

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	<input checked="" type="checkbox"/> APPLICANT	<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: <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: _____

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

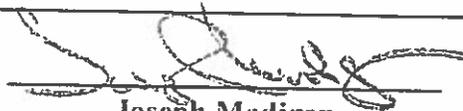
REASON(S) FOR DETERMINATION

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
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?			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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
			✓
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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	
			✓
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	
			✓

RECEIVED

2023 JAN 13 11:35

CLERK'S OFFICE

WILLIAMSON FREEPORT, NY

JAN 05 11:35

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)?		

RECEIVED 05/11/17
 2016 JAN 13 A 11:36
 CLERK'S OFFICE
 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.

RECEIVED
 2023 JAN 13 A 11:36
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

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



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 JAN 13 A 11:36

RECEIVED

RECEIVED

2023 JAN 13 A 11: 36



CLERK'S OFFICE
VILLAGE OF FORT PEARL, NY

RECEIVED

2023 JUN 13 A 11:31

CLERKS OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2023 JAN 13 A 11:37

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



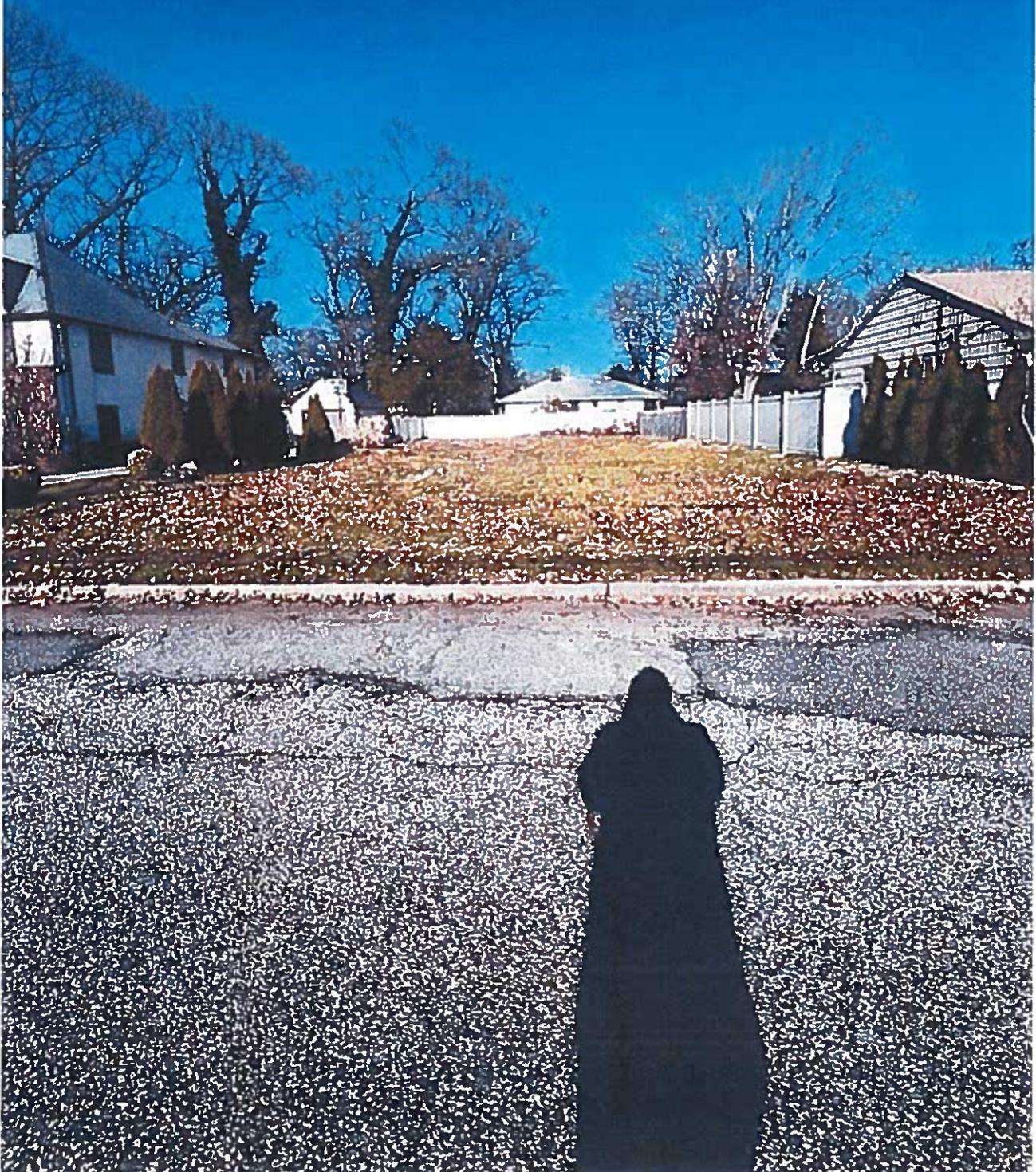
RECEIVED

2023 JAN 13 A 11: 37

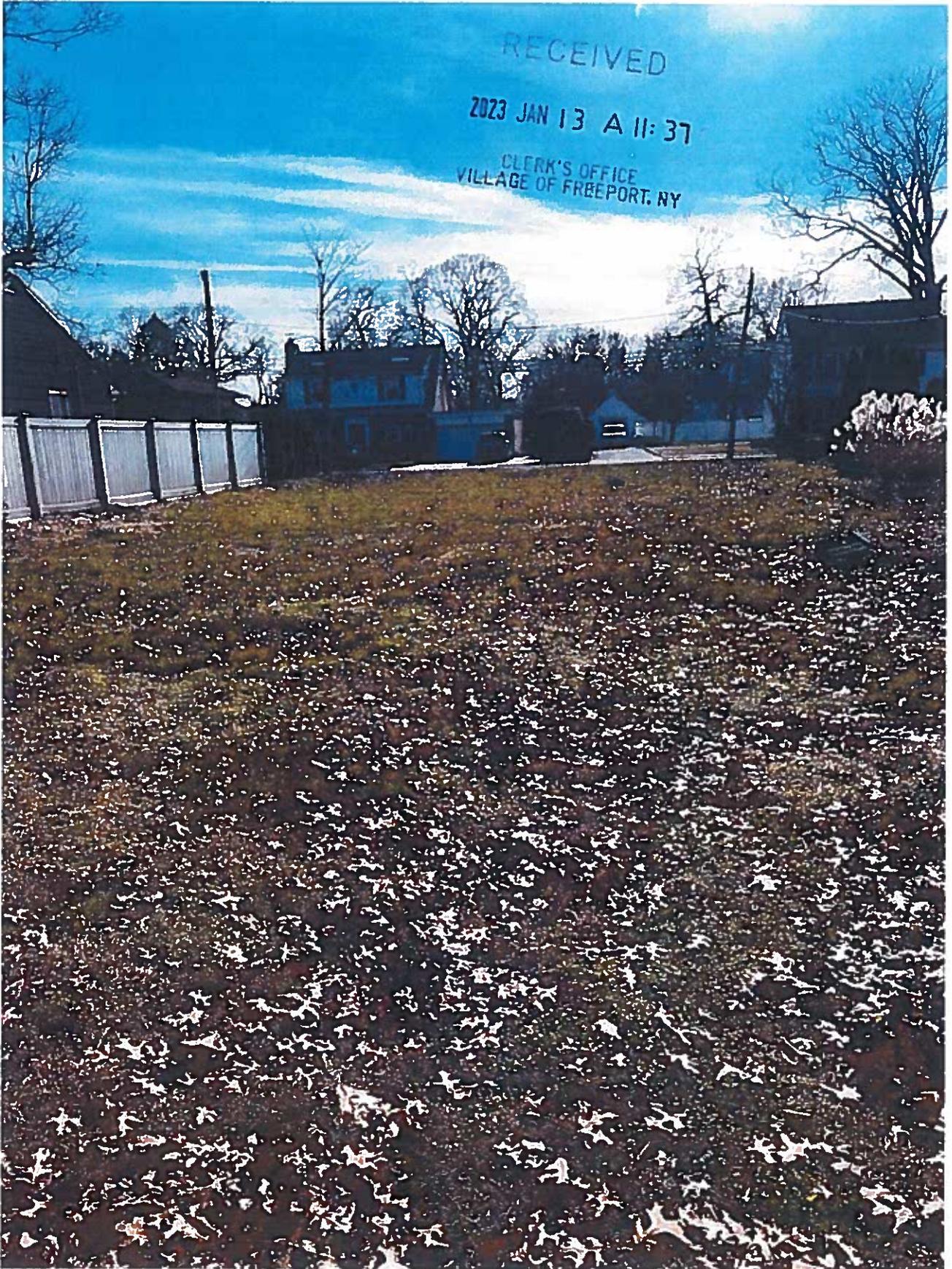
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



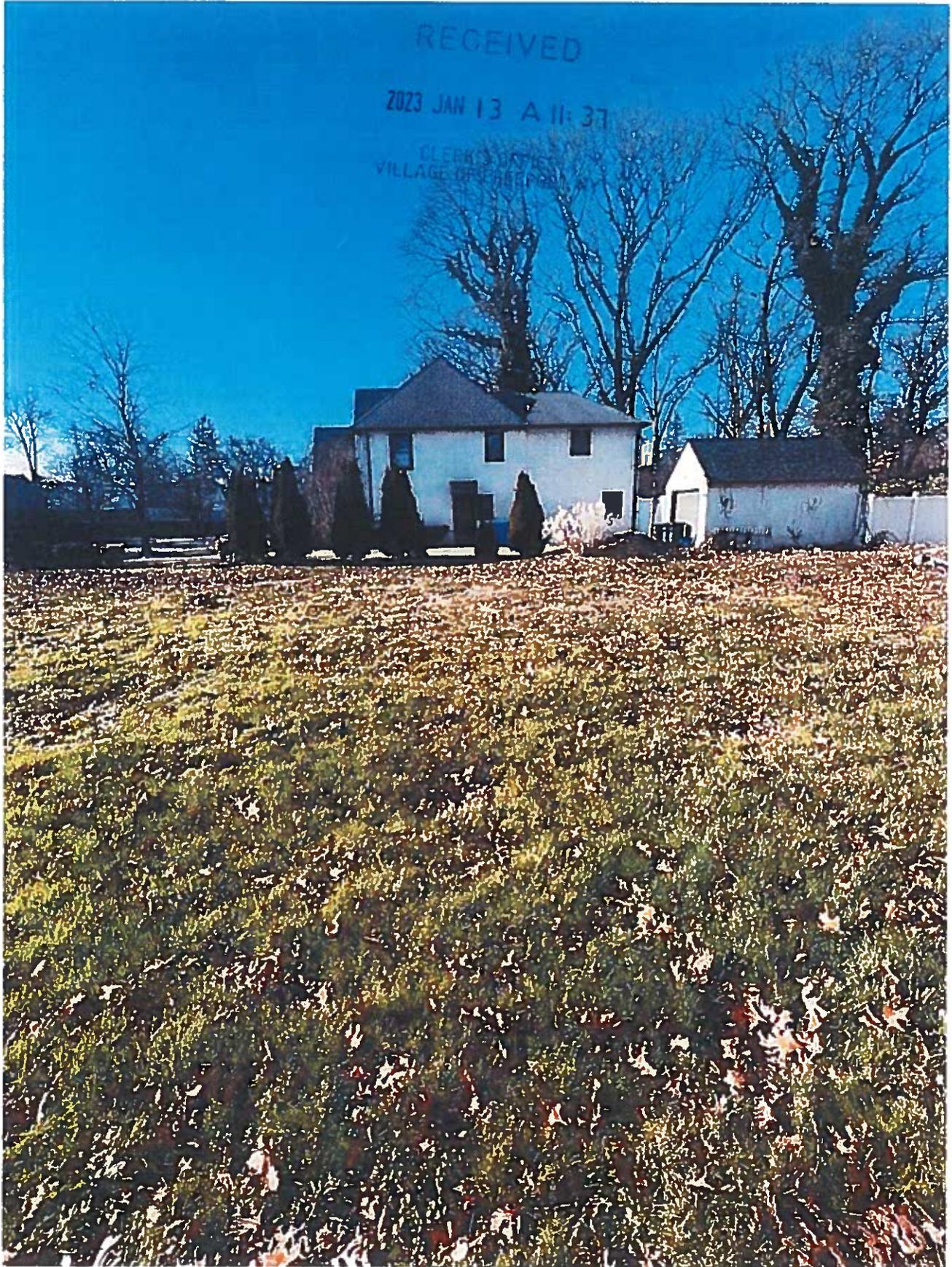
RECEIVED
2023 JAN 13 A 11:37
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



front Elevation

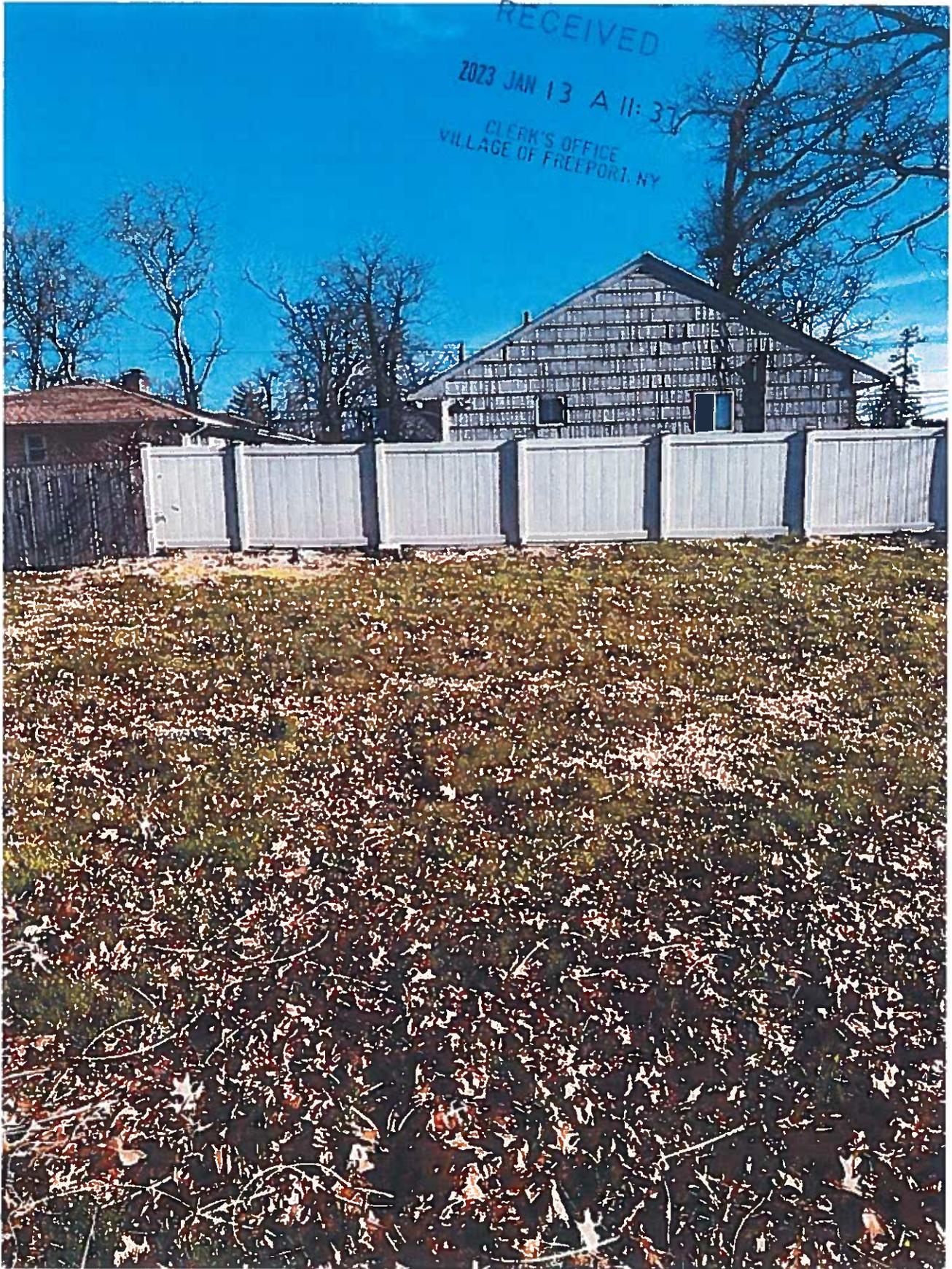


Rear Elevation



RECEIVED
2023 JAN 13 A 11:37
CLERK'S OFFICE
VILLAGE OF WESTPORT

From: Right Elevation

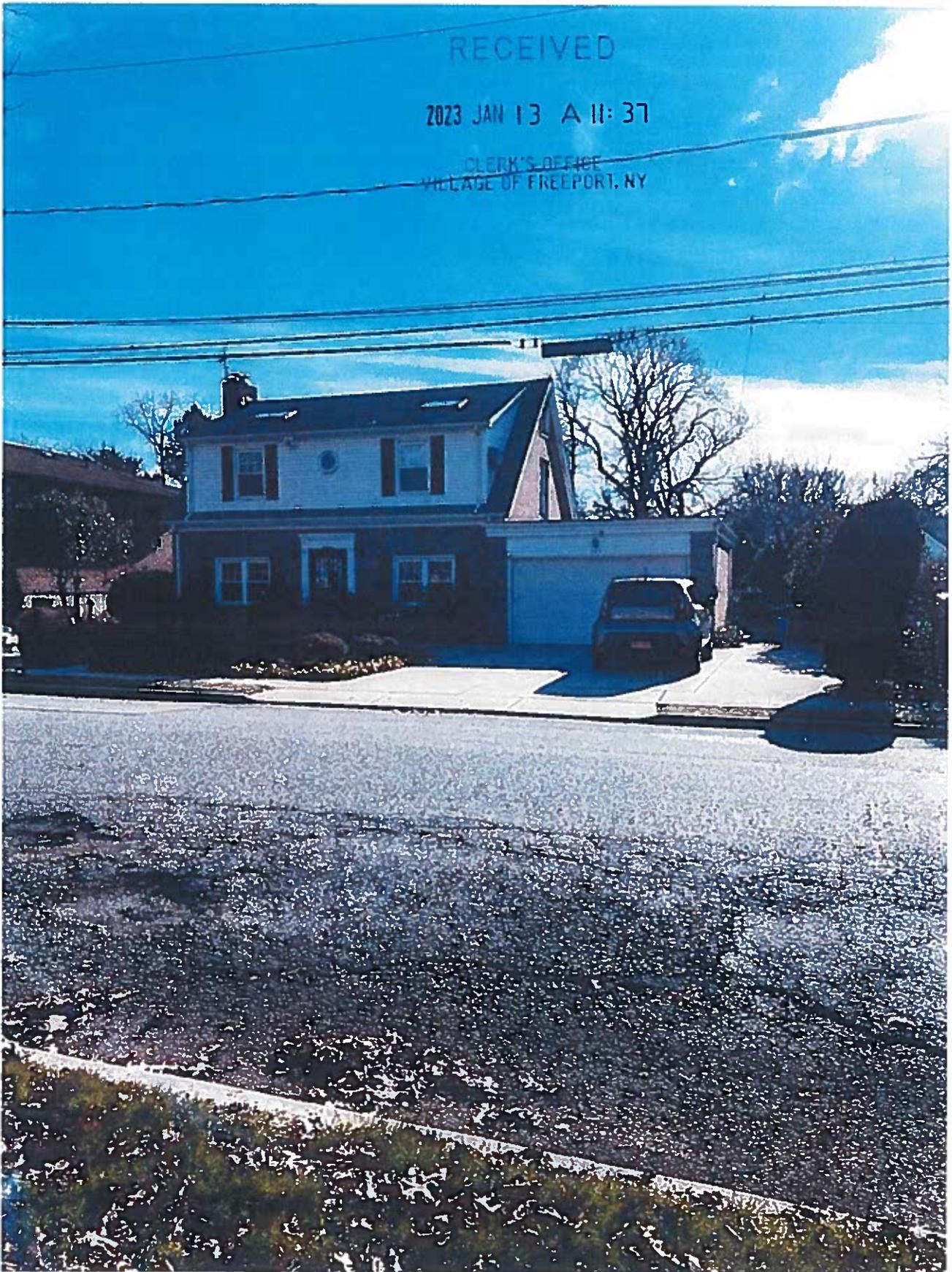


from: Left Elevation

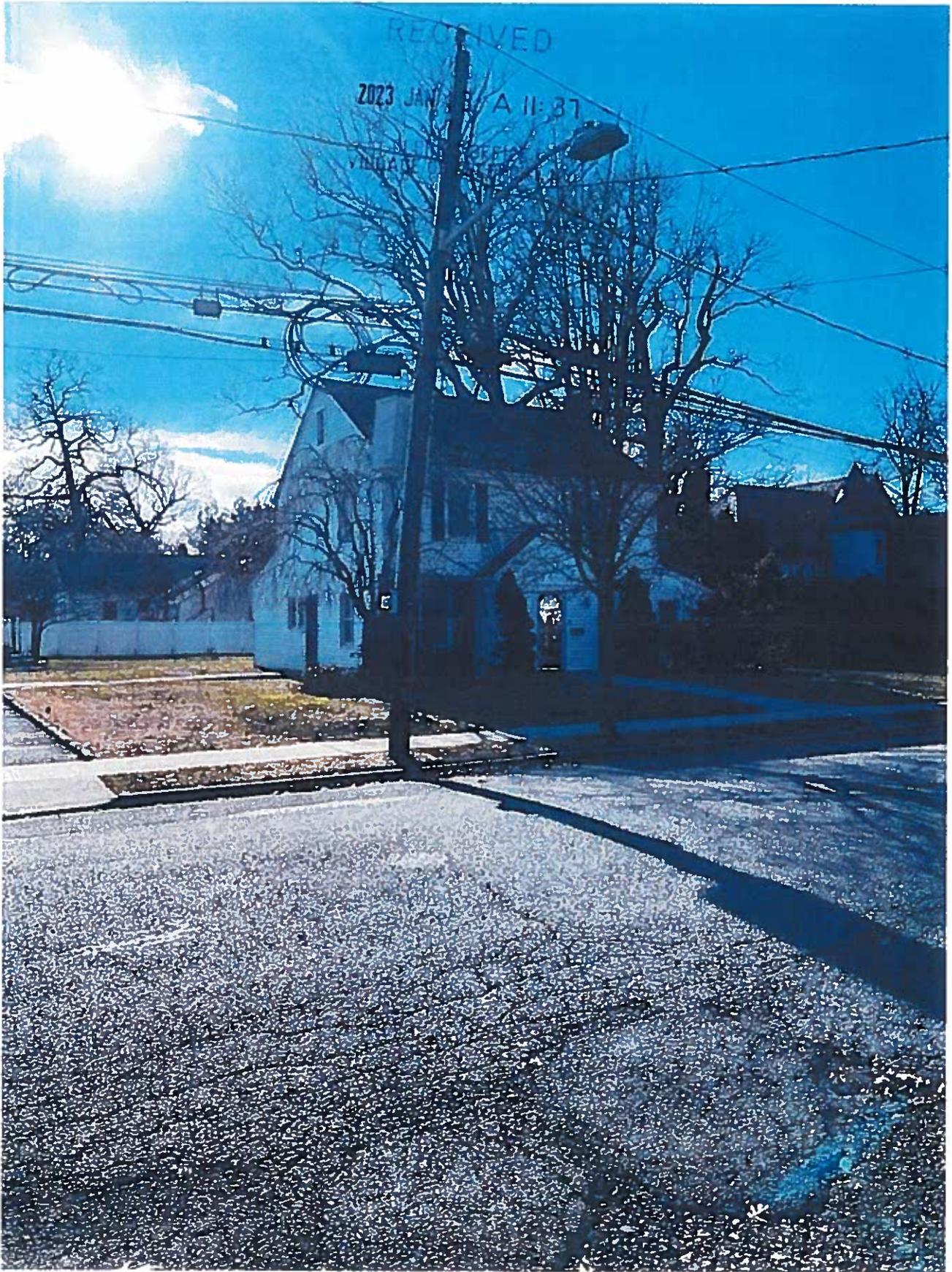
RECEIVED

2023 JAN 13 A 11:37

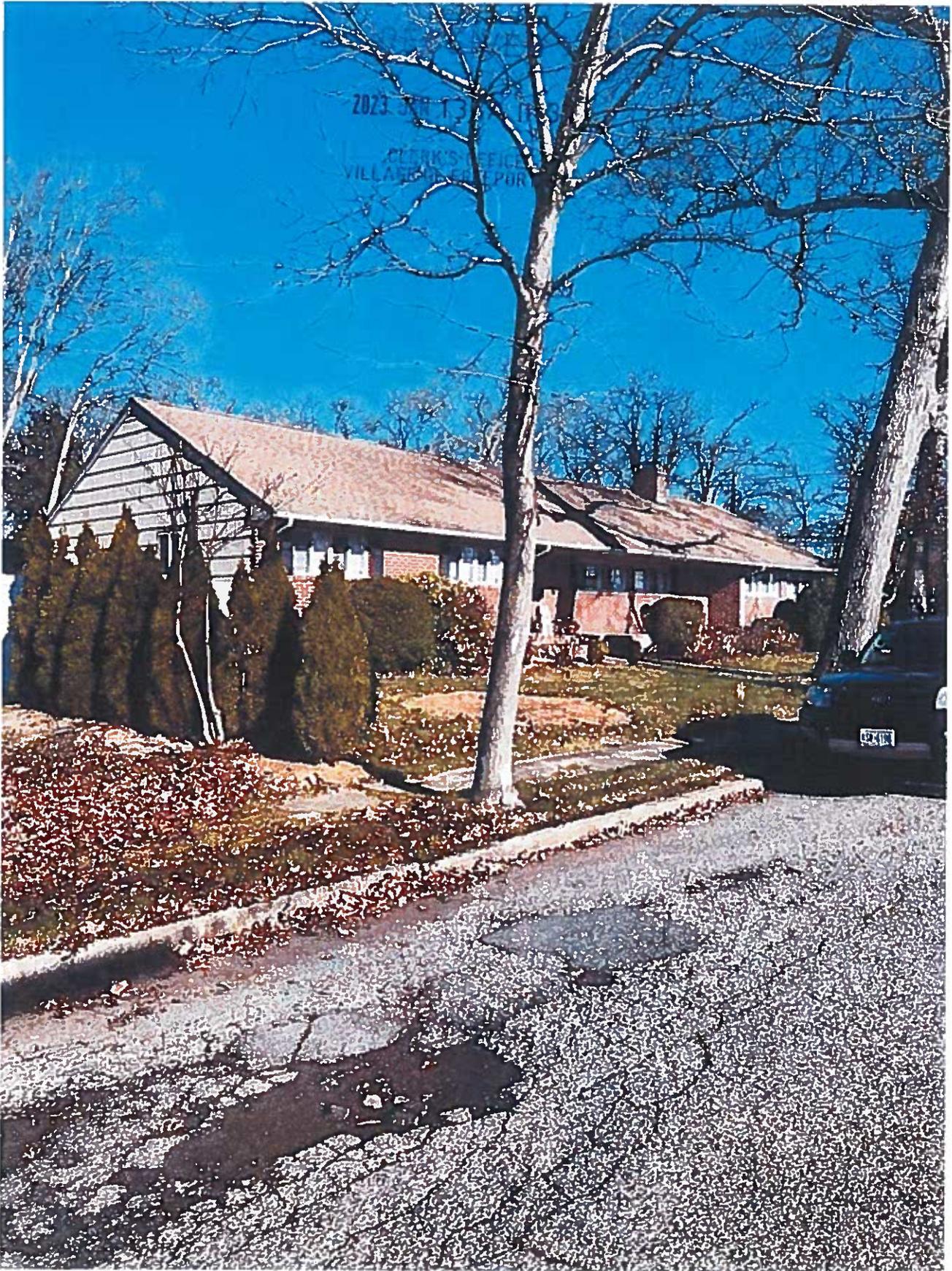
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



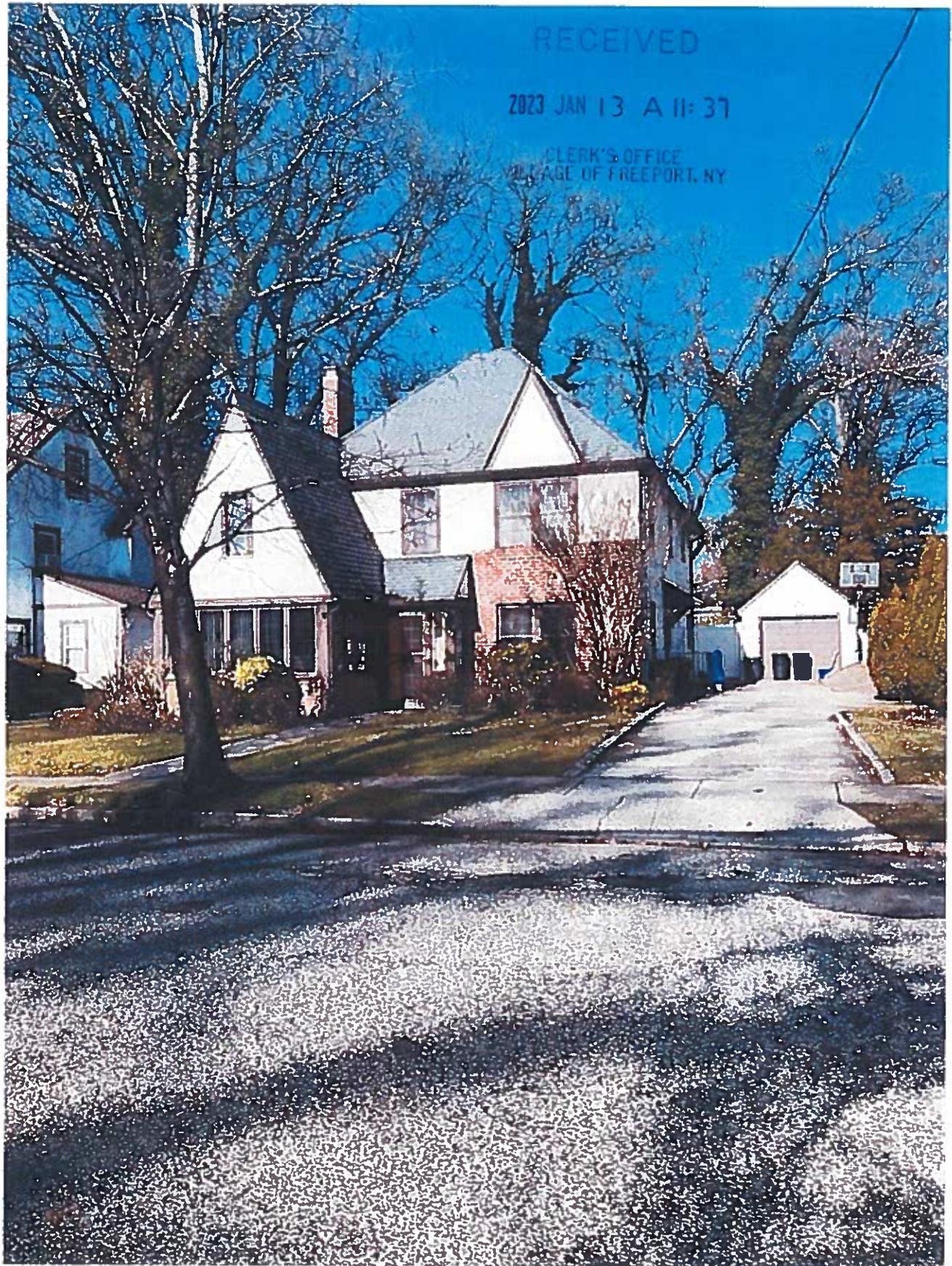
In
House front of lot #1



front's lot House #2



Right Elevation House



RECEIVED

2023 JAN 13 A 11:37

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

left elevation House

BYNOE RESIDENCE 164 MOORE AVENUE, FREEPORT, NY 11520

ARCHITECTURAL PLOT PLAN

SCALE: 1/8" = 1'-0"

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

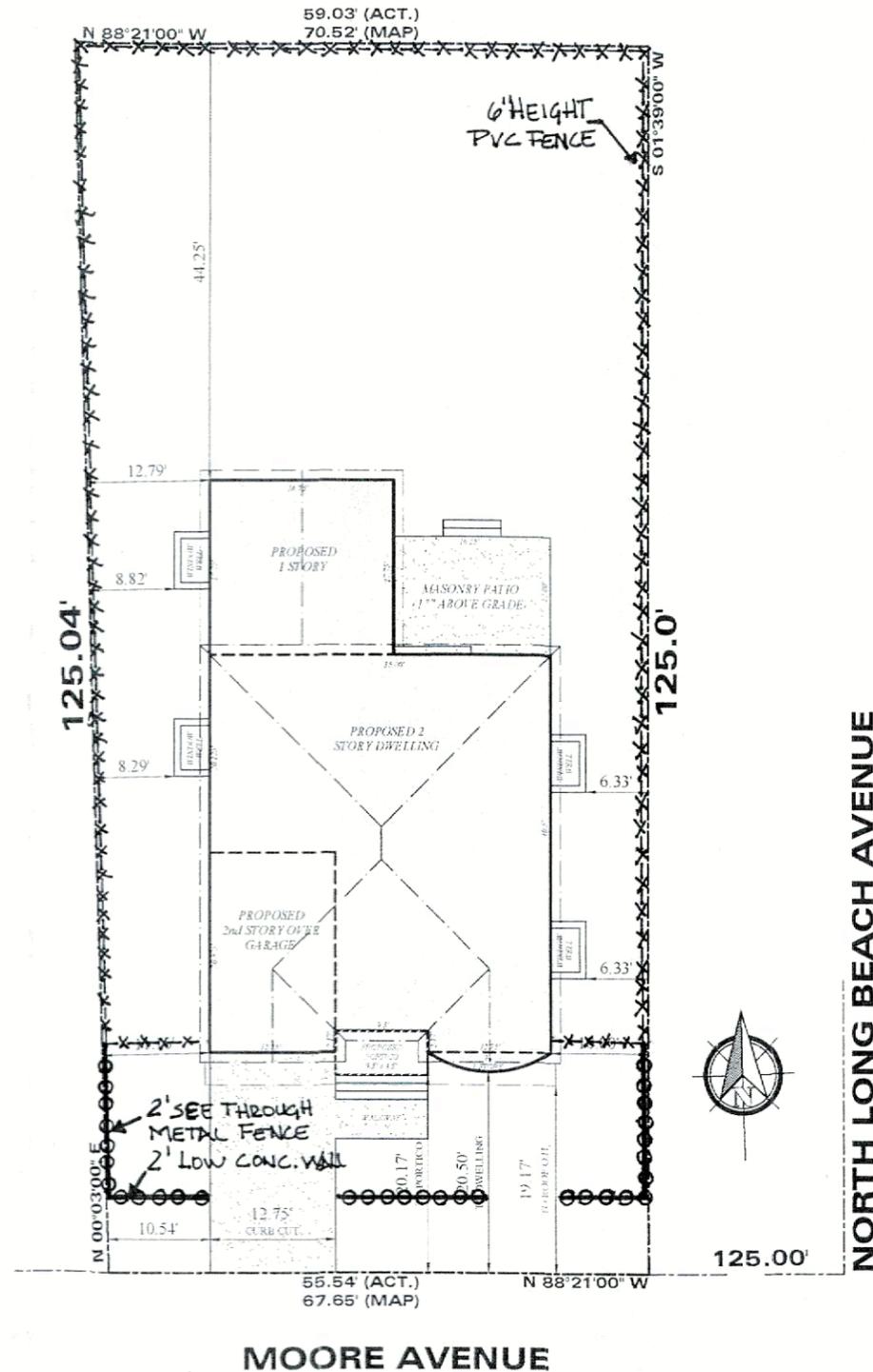
PLOT PLAN INFORMATION AS PER:

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:
 LIC # 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

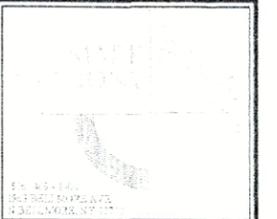
AMENDMENT INFO:

All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Assoc., Inc. 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:		PLOTTED: 11/29/2017
NO.	DATE	DESCRIPTION
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.
 1860 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

RECEIVED
2023 JAN 13 A 11:38
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



LEFT ELEVATION

500 7th St
Cortlandt NY

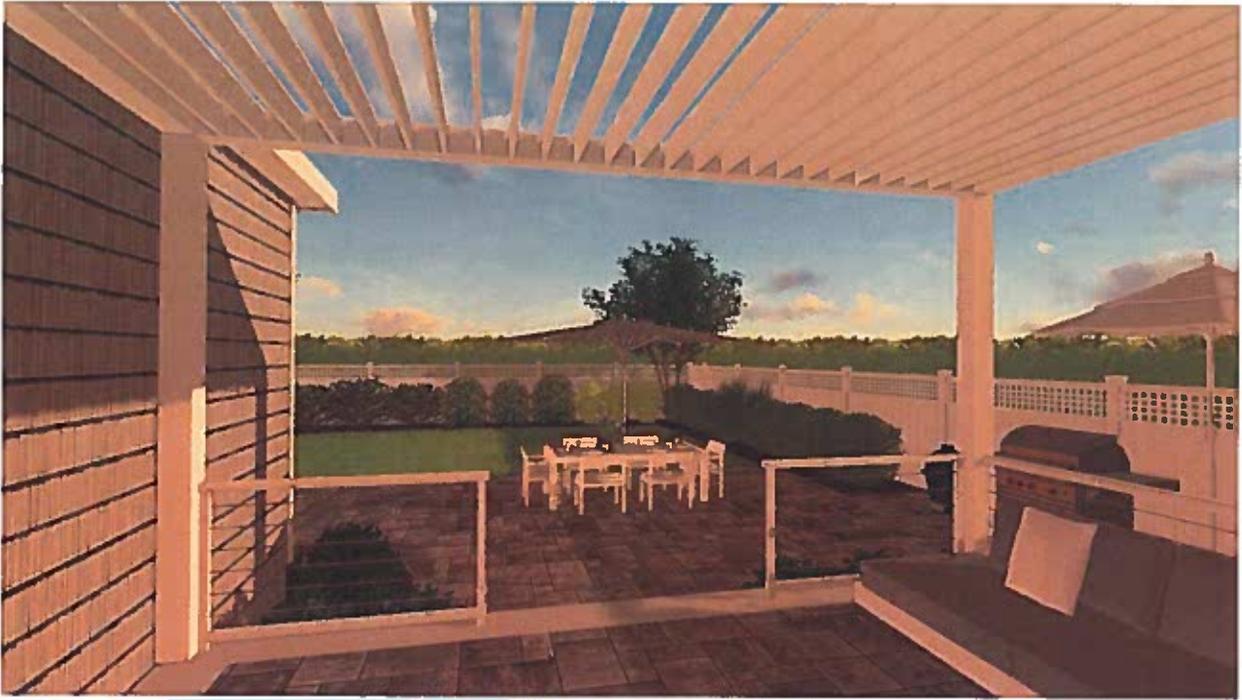
VLEO 164 MOORE AVE



RECEIVED
2023 MAR 22 P 1:43
CLENN'S OFFICE
VILLAGE OF FULTON, NY



RECEIVED
MAY 22 P 1:43
CLERK'S OFFICE
CITY OF FALL POND, NY



RECEIVED
A 22 P 1:43
ENR'S OFFICE
PLANNING OF FLEETPORT, NY



RECEIVED
2 P 1:43
OFFICE
KEEP PORT, NY



RECEIVED
2023 MAR 22 P 1:43
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

P 1:43

OFFICE
REPORT, NY

Application Date: 3/3/23
Fees Paid: 1325.00

SP# 3623

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: 23 ROSE STREET ZONING DISTRICT RESIDENCE AA
SECTION 62 BLOCK 110 LOT 9 LOT SIZE: 26,250 S.F.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER	
Name: <u>JOSE GARCIA</u>			Name: <u>RANDY ABREU</u>	
Address: <u>11 ROSLYN STREET</u> <u>TULIP TERRACE/N.Y. 11752</u>			Address: <u>23 ROSE STREET</u> <u>FREEPORT N.Y. 11520</u>	
Telephone #: <u>631-365-7901</u>			Telephone #: <u>516-507-0147</u>	

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

Present Land Use: 2 FAMILY USE Proposed Land Use: 2 FAMILY USE
RESIDENTIAL RESIDENTIAL

Description of Proposed Work: PROPOSED EAST AND WEST 2 STORY ADDITION WITH BASEMENT
NEW FRONT WALK AROUND PORCH, (2) EXTERIOR BIASENT ENTRANCES, NEW DECK COVERED PORCH
WITH BALCONY ABOVE, NEW 22'X20.5' DETACHED GARAGE, 17'X20' POOL CABANA AND NEW HUB

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

RECEIVED
2023 MAR - 3 P 2:40
CLERK'S OFFICE
VILLAGE OF FREEPORT
NY

[Signature]
APPLICANT'S SIGNATURE

Sworn to before me this 16
day of JANUARY, 2023.

JULIE OTT
NOTARY PUBLIC-STATE OF NEW YORK
No. 010T6256198
Qualified in Suffolk County
My Commission Expires 02-21-2024

[Signature]
Notary Public

Property Owner's Consent:
I, RANDY ABREU 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 16
day of JANUARY, 2023.

JULIE OTT
NOTARY PUBLIC-STATE OF NEW YORK
No. 010T6256198
Qualified in Suffolk County
My Commission Expires 02-21-2024

[Signature]
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: _____	<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

February 24, 2023

UPDATED SITE PLAN LETTER

Randy Abreu
23 Rose Street
Freeport, NY 11520

RE: 23 Rose Street, Freeport, NY

Zoning District: Residence AA Sec. 62 Blk. 110 Lot 9

Building Permit Application #20222978

**Description: Proposed east and west 2 story addition with basement,
new front wrap around porch, (2) exterior basement entrances, new rear covered porch
with balcony above, new 22' x 22.5' detached garage, 17' x 20' pool cabana and new HVAC**

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

Jose F. Garcia, R.A.

ZBA Approval Needed: Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222978

Location: 23 Rose Street, Freeport, NY

Applicant: Randy Abreu

Description: Proposed east & west 2 story addition with basement, new front wrap around porch, (2) exterior basement entrances, new rear covered porch with balcony above, new 22'x22.5' detached garage, 17'x20' pool cabana and new HVAC

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)

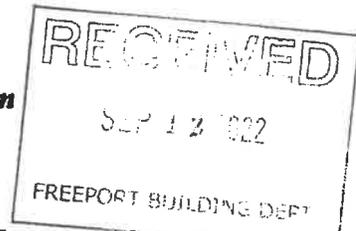
Dated: February 24, 2023 - Updated

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.

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

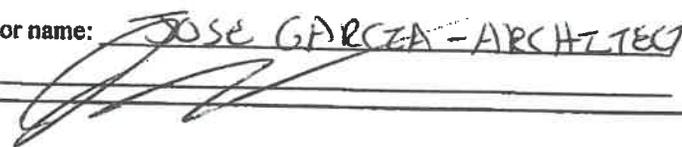
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>ADDED RESIDENCE</u>							
Project Location (describe, and attach a location map): <u>23 ROSE STREET, ISLIP TERRACE, N.Y. 11520</u>							
Brief Description of Proposed Action: <u>PROPOSED EAST & WEST 2 STORY ADDITION WITH BASEMENT, NEW FRONT WRAP AROUND PORCH, (2) EXTERIOR BASEMENT ENTRANCE, NEW REAR COVERED PORCH (18' X 49.3' W) BALCONY ABOVE, NEW 2 HVAC ZONES, NEW 22' X 22.5' DETACHED GARAGE, NEW 17' X 26' DOULCASANA</u>							
Name of Applicant or Sponsor: <u>JOSE GARZA</u>		Telephone: <u>671-365-7901</u>	E-Mail: <u>JFGARZZ@YAHOO.COM</u>				
Address: <u>11 ROSLYN STREET</u>							
City/PO: <u>ISLIP TERRACE</u>		State: <u>N.Y.</u>	Zip Code: <u>11752</u>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <u>VILLAGE OF FREEPORT</u>			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>.60</u> acres					
b. Total acreage to be physically disturbed?		<u>.28</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.60</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

RECEIVED

SEP 12 2022

<p>5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> <th>N/A</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES	N/A								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>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?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>LED LIGHTING, ENERGY STAR APPLIANCES</u></p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>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: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>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: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
NO	YES									
<input type="checkbox"/>	<input checked="" type="checkbox"/>									
<p>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?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>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: _____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>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 checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>										
<p>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?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>16. Is the project site located in the 100 year flood plain?</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NO	YES									
<input checked="" type="checkbox"/>	<input type="checkbox"/>									

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>JOSE GARCIA - ARCHITECT</u> Date: <u>9-1-22</u>		
Signature: 		

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

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

	RECEIVED SEP 12 2022 <small>LIBRARY BOARDING DEPT.</small>	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

DATE: February 16, 2023

APPROVAL

Building Department Permit Application #20222978

Chairman, regarding application #2022-44 for the premises located at 23 Rose Street, Freeport, the applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-21A, 210-33 seeking approval for a proposed east and west two-story addition with basement, new front wrap-around porch, two exterior basement entrances, new rear covered porch with balcony above, new 22 foot by 22.5 foot detached garage, 17 foot by 20 foot pool cabana and new HVAC.

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

A public hearing was held on January 19, 2022 wherein applicant was represented by architect Jose Garcia. He explained that they were before the Board requesting to extend a two family use on the property. In 1967 the dwelling was established as a two-family house. They are seeking lot coverage variances due to the proposed demolition of the detached 800 square foot garage to build 937 square feet of accessory structures between the proposed detached garage and proposed pool cabana.

He explained that accessory structures may be up to 10% of the lot, not to exceed 750 square feet. The lot itself here is very large, and if 10% were permitted, applicant could have 1,968 square feet for accessory structures.

There is also a proposed addition to the house. The purpose is to give more room for their children on the second floor. Currently the first floor has 3 bedrooms, so the children share rooms. They are proposing approximately 2,000 square feet of addition onto each of the first and second floors. Right now, the house has an existing first floor square footage of 1,542 and 1,306 on the second floor. However, even with the large addition, due to the large lot size, they are under for lot coverage and floor area ratio. The variance is needed for expanding the two family structure itself, a non-conforming structure.

Upon questions about the reason for the expansion, one of the homeowners, Michelle Abreu, spoke on her family's behalf. She explained that they have 4 boys in a 3 bedroom space. The house is on a double lot, and when they purchased it, they always planned to expand it. She keeps a valid rental permit on file. Her husband's aunt lives upstairs and the aunt's family is able to help out her family, so they want to keep everyone comfortable. As their boys get older, they need more space, so they are adding a "wing" so that the boys can be comfortable. She explained that she also works from home and needs space for that. They have a large family and have gatherings. Freeport is their home, and they do not plan to go anywhere. Their proposed house is their dream home and they have worked hard to get to this point. Ms. Abreu also clarified that this proposed expansion would go over into the second lot, which should foreclose the possibility of a subdivision down the line.

RECEIVED
MAY 11 2023
OFFICE OF THE
CLERK OF THE
VILLAGE OF
FREEPORT, NY

While the expansion of the non-conforming use might be seen as a use variance, it makes sense to analyze it under the area variance standard as that is more akin to what is going on. The lot coverage variance for the accessory structures is also an area variance.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. The home is presently a modest two family home on a large double lot. Increasing the size will not cause any undesirable change.
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. Applicant seeks a larger home for her growing family. Every aspect of the project conforms with zoning requirements in all other ways, due to the large lot size.
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.
2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required

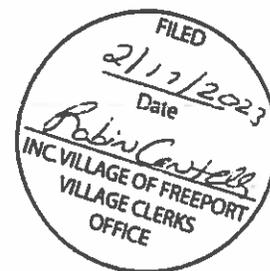
I further move that this application be granted subject to the following conditions:

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

Second by: Ben Jackson

The Clerk polled the Board:

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



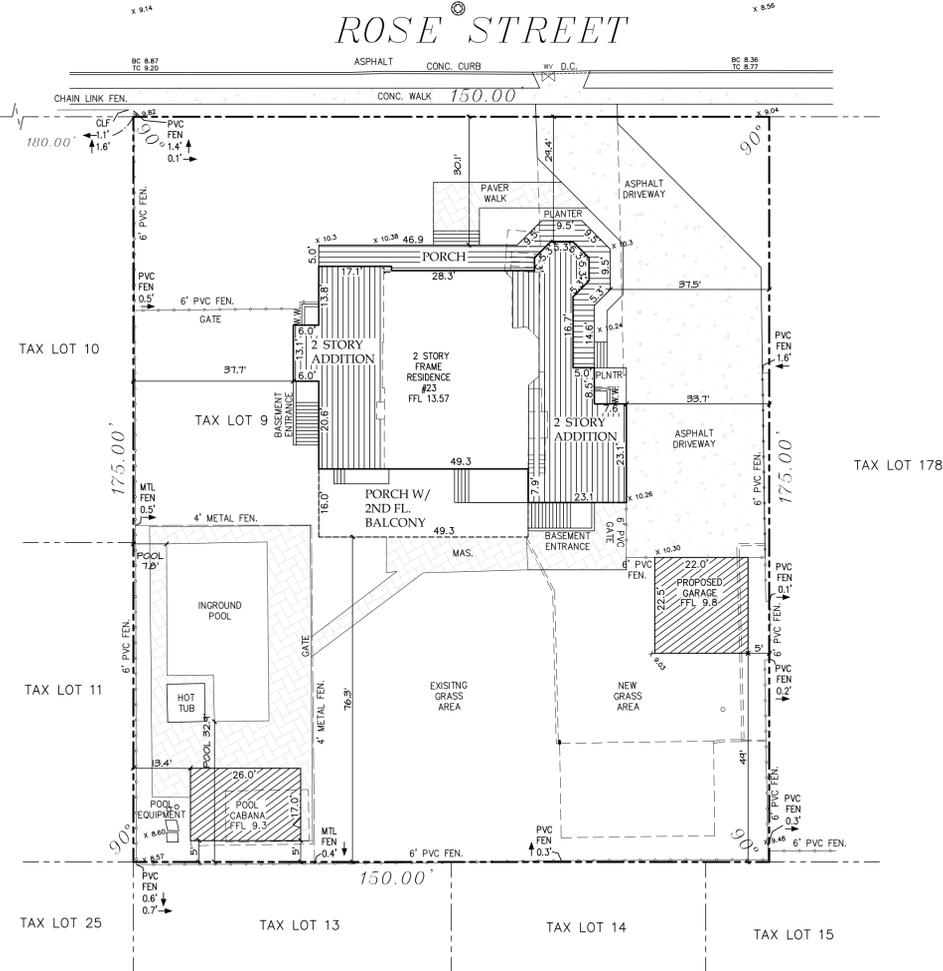
RECEIVED

2023 MAR -3 P 2:11
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RESIDENCE AA

ROSE STREET

SOUTH OCEAN AVENUE



SITE PLAN

SCALE: 1"=20'

LOT AREA = 26,250 S.F. OR .602 ACRES

THIS DRAWING IS BASED ON INFORMATION PROVIDED IN A SURVEY DATED JULY 5, 2022 BY: SCALICE LAND SURVEYING LICENSE NO. 050736 631-277-3605



DESIGN P.C.
11 ROSLYN STREET ISLIP TERRACE, N.Y. 11752
P: 631-365-7901
E: jfgarci@yahoo.com

CONTRACTOR:
DORMER'S EXPRESS INC.
145 Sunrise Highway, Suite 7
Lindenhurst, N.Y. 11757
Phone: 631-952-0424
Attn: Tino garcia

OWNER:
RANDY & MICHELLE ABREU
23 ROSE STREET,
FREEPORT, NY 11520
PHONE: 516-507-0147
EMAIL: Rabreu@worldnet.att.net

ZONE: A
FEMA ZONE: X

NO.	DESCRIPTION	DATE	INITIALS
2	ISSUED FOR SITE PLAN REVIEW	2-18-2023	J.G.
1	ISSUED FOR PERMIT	9-5-2022	J.G.



PROJECT TITLE:
2 STORY SIDE ADDITION AND DORMER & INTERIOR RENOVATION FOR THE ABREU RESIDENCE
23 ROSE STREET,
FREEPORT, NY 11530
N.C.T.M. # 62-110-9

TITLE SHEET:
SITE PLAN & EXISTING FIRST FLOOR PLAN

DATE: 5-09-2022	DRAWING NO.:
PROJECT NO.: 2022-010	SP-1
DRAWN BY: J.G.	
CHECKED BY: J.G.	
SCALE: AS NOTED	DRAWING #: 1 OF 6

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

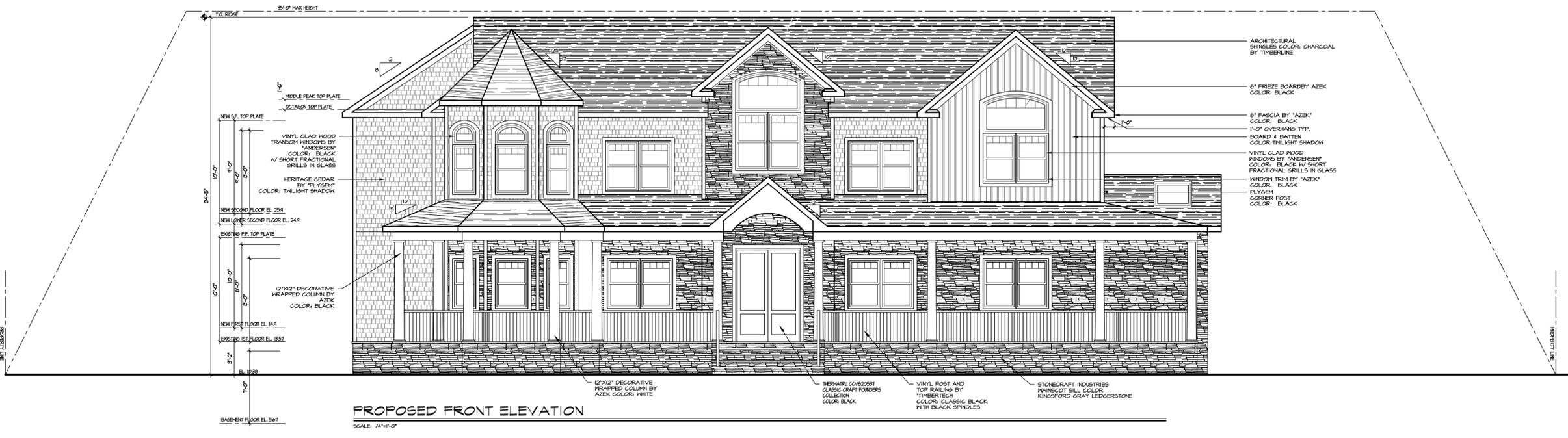


11 ROSLYN STREET ISLIP TERRACE, N.Y. 11752
P: 631-365-7901
E: jfgarci@yahoo.com

CONTRACTOR:
DORMER'S EXPRESS INC.
145 Sunrise Highway, Suite 7
Lindisburg, N.Y. 11757
Phone: 631-953-0424
Attn: Tito Garcia

OWNER:
RANDY & MICHELLE ABREU
33 ROSE STREET
FREEPORT, NY 11530
PHONE: 516-507-0147
EMAIL: R.abreu@westbury99.com

ZONE: A
FEMA ZONE: X



NO.	DESCRIPTION	DATE	INITIALS
2	ISSUED FOR SITE PLAN REVIEW	2-18-2023	J.G.
1	ISSUED FOR PERMIT	9-5-2022	J.G.



PROJECT TITLE:
2 STORY SIDE ADDITION AND DORMER & INTERIOR RENOVATION FOR THE ABREU RESIDENCE
23 ROSE STREET,
FREEPORT, NY 11530
N.C.T.M. # 62-110-9

TITLE SHEET:
PROPOSED FRONT & RIGHT SIDE ELEVATION

DATE: 5-09-2022	DRAWING NO.:
PROJECT NO.: 2022-010	A-1
DRAWN BY: J.G.	
CHECKED BY: J.G.	
SCALE: 1/4"=1'-0"	DRAWING #: 2 OF 2

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.



11 ROSLYN STREET ISLIP TERRACE, N.Y. 11752
P: 631-365-7901
E: jfgarci@yahoo.com

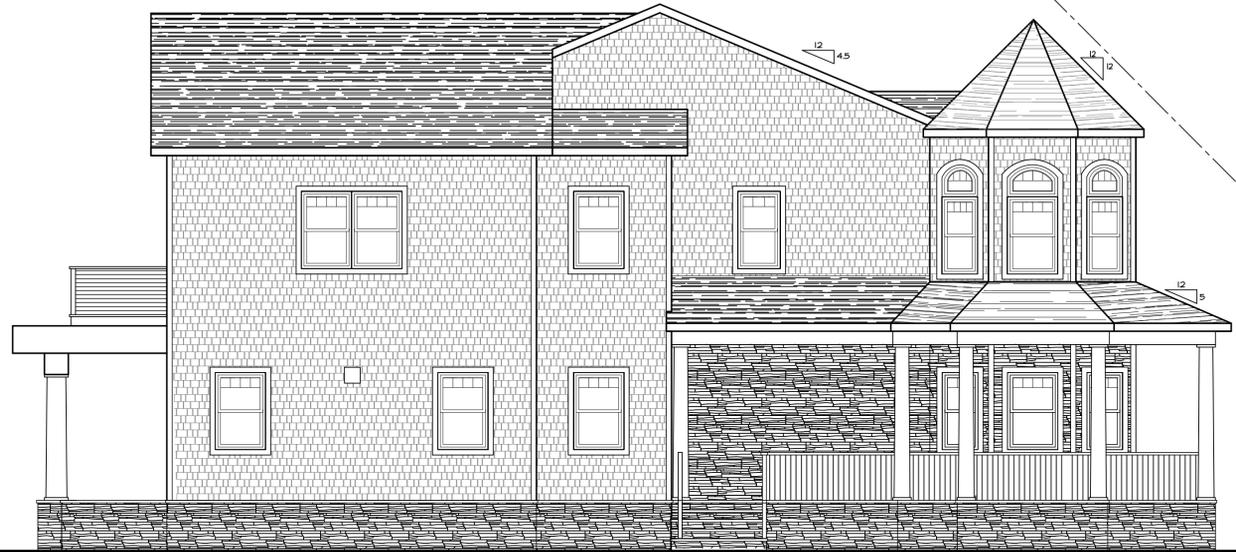
CONTRACTOR:
DORMER'S EXPRESS INC.
145 Sunrise Highway, Suite 7
Lindenhurst, N.Y. 11757
Phone: 631-952-0424
Att: Tito Garcia

OWNER:
RANDY & MICHELLE ABREU
23 ROSE STREET
FREEPORT, NY 11530
PHONE: 516-507-0147
EMAIL: Ruben@wonderparty.com

ZONE: A
FEMA ZONE: X



PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

NO.	DESCRIPTION	DATE	INITIALS
2	ISSUED FOR SITE PLAN REVIEW	2-18-2023	J.G.
1	ISSUED FOR PERMIT	9-5-2022	J.G.



PROJECT TITLE:
2 STORY SIDE ADDITION AND DORMER & INTERIOR RENOVATION FOR THE ABREU RESIDENCE
23 ROSE STREET,
FREEPORT, NY 11530
N.C.T.M. # 62-110-9

TITLE SHEET:
PROPOSED REAR & LEFT SIDE ELEVATION

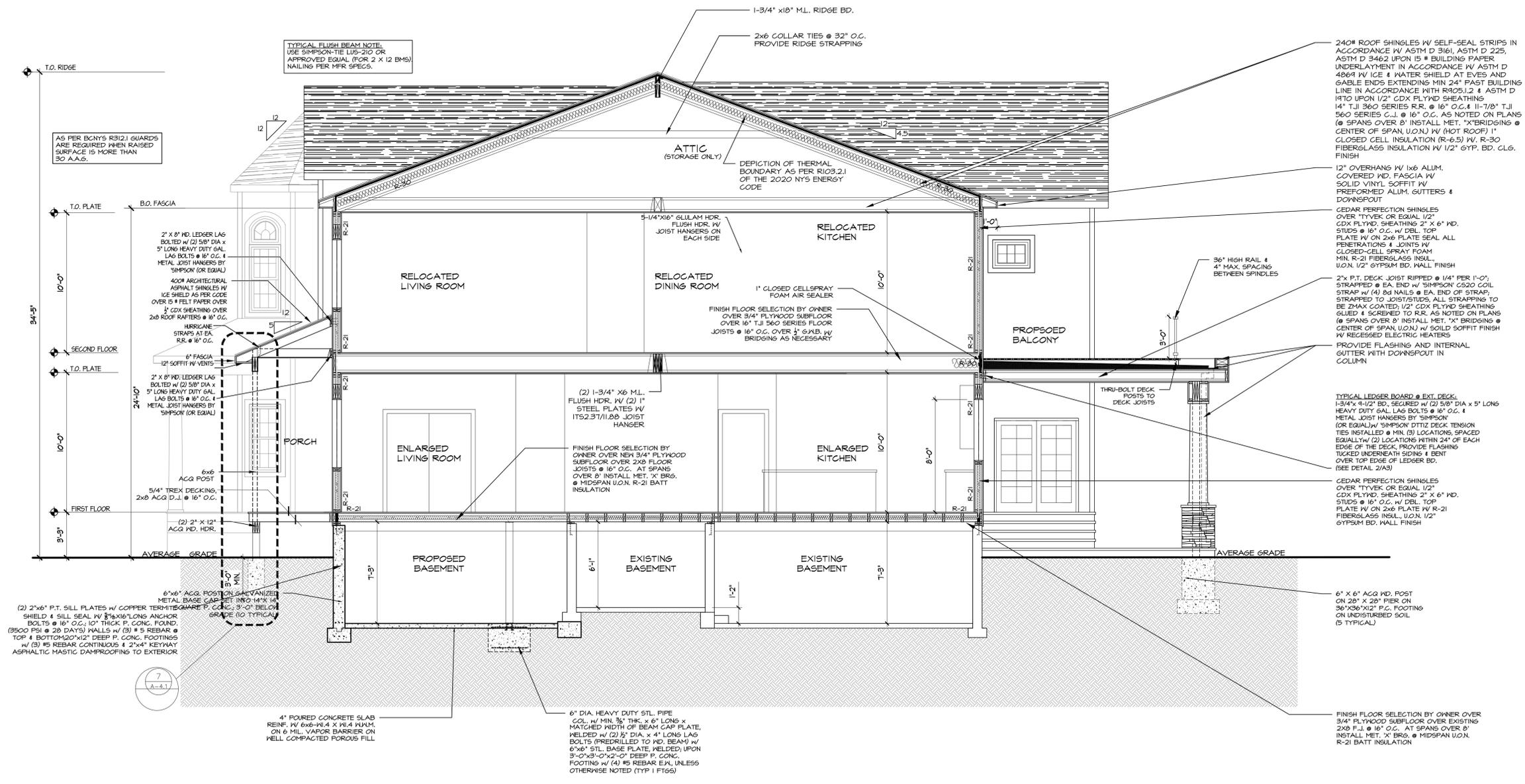
DATE: 5-09-2022	DRAWING NO.:
PROJECT NO.: 2022-010	A-2
DRAWN BY: J.G.	
CHECKED BY: J.G.	
SCALE: 1/4"=1'-0"	DRAWING #: 3 OF 3

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

CONTRACTOR:
DORMER'S EXPRESS INC.
141 Sunrise Highway, Suite 7
Lindenhurst, N.Y. 11757
Phone: 631-952-0424
Attn: Tito Garcia

OWNER:
RANDY & MICHELLE ABREU
3 ROSE STREET
FREEPORT, NY 11530
PHONE: 516-507-0147
EMAIL: RABREU@webuyroya.com

ZONE: A
FEMA ZONE: X



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

NO.	DESCRIPTION	DATE	INITIALS
2	ISSUED FOR SITE PLAN REVIEW	2-18-2023	J.G.
1	ISSUED FOR PERMIT	9-5-2022	J.G.

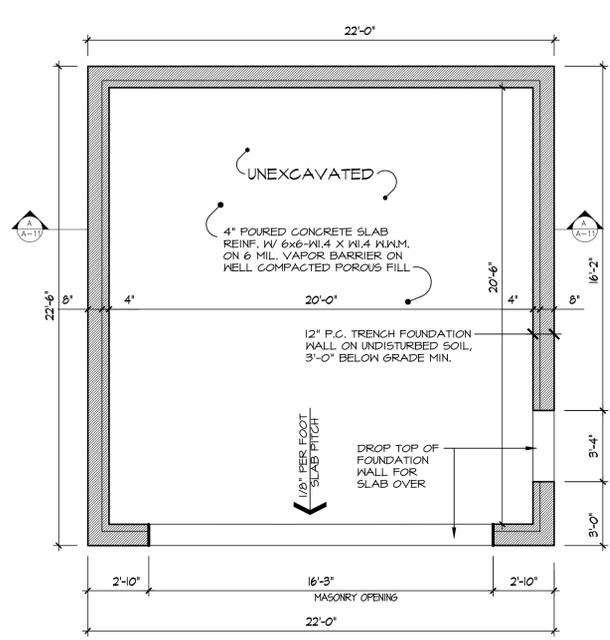


PROJECT TITLE:
2 STORY SIDE ADDITION AND DORMER & INTERIOR RENOVATION FOR THE ABREU RESIDENCE
23 ROSE STREET,
FREEPORT, NY 11530
N.C.T.M. # 62-110-9

TITLE SHEET:
PROPOSED SECTION A

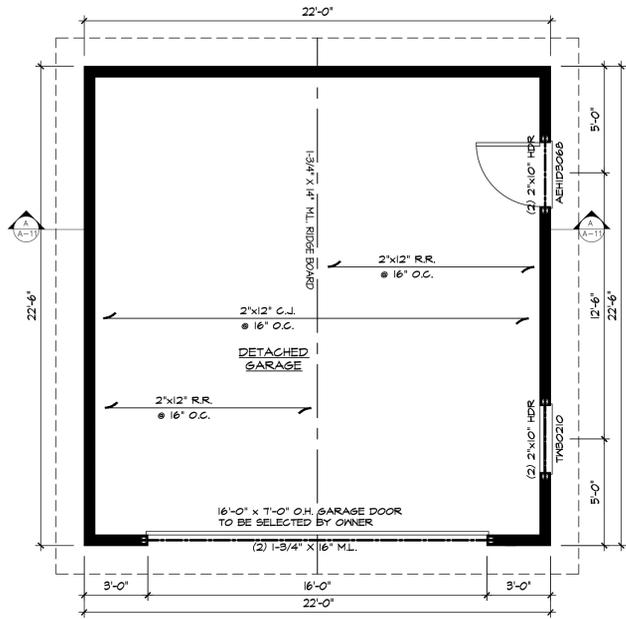
DATE	5-09-2022	DRAWING NO.:	A-3
PROJECT NO.:	2022-010		
DRAWN BY:	J.G.		
CHECKED BY:	J.G.		
SCALE:	1/4" = 1'-0"	DRAWING #:	4 OF 6

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.



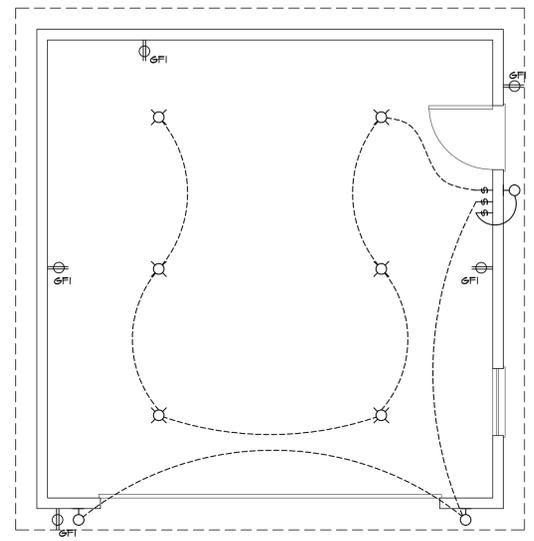
FOUNDATION PLAN

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



PROPOSED GARAGE PLAN

SCALE: 1/8" = 1'-0" PROPOSED DETACHED GARAGE PLAN AREA : 495 SQ. FT.

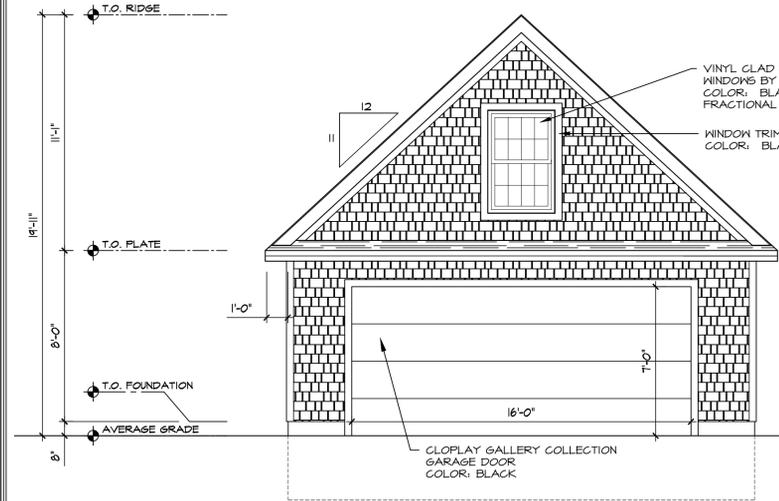


ELECTRIC KEY

- 120v DUPLEX RECEPTACLE OUTLET
- 220v DUPLEX RECEPTACLE OUTLET
- GROUND FAULT CURRENT INTERRUPTING DUPLEX OUTLET
- JUNCTION BOX
- 3-WAY SWITCH
- SINGLE POLE SWITCH
- DATA CABLE
- HARD-WIRED SMOKE DETECTOR
- HARD-WIRED CARBON MONOXIDE DETECTOR

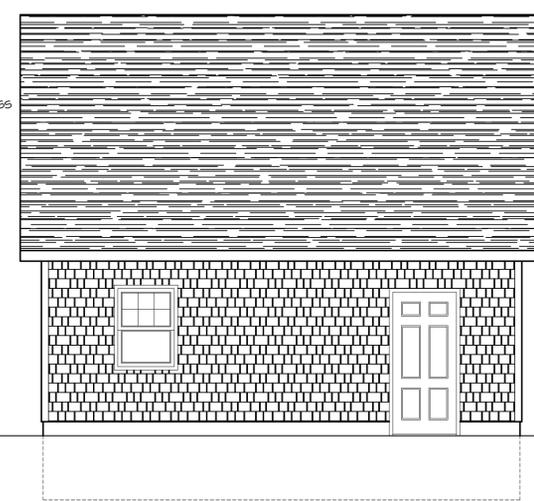
PROPOSED GARAGE ELECTRIC PLAN

SCALE: 1/8" = 1'-0"



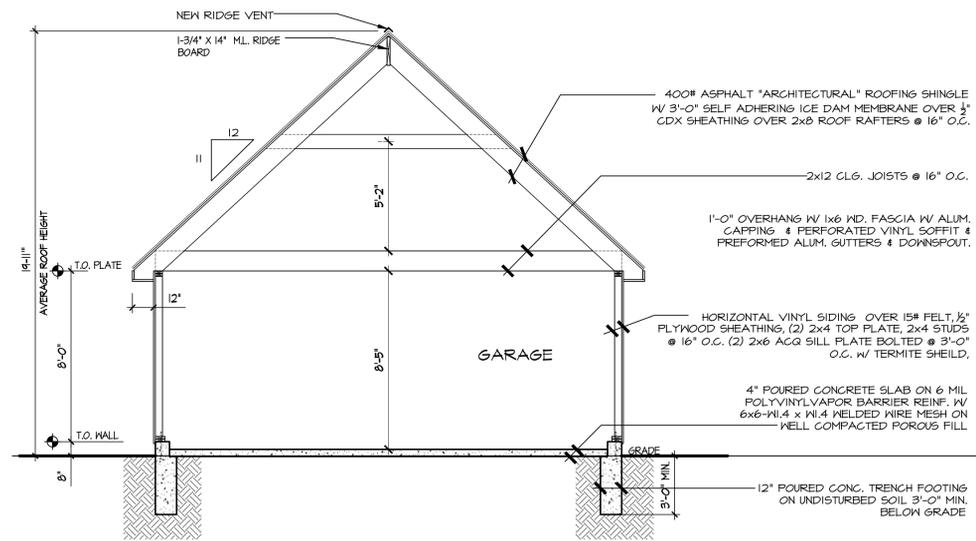
PROPOSED FRONT ELEVATION

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



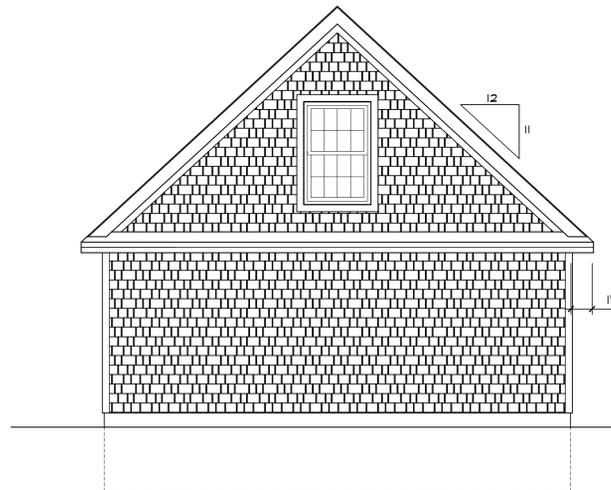
RIGHT SIDE ELEVATION

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



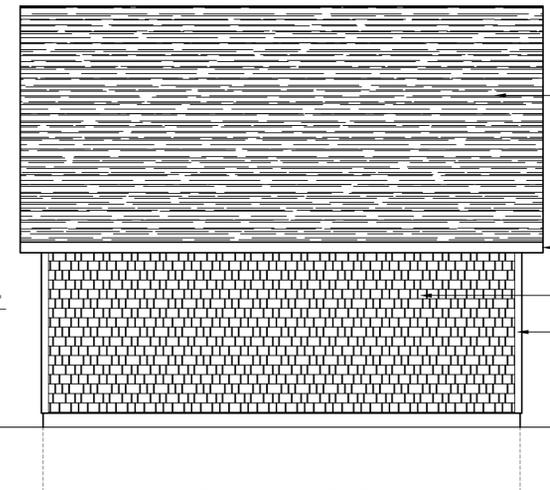
SECTION "A-A"

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

ARCHITECT:

Architek
DESIGN P.C.

11 ROSLYN STREET ISLIP TERRACE, N.Y. 11752
P. 631-365-7901
E. jfgarci@yahoo.com

CONTRACTOR:
DORMER'S EXPRESS INC.
145 Sunrise Highway, Suite 7
Lindenhurst, NY 11752
Phone: 631-952-0424
Attn: Tim Garcia

OWNER:
RANDY & MICHELLE ABREU
23 ROSE STREET,
FREEPORT, NY 11530
PHONE: 516-507-0147
EMAIL: Rabreu@woodburyoptics.com

ZONE: A
FEMA ZONE: X

NO.	DESCRIPTION	DATE	INITIALS
2	ISSUED FOR SITE PLAN REVIEW	2-18-2023	J.G.
1	ISSUED FOR PERMIT	9-5-2022	J.G.

REGISTERED ARCHITECT
ROSE F. GARCIA
STATE OF NEW YORK
037032

PROJECT TITLE:
2 STORY SIDE ADDITION AND DORMER & INTERIOR RENOVATION FOR THE ABREU RESIDENCE
23 ROSE STREET,
FREEPORT, NY 11530
N.C.T.M. # 62-110-9

TITLE SHEET:
DETACHED GARAGE PLANS, ELEVATIONS & SECTION

DATE: 5-09-2022 DRAWING NO.:
PROJECT NO.: 2022-010
DRAWN BY: J.G.
CHECKED BY: J.G.

SCALE: AS NOTED DRAWING #: 6 OF 6

A-5

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. ALTERATION OR ADDITION TO THESE PLANS IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.















WELCOME

TRD 4x4
OFF ROAD

LIMITED























Application Date: 3/14/23
Fees Paid: \$275.00

SP# 3627

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: 55 Bedell Street ZONING DISTRICT Residence A
SECTION 02 BLOCK 46 LOT 13 LOT SIZE: 55 X 150

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Masood Bhutta</u>		Name: <u>55 Bedell Realty Inc. / Masood Bhutta</u>
Address: <u>55 Bedell St. Freeport, NY 11520</u>		Address: <u>55 Bedell St. Freeport NY 11520</u>
Telephone #:		Telephone #:

Expeditor
Attorney Name: April Modigan Address: 8 W. Merrick Rd, Suite 215 Freeport, NY 11520
(optional) Phone #: 516-324-6942
Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Front Addition & Alterations to two-family Dwelling

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

2023 MAR 14 P 2:56
RECEIVED
CLERK'S OFFICE
VILLAGE OF FREEPORT NY

M. Bhutta
APPLICANT'S SIGNATURE
Sworn to before me this 19th day of SEPTEMBER 2022
NOTARY PUBLIC STATE OF NEW YORK
No. 011638249
Notary Public in Kings County
My Commission Expires 10-22-2022

09/19/22
DATE

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

M. Bhutta
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 19th day of SEPTEMBER 2022
NOTARY PUBLIC STATE OF NEW YORK
No. 011638249
Notary Public in Kings County
My Commission Expires 10-22-2022

09/19/2022
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

March 14, 2023
UPDATED SITE PLAN LETTER

Masood Bhutta
55 Bedell Street
Freeport, NY 11520

RE: 55 Bedell Street, Freeport, NY
Zoning District: Residence A Sec 62 Blk 46 Lot 13
Building Permit Application #20223002
Description: Front addition and alterations to two-family dwelling

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
Robert Bennett, P.E.

ZBA Approval Needed: Yes X No

RECEIVED
2023 MAR 14 P 2:56
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. 20223022

Location: 55 Bedell Street, Freeport, NY

Applicant: Masood Bhutta

Description: Front addition and alterations to two family dwelling

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

RECEIVED
2022 JAN 14 2:56
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

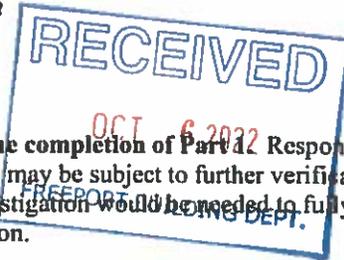
Dated: November 1, 2022


Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

20223022



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							
55 Bedell Street, Freeport NY 11520							
Name of Action or Project: Proposed Addition							
Project Location (describe, and attach a location map): North East Corner of Bedell Street and Raynor Street							
Brief Description of Proposed Action: Proposed Addition							
Name of Applicant or Sponsor: April Madigan		Telephone: 516-324-6742					
		E-Mail: AMexpediter@gmail.com					
Address: 8 West Merrick Rd							
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.			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.47 acres	2022 OCT 6 VILLAGE OF FREEPORT, NY TOWN ENGINEERING DEPT. 2:56				
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.47 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

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

VILLAGE OF ...
 CLERK'S OFFICE
 7023 ...
 MAR 14 P 2:56
 RECD

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: April Madigan	Date: 09/26/22	
Signature: 		

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

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

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

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

RECEIVED
 2023 MAR 14 P 2:57
 CLERK'S OFFICE
 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.
AM Expediting LLC	09/26/22
_____ Name of Lead Agency	_____ Date
April Madigan	President
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT

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

DATE: February 16, 2023

APPROVAL

Building Department Permit Application#20223002

Chairman, regarding Application #2022-42 for the premises located at 55 Bedell Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A and 210-21A seeking approval for front addition and alterations to two-family dwelling.

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

A public hearing was held on December 14, 2022 wherein applicant was represented by architect Robert Bennett. He explained that the owner is looking to maintain his two family status on his house, which has a certificate of occupancy from 1957. He explained that the owner proposes to enclose his dilapidated front porch. The house was purchased by the current owner on August 5, 2021. He plans to live on the first floor and rent out the second floor. There is no change in square footage, setbacks, height, or sky exposure plane.

This variance proposed, while technically an extension of a non-permitted use should be looked at through the lens of an area variance. Applicant is simply expanding the first floor of a two floor house.

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

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

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

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

Second by: Ben Jackson

The Clerk polled the Board:

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



MATERIALS LIST

55 BEDELL STREET
FREEPORT NY
PROPOSED FRONT ADDITION

Roof Shingles: Timberline Natural Shadow Shingles - Color Hickory

Siding: James Hardie Plank Statement Collection in Boothbay Blue

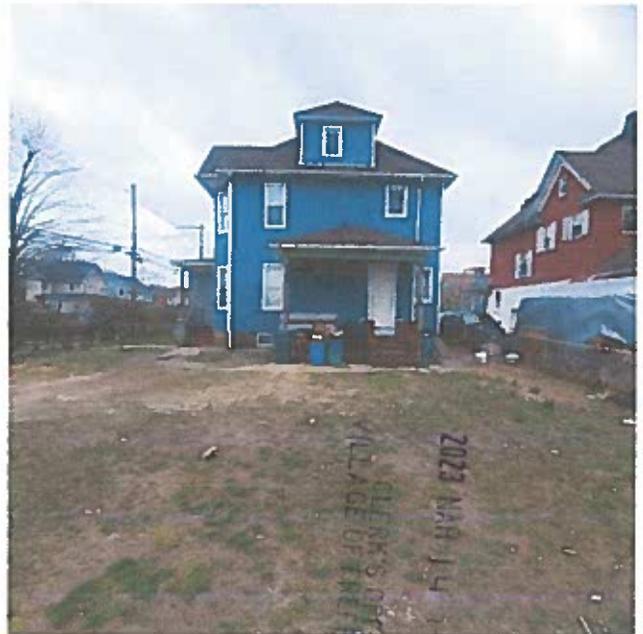
All Trim: LP Smartside in Snowscape White

Windows: Double Hung American Craftsman 70 Series in White

Front Door: Jeldwen 43 3/4 oval glass with 3 white panels in white

RECEIVED
2023 MAR 14 P 2:57
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

55 Bedell St, Freeport



2023 MAR 14 10 20 AM
VILLAGE OF FREEPORT, NY

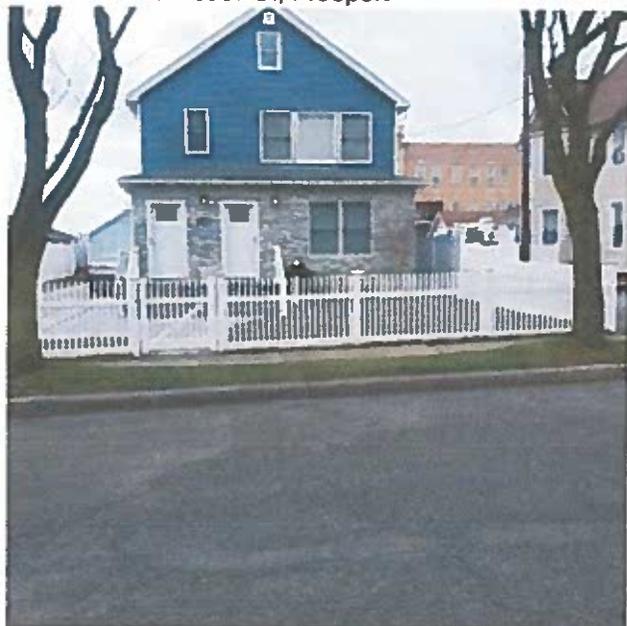
53 Bedell St, Freeport



49 Bedell St, Freeport

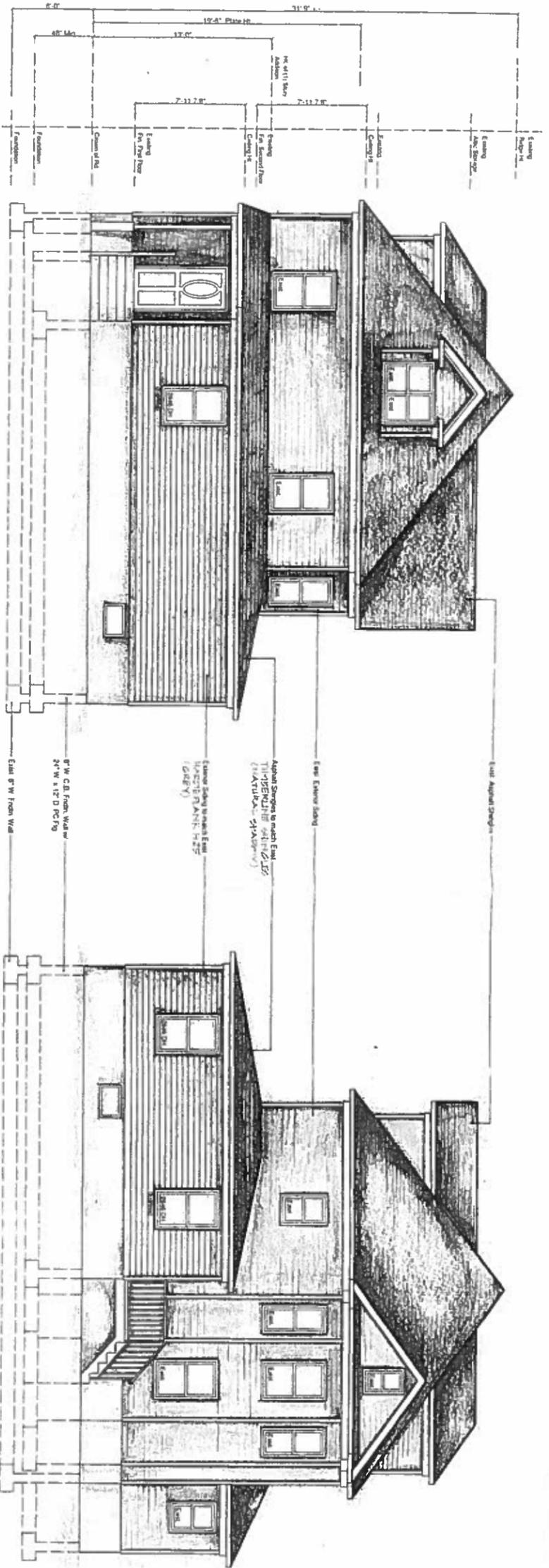


49 Bedell St, Freeport



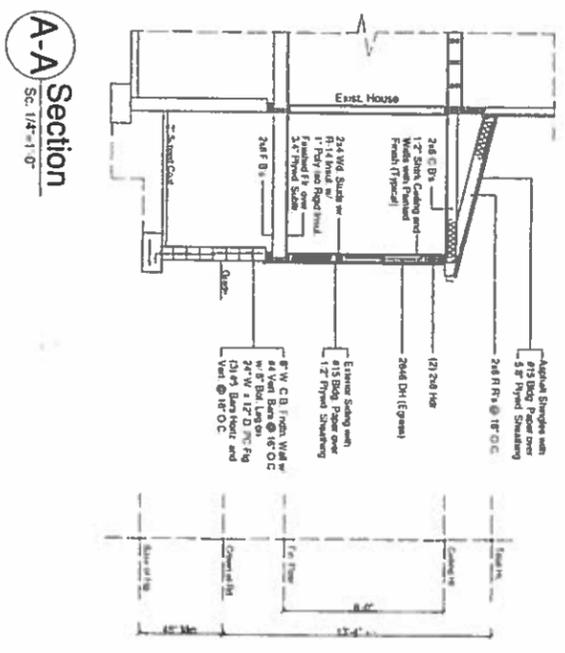
50 Bedell St, Freeport





1 Front Elevation
Sc. 1/4" = 1'-0"

2 Side Elevation - Right
Sc. 1/4" = 1'-0"



Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
55 Bedell Street
Freeport, New York 11520

Rabco Engineering, P.C.
8 West Main St., 8th Fl., Suite 210
Freeport, New York 11520
Tel: (516) 667-2008 Fax: (516) 667-2027

Maria J. Miro Design and Drafting
10022 Merrick Ave 11566
N. Merrick, New York 11566
Tel: (516) 547-5251

Project	Residence @ 55 Bedell Street Freeport, New York 11520
Drawn by	MJM
Checked by	MJM
Scale	AS SHOWN
Sheet No.	2 of 6

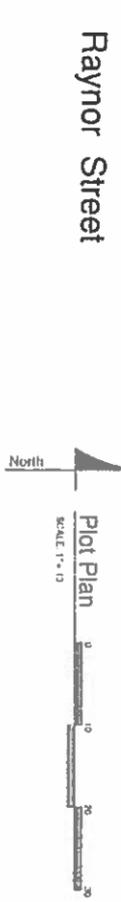
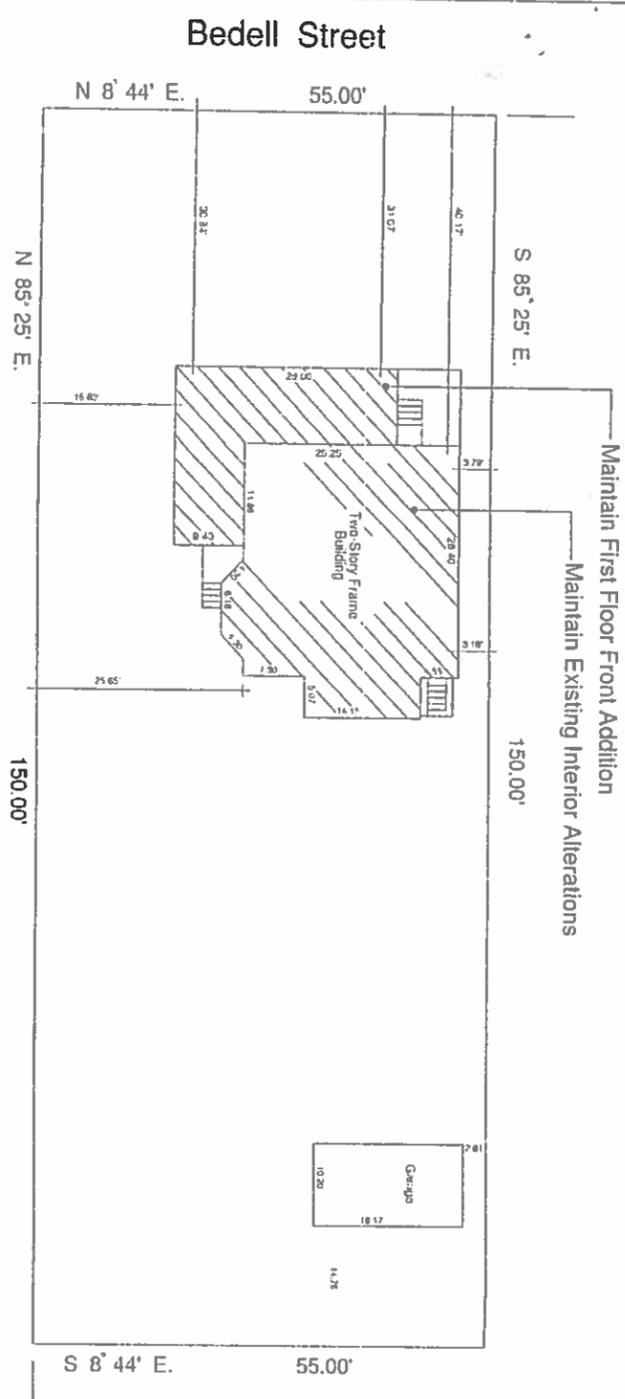


TABLE of Proposed Work - Item 11, Part 1, Item 1

Item	Quantity	Unit	Material	Notes
1	1	sq ft	Asph/Flt	Roofing
2	1	sq ft	Asph/Flt	Roofing
3	1	sq ft	Asph/Flt	Roofing
4	1	sq ft	Asph/Flt	Roofing
5	1	sq ft	Asph/Flt	Roofing
6	1	sq ft	Asph/Flt	Roofing
7	1	sq ft	Asph/Flt	Roofing
8	1	sq ft	Asph/Flt	Roofing
9	1	sq ft	Asph/Flt	Roofing
10	1	sq ft	Asph/Flt	Roofing
11	1	sq ft	Asph/Flt	Roofing
12	1	sq ft	Asph/Flt	Roofing
13	1	sq ft	Asph/Flt	Roofing
14	1	sq ft	Asph/Flt	Roofing
15	1	sq ft	Asph/Flt	Roofing
16	1	sq ft	Asph/Flt	Roofing
17	1	sq ft	Asph/Flt	Roofing
18	1	sq ft	Asph/Flt	Roofing
19	1	sq ft	Asph/Flt	Roofing
20	1	sq ft	Asph/Flt	Roofing
21	1	sq ft	Asph/Flt	Roofing
22	1	sq ft	Asph/Flt	Roofing
23	1	sq ft	Asph/Flt	Roofing
24	1	sq ft	Asph/Flt	Roofing
25	1	sq ft	Asph/Flt	Roofing
26	1	sq ft	Asph/Flt	Roofing
27	1	sq ft	Asph/Flt	Roofing
28	1	sq ft	Asph/Flt	Roofing
29	1	sq ft	Asph/Flt	Roofing
30	1	sq ft	Asph/Flt	Roofing
31	1	sq ft	Asph/Flt	Roofing
32	1	sq ft	Asph/Flt	Roofing
33	1	sq ft	Asph/Flt	Roofing
34	1	sq ft	Asph/Flt	Roofing
35	1	sq ft	Asph/Flt	Roofing
36	1	sq ft	Asph/Flt	Roofing
37	1	sq ft	Asph/Flt	Roofing
38	1	sq ft	Asph/Flt	Roofing
39	1	sq ft	Asph/Flt	Roofing
40	1	sq ft	Asph/Flt	Roofing
41	1	sq ft	Asph/Flt	Roofing
42	1	sq ft	Asph/Flt	Roofing
43	1	sq ft	Asph/Flt	Roofing
44	1	sq ft	Asph/Flt	Roofing
45	1	sq ft	Asph/Flt	Roofing
46	1	sq ft	Asph/Flt	Roofing
47	1	sq ft	Asph/Flt	Roofing
48	1	sq ft	Asph/Flt	Roofing
49	1	sq ft	Asph/Flt	Roofing
50	1	sq ft	Asph/Flt	Roofing
51	1	sq ft	Asph/Flt	Roofing
52	1	sq ft	Asph/Flt	Roofing
53	1	sq ft	Asph/Flt	Roofing
54	1	sq ft	Asph/Flt	Roofing
55	1	sq ft	Asph/Flt	Roofing
56	1	sq ft	Asph/Flt	Roofing
57	1	sq ft	Asph/Flt	Roofing
58	1	sq ft	Asph/Flt	Roofing
59	1	sq ft	Asph/Flt	Roofing
60	1	sq ft	Asph/Flt	Roofing
61	1	sq ft	Asph/Flt	Roofing
62	1	sq ft	Asph/Flt	Roofing
63	1	sq ft	Asph/Flt	Roofing
64	1	sq ft	Asph/Flt	Roofing
65	1	sq ft	Asph/Flt	Roofing
66	1	sq ft	Asph/Flt	Roofing
67	1	sq ft	Asph/Flt	Roofing
68	1	sq ft	Asph/Flt	Roofing
69	1	sq ft	Asph/Flt	Roofing
70	1	sq ft	Asph/Flt	Roofing
71	1	sq ft	Asph/Flt	Roofing
72	1	sq ft	Asph/Flt	Roofing
73	1	sq ft	Asph/Flt	Roofing
74	1	sq ft	Asph/Flt	Roofing
75	1	sq ft	Asph/Flt	Roofing
76	1	sq ft	Asph/Flt	Roofing
77	1	sq ft	Asph/Flt	Roofing
78	1	sq ft	Asph/Flt	Roofing
79	1	sq ft	Asph/Flt	Roofing
80	1	sq ft	Asph/Flt	Roofing
81	1	sq ft	Asph/Flt	Roofing
82	1	sq ft	Asph/Flt	Roofing
83	1	sq ft	Asph/Flt	Roofing
84	1	sq ft	Asph/Flt	Roofing
85	1	sq ft	Asph/Flt	Roofing
86	1	sq ft	Asph/Flt	Roofing
87	1	sq ft	Asph/Flt	Roofing
88	1	sq ft	Asph/Flt	Roofing
89	1	sq ft	Asph/Flt	Roofing
90	1	sq ft	Asph/Flt	Roofing
91	1	sq ft	Asph/Flt	Roofing
92	1	sq ft	Asph/Flt	Roofing
93	1	sq ft	Asph/Flt	Roofing
94	1	sq ft	Asph/Flt	Roofing
95	1	sq ft	Asph/Flt	Roofing
96	1	sq ft	Asph/Flt	Roofing
97	1	sq ft	Asph/Flt	Roofing
98	1	sq ft	Asph/Flt	Roofing
99	1	sq ft	Asph/Flt	Roofing
100	1	sq ft	Asph/Flt	Roofing

Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
55 Bedell Street
Freeport, New York 11520

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load	Wind Speed (mph)	Wind Design		Special Wind Region	Wind borne Debris Zone	Within 1 Mile of Shoreline	Salt Crystallization	Weathering Depth	Seismic	Frost-free Depth	Famine	Winter Temperature	Ice Barrier Underlayment	Ice per Spec 903.2.7.1	Food Hazard Zone	Mean Annual Temperature	Air Freezing Index
		Topographic Effects	No														
25 psf	130 mph	No	No	No	No	No	No	48"	15 F	Yes	15 F	Yes	Yes	No	32.9	1500 hr base	

STRUCTURAL LOADS

Live Loads, minimum lbs. per square foot

Exterior Gallery 65 psf
Atrium Storage 20 psf
Sleeping Rooms 40 psf
Non-Sleeping Rooms 20 psf
Dead Loads 20 psf

WEIGHTS of MATERIALS (lb. per sq. ft.)
Ceramic Tile (1/4" thick)
1" mortar base
Hardwood Flooring 3/4" thick

5/8" Diameter Round rebar
Typical DEAD LOADS lbs per square foot
Floor with mud set in finish = 21 psf
Floor with hardwood finish = 12 psf

MAXIMUM ALLOWABLE DEFLECTION

Floor and Ceiling Joists
Live Load = 1/360
Total Load = 1/400
Roof Rafters with no other finish ceiling
Live Load = 1/240
Total Load = 1/240
Roof Rafters with interior finish ceiling
Live Load = 1/360
Total Load = 1/400

GENERAL NOTES

1. All work shall be in accordance with codes of the Village of Freeport, New York, 2020 Building Code, NYS DEC, and any other applicable laws and regulations.

2. The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as set out on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to this bid. The contractor shall be responsible for obtaining all necessary permits and licenses for the work and for maintaining the same in full force and effect throughout the term of the contract.

3. The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.

4. The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to ensure the safety of all occupants, employees and the public. Any materials and property not included in the scope of work shall be suitably protected against damage and is necessary, shall be returned to its original state.

5. The Contractor shall maintain workman's compensation, disability and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under the project.

6. All Plumbing, Electrical and other work is required to be performed by approved license of Freeport licensed contractors.

7. The Contractor shall at all times keep the site free from the accumulation of waste material or rubbish caused by operations. All the completion of the work, all waste material, rubbish, equipment and supplies, material shall be removed and the site left in a "broom clean" condition.

ROOFING NOTES:

Approved Strip Siding shall have a minimum of six (6) inches of overhang on the eaves and a minimum of two (2) inches of overhang on the gables.

For Protection, in areas where the Building Code requires a minimum of six (6) inches of overhang on the eaves and a minimum of two (2) inches of overhang on the gables, the contractor shall install a minimum of six (6) inches of overhang on the eaves and a minimum of two (2) inches of overhang on the gables.

Underlayment shall be applied over the sheathing in accordance with the manufacturer's instructions. The underlayment shall be applied in a manner that will provide a continuous barrier against water penetration.

Shingles shall be applied over the underlayment in accordance with the manufacturer's instructions. The shingles shall be applied in a manner that will provide a continuous barrier against water penetration.

Flashing shall be applied over the shingles in accordance with the manufacturer's instructions. The flashing shall be applied in a manner that will provide a continuous barrier against water penetration.

Roofing shall be completed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and licenses for the work and for maintaining the same in full force and effect throughout the term of the contract.

SMOKE DETECTOR NOTES

All smoke detectors shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and licenses for the work and for maintaining the same in full force and effect throughout the term of the contract.

ELECTRICAL NOTES

All electrical work shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and licenses for the work and for maintaining the same in full force and effect throughout the term of the contract.

CARBON MONOXIDE DETECTOR NOTES

All carbon monoxide detectors shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and licenses for the work and for maintaining the same in full force and effect throughout the term of the contract.

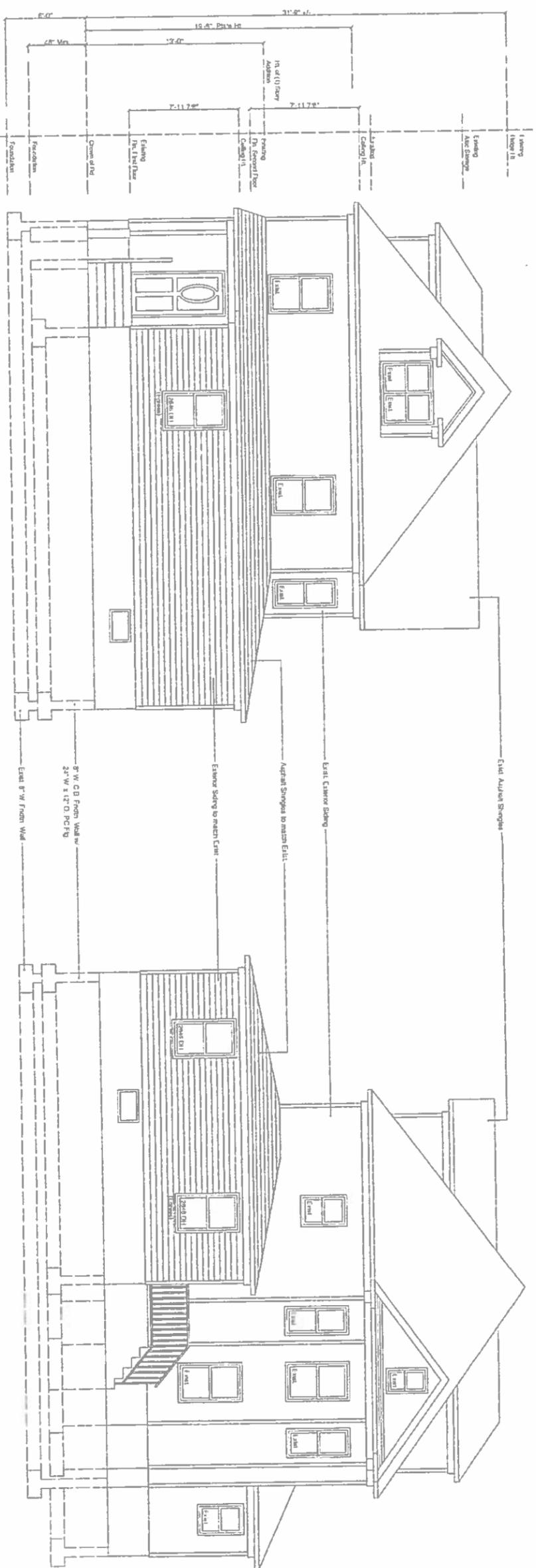
LIGHT & VENTILATION NOTES

All lighting and ventilation work shall be installed in accordance with the manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits and licenses for the work and for maintaining the same in full force and effect throughout the term of the contract.

This is a violation of New York State Education Law Article 145, Section 2703, for any person unless the professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall sign the item in his or her seal and the notation shall be "followed by his or her signature and the date of such alteration and a specific description of the alteration."

Rabco Engineering, P.C.
Robert Bennett, P.E.
8 West Merrick Rd., Suite 219
Freeport, New York 11520
Tel: (516) 897-2038 Fax: (516) 897-2037
Email: robert@rabcoengineering.com

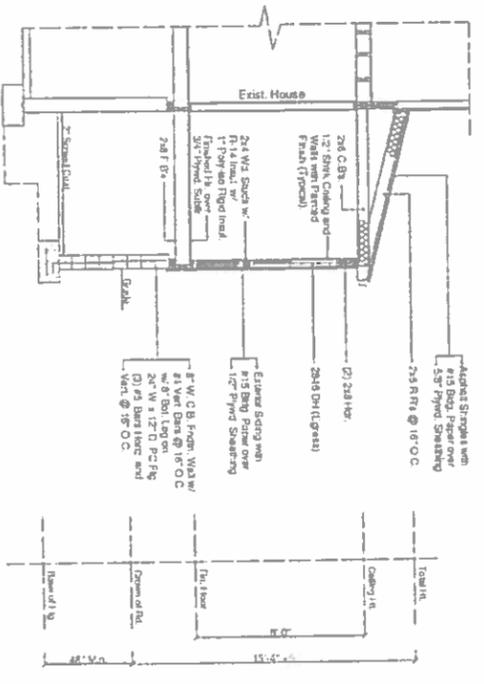
Maria J. Miro Design and Drafting
1022 Merrick Avenue, N. Merrick, NY 11566
Tel: 516-547-2531 Email: maria@mjmd.com



1 Front Elevation (West-Bedell St.)
 Sc. 1/4" = 1'-0"

2 Side Elevation - (South Raynor St.)
 Sc. 1/4" = 1'-0"

A-A Section
 Sc. 1/4" = 1'-0"



This is a violation of New York State Education Law, Article 145, Section 2706, for any person unless he or she is acting under the direction of a licensed professional engineer or land surveyor. In either an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall sign to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

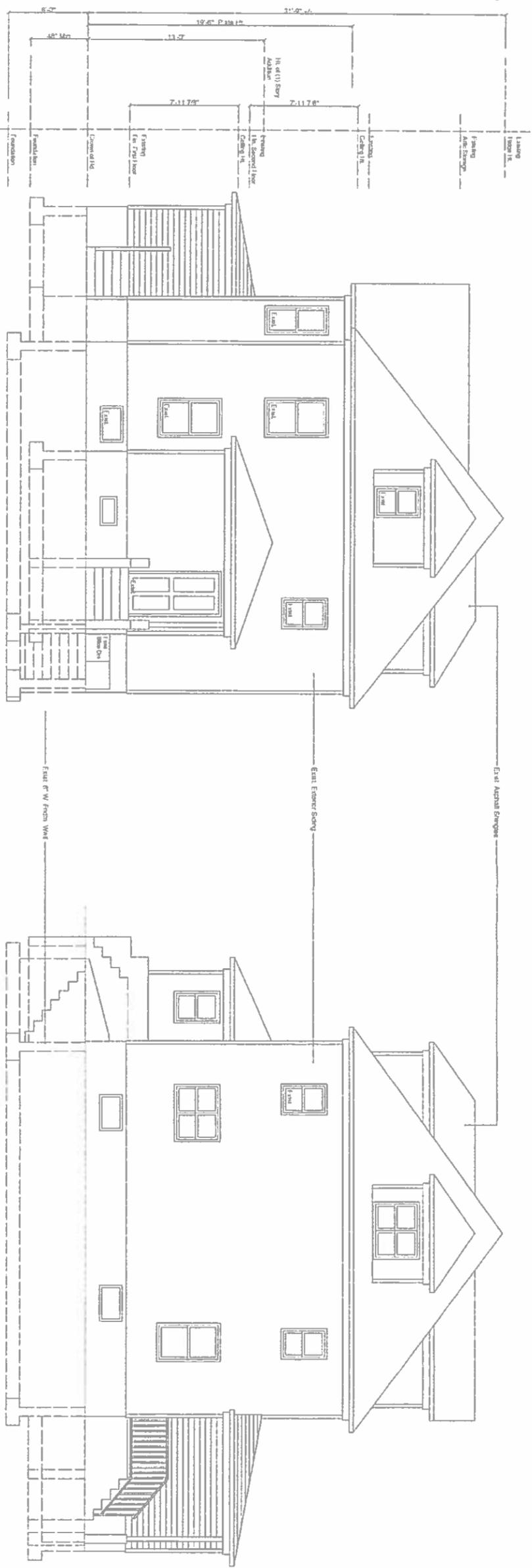
Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
 55 Bedell Street
 Freeport, New York 11520



Rabco Engineering, P.C.
 Robert Barnett, P.E.
 9 Wood Montic Rd. Suite 219
 Freeport, New York 11520
 Tel. (516) 667-2005 Fax: (516) 967-2037
 Email: robert@rabcoengineering.com

Marta J. Miro Design and Drafting
 1002 Avenida Avenue, N. Merrick, NY 11566
 Tel. 516.547.5251 Email: kate@mjmiro.com



3 Rear Elevation (East)
 Sc. 1/4" = 1'-0"

4 Side Elevation - North
 Sc. 1/4" = 1'-0"

It is a violation of New York State Education Law Article 145 Section 2203, for any person unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall advise, in the item file or his or her seal and the reason "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

Maintain Existing Interior Alterations and First Floor Front Addition

Residence @:
 55 Bedell Street
 Freeport, New York 11520



Rabco Engineering, P.C.
 Robert Bennett, P.E.
 8 West Merrick Rd. Ste 219
 Freeport, New York 11520
 Tel. (516) 987-2030 Fax (516) 607-2037
 Email: robert@rabcoengineering.com

Maria J. Miro Design and Drafting
 1022 Merrick Avenue, N. Merrick, NY, 11566
 Tel. 516-547-5251 Email: kmj@mjdesign.com

Project	Maintain Existing Interior Alterations and First Floor Front Addition	Scale	As Shown	Sheet No.	3 of 8
Drawn by	MJM	Check by	MJM	Date	01/27/21

Application Date: 3/16/23
Fees Paid: \$225

SP# 3625

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: 123 EAST MILTON STREET ZONING DISTRICT RES A
SECTION 65 BLOCK 249 LOT 90 LOT SIZE: 52' x 100'

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>JACK SEDOROWITZ</u>		Name: <u>GUILLERMO ROMERO</u>	
Address: <u>2174 HEWLETT AVENUE</u> <u>SUITE 210 MERRICK, NY 11566</u>		Address: <u>123 EAST MILTON STREET</u> <u>FREEPORT, NY 11520</u>	
Telephone #: <u>516-645-6046</u>		Telephone #: <u>914-423-7452</u>	

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

Present Land Use: SINGLE FAMILY RESIDENTIAL Proposed Land Use: SINGLE FAMILY RESIDENTIAL

Description of Proposed Work: CONSTRUCT A NEW SECOND FLOOR ADDITION

I request a preliminary meeting: _____ YES NO

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

YES _____ NO

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 8th
day of November, 2022.

JOANN McDERMOTT
Notary Public, State of New York
No. 01MC4795263
Qualified in Nassau County
Commission Expires July 31, 2025

November 8, 2022
DATE

2023 MAR 16 A 9:24
RECEIVED
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Property Owner's Consent: Guillermo D. Romero Romero 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 11th
day of November, 2022

11/11/2022
DATE



[Signature]
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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 25, 2023
UPDATED SITE PLAN LETTER

Guillermo Romero
123 E. Milton Street
Freeport, NY 11520

RE: 123 E. Milton Street, Freeport, NY
Zoning District: Residence A Sec 55 Blk 249 Lot 90
Building Permit Application #20212276
Description: Construct a new second floor addition

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
Jack Sedorowitz, R.A..

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20212276

Location: 123 E. Milton Street, Freeport, NY

Applicant: Guillermo Romero

Description: Construct a new second floor addition

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: January 25, 2023 - Updated


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.

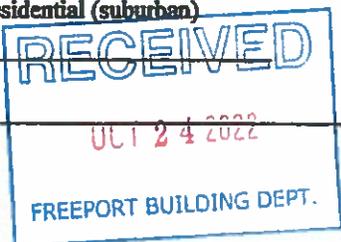
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

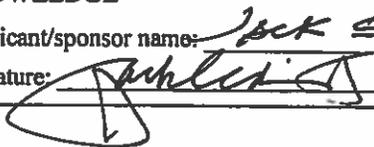
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 123 E MILTON STREET			
Project Location (describe, and attach a location map): 123 E MILTON STREET FREEPORT, NY 11520			
Brief Description of Proposed Action: NEW SECOND FLOOR ADDITION			
Name of Applicant or Sponsor: JACK SEDOROWITZ		Telephone: 516.695.6046	
Address: 2174 HAWLETT AVE.		E-Mail: JSEOROWITZ@AOL.COM	
City/PO: MERRICK		State: NY	Zip Code: 11566
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
3.a. Total acreage of the site of the proposed action? <u> .12 </u> acres			
b. Total acreage to be physically disturbed? <u> 0 </u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u> .12 </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			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		Y	
b. Consistent with the adopted comprehensive plan?		Y	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			Y
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	
		Y	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		Y	
b. Are public transportation service(s) available at or near the site of the proposed action?		Y	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		Y	
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	
			Y
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	
			Y
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		Y	
b. Is the proposed action located in an archeological sensitive area?		Y	
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	
		Y	
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: _____		Y	
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	
		Y	
16. Is the project site located in the 100 year flood plain?	NO	YES	
			Y
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	NO	YES	
		Y	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

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
_____	Y	
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
_____	Y	
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
_____	Y	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jack SEDROVITZ</u>		Date: <u>9/20/2022</u>
Signature: 		

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

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

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

DATE: January 19, 2023

APPROVAL

Building Department Permit Application #20212276

Chairman, regarding Application #2022-45 for the premises located at 123 E. Milton St., Freeport. The Applicant comes before this Board seeking a variance from Village Ordinances §210-6A and 210-43A seeking approval to construct a new second floor addition.

I, Diego Pinzon, move that this Board make the following findings of fact:

A public hearing was held on January 19, 2023 wherein applicant was represented by architect Jack Sedorowitz. He explained that the applicant purchased the house in 2013, renovated the first floor and now with a growing family, needs space on a second floor. The proposed addition is right in line with the existing front setback of 17.58 feet. Nothing else is changing.

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

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

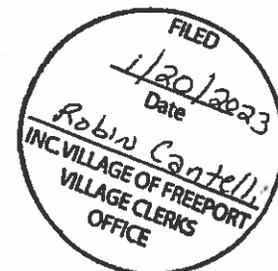
I further move that this application be granted subject to the following conditions:

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.

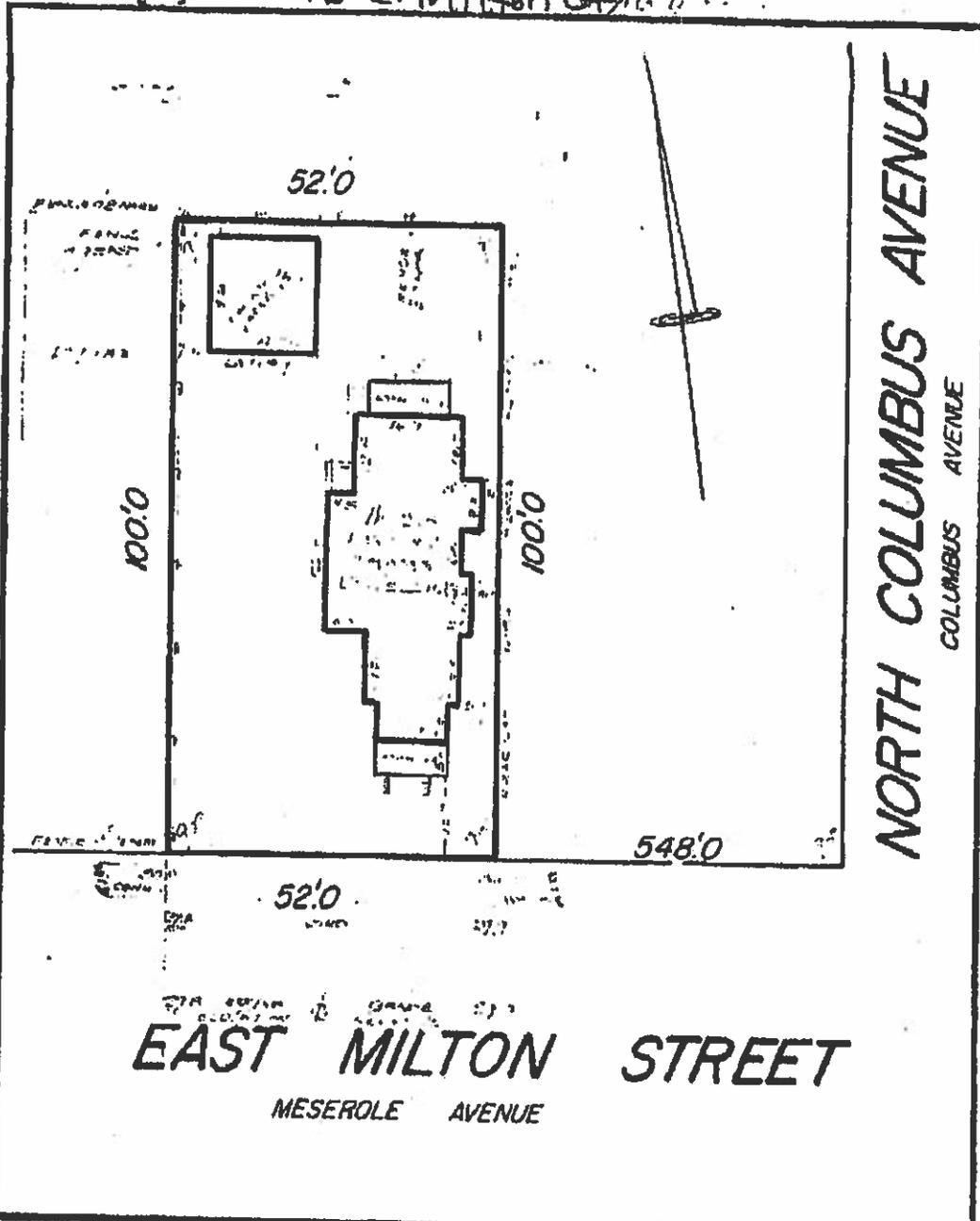
Second by: Jennifer Carey

The Clerk polled the Board:

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



Title No. 06-36614 123 E. MILTON ST. 11-17-80



NORTH COLUMBUS AVENUE
COLUMBUS AVENUE

EAST MILTON STREET
MESEROLE AVENUE

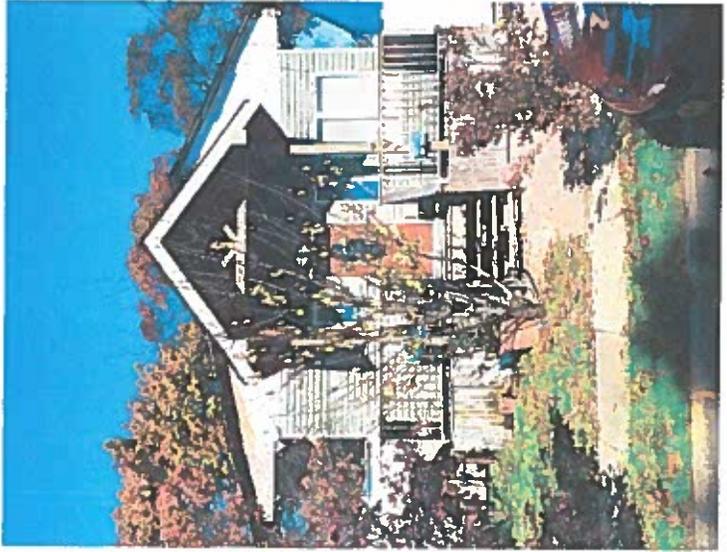
P. O. BOX 146 OLD WESTBURY N.Y. 11568 516-626-9580	Robert Friedel LAND SURVEYOR LIC. NO. 30300	AMITYVILLE N. Y. 516-598-0324
Lot <u>189, 190 & THE WESTERLY 2' OF 191</u>		
Block _____		
Map of <u>GREENVIEW TERRACE, COMPRISING 313 LOTS</u>		
Location <u>FREEPORT NASSAU COUNTY NEW YORK</u>		
Guaranteed to <u>AMERICAN TITLE INSURANCE CO</u>		
<u>JOHN & LINDA ADAMS</u>		
Date <u>11-17-80</u>		

55 BLK 249 L 90

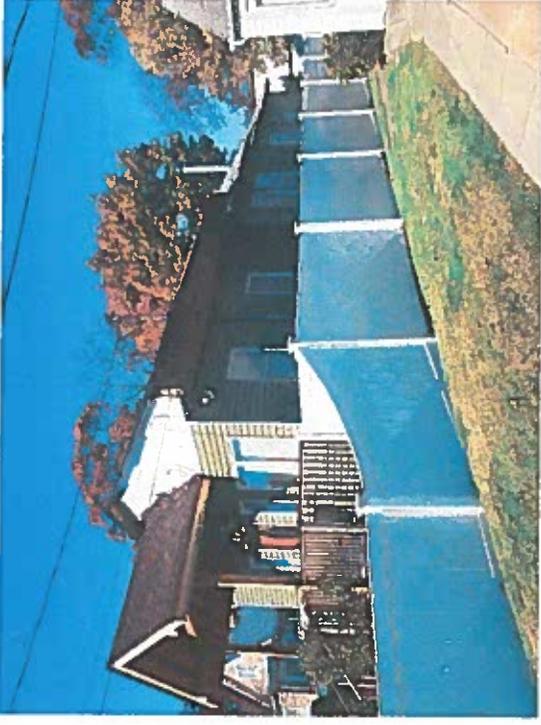
Robert Friedel



123 EAST MILTON STREET REAR ELEVATION



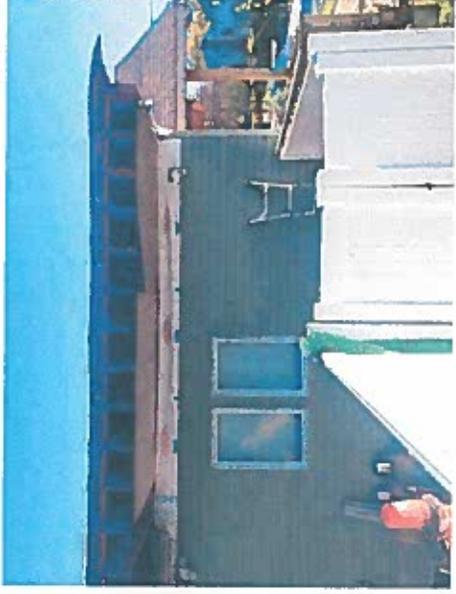
123 EAST MILTON STREET FRONT ELEVATION

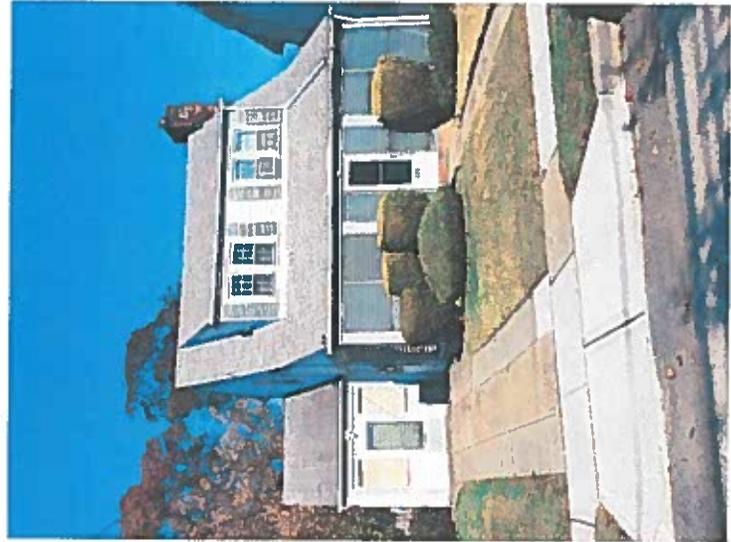


123 EAST MILTON STREET RIGHT SIDE ELEVATION

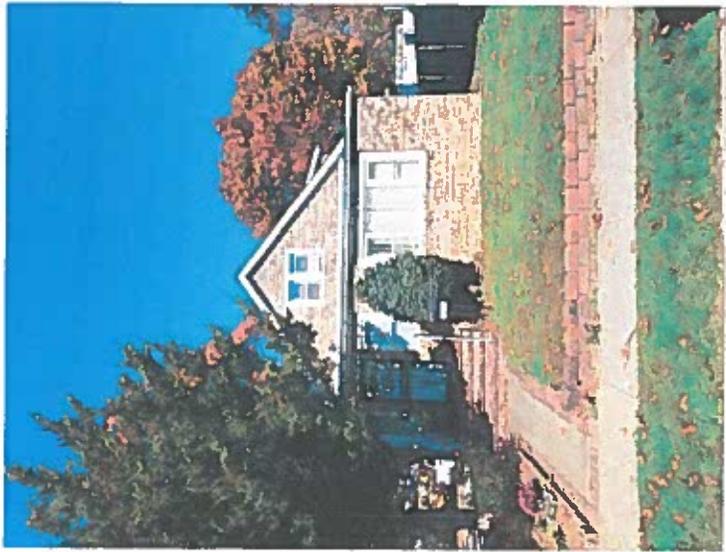


123 EAST MILTON STREET LEFT SIDE ELEVATION





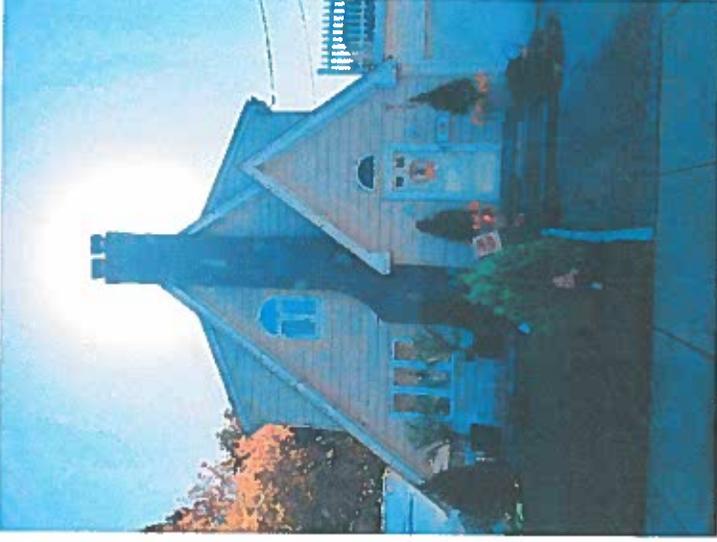
125 EAST MILTON STREET FRONT ELEVATION
(RIGHT SIDE OF SUBJECT PARCEL)



117 EAST MILTON STREET FRONT ELEVATION
(LEFT SIDE OF SUBJECT PARCEL)



128 EAST MILTON STREET FRONT ELEVATION
(ACROSS STREET, LEFT SIDE OF SUBJECT PARCEL)



114 EAST MILTON STREET FRONT ELEVATION
(ACROSS STREET, RIGHT SIDE OF SUBJECT PARCEL)



124 EAST MILTON STREET FRONT ELEVATION
(ACROSS STREET, LEFT SIDE OF SUBJECT PARCEL)

Application Date: 3/21/23
Fees Paid: \$325.00

SP# 3626

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: 46 E. Merrick Rd. ZONING DISTRICT: R-Mari-Hall
SECTION 02 BLOCK A LOT 136 LOT SIZE: 14,970 sq

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Joseph Calvagno</u>			Name: <u>Joseph Calvagno</u>
Address: <u>46 E Merrick Rd.</u>			Address: <u>46 E. Merrick Rd</u>
<u>Freeport NY 11520</u>			<u>Freeport NY 11520</u>
Telephone #:			Telephone #: <u>516-409-378-9486</u>

Expeditor
Attorney Name: April Madigan Address: 8 W. Merrick Rd.
(optional) Phone #: 516-324-6742 Freeport NY 11520
Present Land Use: Auto Body Proposed Land Use: Auto Body

Description of Proposed Work: Exterior Renovations

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

RECEIVED
2023 MAR 21 4 17 38
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature] APPLICANT'S SIGNATURE DATE: 3/16/2023
Sworn to before me this 16th day of March, 2023.
Craig Roberts
Notary Public
CRAIG ROBERTS
Notary Public, State of New York
No. 4620421
Qualified in Nassau County
Commission Expires June 30, 2023

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

[Signature] PROPERTY OWNER'S SIGNATURE DATE: 3/16/2023
Sworn to before me this 16th day of March, 2023.
Craig Roberts
Notary Public
CRAIG ROBERTS
Notary Public, State of New York
No. 4620421
Qualified in Nassau County
Commission Expires June 30, 2023

FOR VILLAGE USE ONLY

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



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

ROBERT T. KENNEDY

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS

MAYOR

SUPERINTENDENT OF BUILDINGS

March 20, 2023
UPDATED SITE PLAN LETTER

Joseph Calvagno
 66 E. Merrick Road
 Freeport, NY 11520

RE: 66 E. Merrick Road, Freeport, NY
Zoning District: Manufacturing Sec. 62 Blk. A Lot 136
Building Permit Application #20223068
Description: Exterior renovations

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

/mcl
 encl.
 c: Village Clerk
 Robert Bennett, P.E

ZBA Approval Needed: Yes No

RECEIVED
 MAR 21 A 7:38
 VILLAGE CLERK'S OFFICE
 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. 20223068

Location: 66 E. Merrick Road, Freeport, NY

Applicant: Joseph Calvagno

Description: Exterior renovations

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

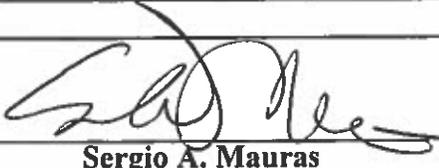
REASON(S) FOR DETERMINATION

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 2, 2022


Sergio A. Mauras
Superintendent of Buildings

RECEIVED
2022 MAR 21 A 7:38
CLEAN'S OFFICE
VILLAGE OF FREEPORT, NY

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information						
66 E. Merrick Rd, Freeport NY 11520						
Name of Action or Project: Proposed Exterior Alterations						
Project Location (describe, and attach a location map): South side of Merrick Rd.		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">NOV 16 2022</p> <p style="margin: 0;">FREEPORT BUILDING DEPT.</p> </div>				
Brief Description of Proposed Action: Proposed Exterior Alterations						
Name of Applicant or Sponsor: April Madigan		Telephone: (516) 324-6742				
		E-Mail: AMexpediter@gmail.com				
Address: 8 West Merrick Rd, Suite 215						
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.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Dept of Engineering		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
3.a. Total acreage of the site of the proposed action? .2961 acres		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">MAR 2 2022</p> <p style="margin: 0;">OFFICE</p> <p style="margin: 0;">FREEPORT NY</p> </div>				
b. Total acreage to be physically disturbed? 0 acres						
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .2961 acres						
4. Check all land uses that occur on, adjoining and near the proposed action.						
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland						

NOV 10 2022
 ENVIRONMENTAL DEPT.

	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?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES X
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES X
b. Is the proposed action located in an archeological sensitive area?			YES X
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			YES X
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			38
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 type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			YES X

RECEIVED
 2023 APR 21 A 7:38
 ENVIRONMENTAL DEPT.

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	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: April Madigan		Date: 11/11/22
Signature: 		

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

RECEIVED
NOV 16 2022
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)?		

2022 MAR 21 A 7:39
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

RECEIVED

	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.

RECEIVED
 NOV 16 2022
 FREEPORT BLDG DEPT.

2023 MAR 21 4 7:39
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED

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) _____

MATERIALS LIST

66 E. MERRICK RD.
FREEPORT NY
PROPOSED EXTERIOR RENOVATION

Roof: Black Aluminum Trim

Siding: Stucco Acrowood Panels in Color AW-01-L (Grey/Slate) Side & Rear to be smooth finish stucco in Color AW-01-L

All Trim: Black Aluminum

Windows: Clear Glass Black Aluminum Trim

Front Door: Existing to be removed - Side Door Only Standard Aluminum Shop Door with Glass panel

Garage Doors (Front): Clopay Commercial Architectural Series Aluminum Full View Doors

Garage Doors (Rear): Aluminum Roll Down

Lighting: WAC Lighting Caliber outdoor wall sconce 3000K, Black Aluminum

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2023 MAR 21 A 7:39

RECEIVED

RECEIVED

2023 MAR 21 A 7:39

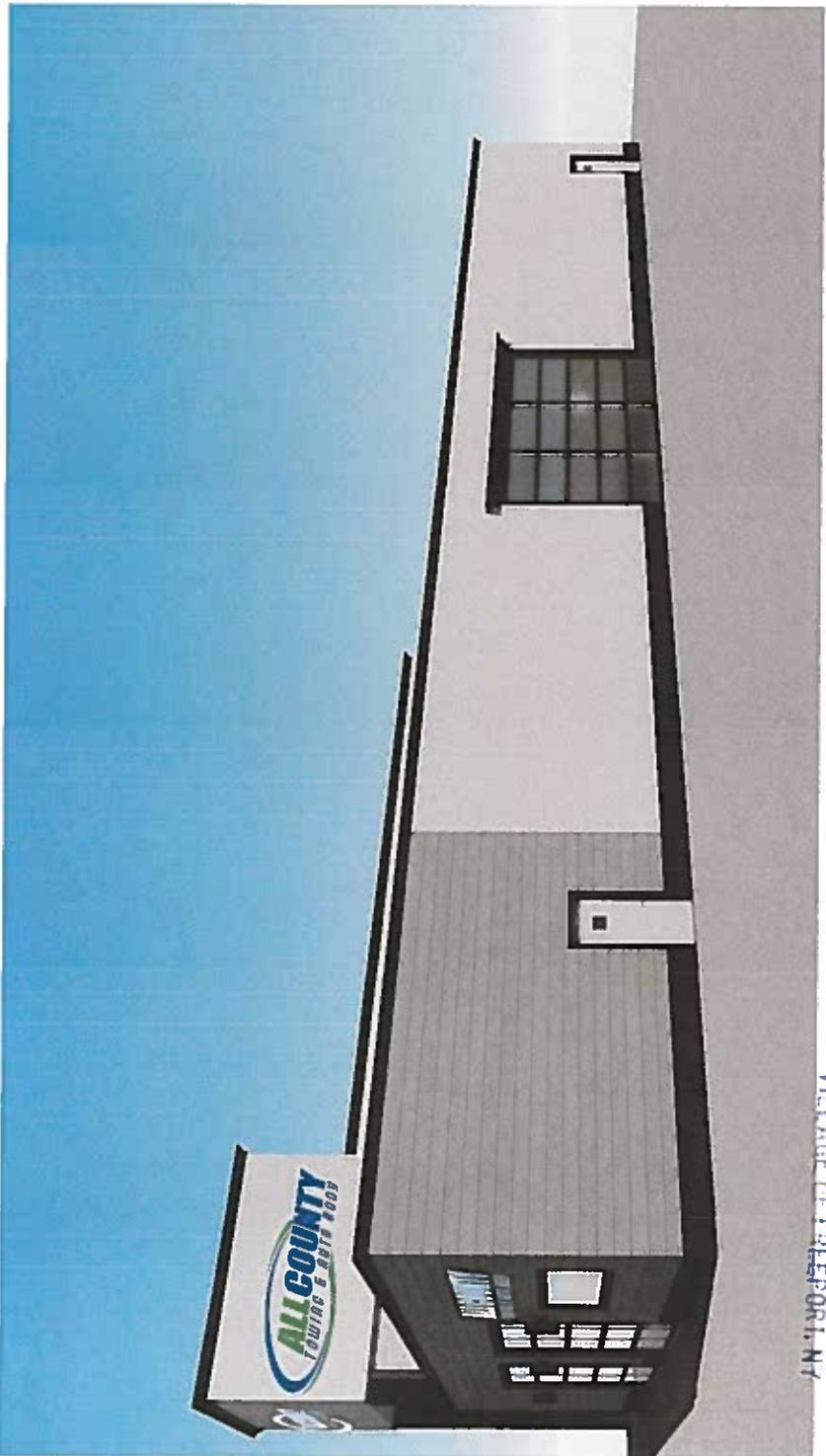
CLERK'S OFFICE
VILLAGE OF FALLPORT, NY



RECEIVED

2023 MAR 21 A 7:39

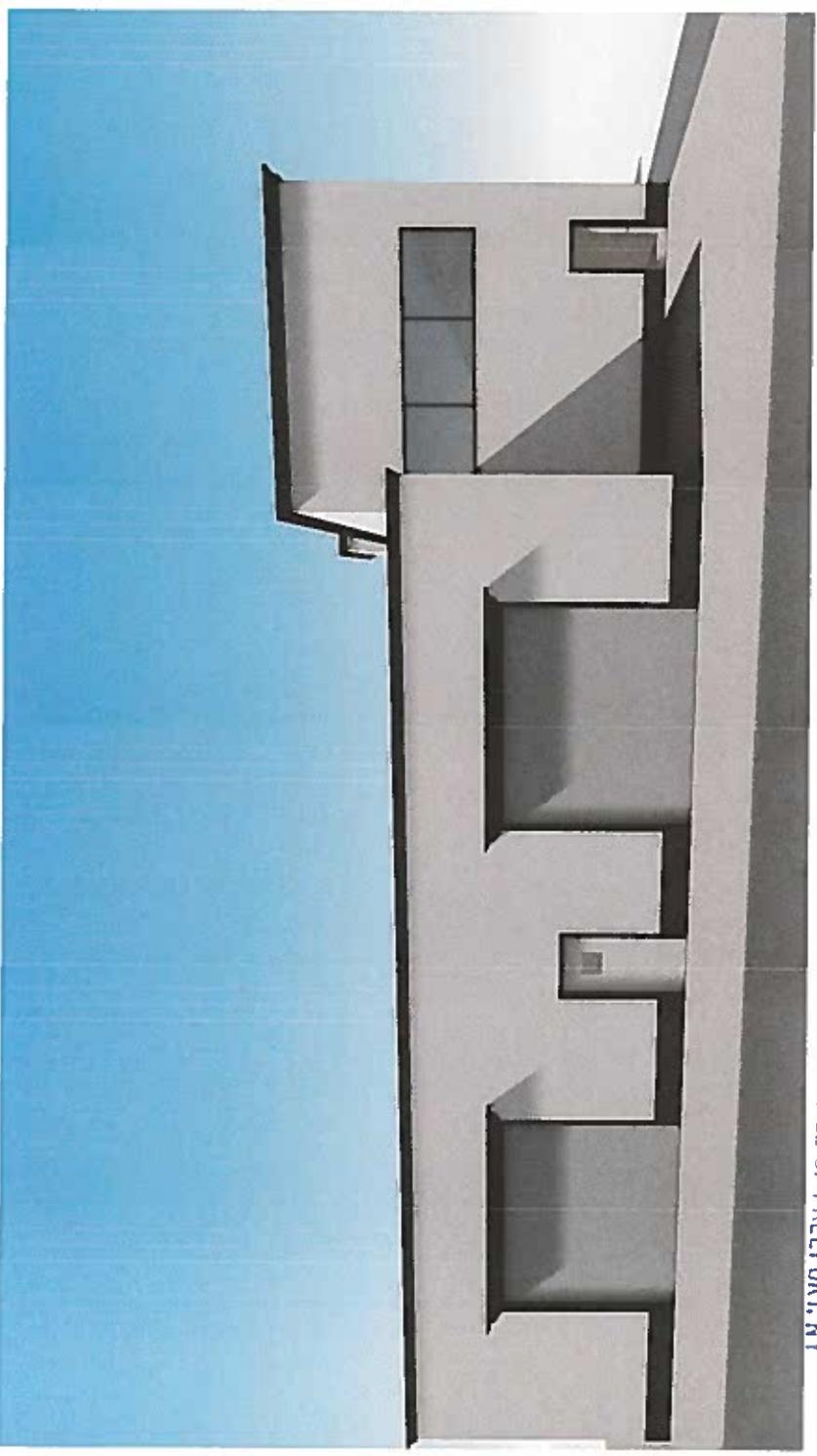
CLERK'S OFFICE
VILLAGE DE FREEPORT, NY



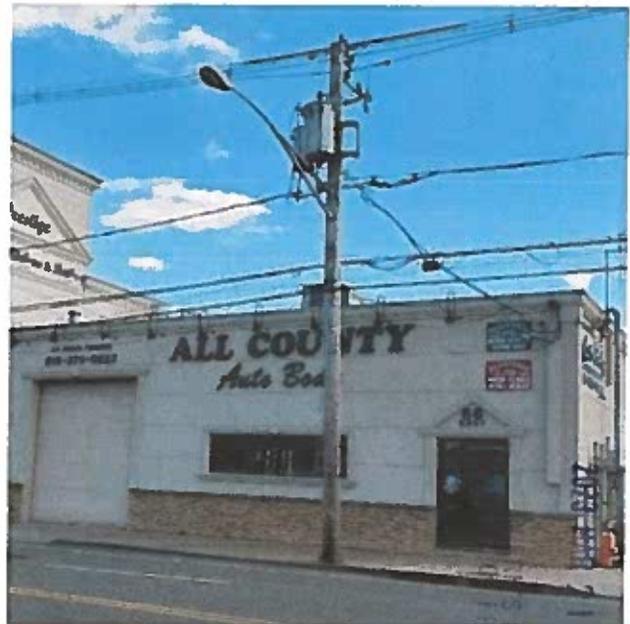
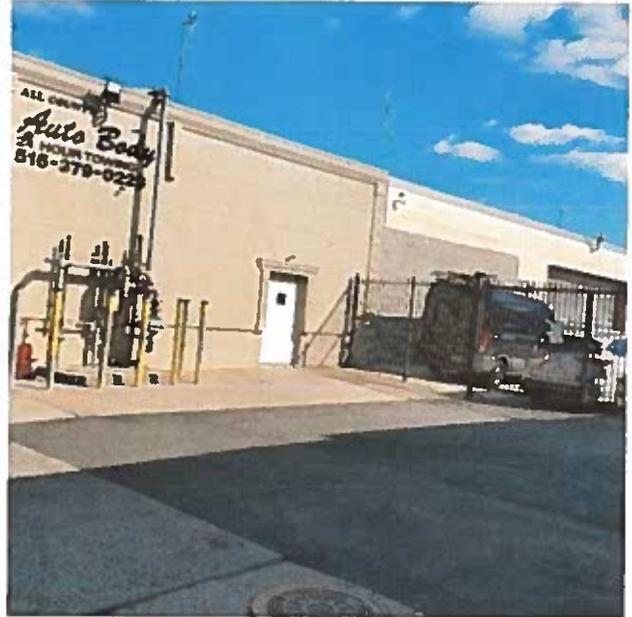
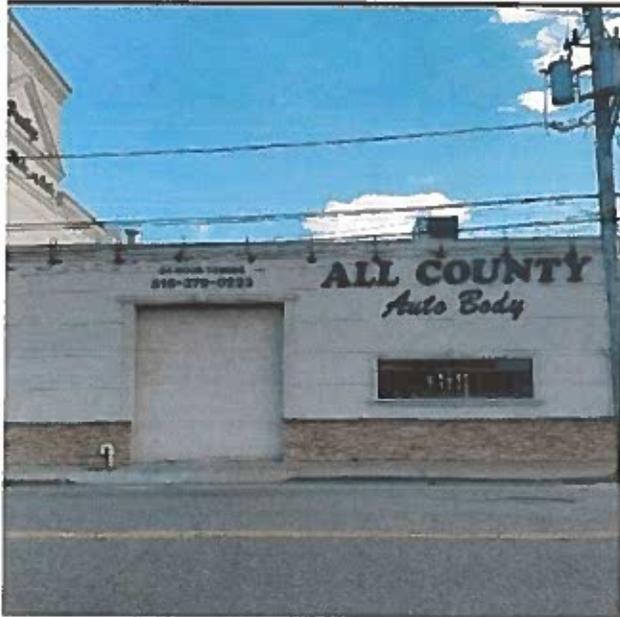
RECEIVED

2023 MAR 21 A 7:39

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



66 E. Merrick Rd.
Freeport, NY 11520
Proposed Exterior Renovations



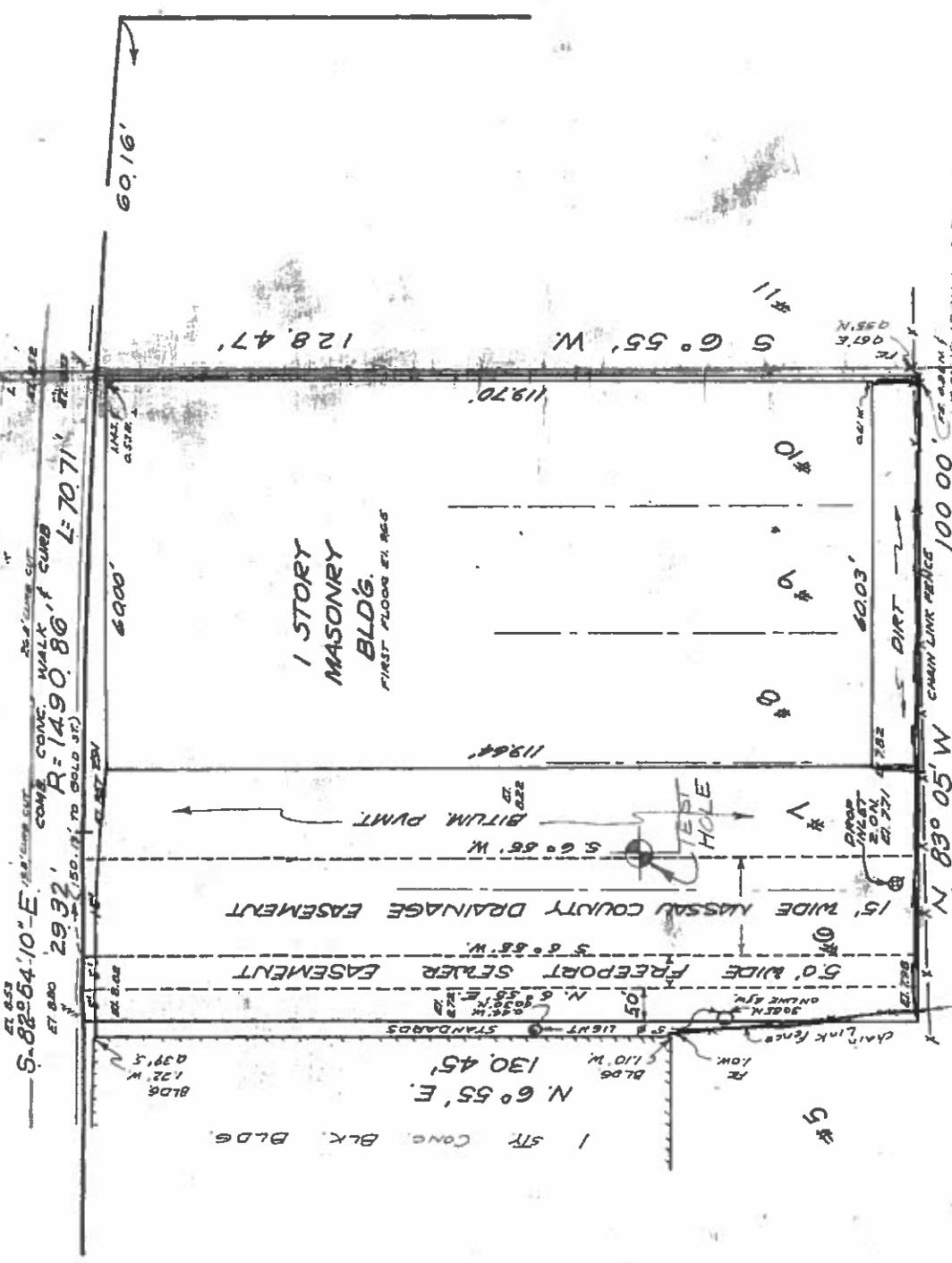
RECEIVED

A 7 39

OFFICE
FREEPORT, NY

EAST MERRICK ROAD

GOLD ST.



TEST HOLE DATA OBTAINED:
OCT. 2, 1975

FINAL LOCATION: SEPT. 3, 1968
FOUNDATION LOCATION: JUNE 20, 1968
PART OF LOTS 6 to 10 INCL.

PROPERTY OF
JAMES HANSE
SITUATED AT
FREEPORT

MASSAU COUNTY - N.Y.
SURVEYED Sept. 9, 1966
BALDWIN & CORNELIUS CO.

CIVIL ENGINEERS & SURVEYORS
LIC. NOS. 22303PELS 35510PE-LS 2282ELS
FREEPORT, L.I., N.Y.

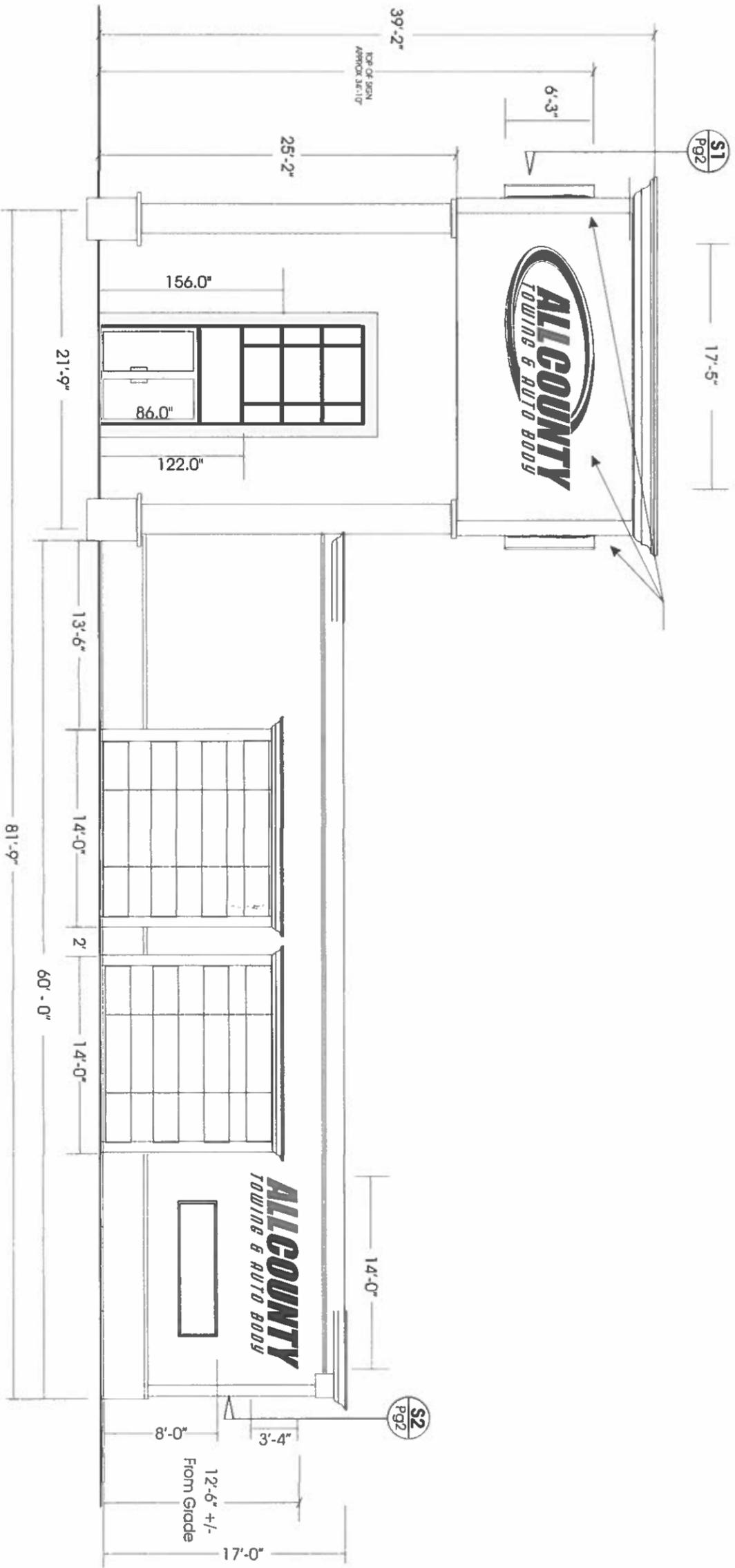
CLERK'S OFFICE
VILLAGE OF FREEPORT

2023 MAR 21 A 7:39

GUARANTEED TO:

LOUIS V. WAHLE, THE LIFE INSURANCE CO.

Baldwin & Cornelius Co.
BALDWIN & CORNELIUS CO.
per FILE.



North Elevation
Front Elevation

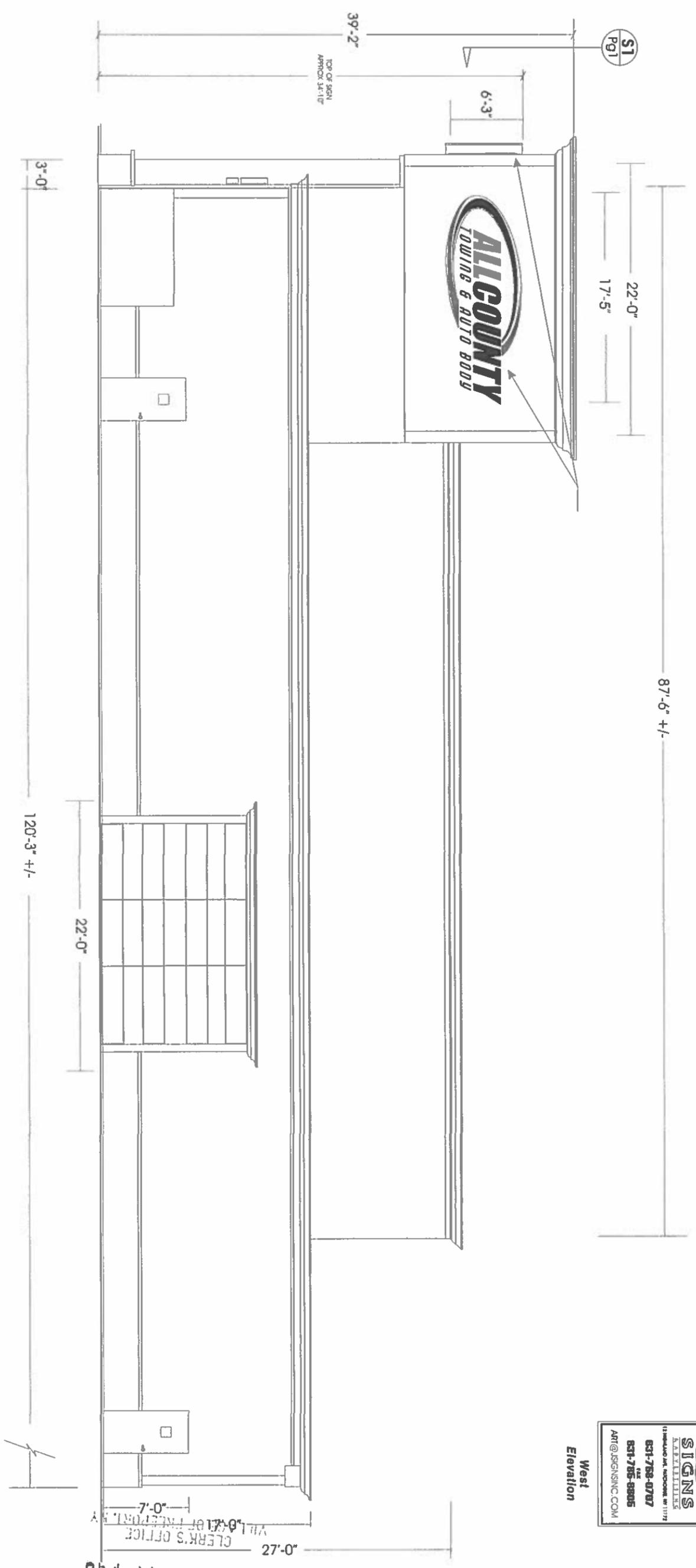
Scale: 1/8" = 1'-0"

 <p>SIGNS & BILLINGS 11 REDWOOD AVE. FREEPORT, NY 11722 631-752-0707 631-755-8885 ART@SIGNSINC.COM</p>		<p>THIS DOCUMENT IS THE PROPERTY OF SIGNS & BILLINGS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM SIGNS & BILLINGS.</p>
<p>REVISIONS</p> <p>NOV. 2023 COPY</p>	<p>DATE</p> <p>6-28-22</p>	<p>PROJECT</p> <p>ALL COUNTY</p>
<p>COMMENTS</p>	<p>DESIGNER</p> <p>MSL</p>	<p>SCALE</p> <p>As Noted</p>
<p>SHEET</p> <p>North Elevation</p>	<p>DATE</p> <p>6-28-22</p>	<p>CLIENT</p> <p>ALL COUNTY 66 E. Merrick Rd. Freeport, NY 11520</p>

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2023 MAR 21 A 7:40

RECEIVED



West Elevation

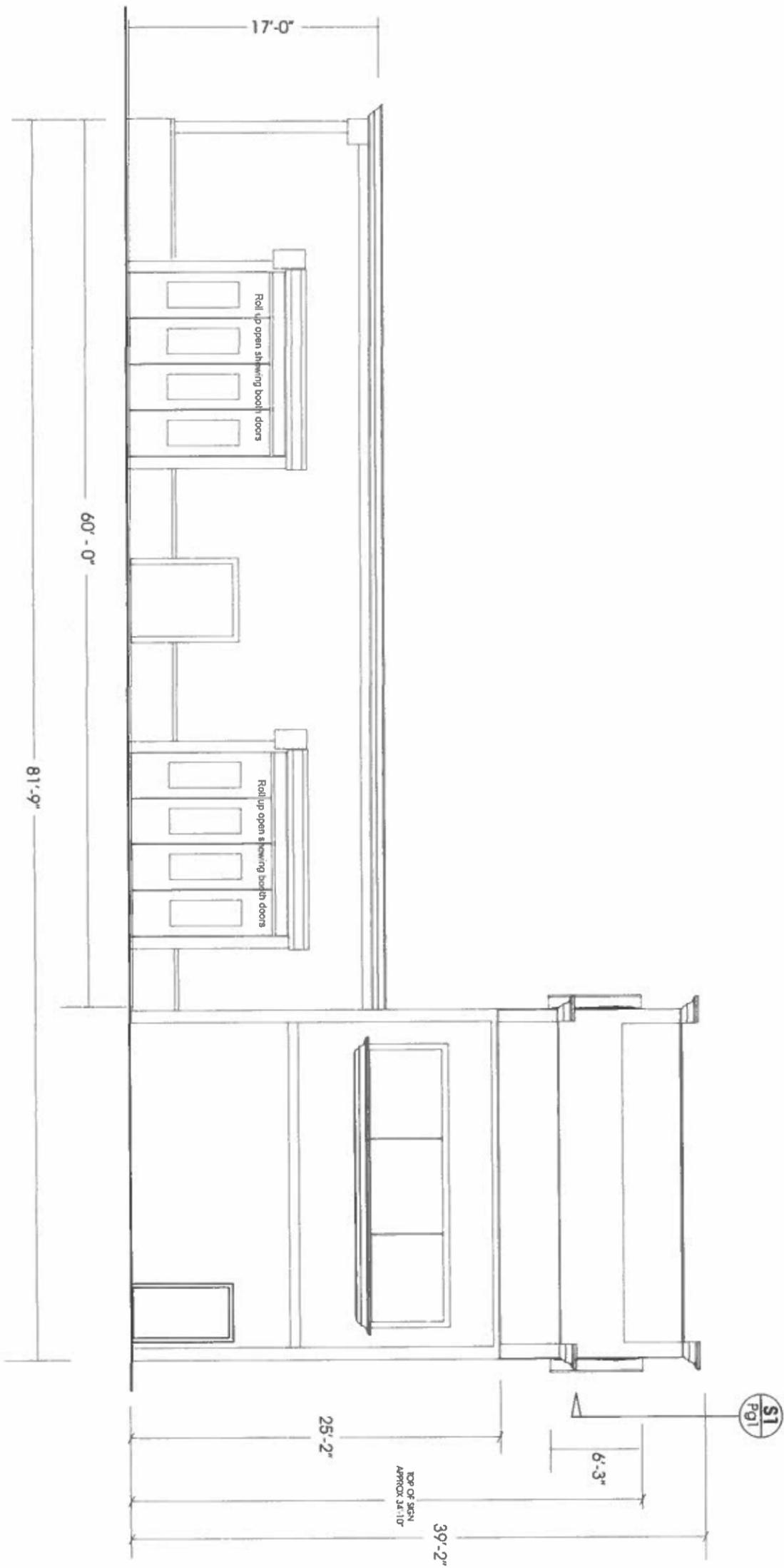
Scale: 1/8" = 1'-0"

Side Elevation

SIGNS & LETTERING
 12150 W. 117th St. Suite 100
 Overland Park, MO 66204
 831-768-0707
 831-765-8806
 ART@SIGNSINC.COM

West Elevation

RECEIVED
2023 MAR 21 A 7:40
CLERK'S OFFICE
VILLAGE OF INDEPENDENCE



South Elevation
Scale: 1/8" = 1'-0"

Rear Elevation

		12 Newburg Ave. Rochester, NY 11772 831-768-0707 831-765-8885 ART@SIGNSINC.COM	
<small>THIS DRAWING, INCLUDING ANY COPY, IS PREPARED FOR YOUR PROJECT ONLY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT WRITTEN PERMISSION FROM SIGNS, INC. 12/17/22</small>			
REVISIONS None/Refer Copy			
COMMENTS VILLAGE OF FREEPORT, NY			
PROJECT TITLE ALL COUNTY Towing & Auto Body 66 E. Merrick Rd. Freeport, NY 11520			
DATE 6-28-22		SCALE As Noted	
DESIGNER 			
SHEET South Elevation			

RECEIVED
2023 MAR 21 A 7:40

Application Date: 3/21/22
Fees Paid: \$ 223

SP# 3627

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: 70 E Merrick Rd. ZONING DISTRICT Manufact
SECTION U2 BLOCK A LOT 135 LOT SIZE: 7,708 sq

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Joseph Calvagno</u>	Name: <u>Joseph Calvagno</u>
Address: <u>70 E Merrick Rd.</u>	Address: <u>70 E Merrick Rd</u>
<u>Freeport NY 11520</u>	<u>Freeport NY 11520</u>
Telephone #: <u>516 378 9486</u>	Telephone #: <u>516 378 9486</u>

Expeditor Attorney Name: April Madigan Address: 8 W Merrick Rd., Suite 215
(optional) Phone #: 516-324-6742 Freeport NY 11520

Present Land Use: Retail Offices Proposed Land Use: Offices

Description of Proposed Work: Exterior Renovations

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

2023 MAR 21 A 7:49
RECEIVED
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

X [Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 16th
day of March, 2023.
Craig Roberts
Notary Public

CRAIG ROBERTS
Notary Public, State of New York
No. 4620421
Qualified in Nassau County
Commission Expires June 30, 2023

3/16/2023
DATE
CRAIG ROBERTS
Notary Public, State of New York
No. 4620421
Qualified in Nassau County
Commission Expires June 30, 2023

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

X [Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 16th
day of March, 2023.
Craig Roberts
Notary Public

CRAIG ROBERTS
Notary Public, State of New York
No. 4620421
Qualified in Nassau County
Commission Expires June 30, 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: _____	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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS

MAYOR

SUPERINTENDENT OF BUILDINGS

March 20, 2023
Updated SITE PLAN LETTER

Joseph Calvagno
66 E. Merrick Road
Freeport, NY 11520

RE: 70 E. Merrick Road, Freeport, NY
Zoning District: Manufacturing Sec. 62 Blk. A Lot 135
Building Permit Application #20223069
Description: Exterior renovations

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

/mcl

encl.

c: Village Clerk
Robert Bennett, 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. 20223069

Location: 70 E. Merrick Road, Freeport, NY

Applicant: Joseph Calvagno

Description: Exterior renovations

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: November 22, 2022



Sergio A. Mauras
Superintendent of Buildings

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

2023 MAR 21 A 7:49
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

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			
70 E. Merrick Rd, Freeport NY 11520			
Name of Action or Project: Proposed Exterior Alterations			
Project Location (describe, and attach a location map): South side of Merrick Rd.			
Brief Description of Proposed Action: Proposed Exterior Alterations			
Name of Applicant or Sponsor: April Madigan		Telephone: (516) 324-6742	
Address: 8 West Merrick Rd, Suite 215		E-Mail: AMexpediter@gmail.com	
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 X 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: Dept of Engineering			NO YES X
3.a. Total acreage of the site of the proposed action?		.0952 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.0952 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

NOV 16 2022

2023 MAR 21 A 7:49
CLINTON OFFICE
VILLAGE OF FREEPORT

RECEIVED

		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?			X	
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: _____				X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		X		
b. Are public transportation service(s) available at or near the site of the proposed action?		NO	YES	
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
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____			NO	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____			NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?			NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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
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?		X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____			NO	YES
		X		

RECEIVED
NOV 16 2022
PROJECT ENGINEERING DEPT

2023 MAR 2 A 7:49
MILWAUKEE COUNTY
PLANNING DEPARTMENT

RECEIVED

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: April Madigan Date: 11/11/22

Signature: 

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

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

2023 MAR 21 A 7:50
 ERKIS OFFICE
 VILLAGE OF FRENCH CREEK

RECEIVED

	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.

RECEIVED
 NOV 16 2022
 FREEPORT BUREAU OF DEP.

2023 MAR 21 A 7:50
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED

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)

MATERIALS LIST

70 E. MERRICK RD.
FREEPORT NY
PROPOSED EXTERIOR RENOVATION

Roof: Black Aluminum Trim

Siding: Stone Ridgetop 18 in Whister White - Top & Rear to be in Smooth EIFS Stucco color Whister White

All Trim: Black Aluminum

Windows: Clear Glass Black Aluminum Trim

Front Door: Clear Glass with Black Aluminum Trim

Lighting: WAC Lighting Caliber outdoor wall sconce 3000K, Black Aluminum

RECEIVED
2023 MAR 21 A 7:50
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED
2023 MAR 21 A 7:50
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2023 MAR 21 A 7:50

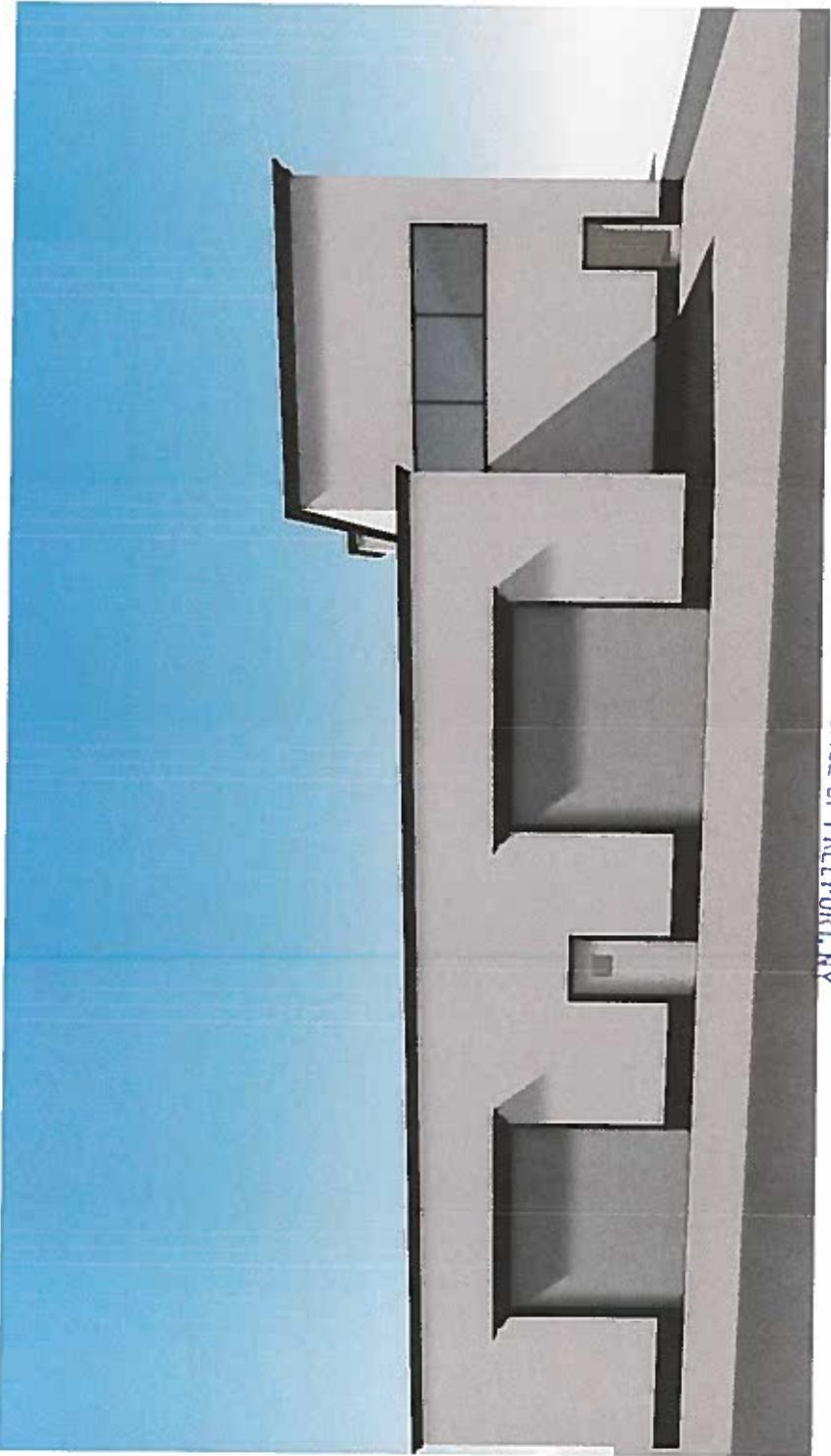
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



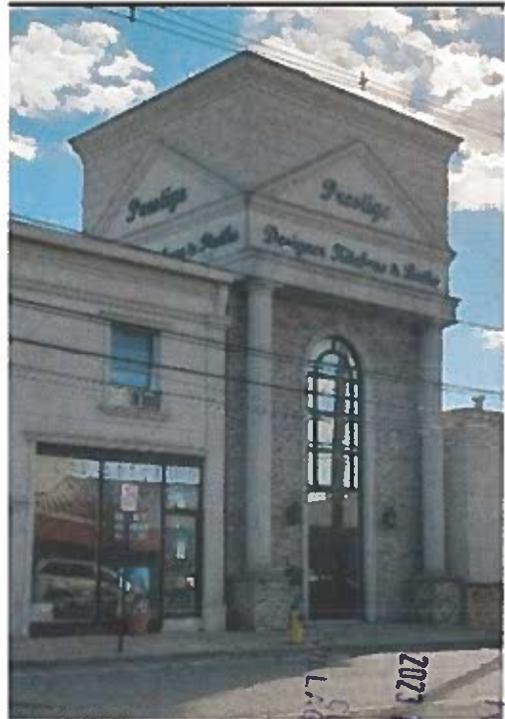
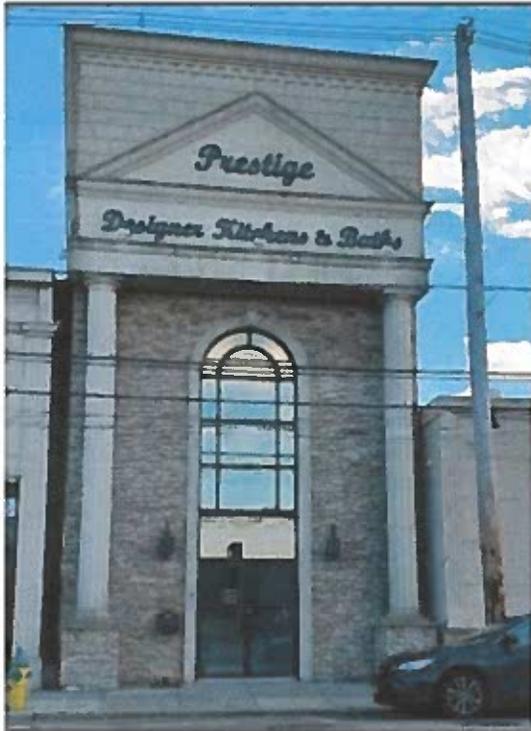
RECEIVED

2023 MAR 21 A 7:50

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

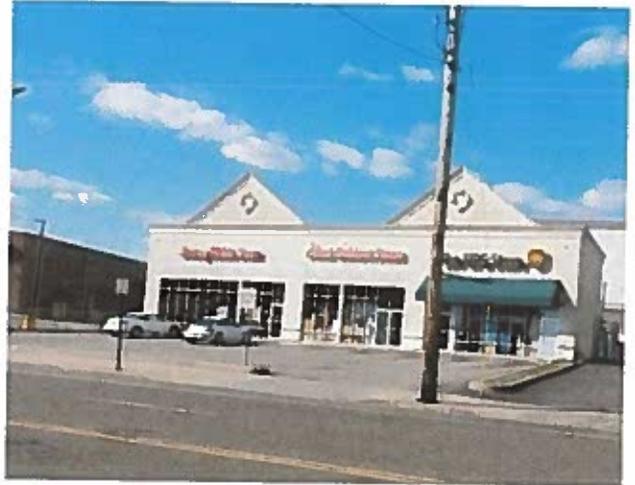


70 E. Merrick Rd.
Freeport, NY 11520
Proposed Exterior Renovations



RECEIVED
2023 MAR 21 A 7:50
CLERK'S OFFICE
MAYOR'S OFFICE
CITY OF FREEPORT, NY

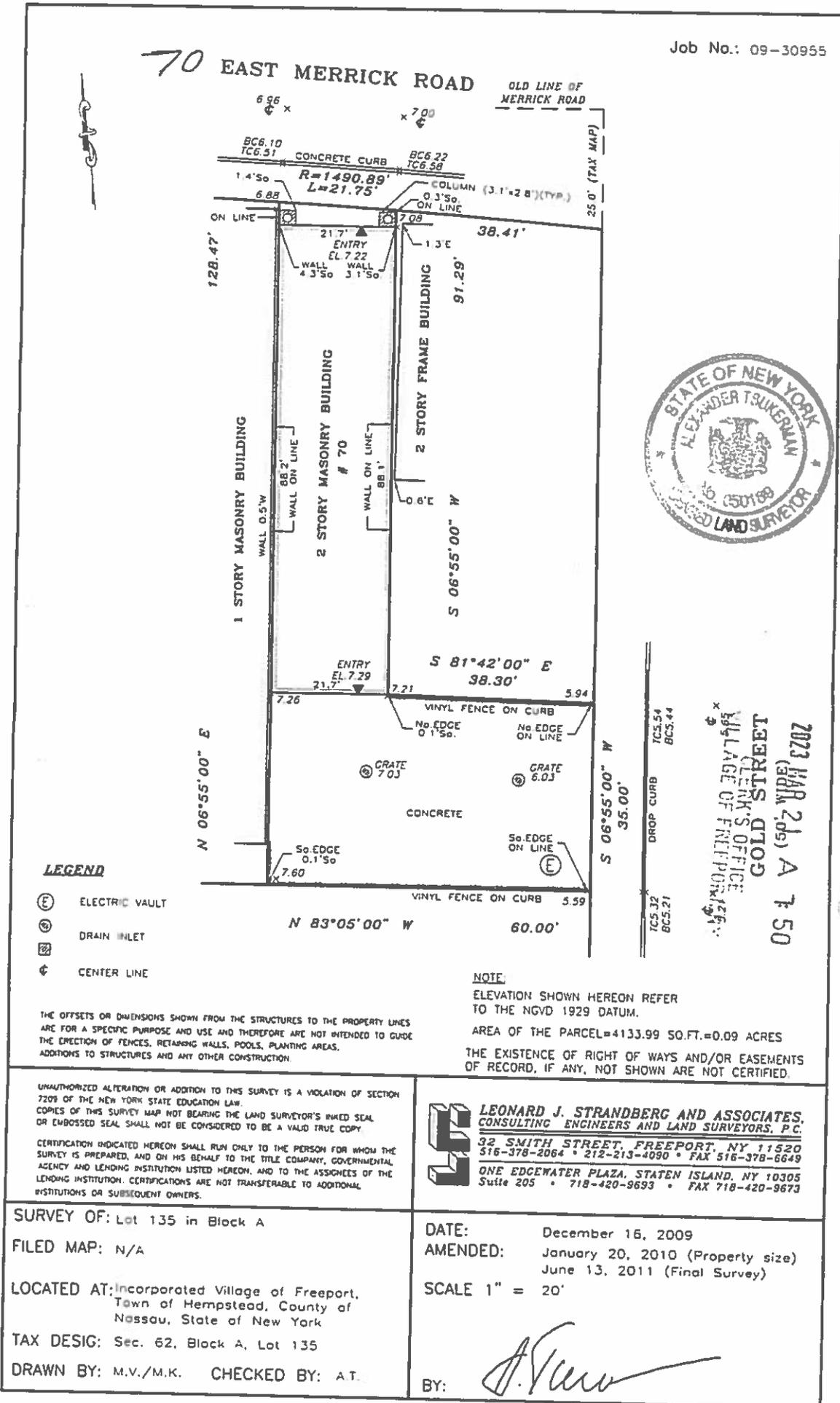
EAST MERRICK ROAD



RECEIVED
2023 MAR 21 A 7:50
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

70 EAST MERRICK ROAD

OLD LINE OF MERRICK ROAD



2023 MAR 21 A 7:50
 LEONARD J. STRANDBERG & ASSOCIATES, P.C.
 VILLAGE OF FREEPORT, NY

RECEIVED

LEGEND

- (E) ELECTRIC VAULT
- (D) DRAIN INLET
- (C) CENTER LINE

NOTE

ELEVATION SHOWN HEREON REFER TO THE NGVD 1929 DATUM.
 AREA OF THE PARCEL=4133.99 SQ.FT.=0.09 ACRES
 THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

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

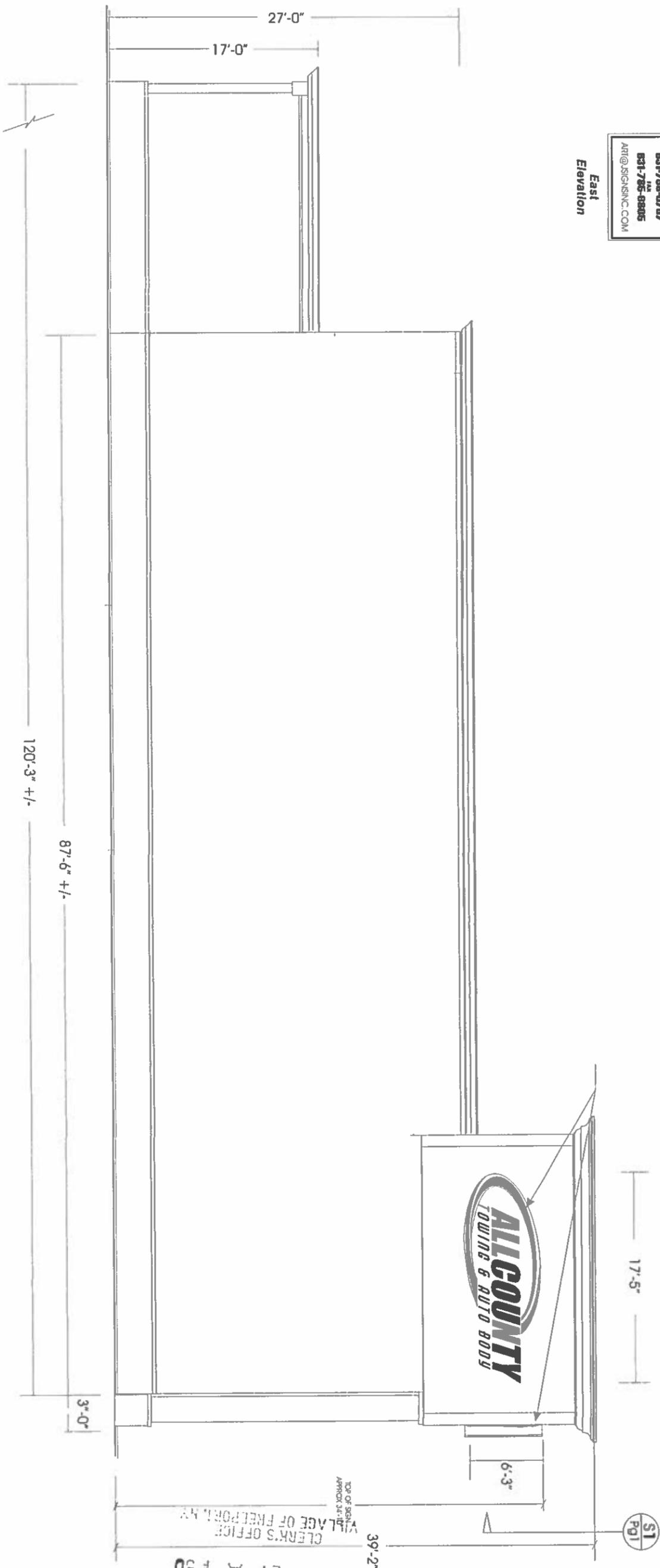
LEONARD J. STRANDBERG AND ASSOCIATES,
 CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
 32 SMITH STREET, FREEPORT, NY 11520
 516-378-2064 • 212-213-4090 • FAX 516-378-6649
 ONE EDGEWATER PLAZA, STATEN ISLAND, NY 10305
 Suite 205 • 718-420-9693 • FAX 718-420-9673

SURVEY OF: Lot 135 in Block A
 FILED MAP: N/A
 LOCATED AT: Incorporated Village of Freeport, Town of Hempstead, County of Nassau, State of New York
 TAX DESIG: Sec. 62, Block A, Lot 135
 DRAWN BY: M.V./M.K. CHECKED BY: A.T.

DATE: December 16, 2009
 AMENDED: January 20, 2010 (Property size)
 June 13, 2011 (Final Survey)
 SCALE 1" = 20'
 BY: *[Signature]*



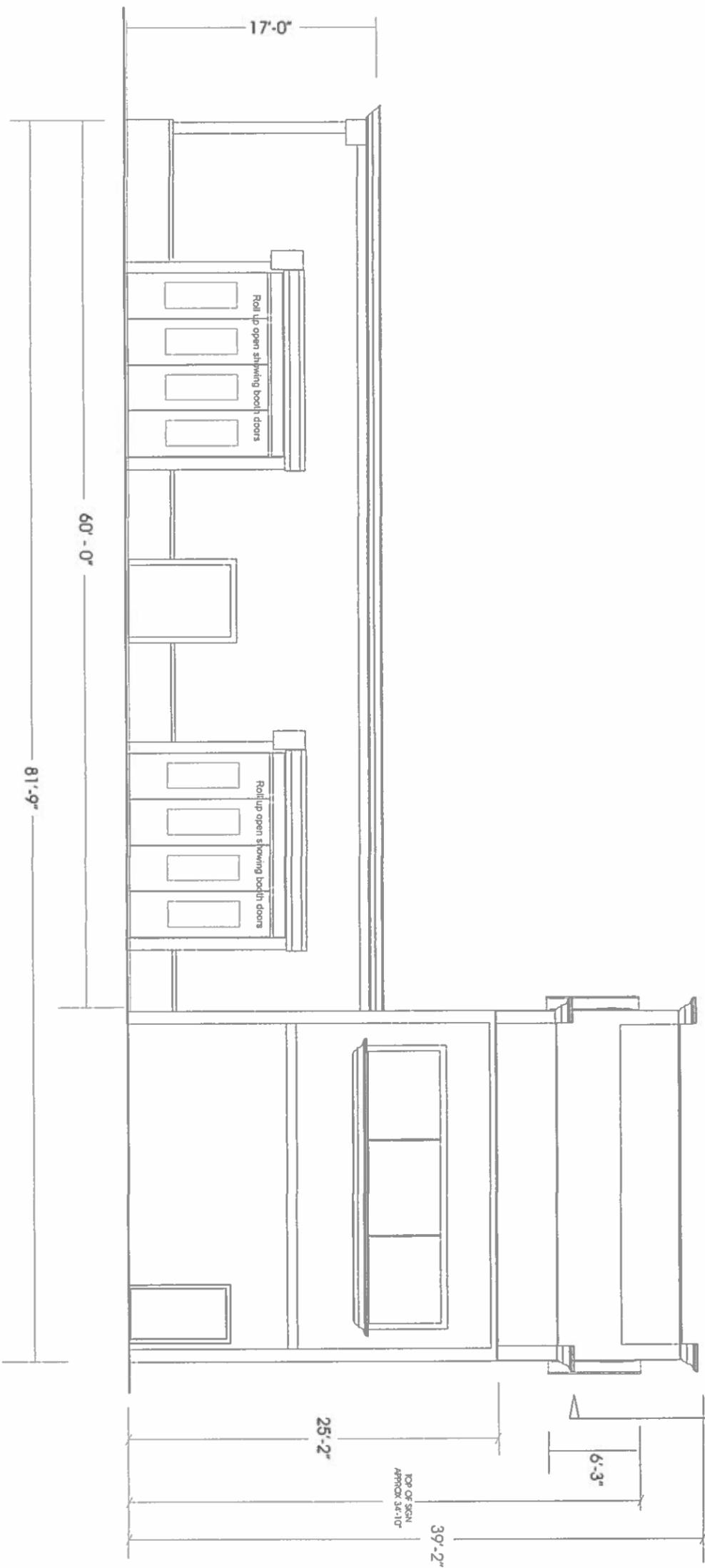
East
Elevation



East Elevation

Scale: 1/8" = 1'-0"

70 Side Elevation



South Elevation
Scale: 1/8" = 1'-0"

Rear Elevation

S1
Pg1

 <p>SIGNS S.A. BROTHERS 12 HERRICK AVE. FREEPORT, NY 11722</p> <p>631-758-0707 631-755-8806 ART@SIGNSINC.COM</p>		<p>The original, bearing on copy & submitted for review. All other copies are for informational use only. It is not to be copied, reproduced or distributed without the written permission of the artist. All rights reserved.</p>
<p>REVISIONS</p> <p>NEW REVISED COPY</p>	<p>COMMENTS</p>	<p>PROJ. SCHEMATIC</p>
<p>DATE: 6-28-22</p>	<p>CLIENT: ALL COUNTY</p>	<p>PROJECT: ALL COUNTY</p>
<p>DESIGNER: <i>AKG</i></p>	<p>SCALE: As Noted</p>	<p>VIEW: South Elevation</p>

RECEIVED
2023 MAR 21 A 7:50
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY