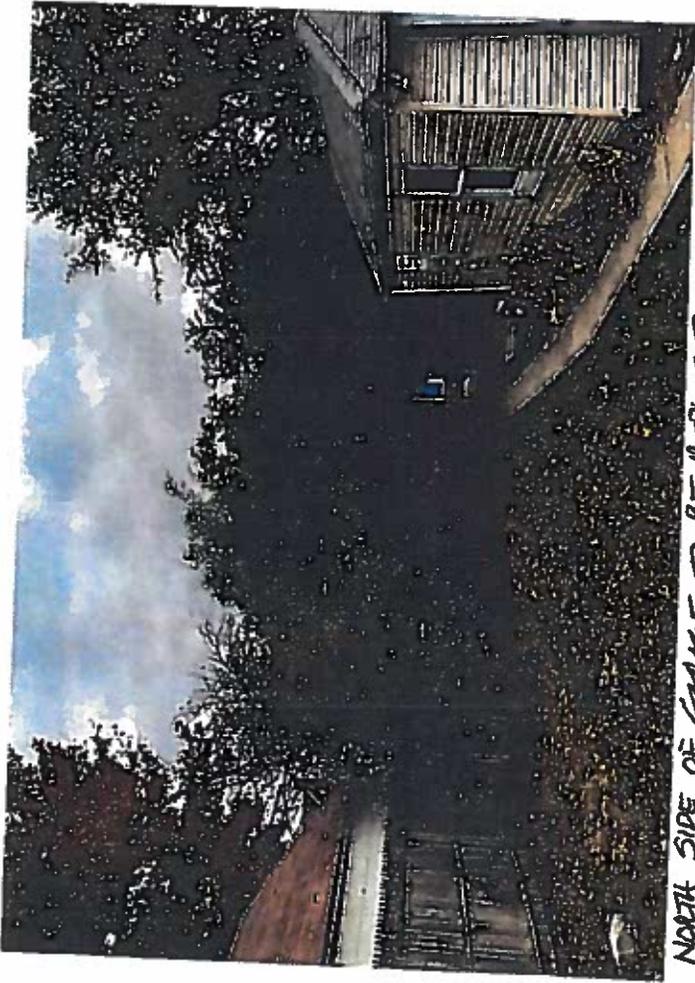


SUBJECT DWELLING AND NEIGHBORING DWELLINGS

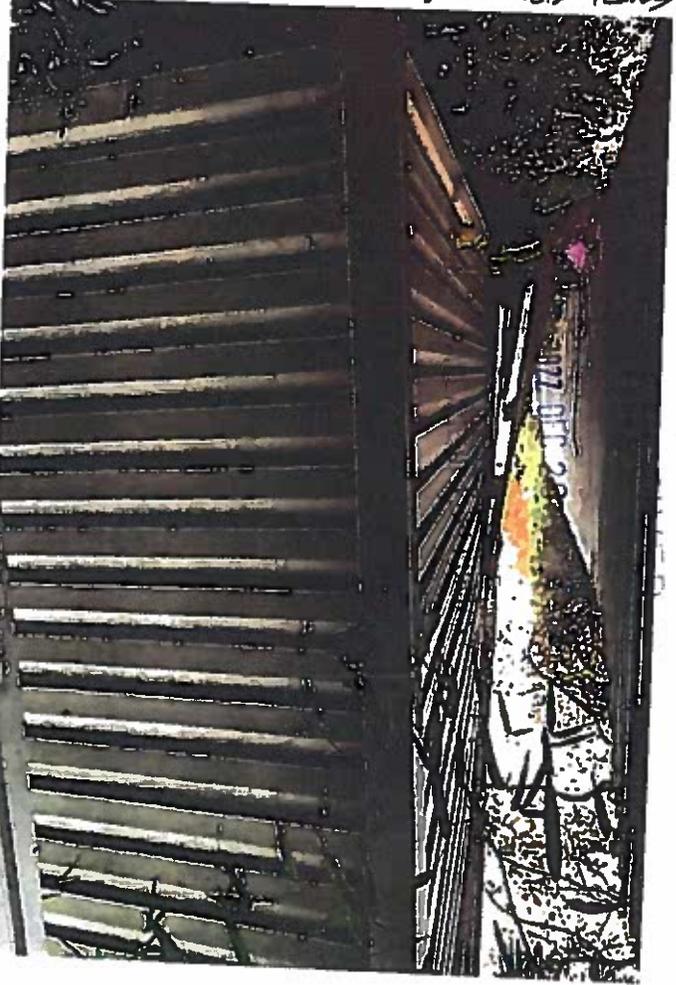


SOUTHWEST CORNER OF SUBJECT DWELLING AND GARAGE TO BE REPLACED, BEHIND SUBJECT DWELLING

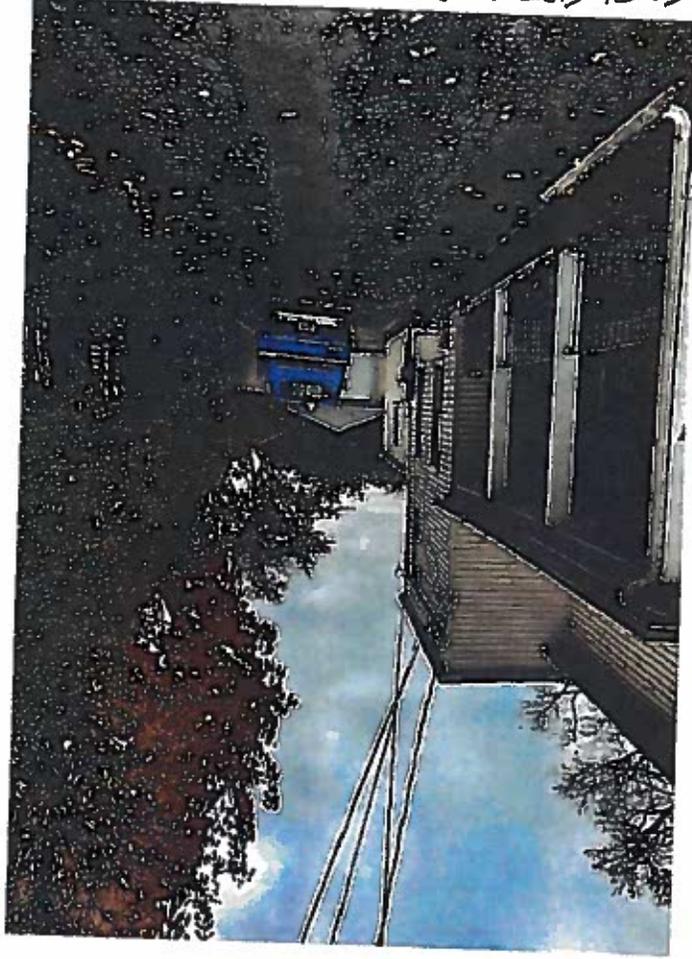




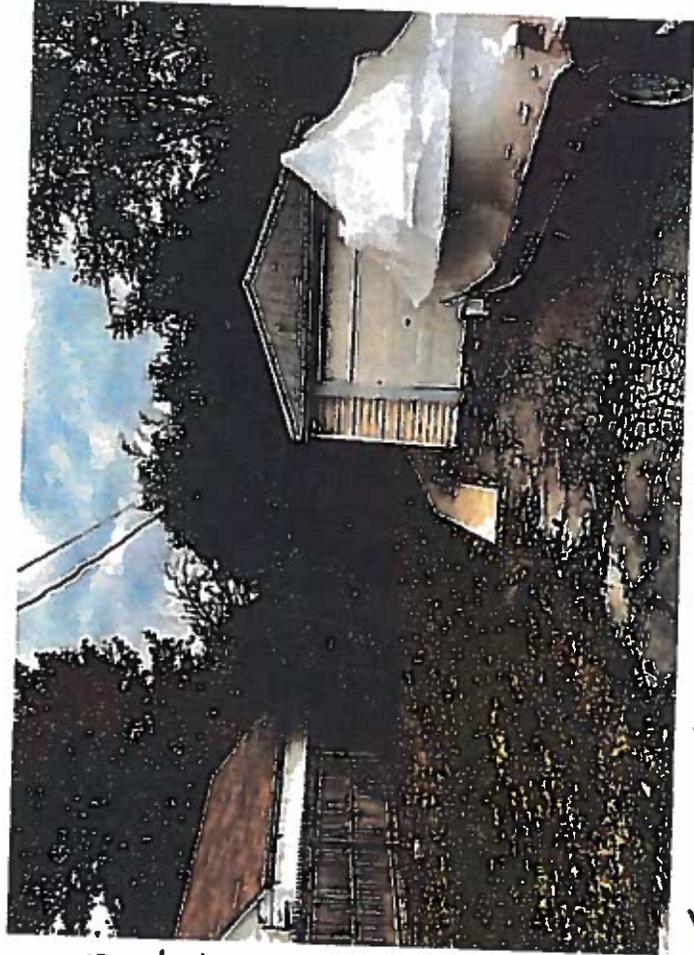
NORTH SIDE OF GARAGE TO BE REPLACED



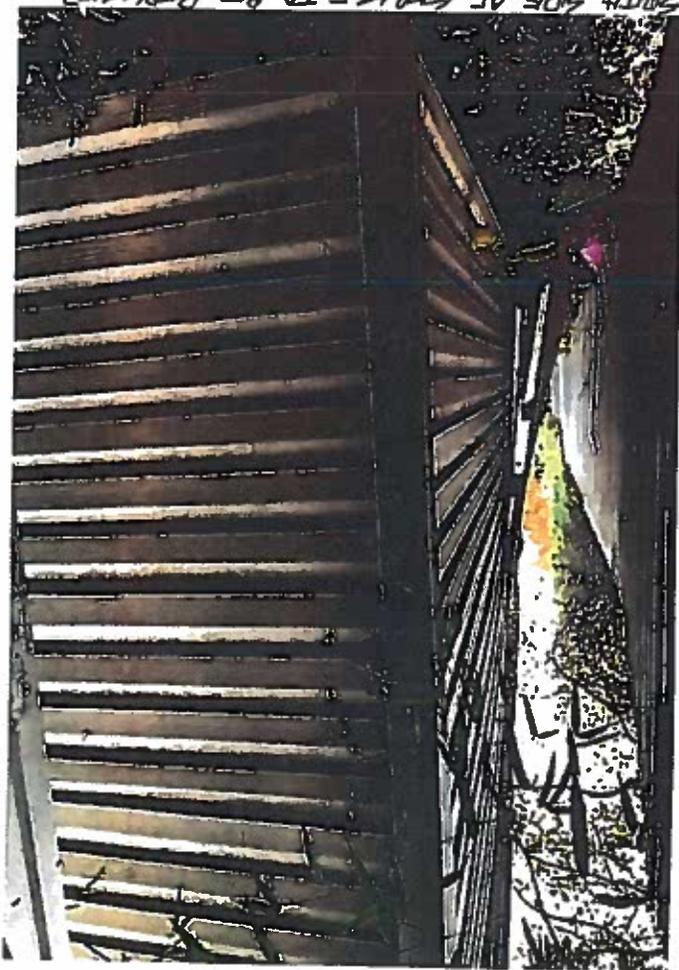
SOUTH SIDE OF GARAGE TO BE REPLACED



SOUTH SIDE OF RESIDENCE LOOKING RT GARAGE



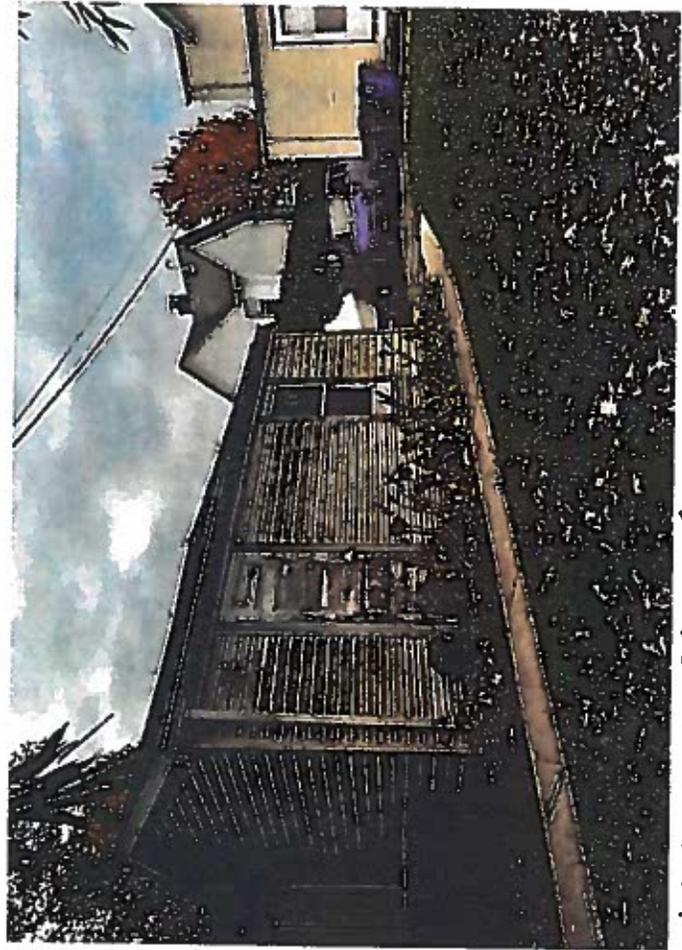
FRONT OF GARAGE TO BE REPLACED



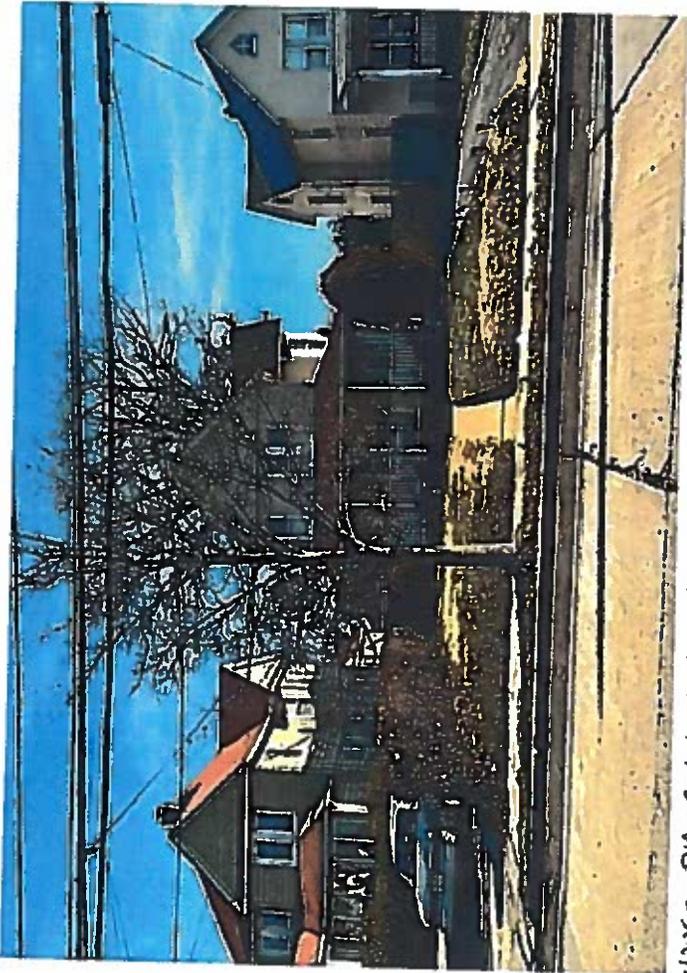
SOUTH SIDE OF GARAGE TO BE REPAIRED



NORTHWEST CORNER OF GARAGE TO BE REPAIRED



NORTHEAST CORNER OF GARAGE TO BE REPAIRED



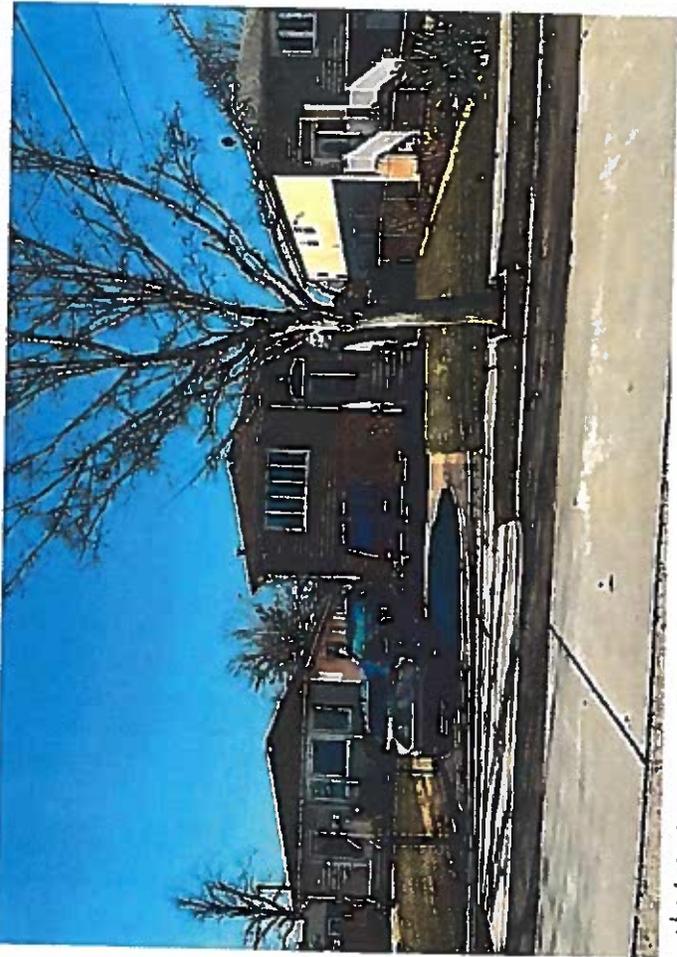
HOUSE DIRECTLY TO THE LEFT OF SUBJECT PROPERTY



HOUSE DIRECTLY TO THE RIGHT OF SUBJECT PROPERTY



HOUSE ACROSS THE STREET FROM SUBJECT PROPERTY



HOUSE ACROSS THE STREET FROM SUBJECT PROPERTY

Materials List

for the Exterior of the Proposed Replacement
Garage

located at 233 Church Street Freeport, NY

Siding:

Manufacturer: Certainteed
Style: Monogram 4 inch Clapboard- Rough Cedar
Color: Midnight Blue

Roofing

Manufacturer: GAF
Style: Timberline
Architectural
Color: Charcoal

Garage Door

Manufacturer: Wayne Dalton
Style: Sonoma
Divided panels with top windows
Color: White

Side Door

Manufacturer: Stanley Doors
Style: Flat panel
Color: White

Trim

Manufacturer: Azek
Style: Composite
Color: White

Round Lover

Manufacturer: Fypon
Style: Composite Polyurethane
Color: White

Garage Exposed Foundation Base Wall

Color: Natural Gray concrete

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VILLAGE OF FREEPORT, NY



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Freeport

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Delivering
11520

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Cart | 0 items

Home / Building Materials / Ventilation / Roofing & Attic Ventilation / Gable Vents & Louvers

Internet #203301870 Model #RLV36 Store SO SKU #1000241351

Fypon

36 in. x 36 in. Round White Polyurethane Weather Resistant Gable Louver
Vent

★★★★☆ (23) Questions & Answers (9)

15



Live Chat

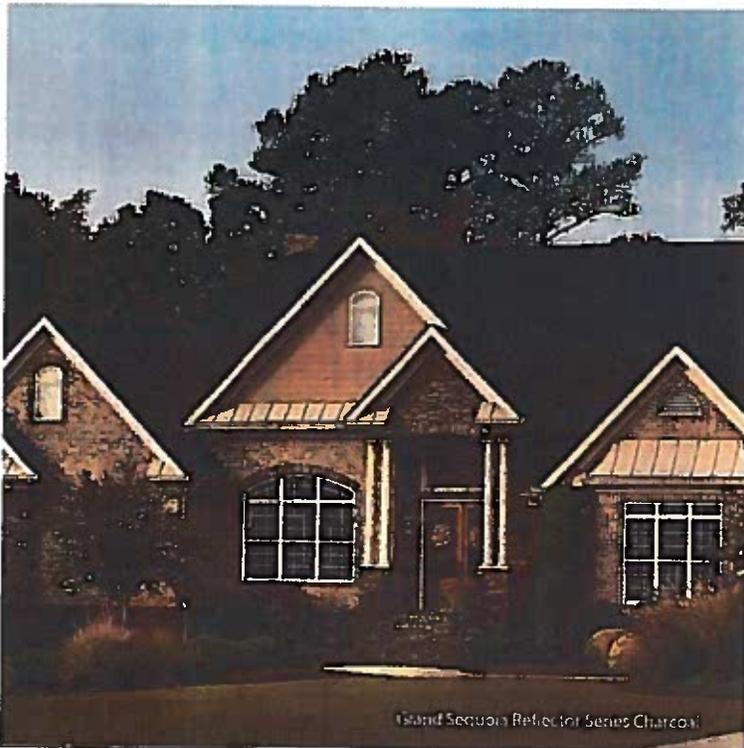
Feedback

Hover Image to Zoom

Grand Sequoia® RS Shingles

The cool roof you need with the distinctive style you crave.

★★★★★ 5.0 (1) [WRITE A REVIEW](#)



ALL COLORS **IN YOUR AREA**

Color/Finish:



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 VILLAGE OF FILLMORE

ABOUT
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VIDEOS
[\(HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/DESIGNER-SHINGLES/GRAND-SEQUOIA-RS/VIDEOS\)](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/designer-shingles/grand-sequoia-rs/videos)

With Grand Sequoia® RS Shingles, you get value, performance, and reliability in a genuine wood shake look — plus potential cooling cost savings. The enhanced design of our Grand Sequoia RS Shingles and our color blends of Grand Sequoia RS Shingles combine to give your roof a striking look unmatched by any other brand. The extra-large design with oversized tabs creates a wood-shake look — at a fraction of the cost!

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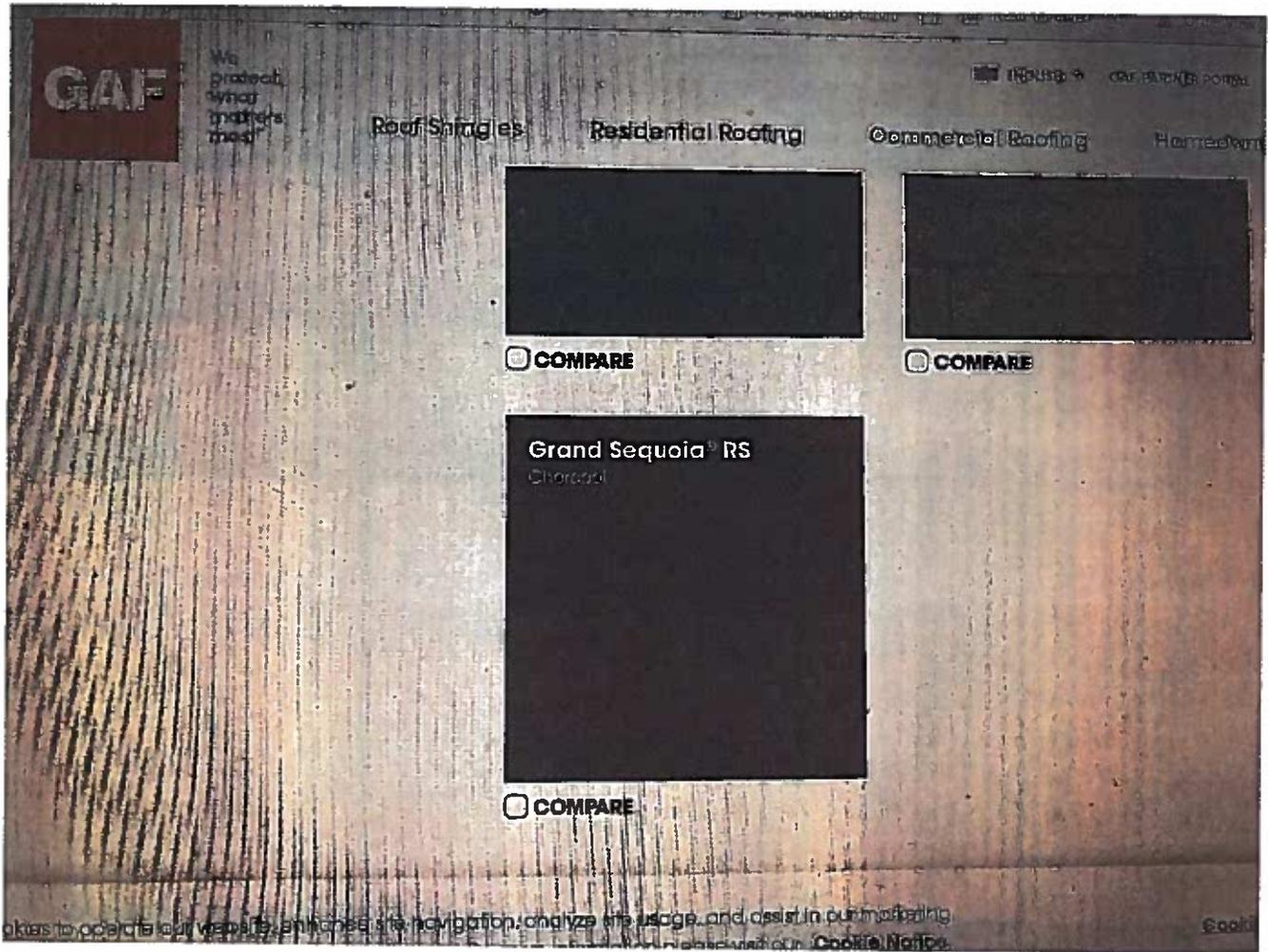
Shingle picture

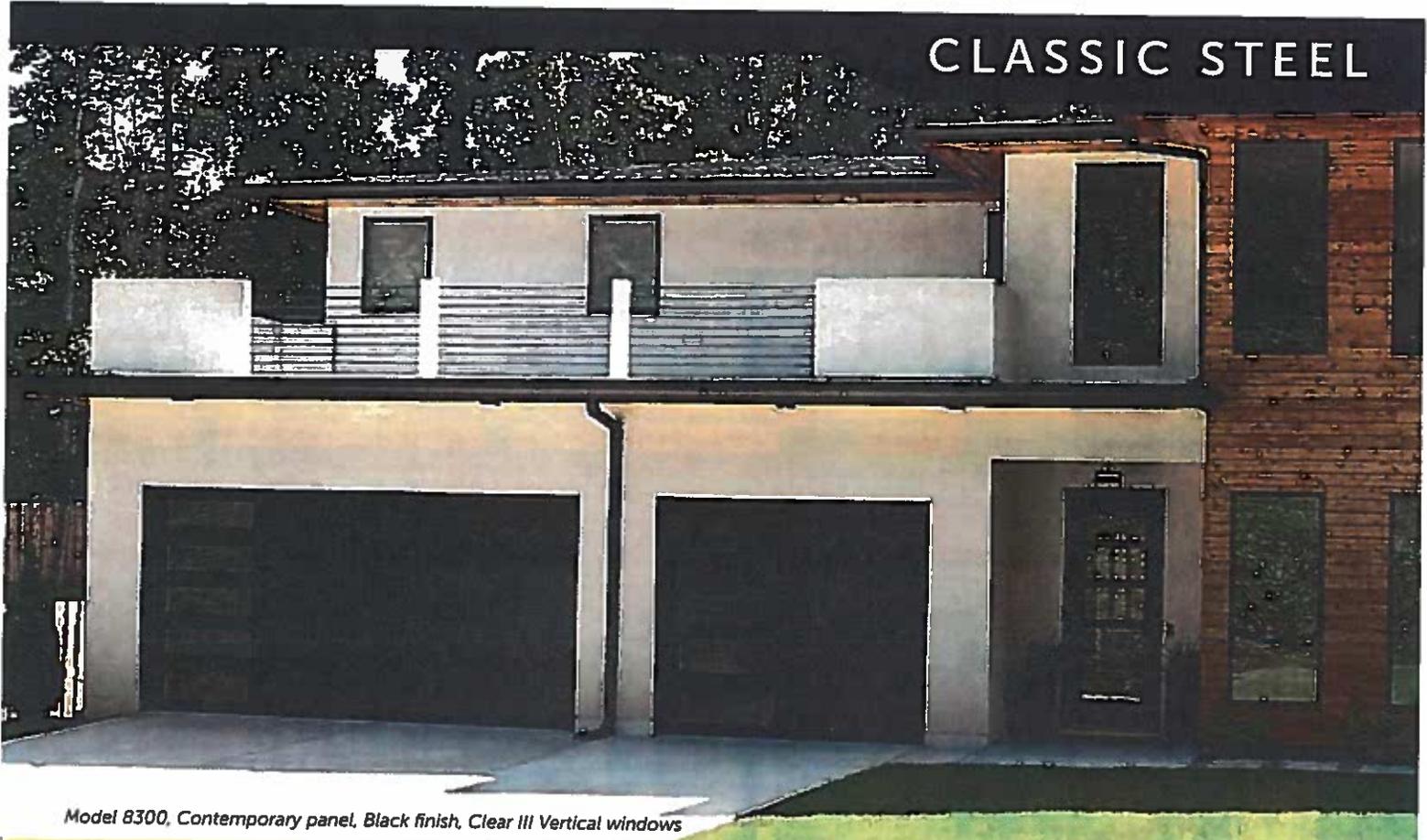
1 message

Monte Leeper <monteleeper@gmail.com>

Wed, Dec 21, 2022 at 12:33 PM

To: monteleeper@gmail.com





Model 8300, Contemporary panel, Black finish, Clear III Vertical windows

DOOR FEATURES

Effective Joint Seals

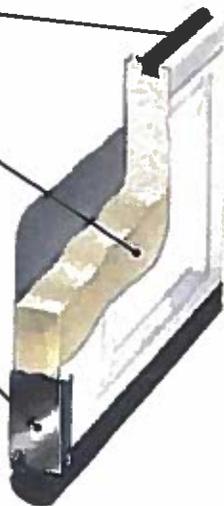
Snug-fitting tongue-and-groove section joints reduces wind and weather from entering the garage.

Foamed-In-Place Polyurethane Insulation

Thermally efficient with an R-value* of 12.12[†] for Model 8300 and 16.22 for Model 8500.

Heavy Gauge Steel End Caps

Wrap-around end caps trim out door edges for better appearance, improved strength and protect the insulation from damage.



Silent Glide Rollers

Nylon rollers with solid steel shafts provide years of smooth, quiet and dependable operation.

High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

Wind Load Options

Available with structural reinforcements for use in coastal or high wind regions.



Limited Lifetime Warranty



*Wayne Dalton uses a calculated door section R-value for our insulated doors.
†R-value is for 8' tall doors. R-value for other door heights may vary slightly.
See website for warranty and wind load details.

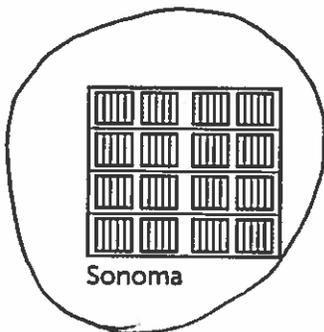
1 Choose Your Style



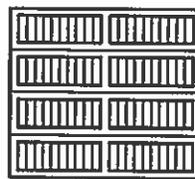
Colonial



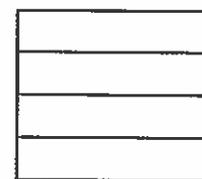
Ranch



Sonoma



Sonoma Ranch
(Model 8300 only)



Contemporary

2 Choose Your Color

Paint Finishes (Standard)



White



Almond



Taupe



Terra Bronze



Brown



Black

Bi-Directional Wood-Grain Finishes

Available on Sonoma and Sonoma Ranch only



Golden Oak



Mission Oak



Walnut

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching before ordering your door.



TruChoice
COLOR SYSTEM

Available with the TruChoice® Color System, Wayne Dalton's custom painting process that offers more than 6,000 colors. See dealer for details.

3 Choose Your Windows

For Colonial and Contemporary Panels



Clear I



Clear III*



Cascade I



Cascade III*



Cathedral I



Stockton I



Stockton III*



Arched Stockton*



Stockbridge*



Prairie I



Waterton I



Waterton III*



Williamsburg I



Sherwood I

For Ranch Panels



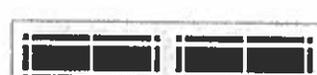
Clear II



Cascade II



Cathedral II



Prairie II



Sherwood II**



Stockbridge II



Stockton II



Waterton II



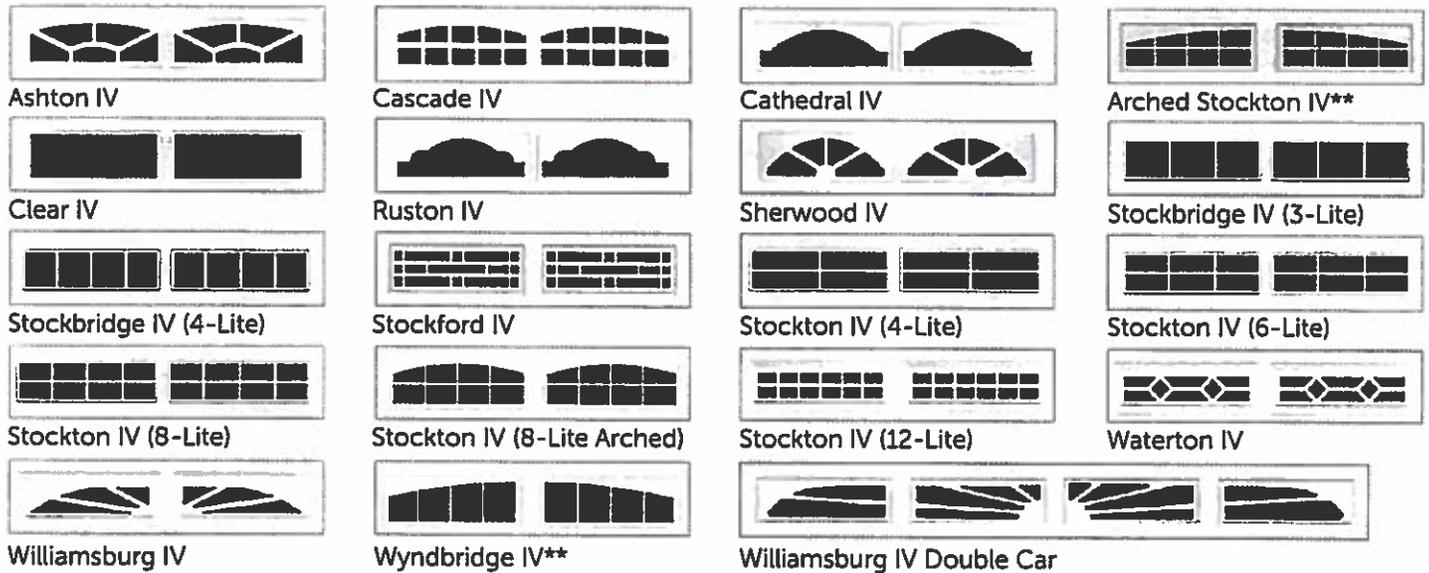
Williamsburg II**



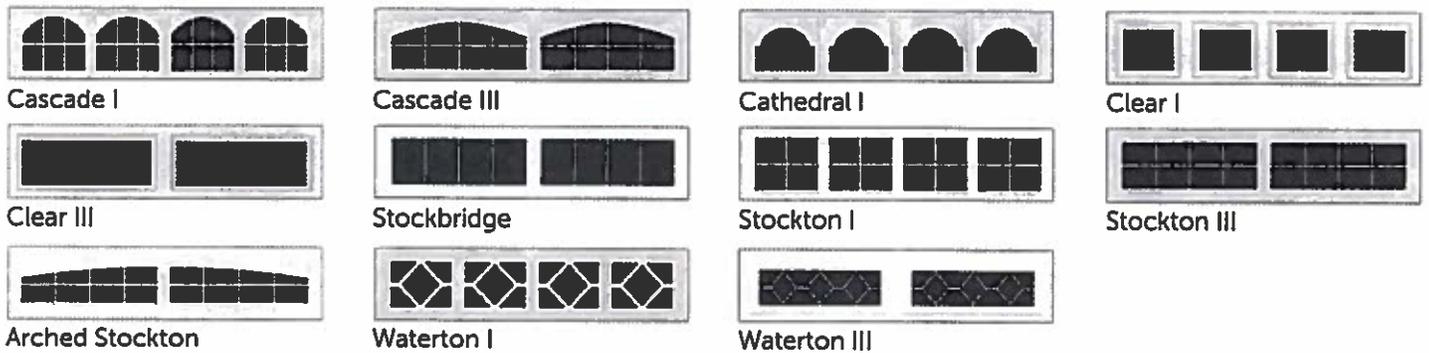
Williamsburg II Single Arch

*Contemporary Panel only.
**Available only on doors with an even number of panels.

For Sonoma Ranch Panels (Model 8300 only)



For Sonoma Panels



Choice of single or double arch is available for arched top double car windows.



Arched Stockton Single

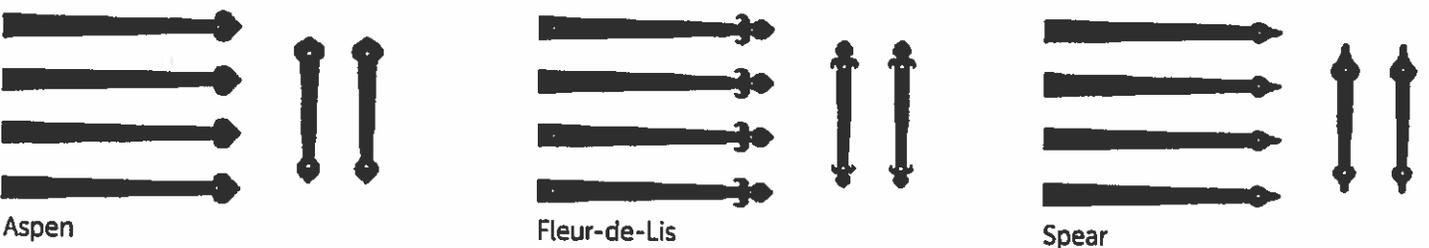
Arched Stockton Double

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design. Consult your dealer for details.

Glass Options



4 Choose Your Decorative Hardware



For our full decorative hardware offering, visit our website at wayne-dalton.com.

†Insulated glass available.



AFTER

BEFORE

Model 8300, Sonoma Ranch panel, Brown finish, Arched Stockton IV windows, Decorative hardware



Garage Door Design Center

To see this door on your home, visit wayne-dalton.com, or download our Garage Door Design Center app. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

Wayne Dalton
GARAGE DOORS

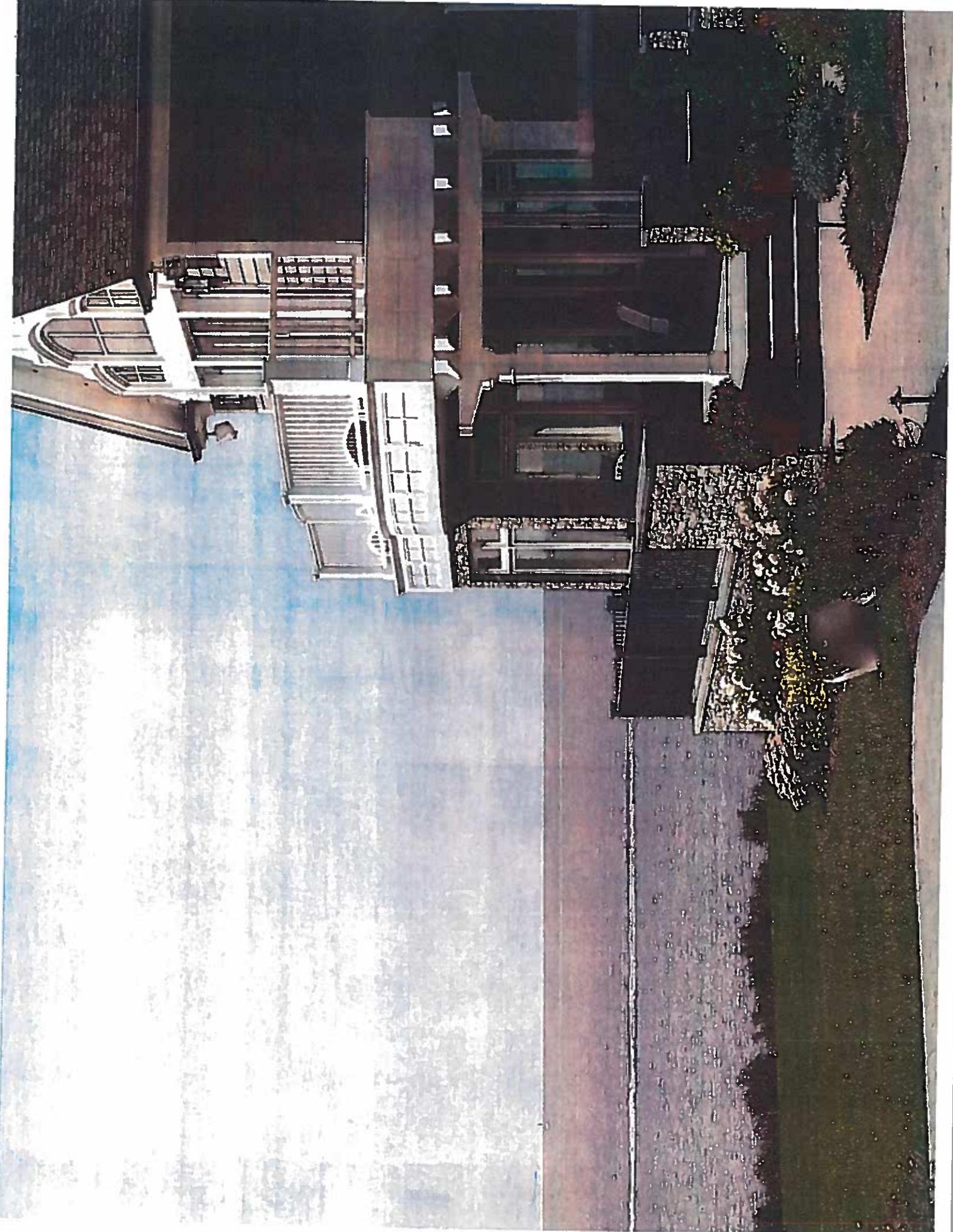
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Lewisville, TX 75067

wayne-dalton.com



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Blue Vinyl Siding Houses

Blue Vinyl Siding Shed

Dark Green Vinyl Siding

Bayou Blue Siding

Blue Grey Vinyl Siding

Power Home Siding - Vinyl Siding Replacement - Voted Best In Oceanside

<https://powerhomeoffers.com/siding/rep...>

Power Home Siding is the best choice for vinyl siding replacement in Oceanside, CA. We offer a wide range of vinyl siding options to suit your needs and budget. Our experienced installers will ensure a professional and long-lasting finish.

Vinyl Siding

Vinyl Siding Repair

Siding Replacement

Hardie® Siding & Trim Products - Weather Resistant Home Siding

<https://www.jameshardie.com>

Hardie® Siding & Trim Products are made from 100% recycled fiber cement. They are weather-resistant, fire-resistant, and insect-resistant. They are also available in a variety of colors and textures to match your home's exterior.

Blue Siding color... Going to see if it is cheaper to by vinyl siding ...

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Best 25+ Blue vinyl siding ideas on Pinterest | Vinyl siding colors ...



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SLOPE AND DRAINAGE OF SITE

AT ALL TIMES DURING CONSTRUCTION AND UP TO THE COMPLETION OF BUILDING AND SITE WORK, THE CONTRACTOR SHALL MAINTAIN PROPER SLOPE AND DRAINAGE ON THE SUBJECT PROPERTY TO PREVENT DAMAGE TO THE BUILDING, SURROUNDING SITE, OR ADJACENT PROPERTIES. ALL AREAS OF THE SUBJECT PROPERTY SHALL BE RESTORED SO THAT THERE REMAINS NO DAMAGE TO LAWN, FOLIAGE, SHRUBS, TREES, SLOPE AND DRAINAGE OF THE SITE.

INSURANCE

CONTRACTOR SHALL PROVIDE INSURANCE AS REQUIRED BY THE LOCAL JURISDICTION FOR WORKER'S COMPENSATION, AND IN MANY CASES, LIABILITY AND DISABILITY INSURANCE. VERIFY WITH LOCAL JURISDICTION. WORKER'S COMPENSATION CERTIFICATES SHALL BE ISSUED WITH THE LOCAL JURISDICTION AS HOLDER OF THE CERTIFICATE AND ALSO ANOTHER CERTIFICATE SHALL BE ISSUED WITH THE OWNER AS HOLDER OF THE CERTIFICATE.

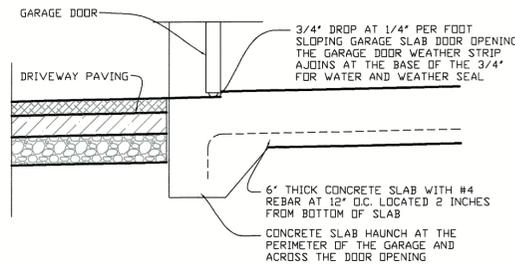
WARNING

FAILURE TO COMPLY WITH THESE BUILDING PLANS, NOTES, CODE, OR INDUSTRY STANDARDS WILL VOID SIGN-OFF OF THE WORK BY THE ARCHITECT/ BUILDING OFFICIALS UNLESS CORRECTED AND REVIEWED.

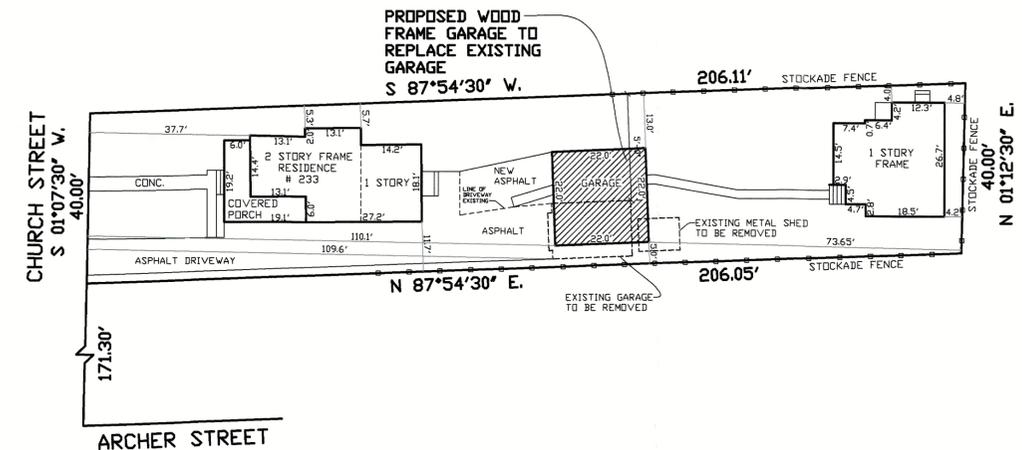
THESE PLANS ARE PART OF AN INTEGRATED DESIGNED SYSTEM. ANY MODIFICATION, ALTERATION, CHANGE, DELETION, ADDITION OR SUBSTITUTION OF OR TO ANY SPECIFIED PART OF THIS DESIGN COULD RESULT IN PROPERTY DAMAGE, INJURY, OR EVEN DEATH, AND REQUIRES A FULL REVIEW OF THE ENTIRE SYSTEM BY A LICENSED PROFESSIONAL ARCHITECT OR ENGINEER. ANY UNAUTHORIZED MODIFICATION OF THIS DOCUMENT OR THE PROJECT FOR WHICH IT REPRESENTS MAY CONSTITUTE UNLICENSED PRACTICE AS A LICENSED PROFESSIONAL AND MAY CONSTITUTE A CLASS E FELONY (NY EDUCATION LAW 6912.1)

CONCRETE

- All work shall conform to the rules and regulations of the New York State Building Code, Energy Conservation Code, and the National Electric Code.
 - Contractor to verify all dimensions, conditions, etc. (assumed, existing, and proposed) herein shown and report any discrepancies to the Architect prior to commencing any work.
 - All footings shall be placed on virgin (undisturbed) soil at least 3'-0" below grade. If soil characteristics vary from local sand and gravel, with a bearing value of 2 tons/S.F., the contractor shall be responsible to notify the architect upon discovery during excavation and prior to placement of cement. The contractor shall not place cement on weak soils.
- Concrete minimum strength requirements shall be:
- slabs: 3500 PSI @ 28 days
 - Foundations, walls, and footings: 3000 PSI @ 28 days
 - All other formed or cured concrete: 2500 PSI @ 28 days
- Foundation walls shall have reinforcement rods as indicated on plans, placed 3" minimum from exterior surfaces of concrete.
 - Slabs, other than 'scratch coats,' shall be placed with 6' x 6' #10/#10 welded wire mesh reinforcing.
 - All reinforcing rods and welded wire mesh shall be in place and secured prior to placing cement. Rods or mesh shall not be inserted or lowered into cement during or after cement placement.
 - Cement shall be placed in forms, not dropped from more than 3 feet above the base of the point of placement.
 - Place 1/2" diameter 12" long anchor bolts with a 3" hook at 4'-0" on center at tops of foundation walls for anchorage of wall plates.
 - During the placement of cement, all precautions must be taken to prevent surrounding soil and impurities from being mixed in with wet cement. Any impurities or surrounding soil observed in the mix shall be deemed unacceptable and, if not removed immediately, will be cause for rejection of the work and non-payment by the owner.



DOOR/SLAB DETAIL
SCALE: 1/4" = 1'-0"



PLOT PLAN SEC. 62 BLK. 55
LOTS: 36
SCALE: 1" = 20'-0"

ZONING DATA

ZONING DISTRICT: A
ALLOWABLE USES: RESIDENTIAL
LOT SIZE: 40.0' x 206.05' = 8230.2 SQ.FT.

	REQUIRED	EXISTING	PROPOSED	
ALLOWABLE LOT COVERAGE - ALL BUILDINGS				
BUILDING AREA	30.0% = 2469.0 S.F.	20.1% = 1655.8 S.F.	22.0% = 1814.2 S.F.	O.K.
			(WHICH IS 1.9% OR 158.3 S.F. ADDITIONAL)	
SIDE YARD AGGREGATE	= 25% OF 40' = 10.0'	26.9' (GARAGE)	18.0' (GARAGE)	O.K.
SIDE YARD MINIMUM	= 5.0'	1.9' (GARAGE)	5.0' (GARAGE)	O.K.
REQUIRED REAR YARD	20% OF 206.1' = 44.1'	66.1'	73.6'	O.K.

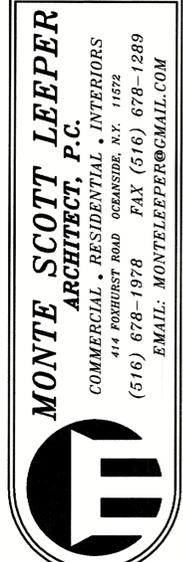
GENERAL NOTES:
NEW YORK STATE BUILDING CODE (NYSBC-2020)
ALL WORK SHALL COMPLY WITH NEW YORK STATE BUILDING CODE (NYSBC-2020)

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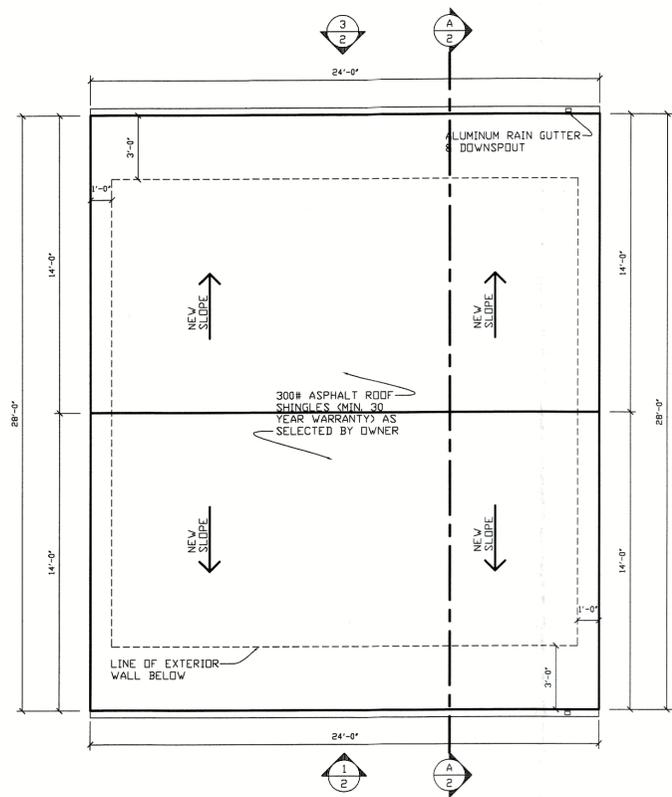


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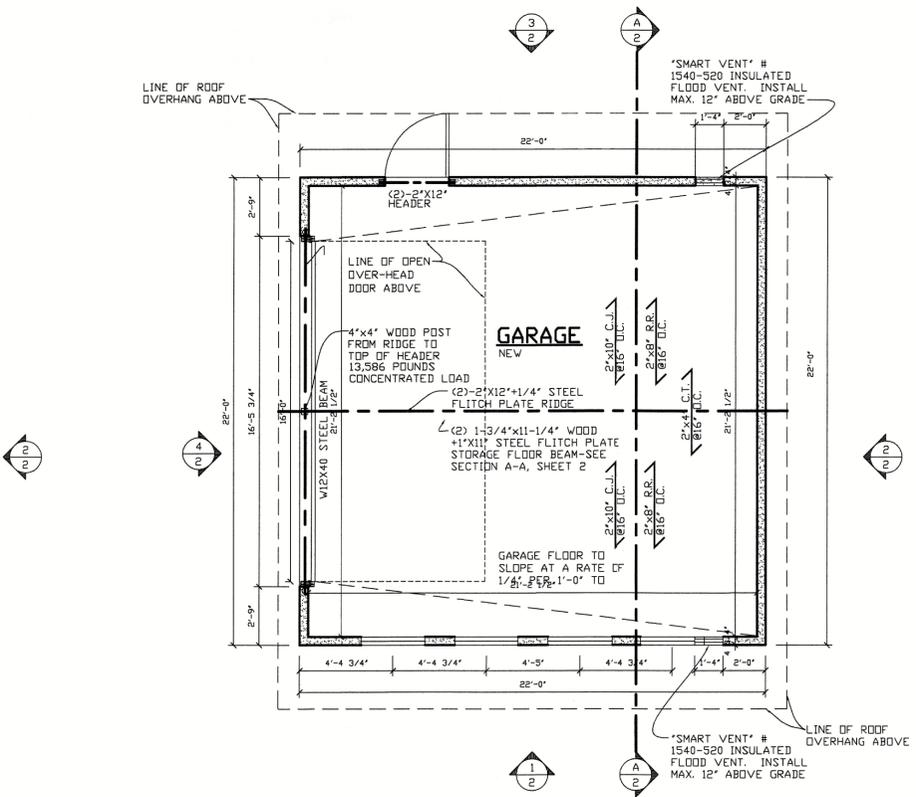
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COMMERCIAL . RESIDENTIAL . INTERIORS
414 FOXHURST ROAD OCEANIDE, N.Y. 11672
(516) 678-1978 FAX (516) 678-1289
EMAIL: MONTELEEPEP@GMAIL.COM



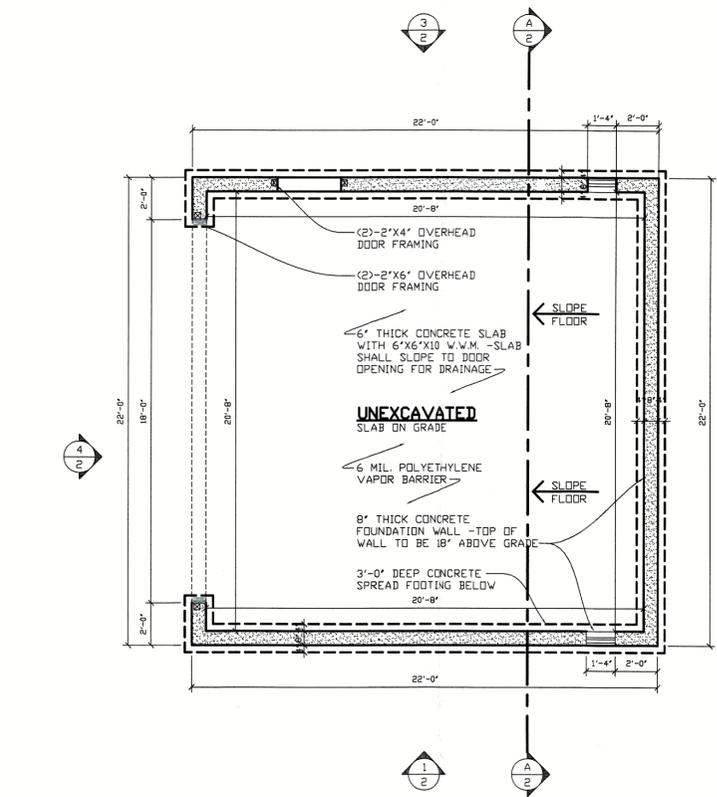
REVISIONS



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

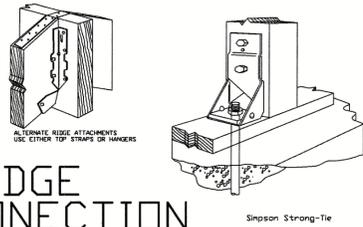


FLOOR PLAN
SCALE: 1/4" = 1'-0"



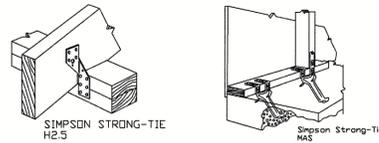
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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WILLIAMS COLLEGE



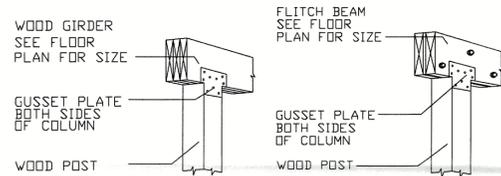
RIDGE CONNECTION
NOT TO SCALE

ALL CONNECTORS TO BE INSTALLED AND NAILLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
* PLYWOOD SHEATHING MUST CROSS OVER THE BAND BEAM

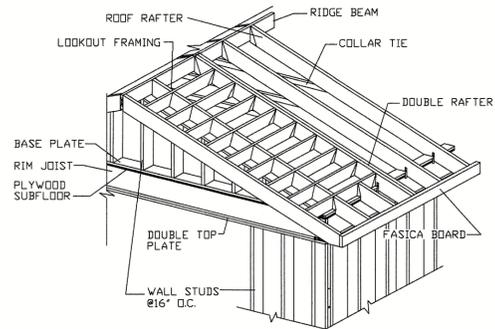


RAFTER TIE
NOT TO SCALE

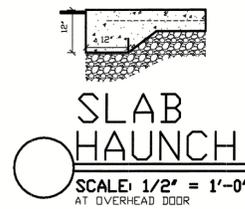
WALL BASE
NOT TO SCALE



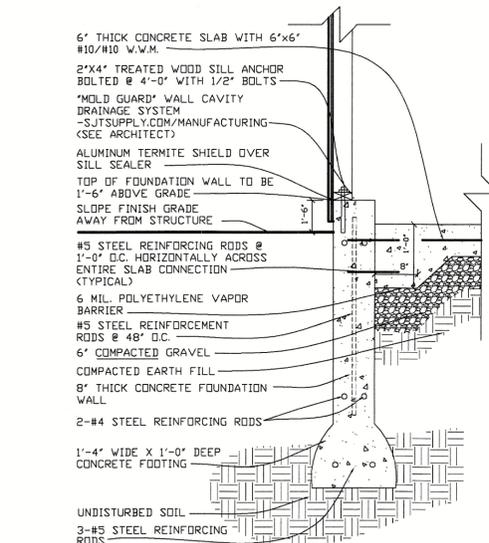
WOOD COLUMN/WOOD BEAM **WOOD COLUMN/FLITCH BEAM**
COLUMN/BEAM DETAILS
NOT TO SCALE



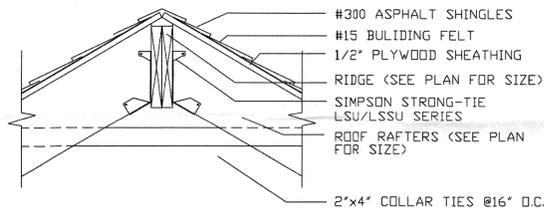
GABLE ROOF WITH OVERHANG
NOT TO SCALE



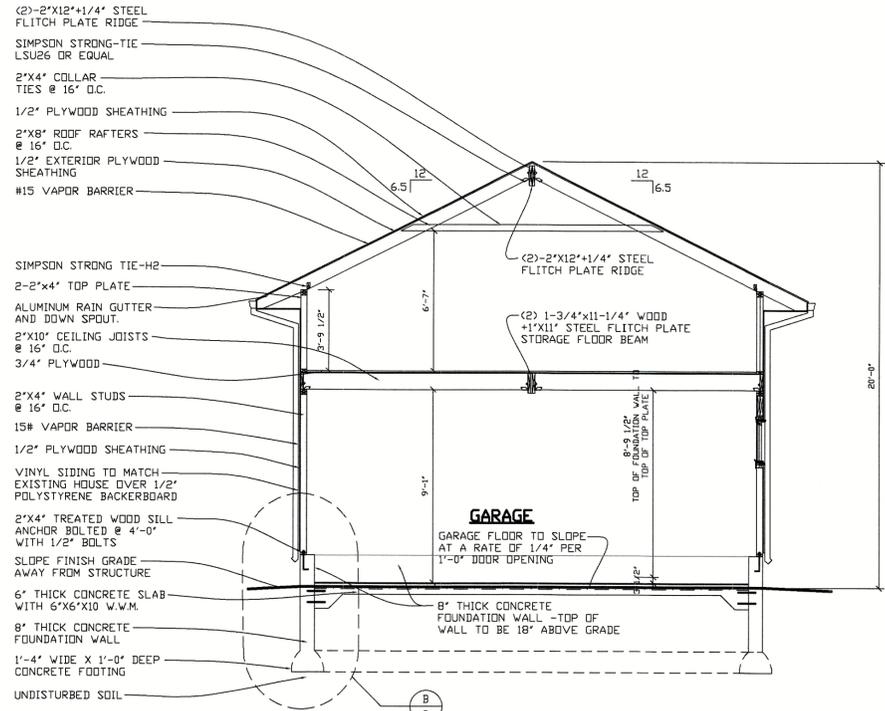
SLAB HAUNCH
SCALE: 1/2" = 1'-0"
AT OVERHEAD DOOR



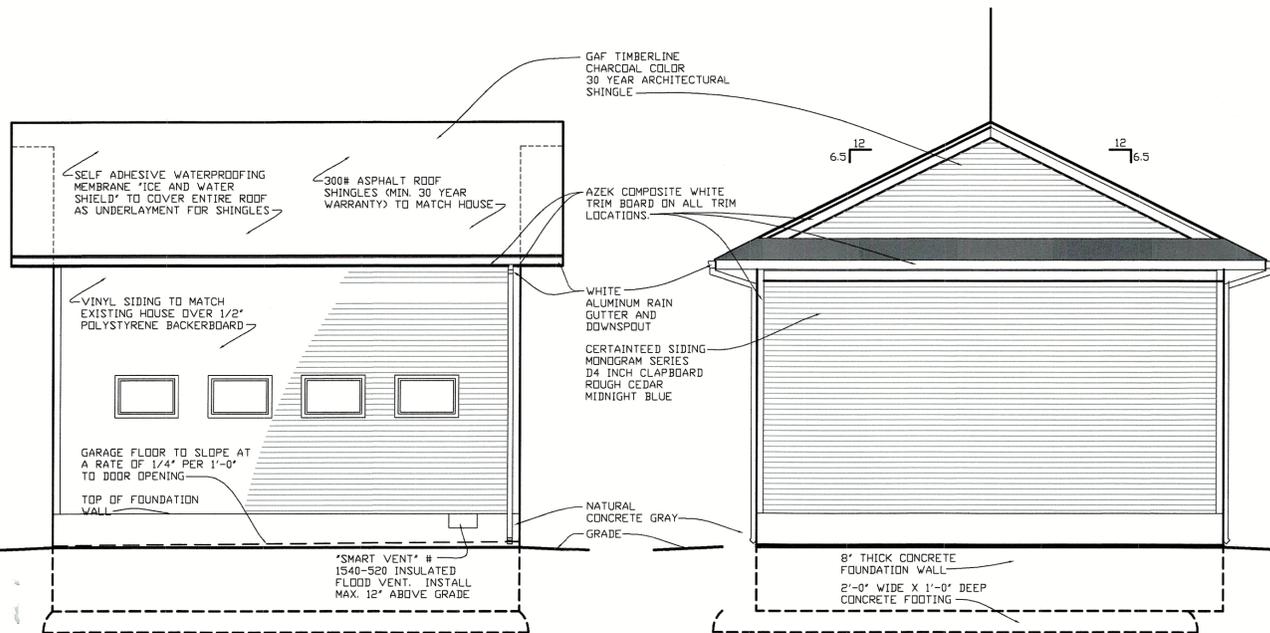
FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



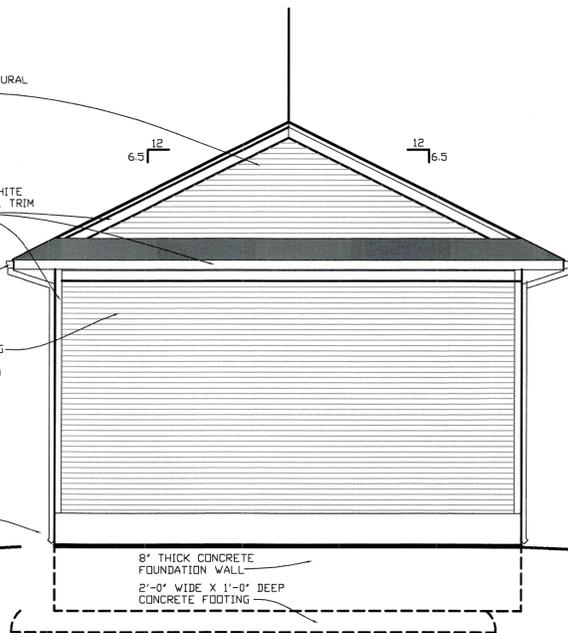
RIDGE DETAIL
NOT TO SCALE



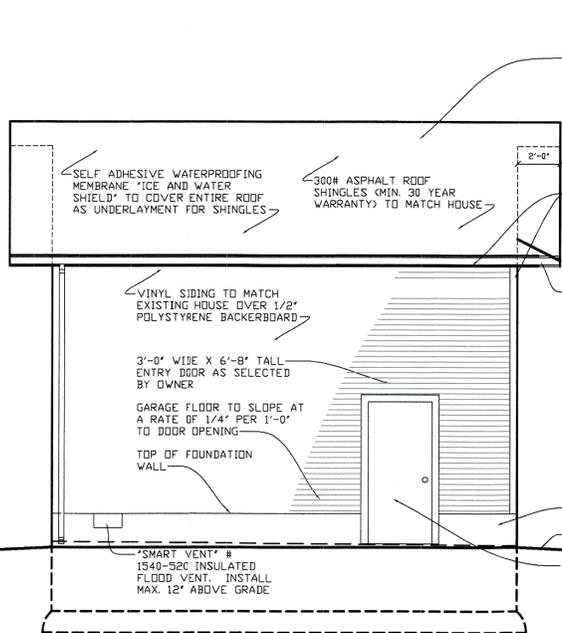
SECTION A-A
SCALE: 1/4" = 1'-0"



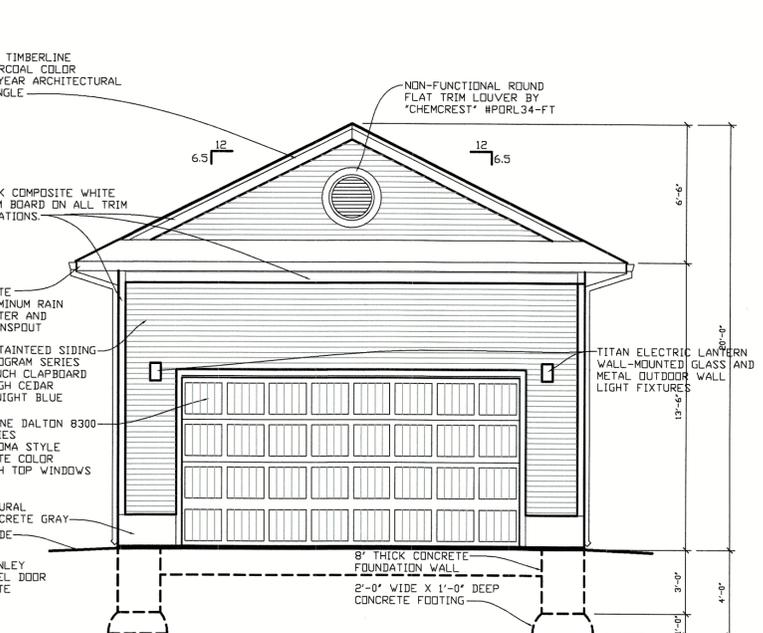
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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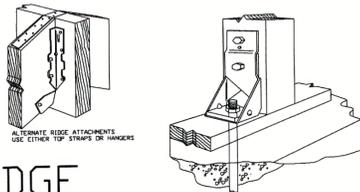
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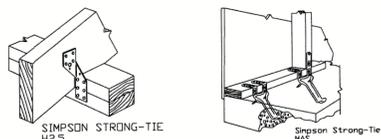
REVISIONS



RIDGE CONNECTION

NOT TO SCALE

ALL CONNECTORS TO BE INSTALLED AND NAILED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. PLYWOOD SHEATHING MUST CROSS OVER THE BAND BEAM.

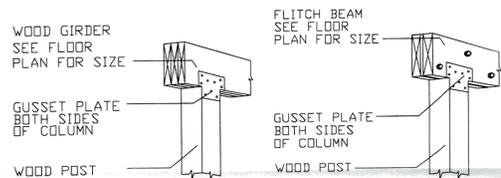


RAFTER TIE

NOT TO SCALE

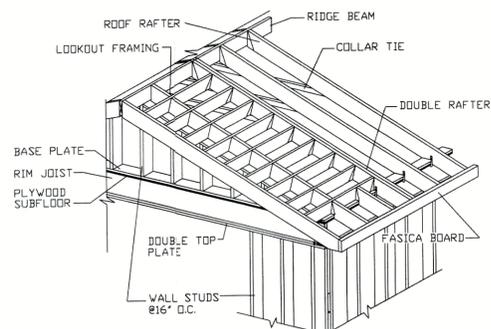
WALL BASE

NOT TO SCALE



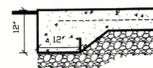
WOOD COLUMN/WOOD BEAM COLUMN/BEAM DETAILS

NOT TO SCALE



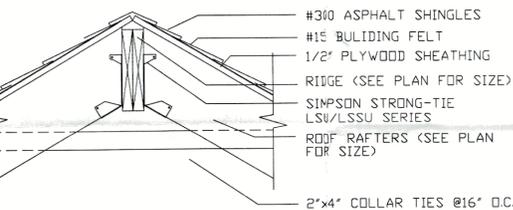
GABLE ROOF WITH OVERHANG

NOT TO SCALE



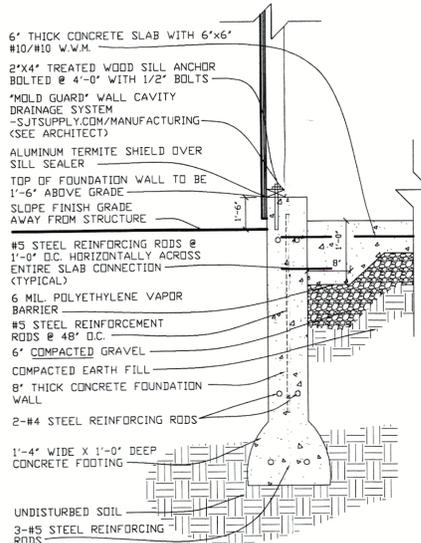
SLAB HAUNCH

SCALE: 1/2" = 1'-0" AT OVERHEAD DOOR



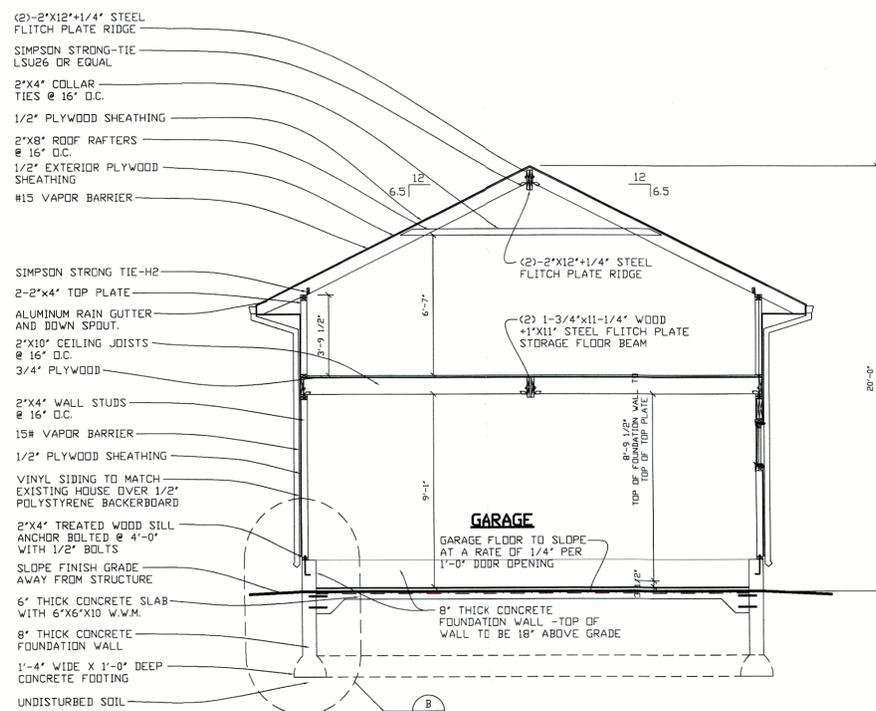
RIDGE DETAIL

NOT TO SCALE



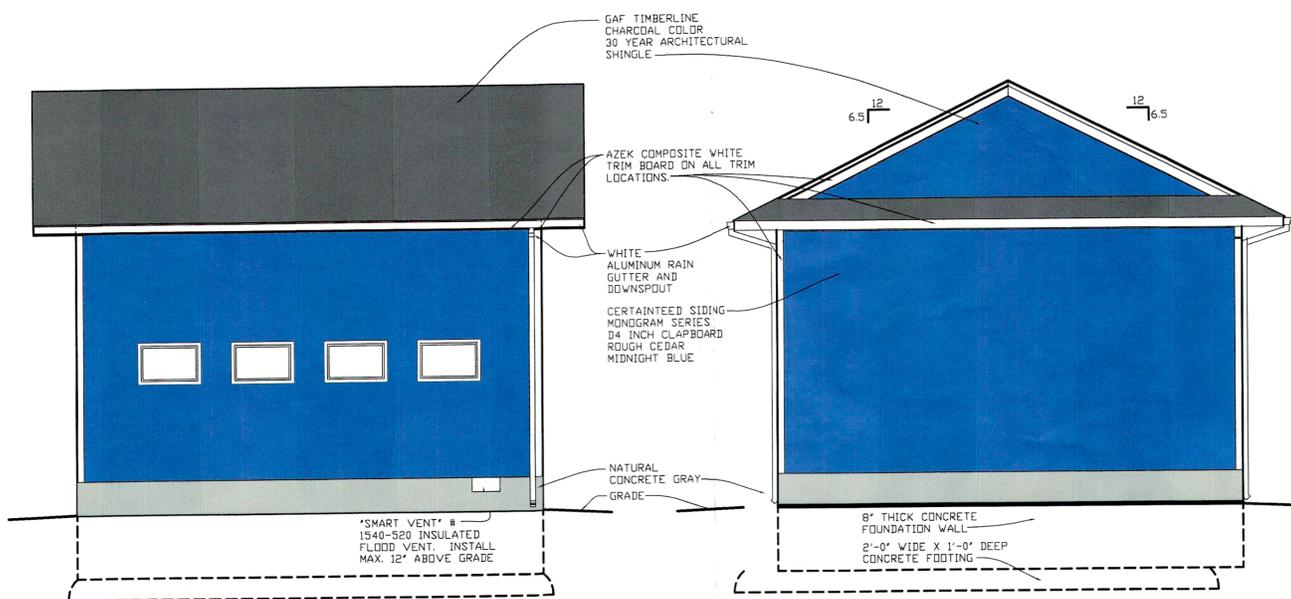
FOUNDATION DETAIL

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



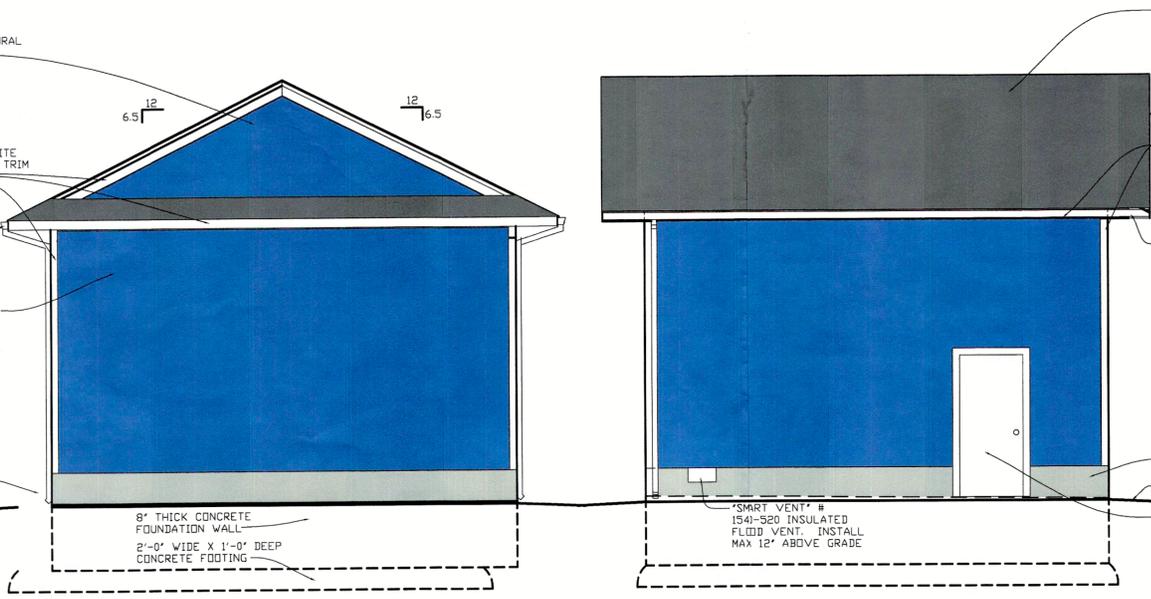
SECTION A-A

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



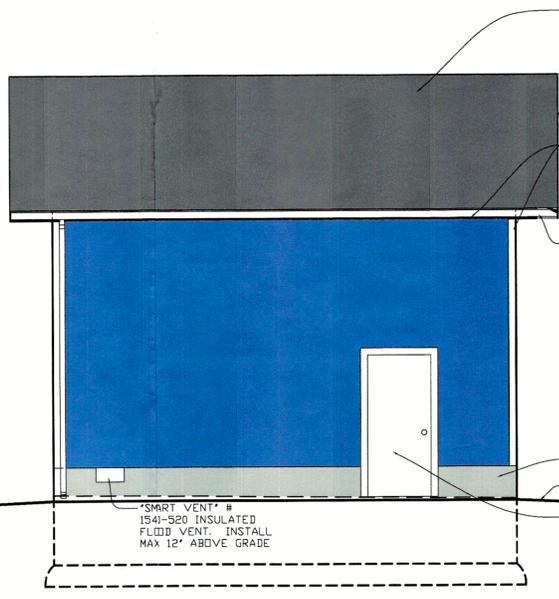
1 SOUTH ELEVATION

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



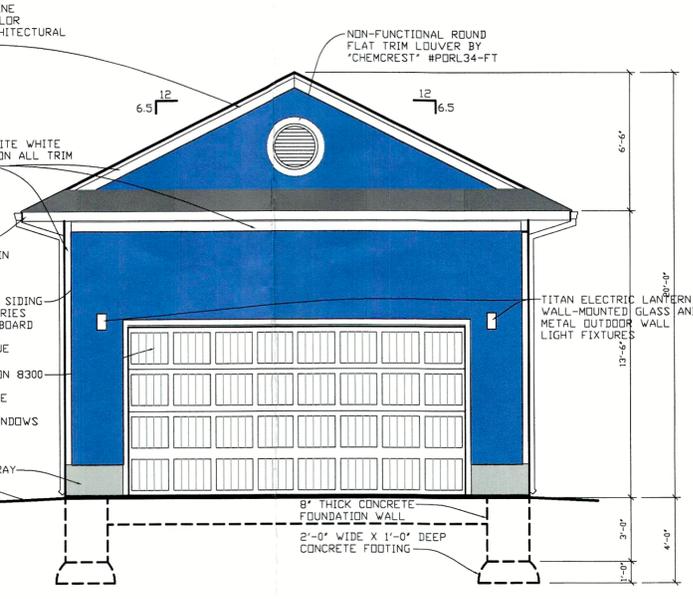
2 EAST ELEVATION

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



3 NORTH ELEVATION

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



4 WEST ELEVATION

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

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REVISIONS

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MTC DEC 28 P. 2-13

Application Date: 1/5/2023
Fees Paid: \$220.00

SP# 3612

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: 65 Lillian Ave Freeport ZONING DISTRICT Residence A
SECTION 55 BLOCK 370 LOT 149 LOT SIZE: 50 x 120

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>SAM Beznos</u>			Name: <u>Luis A. Solano</u>	
Address: <u>1900 GRAND AVE Baldwin, NY 11510</u>			Address: <u>65 Lillian Ave Freeport NY 11520</u>	
Telephone #: <u>(516) 808-3187</u>			Telephone #: <u>(516) 937-8790</u>	

Attorney Name: _____
(optional) Phone #: _____

Address: 65 Lillian Ave Freeport NY 11520

Present Land Use: Single Family

Proposed Land Use: Primary Residence

Description of Proposed Work: Front Porch, Second floor addition and Rear Deck Deck.

I request a preliminary meeting: _____ YES NO

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

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

YES NO

APPLICANT'S SIGNATURE

DATE

Sworn to before me this 22 day of December, 2022.

Jonathan D. Glickman
Notary Public State of New York
Registration No. 01GL6348590
Qualified in Nassau County
My commission expires 10/03/2024

Notary Public

Property Owner's Consent:

I, Luis A Solano am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE

DATE

Sworn to before me this 19 day of December, 2022



Notary Public

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VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: _____ YES _____ NO

Date of Hearing: _____

Date of Decision: _____

Approved _____ Denied _____

Village Clerk's Signature: _____

Date: _____

Planning Board Signature: _____

Date: _____



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

December 13, 2022
SITE PLAN LETTER

Luis Solano Alfredo
65 Lillian Avenue
Freeport, NY 11520

RE: 65 Lillian Avenue, Freeport, NY
Zoning District: Residence A Sec. 55 Blk. 370 Lot 149
Building Permit Application #20223066
Description: Proposed 140 sq. ft. front porch, 980 sq. ft. 2nd floor addition & 392 sq. ft. 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

/cd
encl.
c: Village Clerk
Leon Jaworowski, P.E.

ZBA Approval Needed: Yes No

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VILLAGE OF FREEPORT, NY

617.20
Appendix B
Short Environmental Assessment Form

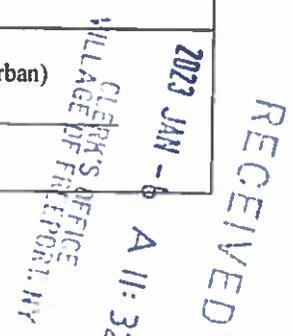


Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">Luis Alfredo</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">65 Lillian Ave</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">Second floor Door man, Deck, Porch</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Luis Alfredo</p>		Telephone:	
		E-Mail:	
Address: <p style="text-align: center; font-size: 1.2em;">65 Lillian Ave</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">Freeport</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11520</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		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?		6750	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6750	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



RECEIVED

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

FREEPORT BUILDING DEPT.

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C. ERK'S OFFICE
TOWN OF FREEPORT, NY

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NOV 15 2022

FREEPORT BUILDING DEPT.

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

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

Applicant/sponsor name: [Signature]
Signature: _____

Date: 12-13-22

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

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

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CLERK'S OFFICE

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No, or small impact may occur
Moderate to large impact may occur

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	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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VILLAGE OF FREEPORT, N.Y.
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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. 20223066

Location: 65 Lillian Avenue, Freeport, NY

Applicant: Luis Solano Alfredo

Description: Proposed 140 sq. ft. front porch, 980 sq. ft. 2nd floor addition & 392 sq. ft. rear 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) 377-2247

REASON(S) FOR DETERMINATION

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

A) _____

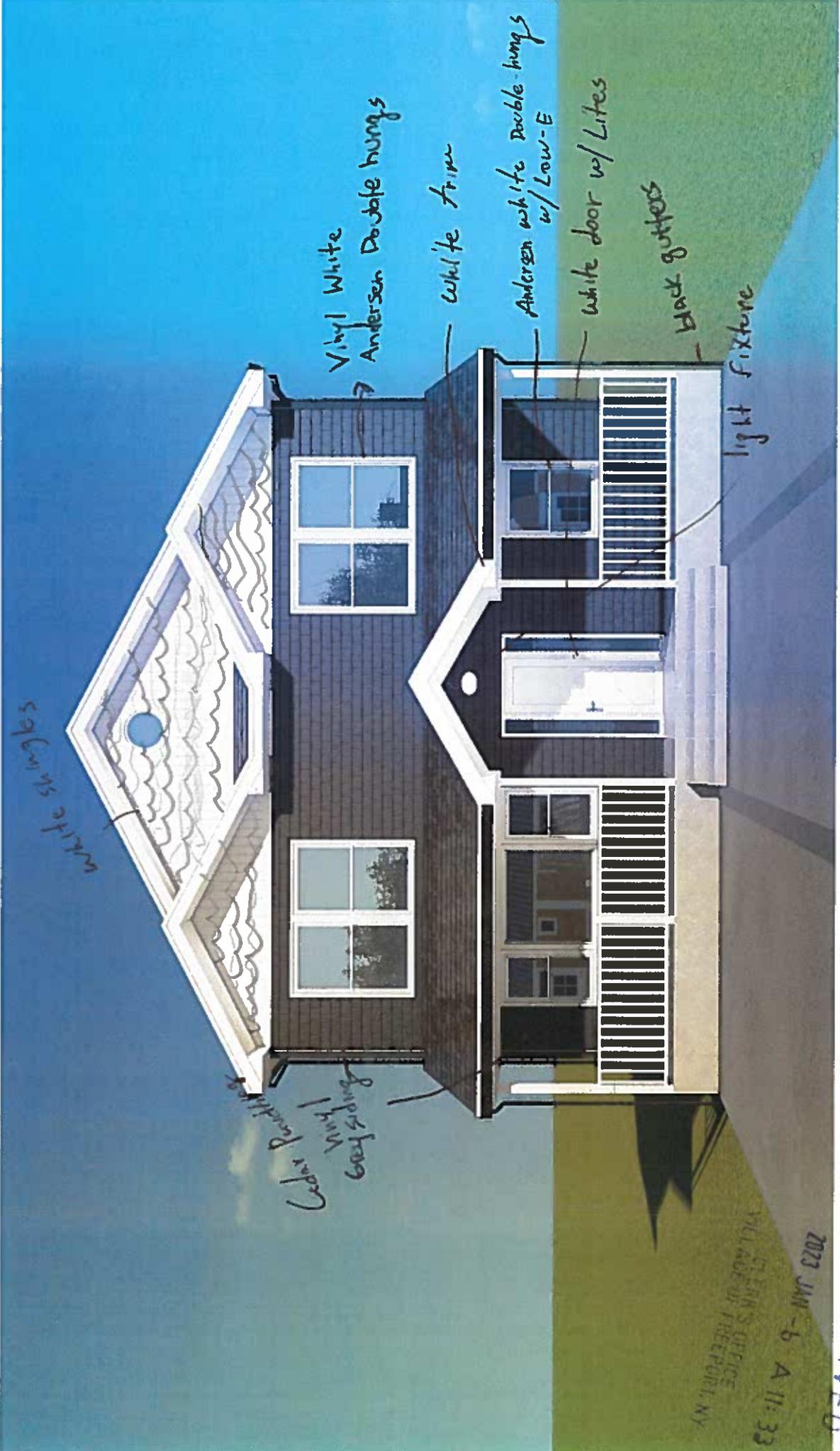
B) Possible environment effects identified:
(only if positive determination)

Dated: December 13, 2022


Sergio A. Mauras
Superintendent of Buildings

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A 11:32
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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



white shingles

Cedar Siding
Hardy Vinyl

Vinyl White
Andersen Double hungs

white trim

Andersen white double hungs
w/ Low-E

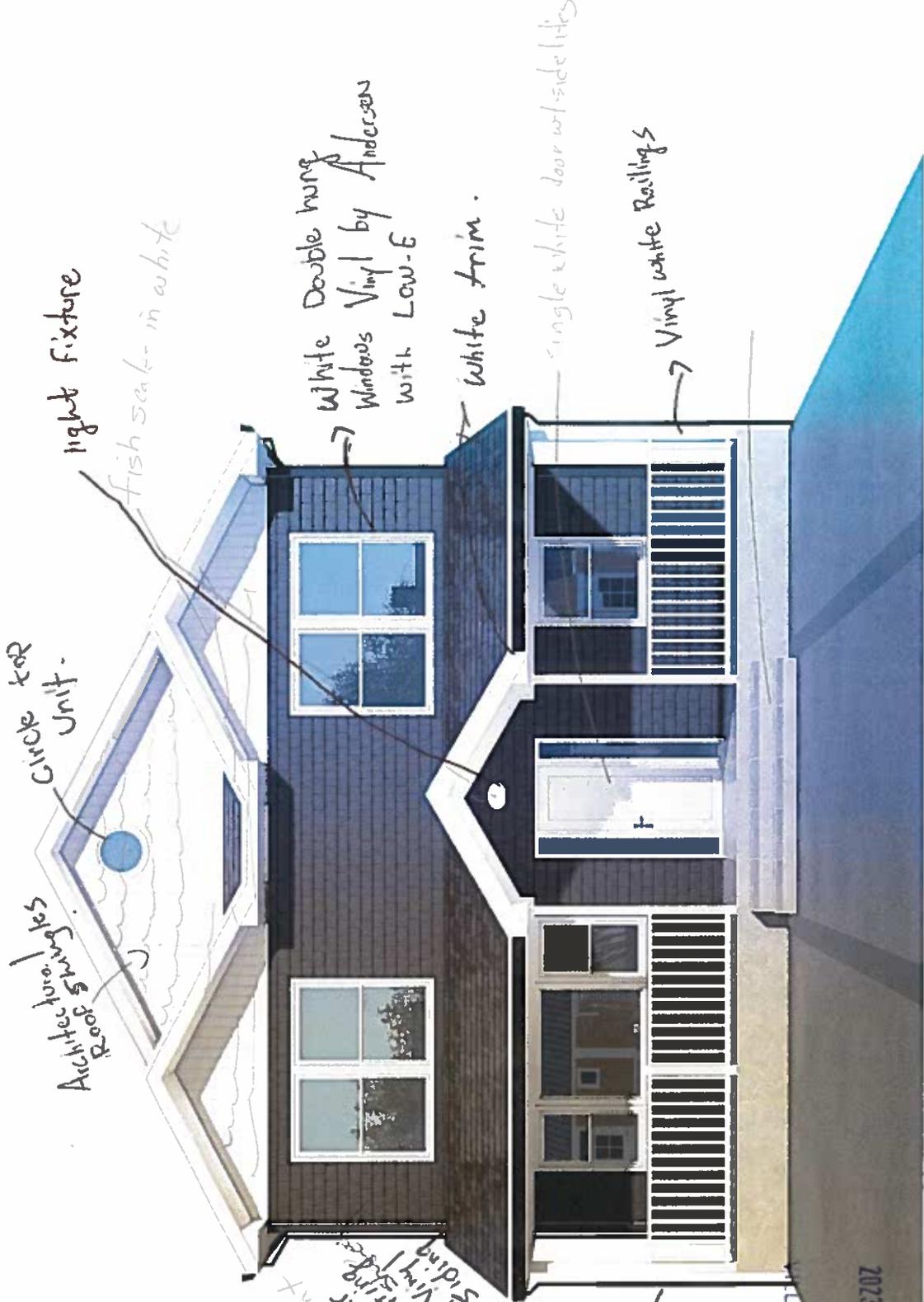
white door w/ Lites

Black gutters

light fixture

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VILLAGE OF FREEPORT, NY

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Roof Shingles
Circle Unit

light fixture

fish sink - in white

White Double hung
Windows Vinyl by Andersen
with Low-E

White trim.

single white door w/ side lites

Vinyl white Railings

Grey vinyl
Siding
Prestige
cedar
on front
slab
grey vinyl
off r 2

black
gutters

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CLERK'S OFFICE
VILLAGE OF FALLS FORD, NY

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From: EZ Permits ezpermits@gmail.com
Subject: 65 LILLIAN AVE FREEPORT
Date: December 21, 2022 at 4:23 PM
To: EZ Permits ezpermits@gmail.com

RECEIVED

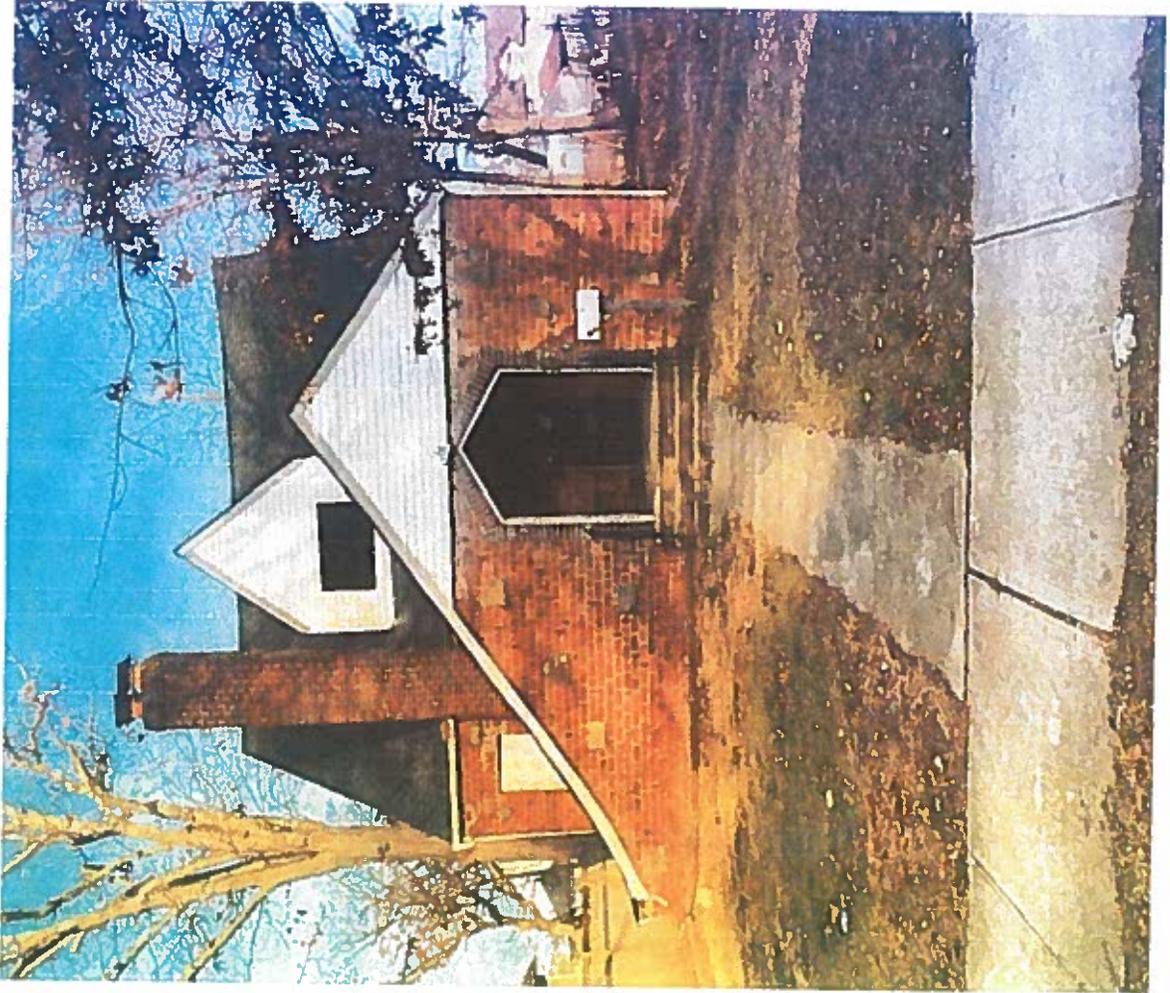
2023 JAN -6 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

65 LILLIAN AVE. Freeport

Front of the house

LILLIAN AVE





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CLERY'S OFFICE
COLLEGE OF ZEPHYRUS, NY

Ave Freeport

Back Side of the house

RECEIVED Lillian Ave Freeport,
A 11:33
RIGHT SIDE OF THE HOUSE
CLERK'S OFFICE, N.Y.C.
BUREAU OF FREEPORT, N.Y.C.



RECEIVED 5 Lillian Ave, Freeport

2023 JAN -6 A 11:33

CLERK'S OFFICE
VILLAGE OF FREEPORT
Side of the house



RECEIVED

LIBBIAN AVE FREEPORT

2023 JAN -6

ROYAL CANADIAN MOUNTED POLICE
QUEBEC'S OFFICE
VILLAGE OF FREEPORT, NY

of the house,
(back-part)



Across the Street - 58 LILLIAN AVE, Freeport



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Front House Across the Street

66 Lillian Freeport, 11520
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VILLAGE OF FREEPORT, NY



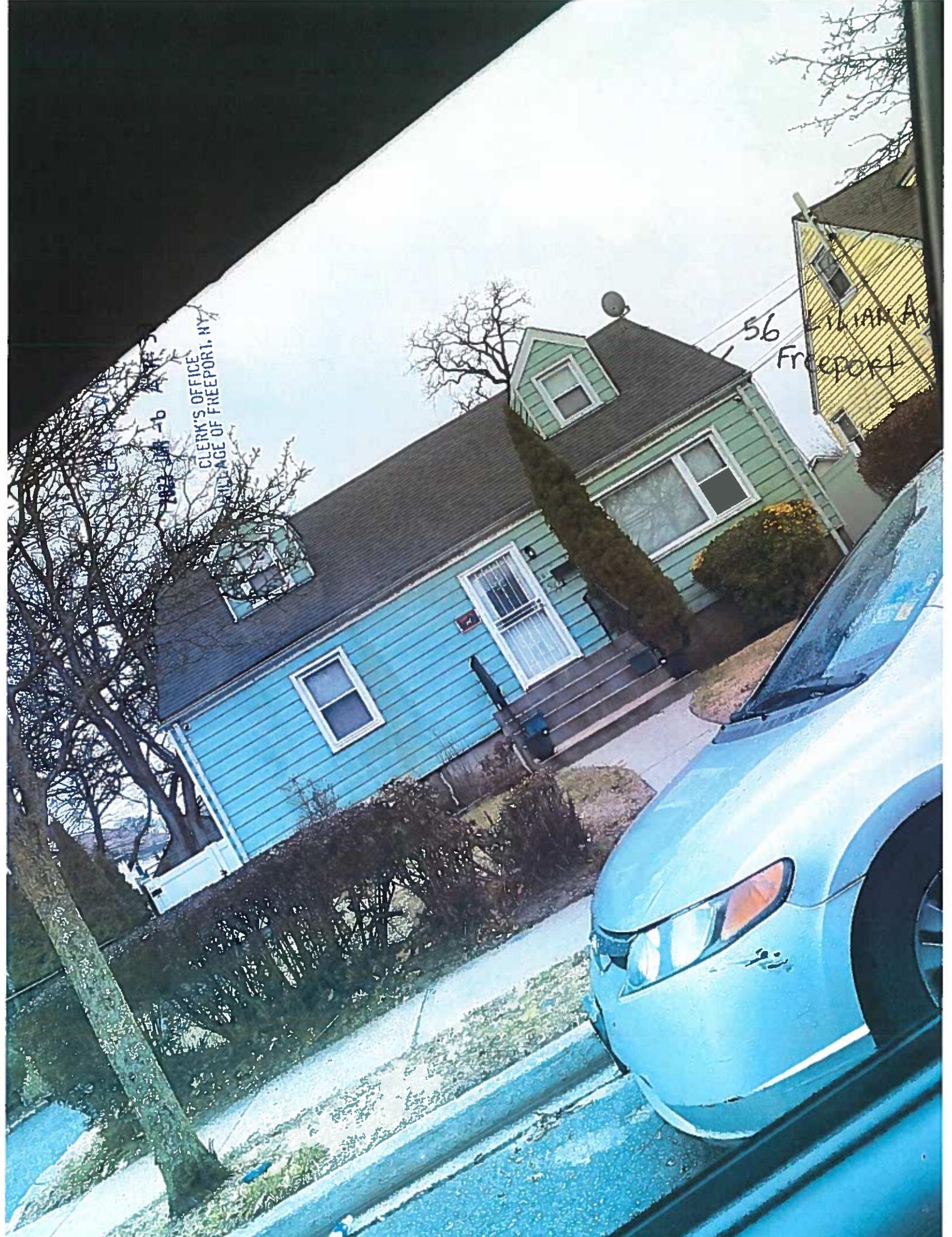
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

80 LILLIAN Ave
Freeport





CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

56 LILIAN AV
Freeport

70 Lillian Ave

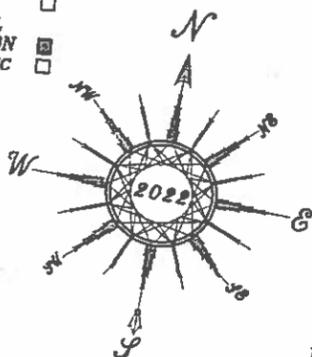


70 Lillian Ave

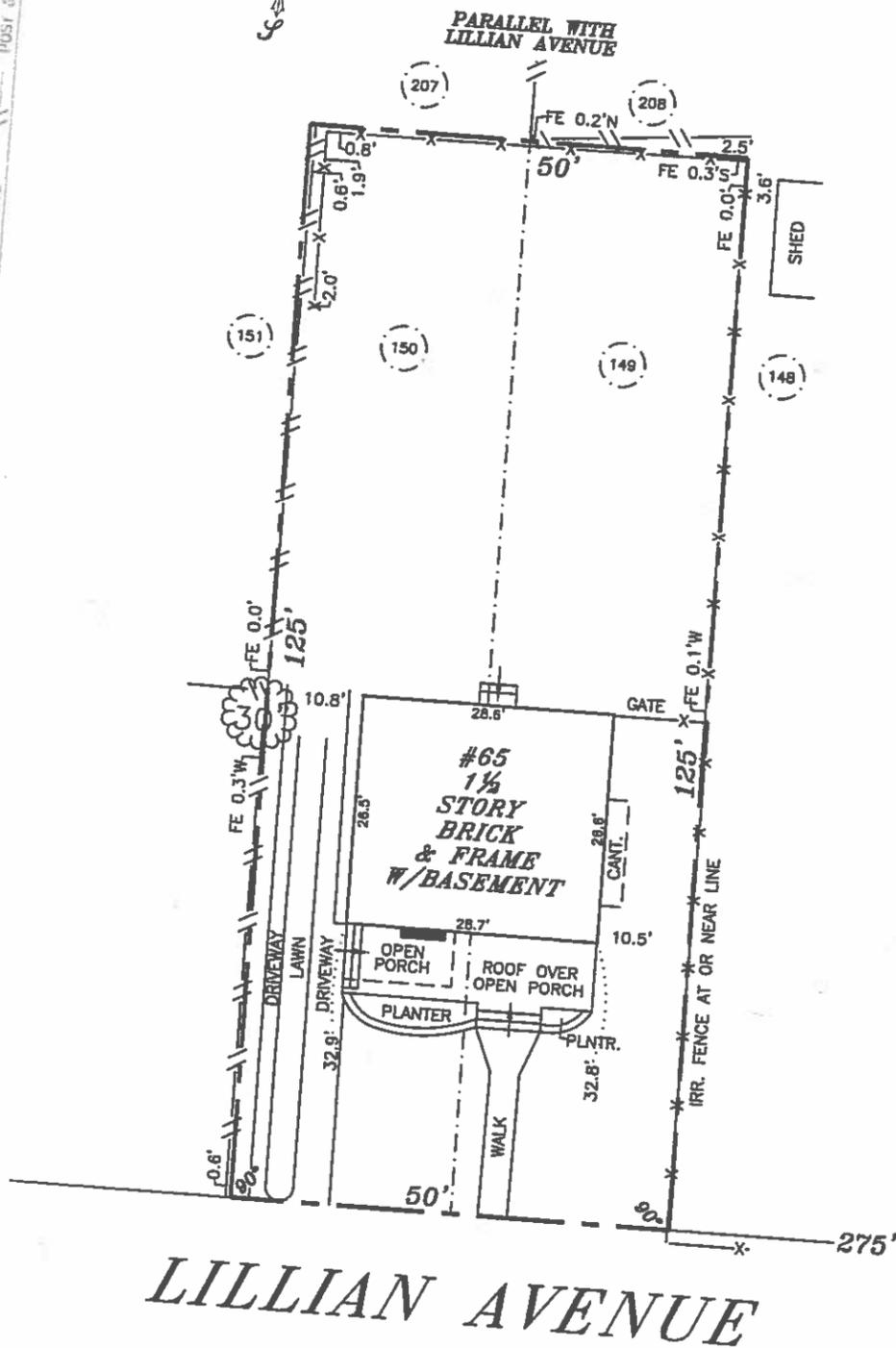
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NEW YORK'S OFFICE
OF FREEPORT, NY

VED

MAP
GENERAL DIRECTION
MAGNETIC



10 5 0 10 20
SCALE 1"=20'



LILLIAN AVENUE

RECEIVED
FORMERLY GRAFFING STREET
PERSHING PLACE

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
AUG 24 11:32

EASEMENTS, IF ANY, NOT SHOWN.

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.
This survey is intended to be used for the 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.
Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

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CERTIFIED TO:
LUIS ALFREDO SOLAMO TURCIOS

REVISED CERTS ONLY 12/06/2022



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

BARRY M. FAHRER L.S., P.E.
206 CHURCH STREET
FREEPORT NEW YORK 11520
(516) 623-2000
FAX (516) 623-0620

STATE OF NEW YORK

JOB No. 20220366

TITLE No.

SECTION No. 55
TAX BLOCK No. 370

LOT No. 149

DATE SURVEYED 08/24/2022
FREEPORT
COUNTY OF: NASSAU

L.S.T. = LANDSCAPE TIE

(G) = GATE

R.O. = ROOF OVER

W.O.F. = WIRES ON FACE

F.E. = FIRE ESCAPE

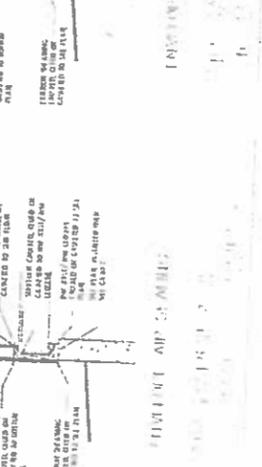
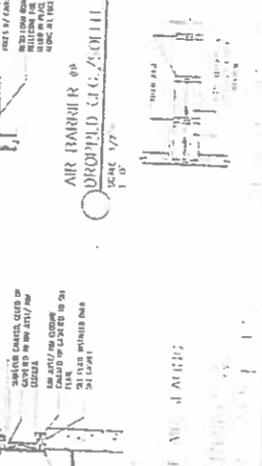
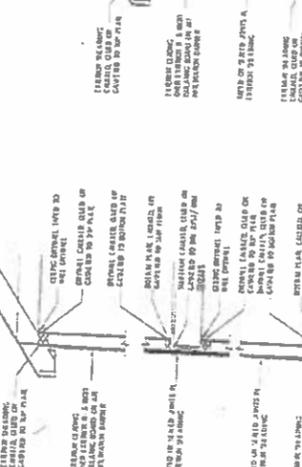
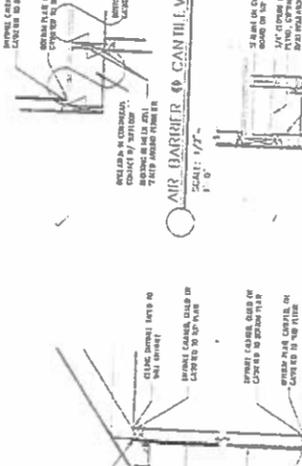
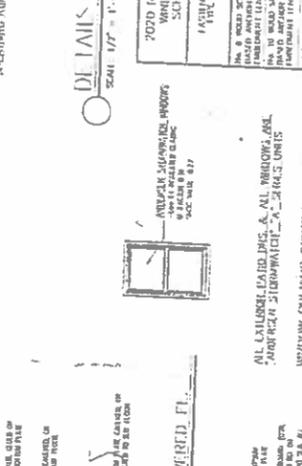
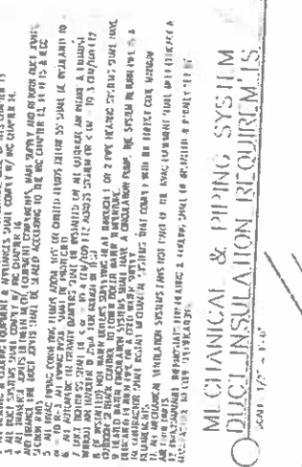
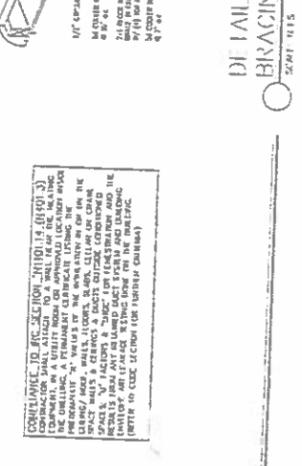
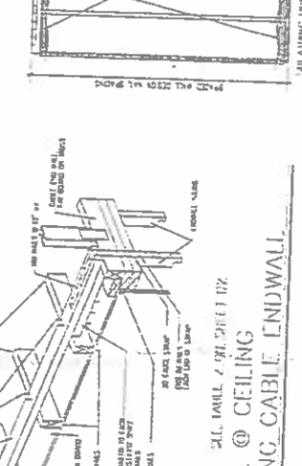
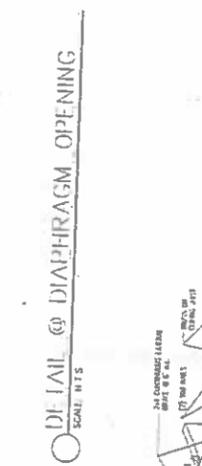
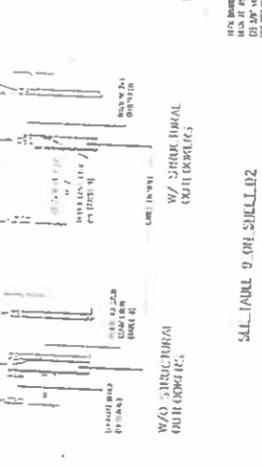
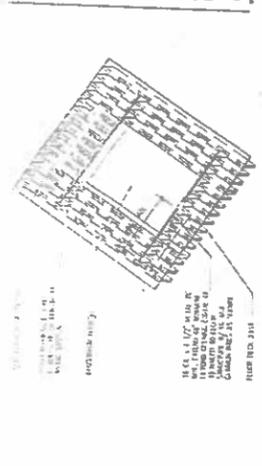
65LILLIANAVE

PROPERTY LINE A.O. = AWNING OVER G.H. = OVER HEAD A.W. = AREA WAY FENCES: METAL WOOD VINYL POST & RAIL IRON X

UTILITY POLE U.P. = FILED MAP LOT E.W. = ESCAPE WINDOW C.D. = CELLAR DOOR G.B.C. = GRANITE BLOCK CURB C.C. = CONCRETE CURB C.R.W. = CONC. RETAINING WALL

RECEIVED
 THE ARCHITECTURE CENTER
 100 N. MICHIGAN ST. SUITE 1000
 ANN ARBOR, MI 48106-1500
 TEL: (313) 763-2100
 FAX: (313) 763-2101
 WWW.ARC-CENTERS.COM

ELECTRICAL NOTES
 1. INSURANCE REQUIREMENTS SHALL BE INSTALLED TO COVER ALL WORKING VOLTAGES.
 2. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 3. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 4. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B RECOMMENDATIONS.
 5. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 6. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 7. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B RECOMMENDATIONS.



Application Date: 1/9/23
Fees Paid: 1325

SP# 3613

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: 25 EAST AVE FREEPORT ZONING DISTRICT RES A
SECTION 62 BLOCK 76 LOT 10 LOT SIZE: 50x200

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>CHRIS GRAY</u>	Name: <u>SHAIROON HOSEIN-CHITAMAH</u>
Address: <u>2401 CARR PL</u> <u>N BELLMORE NY 11710</u>	Address: <u>25 EAST AVE</u> <u>FREEPORT, NY 11520</u>
Telephone #: <u>679-4722</u>	Telephone #: <u>718 820-3492</u>

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

Present Land Use: 1 FAMILY DWELL Proposed Land Use: 1 FAMILY DWELL

Description of Proposed Work: MAINTAIN EXISTING DETACHED 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
DATE 1-3-23

APPLICANT'S SIGNATURE
Sworn to before me this 3
day of JAN, 2023
Maralin Merklin-Gray
Notary Public

MARALIN MERKLIN GRAY
Notary Public, State of New York
No. 01ME6120194
Qualified in Nassau County
Commission Expires December 13, 2024

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

Shairoon Hosein-Chitamah DATE 1-3-23

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 3
day of JAN, 2023
Notary Public

CHRISTOPHER L. GRAY
Notary Public, State of New York
No. 01GR6108433
Qualified in Nassau County
Commission Expires April 19, 2024

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: _____

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2023 JAN - 9
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
A.D. 27



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 9, 2023
UPDATED SITE PLAN LETTER

Shairoon Hosein-Chitaman
25 East Avenue
Freeport, NY 11520

RE: 25 East Avenue, Freeport, NY
Zoning District – Residence A
Sec. 62 Blk. 76 Lot 10
Building Permit Application #20222643
Description– Maintain a 22' x 24' 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
Superintendent of Buildings

2023 JAN -9 A 10: 27
VILLAGE CLERK'S OFFICE
OF FREEPORT, NY

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/cd
Encl.

c: Village Clerk
Christopher L. Gray

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. 20222643

Location: 25 East Avenue, Freeport, NY

Applicant: Shairoon Hosein-Chitaman

Description: Maintain existing 22' x 24' detached garage

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

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

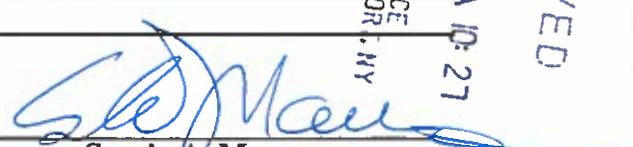
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: January 9, 2023 - Updated


Sergio A. Mauras
Superintendent of Buildings

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2023 JAN - 9 A 10:27
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">CHITAMAH RESIDENCE</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">25 EAST AVE FREEPORT, NY 11520</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">MAINTAIN EXISTING DETACHED GARAGE</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">CHRIS GRAY</p>		Telephone: 679-4722	
Address: <p style="text-align: center; font-size: 1.2em;">2401 CAPPI PL</p>		E-Mail: GRAYARCHSERVE@VERIZON.NET	
City/PO: <p style="text-align: center; font-size: 1.2em;">H BELLMORE NY</p>		State:	Zip Code: <p style="text-align: center; font-size: 1.2em;">11710</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.24 acres	
b. Total acreage to be physically disturbed?		.012 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.24 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

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
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	
			NA
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: <u>NONE</u>	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: <u>NONE</u>	NO	YES	
	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	✓		

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

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

Applicant/sponsor name: CHRIS GRAY Date: 2-25-22
Signature: _____

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

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

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

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

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

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 VILLAGE OF FINE POINT, NY

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

DATE: November 17, 2022

APPROVAL

Building Department Permit Application# 20222643

Chairman, regarding Application #2022-40 for the premises located at 25 East Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, , 210-39, and 210-41 seeking approval to maintain a 22 foot by 24 foot detached garage.

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

A public hearing was held on October 20, 2022, wherein Dylan Greco represented the applicant. He explained that they are seeking a variance for garage height and maximum garage area. He provided a photo of the garage from 2006 and explained that prior to the current project, the garage had not changed. It had the same footprint and the same height. Applicant removed a dilapidated garage and constructed the new one without filing for permits. The area of the new garage is 530 square feet when 500 are permitted. To rectify that now would be extremely costly. He explained that the height and ridge elevation have not changed, but a rear dormer was added which did not change the height but triggered a stipulation that any pitch below 6 would have a 15 foot maximum allowable height. The current height is 20 feet 11 inches.

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 may be considered to be self-created, but this factor alone is not dispositive.

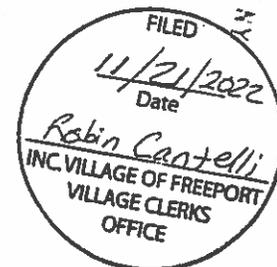
The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

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

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

Second by: Ben Jackson

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



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DETACHED GARAGE



GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLEVILLE, N.Y. 11710
516 678-4722 FAX 516 679-2688
grayarch@verizon.net

WESTBURY OFFICE
VILLAGE OF FREEPORT, NY

CHITAMAN RESIDENCE
25 EAST AVE
FREEPORT, NY 15520

PHOTOS
2-25-22

TITLE No: 1198-H-76

SURVEY No: 1198-H-76

NOTE: BEARINGS & DISTANCES BASED UPON OLD SURVEY BY SMITH & MALCONSON INC. DATED JUNE 1923.

200.95 CALC.
(200.90 OLD SURVEY)

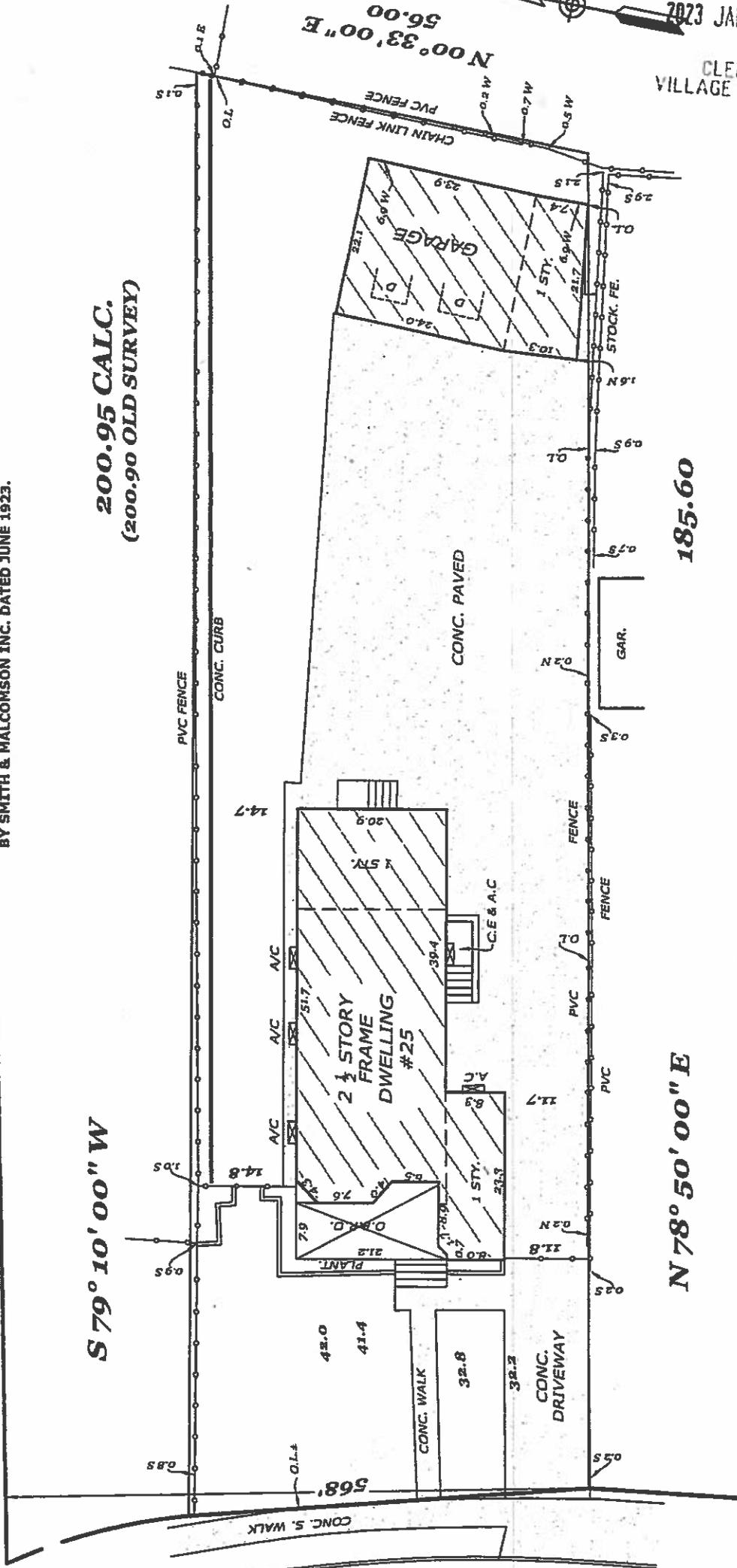
SMITH ST.

S 79° 10' 00" W

S 15° 14' 00" E
56.14 CALC.
(56.00 OLD SURVEY)

AVE.

EAST



N 78° 50' 00" E

185.60

TAX: SEC: 62 BLOCK: 76 LOT: 10



Peter J. Brabazon PLS, P.C.
Professional Land Surveyor
 430 West Old Country Rd, Hicksville NY 11801
 Phone: (516) 822-5111 Fax: (516) 822 4395
 Website: www.BrabazonSurveying.com
 Email: pjsurveying@optonline.net

SUCCESSOR to:
 KENNETH S. O'BRIEN - BALDWIN & CORNELIUS - PETER & WALTER KEMPA
 - FREDERICK W. KAHLER - GEORGE H. WALTERS CO. (W. SUPPOLK)
 - PETER L. FLEIDERER JR. - ARTHUR W. LEACH - H.F. BISHOP - ROBERT
 D. JONES (NASSAU) - SHAH ASSOCIATES - JULIUS JARGSTORFF - MURRETT
 H. DELORME - WILLIAM H. BEAMAN - JEFFREY J. ROBERTSON - H.A.
 SCHMIELAU - IVAN E. CZIPOTT - C.A. MONROE - KAHLER & PYNCHON - SMITH

FREEPORT

NASSAU COUNTY TAX MAP

SECTION: 62 BLOCK: 76 LOT(S): 10

CASE No. NASSAU COUNTY OF: NASSAU N.Y.

FREEPORT

GUARANTEED TO:
- NOT FOR TITLE PURPOSES -

SURVEY DATE: 12/09/2021

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LEGEND

 O.H.S.W.
 O.L.

FENCE
 SHRUBS/HEDGES
 OVER HEAD SERVICE WIRES
 ON-LINE



23 EAST AVE



SUBJECT PARCEL



31 EAST AVE



OPEN PARK



40 EAST AVE

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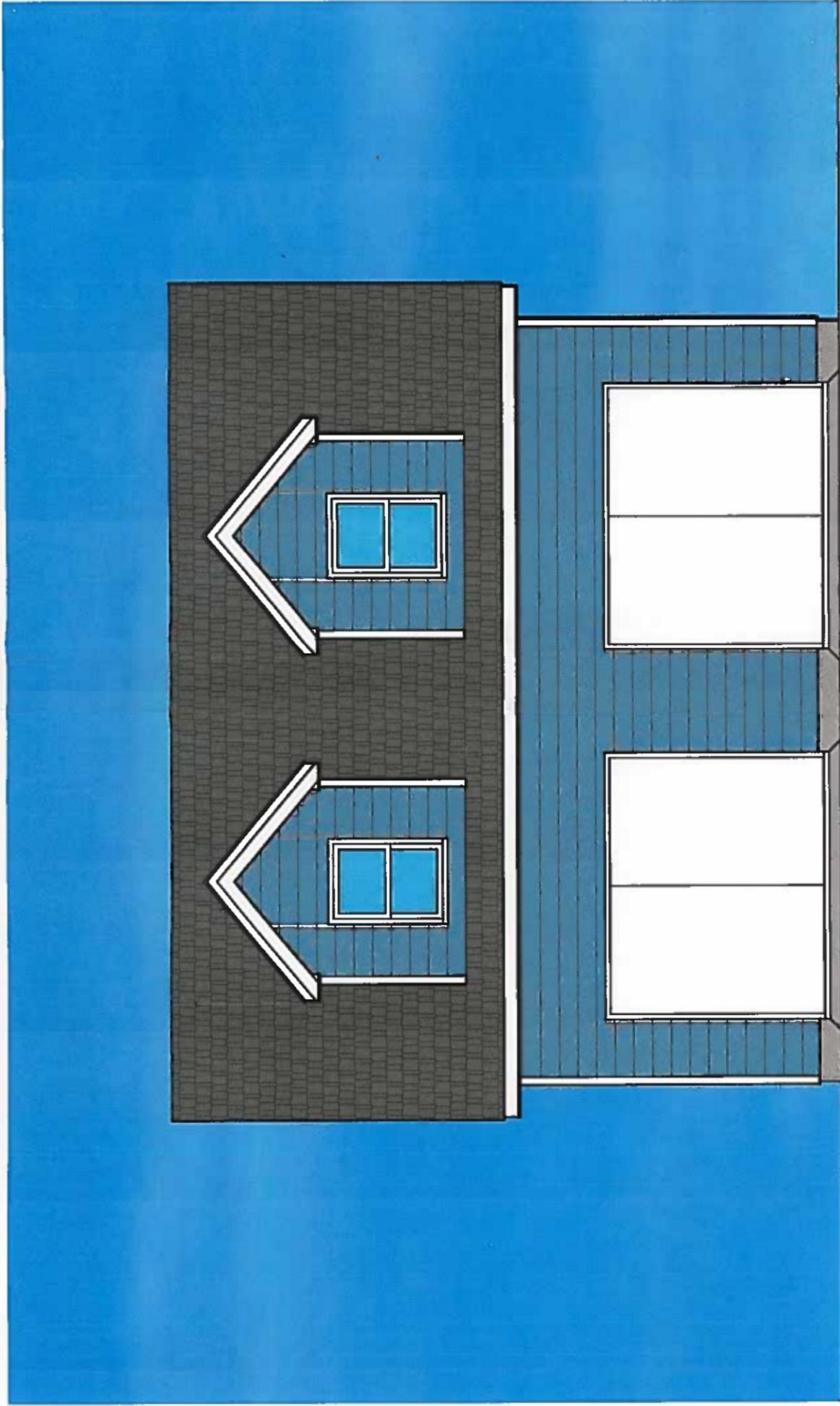
GRAY ARCHITECTURAL
SERVICES, P.C.
2401 CAPRI PL, N. BELLMORE, N.Y. 11710
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

CHITAMAN RESIDENCE
25 EAST AVE
FREEPORT, NY 15520

PHOTOS

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FRONT ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES
ROOF SHINGLES
SIDING
FASCIA TRIM
GUTTERS & LEADERS
WINDOWS

ARCHITECTURAL ASPHALT
VINYL
ALUMINUM
ALUMINUM
VINYL

CHARCOAL
DARK BLUE
WHITE
WHITE
WHITE



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516 679-4722 FAX 516 679-2698
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CHITAMAN RESIDENCE
25 EAST AVE
FREEPORT, NY 11520

RENDERING

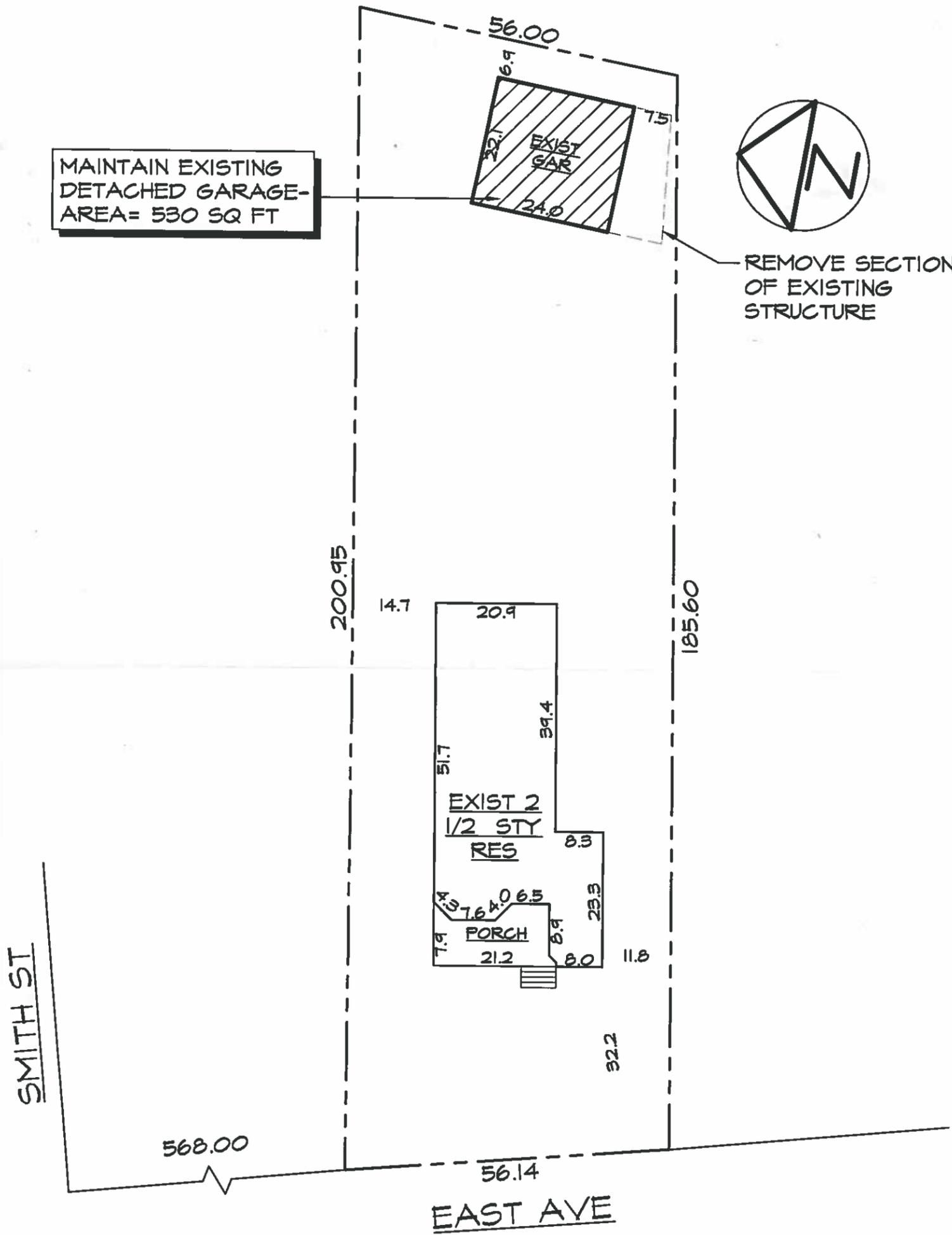
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PLOT PLAN
2-3-22

CHITAMAN RESIDENCE
25 EAST AVE
FREEPORT, NY 15520

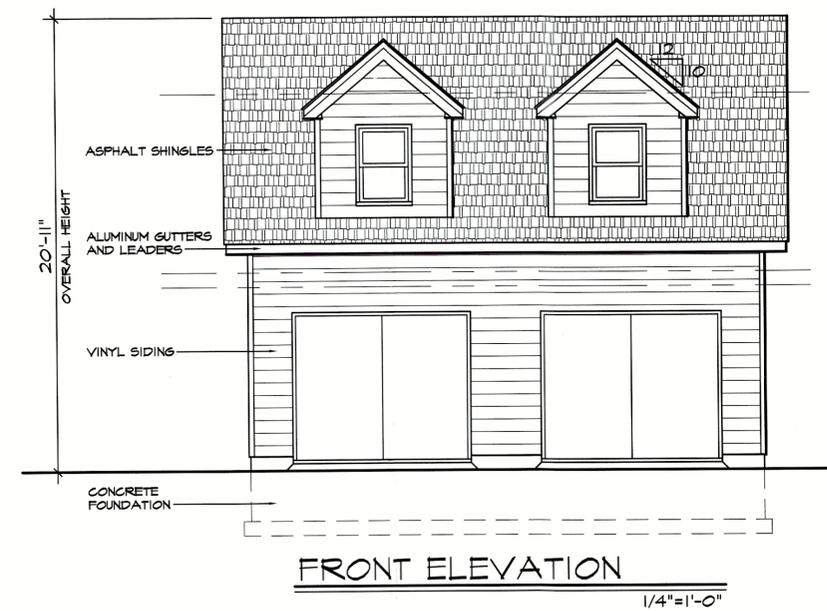
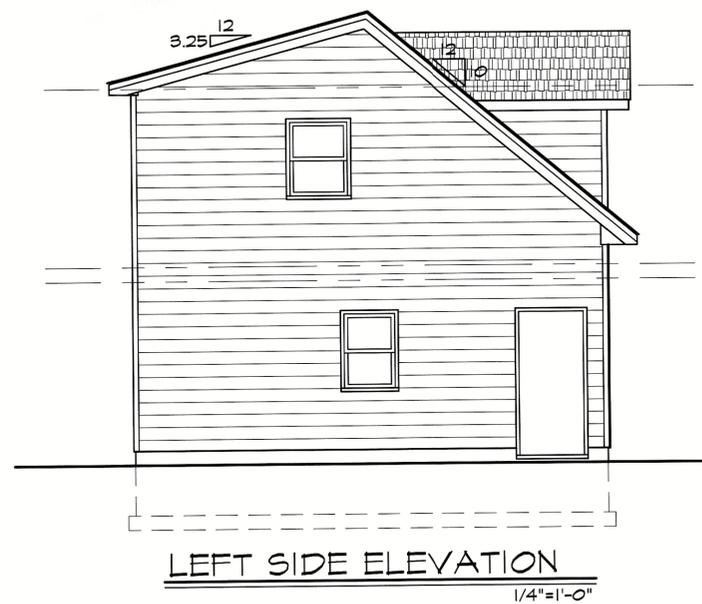
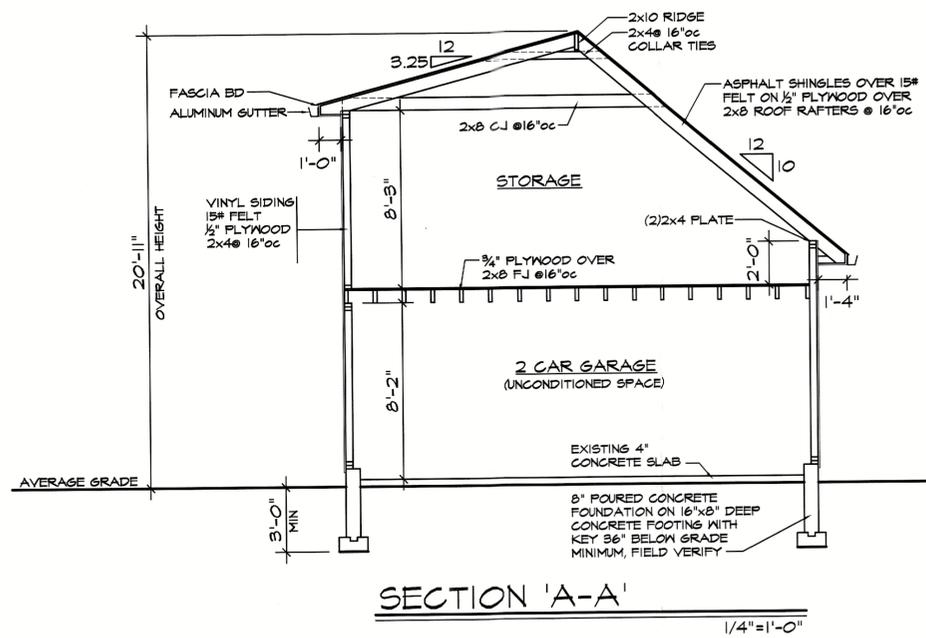
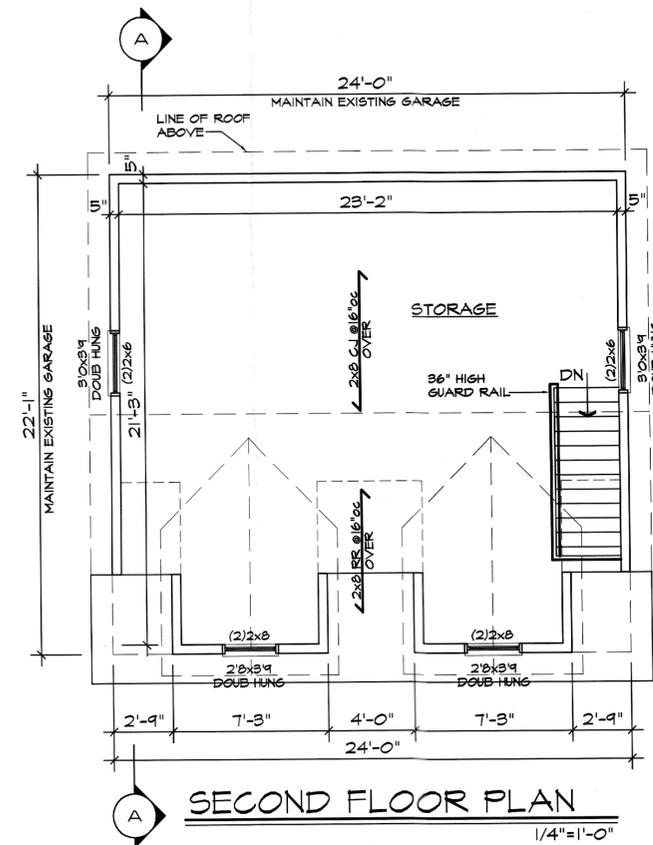
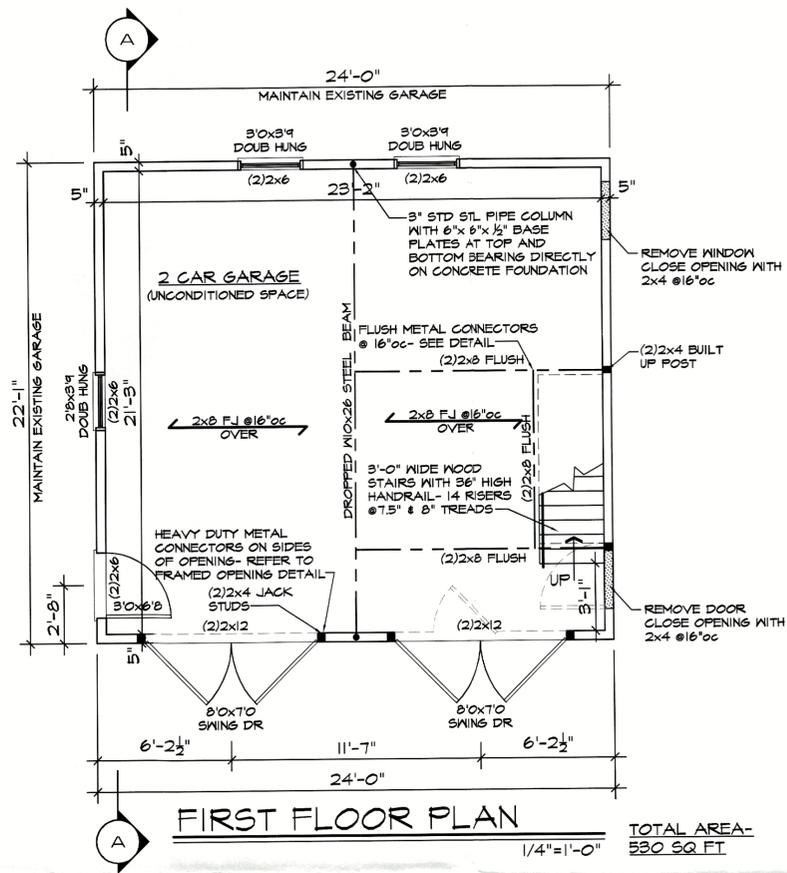
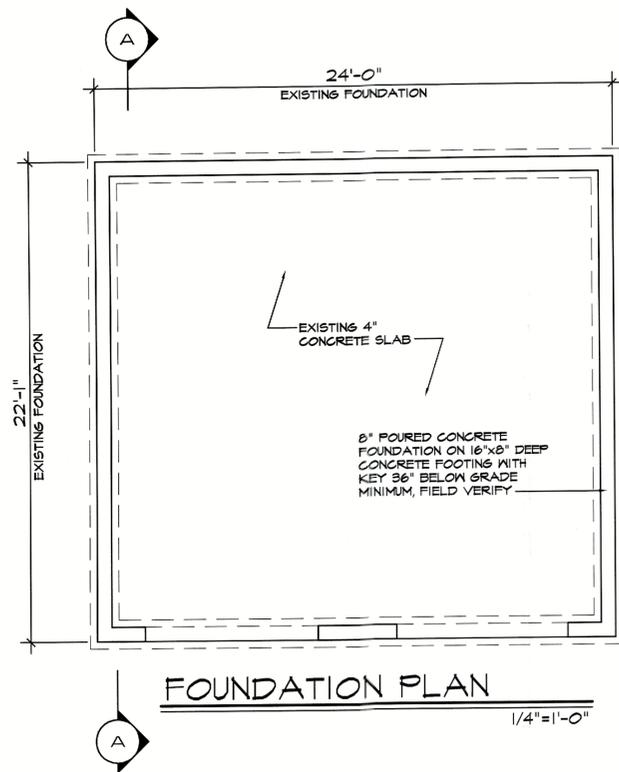
GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPPRI PL. N. BELLMORE, N.Y. 11710
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net



MAINTAIN EXISTING
DETACHED GARAGE-
AREA= 530 SQ FT

PLOT PLAN

1"=20.0'



EXTERIOR FINISHES		
ROOF SHINGLES	ARCHITECTURAL ASPHALT	CHARCOAL
SIDING	VINYL	DARK BLUE
FASCIA TRIM	ALUMINUM	WHITE
GUTTERS & LEADERS	ALUMINUM	WHITE
WINDOWS	VINYL	WHITE



GRAY ARCHITECTURAL SERVICES, P.C.
 2401 CAPRI PL N. BELLMORE, N.Y. 11710
 PHONE 516 679-4722 FAX 516 679-2698
 grayarchserv@verizon.net grayarchserv.com



CHITAMAN RESIDENCE
 25 EAST AVE
 FREEPORT, NY 11520
 VILLAGE OF FREEPORT
 MAINTAIN EXISTING
 DETACHED GARAGE

DATE 2-3-22 DRAW BY MAS

AN OF 2

Application Date: 1/11/23
Fees Paid: 225.00

SP# 6614

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: 62 Park Avenue ZONING DISTRICT Residence A
SECTION 54 BLOCK 086 LOT 8 LOT SIZE: 89x100

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>Maximo Ventura</u>			Name: <u>Francisco Hermida</u>	
Address: <u>119 E. Deon St.</u>			Address: <u>62 Park Ave.</u>	
<u>Freeport, N.Y. 11520</u>			<u>Freeport, N.Y. 11520</u>	
Telephone #: <u>(516) 244-8999</u>			Telephone #: <u>(516) 301-8909</u>	

Attorney Name: _____ Address: _____
(optional) Phone #: 516-244-8999

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Replace Existing Driveway with new Expanded Driveway - Concrete with Paver Borders + new Concrete walkways as per rendering

I request a preliminary meeting: YES NO

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

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

YES NO

APPLICANT'S SIGNATURE

DATE

Sworn to before me this _____ day of _____, 20__.

Notary Public

Property Owner's Consent:

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

PROPERTY OWNER'S SIGNATURE

DATE

Sworn to before me this 30th day of DECEMBER, 2022.

STEVEN CONNELLY
Notary Public, State of New York
No. 01CO8171676
Qualified in Nassau County
Commission Expires August 13, 2023

Notary Public

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

December 5, 2022
SITE PLAN LETTER

Francisco Hermida
62 Park Avenue
Freeport, NY 11520

RE: 62 Park Avenue, Freeport, NY
Zoning District: Residence A Sec. 54 Blk. 86 Lot 8
Building Permit Application #20223070
Description: Widen existing driveway with concrete and paver borders & install new concrete walkways

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
Future Designs

ZBA Approval Needed: Yes No

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20223070

Location: 62 Park Avenue, Freeport, NY

Applicant: Francisco Hermida

Description: Widen existing driveway with concrete and paver borders & install new concrete walkways

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

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

REASON(S) FOR DETERMINATION

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

A)

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

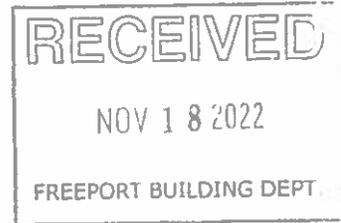
Dated: December 5, 2022


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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VILLAGE OF FREEPORT, NY

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Hermida Project			
Project Location (describe, and attach a location map): 62 Park Ave. Freeport, N.Y. 11520			
Brief Description of Proposed Action: Replace Existing Asphalt Driveway with new concrete Driveway + Install new concrete walkways from Driveway to Back patio + to Front stoop			
Name of Applicant or Sponsor: Futured Designs, Inc.		Telephone: (516) 244-8999	
Address: 119 E. Dean St. 1		E-Mail: Futuredny@gmail.com	
City/PO: Freeport		State: N.Y.	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		VILLAGE OFFICE FREEPORT, N.Y.	2023 JAN 21 10:56 RECEIVED
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:			RECEIVED
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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NOV 18 2022

FREEPORT BUILDING DEPT

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

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

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

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

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Future Designs, Inc.</u>		Date: <u>11/15/2022</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?"

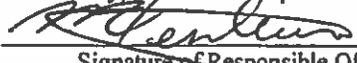
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair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

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

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

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<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<u>Future Design, Inc.</u> Name of Lead Agency	<u>11/15/2022</u> Date
<u>Maximo Ventura</u> Print or Type Name of Responsible Officer in Lead Agency	<u>Project Manager</u> Title of Responsible Officer
 Signature of Responsible Officer in Lead Agency	 Signature of Preparer (if different from Responsible Officer)



Cor. Park Ave & Lexington Ave



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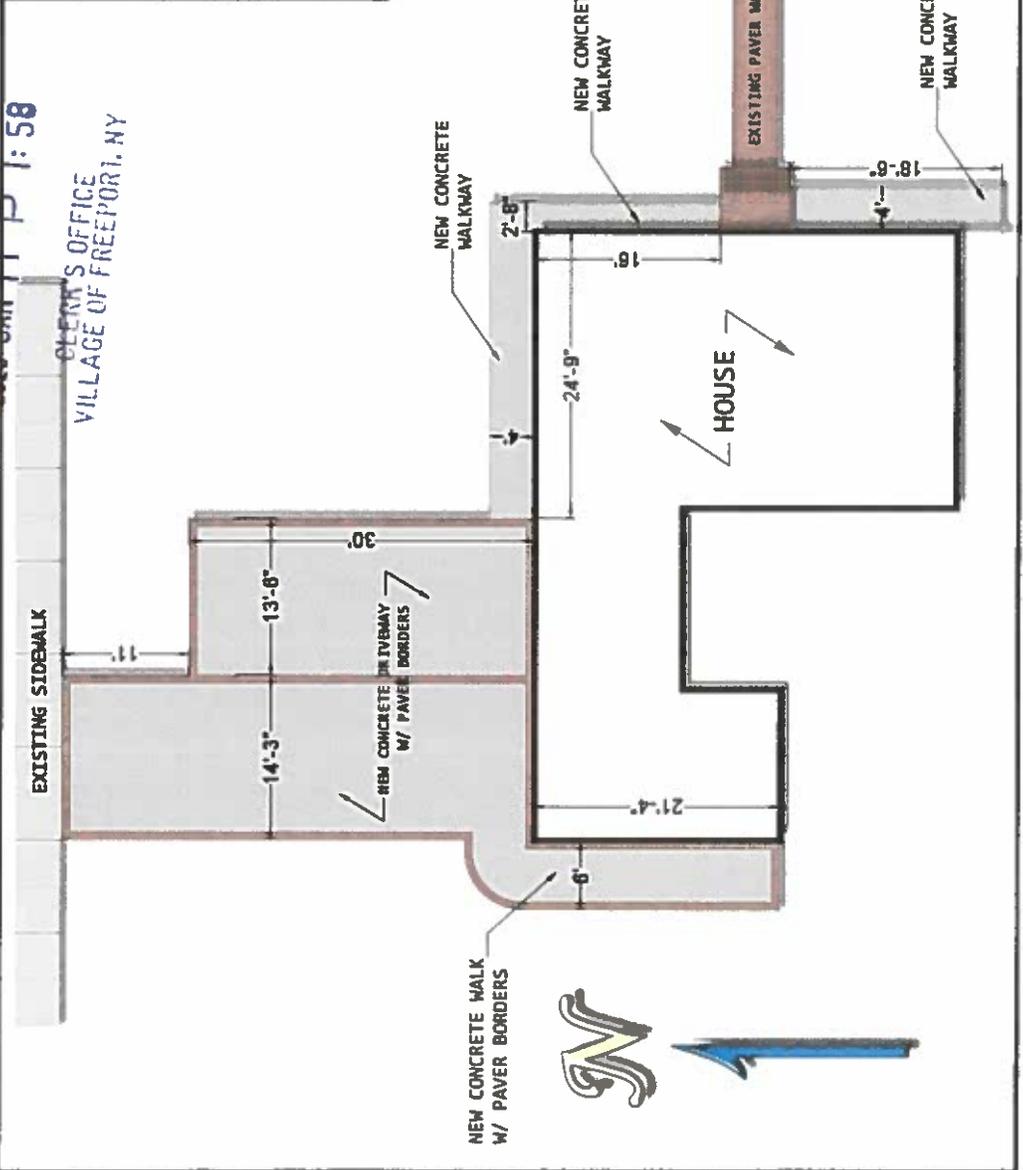


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FUTURED DESIGNS, INC.	
HERMIDA PROJECT	
Address: 62 PARK AVE. FREEPORT, NY 11520	
Date: 11/16/2022	Scale: NTS
Drawn By: M. Ventura	

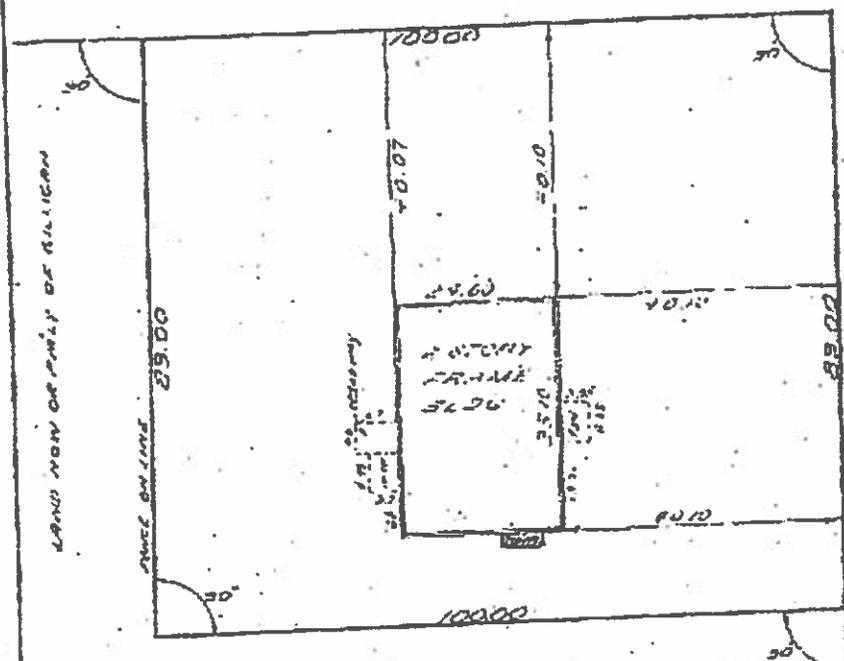


PARK AVE.

DRAWN	CHECKED	DATE	LEND	SR	BLK
JMC	J.C.	12-22-12	100-12		

Free-App-967

LEXINGTON AVENUE



PARK AVENUE

LAND NOW OWNED BY JES AYBERT

GUARANTEED TO
CENTURY FEDERAL SAVINGS & LOAN ASSN
Baldwin & Cornelius Co. Inc.
Jan 1968

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ALDATED-CAN. 25, 349

MAP OF
PROPERTY AT
FREEPORT, N.Y.

SURVEYED OCT 28, 1948

BALDWIN & CORNELIUS CO. INC.

CIVIL ENGINEERS & SURVEYORS
LICENSE NO. 193 & 527

FREEPORT, L. I. N. Y.

SCALE 1"=20' N.Y. STATE STANDARD

Proposal
Futured Designs, Inc.
Custom Stone and Masonry Work
119 E. Dean St. Freeport, N.Y. 11520
Phone# (516) 244-8999
License# H2217210000

Proposal Submitted To:	Mr. Hermida	Phone:	(516) 301-8904	10/26/2022
Street:	62 Park Ave	Job Name:	Driveway/Walkways Project	
City, State, and Zip:	Freeport, NY 11520	Job Location	Same as Mailing Address	
Estimator:	Max Ventura	Date of plans:	Start Date: (Weather Permitting)	

We hereby submit specifications for doing the following masonry work at the above mentioned premises:

We will install new concrete driveway with paver borders and concrete walkways as per plans submitted by Futured Designs, Inc. Work includes demo, excavation and carting away of debris as necessary for new construction. We will then install new concrete driveway with paver borders. Paver borders will be installed over a 3" concrete base, concrete will be a minimum of 6" depth, a 4000 PSI mix with expansion as necessary. We will also install new concrete walkways. Concrete walkways will be a minimum of 4" in depth, a 4000 PSI mix with expansion as necessary.

Pavers Chosen: 6x9 Fire Island

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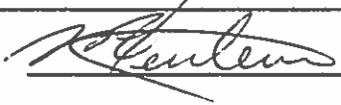
*Note, we are responsible for our masonry work only. we are NOT responsible for any plumbing, landscaping, sprinkler systems or electric work, etc.
*Please note, we cannot be held responsible for any natural impurities or imperfections in natural stone.
Example: Iron spots, color, variations, textures, ect....
**Please note, Presti Construction, Corp. cannot be held responsible for efflorescence which may occur on brick work or masonry.
*You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.
See the attached notice of cancellation form for an explanation of this right"

We Propose hereby to furnish material and labor - Complete in accordance with above specifications for the sum of:
Ten Thousand _____ dollars (\$) 10,000.00

Payment to be made as follows:
30% Deposit upon signing this proposal, 30% as work progresses, and 40% to be paid in full upon completion

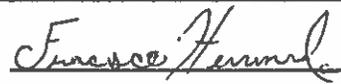
Accepted manner of payments:
Personal checks, business checks, or cash

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Payment will be made as outlined above. Overdue balances are subject to 1 & 1/2 percent interest per month, as well as attorney fees for collection.

Authorized Signature: 

Note: This proposal may be withdrawn by us if not accepted with 30 days.

Acceptance of proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: 

Date of Acceptance: 10/29/2022

Signature: _____