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INC. VILLAGE OF FREEPORT

2023 MAR -1 P 3: 32

Department of Buildings

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

February 7, 2023
LETTER OF DENIAL

El Balcon Properties Corp
41 Madison Avenue
Hempstead, NY 11550

RE: **74 Broadway Avenue, Freeport, NY**
Zoning District – Business B Sec. 55 Blk. 234 Lot 48
Building Permit Application #20180557
Description– New 4 story, 2,334 sq. ft. apartment building with three (3) two- bedroom units and six (6) one-bedroom units with parking under building (at grade)

Dear Sir/Madam:

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

- 1) **Village Ordinance §210-6 (A). “Conformity required”** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. The plans submitted indicate that the property will not be in conformity.
- 2) **Village Ordinance §210-80 (A). “Permitted uses”** All uses permitted in Residence AA, Residence A, Business AA, and Business A Districts (except residential). Accordingly you will be seeking a variance for a residential apartment building.
- 3) **Village Ordinance §210-47 (A) “Building height”** Generally. All buildings and structures shall be limited to 50 feet in height, except that no dwelling shall have a height of more than 35 feet nor have more than three stories, and apartment houses shall not exceed 32 feet in height nor have more than 2 ½ stories, including the basement. The proposed plans submitted indicate that you have 41.4’ with 6’ bulkhead extension for the height. You will be seeking a variance for building height and number of stories.
- 4) **Village Ordinance §210-48. “Lot area; apartments”** No one family dwelling shall be erected unless it conforms to all of the regulations contained in Article V, Residence A Districts; and no apartment house shall be erected on a lot whose area is less than 15,000 square feet or which provides less than 990 square feet of lot area per apartment unit. The plans submitted indicate that you have 6,666 sq. ft. of lot area. A variance will also be required as the lot area per apartment unit needs to be 8,910 sq. ft. and the lot is only 6,666 sq. ft.
- 5) **Village Ordinance §210-49 “Lot coverage; open space”**
 - C) Open space, out-of-doors and uncovered, shall be provided at the ratio of at least one square foot of open space to each two (2) sq. ft. of residential floor area which excludes the basement or cellar. The proposed plans submitted indicate that you do not meet open space requirements.

RE: 74 Broadway, Freeport, NY

(D) Open recreation space. Open recreation space, out-of-doors, shall be provided on the basis of 1/6 of the open space requirement in a single contiguous area other than the front yard. This requirement is part of the open space requirement. Open recreation space shall use a portion of the open space required by Subsection C above. The proposed plans submitted indicates that you haven't shown any open recreation space.

6) Village Ordinance §210-51. "Required yards"

(A) Front yard depth: the average front yard depth of existing buildings on the same side of the street in the same block and within 200 feet of each side of the lot; if there are no existing buildings as aforesaid the average front yard depth of exiting building on the opposite side of the street in the same block and within 200 feet of the lines projected from each side of the lot; in no event, less than 25 feet. The proposed plan that you have submitted indicates that you have 22'10" for front yard.

(B) Side yard width: 20 feet. The proposed plans submitted indicate that you only have 5.6 sq. ft.on the side yard.

7) Village Ordinance §210-54. "Front yards of apartment buildings" With the exception of the necessary driveways, walks and entrance areas, the front yard of any apartment house shall be fully graded, landscaped and continuously maintain in a neat and orderly fashion, and no portion of the said front yard shall be used for parking automobiles or other vehicles or storing articles of any kind. The submitted plans show parking in the front yard.

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

c: Village Clerk

SITE PLAN APPROVAL NEEDED
Yes X No

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20180557

Location: 74 Broadway, Freeport, NY

Applicant: El Balcon Properties Corp.

Description: - New 4 story, 2,334 sq. ft. apartment building with three (3) two-bedroom units and six (6) one-bedroom units with parking under building (at grade)

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

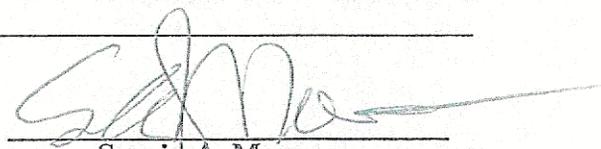
REASON(S) FOR DETERMINATION

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 7, 2023


Sergid 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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SEC. 55 BLK 234 LOT. 48

CLERK'S OFFICE
BOARD OF APPEALS OF THE VILLAGE OF FREEPORT
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of MARIA J. MIRO
respectfully states and alleges:

Strike out
inapplicable
phrase

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

1002 Merrick Avenue
North Merrick, N.Y. 11566

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

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

74 BROADWAY AVE, FREEPORT Sec. 55 Blk. 234 Lot(s) 48
and that the interest which the applicant has in the property concerned is that of AGENT
FOR THE OWNER, EL BALCON PROPERTIES CORP.

Obtain reason for
denial from
Department of
Buildings.

3. That (the applicant) (the applicant's duly authorized MARIA J MIRO) on or about the
23RD day of JAN, 2023, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows: APPLICATION, SHORT ENVIRONMENTAL FORM, PLANS +
SPECIFICATIONS FOR A

NEW 4-STORY, 2,334 SF APT BUILDING w/ (3) 2-BEDROOM
UNITS + (6) 1-BEDROOM UNITS w/ PARKING UNDER BUILDING AT

4. That on or about the 23RD day of JAN, 2023, the Department of Buildings denied said GRADE
application; upon information and belief that the reason for said denial was as follows: VILLAGE
ORDINANCE 210-6 (A) CONFORMITY REQUIRED, VILLAGE
ORDINANCE 210-80 (A) PERMITTED USES (SEE ATTACHED)

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

5. That the nature of the improvements now upon said premises is as follows: NEW 4-STORY
2334 SF APARTMENT BUILDING w/ (3) 2-BEDROOM UNITS
& (6) 1-BEDROOM UNITS w/ PARKING UNDER BUILDING AT GRADE

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

6. That said premises are now being used as follows: Zoning District
BUSINESS B / VACANT LOT CURRENTLY

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: 4-STORY APARTMENT
BIDG (2334 SF) w/ (3) 2-BEDROOM UNITS + (6) 1-
BEDROOM UNITS

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York (SEE ATTACHED SHEET -3-)

Refer where possible
to paragraphs and
section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the
application involves a subdivision of property, describe the existing property: NO
SUBDIVISION REQUIRED, CHANGE of USE BUS B
TO APARTMENT BUILDING
NIA TO THIS APPLICATION

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

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

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

10. That the grounds for this application are as follows: (SEE ANNEXED SHEET-3)

11. That any deed restrictions running with the land prohibiting the desired use are as follows: LAND IS BUSINESS B Zoning DISTRICT. SEEKING to ALLOW 4-Story 2334 ST Apartment Building

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

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

Dated: FEB 27, 20 23.

Maria J. Miro

BY: MARIA J MIRO

ITS: AGENT FOR OWNER

EL Balcon Properties Corp.

State of New York)
County of Nassau) ss:

The applicant MARIA J. MIRO named in the foregoing application, being duly sworn, depose and say that SHE read the foregoing application subscribed by THE Village and know the contents thereof; and that the same is true to HER own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters SHE believe IS to be true.

Sworn to before me this 27th day
of February, 20 23

Notary Public [Signature]



[Signature]
Signature of Applicant
MARIA MIRO

**Notice
Conflict of Interest**

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

Feb 27, 20 23.
Date Year

[Signature]
Signature MARIA MIRO

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I EL Balcon Properties Corp, c/o Roberto DELGADO being duly sworn, depose and say:

That he/she (the owner of 74 Broadway Ave) (is the OWNER) of 74 Broadway Ave, Freeport, N.Y. 11520 the property concerned is correct to the best of the knowledge of deponent MARIA J MIRO.)

That the owner Roberto Delgado consents to the granting of the authority sought in the above application.
EL Balcon Properties Corp

Sworn to before me this 28th day
of February, 20 23

Notary Public [Signature]



[Signature]
Signature
Roberto DELGADO
EL Balcon Properties Corp.

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Continuation of Board of Appeals: El Balcon Properties Corp.

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#4 Continued:

Village Ordinance 210-47(A) Building Height, Village Ordinance 210-51 Required Yards., Village Ordinance 210-54 Front Yards of Apartment Buildings.

CLEARY'S OFFICE
VILLAGE OF FREEPORT, NY

#8 & #10 Continued:

Village Ordinance 210-6(A). Conformity Required. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. The proposed plan that has been submitted indicates that the property will not be in conformity.

Village Ordinance 210-80(A) Permitted Uses. All uses permitted in Residence AA, Residence A, Business AA, and Business A Districts (except residential). Accordingly we will be seeking a variance for a residential apartment building.

Village Ordinance 210-47(A) Building Height. Generally. All building and structures shall be limited to 50 feet in height, except that no dwelling shall have a height of more than 35 feet nor have more than three stories, and apartment houses shall not exceed 32 feet in height nor have more than 2 ½ stories, including the basement. The proposed plan that has been submitted indicates that the height is 41'-4", with 6 ft. bulkhead extension for the height. We are seeking a variance for the building height and number of stories.

Village Ordinance 210-48. Lot Area; Apartments. No one family dwelling shall be erected unless it conforms to all the regulations contained in Article V, Residence A Districts, and no apartment house shall be erected on a lot whose area is less than 15,000 SF or which provides less than 990 SF of lot area per apartment unit. The proposed plan submitted indicates the lot area to be 6,666 SF.

Village Ordinance 210-49 Lot Coverage:

(C) Open Space. Open space, out of doors and uncovered, shall be provided at the ratio of at least one square foot of open space to each two square feet of residential floor area which excludes the basement or cellar. The proposed plan submitted indicates that the apartment building does not meet open space requirements.

(D) Open Recreation Space. Open recreation space, out-of-doors, shall be provided on the basis of 1/6 of the open space requirement in a single contiguous area other than the front yard. The requirement is part of the open space requirement. Open recreation space shall be used as a portion of the open space required by Subsection C above. The proposed plan submitted indicates that there is no open recreation space.

74 Broadway Avenue, Freeport, N.Y.
Section 55, Block 234, Lot 48

Sheet -4-

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Continuation of Board of Appeals: El Balcon Properties Corp.

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Village Ordinance 21-51 Required Yards.

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VILLAGE OF FREEPORT, NY

- (A) Front yard depth: the average front yard depth of existing building on the same side of the street in the same block and within 200 feet of each side of the lot; if there are no existing buildings aforesaid the average front yard depth of existing building on the opposite side of the street in the same block and within 200 feet of the lines projected from each side of the lot; in o event, less than 25 feet. The proposed plan that has been submitted indicates a 22'-10" for the front yard.
- (B) Side yard width: 20 feet. The proposed plan that has been submitted indicates that the side yard is only 5.6 ft.

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AUG 02 2018

FREEPORT BUILDING DEPT.

617.20

Appendix B

Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information		RECEIVED	
Name of Action or Project: PROPOSE NEW APARTMENT BUILDING		AUG 02 2018	
Project Location (describe, and attach a location map): 74 BROADWAY, FREEPORT, NY		FREEPORT BUILDING DEPT.	
Brief Description of Proposed Action: New 4 story, 2,334 sq. ft. apt bldg with three (3) 2 bedroom units and six (6) 1 bedroom units with parking building (at grades)			
Name of Applicant or Sponsor: EL BALCON PROPERTIES		Telephone: (516) 250-2155	
		E-Mail:	
Address: 242 BROOKSIDE AVE			
City/PO: ROOSEVELT, NY 11575		State: NY	Zip Code: 11575
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
Village of Freeport			YES
3.a. Total acreage of the site of the proposed action? 0.15 acres		CLERK'S OFFICE VILLAGE OF FREEPORT, NY	
b. Total acreage to be physically disturbed? 0.15 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.15 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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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		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X		
b. Consistent with the adopted comprehensive plan?				
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
				X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			NO	YES
		X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?				X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____			NO	YES
				X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____			NO	YES
				X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____			NO	YES
				X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?			NO	YES
b. Is the proposed action located in an archeological sensitive area?		X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X		
		X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			NO	YES
		X		
16. Is the project site located in the 100 year flood plain?			NO	YES
		X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			NO	YES
				X
				X

VILLAGE OF FREEDPORT, NY
ENGINEER'S OFFICE

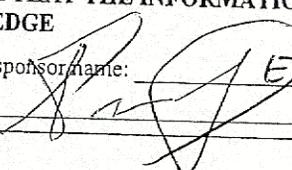
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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed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

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

Applicant/sponsor name: EL BALCON PROPERTIES Date: 7/16/2018

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?"

AUG 02 2018 FREEPORT BUILDING DEPT.		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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 FREEPORT BUILDING DEPT.

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

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

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VILLAGE OF FIREPORT, NY

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>174 BROADWAY</u>	(No.)	(Street)	ZONING DISTRICT
	BETWEEN <u>COMMERCIAL ST</u>	(Cross Street)	AND <u>MOUNT AVE</u>	(Cross Street)
	SECTION <u>55</u>	BLOCK <u>134</u>	LOT <u>50</u>	APPROX. LOT SIZE <u>66' x 100'</u>

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

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input checked="" type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input checked="" type="checkbox"/> Apartment - Enter No. of Units <u>9</u></p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input checked="" type="checkbox"/> Apartment - Enter No. of Units <u>9</u></p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>
<p>RESIDENTIAL</p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input checked="" type="checkbox"/> Apartment - Enter No. of Units <u>9</u></p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>		

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>1000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>NEW 4 STORY, 1334 SF APT BLDG.</u></p> <p><u>WITH (3) 2 BEDROOM UNIT AND 6/12 (6)</u></p> <p><u>2 BEDROOM UNITS WITH PARKING</u></p> <p><u>UNDER BUILDING (AT GRADE)</u></p>
--	--

III. IDENTIFICATION - To be completed by all applicants

No.	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1.	Owner or Lessee <u>EL BALCON PROPERTIES CORP</u>	<u>41 MADISON AVE</u> <u>HEMPSTEAD NY 11550</u>	<u>783</u> <u>1470</u>
2.	Contractor <u>BALCON CORP</u>	_____	<u>783</u> <u>1470</u>
3.	Architect or Engineer <u>PEI DAU LIU</u>	<u>384 NASSAU PARWAY</u> <u>OCEANSIDE NY 11572</u>	<u>580</u> <u>1782</u>

IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner EL BALCON PROPERTIES CORP (Print)

Address 41 MADISON AVE HEMPSTEAD

Phone 15161 783-1470

State of New York

County of Nassau ROBERTO DELGADO being duly sworn, says that NE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 23rd day of January, 2023

Amarilis Ledesma
Notary Public,
County, N.Y.

AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 15, 2026

(Applicant Signature)

V. FLOOD ZONE

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

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 460 SF

Upper Flrs Square Feet 2334 X 3
7002 SF

of Fixtures 48

of Floors 4

Occup. Type R-2

VI. VALIDATION (Official Use Only)

<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p>Approved by: _____</p> <p style="text-align: right;">Superintendent of Buildings</p>	<p style="font-size: 2em; color: blue; transform: rotate(-45deg);">RECEIVED</p> <p style="font-size: 1.5em; color: blue;">2023 MAR -1 P 3:33</p>
---	---	--



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2023 MAR -2 A 10: 58

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY

E-MAIL
BUILDINGDEPT@FREEPORTNY.GOV

SERGIO MAURAS

MAYOR

SUPERINTENDENT OF
BUILDINGS

JANUARY 20, 2023
AMENDED LETTER OF DENIAL
Updated

Jude Derivois
Peace Family Worship Center
307 Guy Lombardo Avenue
Freeport, NY 11520

RE: 307 Guy Lombardo Avenue, Freeport, New York
Zoning District – Business B Sec. 62 Blk. 080 Lot 6
Building Permit Application #20190921 – Use building for church assembly

Dear Sir/Madam:

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

- 1) **Village Ordinance §210-6A. Conformity required:** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.
- 2) **Village Ordinance §210-172(3). Required parking spaces:** Places of public assembly, including churches, temples and religious auditoriums, but excluding restaurants, discotheques, cabarets and bars: at least one parking space for each three seats provided, based on maximum seating capacity. **The plan that you have submitted with your application implicates a seating capacity of 345 persons (3/345=115 parking spots). You are only providing five (5) parking spots. Accordingly, you will be seeking a variance for 110 parking spots.**

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

ONE complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

Page 2

RE: 307 Guy Lombardo Ave., Freeport, NY

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

/cd

Enclosure
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes: _____ No: X

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2023 MAR -2 A 10: 58
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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2023 MAR -2 A 10: 58

SEC. 62 BLK 080 LOT. 6

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
OF
the Application of

JEFFREY W. REID

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Peace Family Worship Center
respectfully states and alleges:

Strike out
inapplicable
phrase

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

307 Guy Lombardo Avenue
Freeport, New York

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

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

307 Guy Lombardo Avenue Sec 62 Blk 080 Lot(s) 6

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

Family Leader Worship Center.

3. That (the applicant) (the applicant's duly authorized Meldan Group) on or about the
19 day of April 20 19 filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

Public Assembly Permit for the above
reference location -

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 28 day of Feb, 20 22, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

Parking spot inadequate

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

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

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

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

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: Waiver
for the additional parking as requested
for the church, with a small congregation

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

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

below 345 person. Church member
attending per session is about 20

Refer where possible
to paragraphs and
section by numbers.

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

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

10. That the grounds for this application are as follows: This location is a small community church with a total of 50 members, We are requesting a waiver.

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

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

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

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

Dated: MARCH 2, 2023 [Signature]

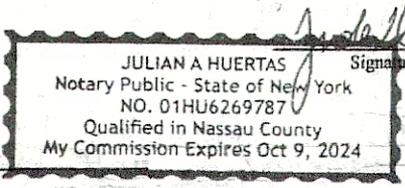
BY: JEFFREY W. REID
ITS: ENGINEER

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

State of New York)
County of Nassau) ss:

The applicant JEFFREY REID named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by MYSELF and know the contents thereof; and that the same is true to MY own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters I believe THESE to be true.

Sworn to before me this 6 day
of MY, 2022.
Notary Public [Signature]



[Signature]
Signature of Applicant

Notice
Conflict of Interest

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

MARCH 2, 2023.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

Mehrdad Nourmand being duly sworn, depose and say:

That he/she (the owner of Guy Lombardo Investors Inc) (is the President) of

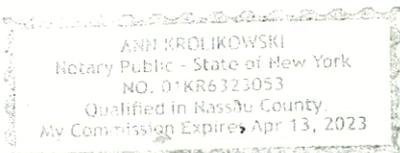
Guy Lombardo Investors Inc. the property concerned is correct to the best of the knowledge of deponent Mehrdad Nourmand

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

Sworn to before me this 26th day
of April, 2022.

[Signature]
Signature

Notary Public [Signature]



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.

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2019 MAR 27 APR 30
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Part 1 - Project and Sponsor Information			
Name of Action or Project: PEACE FAMILY Worship Center			
Project Location (describe, and attach a location map): 307 Guy Lombardo Ave Freeport NY 11520			
Brief Description of Proposed Action: Church Assembly			
Name of Applicant or Sponsor: JUDE DERIVOIS		Telephone: 516 444 8343	
Address: 330 W Valley Stream blvd		E-Mail: jdmine63@gmail.com	
City/PO: Valley Stream NY		State: NY	Zip Code: 11580
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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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APR 16 2019

Freeport Building Dept.
Freeport, NY

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
APR 16 2019 Freeport Building Dept. Freeport, NY				
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input 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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

VILLAGE OF FREEPORT, NY
 CLERK'S OFFICE
 2013 MAR -2 A 10:59

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>JUDE DERIVOIS</u> Date: <u>4-16-19</u> Signature: <u>X Jude Derivois</u> Title: <u>Pastor</u>		

RECEIVED

APR 16 2019

Freeport Building Dept.
Freeport, NY

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 MAR - 2 A 10: 59

PRINT FORM

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20190921
 Filing Date 04/16/2019

1065

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>307</u> <u>Guy Lombardo Ave</u> ZONING DISTRICT <u>SD 009 B15 B</u>
	BETWEEN <u>Atlantic Ave</u> AND <u>Guy Lombardo</u>
	SECTION <u>62</u> BLOCK <u>080</u> LOT <u>6</u> APPROX. LOT SIZE <u>50</u> x <u>100</u> LOT AREA <u>0006</u>

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

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

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>JUDE DERIVOIS</u> <u>PEACE Family Worship Center</u>	<u>307 Guy Lombardo Ave</u> <u>FREEPORT NY 11520</u>	<u>516 444 8343</u>
2. Contractor	RECEIVED	
3. Architect or Engineer	<u>APR 16 2019</u>	

IV. OWNER - CONTRACTOR STATEMENT

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

Contractor or Owner _____ (Print)
 Address _____
 Phone _____

EMMARIE CRESPO-RIVERA
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01CR6311791
 Qualified in Nassau County
 State of New York Expires September 22, 2022

County of Nassau
JUDE DERIVOIS being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 16th day of April, 2019
Emmarie Crespo-Rivera Notary Public, County, N.Y. Jude Derivois (Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet	<input type="text"/>
Upper Flrs Square Feet	<input type="text"/>
# of Fixtures	<input type="text"/>
# of Floors	<input type="text"/>
Occup. Type	<input type="text"/>

VI. VALIDATION (Official Use Only)

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

RECEIVED
1002 N.Y.S. - 2 A-0-59
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

EXISTING PLACE OF WORSHIP

307 GUY LOMBARDO AVENUE, FREEPORT, NY 11520

SYMBOLS

	DOOR NUMBER and TYPE (CONST. PLAN)		CEILING AIR DIFFUSER (SUPPLY)
	DRAWING TITLE SCALE		CEILING AIR DIFFUSER (RETURN)
	REVISION		RECESSED MOUNTED DOWN LIGHT
	FURNITURE OR EQUIPMENT NUMBER		SURFACE MOUNTED LIGHT FIXTURE
	EXISTING RADIATOR		WALL SCONCE
	EXISTING WALL TO BE DEMOLISHED (DEMO. PLAN)		GROUND FAULT INTERRUPTOR
	EXISTING WALL TO REMAIN		DUPLEX
	NEW STUD WALL		OUTDOOR DUPLEX (WATER-PROOF)
	EXIST. CMU WALL		SMOKE DETECTOR
	EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED (PER DEMOLITION PLANS)		SWITCH
	FOUR INTERIOR ELEVATIONS		DIMMER
	WALL TYPE		3 WAY SWITCH
	ELEVATION		TELEPHONE
	DETAIL SECTION		DATA
	CENTER LINE		CABLE
	FINISH SYMBOL		CEILING MOUNTED FAN
	WINDOW NUMBER and TYPE (CONST. PLAN)		EXHAUST FAN

GENERAL NOTES

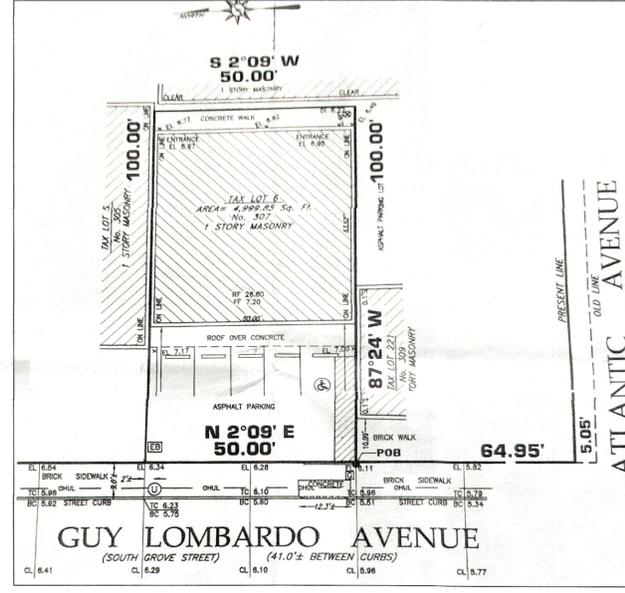
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AS WELL AS ALL APPLICABLE LOCAL REGULATION AND ORDINANCE.
- CONSTRUCTION MUST CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL CODES AND COMPLY WITH MANUFACTURER'S WRITTEN SPECIFICATIONS, MEETING ALL APPROPRIATE REFERENCE STANDARDS AND TESTING REQUIREMENTS.
- APPLICABLE NATIONAL STANDARDS WHEN APPLIED TO THIS WORK SHALL BE VERIFIED TO BE INCORPORATED BY REFERENCE IN THIS STATE BUILDING CODE.
- CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS TO OWNER AND ARCHITECT FORTHWITH.
- OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR TIMELY NOTIFICATION TO ARCHITECT RELATED TO CHANGES, JOB CONDITIONS OR ANY CONFLICT WHICH EFFECTS THE SERVICE OF THIS ARCHITECT.
- THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR WORK OPERATIONS AND SAFETY FEATURES RELATED TO CONTINUITY OF SURFACES, RAILINGS, PLACEMENT AND SWING OF DOORS, MATERIAL, SIZE, QUANTITIES ORDERED AND INCORPORATED IN CONSTRUCTION.
- THE CONTRACTOR SHALL PREPARE, SUBMIT, ADHERE TO AND COORDINATE AN APPROVED WORK PROGRAM.
- SUBSTITUTIONS MAY ONLY BE MADE WITH THE APPROVAL OF THE OWNER OR HIS AGENT AND WITH NOTIFICATION TO THE ARCHITECT.
- EACH CONTRACTOR SHALL COOPERATE, COORDINATE SCHEDULE AND CONTROL HIS WORK WITH ALL TRADES WHOSE WORK ADJOINS, CONNECTS OR INTERFACES WITH HIS OWN AND WORK TOWARD THE HIGHEST STANDARDS OF EXCELLENCE AND WORKMANSHIP.
- ALL EXISTING SPACES SHALL BE KEPT CLEAN, CLEAR, ACCESSIBLE AND USABLE DURING CONSTRUCTION AND PREMISES SHALL BE BROOM CLEANED AT THE END EACH DAY.
- MATERIAL STORAGE OR PLACEMENT SHALL NOT EXCEED LOADING CONDITIONS FOR ANY SPECIFIC LOCATION. VERIFY CONDITIONS WHEN IN DOUBT.
- DIMENSIONS TAKE PRECEDENT OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH MASONRY WALLS, METAL STUDS OR WOOD STUDS, AND TO CENTER LINE STIFFENER WALLS, BEAMS AND COLUMNS.
- CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT TO THE ARCHITECT ANY DISCREPANCIES FOUND AFTER DEMOLITION.
- ACCESSIBILITY TO ALL PARTS OF THE BUILDING STRUCTURE HAS BEEN LIMITED THEREFORE DIMENSIONS AND CONDITIONS SHOWN ON PLANS ARE ONLY PRESUMED TO BE REASONABLY ACCURATE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING PERMITS PRIOR TO START OF WORK.
- CONTRACTOR SHALL OBTAIN EQUIPMENT USE PERMITS.
- PROVIDE CONCRETE PADS AS REQUIRED FOR BOILERS, AND OTHER EQUIPMENT.
- ALL PLUMBING SYSTEMS SHALL BE SUBJECTED TO A WATER TEST AND SMOKE TEST AS PER SEC-26-1322.0 OF THE BUILDING CODE.
- HEATING PIPES LEAVING AND ENTERING ROOMS SHALL HAVE OPENINGS AROUND PIPES CLOSED UP WITH MATERIAL HAVING FIRE RESISTIVE RATINGS SAME AS WALL MATERIALS.
- ALL VERTICAL PIPES PASSING THROUGH FLOORS SHALL BE PROVIDED WITH METAL SLEEVES AND COLLARS, ALL SPACES AROUND PIPES ARE TO BE FRAMED FILLED SOLID WITH INSULATION AT EACH FLOOR LEVEL.
- WHERE HEATING AND PLUMBING PIPES ARE CONCEALED IN HUNG OR FURRED CEILINGS, THESE CEILINGS SHALL NOT BE BUILT UNTIL HEATING AND PLUMBING LINES HAVE BEEN TESTED AND INSULATED TO AVOID CONDENSATION AND/OR MINIMIZE HEAT LOSS.
- ALL EXPOSED PIPING AND PIPING SUBJECT TO FROST AND THE WEATHER SHALL BE INSTALLED ACCORDING TO THE NY STATE ENERGY CODE REQUIREMENTS.
- THERE SHALL BE NO EXPOSED PIPING IN OCCUPIED SPACES. ALL PIPING IN WALLS SHALL BE FURRED AND FINISHED WITH GYPSUM WALL BOARD.

GENERAL NOTES CONT.

- NO MASONRY BEARING WALL OR ANY OTHER BEARING ELEMENTS SHALL BE PARTIALLY ALTERED OR REMOVED, UNTIL THE STRUCTURE THEY SUPPORT HAS BEEN PROPERLY SHORED, AND THE NEW STRUCTURAL SUPPORTING ELEMENTS HAVE BEEN COMPLETED.
 - WOOD STUD-PARTITIONS ACTING AS LOAD RELIEVING WALLS SHALL BE LEFT IN PLACE OR PARTIALLY MAINTAINED UNTIL REPLACEMENT STRUCTURAL WALLS OR TEMP. SHORING HAS BEEN INSTALLED.
 - EXTREME CARE MUST BE TAKEN IN ALL OPERATIONS TO REMOVE EXISTING CEILING AND PARTITION STRUCTURES OR ANY OTHER STRUCTURAL ELEMENTS TO REMAIN.
 - GENERAL CONTRACTOR TO PROVIDE ADEQUATE PROTECTION FOR THE BUILDING STREET FACADES DURING DEMOLITION AND CONSTRUCTION. ALL WORK TO BE PERFORMED ON STREET FACADES SHALL BE APPROVED BY THE ENGINEER BEFORE EXECUTION.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN ALL PLASTER AND LATH HAVE BEEN COMPLETELY REMOVED FROM THE LOAD BEARING WALLS SO THAT THE STRUCTURES CAN BE INVESTIGATED BY THE STRUCTURAL ENGINEER.
- CONSTRUCTION AND STRUCTURAL NOTES:**
- CONCRETE WORK SHALL COMPLY TO A.C.I. 318 LATEST EDITIONS AND THE N.Y.S. BUILDING CODE, IN CASES OF CONFLICT THE N.Y.S. BUILDING CODE SHALL GOVERN DESIGN IN ACCORDANCE WITH PART IV-ACI 318.
 - ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING CAPACITY OF 15 TONS/SF. THE CONTRACTOR SHALL VERIFY THIS MINIMUM CONDITION IS MET PRIOR TO FORMWORK AND SHALL NOTIFY THE ARCHITECT IF SUBSTANDARD CONDITIONS EXIST PRIOR TO START OF WORK.
 - ALL CONCRETE SLABS ON GRADE, FOOTINGS, CONCRETE FILL AND PADS SHALL BE 3000 PSI CONCRETE.
 - CONTROL AND EXPANSION JOINTS ARE REQUIRED IN CONCRETE, MASONRY, AND MANY FINISH MATERIALS AND MUST BE COORDINATED BY THE CONTRACTOR.
 - SIZE AND LOCATION OF CONCRETE PADS FOR BOILERS, TANKS, PUMPS, ETC. SHALL BE VERIFIED WITH HEATING AND PLUMBING CONTRACTOR BEFORE PLACEMENT OF CONCRETE.
 - ALL NEW FRAMING LUMBER SHALL BE HEMLOCK, STRUCTURAL GRADE WITH MINIMUM FB+1200 PSI, AND SHALL BE GRADE MARKED AT MILL PRIOR TO DELIVERY TO SITE.
 - PROVIDE WATER RESISTANT MEMBRANE AT EXTERIOR OF ALL EXISTING MASONRY WALLS AT FRONT AND REAR OF BUILDING, FROM TOP OF FOOTING TO GRADE, EXCAVATE AND DAMPROOF AGAINST EXTERIOR WALLS WHERE OCCUPIED SPACE IS BELOW GRADE. DAMPROOFING SHOULD BE APPLIED FROM TOE OF FOOTING TO JUST BELOW GRADE. PROTECT MEMBRANE FROM BACKFILL.
 - ALL EXPOSED CONSTRUCTION CONNECTORS AND HARDWARE TO BE GALVANIZED.

ZONE ANALYSIS

ADDRESS: 307 GUY LOMBARDO AVENUE, FREEPORT, NY 11520
 ZONE: BUSINESS: B, LOT-6
 BUILDING HEIGHT: 1 STORY
 EXISTING USE: DAY CARE CENTER
 LOT: AREA: 5000' X 10000' = 5000 SF.
 NO CHANGE IN EGRESS OR OCCUPANCY



PLOT PLAN
SCALE: N.T.S.



ABBREVIATIONS

ADD addendum	EA each	JC janitor's closet	SC solid core
AFF above finished floor	EJ expansion joint	KIT kitchen	SCHED schedule
AP access panel	ELC electrical contractor	LAM laminate	SEC section
AC acoustical	EP electric panelboard	MAS masonry	SK skylight
ACT acoustical tile	EL elevation	MIL material	SC solid core
A/C air conditioning	ELEV elevator	MO masonry opening	SP specification (s)
ACD access door	ENT entrance	MECH mechanical (a)	SO square
AD area drain	EQ equal	MC mechanical	SP starting point
ALUM aluminum	EQP equipment	MC contractor	SS standard steel
ALT alternate	EJ expansion joint	MEET meet	STD standard steel
ARCH architect (ural)	EX(IST) existing	MIN minimum	STL steel
ASB asbestos	FA fire alarm	MISC miscellaneous	SUSP CLG suspended ceiling
ASC above suspended ceiling	FD dimension to finish	MAR marble	SYM symmetry (ical)
ASPH asphalt	FE fire extinguisher	MUL mulion	TEL telephone
BLDG building	FB fire hose cabinet	NIC not in contract	TC top of curb
BLT-IN built-in	FIN finish (ed)	NTS not to scale	TSL top of slab
BM beam	FF finished floor	OC on center (s)	TST top of steel
BRK brick	FF finished floor	OPNG opening	TF top of footing
BRU built-up roofing	FEF finished floor elevation (level)	OUT outlet	TW top of wall
CAB cabinet	FLG flashing	PLYWD plywood	TT terrace tile
CC construction contractor	FFL finished floor line	PLBG plumbing	VB vinyl base
CPT carpet	FLR floor	PLC plumbing contractor	VF verify in field
CLL construction limit line	FC flooring contractor	PV power ventilator	VS verify stack or pipe
CJT control joint	FLD floor drain	PT point	VT vinyl tile
CLG ceiling	FLUOR fluorescent	PT point	UN unless otherwise noted
CMU concrete masonry unit	FT feet	PT partition	
COL column	GC general contractor	QT quarry tile	
CONC concrete	GYP gypsum board	RLG railing	
CONST construction	QWB gypsum wall board	REIN reinforcement (d), (ing)	
CONT continuous	GPDW gypsum dry wall	RC reinforced concrete	
CRG cross grain	HDW hardware	REF reference	
CU.IN cubic inch(es)	HM hollow metal	REG register (ed)	
CU.FT cubic foot	HC hollow core	REM remove	
DPR damper	HR hour	REQ require (s)	
DET detail	HT height	RET return	
DEMO demolish	HVAC heating/ventilating/air conditioning	RA return air	
DIAM diameter	HWD hardwood	REV revision (s)	
DIFF diffuser	HB hose bibb	RL roof ladder	
DIM dimension	HMF hollow metal frame	RO rough opening	
DIM dimension	INCAN incandescent	RV roof vent	
DR door	INFO information	RH roof hatch	
DRAIN drain	INSUL insulate (d) (ion)	RD roof drain	
DW drywall	INT interior	RM room	
DWG drawing	INST installation	RB rubber base	
	INT interior	RST rubber tile	

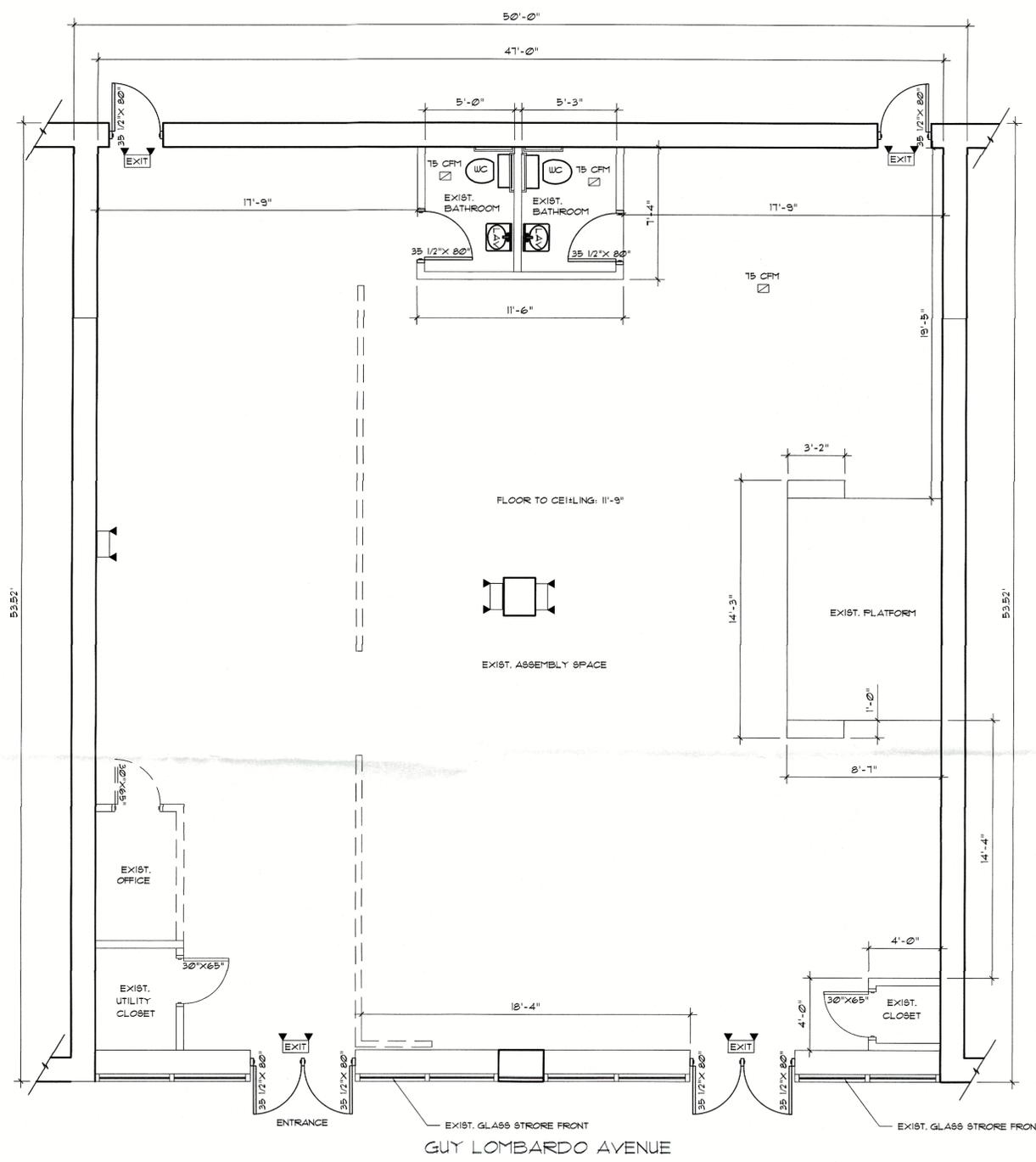
PROFESSIONAL PRACTICE NOTES

- THESE DRAWINGS ARE PREPARED AS A GUIDE FOR CONSTRUCTION PURPOSES ONLY.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR APPLICATION, WORK RELATED TO PERMITS, COMPLETION OR OCCUPANCY, WHEN A CODE ENFORCEMENT OFFICER OBJECTS TO WORK RELATED TO CODE COMPLIANCE, THIS ARCHITECT MUST BE NOTIFIED. NO PEN OR PENCIL CHANGES ARE AUTHORIZED, VIOLATORS WILL BE PROSECUTED.
 - THESE DRAWINGS REPRESENT A PRIVATE DISCLOSURE OF INFORMATION AND MAY NOT BE USED OR COPIED UNLESS PERMITTED BY THE ARCHITECT. SHOULD THIS INFORMATION BE USED IN ANY MANNER WHATSOEVER WITHOUT PERMISSION, THE USER SHALL BE RESPONSIBLE FOR FULL COMMISSION DUE THE ARCHITECT. THE DESIGN, CONSTRUCTION AND/OR OCCUPANCY INFORMATION REPRESENTED HERewith REMAIN THE PROPERTY OF THE ARCHITECT.
 - RELATED TO JOB CONDITION, WORK SCHEDULED AND PERFORMED, MATERIAL INTERFACING, CONSTRUCTION MODIFICATIONS OR SUBSTITUTIONS, NO LIABILITY OR RESPONSIBILITY IS ACCEPTED WITHOUT THE EXPRESS SERVICE OF THIS ARCHITECT.
 - ESTHETICS CONTROL, FUNCTIONAL ACCESSORIES AND FEATURES REQUIRE COORDINATION RELATED TO SPECIFICATION AND MATERIAL SAMPLE SUBMISSION, SHOP DRAWING AND REVIEW. TESTING INFORMATION MUST BE BY THE EXPRESS SERVICE OF THE ARCHITECT.
 - SCALE AND PROPORTION ARE INTENDED TO BE APPROXIMATE AND TO SHOW CONCEPTUAL DESIGN. MODIFICATIONS AND/OR ADJUSTMENTS MAY BE REQUIRED AS CONSTRUCTION PROCEEDS.
- SPECIAL INSPECTION:**
- FIRESTOP, DRAFTSTOP AND FIREBLOCK SYSTEM - BC 1104.26
 STRUCTURAL SAFETY, STRUCTURAL STABILITY - BC 1104.19
 FINAL - BC 109.5

Drawing Title: **TITLE SHEET**
 Drawing No.: **A-001.00**
 Date: 7/9/2019 Job No. 2019/25
 SHEET 1 OF 2

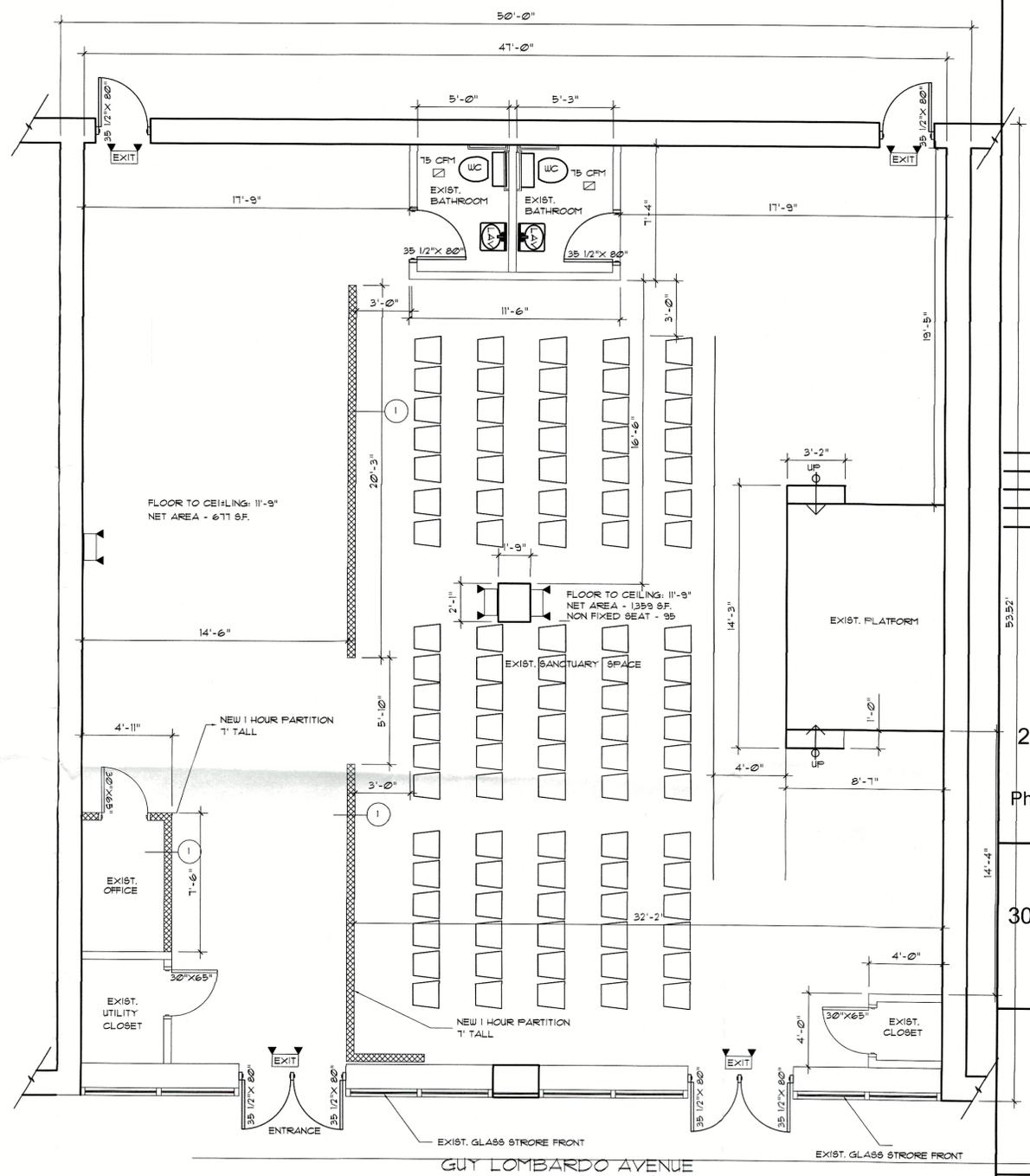
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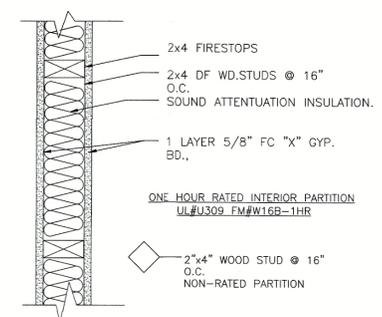


FIRST FLOOR - DEMO
 SCALE: 1/4" = 1'-0"

SECTION 303
 303.4 ASSEMBLY GROUP A-3
 TABLE 1004.3 (ICC)
 ASSEMBLY - (CHAIRS ONLY NOT FIXED) - 5 NET
 NET AREA - SANCTUARY (1359 SF. / 5 NET) = 272 PERSON
 PROPOSED SEATING LAYOUT (95 PERSONS)
 STANDING SPACE - 5 NET
 NET AREA - STANDING SPACE (671 SF. / 5 NET) = 45 PERSON
 VILLAGE ORDINANCE 210-172(3)
 TOTAL PERSONS (272 + 45) = 317 PERSON / 3 = 105 PARKING SPACE
 THEREFORE NON COMPLIANCE.



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



1 HR RATED PARTITION DETAIL - N.T.S.

Engineer Consultant

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Location

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 FREEPORT, NY 11520

Stamp

Project Title

EXISTING PLACE OF WORSHIP

Drawing Title

FIRST FLOOR PLAN

Scale	Job No.	Date	Drawing No.
As Shown	2019/25	07/09/2019	A-002.00
Drawn	Checked	Approved	
MB	JR	JR	

SHEET 2 OF 2