

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.

Francisco Hermida
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

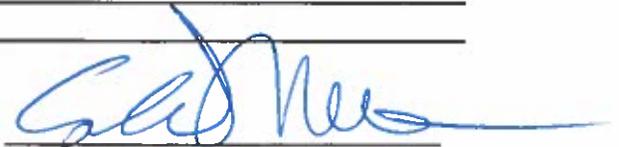
REASON(S) FOR DETERMINATION

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)

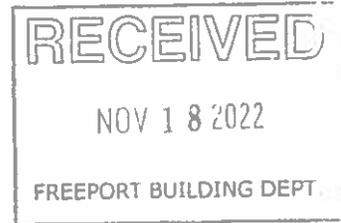
Dated: December 5, 2022


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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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
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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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?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✓	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		✓	✓
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		✓	✓
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		✓	✓
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		✓	✓
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		✓	✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	✓	✓	✓
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓	✓	✓
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban	56		RECEIVED
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	✓	✓
16. Is the project site located in the 100 year flood plain?	✓	✓	✓
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	✓	✓	✓

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VILLAGE OF FREEPORT
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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
		<input checked="" type="checkbox"/>
NOV 18 2022		
FREEPORT BUILDING DEPT.		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
		<input checked="" type="checkbox"/>
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?"

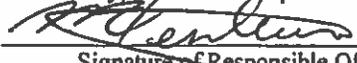
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<input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

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 VILLAGE OF FREEPORT
 CLERK'S OFFICE

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

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

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VILLAGE OF FREEPORT, NY

<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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HARRISBURG, PA

11 P 1:57

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VILLAGE OF FREEPORT, NY



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2019 JAN 11 P 1:51
CLERK'S OFFICE
SUPREME COURT OF FREEDOM, NY







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CLARK'S OFFICE
VILLAGE OF FREEBORO, NJ

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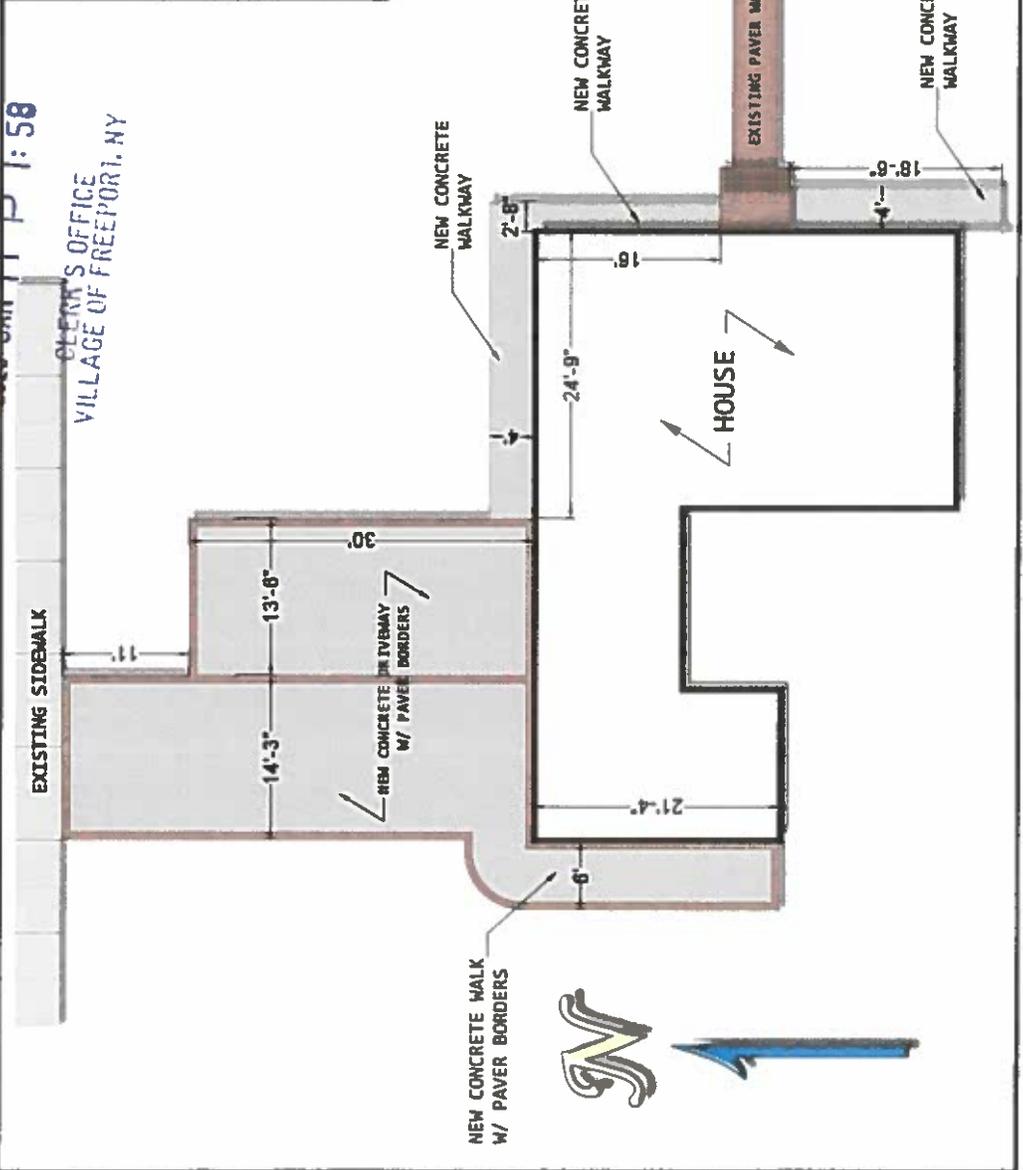


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VILLAGE OF FREEPORT, NY

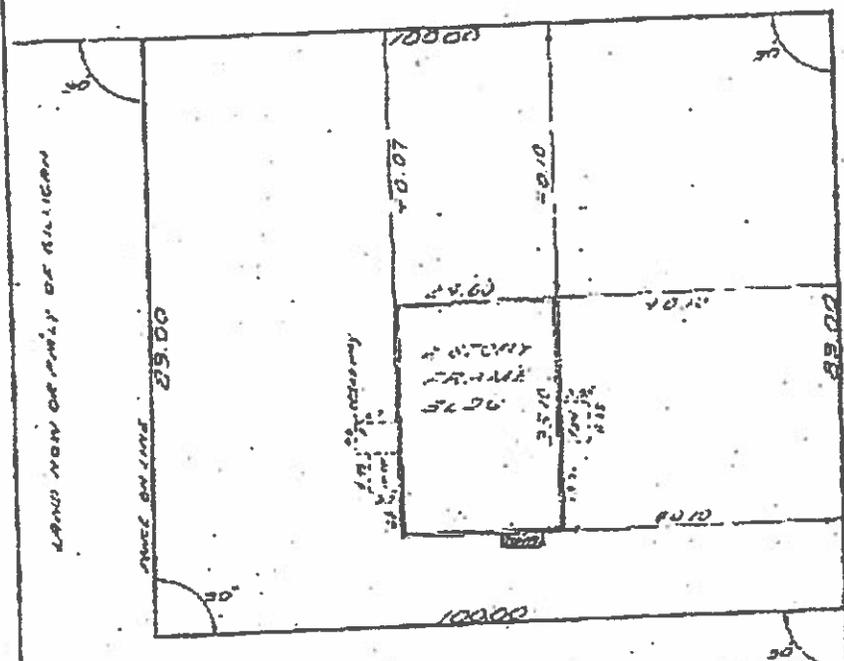
FUTURED DESIGNS, INC.	
HERMIDA PROJECT	
Address: 62 PARK AVE. FREEPORT, NY 11520	
Date: 11/16/2022	Scale: NTS
Drawn By: M. Ventura	



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

CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

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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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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

*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: *Max Ventura*

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: *Francesco Hermida*

Date of Acceptance: 10/29/2022

Signature: _____

Application Date: 1/27/23
Fees Paid: 4,203.00

SP# 3615

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: 28 Franklin Sq Freeport NY 11520 ZONING DISTRICT Residence A
SECTION 62 BLOCK 47 LOT 317 LOT SIZE: 54 X 121 irreg.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Rohan Whyte</u>			Name: <u>Rohan Whyte</u>
Address: _____			Address: <u>93 7th Broadway</u>
Telephone #: _____			Telephone #: <u>347 551 6322</u>

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

Present Land Use: 2 bedroom property Proposed Land Use: adding addition 2 bedrooms

Description of Proposed Work: framing and building additional 2 bedroom property and bathroom

I request a preliminary meeting: _____ YES NO

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

[Signature] APPLICANT'S SIGNATURE 12/19/2022 DATE

Sworn to before me this 19 day of December, 2022.
Cassandra I Bardoo
Notary Public, State of New York
No. 01BA6292487
Qualified in Suffolk County
Commission Expires November 04, 2026

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

[Signature] PROPERTY OWNER'S SIGNATURE 12/19/2022 DATE

Sworn to before me this 19 day of December, 2022.
Cassandra I Bardoo
Notary Public, State of New York
No. 01BA6292487
Qualified in Suffolk County
Commission Expires November 04, 2026

FOR VILLAGE USE ONLY

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



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

Rohan Whyte
28 Franklin Square
Freeport, NY 11520

RE: 28 Franklin Square, Freeport, NY
Zoning District: Residence A Sec. 62 Blk. 47 Lot 317
Building Permit Application #20223082
Description: Proposed second floor addition and interior alterations

Updated January 24, 2022
SITE PLAN LETTER

VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
JAN 27 A 9 51
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Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

/cd

encl.

c: Village Clerk
Reza Khamcy, P.E.

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20223082

Location: 28 Franklin Square, Freeport, NY

Applicant: Rohan Whyte

Description: Proposed second floor addition and interior alterations

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: Updated January 24, 2023

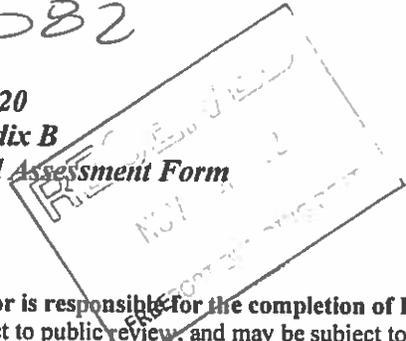
Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

2022 3082

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:			
Project Location (describe, and attach a location map): 28 FRANKLIN SQUARE			
Brief Description of Proposed Action: proposed 2nd Floor addition and interior alteration			
Name of Applicant or Sponsor: Rohan whyte		Telephone: 347-551-6322	
		E-Mail: Fullcircle18@gmail.com	
Address: 28 Franklin Square			
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
			✓
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?		1/8	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			

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 checked="" 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 checked="" 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 type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	✓		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		✓	

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

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



FRONT

28 FRANKLIN SQ.

SUBJECT PROPERTY

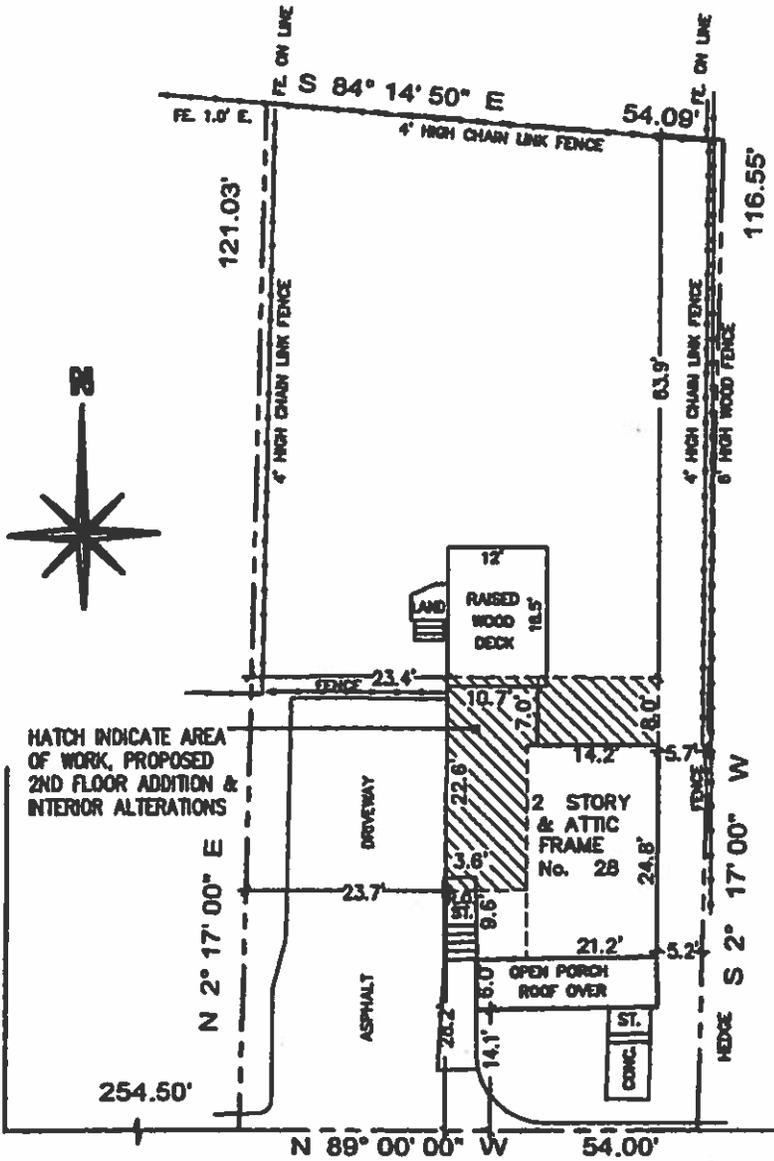
24 Franklin Sq.



30 Franklin Sq.

PLOT PLAN - N.T.S.

BEDELL STREET



FRANKLIN SQUARE

(WASHINGTON RAYMORS LANE)
(PEARSALL PLACE)

Application Date: 2/9/2023
Fees Paid: \$225.00

SP# 3616

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: 180 SOUTH BAY ZONING DISTRICT RES A
SECTION 62 BLOCK 149 LOT 436 LOT SIZE: 70' x 100'

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>OWNER.</u>			Name: <u>NEVELLE McWATT</u>
Address:			Address: <u>180 SOUTH BAY</u> <u>FREEPORT, NY 11520</u>
Telephone #:			Telephone #: <u>917-733-3317</u>

ARCHITECT
Attorney Name: RUSSELL JORDAN Address: 44 CASINO ST.
(optional) Phone #: 516 241 5969 FREEPORT, NY 11520
Present Land Use: SINGLE FAMILY RESIDENCE Proposed Land Use: SINGLE FAMILY RESIDENCE

Description of Proposed Work: CONSTRUCT 688 SQ FT CARPET WITH ROOFTOP DECK AND 97.5 SQ FT ELEVATOR

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 OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 9th
day of FEB, 2023
[Signature]
Notary Public



2/6/2023
DATE

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 6th
day of FEB, 2023
[Signature]
Notary Public



2/6/2023
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 31, 2023
SITE PLAN LETTER

Neville McWatt
180 S. Bay Avenue
Freeport, NY 11520

RE: 180 S. Bay Avenue, Freeport, NY
Zoning District — Residence A Sec. 62 Blk. 149 Lot 436
Building Permit Application #20233130
Construct a 688 sq. ft. one story carport with rooftop deck and a 37 sq. ft. elevator

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
Russell Jordan, R.A.

ZBA Approval Needed: Yes ___ No X

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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. 20233130

Location: 180 S. Bay Avenue, Freeport, NY

Applicant: Neville McWatt

Description: Construct a 688 sq. ft. one story carport with rooftop deck and a 37 sq. ft. elevator

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

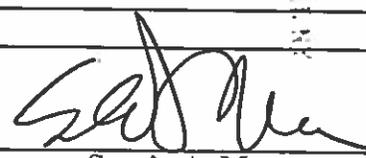
This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

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

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Dated: January 31, 2023


Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: MCWATT RESIDENCE			
Project Location (describe, and attach a location map): 180 S. BAY AVE, FREEPORT, NY 11520			
Brief Description of Proposed Action: CONSTRUCT 688 SQFT DECK / CARPORT AND 37 SQFT ELEVATOR			
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241-5969	
		E-Mail:	
Address: 44 CASINO ST			
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	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
FREEPORT BUILDING PERMIT		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.16</u>	acres
b. Total acreage to be physically disturbed?		<u>0.016</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.16</u>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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 VILLAGE OF FREEPORT, NY

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 FREEPORT BUILDING DEPT.

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

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 FREEPORT, NY

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 FREEPORT BUILDINGS 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.

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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 _____

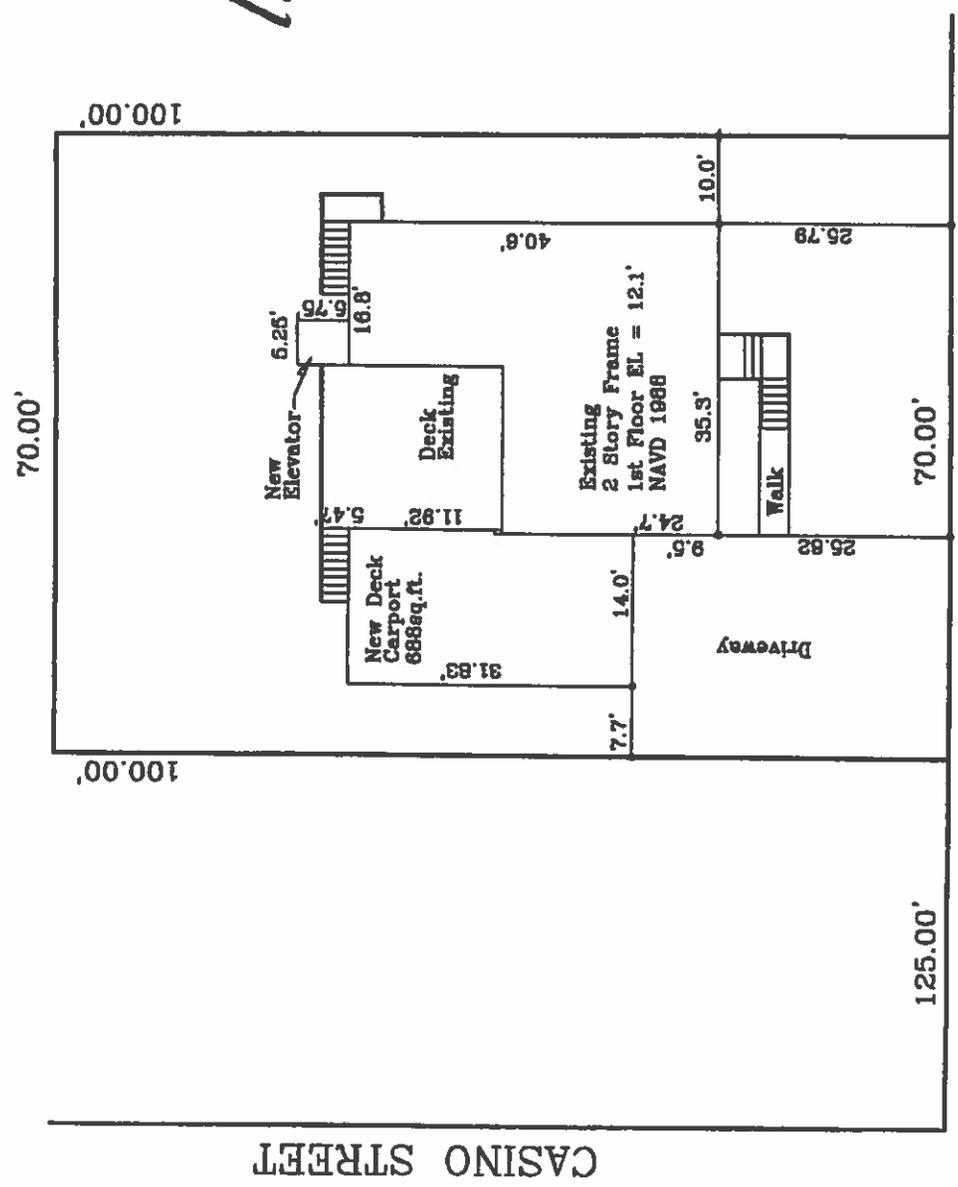
Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer) _____



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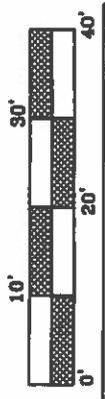
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SOUTH BAY AVENUE

EL. 5.17 AUG. = 5.27



Russell C. Jordan Architect
44 Casino Street
Freeport, NY 11520
1-25-2022

SITE PLAN

180 South Bay Avenue, Freeport New York 11520

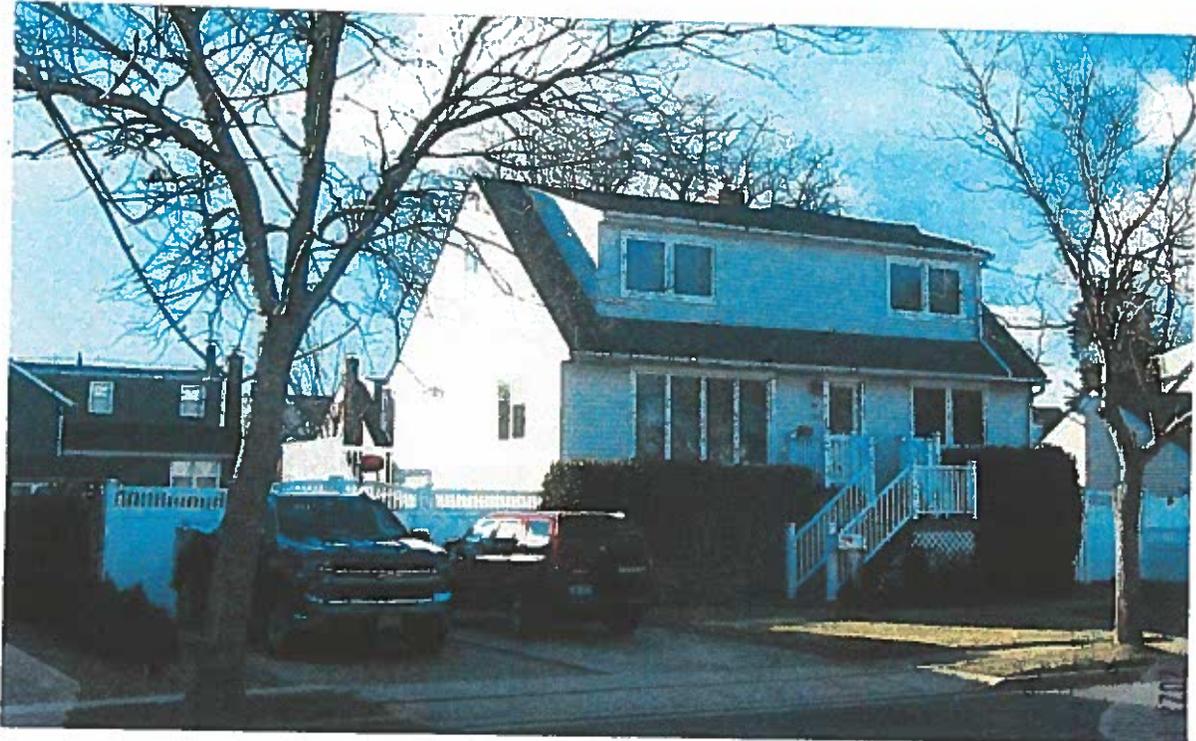


Front (East) Side of 180 South Bay



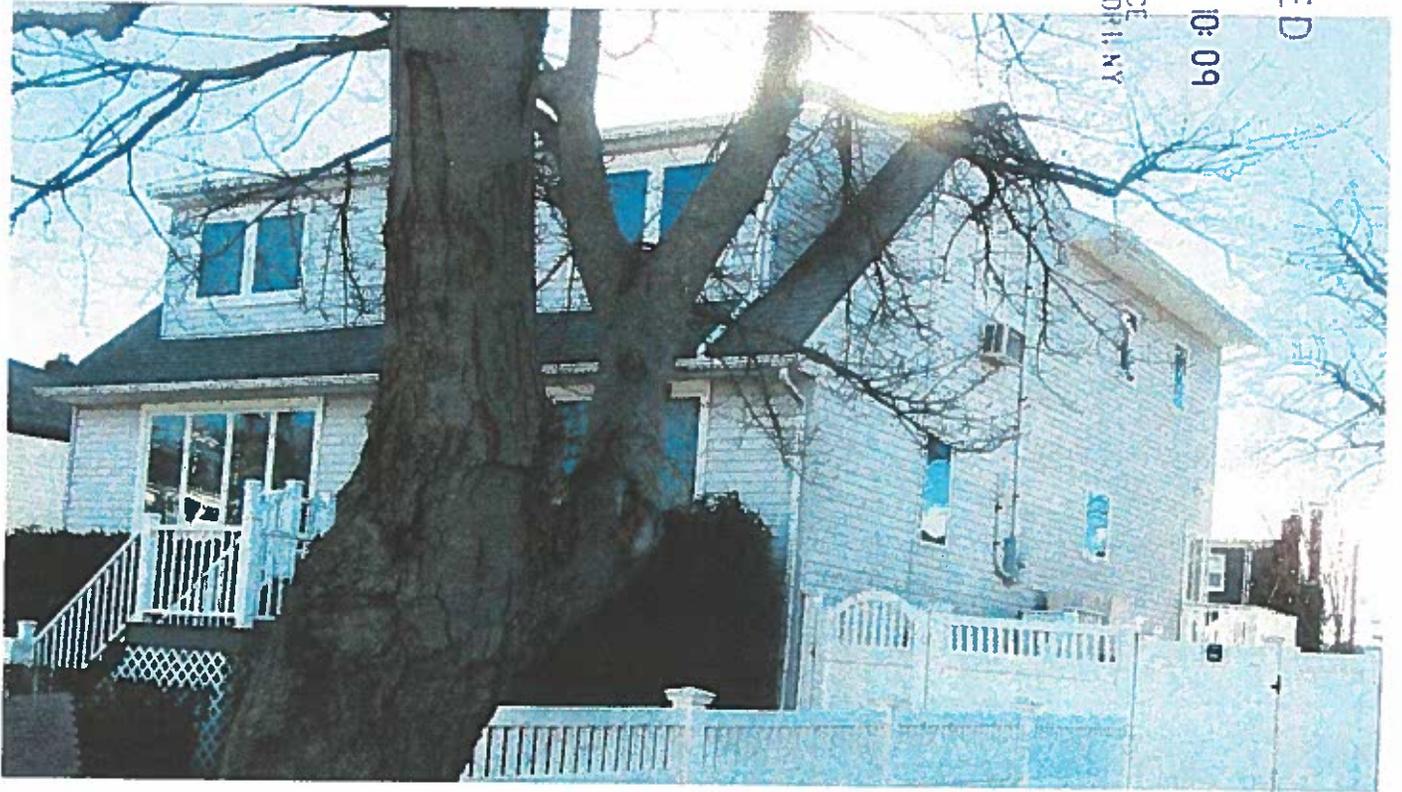
Rear (West) Side of 180 South Bay

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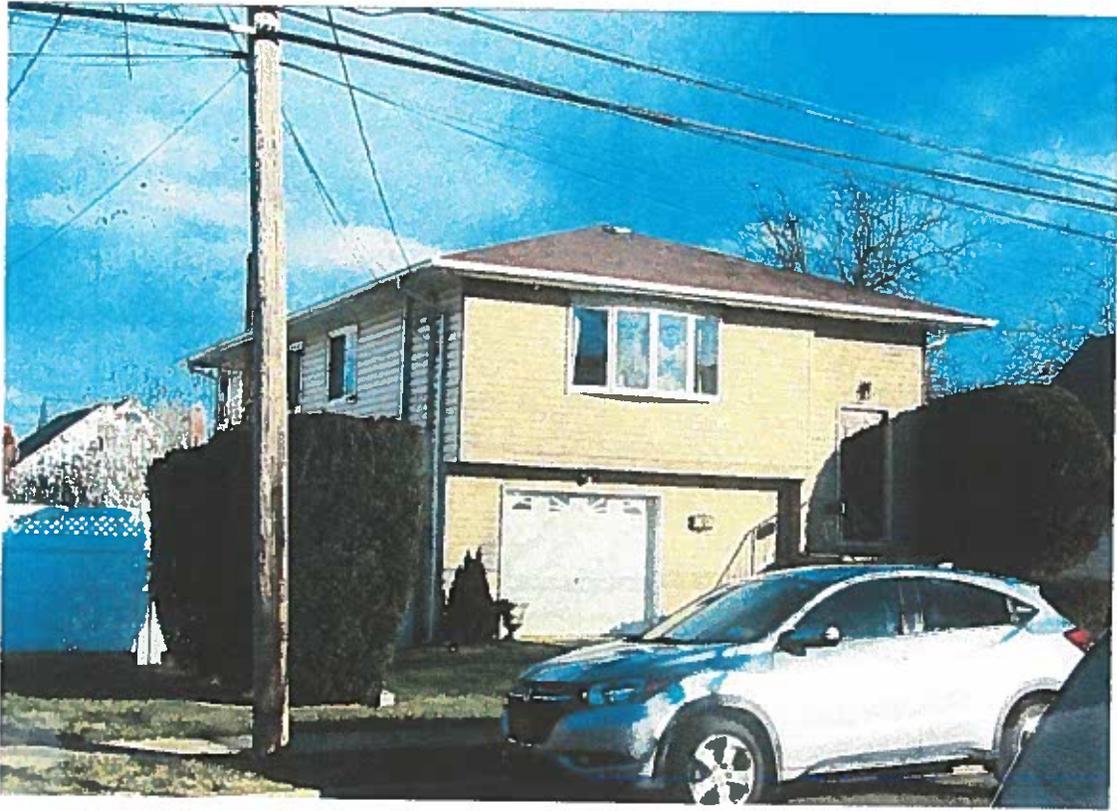


South Side and Front of 180 South Bay

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OF FREEPORT, NY



North Side and Front of 180 South Bay



House across the street from 180 South Bay

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VILLAGE OF FREEPORT, NY



House to the South of 180 South Bay

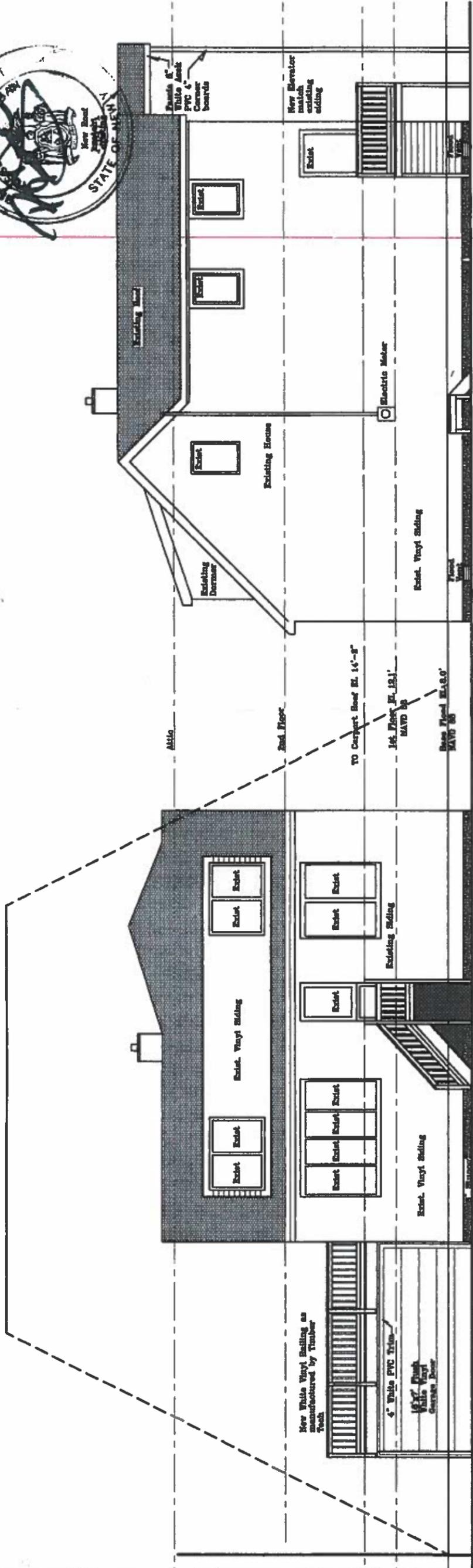


House to the North of 180 South Bay

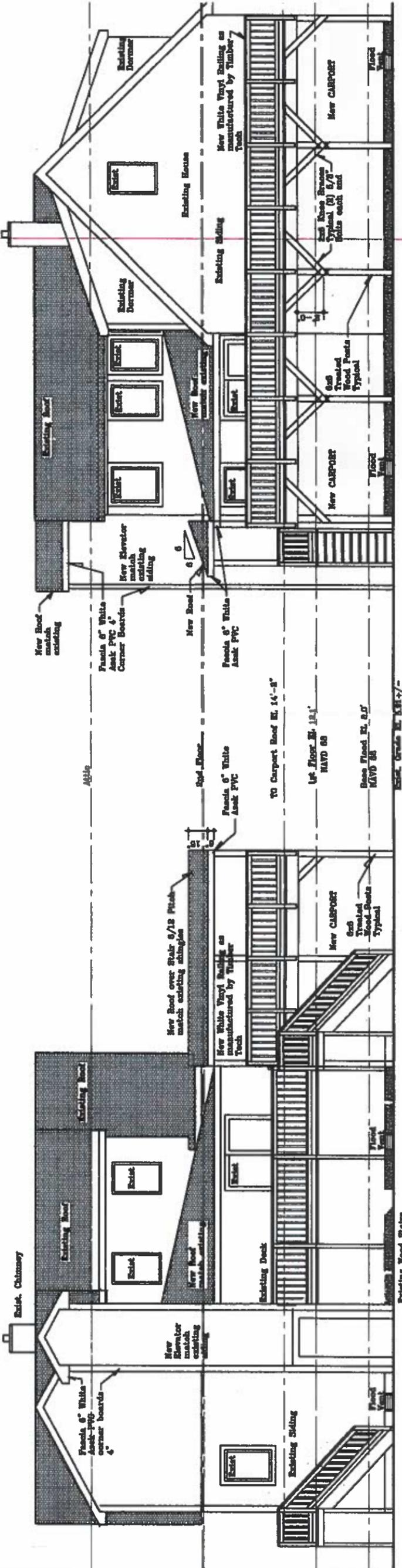
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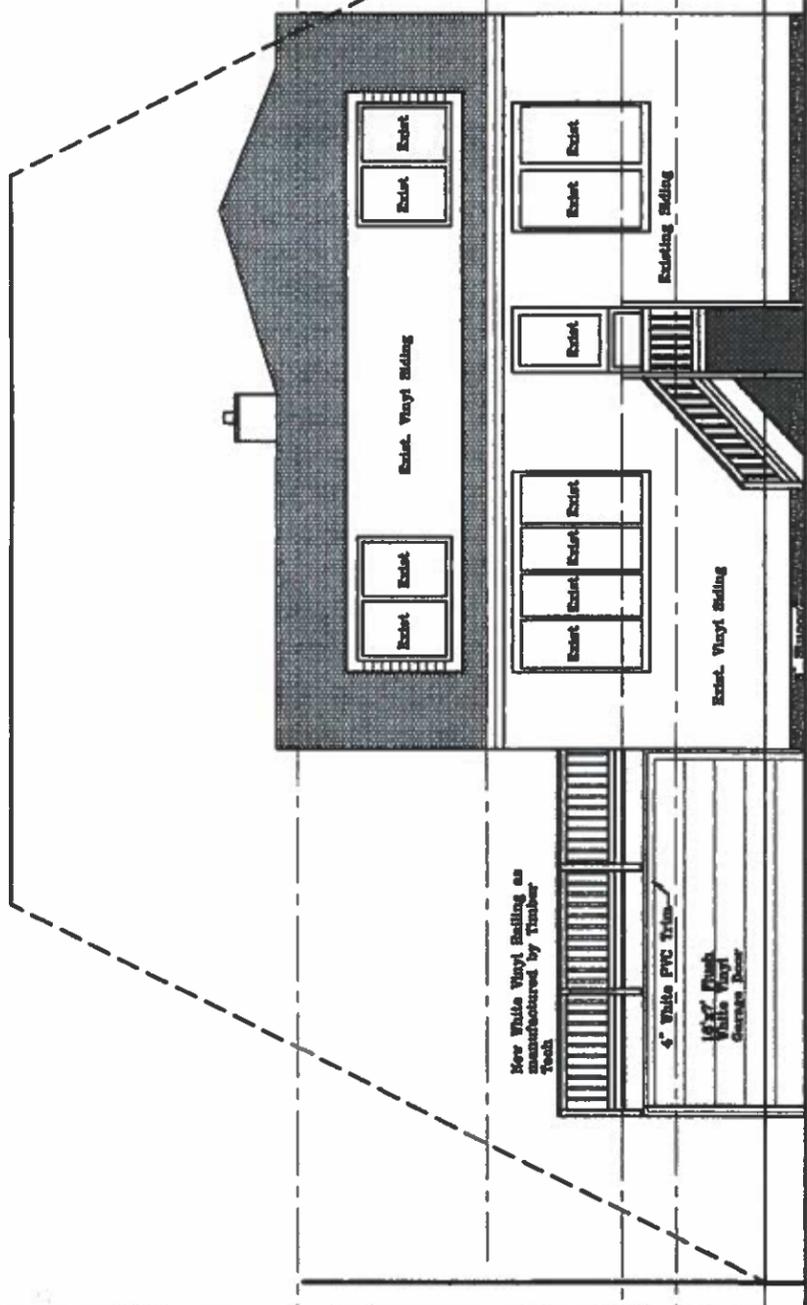
CLERK'S OFFICE
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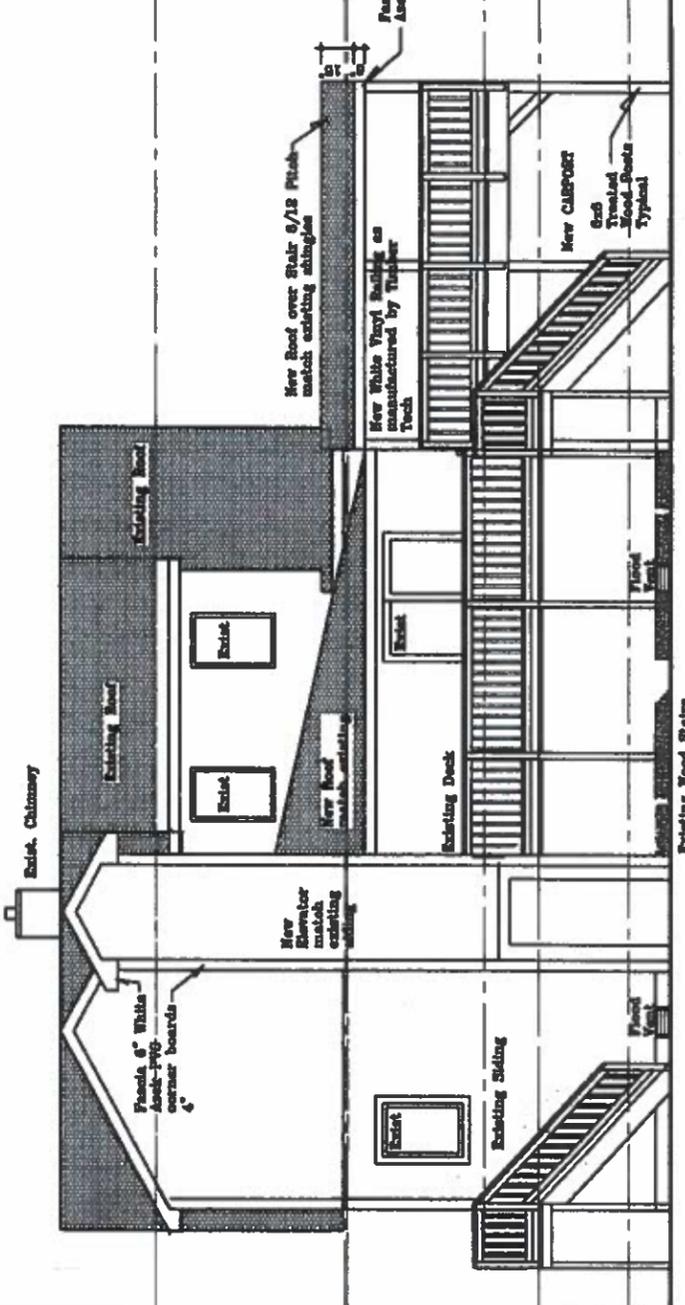
North Elevation
 Scale: 1/4" = 1'-0"



South Elevation
 Scale: 1/4" = 1'-0"



Front (East) Elevation
 Scale: 1/4" = 1'-0"



West (Rear) Elevation
 Scale: 1/4" = 1'-0"

Application Date: 2/10/23
Fees Paid: \$225.00

SP# 3617

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: 260 WESTEND AVE FREEPORT ZONING DISTRICT RESIDENCE A
SECTION 5A BLOCK 327 LOT 26 LOT SIZE: 80' x 80'

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>LAWRENCE EZEANI</u>			Name: <u>LORETTA ONUORAH</u>	
Address: <u>53 MARVIN AVENUE UNIONDALE New York 11553</u>			Address: <u>260 WESTEND AVE. FREEPORT New York 11520</u>	
Telephone #: <u>516 50-7153</u>			Telephone #: <u>1 347-291-4959</u>	

Attorney Name: N/A Address: N/A
(optional) Phone #: _____

Present Land Use: RESIDENCE Proposed Land Use: RESIDENCE

Description of Proposed Work: ENCLOSED CELLAR ENTRANCE LEGALIZATION PLUS FINISHED CELLAR LEGALIZATION

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

APPLICANT'S SIGNATURE
Sworn to before me this 24TH day of JANUARY, 2023
Notary Public
PEGGY M. LESTER
Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025
DATE: 1/24/2023

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

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 24TH day of JANUARY, 2023
Notary Public
PEGGY M. LESTER
Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025
DATE: 01/24/2023

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 17, 2023
UPDATED SITE PLAN LETTER

Loretta Onhoarah — Onuorah
260 Westend Avenue
Freeport, NY 11520

RE: 260 Westend Ave., Freeport, NY
Zoning District: Residence A Sec. 54 Blk. 327 Lot 26
Building Permit Application #20223060
Description: Maintain cellar enclosure & finished cellar

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd
encl.
c: Village Clerk

ZBA Approval Needed: Yes ___ No X

RECEIVED
2023 FEB 10 A 10:35
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20223060

Location: 260 Westend Avenue, Freeport, NY

Applicant: Loretta Onhorah

Description: Maintain cellar enclosure & finished cellar

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

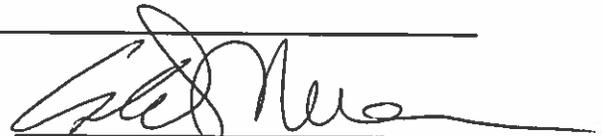
REASON(S) FOR DETERMINATION

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 17, 2023 - Updated



Sergio A. Mauras
Superintendent of Buildings

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2023 FEB 10 A 10:35
VILLAGE OF FREEPORT, NY
DEPT. OF BUILDINGS

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

617.20
Appendix B
Short Environmental Assessment Form

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NOV 8 2022
FREEPORT BUILDING DEPT.

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project: MAINTAIN RESIDENTIAL CELLAR ENTRANCE ENCLOSURE

Project Location (describe, and attach a location map): 200 WEST END AVE FREEPORT NEW YORK 11520

Brief Description of Proposed Action: MAINTAIN EXISTING BLOG. CELLAR ENTRANCE ENCLOSURE & CELLAR

MAINTAIN EXISTING STRUCTURE

Name of Applicant or Sponsor: LORRETA ONFORATI

Address: 200 WEST END AVENUE

City/PO: FREEPORT

Telephone: 516 291-4959

E-Mail:

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.

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:

3.a. Total acreage of the site of the proposed action? 0.14692 acres

b. Total acreage to be physically disturbed? N/A acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? N/A acres

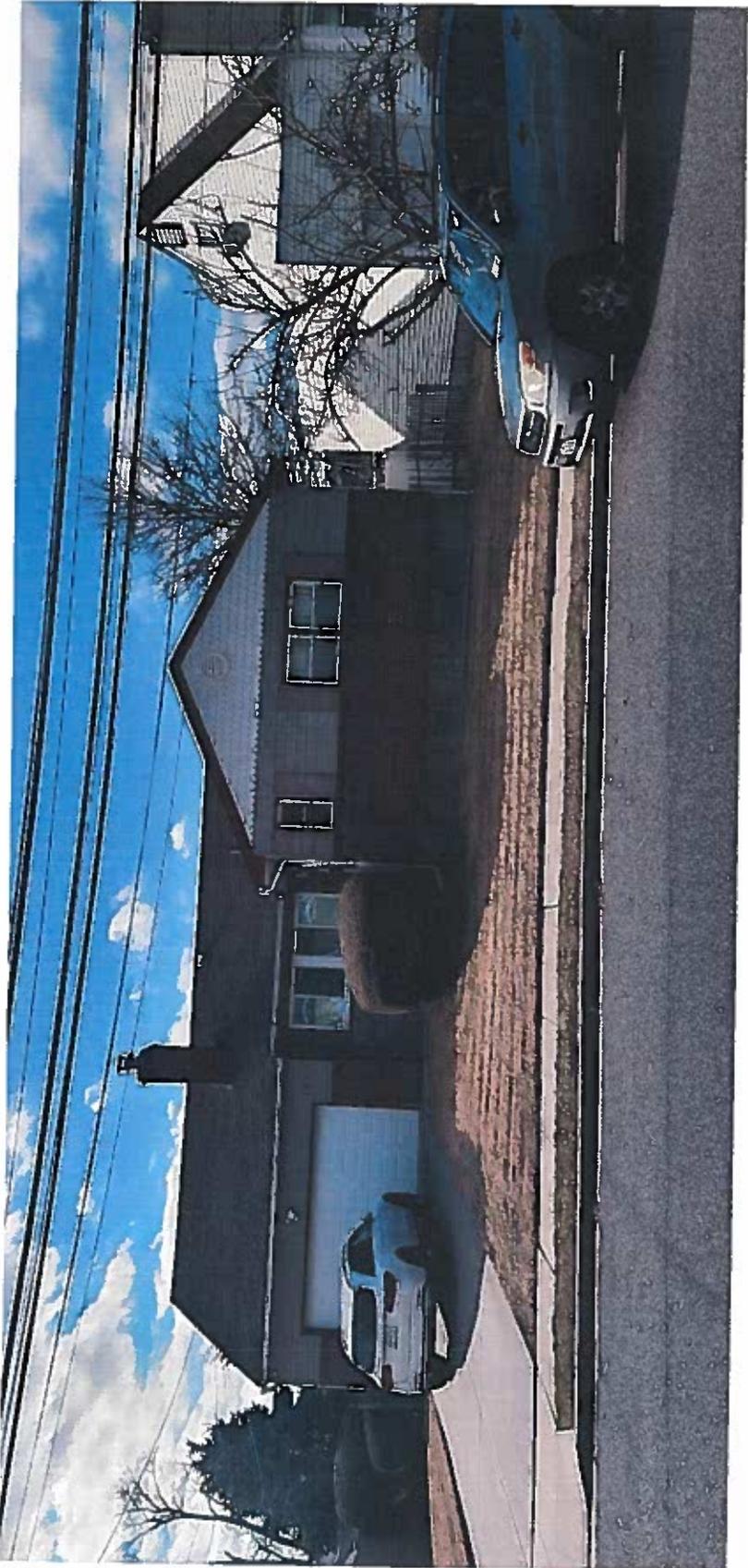
Check all land uses that occur on, adjoining and near the proposed action.

Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)

Forest Agriculture Aquatic Other (specify):

VILLAGE OF FREEPORT
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NOV 10 10:35

YES
YES
YES



Front of Subject Property

2260 Westlawn Ave

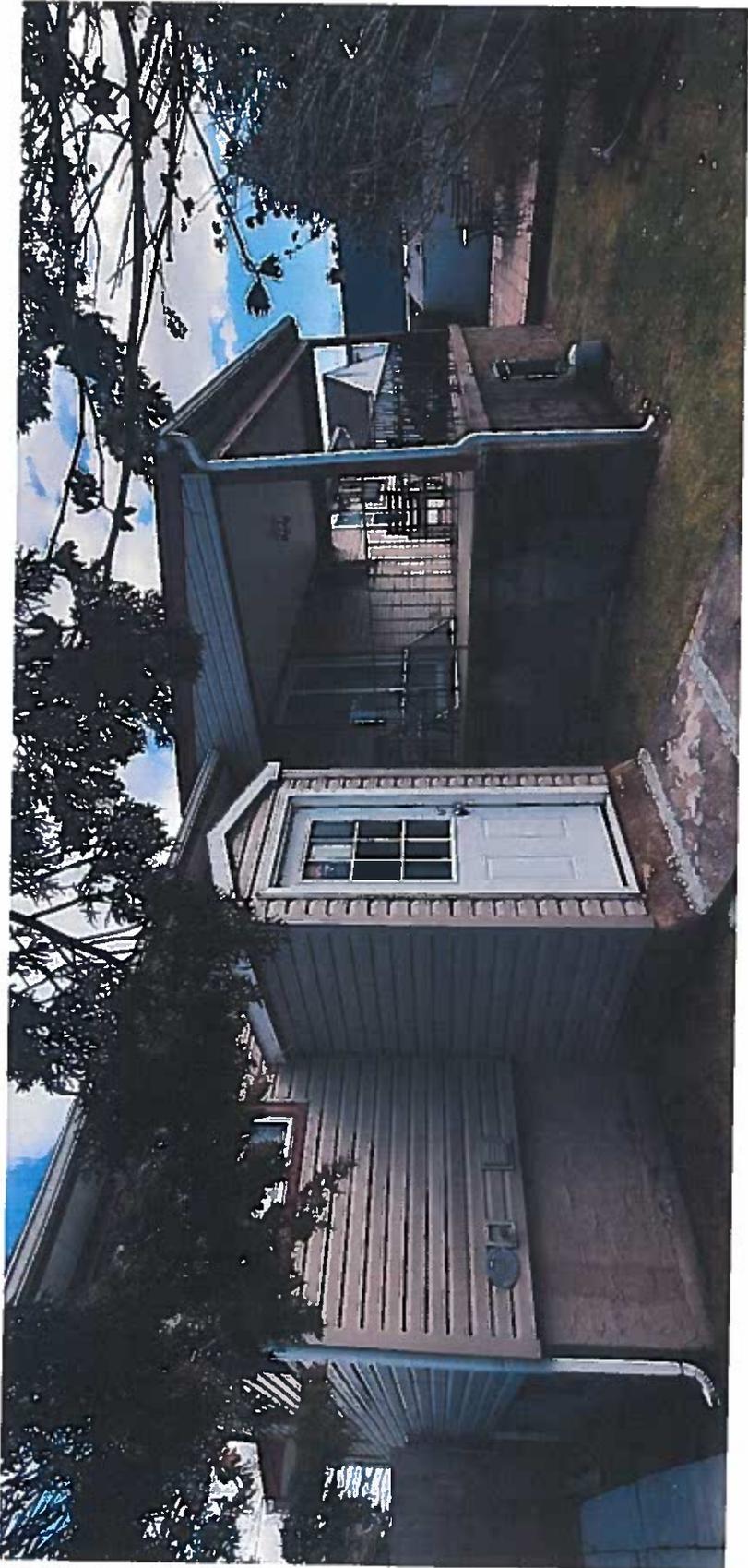
Freeport N. J.

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2023 FEB 10 A 10:35

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





Rear of Subject's Property

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2023 FEB 10 A 10:36

RECEIVED

~~260~~ WESTEND ~~ST~~
FREEPORT N.Y.

REAR OF CELLAR ENCLOSURE

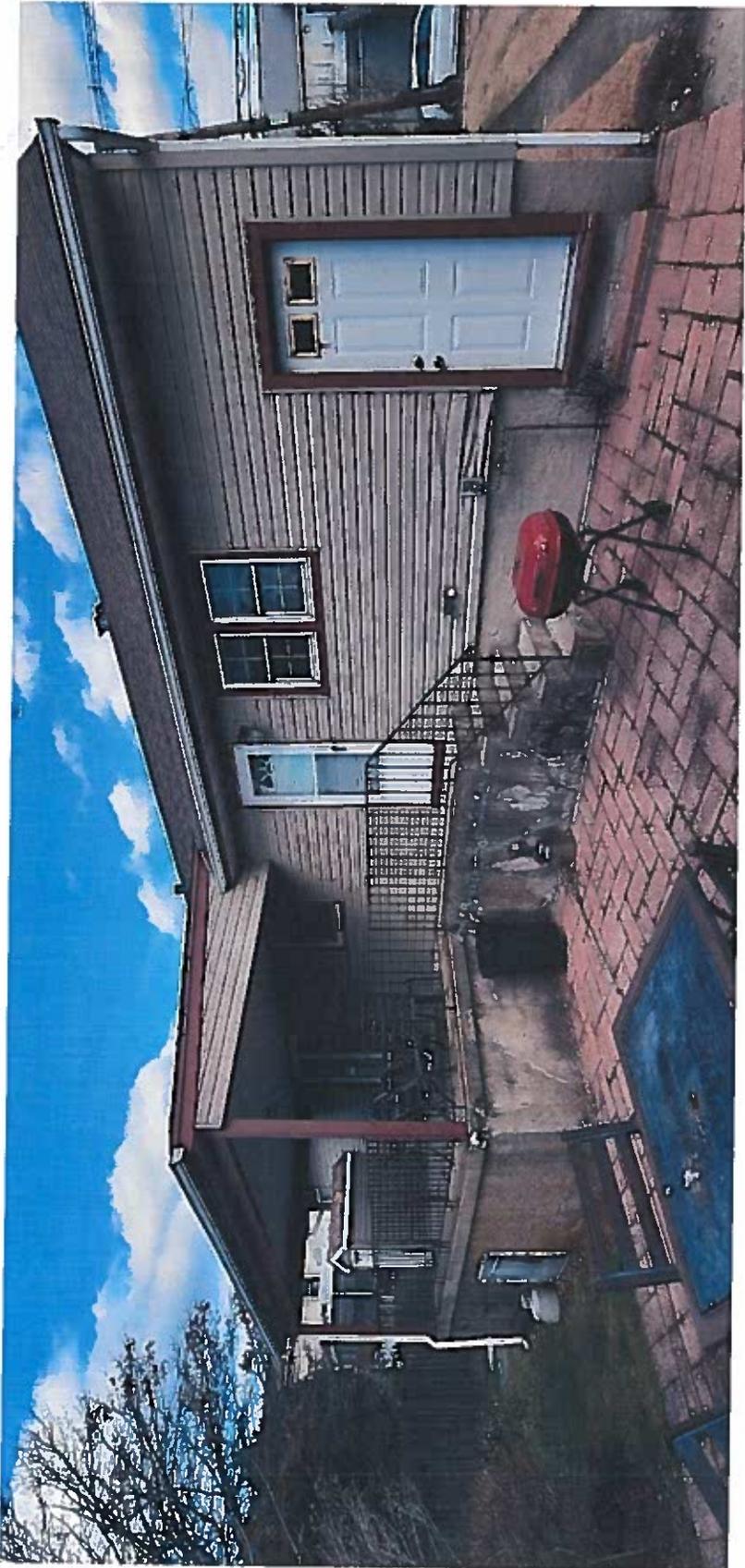
260 WESTEND AVE
FREDONIA N.Y.

CLERK'S OFFICE
VILLAGE OF FREDONIA, NY

2023 FEB 10 A 10: 36

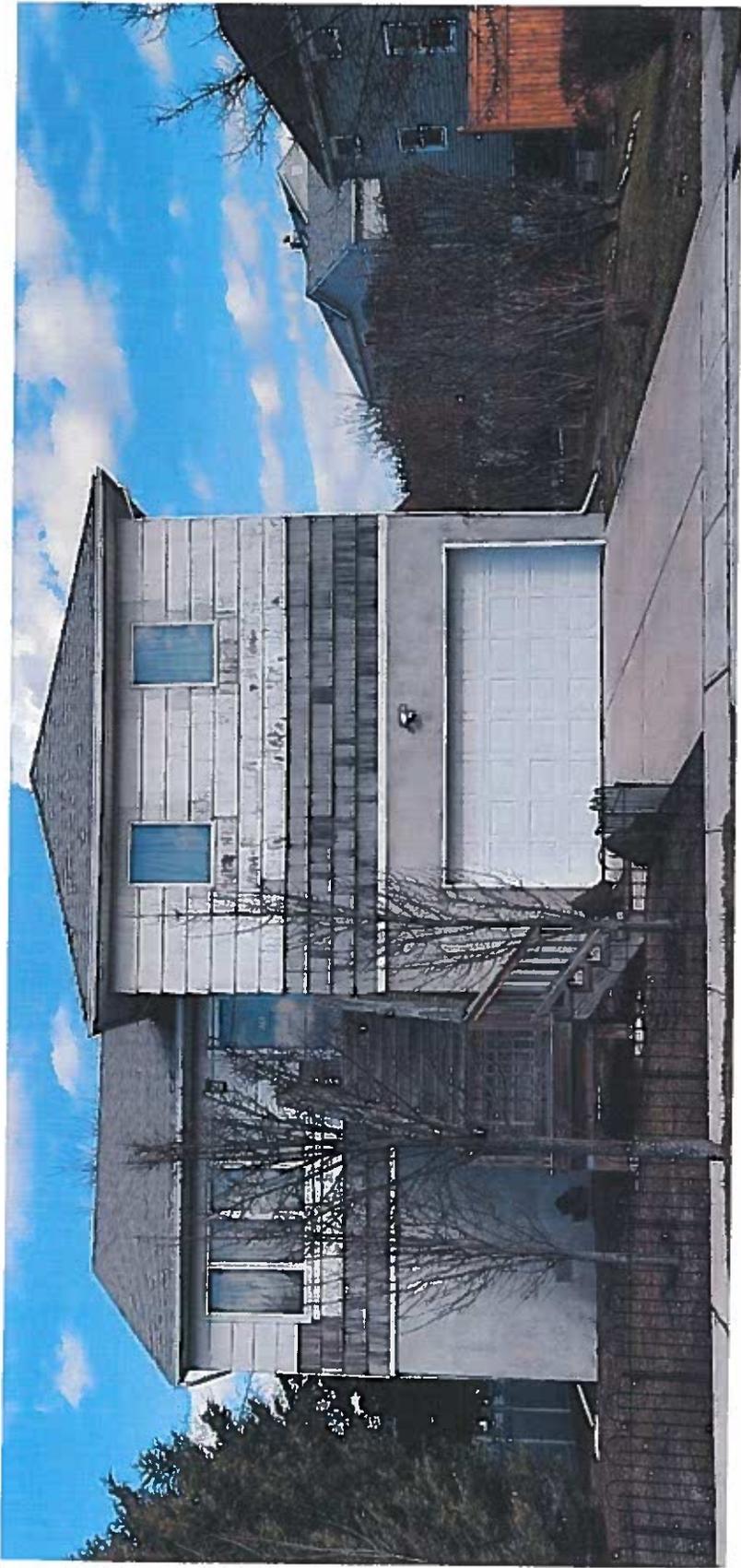
RECEIVED





Rear of Subjects Property
* 260 Western Ave
Freeport NY

RECEIVED
2023 FEB 10 A 10:36
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



Property is to the right
 * 200 WESTEND AVE
 FREEPORT N.Y.
 JAMES J. JACOBI
 JACOBI
 JACOBI
 JACOBI

RECEIVED

2023 FEB 10 A 10: 36

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

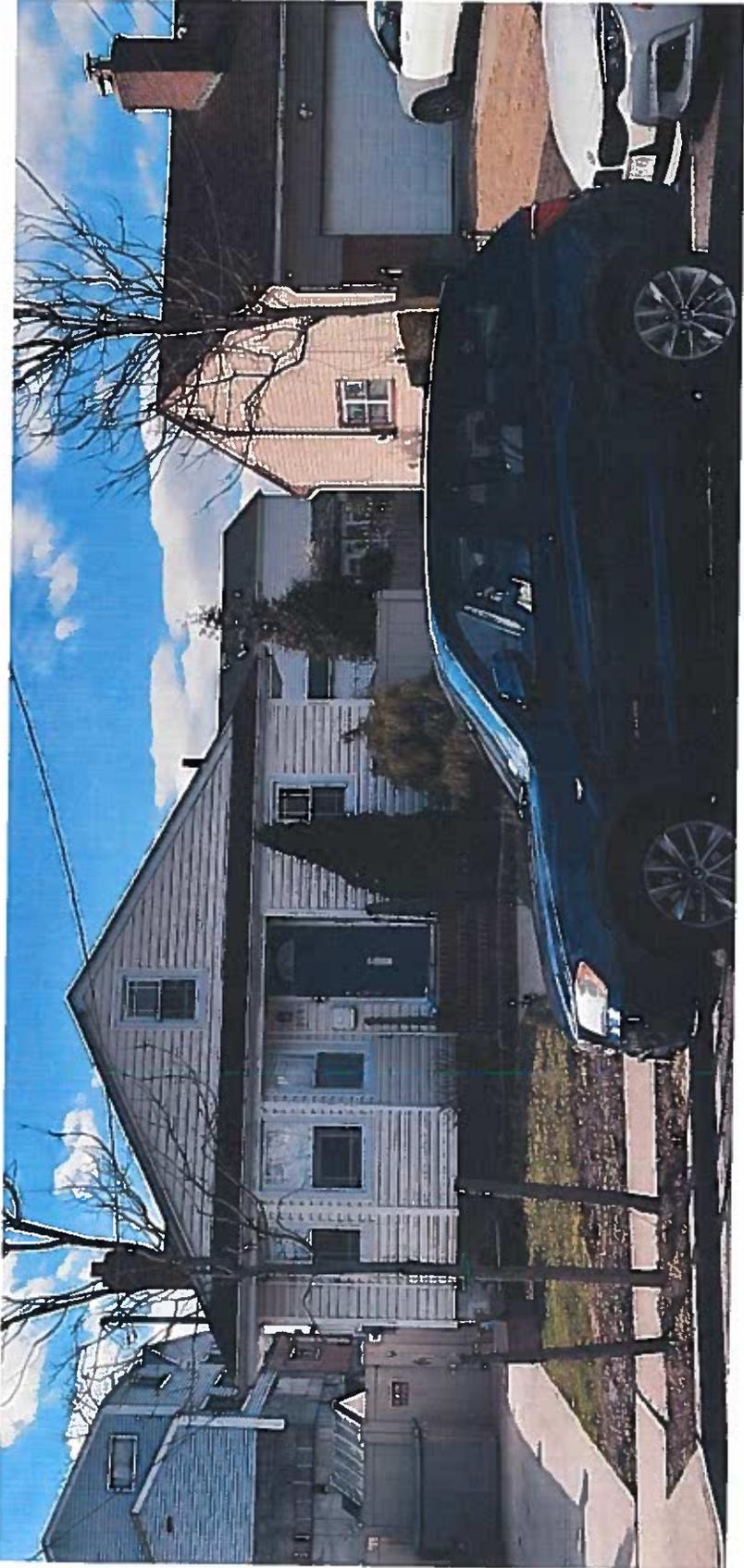


House Opposite Subject Property To
the Front. # 200 WESTEND ~~St~~
Freeport N.Y.

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2023 FEB 10 A 10:36

RECEIVED



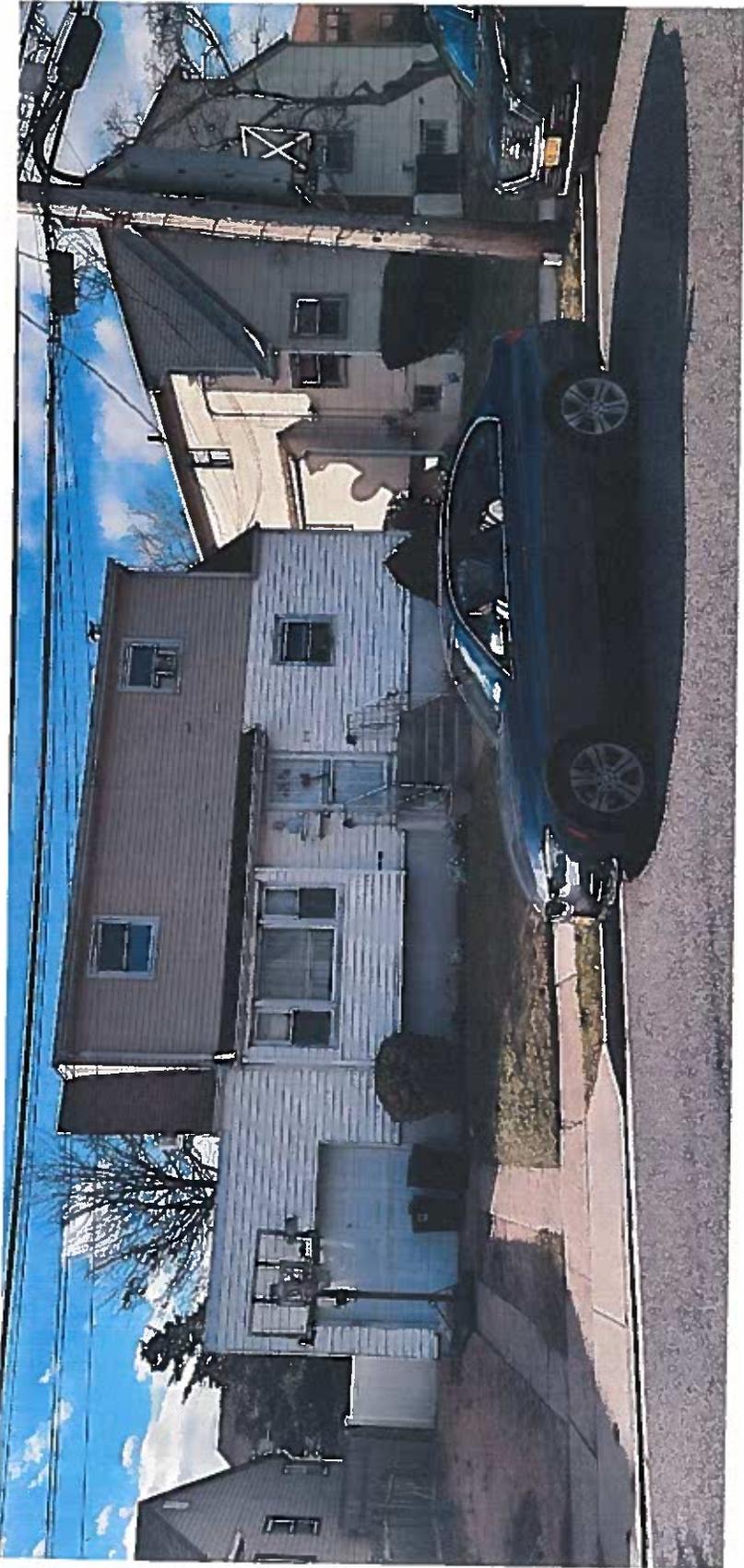
House Adjacent To THE SUBJECTS
Property To RENT

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2023 FEB 10 A 10: 36

RECEIVED

* 200 West End Ave
Freeport N.Y.



House ADJACENT to SUBJECT'S PROPERTY
to the LEFT

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2023 FEB 10 A 10:36

RECEIVED

~~1260~~ WEST END AVE
FREEPORT N.Y.

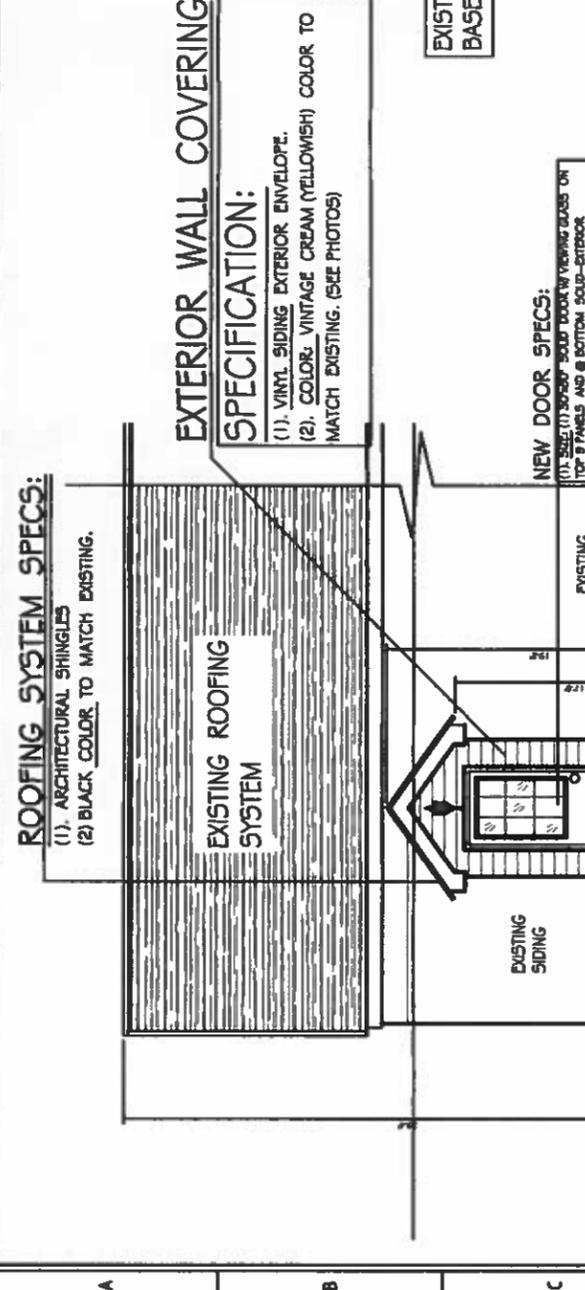
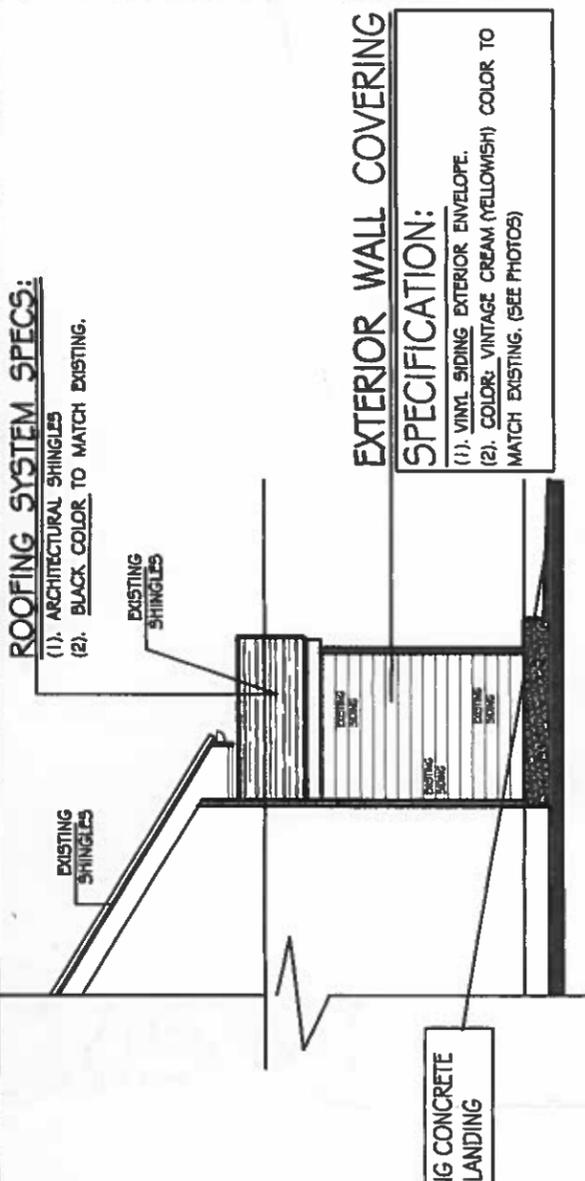


NO.	REVISION / DATE	BY
No. 1		
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		

OBVIA ASSOCIATES INC.
 50 MARSHWATER RD., WESTPORT, NY 11580
 PHONE: 516-361-1188
 FAX: 516-361-1189
 WWW.OBVIASSOCIATES.COM

ON/OFF-RESIDENCE
 50 WEST END AVENUE
 WESTPORT, NY 11580

PROJECT NO.: 2022-3060
DATE: 11-02-2022



ROOFING SYSTEM SPECS:
 (1). ARCHITECTURAL SHINGLES
 (2). BLACK COLOR TO MATCH EXISTING.

EXTERIOR WALL COVERING SPECIFICATION:
 (1). VINYL SIDING EXTERIOR ENVELOPE.
 (2). COLOR: VINTAGE CREAM (YELLOWISH) COLOR TO MATCH EXISTING. (SEE PHOTOS)

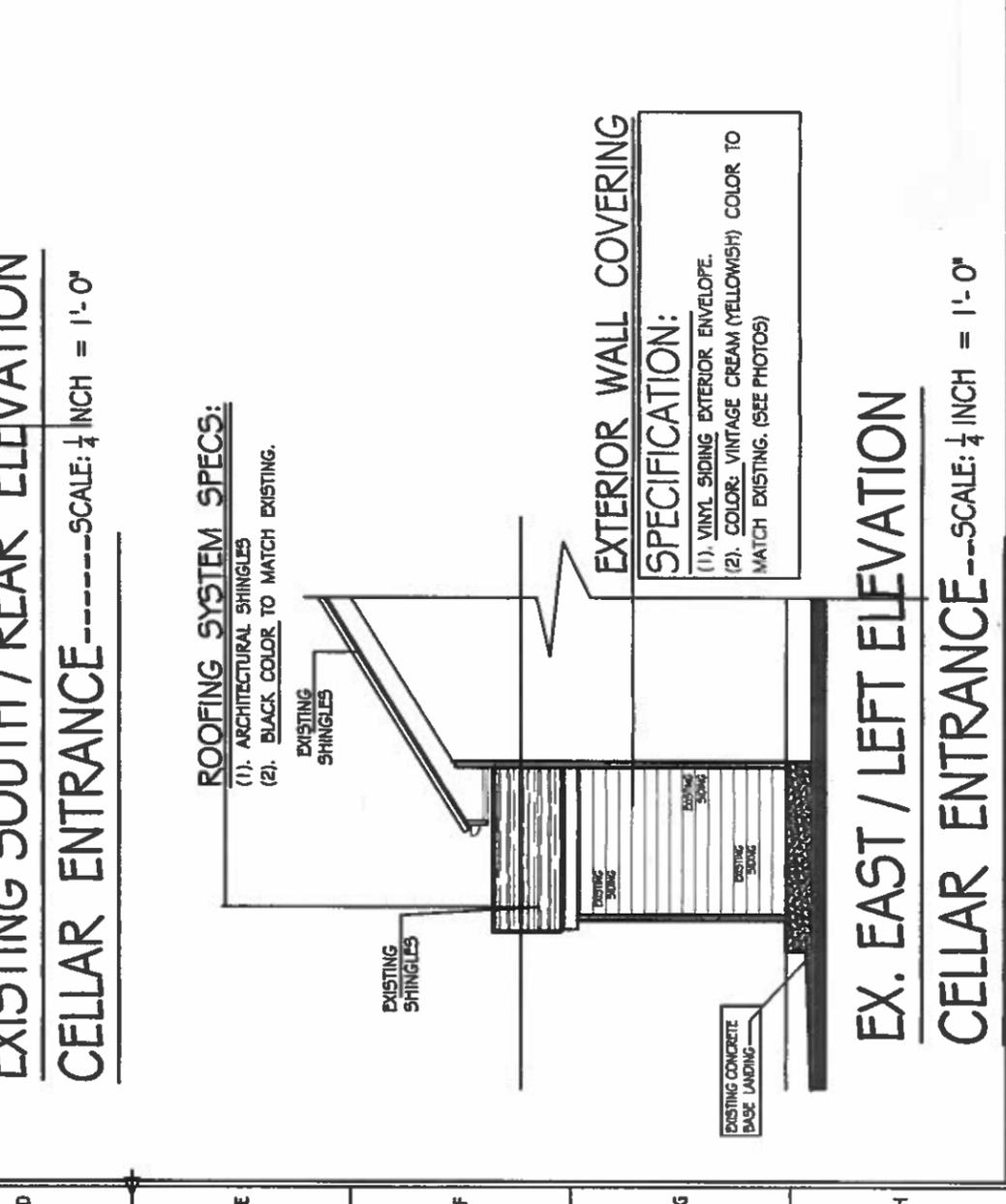
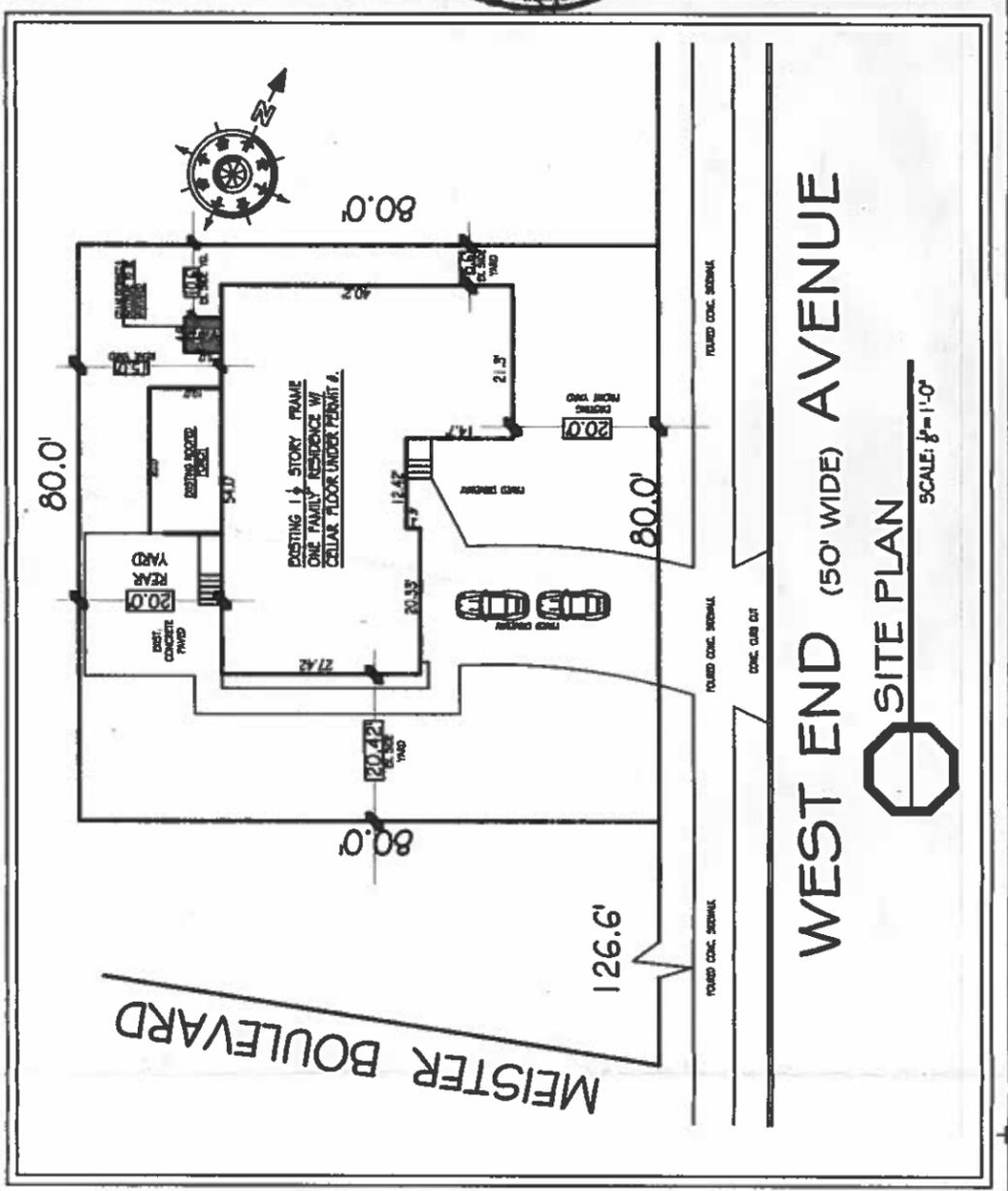
NEW DOOR SPECS:
 (1). 36" x 80" SOLID DOOR WITH WEATHERING DOOR ON TOP 3 PANELS AND 6 BOTTOM SOLID-OUTDOOR WEATHERING ENTRANCE DOOR.
 (2). TRIM: 4" WHITE COLOR (WITH TRIM).
 (3). COLOR: WHITE.

EX. WEST / RIGHT ELEVATION
CELLAR ENTRANCE---SCALE: 1/4" INCH = 1'-0"

ROOFING SYSTEM SPECS:
 (1). ARCHITECTURAL SHINGLES
 (2). BLACK COLOR TO MATCH EXISTING.

EXTERIOR WALL COVERING SPECIFICATION:
 (1). VINYL SIDING EXTERIOR ENVELOPE.
 (2). COLOR: VINTAGE CREAM (YELLOWISH) COLOR TO MATCH EXISTING. (SEE PHOTOS)

EXISTING SOUTH / REAR ELEVATION
CELLAR ENTRANCE---SCALE: 1/4" INCH = 1'-0"



ROOFING SYSTEM SPECS:
 (1). ARCHITECTURAL SHINGLES
 (2). BLACK COLOR TO MATCH EXISTING.

EXTERIOR WALL COVERING SPECIFICATION:
 (1). VINYL SIDING EXTERIOR ENVELOPE.
 (2). COLOR: VINTAGE CREAM (YELLOWISH) COLOR TO MATCH EXISTING. (SEE PHOTOS)

EX. EAST / LEFT ELEVATION
CELLAR ENTRANCE---SCALE: 1/4" INCH = 1'-0"

WEST END (50' WIDE) AVENUE
SITE PLAN
 SCALE: 1/8" = 1'-0"

Date: 10/29/20

SF# 3427

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: 131 W. Merrick Road ZONING DISTRICT Business "B"

SECTION 62 BLOCK 108 LOT 23 LOT SIZE: 19,996 SF

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input checked="" type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Bolla EM Realty LLC</u>			Name: <u>Freeport Realty, LLC</u>
Address: <u>809 Stewart Avenue</u> <u>Garden City, New York 11530</u>			Address: <u>8012 Tonelle Avenue</u> <u>North Bergen, NJ 07047</u>
Telephone #: <u>(516) 222-0222</u>			Telephone #: <u>(551) 556-4133</u>

Attorney Name: David N. Altman, Esq. (Brown & Altman, LLP) Address: 538 Broadhollow Road, Suite 310W
 (optional) Phone #: (516) 222-0222 Melville, New York 11747

Present Land Use: Gasoline Service Station with auto repair shop Proposed Land Use: Gasoline Service Station with convenience store & drive-thru

Description of Proposed Work: Remove existing canopy over existing dispensers, install canopy over four (4) new dispensers, convert existing service station building (2,040 sq) to convenience store with drive thru and associated site improvements.

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.

BOLLA EM REALTY LLC YES NO

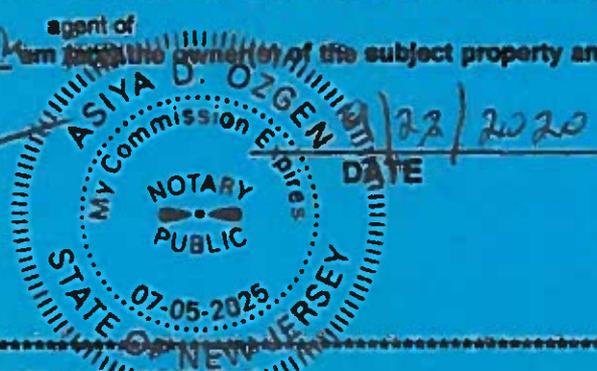
Harvinder Singh
 APPLICANT'S SIGNATURE By: Harvinder Singh
 Title: Sole Member

9/14/2020
 DATE
 JACQUELINE M. LIVOTI
 Notary Public, State of New York
 Nassau County
 Lic # 0116278053
 Comm. Exp. March 18, 2021

Jacqueline M. Livoti
 Notary Public

Property Owner's Consent: I, Adnan Koushy agent of Freeport Realty LLC am the owner of the subject property and consent to the filing of this application.

Adnan Koushy
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 27th
 day of September, 2020



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: _____



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

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY
MAYOR

February 14, 2022
AMENDED SITE PLAN LETTER

Freeport Realty, LLC
8012 Tonnelle Avenue
North Bergen, NJ 07047

RE: **131 West Merrick Road, Freeport, New York**
Zoning District – Business B Sec. 62 Blk. 108 Lot. 23
Building Permit Application # 20201583 – Remove existing canopy over existing dispensers, install
A 49' x 42' canopy over four (4) new dispensers. Convert existing 2365 sq. ft. service station building
to 2040 sq. ft convenience store with a 473 sq. ft. drive thru and associated site improvements

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd
encl.

c: Village Clerk

ZBA Approval Needed:

Yes: _____ No: X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20201583

Location: 131 W. Merrick Road, Freeport, NY

Applicant: Freeport Realty, LLC

Description: – Remove existing canopy over existing dispensers, install a 49' x 42' canopy over four (4) new dispensers. Convert existing 2365 sq. ft. service station building to 2040 sq. ft convenience store with a 473 sq. ft. drive thru and associated site improvements

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: February 14, 2023 - AMENDED



Sergio A. Mauras
Superintendent of Buildings

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Bolla Market with Filling Station and a Tim Horton's Drive Thru			
Project Location (describe, and attach a location map): 131 West Merrick Road, Freeport, NY 11520 (S-62, B- 108, L-23) Southeast corner of S. Ocean Avenue & West Merrick Road			
Brief Description of Proposed Action: Removal of existing 81' X 22' canopy, three (3) dispensers, and ID Sign. Proposed construction of a 49' X 42' canopy over four (4) MPD's/ conversion of existing 2,365 SF service station masonry building to a 2,040 SF convenience store with a 473 SF Tim Horton's Drive-Thru and associated site improvements.			
Name of Applicant or Sponsor: Chris Tartaglia, P.E. - High Point Engineering		Telephone: 516-777-4320 E-Mail: CTartaglia@HPEng.com	
Address: 1860 Walt Whitman Road, Suite 600			
City/PO: Melville		State: New York	Zip Code: 11747
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			.4590 acres
b. Total acreage to be physically disturbed?			.4590 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			.4590 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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



FREEPORT AUTO WORKS
NEW YORK STATE INSPECTION

NEW YORK STATE INSPECTION

Shell V-Power EXTRA

2.89	3.19	3.49
2.79	3.09	3.39
2.69	2.99	3.29









LAW OFFICES
MALONE, TAUBER & SOHN, P.C.
379-2500

Accident Types
ATTORNEYS AT LAW
SUNSHINE, VA 22170

ACCIDENT CASES

NO STOPPING
HERE AT ANY TIME

NO STOPPING
OR PARKING
ANYTIME



GALA
FOODS

GALA FOODS
SUPERMARKET
Fresh Market II

Thank You For Shopping With Us





MEDICAL, DENTAL CENTER
121 E. 101 SOUTH OCEAN AVENUE

Restorative
PHYSICAL THERAPY
(516) 442-7800 & Wellness Center

 WINSTON ELECTRIC INC.
516-223-3440

RESTORATIVE
PHYSICAL THERAPY
STRATEGIC



UNITED STATES POST OFFICE

NO PARKING
IN FRONT OF THIS
BUILDING

P

NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 23, IN BLOCK 108, SECTION 62 ON THE NASSAU COUNTY DEPARTMENT OF ASSESSMENT LAND & TAX MAP, MAP LAST REVISED: OCTOBER 19, 2002.
- AREA: 19,996 S.F. OR 0.4590 ACRE TO CURRENT R.O.W. LINE OF WEST MERRICK ROAD.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY ADVANTAGE TITLE AS AGENTS FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 18-CN-53203, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2018 COVERING BLOCK 108, LOT 23, SECTION 62 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - TERMS, COVENANTS, CONDITIONS AND AGREEMENTS CONTAINED IN A LEASE MADE BY AND BETWEEN FREEPORT REALTY, LLC, LESSOR AND BOLLA EM REALTY, LLC, LESSEE, WHICH SAID LEASE OR A MEMORANDUM THEREOF DATED TBD WAS RECORDED ON TBD. [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]
 - RESTRICTION SET FORTH IN LIBER 9 PAGE 138, AS REPEATED IN LIBER 302 PAGE 212. [STIPULATES THAT NO BARN OR OUT BUILDING TO BE BUILT WITHIN 100 FEET OF OCEAN AVENUE, NOT PLOTTABLE, NOT SHOWN]
 - MATTERS SET FORTH IN EXHIBIT B ATTACHED TO THE DEED RECORDED IN LIBER 9730 PAGE 817. SAID EXHIBIT B IS MISSING FROM THE COUNTY CLERK'S OFFICE. COMPANY MUST BE PROVIDED WITH A COPY OF SAID EXHIBIT A DESCRIBES THE PROPERTY PRIOR TO NASSAU COUNTY ROADWAY TAKING, TAKING SHOWN. EXHIBIT B NOT INCLUDED IN DOCUMENT, NOT REVIEWED, NOT SHOWN]
- ELEVATIONS ARE BASED UPON NASSAU COUNTY DATUM.
- BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 36059020290G, EFFECTIVE DATE SEPTEMBER 11, 2009.
- THE LOCATION AND EXTENTS OF UNDERGROUND TANKS & VAULTS HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
- SANITARY SEWER CONNECTION IS AT SOUTH SIDE OF BUILDING & CONNECTS TO S. OCEAN AVENUE PER INFORMATION BY THE VILLAGE OF FREEPORT. LOCATION IS UNKNOWN.
- PER REFERENCE NO. 4, GAS SERVICE TO BUILDING IS FROM WEST MERRICK ROAD TO FRONT OF BUILDING. LOCATION IS UNKNOWN.

REFERENCES:

- MAP ENTITLED "PROPOSED BOLLA MARKET CONVENIENCE STORE WITH FILLING STATION" PREPARED FOR LOT 23, BLOCK 108, SECTION 62, 131 WEST MERRICK ROAD, VILLAGE OF FREEPORT, NASSAU COUNTY, N.Y., PREPARED BY HIGH POINT ENGINEERING, SHEET NO. CB-1, DATED: 11-15-18.
- SURVEY PREPARED FOR 131 WEST MERRICK ROAD, ENTITLED "MAP OF PROPERTY AT FREEPORT, N.Y., SURVEYED MAY 27, 1955.
- CONCEPT PLAN 'B', PROPOSED BOLLA MARKET CONVENIENCE STORE WITH FILLING STATION, PREPARED BY HIGH POINT ENGINEERING GATED 11-05-2018, SHEET # CB-1.
- GAS PLANS PROVIDED BY NATIONAL GRID, MAP NO 25103
- ELECTRIC LINE MARK UP PROVIDED BY FREEPORT ELECTRIC.

MAP LEGEND

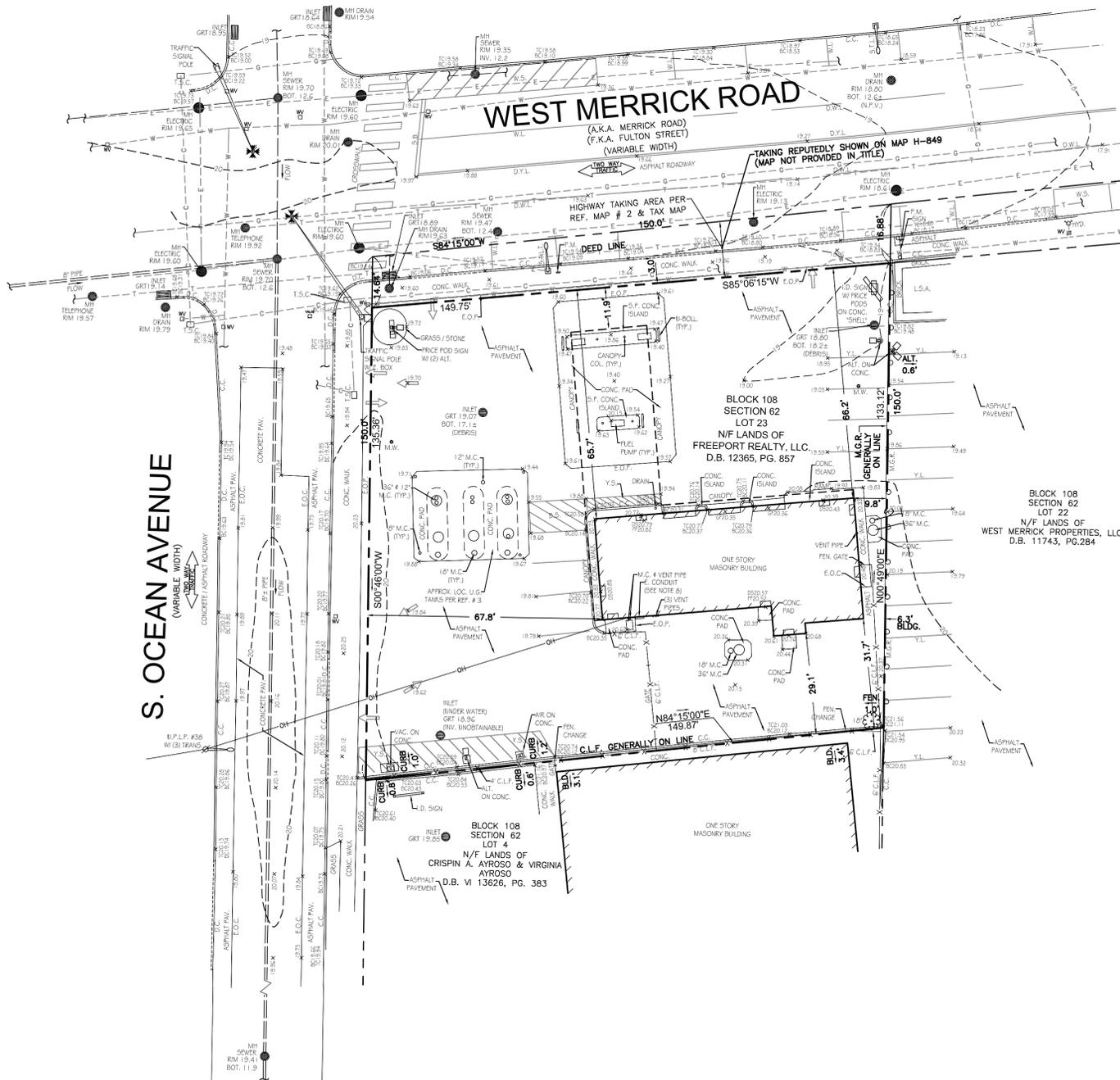
- PROPERTY LINE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- DOOR SILL ELEVATION
- FINISHED FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- APPROX. LOCATION U.G. WATER LINE PER UTILITY MARKOUT
- APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT & REF. MAPPING
- APPROX. LOCATION U.G. ELECTRIC LINE PER UTILITY MARKOUT & REF. MAPPING
- APPROX. LOCATION U.G. TELEPHONE LINE PER UTILITY MARKOUT
- HYDRANT
- WATER VALVE
- AREA LIGHT
- MANHOLE
- INLET
- TRAFFIC SIGNAL POLE
- STREET LIGHT
- OVERHEAD WIRES
- UTILITY POLE/LIGHT POLE SIGN
- MONITORING WELL
- PARKING METER
- DEPRESSED CURB
- CONC. CURB
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- STOP BAR
- YELLOW STRIPING
- WHITE STRIPING
- BLUE STRIPING
- YELLOW LINE
- WHITE LINE
- DOUBLE YELLOW LINE
- DASHED WHITE LINE
- LANDSCAPED AREA
- METAL COVER
- TRAFFIC SIGNAL COVER
- NO PIPES VISIBLE
- STEEL FACED
- NO PIPES VISIBLE
- METAL GUIDE RAIL
- U-BOLLARD
- PAINTED ARROWS
- HANDICAP PARKING SPACE
- PARKING COUNT
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

UTILITIES:

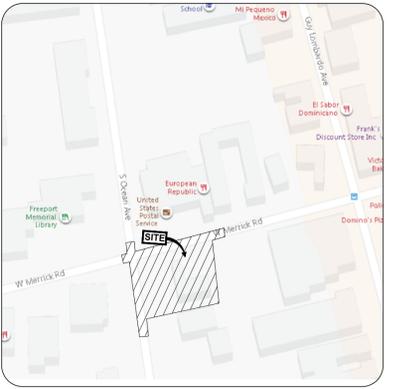
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 190713554

UTILITY COMPANY	PHONE NUMBER
CABLEVISION OF WOODBURY	800-262-8600
LIGHTTOWER FIBER N.Y.	978-264-6022
NATIONAL GRID	800-262-8600
NASSAU COUNTY TRAFFIC SIGNALS	516-572-0465
VILLAGE OF FREEPORT	516-377-2379
VERIZON COMMUNICATIONS	855-661-6323

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST



NEW YORK STATE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



VICINITY MAP

SCHEDULE A DESCRIPTION:
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF FREEPORT, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FULTON STREET (OLD LINE), NOW WEST MERRICK ROAD, DISTANT 150 FEET EASTERLY FROM THE POINT OR PLACE WHERE THE SOUTHERLY SIDE OF FULTON STREET, NOW WEST MERRICK ROAD, JOINS THE EASTERLY SIDE OF OCEAN AVENUE;
 RUNNING THENCE SOUTH 84 DEGREES 15 MINUTES WEST ALONG THE SOUTHERLY SIDE OF FULTON AVENUE, NOW WEST MERRICK ROAD, 150 FEET TO THE EASTERLY SIDE OF OCEAN AVENUE;
 THENCE SOUTH 0 DEGREES 46 MINUTES WEST ALONG THE EASTERLY SIDE OF OCEAN AVENUE, 150 FEET TO LAND OF EDNA ELDRIDGE BEEBE;
 THENCE NORTH 84 DEGREES 15 MINUTES EAST ALONG SAID LAND OF EDNA ELDRIDGE BEEBE, 149.87 FEET;
 THENCE NORTH 0 DEGREES 45 MINUTES EAST ALONG LAND NOW OR FORMERLY OF JOHN K. ELDRIDGE, 150 FEET, MORE OR LESS, TO THE SOUTHERLY SIDE OF FULTON STREET, NOW WEST MERRICK ROAD, THE POINT OR PLACE OF BEGINNING.
 EXCEPTING THEREFROM LAND TAKEN FOR ROAD WIDENING PURSUANT TO ORDER ENTERED 15, JANUARY 1957 AS SHOWN ON MAP H-849.

UNAUTHORIZED ALTERATION OR ADDITION 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.

ALTANSPS LAND TITLE SURVEY
LOT 23, BLOCK 108, SECTION 62
 131 WEST MERRICK ROAD
 INC. VILLAGE OF FREEPORT (TOWN OF HEMPSTEAD)
 NASSAU COUNTY
 STATE OF NEW YORK

GALLAS SURVEYING GROUP
 2865 US ROUTE 1
 NORTH BRUNSWICK, NJ 08902
 TELE: 732-422-6700
 FAX: 732-948-5786
 www.gallasurvey.com

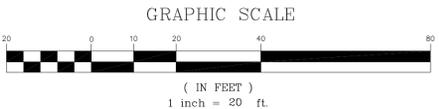
DATE	SCALE	DRAWN:	CHECKED:
05-07-2019	1"=20'	W.B.	G.S.G./J.R.T.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
03-28-2019	110	74	B.F./L.R.
FILE NO.:	DRAWING NAME/SHEET NO.		
G19050	G19050A.DWG 1 OF 1		

TO: BOLLA EM REALTY, LLC; ADVANTAGE TITLE; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/28/2019.

NOT VALID UNLESS EMBOSSED WITH RAISED SURVEYOR'S SEAL

GREGORY S. GALLAS
 NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE: 05-07-2019

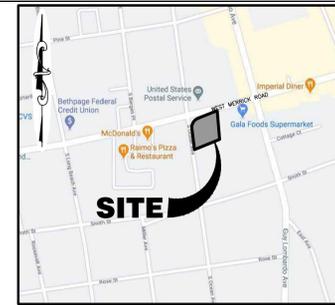
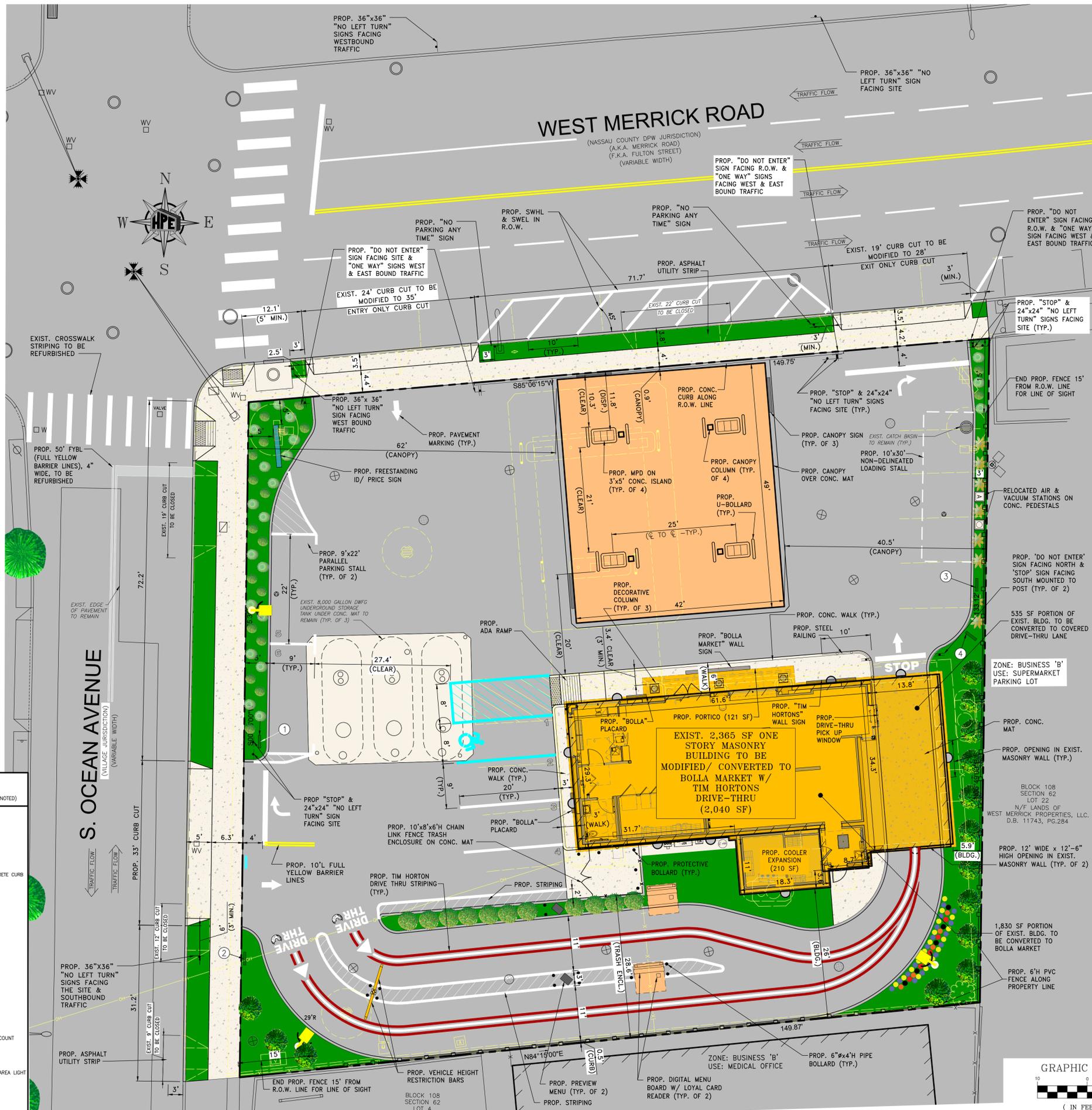


DIRECTIONAL SIGNAGE LEGEND

- 1 DRIVE THRU
- 2 ENTER
- 3 EXIT
- 4 See you tomorrow!

LEGEND

- (ALL ITEMS EXISTING TO REMAIN UNLESS OTHERWISE NOTED)
- PROPERTY LINE
 - PROPOSED PVC FENCE
 - CONCRETE CURB
 - PROPOSED CONCRETE CURB
 - PROPOSED DEPRESSED CONCRETE CURB
 - OVERHEAD WIRES
 - PARKING METER
 - TRAFFIC SIGNAL PULLBOX
 - WATER VALVE
 - VALVE
 - TRAFFIC SIGNAL
 - SOLID MANHOLE COVER
 - STREET LIGHT
 - MONITORING WELL
 - PROPOSED PARKING STALL COUNT
 - PROPOSED AREA LIGHT
 - PROPOSED WALL MOUNTED AREA LIGHT
 - PROPOSED SIGN
 - PROPOSED CURB RADII
 - PROPOSED DIRECTIONAL SIGN



521 CONKLIN STREET
 FARMINGDALE, NY 11735
 (516) 777-4320 FAX: (516) 777-4321

ALL PHASES OF ENGINEERING DESIGN,
 SURVEYING, CODE CONSULTING,
 ZONING ANALYSIS & BID SPECIFICATION

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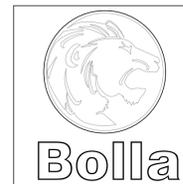
LAWRENCE D. O'BRIEN
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 082537

UNLESS APPROVED BY ALL AGENCIES HAVING JURISDICTION, THESE PLANS ARE NOT TO BE UTILIZED FOR CONSTRUCTION. OWNER/CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING ALL REQUIRED AGENCY APPROVALS HAVE BEEN SECURED PRIOR TO COMMENCEMENT OF WORK, WHETHER DESCRIBED ON THESE PLANS OR OTHERWISE.

REVISIONS

REV. NO.	DATE	REVISION
1	2/8/23	MISC. REVS

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN AND SEAL THE DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)



SITE ADDRESS:
PROPOSED BOLLA MARKET CONVENIENCE STORE WITH FILLING STATION

131 WEST MERRICK ROAD
 INC. VILLAGE OF FREEPORT
 NASSAU COUNTY, NY

SECTION: 62
 BLOCK: 108
 LOT: 23

SCALE: 1" = 10'
 DATE: 4/15/21
 DRAWN BY: GG
 CHECKED BY: CT/NB

SITE PLAN RENDERING

SHEET NO:
R-1

REV. 1 OF 1

GENERAL NOTES

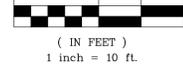
- THIS DRAWING REFERENCE:
 - AN ALTA/NSP'S LAND TITLE SURVEY PREPARED BY: GALLAS SURVEYING GROUP DATED: 5/7/19
 - ARCHITECTURAL PLANS PREPARED BY: THIS FIRM LAST DATED: 3/23/20 (REV. D)
- ZONING/ BULK DATA:
 - ZONING DISTRICT: BUSINESS 'B'
 - EXISTING GASOLINE FILLING STATION IS A PROHIBITED (LEGAL/ NON-CONFORMING) USE.
 - PROPOSED RETAIL (CONVENIENCE) STORE IS A PERMITTED USE

	CODE SECTION	PERMITTED	PROVIDED
MIN. LOT AREA	N/A	N/A	19,996 SF
MAX. LOT COVERAGE	210-84	100%	20.6% (INCL. CANOPY)
MAX. BUILDING/ STRUCTURE HEIGHT	210-82	35'	19'-6" (BLDG.) 18" (CANOPY)
MIN. FRONT YARD	210-86A.	5'	WEST MERRICK ROAD 65.7' (EXIST. BLDG.) 0.9' (PROP. CANOPY) 11.8' (DISPENSER)
MIN. SIDE YARD	210-86.B.	N/A	5.9' (BLDG.) 40.5' (CANOPY)
MIN. REAR YARD	210-86.B.	N/A	26.0' (BLDG.) 82.7' (CANOPY) 28.6' (TRASH ENCL.)
MIN. LANDSCAPE BUFFERS	N/A	N/A	0' (WEST MERRICK ROAD) 5' (OCEAN AVENUE)
MAX. CURB CUT WIDTH	180-30.A. (2)	20' @ PROPERTY LINE	33'
MIN. DIST. DRIVEWAY TO ADJ. PROPERTY LINE	180-30.A. (1)	3'	3'
MIN. DIST. DRIVEWAY TO CURB RADIUS @ CORNER	180-30.A. (1)	5'	12.1'
MIN. DIST. BETWEEN DRIVEWAYS ACCESSING ONE STREET	180-30.A. (3)	5'	71.7'
MIN. PARKING STALL SIZE	210-3	9' X 20'	9' X 20'

CODE SECTION	PERMITTED	PROVIDED
210-325	1/7 STALL PER 400 SF + 2 REQUIRED 2,040 SF / 400 = 5 + 2 = 7 STALLS REQUIRED	6 STALLS PROVIDED (INCL. 1 ADA STALL)*
210-324	1 LOADING STALL REQUIRED	1 LOADING STALL PROVIDED (10'X30' NON-DELINEATED)

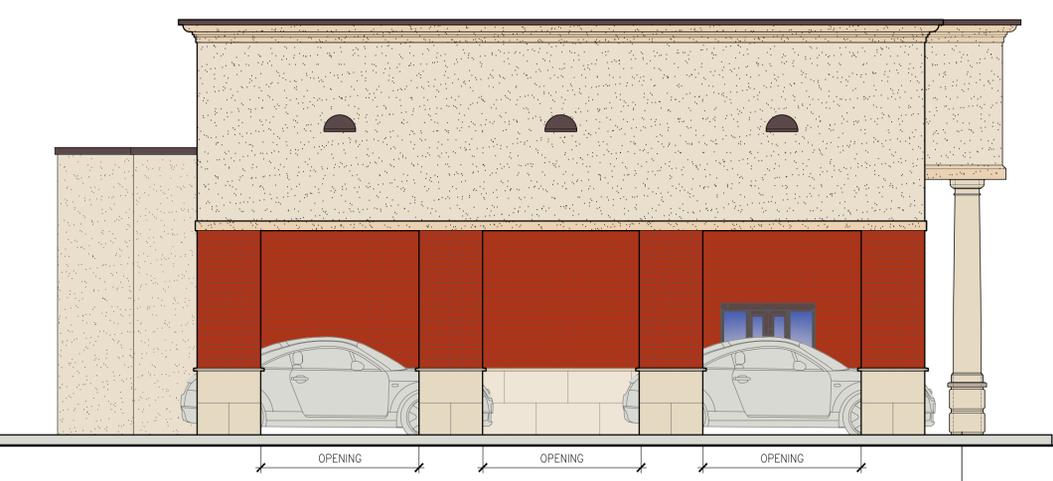
- * INDICATES VARIANCE REQUIRED
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILS, PIPING, DRYWELLS & UTILITIES & SHALL NOTIFY ENGINEER OF RECORD OF ANY DEVIATION FROM APPROVED PLAN.
- ENGINEER NOT RESPONSIBLE FOR CONTRACTOR'S SEQUENCING, PLANNING OR EXECUTION OF THE WORK DEPICTED ON THESE PLANS.
- TRENCHING/ PAVING SAW-CUT & REPAIR AREAS MUST BE COORDINATED BY CONTRACTOR. CONTRACTOR MUST VERIFY ALL PROPOSED WORK IN FIELD PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY PAVEMENT STRIPING/ MARKINGS DAMAGED/ REMOVED DURING CONSTRUCTION.
- ANY BROKEN OR HAZARDOUS SIDEWALK, DRIVEWAY APRONS OR CURB ADJACENT TO THE SUBJECT SITE SHALL BE REPLACED IN ACCORDANCE WITH CURRENT STANDARDS.
- PROPOSED PAVEMENT, CURBS AND WALKS ARE TO MEET EXISTING FLUSH WITH NO TRIP HAZARD. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL VILLAGE, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ALL PROPOSED DRYWELLS AND CATCH BASINS SHALL BE PRECAST WITH PRECAST OPENING FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO NASSAU COUNTY STANDARDS.
- ALL GRADES SHALL BE MINIMUM 1% ON CONCRETE, 1-1/2% ON ASPHALT. CONTRACTOR MAY ADJUST GRADES, AS FIELD CONDITIONS DICTATE, ONLY AFTER ENGINEER'S WRITTEN APPROVAL.
- ALL EXISTING DRAINAGE STRUCTURES TO BE CLEANED AFTER CONSTRUCTION IS COMPLETED.
- THE OWNER/ CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY, ALL CERTIFICATIONS, SPECIFICATIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATION OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- ENGINEER OF RECORD NOT RESPONSIBLE FOR PREPARATION, MONITORING OR REVIEW OF CONTRACTOR'S SITE SAFETY PLAN. CONTRACTOR ACKNOWLEDGES THAT COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY LIES WITH HIMSELF AND THOSE PARTIES UNDER HIS DIRECTION.
- ALL WORK WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL CONFORM TO 2009 STANDARD SPECIFICATIONS AND DETAIL SHEETS FOR CIVIL ENGINEERING AND SITE DEVELOPMENT CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SHEETING/ SHORING WHERE REQUIRED BY OSHA AND/ OR LOCAL BUILDING CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED APPROVALS/ INSPECTIONS INCLUDING PREPARATION/ APPROVAL OF ANY REQUIRED PLANS/ APPROVALS/ FEES WITH APPROPRIATE AGENCIES.
- ALL SIGNAGE SHALL BE FILED UNDER SEPARATE APPLICATIONS & ARE SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED ACCORDING TO THE 2009 MUTCD AND NYS SUPPLEMENT.
- CONTRACTOR IS RESPONSIBLE FOR SECURING FIRE ALARM APPROVALS AND PERMITS. THIS INCLUDES PREPARATION AND SUBMISSION OF PLANS, APPLICATIONS, FEES AND ANY OTHER REQUIRED DOCUMENTS TO ALL AGENCIES NECESSARY TO PERFORM FIRE ALARM INSTALLATION WITHOUT DELAYING THE CONSTRUCTION PROJECT.
- FIRE EXTINGUISHING SYSTEM SHALL BE INSTALLED OVER ALL DISPENSER ISLANDS IN CONFORMANCE WITH NCFM REQUIREMENTS AND SHALL BE SUBMITTED UNDER SEPARATE APPLICATION TO NCFM FOR APPROVAL.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED ACCORDING TO THE 2009 MUTCD AND NYS SUPPLEMENT.
- IT IS THE OWNER'S/CONTRACTORS RESPONSIBILITY TO ENSURE ALL REQUIREMENTS STIPULATED WITHIN THE 2020 EXISTING BUILDING CODE OF NYS CHAPTER 15 CODE §1502.1 & THE 2020 BUILDING CODE OF NYS CODE §3307.1 ARE ADHERED TO.

GRAPHIC SCALE





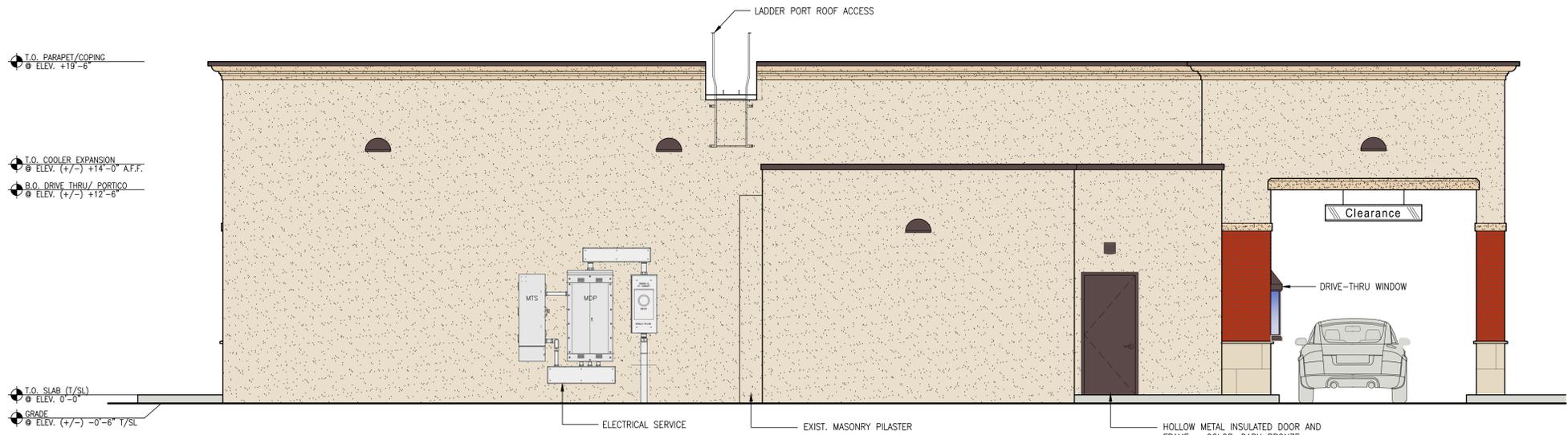
1 FRONT BUILDING ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



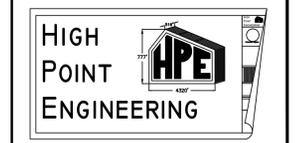
2 BUILDING ELEVATION (EAST SIDE)
SCALE: 1/4" = 1'-0"



3 BUILDING ELEVATION (WEST SIDE)
SCALE: 1/4" = 1'-0"



4 REAR BUILDING ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



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CHRIS M. TARTAGLIA

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 078209

LAWRENCE D. O'BRIEN

PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 082537

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ALL REQUIRED AGENCY APPROVALS HAVE BEEN SECURED
PRIOR TO COMMENCEMENT OF WORK, WHETHER DESCRIBED
ON THESE PLANS OR OTHERWISE.

REV. NO.	DATE	REVISION
A	2/19/2020	PER OWNERS COMMENTS (DRIVE THRU)
B	2/20/2020	PER OWNERS COMMENTS (DRIVE THRU)
C	2/27/2020	PER OWNERS COMMENTS/ TIM HORTON
D	3/26/2020	PER TIM HORTON LAYOUT/ COMMENTS
E	4/12/2020	PLAN REVISIONS W /TIM HORTON LAYOUT

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ON THE DRAWING AND/OR IN THE SPECIFICATIONS.

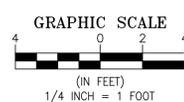


SITE ADDRESS:
PROPOSED BOLLA MARKET CONVENIENCE
STORE WITH FILLING STATION
131 WEST MERRICK ROAD
INC. VILLAGE OF FREEPORT,
NASSAU COUNTY, NY

SECTION: 62
BLOCK: 108
LOT: 23
SCALE: AS NOTED HPE # SING18-08
DATE: 02/19/2020 DWG # SING18-08-R20_Color Elevations
DRAWN BY: JJC CHECKED BY: CT, MG

TITLE:
BUILDING
ELEVATIONS
RENDERING

SHEET NO:
R-2





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(NYS EDUCATION LAW SECTION 7209-2)

CLIENT:



SITE ADDRESS:
PROPOSED BOLLA MARKET CONVENIENCE STORE WITH FILLING STATION

131 WEST MERRICK ROAD
INC. VILLAGE OF FREEPORT,
NASSAU COUNTY, NY

SECTION: 62
BLOCK: 108
LOT: 23

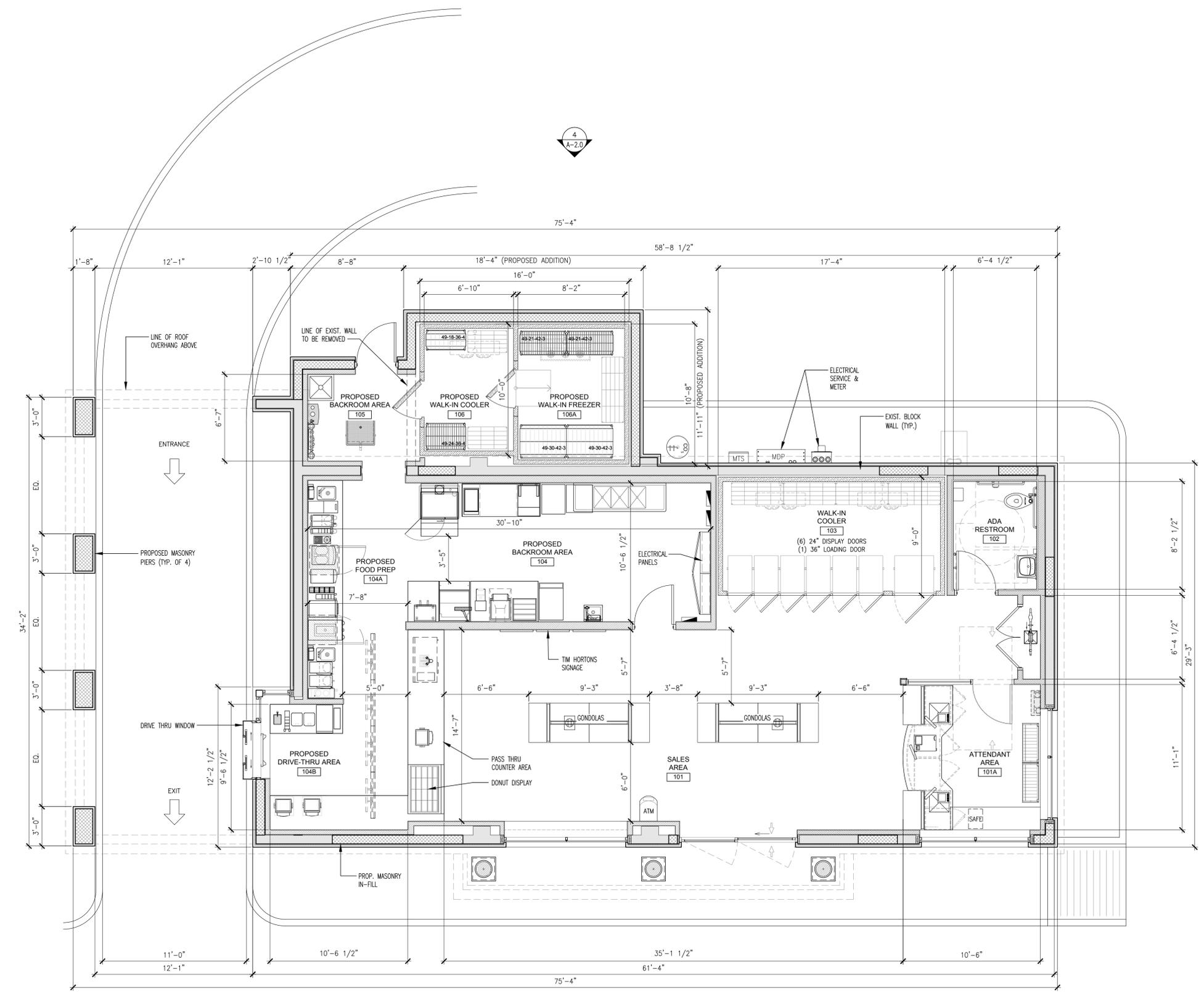
SCALE: AS NOTED HPE # SING18-08
DATE: 00/00/19 DWG # 01_SING18-08_A-1.0_Floor Plan
DRAWN BY: NT CHECKED BY: CT, MG

TITLE:

FLOOR PLAN

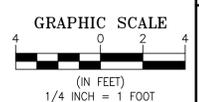
SHEET NO:

A-1.0

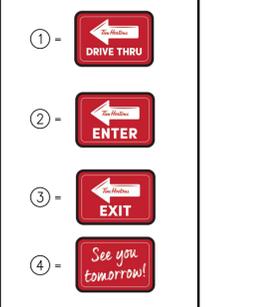


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

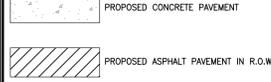
PROPOSED COOLER EXPANSION:	210 S.F.
PROPOSED DRIVE-THRU AREA:	535 S.F.
PROPOSED BUILDING FOOTPRINT:	2,040 S.F.



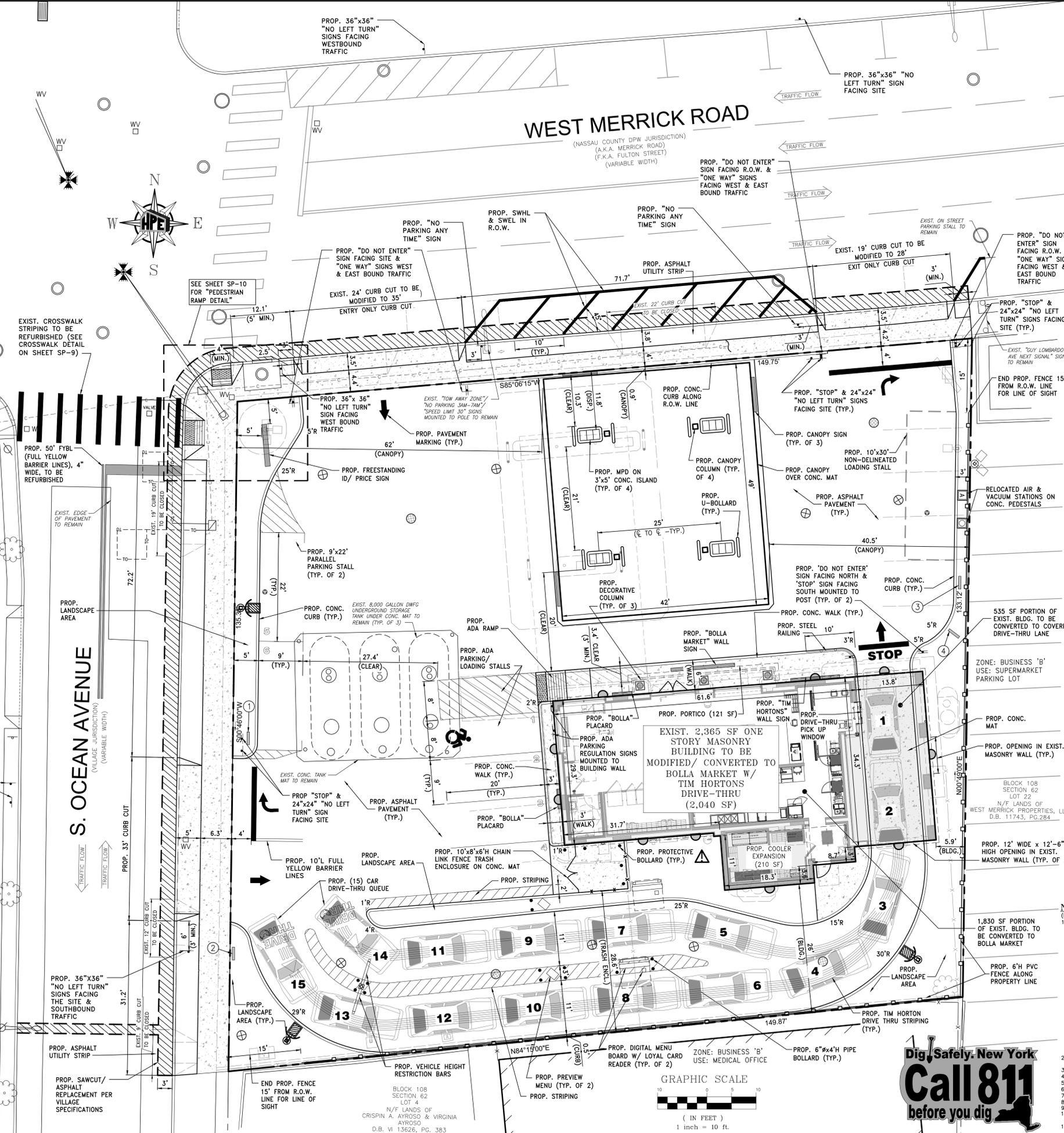
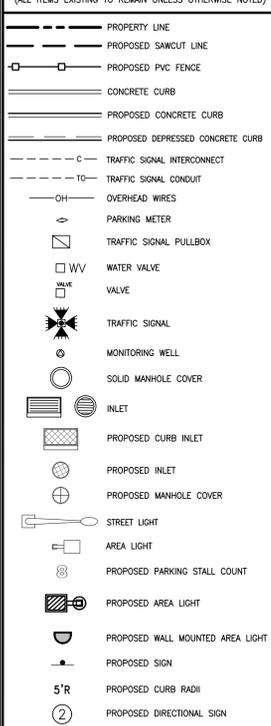
DIRECTIONAL SIGNAGE LEGEND



HATCH LEGEND



LEGEND



GENERAL NOTES

- THIS DRAWING REFERENCES:
 - AN ALTA/NPS/LAND TITLE SURVEY PREPARED BY: GALLAS SURVEYING GROUP DATED: 5/7/19
 - ARCHITECTURAL PLANS PREPARED BY: THIS FIRM LAST DATED: 3/23/20 (REV. D)
 - ZONING/BULK DATA:
 - ZONING DISTRICT: BUSINESS "B"
 - EXISTING GASOLINE FILLING STATION IS A PROHIBITED (LEGAL/NON-CONFORMING) USE.
 - PROPOSED RETAIL (CONVENIENCE) STORE IS A PERMITTED USE
- | CODE SECTION | PERMITTED | PROVIDED |
|---|--------------|-------------------------|
| MIN. LOT AREA | N/A | 19,996 SF |
| MAX. LOT COVERAGE | 210-84 | 100% |
| MAX. BUILDING/STRUCTURE HEIGHT | 210-R2 | 35' |
| MIN. FRONT YARD | 210-86A | 5' |
| MIN. SIDE YARD | 210-86.B | N/A |
| MIN. REAR YARD | 210-86.B | N/A |
| MIN. LANDSCAPE BUFFERS | N/A | N/A |
| MAX. CURB CUT WIDTH | 180-30.A (2) | 20' @ 20' PROPERTY LINE |
| MIN. DIST. DRIVEWAY TO ADJ. PROPERTY LINE | 180-30.A (1) | 3' |
| MIN. DIST. DRIVEWAY TO CURB RADIUS | 180-30.A (1) | 5' |
| MIN. DIST. BETWEEN DRIVEWAYS ACCESSING ONE STREET | 180-30.A (3) | 5' |
| MIN. PARKING STALL SIZE | 210-3 | 9' x 20' |
- PARKING/LOADING REQUIREMENTS:**
- | CODE SECTION | PERMITTED | PROVIDED |
|--------------|----------------------------------|---|
| 210-325 | 1/ STALL PER 400 SF + 2 REQUIRED | 6 STALLS PROVIDED (INCL. 1 ADA STALL)* |
| 210-324 | 1 LOADING STALL REQUIRED | 1 LOADING STALL PROVIDED (10'x30' NON-DELINEATED) |
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES, PIPING, DRYWELLS & UTILITIES & SHALL NOTIFY ENGINEER OF RECORD OF ANY DEVIATION FROM APPROVED PLAN.
 - ENGINEER NOT RESPONSIBLE FOR CONTRACTOR'S SEQUENCING, PLANNING OR EXECUTION OF THE WORK DEPICTED ON THESE PLANS.
 - TRENCHING/PAVING SAW-CUT & REPAIR AREAS MUST BE COORDINATED BY CONTRACTOR. CONTRACTOR SHALL VERIFY ALL CONDITIONS WORK IN FIELD PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY PAVEMENT STRIPING/ MARKINGS DAMAGED/ REMOVED DURING CONSTRUCTION.
 - REPAIRS SHALL BE MADE IN ACCORDANCE WITH CURRENT STANDARDS.
 - ANY BROKEN OR HAZARDOUS SIDEWALK, DRIVEWAY APRONS OR CURB ADJACENT TO THE SUBJECT SITE SHALL BE REPAIRED.
 - PROPOSED PAVEMENT, CURBS AND WALKS ARE TO MEET EXISTING FLUSH WITH NO TRIP HAZARD.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, VILLAGE, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
 - ALL PROPOSED DRYWELLS AND CATCH BASINS SHALL BE PRECAST WITH PRECAST OPENING FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO NASSAU COUNTY STANDARDS.
 - ALL GRADES SHALL BE MINIMUM 1% ON CONCRETE, 1-1/2% ON ASPHALT. CONTRACTOR MAY ADJUST GRADES, AS FIELD CONDITIONS DICTATE, ONLY AFTER ENGINEER'S WRITTEN APPROVAL.
 - ALL EXISTING DRAINAGE STRUCTURES TO BE CLEANED AFTER CONSTRUCTION IS COMPLETED.
 - THE OWNER/ CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATION OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
 - ENGINEER OF RECORD NOT RESPONSIBLE FOR PREPARATION, MONITORING OR REVIEW OF CONTRACTOR'S SITE SAFETY PLAN. CONTRACTOR ACKNOWLEDGES THAT COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY LIES WITH THE CONTRACTOR AND THOSE PARTIES UNDER HIS DIRECTION.
 - ALL WORK WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL CONFORM TO 2009 STANDARD SPECIFICATIONS AND DETAIL SHEETS FOR CIVIL ENGINEERING AND SITE DEVELOPMENT CONSTRUCTION.
 - APPROVALS/ INSPECTIONS INCLUDING PREPARATION/ APPROVAL OF ANY REQUIRED PLANS/ APPROVALS/ FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL SIGNAGE SHALL BE FILED UNDER SEPARATE APPLICATIONS & ARE SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY.
 - ALL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED ACCORDING TO THE 2009 MUTCD AND NYS SUPPLEMENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR SECURING FIRE ALARM APPROVALS AND PERMITS. THIS INCLUDES PREPARATION AND SUBMISSION OF PLANS, APPLICATIONS, FEES AND ANY OTHER REQUIRED DOCUMENTS TO ALL AGENCIES NECESSARY TO PERFORM FIRE ALARM INSTALLATION WITHOUT DELAYING THE CONSTRUCTION PROJECT.
 - FIRE EXTINGUISHING SYSTEM SHALL BE INSTALLED OVER ALL DISPENSER ISLANDS IN CONFORMANCE WITH NCFM REQUIREMENTS AND SHALL BE SUBMITTED UNDER SEPARATE APPLICATION FOR APPROVAL.
 - ALL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED ACCORDING TO THE 2009 MUTCD AND NYS SUPPLEMENT.
 - IT IS THE OWNER/ CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIREMENTS STIPULATED WITHIN THE 2020 EXISTING BUILDING CODE OF NYS CHAPTER 15 CODE §1502.1 & THE 2020 BUILDING CODE OF NYS CODE §3307.1 ARE ADHERED TO.

- NASSAU COUNTY PAVEMENT MARKING NOTES:**
(FOR NASSAU COUNTY ROADS & INTERSECTIONS MAINTAINED BY NASSAU COUNTY)
- PAVEMENT MARKING ABBREVIATIONS SHOWN ON THIS DRAWING ARE AS FOLLOWS:
 - BWLL - BROKEN WHITE LANE LINE, 4" WIDE LINE, WHITE (10' LONG LINE-30' SPACE)
 - DWLL - DOTTED WHITE LANE LINE, 4" WIDE LINE, WHITE (2' LONG LINE-6' SPACE)
 - DYLL - DOTTED YELLOW LANE LINE, 4" WIDE LINE, YELLOW (2' LONG LINE-6' SPACE)
 - FYBL - FULL YELLOW BARRIER LINE, 4" WIDE LINES, YELLOW LINE
 - HVCW - HIGH VISIBILITY CROSSWALK (12" WIDE LINE, 10' BARS AT 4' O.C., UNLESS OTHERWISE SHOWN)
 - PYBL - PARTIAL YELLOW BARRIER LINE (10' LONG LINE-30' SPACE-USED FOR CENTER LEFT TURN LANE)
 - SL - STOP LINE (12" UNLESS OTHERWISE SHOWN)
 - SWHL - SOLID WHITE CHANNELIZING HATCH LINE (SEE NOTE 11)
 - SWEL - SOLID WHITE EDGE LINE, 4" WIDE LINE, WHITE
 - SWHL - SOLID WHITE HATCH LINE, 4" WIDE LINES (AT 5' O.C. AT HYDRANTS AND 10' O.C. IN AREAS OF PARKING RESTRICTIONS)
 - SWLL - SOLID WHITE LANE LINE, 4" WIDE LINE, WHITE
 - SYEL - SOLID YELLOW EDGE LINE, 4" WIDE LINE, YELLOW
 - SYHL - SOLID YELLOW HATCH LINE (12" WIDE LINE AT 10' O.C., UNLESS OTHERWISE SHOWN)
 - YL - TRAFFIC PATTERN YELLOW LINE
 - THE WIDTH AND LAYOUT FOR EACH OF THESE MARKINGS SHALL CONFORM TO THE CURRENT STANDARD DETAILS UNLESS OTHERWISE SHOWN ON THIS DRAWING.
 - ALL LONG LINES & HATCHING TO BE EPOXY MATERIAL, ITEM #442W & 442Y.
 - WORD MARKINGS AND CHARACTERS TO BE EPOXY MATERIAL, ITEM #442W-1.
 - ALL ARROWS TO BE EPOXY MATERIAL, ITEM #442W-1.
 - ALL STOP LINES AND CROSSWALKS TO BE EPOXY MATERIAL, ITEM #442W-1.
 - ALL GRIDLOCK LINES TO BE EPOXY MATERIAL, ITEM #442W-1.
 - ALL REQUIRED 16" BARS TO BE EPOXY MATERIAL, ITEM #442W-1.
 - ALL HATCH LINES TO BE PLACED AT A 45 DEGREE ANGLE TO THE ADJACENT TRAVEL LANE.
 - PAVEMENT MARKING SYMBOLS SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE PROVISIONS OF THE NYS SUPPLEMENT TO THE MUTCD.
 - PAVEMENT MARKINGS FOR TRAFFIC ISLANDS SHALL BE 8" WIDE SOLID WHITE EDGE LINE AND 12" HATCH LINES AT 10' O.C. (CURRENT STANDARD DETAIL) UNLESS OTHERWISE SHOWN ON DESIGN DRAWING.



HIGH POINT ENGINEERING

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SURVEYING, CODE CONSULTING,
ZONING ANALYSIS & BID SPECIFICATION

www.HPEng.com

CHRIS M. TARTAGLIA

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 082329

LAWRENCE D. O'BRIEN

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 082337

UNLESS APPROVED BY ALL AGENCIES HAVING JURISDICTION, THESE PLANS ARE NOT TO BE UTILIZED FOR CONSTRUCTION. OWNER/ CONTRACTOR ARE RESPONSIBLE FOR CONFIRMING ALL REQUIRED AGENCY APPROVALS HAVE BEEN SECURED PRIOR TO COMMENCEMENT OF WORK, WHETHER DESCRIBED ON THESE PLANS OR OTHERWISE.

REVISIONS

REV NO.	DATE	REVISION
1	7/29/20	PER VILLAGE COMMENTS
2	2/26/21	PER DPW STANDARDS
3	7/21/21	PER DPW COMMENTS
4	7/24/22	PER DPW COMMENTS
5	11/28/22	PER DPW COMMENTS
6	1/19/23	PER DPW COMMENTS

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN AND SEAL, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)



PROPOSED BOLLA MARKET W/ TIM HORTONS DRIVE-THRU & SHELL FILLING STATION

131 WEST MERRICK ROAD
INC. VILLAGE OF FREEPORT
NASSAU COUNTY, NY

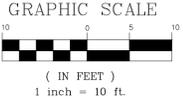
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BLOCK: 108
LOT: 23

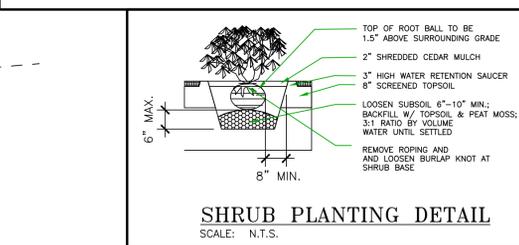
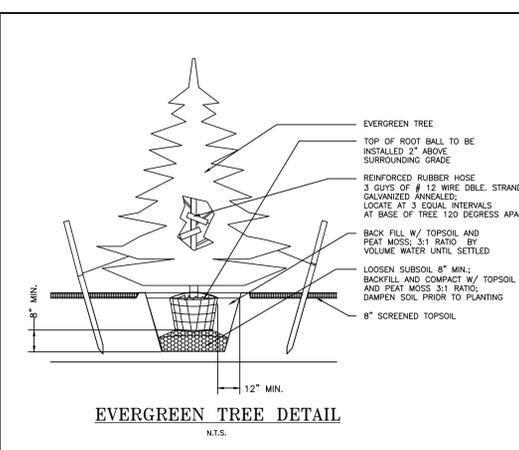
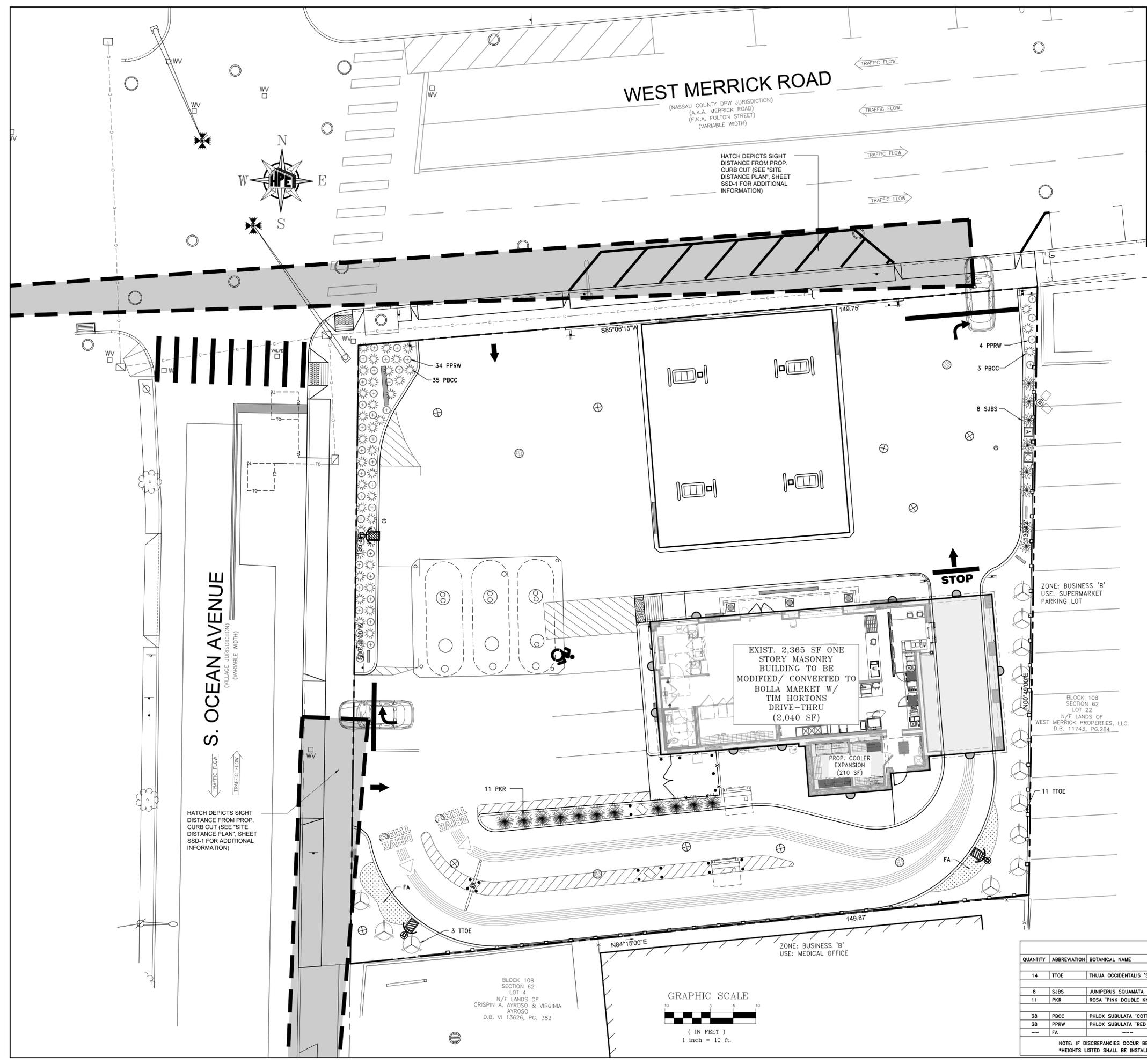
SCALE: 1" = 10'
DATE: 3/10/20
DRAWN BY: LD/GG
CHECKED BY: CT/NB

SITE PLAN

SHEET NO: **SP-2**

REV. 6 OF 11





LANDSCAPE NOTES:

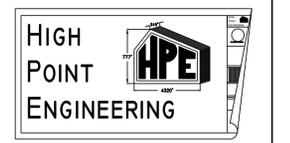
- ALL PLANTING MATERIAL SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
- ALL PLANTING BEDS SHALL BE WEDED AND HAVE A MINIMUM FOUR (4) INCH THICK LAYER OF WOOD CHIPS (OR SHREDDED BARK).
- ALL PLANTING AREA TO RECEIVE 4" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN COMPLIANCE WITH VILLAGE LAND DEVELOPMENT STANDARDS. THERE SHALL BE NO PLANT SUBSTITUTIONS UNLESS AUTHORIZED BY THE ENGINEER OR VILLAGE PLANNING DEPARTMENT.
- NO PLANT MATERIAL, EXCEPT LAWN OR GROUND COVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.
- ALL DECIDUOUS TREES TO BE SECURED WITH TWO 3" DIA. CEDAR STAKES 180" APART.
- ALL ROPES AND WIRES SURROUNDING ROOT BALL TO BE REMOVED PRIOR TO BACKFILLING OF TREE PITS/ TREE TRUNK WRAP TO BE REMOVED.
- NO TREES TO BE LOCATED WITHIN 10' OF DRYWELLS, WALLS, OR PIPING AND DRAINAGE STRUCTURES AS PER VILLAGE OF STANDARDS.
- ALL PROPOSED STREET TREES TO BE LIMBED UP TO HEIGHT OF 7'.
- FIELD PLANTING OF STREET TREES AND OTHER PLANT MATERIALS MUST BE UNDER THE SUPERVISION OF A LICENSED NEW YORK STATE REGISTERED LANDSCAPE ARCHITECT OR A QUALIFIED HORTICULTURIST DEEMED QUALIFIED BY THE REVIEWING AGENCY TO OVERSEE LANDSCAPE INSTALLATION IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. THE DEVELOPER MUST SUPPLY THE VILLAGE ENGINEER WITH AN AFFIDAVIT FROM THE REGISTERED LANDSCAPE ARCHITECT OR THE QUALIFIED HORTICULTURIST STATING THAT THE QUALITY, VARIETY, SIZE OF PLANTS AND PLANTING PROCEDURES CONFORM TO THE SPECIFICATIONS OF THE VILLAGE.

IRRIGATION NOTES:

- IRRIGATION CONTRACTOR (I.C.) SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. I.C. SHALL FAMILIARIZE HIM/ HERSELF WITH THE INTENT OF THESE PLANS AND MAKE WORK AGREE WITH THE SAME.
- ALL PLANTINGS -- EXISTING AND NEW -- ARE TO BE IRRIGATED BY AN IN-GROUND ELECTRONIC WATER SYSTEM USING DRIP TUBING AND TORO 570 SERIES MIST HEADS AND 300 SERIES ROTARIES (OR EQUAL).
- I.C. TO SUPPLY ALL MATERIALS AND INSTALL THE ENTIRE SYSTEM INCLUDING AUTOMATIC TIMER, REMOTE RAIN SENSOR, VALVE BOX, MANUAL SHUT OFF, WINTERIZING FITTINGS, (I.C. RESPONSIBLE FOR SECURING APPROVAL FOR ANY REQUIRED BACKFLOW PREVENTION DEVICES FOR IRRIGATION SYSTEM INCLUDING PLANS, APPLICATIONS AND FEES).
- I.C. TO COORDINATE W/ LANDSCAPE CONTRACTOR AND ESTABLISH WATER TIMES AS PER VILLAGE CODE AND ORGANIZE WATERING SCHEDULE ACCORDING TO PLANT NEEDS.
- IRRIGATION SYSTEM AND ALL WORK ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE NYS BUILDING CONSTRUCTION CODE AND REGULATIONS OF THE VILLAGE.

QUANTITY	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	MATURE HEIGHT / WIDTH
TREES					
14	TTOE	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	8" / 7' O.C.	25' / 8'
SHRUBS					
8	SJBS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR LOW JUNIPER	3 GAL. / 3' O.C.	2'-3' / 2'-3'
11	PKR	ROSA 'PINK DOUBLE KNOCK OUT'	PINK DOUBLE KNOCK OUT ROSE	1 GAL. / 3' O.C.	4' / 3'
PERENNIALS					
38	PBCC	PHLOX SUBULATA 'COTTON CANDY'	COTTON CANDY CREEPING PHLOX	1 GAL. / 2' O.C.	4"-6" / 12"-24"
35	PPRW	PHLOX SUBULATA 'RED WINGS'	RED WINGS CREEPING PHLOX	1 GAL. / 2' O.C.	4"-6" / 12"-24"
--	FA	---	FLOWERING ANNUALS	---	---

NOTE: IF DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
*HEIGHTS LISTED SHALL BE INSTALLED HEIGHT



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LAWRENCE D. O'BRIEN

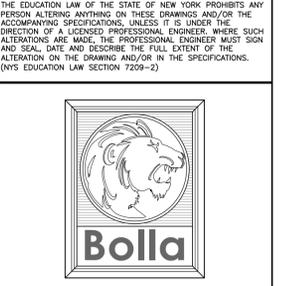
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 082537

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REVISIONS

REV. NO.	DATE	REVISION
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PROPOSED BOLLA MARKET
W/ TIM HORTONS DRIVE-THRU
& SHELL FILLING STATION
131 WEST MERRICK ROAD
INC. VILLAGE OF FREEPORT
NASSAU COUNTY, NY

SECTION: 62
BLOCK: 108
LOT: 23
SCALE: 1" = 10'
DATE: 3/10/20
DRAWN BY: LD/GG
CHECKED BY: CT/NB

LANDSCAPE PLAN

SHEET NO: **SP-7**

Application Date: 5/6/2019
Fees Paid: \$250.00

SP# 3338

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

V/L E/0
PROPERTY ADDRESS: 164 Moore ave ZONING DISTRICT Res AA
SECTION 55 BLOCK 350 LOT 250 LOT SIZE: 59.03 x 125 = 7160

Architect

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>mark anthony munisteri</u>	Name: <u>Stewart Bynoe</u>
Address: <u>1563 Bellmore ave</u> <u>Bellmore NY 11710</u>	Address: <u>1437 Chandler St</u> <u>Far Rockaway New York 11691</u>
Telephone #: <u>516-409-1900</u>	Telephone #: <u>347 424 6566</u>

Contractor
Attorney Name: Samuel Ortiz
(optional) Phone #: 516-468-2101

Address: 2 Robin Hill Place
Brentwood, NY 11717

Present Land Use: Vacant

Proposed Land Use: Residential Dwelling

Description of Proposed Work: proposed 2 Story Dwelling with attached garage, portico and patio

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
9.5.18
DATE

[Signature]
APPLICANT'S SIGNATURE

Sworn to before me this 5
day of September, 2019.

[Signature]
Notary Public

SHININGSTAR RUIZ
Notary Public, State of New York
Reg. No. 01RU6362390
Qualified in Nassau County
Commission Expires 07/31/2021

Property Owner's Consent:

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

[Signature]
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 5
day of September, 2019.

[Signature]
Notary Public

SHININGSTAR RUIZ
Notary Public, State of New York
Reg. No. 01RU6362390
Qualified in Nassau County
Commission Expires 07/31/2021

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: _____

Original
1/13/2023
Submission

01/13/2023

SP# 3338

V/L E/O 164 Moore Avenue, Freeport NY 11520

Sir/Madam,

Attached is the landscape plans and elevations, from the above mentioned address.
This is a new construction house.

Sam Ortiz
516-468-2101
Builder
TCR Builders.

RECEIVED
2023 JAN 13 A 11:35
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. # 20160423

Location: V/L E/O 164 Moore Ave., Freeport, New York

Applicant: Stewart Bynoe

Description: Construct new 1494 sq ft (2) story dwelling with new 253 sq ft attached garage 43 sq ft portico and 195 sq ft patio

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

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

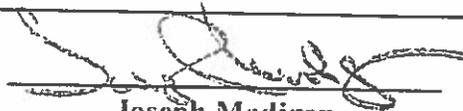
REASON(S) FOR DETERMINATION

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)

VILLAGE OF FREEPORT, NY
OFFICE OF THE SUPERINTENDENT OF BUILDINGS
DATED: April 2, 2019
2019 JAN 13 A 11:35


Joseph Madigan
Superintendent of Buildings

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

April 2, 2019
AMENDED SITE PLAN LETTER

Stewart Bynoe
1437 Chandler Street
Far Rockaway, New York 11691

RE: **V/L E/O 164 Moore Ave., Freeport, New York**
Zoning District – Resident AA Sec. 55 Blk. 350 Lot 250
Building Permit Application #20160423 – Construct new 2891 sq ft (2) story dwelling with
new 253 sq ft attached garage, 43 sq ft portico and 195 sq ft patio.

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application cannot be further reviewed until Site Plan Review Board approval has been obtained from the Planning Board.

For your convenience, we enclose the necessary Site Plan Review Board Application together with an instruction sheet. Please complete the application and return same, together with the relevant documentation, to the VILLAGE CLERK'S OFFICE.

Be further advised that you must make application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not make 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 fee 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

Joseph Madigan
Superintendent of Buildings
Jonathan Smith, Building Inspector

/kj
cc: Village Clerk

ZBA Approval Needed:
Yes: X No:

Enc:

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
2019 JAN 13 A 11:35
RECEIVED

617.20
 Appendix B
 Short Environmental Assessment Form

20160423
 7/25/2016

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: Bynoe Residence			
Location (describe, and attach a location map): 164 Moore Avenue Freeport, NY 11520 125 feet west of North Long Beach Avenue			
Brief Description of Proposed Action: Proposed 2 story Dwelling (1494 s.f. Footprint), Attached Garage (253 s.f.), Porch (435 s.f.) + Masonry Patio (195 s.f.) and Fence			
Name of Applicant or Sponsor: Mark Anthony Manisteri		Telephone: 516-409-1900	E-Mail:
Address: 1583 Bellmore Avenue			
City/PO: North Bellmore		State: NY	Zip Code: 11710
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?		0.16 acres	
b. Total acreage to be physically disturbed?		0.16 acres	
c. Total acreage (including and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all that apply that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
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 checked="" 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 be directed to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
			✓

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WILLIAMSON FREEPORT NY

20160123

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Mark Anthony Manisteri</u>	Date: <u>7/20/2016</u>	
Signature: _____		

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

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

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 VILLAGE OF FREEPORT, NY
 MR. VILLAGE OF FREEPORT
 DEPARTMENT OF BUILDINGS

20160423

	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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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)

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION RECEIVED

DATE: June 28, 2018

2023 JAN 13 A 11: 36

APPROVAL

Building Department Permit #20160423

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Chairman, regarding Application #19-2016 for the premises located at the vacant lot east of 164 Moore Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A and 210-33 seeking approval to construct a new 1494 square foot (footprint) two story dwelling with new 253 square foot attached garage, 43 square foot portico, and 195 square foot patio.

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

Public hearings were held on this application on December 22, 2016 and May 24, 2018. In the first public hearing in December 2016, applicant was seeking variances for lot size, street frontage, lot coverage, and floor area ratio. During the December 2016 hearing, applicant was represented by his architect Mark Anthony Munisteri, who explained that variances with respect to lot size and street frontage were granted in 2006. So at that time, only variances for lot coverage of 28% versus 25% and floor area ratio of 44% versus 40% were being sought.

Many neighbors spoke out in opposition to the application, both as presently before the Board, and also with regards to why they were not notified of the court proceedings from 2006.

The Board adjourned the hearing to research the status of the prior variance application. While the Zoning Board initially denied the request for a variance in 2006, the applicant filed an Article 78 proceeding, challenging the denial, and ultimately the Court found for the applicant, ordering that the Zoning Board issue a decision granting the variances with respect to lot size and street frontage. Said decision was issued by the Zoning Board in 2006.

On May 24, 2018, a second public hearing was held on the application. In the intervening time, the applicant lowered the height of the rear patio such that its size was no longer figured into the calculation for lot coverage. The building department issued an amended denial letter speaking to the floor area ratio only (44% proposed when only 40% is permitted under the code), and that is the only variance before this Board at this time.

Applicant was again represented by his architect, Mr. Munisteri. He explained that by dropping the height of the patio, the proposed house is now in compliance with lot coverage. Floor area ratio is 44% as opposed to 40% permitted under the code (the attached garage factors into the calculation for floor area ratio). He explained that the house is a three bedroom house and that were he to try to decrease the floor area ratio any more, that one of the rooms would be ruined. He explained that there are no tremendous or excessive rooms in the house.

- d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created. This could be considered a self-created difficulty in that on a larger conforming lot, applicant's proposed house would fall within the 40% permitted floor area ratio, but this factor is not dispositive.
2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

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

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

Second by: Ben Jackson

The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	In Favor
Member Jackson	In Favor
Chairperson Rhoden	In Favor



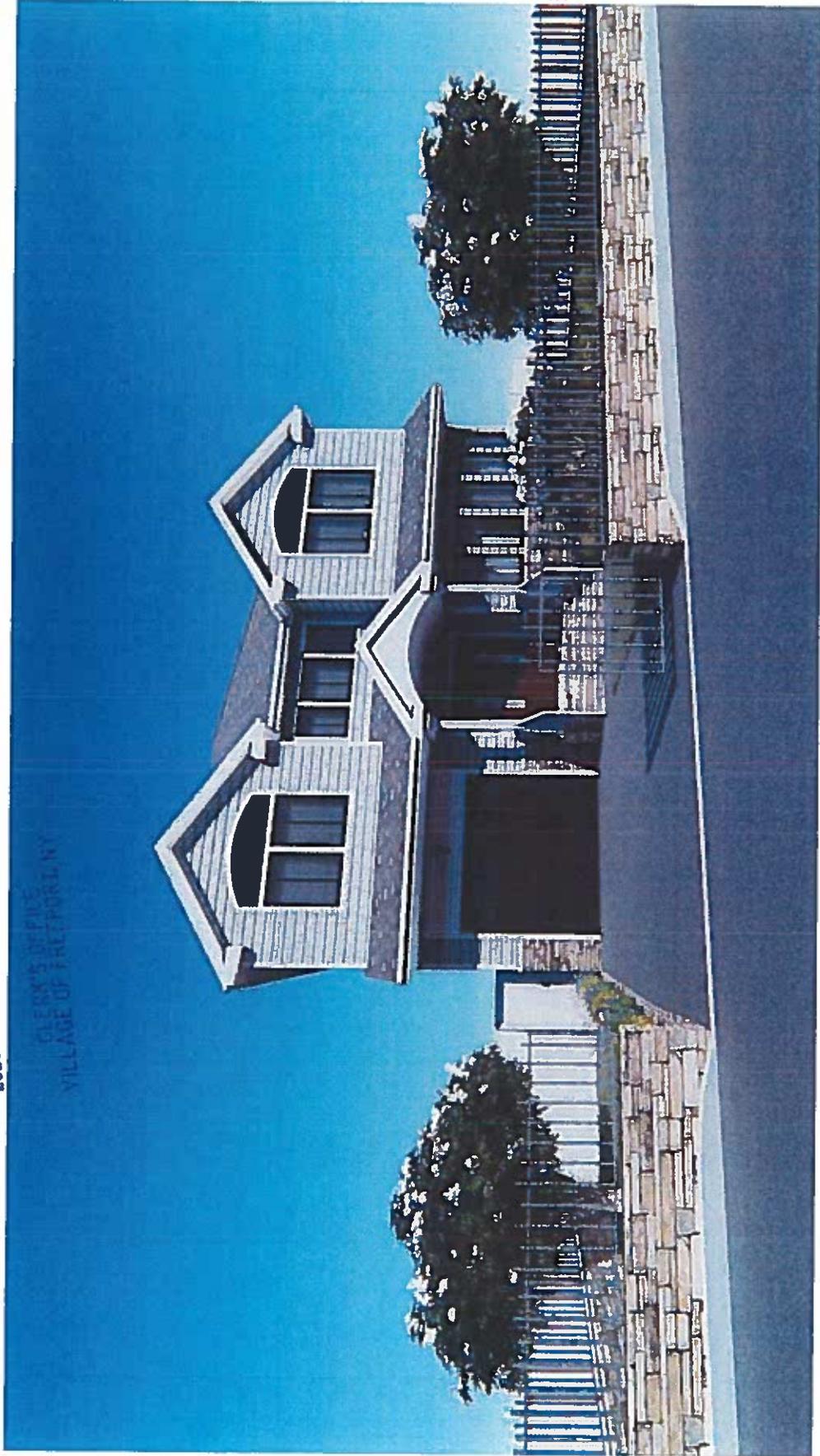
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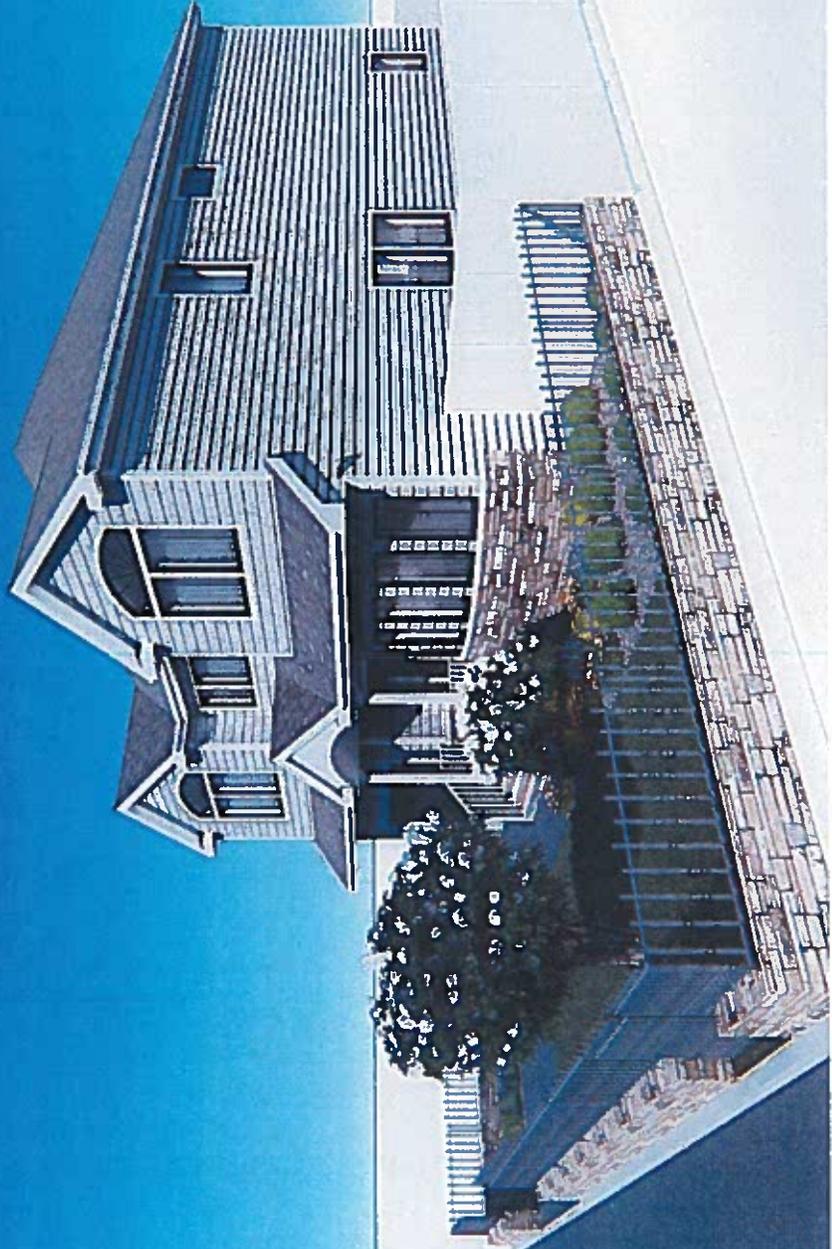


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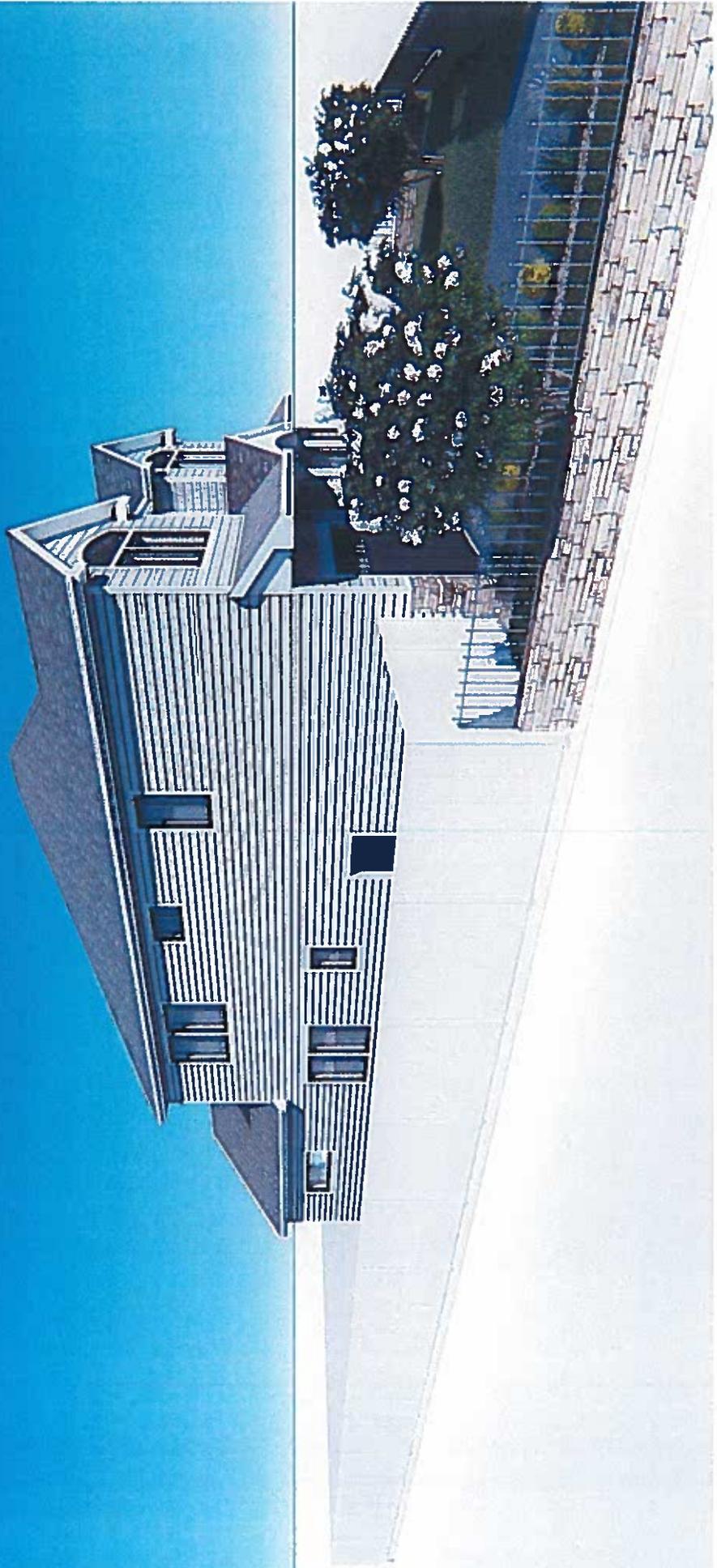
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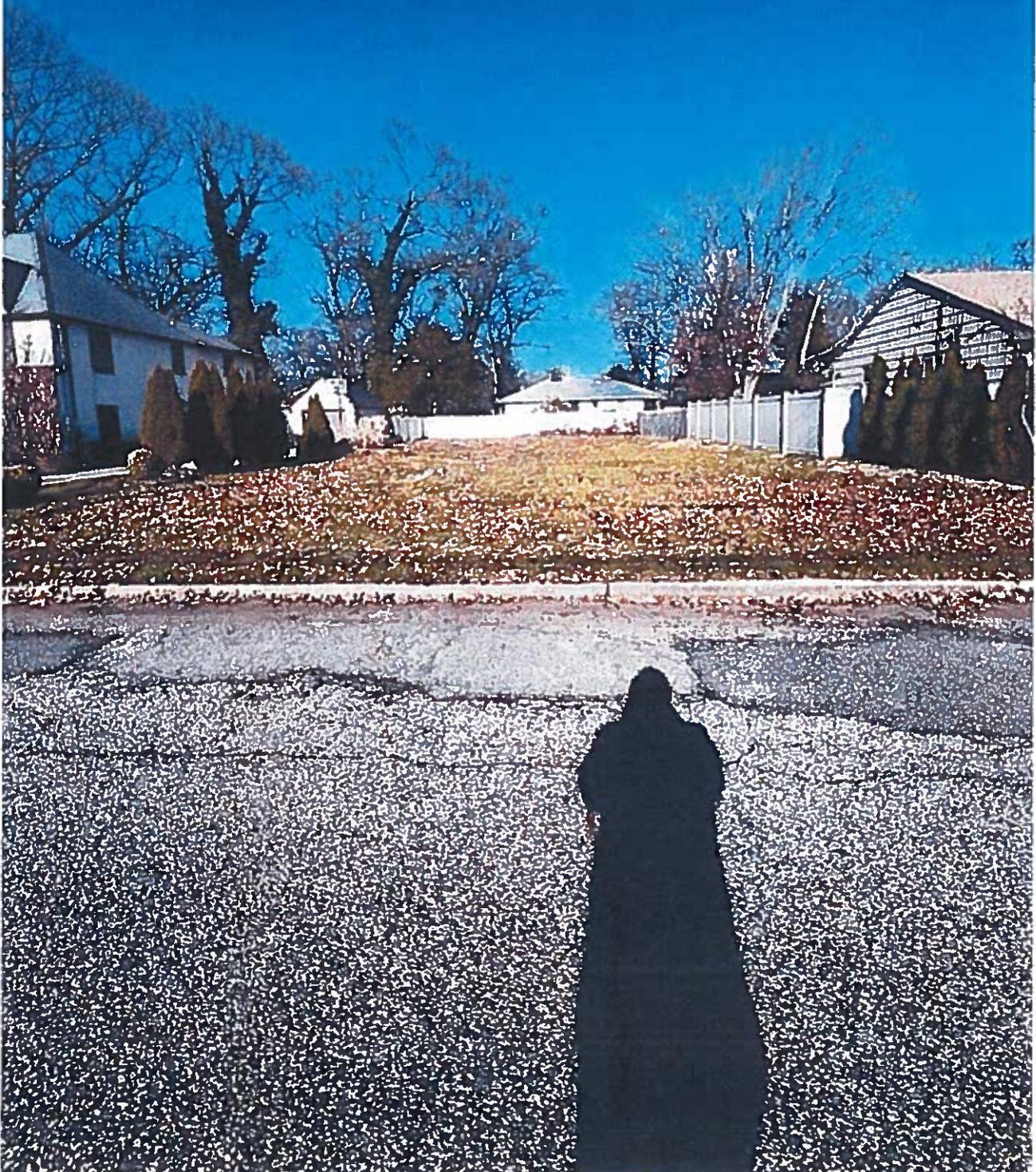
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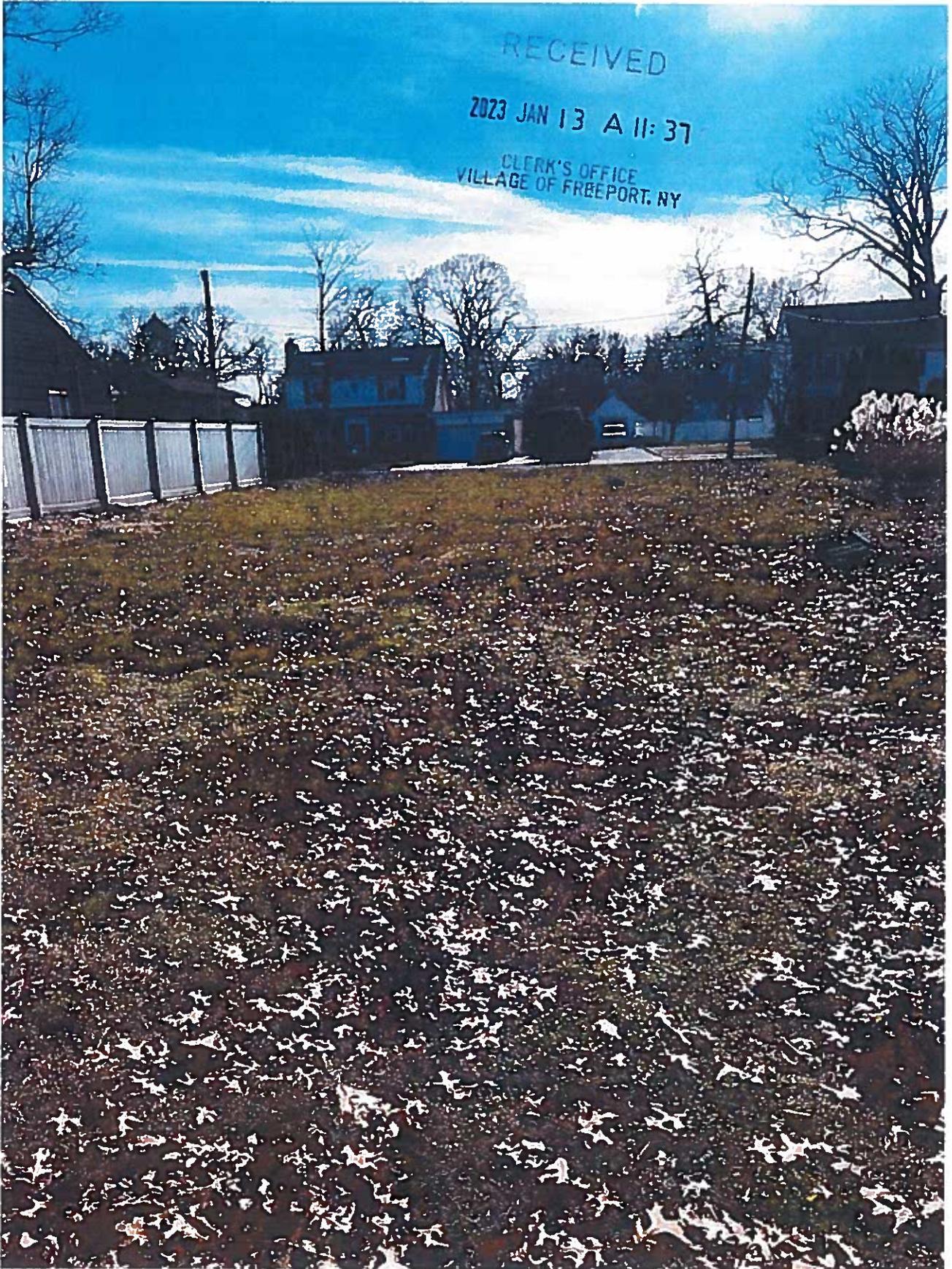
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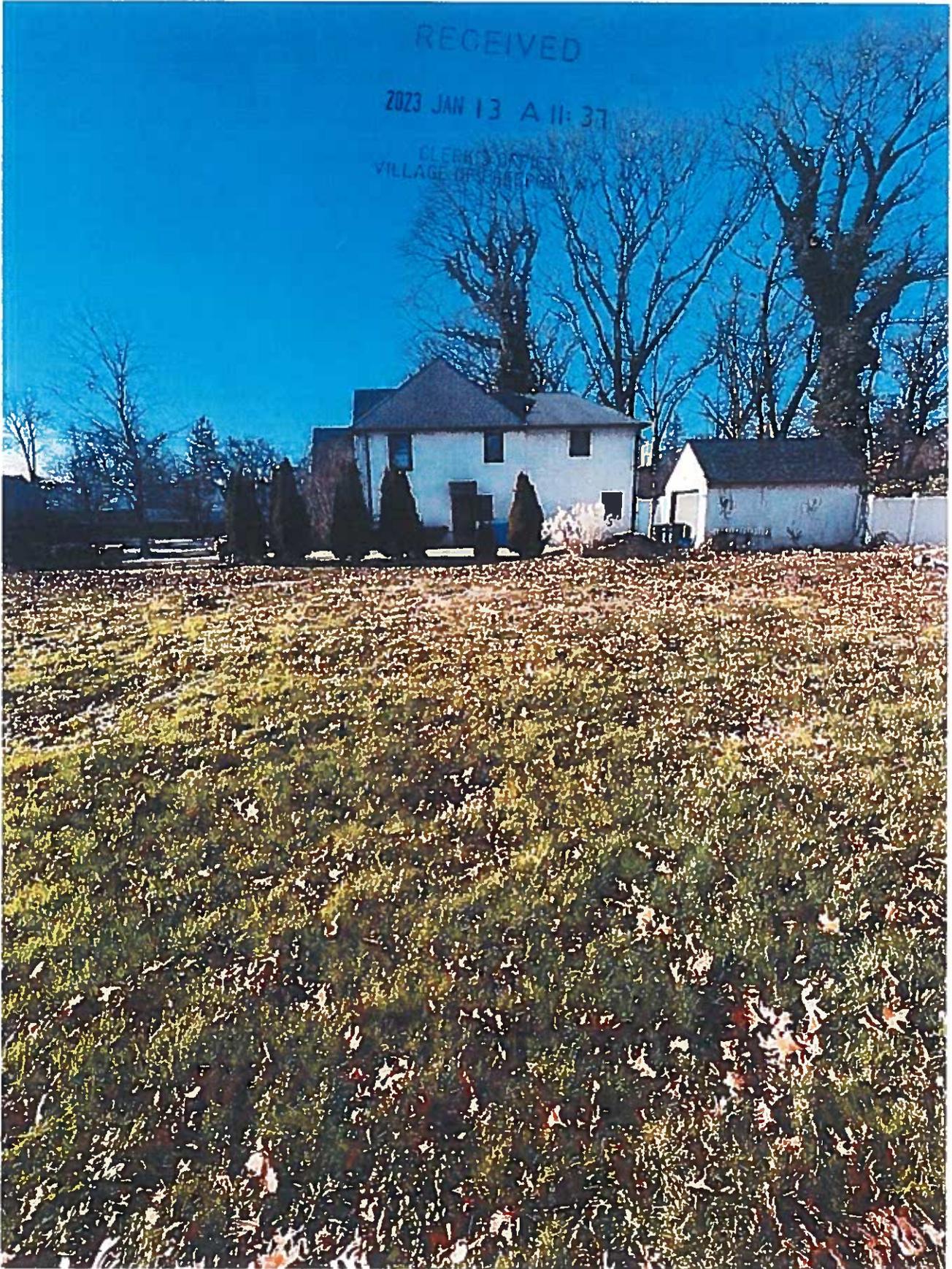


front Elevation



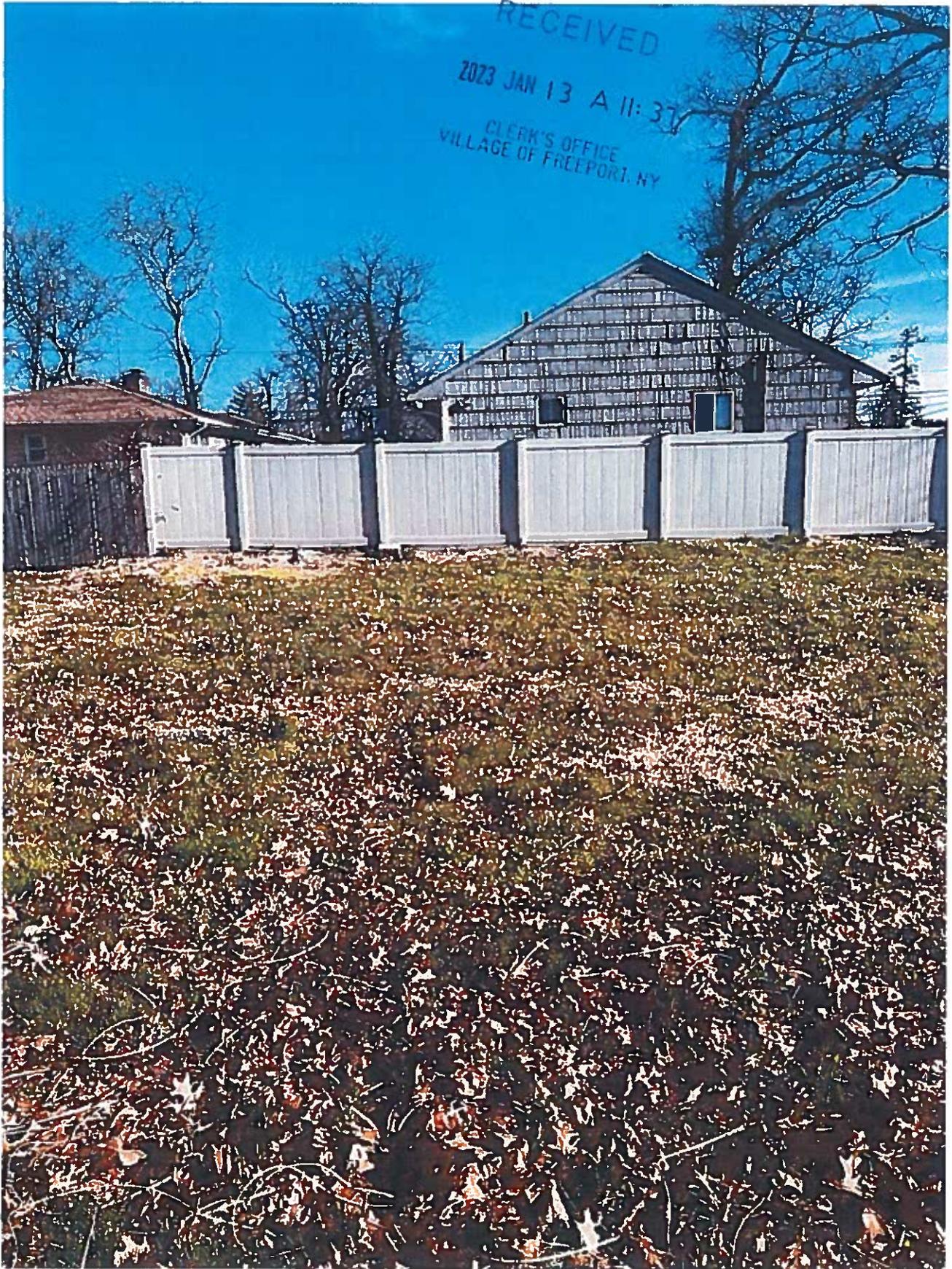
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Rear Elevation



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From: Right Elevation

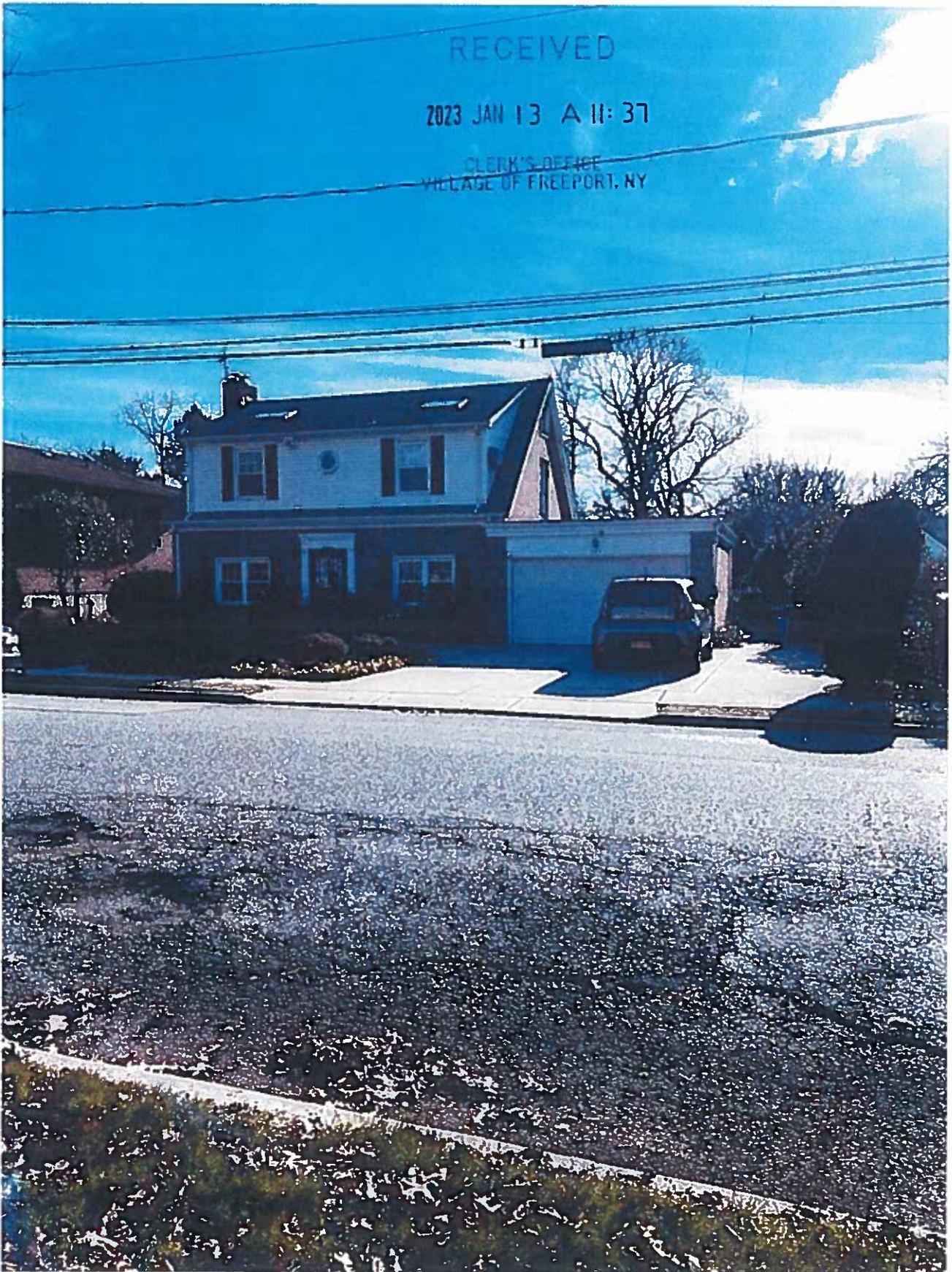


from: Left Elevation

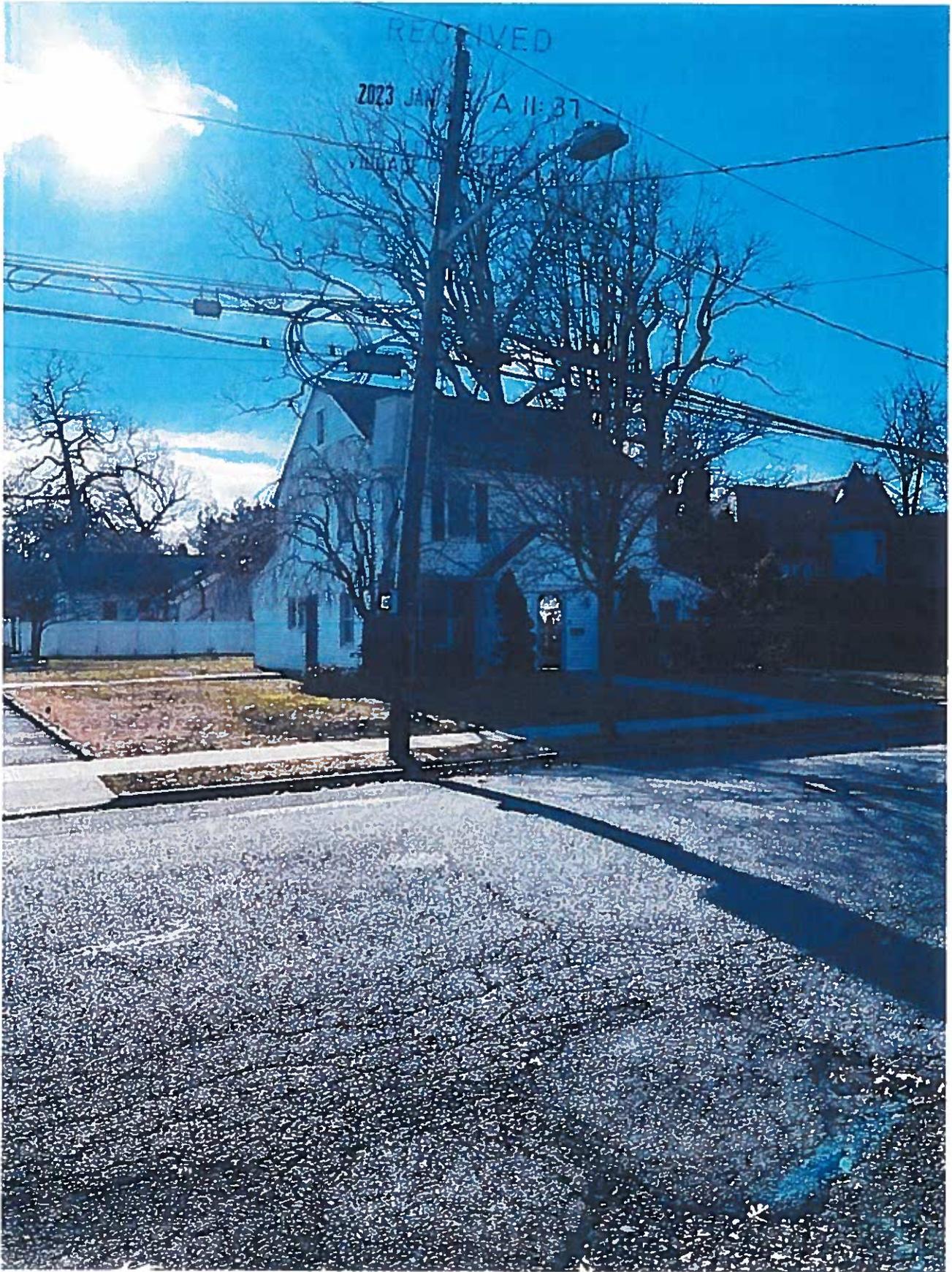
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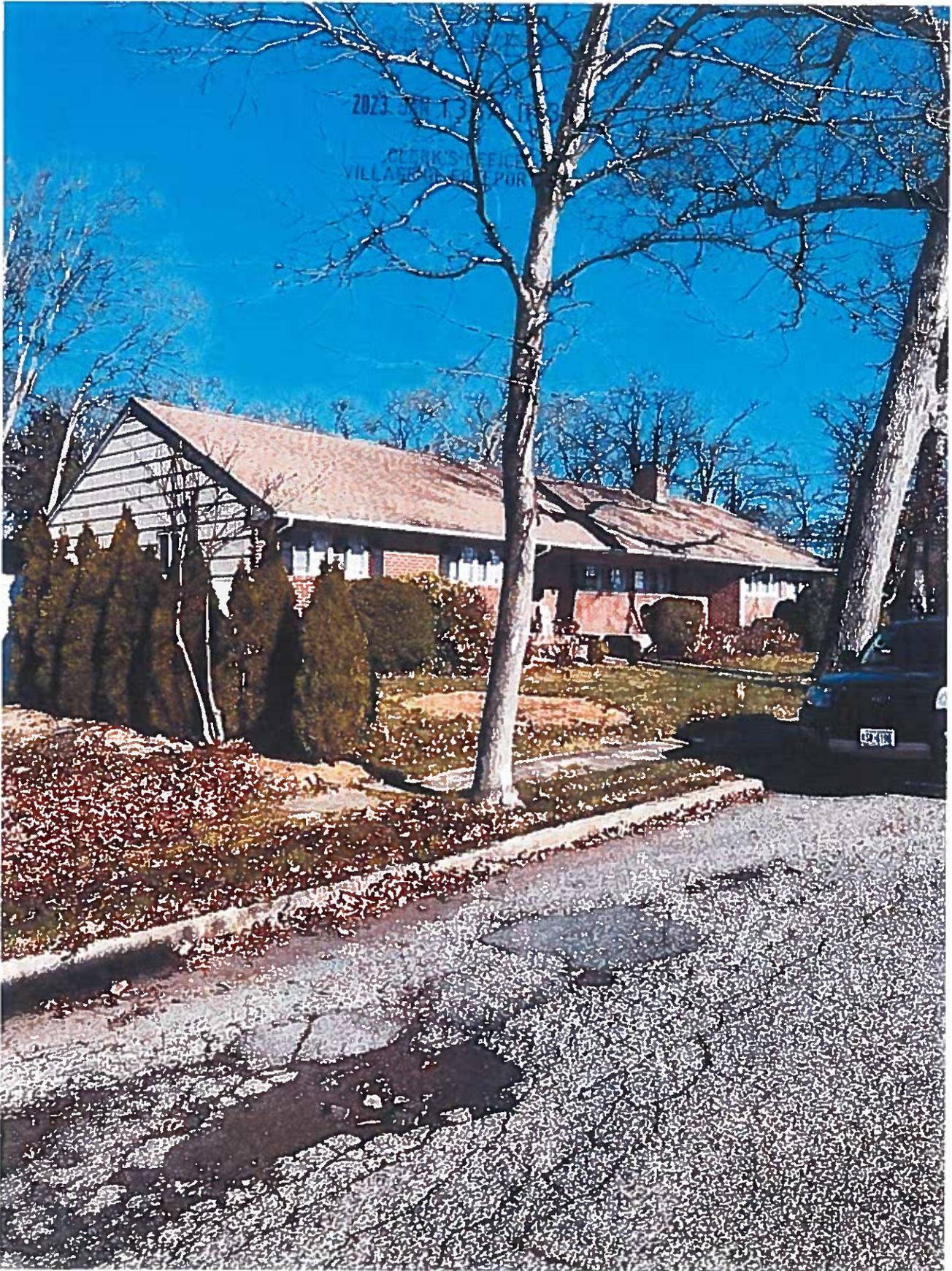
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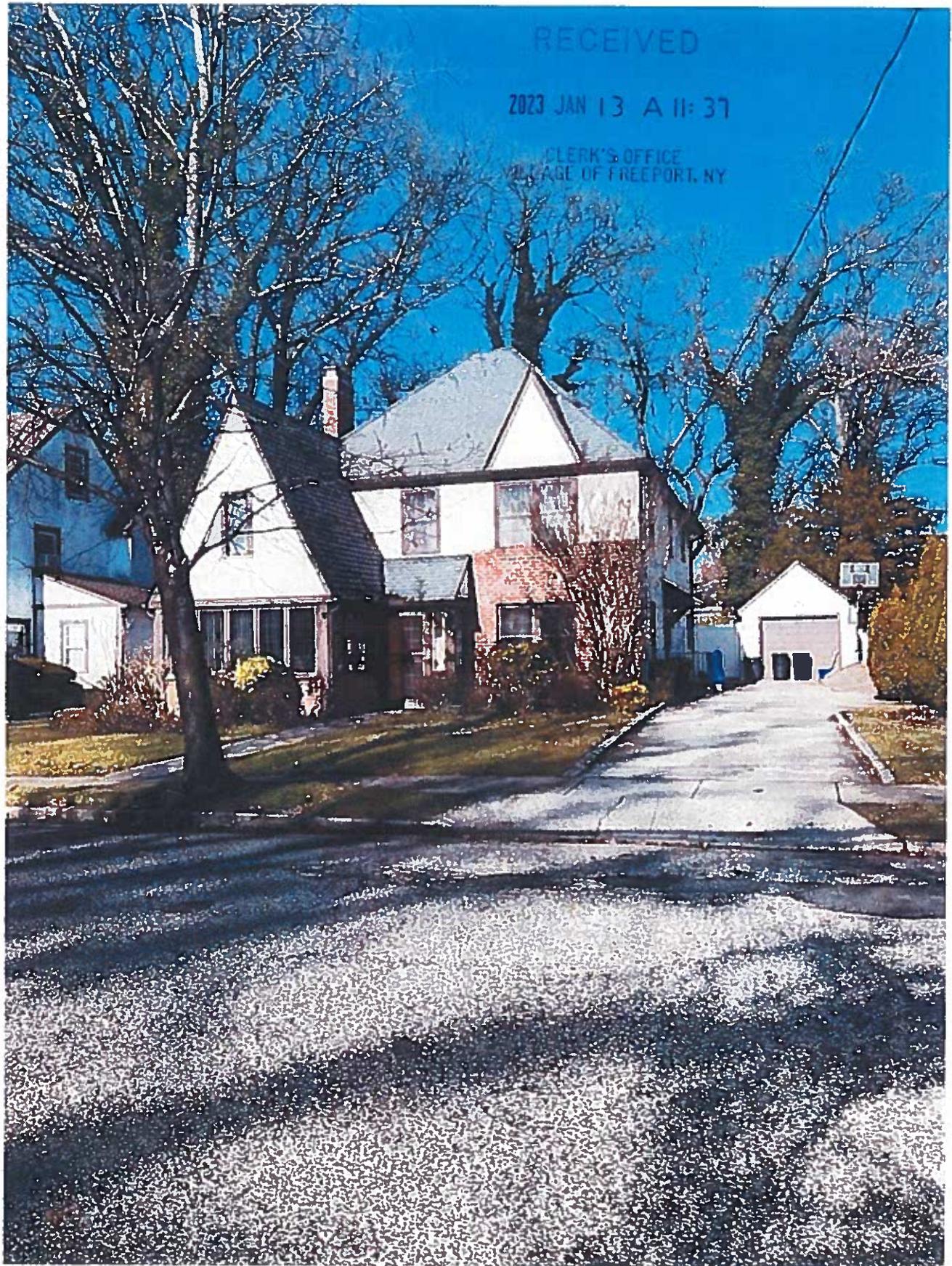
In
House front of lot #1



front's lot House #2



Right Elevation House



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left elevation House

BYNOE RESIDENCE 164 MOORE AVENUE, FREEPORT, NY 11520

ARCHITECTURAL PLOT PLAN

SECTION: 55	BLOCK: 350	LOT: 250	ZONE: RES AA		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	7,160 S.F.	-----	-----	-----	7,160 S.F.
FIRST FLOOR:	-----	-----	-----	1,494 S.F.	1,494 S.F.
SECOND FLOOR:	-----	-----	-----	1,397 S.F.	1,397 S.F.
MASONRY PATIO:	-----	-----	-----	195 S.F.	195 S.F.
GARAGE:	-----	-----	-----	253 S.F.	253 S.F.
PORTICO:	-----	-----	-----	43 S.F.	43 S.F.

BUILDING FOOTPRINT	BUILDING F.A.R.
-----	-----
1,494 S.F.	1,494 S.F.
-----	1,397 S.F.
-----	-----
253 S.F.	253 S.F.
38 S.F.	-----
TOTAL:	TOTAL:
1,785 S.F.	3,144 S.F.

ZONING VILLAGE OF FREEPORT

ZONING DISTRICT: RES - AA	MAP DISTRICT:		
ZONING ITEM	REQUIRED	PROPOSED	
LOT SIZE	7,500 S.F. MIN.	---	
LOT COVERAGE (BUILDING)	25% MAX	23.8%	✓
HEIGHT (2 STORIES)	35' MAX	33'	✓
FRONT YARD SETBACK	20' OR AVERAGE ON BLOCK	20.17	✓
SIDE YARD	10' MIN.	10'	✓
COMBINED SIDE YARDS	20' MIN.	21.16	✓
REAR YARD	25' MIN.	44.25	✓
F.A.R.	40% MAX	44%	X

WIDTH OF PROPERTY AT REQUIRED FRONT YARD SETBACK: 56.1'

SURVEY DRAWN: APRIL 28, 2005

CARMAN-DUNNE, P.C.
CONSULTING ENGINEERS & SURVEYORS

2 LAKEVIEW AVENUE
LYNBROOK, NEW YORK 11563

TEL: (516) 599-5563

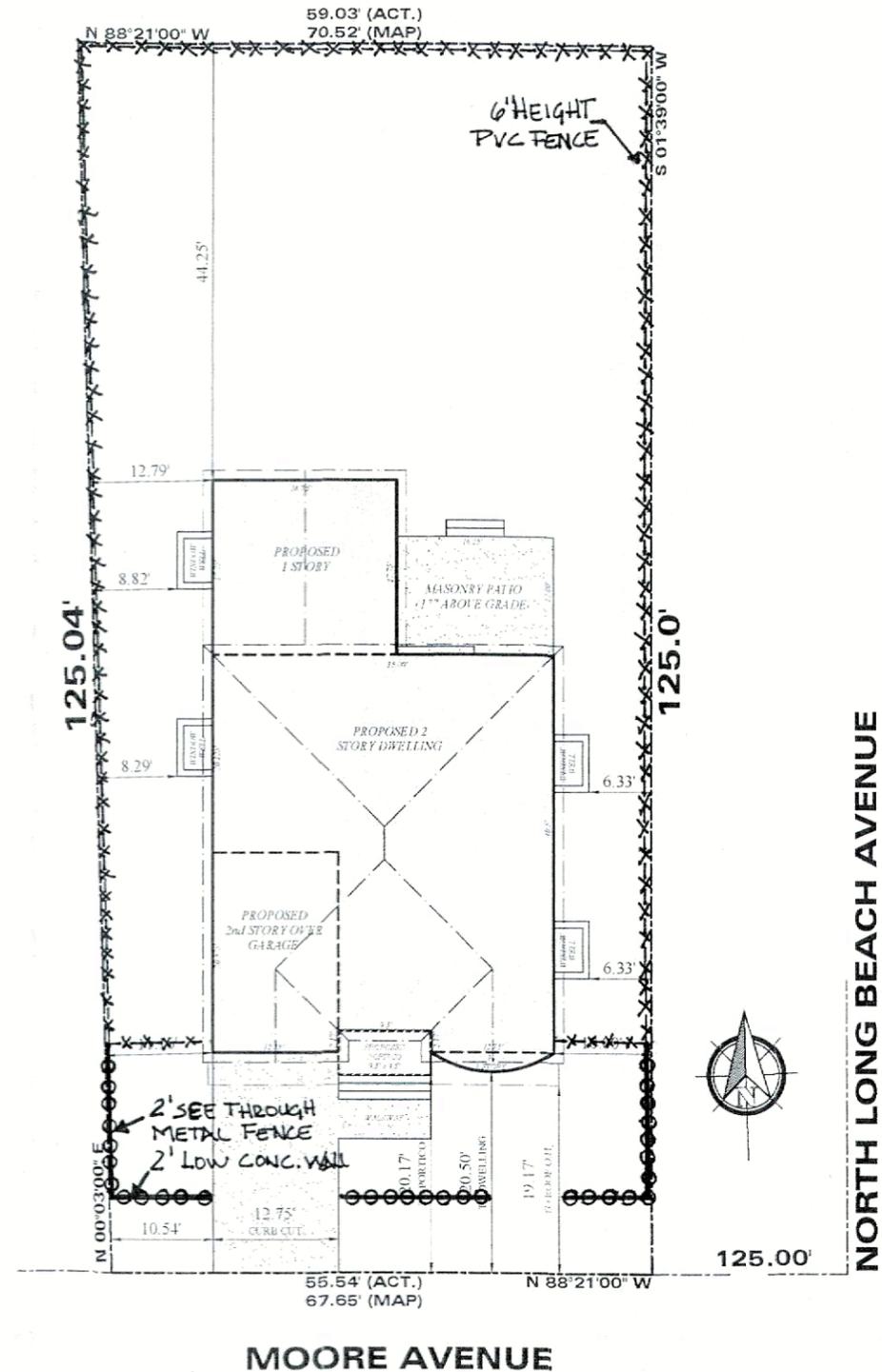
PLOT PLAN INFORMATION AS PER:

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2010)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 ENERGY CONSERVATION CONSTRUCTION CODE" (103.2.1 OF THE ECCC)

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				Winter Design Temp.	Ice shield underlayment required	Flood hazard	FREEZING INDEX DATA
			Weathering	frost line depth	Termites	Decay				
20 PSF	110	C	Severe	3 - 4	M - H	S - M	13	YES	9-11-09	496



ALL DIMENSIONS ARE TO BE FIELD VERIFIED
AMENDMENT INFO:

All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Architecture, P.C. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Architecture P.C.

ISSUED FOR:	
<input type="radio"/>	PRELIMINARY DRAWING
<input type="radio"/>	FOR OWNERS REVIEW
<input type="radio"/>	FOR BIDDING PURPOSES
<input type="radio"/>	FOR BUILDING DEPT.
<input type="radio"/>	FOR CONSTRUCTION
<input type="radio"/>	AS BUILT DRAWINGS

REVISION NO.	DATE	DESCRIPTION
1	7/8/16	OWNER CHANGES
2	6/13/17	BZA CHANGES
3	11/29/17	BZA CHANGES

PROJECT NO.	201617
DATE	7.11.16
SCALE	AS NOTED
DRAWN BY	M.A.M.



SEAL:
JC # 051767-1
MARK ANTHONY MUNSTERI, R.A.
1585 BELLMORE AVE, BELLMORE, NY, 11710

DRAWING:
ZONING & PLOT PLAN

PROJECT:
BYNOE RESIDENCE
164 MOORE AVENUE
FREEPORT, NY 11520

D.O.B. 12#

DRAWING No. **A0**

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

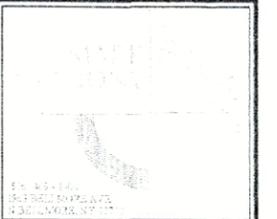
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ISSUED FOR:	
<input type="radio"/>	PRELIMINARY DRAWING
<input type="radio"/>	FOR OWNERS REVIEW
<input type="radio"/>	FOR BIDDING PURPOSES
<input type="radio"/>	FOR BUILDING DEPT.
<input type="radio"/>	FOR CONSTRUCTION
<input type="radio"/>	AS BUILT DRAWINGS

REVISION NO.	DATE	DESCRIPTION	PLOTTED: 11/29/2017
1	7/8/16	OWNER CHANGES	
2	6/13/17	BZA CHANGES	
3	11/29/17	BZA CHANGES	

PROJECT NO.	2016117
DATE	7/11/16
SCALE	AS NOTED
DRAWN BY	M.A.V.



SEAL:

JC # 031757-1
MARK ANTHONY MUNSIE, R.A.
1960 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:

ELEVATIONS

PROJECT:
BYNOE RESIDENCE
v.l. E/D
164 MOORE AVENUE
FREEPORT, NY 11520

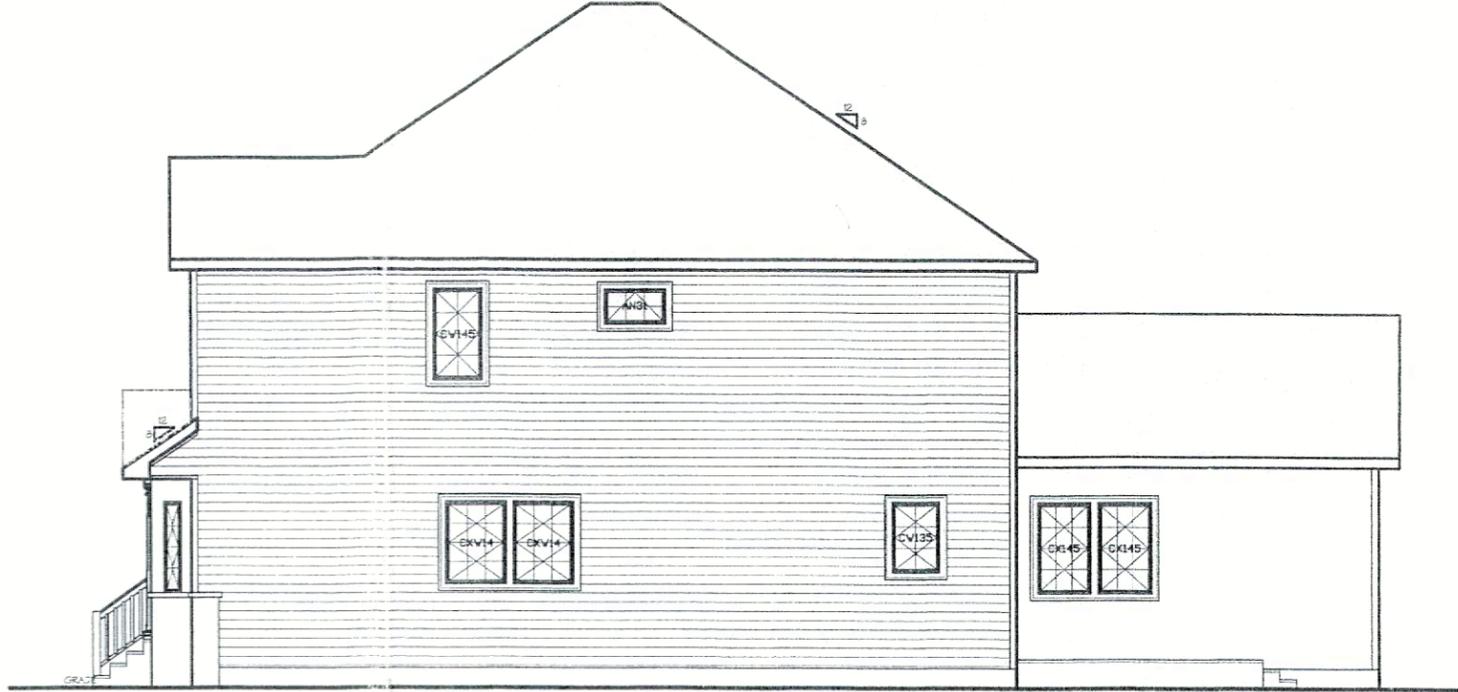
D.C.B. 15#

DRAWING No. **A3**



FRONT ELEVATION

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



SIDE ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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

REAR ELEVATION
 -White sliding door
 -Conc. stood

TYP. ROOF CONST.

Asphalt Roof Architecture
 Shingles. (Charcoal color).

TYP. WALL CONST.

Vinyl Siding/ Cedar
 Shake double 7" (gray color)

TYP. SOFFIT CONST.

Aluminum Trim 3" (white color)
 1"x6" Fascia & Cont. vented
 soffit.(color white)

TYP. TRIMS CONST.

Aluminum Trim 3"
 (white color) windows & doors.

EXTERIOR LIGHT FIXTURE.

Color black

WHITE GARAGE DOOR.

TYP. STONE CONST.

MSI.stone layer panel
 (brown with gray color)



All casement
 windows.

Double glass door
 w/ black cast iron

8" Round column

Black cast iron railing

Conc.Stairs

FRONT ELEVATION

TYP. SIDING CONST.
Vinyl Siding/ Clapboard/
Gray Color.



RIGHT ELEVATION



REAR ELEVATION

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VILLAGE OF FREEPORT, NY



LEFT ELEVATION

