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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 8, 2023

LETTER OF DENIAL

Felice McCoy
231 South Brookside Avenue
Freeport, NY 11520

RE: **231 South Brookside Ave., Freeport, NY**
Zoning District – Res. A Sec. 54 Blk. 208 Lot 64
Building Permit Application #20233122
Description– Maintain 20' x 24' single story two car garage

Dear Sir/Madam:

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

Village Ordinance §210-6A. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

Village Ordinance §210-43C. Yards of the following depths or widths shall be provided for accessory buildings, detached garages, accessory structures, barbecue pits and breezeways on the lot.

(2) Rear yards depth: Minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. The proposed plans submitted indicate that you have a rear yard depth of 4.75 ft. You are seeking a variance for a rear yard depth of .25 ft.

(3) Side yards width: Minimum five feet; the sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. The proposed plan submitted indicates that you have a side yard width of 3.67'. You will be seeking a variance for a side yard width of 1.33'.

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

RE: 231 S. Brookside Ave., Freeport, NY

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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.**

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VILLAGE OF FREEPORT, NY

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
Michael Angelone, R.A.
c: Village Clerk
Michael Angelone, R.A

SITE PLAN APPROVAL NEEDED

Yes X No _____

VILLAGE OF FREEPORT, NY
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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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Positive Declaration

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. 20233122

Location: 231 S. Brookside Ave., Freeport, NY

Applicant: Felice McCoy

Description: Maintain a 20'x24' single story two car garage

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

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

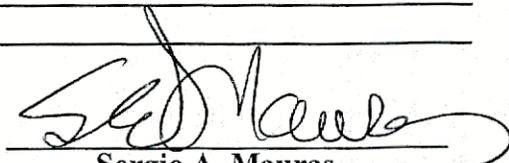
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: March 8, 2023


Sergio A. Mauras
Superintendent of Buildings

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

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SEC. 54 BLK. 208 LOT. 604

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of LAWRENCE EZEANI (DELUKE ASSOC INC)
respectfully states and alleges:

Strike out
inapplicable
phrase

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

53 MARYIN AVENUE
UNIONDALE NEW YORK 11553

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

2. That the premises affected by this application is located at 231 SOUTH BROOKSIDE AVENUE Land Map of Nassau County
Sec. 54 Blk. 208 Lot(s) 604

and that the interest which the applicant has in the property concerned is that of
SECURING BLDG. PERMIT TO MAINTAIN EXIST. ONE
STORY 2-CAR FRAME GARAGE FOR THE OWNER.

3. That (the applicant) (the applicant's duly authorized PERMIT APPLICATION on or about the
18th day of JAN. 2023, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows: - 2 SETS OF CONSTR. PLANS (SHOWN / SEALED P.E.)
- PROPERTY ARCHITECTURAL SURVEY.
ENVIRONMENTAL ASSESSMENT FORM of NASSAU COUNTY ASSESSMENT
FORM.

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 8th day of MARCH, 2023, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows: GARAGE
LOCATION ON PROPERTY VIOLATES VILLAGE ORDINANCE
SEC. 210-6A, SEC. 210-43C (FEAR of SIDE YARDS).

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

5. That the nature of the improvements now upon said premises is as follows:
SAME - SEEKING TO MAINTAIN 2 CAR FRAME
GARAGE STRUCTURE AS CONSTRUCTED.

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

6. That said premises are now being used as follows: ONE FAMILY RESIDENCE
AND THE SAID GARAGE AS THE ACCESSORY

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: ONE FAMILY RESIDENCE
AND THE GARAGE AS CAR STORAGE
AN ACCESSORY TO ONE FAMILY RESIDENCE.

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York SEC. 210-6A
SEC. 210-43C (FEAR of SIDE YDS
RELIEF).

Refer where possible
to paragraphs and
section by numbers.

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

N/A.

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

10. That the grounds for this application are as follows: SEEKING RELIEF TO MAINTAIN CONSTRUCTED ONE STORY 2 CAR FRAME GARAGE

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

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

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

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

Dated: 03 / 31, 20 23

[Signature]
BY: LAWRENCE JEZANI
ITS: NOT REGISTERED ARCHITECT

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

State of New York)
County of Nassau) ss: LAWRENCE JEZANI / ORLUME ASSOCIATES INC. (PRESIDENT)

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

Sworn to before me this 31st day
of March, 20 23
Notary Public [Signature]

[Signature]
Signature of Applicant
PIERRE L. DEPOSE
Notary Public, State of New York
No. 01DE6089688
Qualified in Richmond County
Commission Expires 03/31/2023

Notice

Conflict of Interest

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

03 / 31, 20 23
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I MCBOY being duly sworn, depose and say:
That he/she (the owner of) (is the of 231 BROOKSIDE AVE, APT 1120 the property concerned is correct to the best of the knowledge of deponent .)

That the owner FELICE MCCOY consents to the granting of the authority sought in the above application.

Sworn to before me this 31 day
of March, 20 23

[Signature]
Signature

Notary Public Milyn A. Bruno

MILYN A. BRUNO
Notary Public, State of New York
Qualified in Nassau County
No. 01BR6364690
My Commission Expires Sept. 18 2023

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617.20
Appendix B

Short Environmental Assessment Form

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JAN 18 2023
FREEPORT BUILDING DEPT.

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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.

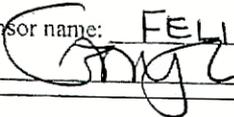
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: GARAGE SINGLE STORY			
Project Location (describe, and attach a location map): 231 SOUTH BROOKSIDE AVE. FRPT NY 11520			
Brief Description of Proposed Action: ERECT TWO CAR ONE STORY GARAGE ON NORTH-EAST CORNER BEHIND HOUSE.			
Name of Applicant or Sponsor: FELICE MCCOY		Telephone: 5166448691	
		E-Mail: FELICE444@LIVE.COM	
Address: 231 SOUTH BROOKSIDE AVE. FRPT			
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
			X
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>FELICE MCCOY</u>	Date: <u>12.22.22</u>	
Signature: <u></u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

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

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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233123

Filing Date 1/18/23

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JAN 18 2023

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 231 South Brookside Avenue ZONING DISTRICT _____
(No.) (Street)

BETWEEN _____ AND _____
(Cross Street) (Cross Street)

SECTION 54 BLOCK 208 LOT 0064 APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

A. TYPE OF IMPROVEMENT

1 New building
 2 Addition-Alteration (If residential, enter number of new housing units added. If none-state none)
 3 Swimming Pool
 4 Repair (replacement)
 5 Bulkhead (New, Repair)
 6 Fence
 7 Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11 One Family
 12 Two families
 13 Apartment - Enter No. of Units _____
 14 Transient hotel, motel, or dormitory - Enter No. of Units _____
 15 Garage or Accessory Structure
 16 Other - Specify _____

NON RESIDENTIAL - Complete Part "E"

17 Industrial
 18 Office, bank, professional
 19 Stores, mercantile
 20 Church, other religious
 21 Hospital, institutional
 22 Other - Specify GARAGE

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 85000

D. DESCRIPTION OF PROJECT

20 x 24 FT SINGLE STORY TWO CAR GARAGE ON NORTH EAST CORNER BEHIND HOUSE.

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>FELICE MCCAY</u>	<u>231 SOUTH BROOKSIDE AVENUE FREEPORT NY 11520</u>	<u>(516) 644-8191</u>
2. Contractor		
3. Architect or Engineer		

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

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

Contractor or Owner Felice McCay

Address 231 South Brookside Ave
 Phone (516) 644-8191

State of New York
 County of Nassau

Felice McCay being duly sworn, says that She is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of Her knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 19th day of December, 2022

Steven M. Dileo
 NOTARY PUBLIC, State of New York
 No. 01DI6276110
 Qualified in Nassau County
 Term Expires February 11, 2025

[Signature]
 (Applicant Signature)

Notary Public, _____ County, N.Y.

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO X

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

Occup. Type

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee \$ _____

Approved by: _____
 Superintendent of Buildings

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VILLAGE OF FREEPORT, NY

**GENERAL ADMINISTRATION NOTES:
DIVISION - 1 GENERAL REQUIREMENTS**

1.1, THIS BUILDING OR ADDITION HAS BEEN DESIGNED TO CONFORM WITH THE NEW YORK STATE ENERGY CONSERVATION CODE, AND THE N.Y.S. BUILDING CONSTRUCTION CODE. THE ACCOMPANYING DRAWINGS AND THE SUBSEQUENT NOTES ARE IN CONFORMITY WITH THE BASIC REQUIREMENTS FOR ZONING AND ADMINISTRATIVE CODE OF VILLAGE OF FREEPORT IN NEW YORK STATE. IN ADDITION ALL INFORMATION AND DATA FURNISHED BY THE OWNER OR BUILDER SUCH AS BORING TESTS, SURVEYS, AND IN ANY DEED RESTRICTIONS, ALONG WITH THE DESIRED TYPE OF BUILDING HAVE BEEN INSTRUMENTAL IN THE PREPARATION OF ALL WORK.

1.2, THE CONTRACTOR(S) AT THE JOB SITE SHALL CHECK AND VERIFY ALL NEW AND EXISTING DIMENSIONS AND JOB CONDITIONS AND SHALL BE RESPONSIBLE FOR SAME, ALL DISCREPANCIES IN DIMENSIONS, STRUCTURE OR ANY ADVERSE CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORK.

1.3, EXISTING FRAMING SIZES/DIRECTIONS ARE ASSUMED. GENERAL CONTRACTOR AND FRAMING CONTRACTOR ARE RESPONSIBLE TO EXPOSE AND VERIFY ALL EXISTING AND PROPOSED FRAMING SIZES/DIRECTIONS/DIMENSIONS IN THE FIELD FOR JOIST, GIRDERS, HEADERS, ETC., PRIOR TO NEW WORK. NOTIFY OWNER, ENGINEER AND DESIGNER OF ANY DISCREPANCIES IMMEDIATELY.

1.4, UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR "SCALE" DRAWINGS TO OBTAIN DIMENSIONS. ANY QUESTION REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER.

1.5, ALL TRADES WORKMANSHIP AND MATERIALS MUST COMPLY WITH THE NEW YORK STATE CONSTRUCTION AND FIRE PREVENTION CODE (N.Y.S.C.C.) AND ALL LOCAL, STATE AND GOVERNMENT AUTHORITIES HAVING JURISDICTION.

1.6, AT LEAST 24HRS WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER OF THE DEPARTMENT OF BUILDINGS BEFORE THE COMMENCEMENT OF ANY WORK FOR WHICH A PERMIT HAS BEEN ISSUED. BEFORE ANY WORK IS COMMENCED ON AN ITEM OF CONSTRUCTION REQUIRING CONTROLLED INSPECTIONS, ALL PERSON RESPONSIBLE FOR SUCH CONTROLLED INSPECTION SHALL BE NOTIFIED IN WRITING AT LEAST 72HRS. PRIOR TO SUCH COMMENCEMENT.

1.7, THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES, PROCEDURES AND ANY SAFETY PRECAUTIONS DURING ALL PHASES OF THE WORK.

1.8, CONTRACTOR TO REMOVE ALL RUBBISH AND DEBRIS RESULTING FROM WORK SITE TO BE KEPT IN BROOM-CLEAN CONDITION THROUGHOUT ALL PHASES OF THE WORK.

1.9, THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION, UNLESS CONTRACTED; HIS SERVICES AND RESPONSIBILITIES ARE LIMITED TO PREPARATION OF THE PLANS AND BUILDING DEPARTMENT FILING TO OBTAIN THE APPROVED PLAN.

1.10, IF REQUIRED, ANY WORK BEYOND THE BUILDING LINE INCLUDING REPAIRED SIDEWALKS IS TO BE FILED FOR BY THE INSTALLER WITH THE DEPARTMENT OF HIGHWAYS & TO OBTAIN A PAY FOR ALL NECESSARY BONDS AND PERMITS AND TO COMPLY WITH THE "STANDARD" SPECIFICATION APPENDIX "C" OF THE RULES & REGULATIONS OF THE DEPARTMENT OF HIGHWAYS, LATEST EDITION, FOR MATERIALS AND METHODS OF INSTALLATION.

1.11, CONTRACTOR SHALL PROVIDE ALL EQUIPMENTS & TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD PERSONS AND PROPERTY.

1.12, CONTRACTOR SHALL PROVIDE ALL EQUIPMENTS & TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD PERSONS AND PROPERTY. ALL MECHANICAL, TOOLS, SERVICE LINES, CONDUITS, SHALL BE GUARDED, SHIELDED OR BARRICADED TO PROVIDE SAFETY AND PREVENT CONTACT BY PUBLIC.

1.13, CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF ADJOINING WALLS, GROUNDS AND PROPERTY AND PROTECT SAME FROM INJURY AS PER SEC. C26-1902 & C26-1905 BC. CONTRACTOR SHALL DETERMINE ALL LOCATIONS, PROTECT AND SAFEGUARD ALL UTILITIES ON & ADJACENT SITE.

1.14, CONTRACTOR TO OBTAIN CERTIFICATE OF OCCUPANCY (C.O.)

1.15, CONTRACTOR AND SUB CONTRACTOR TO CARRY WORKMAN'S COMPENSATION INSURANCE IN THE AMOUNTS REQUIRED BY LAW.

1.16, OWNER IS RESPONSIBLE FOR FINAL SURVEY AND COSTS AS REQUIRED BY THE BUILDING DEPARTMENT.

1.17, ELECTRIC SMOKE DETECTOR TO BE INSTALLED AS PER N.Y.S. CODE.

1.18, HOME OWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

1.19, OBUIME ASSOCIATES & CONSULTING INC. IS NOT RESPONSIBLE NOR LIABLE FOR ANY BUILDING DEPARTMENT INTERPRETATIONS, ERRORS, REOPENING PERMITS, DELAYS AND/OR REGULATIONS AS TO INSPECTION AND SURVEYS.

1.20, DRAWINGS ARE THE PROPERTY OF OBUIME ASSOCIATES AND CONSULTING INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

1.21, SIDEWALK CONSTRUCTION TO COMPLY WITH DEPARTMENT OF HIGHWAYS SPECIFICATION.

DIVISION - 3 CONCRETE NOTES:

3.1, NO CONCRETES OR MASONRY SHALL BE DONE IN TEMPERATURES 40 DEGREES OR LESS. NO CONCRETE SHALL BE CAST ON FROZEN SURFACES.

3.2, NO ADDITIVES SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

3.2, SOIL BEARING VALUE SHALL BE NO LESS THAN 2TONS/5.F.

3.4, ALL CONCRETE TO BE FC=3000PSI @ 28 DAYS UNLESS OTHERWISE NOTED, MIN. 5-3 / BAG CEMENT / CUBIC YARDS MIX. REINFORCEMENT SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL BE INTERMEDIATE GRADE BILLET STEEL.

3.5, PROVIDE ALL SLEEVES, VENTS IN FOUNDATION WALLS AS REQUIRED FOR ELECTRIC, PLUMBING MECHANICAL, ETC.

3.6, ALL FOOTINGS TO BE 8" OR 12" DEEP WITH 4" OR 6" PROJECTION ON EACH SIDE OF THE FOUNDATION WALL WITH 2-4# REBARS CONTINUOUS, UNLESS OTHERWISE NOTED (SEE PLANS).

3.7, PROVIDE MINIMUM 2" X4" KEY BETWEEN FOOTING AND FOUNDATION WALL.

3.8, ALL FOOTING TO REST ON VIRGIN UNDISTURBED SOIL, MINIMUM 4'-0" BELOW GRADE.

3.9, STEP FOOTING DOWN AS REQUIRED. MAXIMUM STEP OF FOOTING SHALL BE ONE (1) VERTICALLY TO TWO (2) HORIZONTALLY WHERE BOTTOM OF FOOTING ELEVATIONS CHANGE.

3.10, ALL EXPOSED FOUNDATION WALLS TO BE AIR ENTRAINED AND HAVE CONCRETE FINISH.

3.11, ANCHOR BOLTS TO BE HOOKED 3/4" DIA. X 1'-0" LONG @ 6'-0" O.C. MIN. (WITH 2 AT EACH CORNER 1'-0" EACH WAY)

3.12, BACK FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED TO 95% MODIFIED PROCTOR TEST DENSITY.

3.13, CURE AND SEAL ALL SLABS ON GRADE WITH 2 COATS HORN CLEAR SEAL OR APPROVED EQUAL.

3.14, PROVIDE SAWS OR OR KEY FORMED CONTROL JOINTS FOR SLABS ON GRADE.

3.16, CONCRETE TO BE PROVIDED ON THE BASIS OF A PRE-QUALIFIED OR PREVIOUSLY ACCEPTED MIX. THE CONCRETE MIX IS TO BE PROVIDED AT THE BATCH PLANT. THE RESULTS OF QUALITY CONTROL AND INSPECTION ARE TO APPEAR ON THE TICKET ACCOMPANYING EACH LOAD OF CONCRETE.

3.17, THREE (3) CYLINDERS SHALL BE TESTED PER FIFTY CUBIC YARDS.

3.18, MAXIMUM TENSION IN FOOTING OF PLAIN CONCRETE IS TO BE 70% OF 1.6 FCSEC. 2307 (ACI 318-77).

3.19, CONCRETE THAT IS TO BE SUBJECT TO FREEZING TEMPERATURES WHILE WET SHALL HAVE A WATER - CEMENT RATIO NOT EXCEEDING SIX (6) GALLONS PER BAG AND IT SHALL CONTAIN ENTRAINED AIR. SEC. 502 (C) (ACI - 318-77).

3.24, THE SUPPLIER OF THE CONCRETE SHALL CERTIFY TO THE ARCHITECT THAT ALL CONCRETE DELIVERED TO THE JOB SITE IS IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

3.25, THIS APPLICATION IS NOT TO BE FILED AS A RESULT OF ACTIONS BY THE FIRE COMMISSIONER AS AUTHORIZED BY TH.R.C.S. AND A. TO MODIFY THE CERTIFICATE OF OCCUPANCY NOR IS SUCH ACTION PENDING.

METAL REINFORCING NOTES :

5.1, ALL REINFORCING BARS TO BE OF THE DIAMETER SHOWN DEFORMED INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60, HAVING DESIGN STRENGTH OF 60,000 PSI.

5.2, TYPICAL COVERS FOR ALL REINFORCING BARS SHALL BE THREE (3) INCHES OF BARS PLACED AGAINST FORMS UNLESS OTHERWISE SHOWN.

5.3, ALL BARS TO BE CONTINUOUS UNLESS SPECIFIC LENGTHS ARE SHOWN. ALL SPLICES TO BE FORTY (40) BAR DIAMETERS MINIMUM.

5.4, WELDED WIRE FABRIC (WWF) TO BE 6" X6" SPACED, #10 X #10 GAUGE WHICH SHALL CONSIST OF COLD DRAWN MEMBERS HAVING AN ULTIMATE STRENGTH OF NOT LESS THAN 70,000 PSI. WWF TO BE PLACED AS SHOWN ON THE PLAN (WIRES SPACED AT 5X (6) INCHES AS PER THE SHORTER DIM.)

5.5, ALL REINFORCING TO BE SECURELY FASTENED TO RESIST MOVEMENT DURING CONCRETE PLACING.

5.6, WELDED WIRE FABRIC OF EQUIVALENT STEEL AREA MAY BE MAY BE SUBSTITUTED FOR ANY REINFORCING BAR GRID.

FRAMING & ROUGH CARPENTRY NOTES :

6.1, ALL SILLS AND OTHER WOOD IN CONTACT WITH MASONRY CONCRETE OR SILL TO BE CCA PRESURE TREATED.

6.2, PROVIDE ALUMINUM TERMITES SHIELD AND SILL SEALER AROUND ENTIRE PERIMETER.

6.3, ALL NAILS, BOLTS, JOISTS, HANGERS, AND FRAMING CONNECTORS TO BE HOT DIPPED GALVANIZED.

6.4, ALL JOISTS AND STUDS SHALL BE HEM FIR GRADE #2 OR BETTER WITH FB = 1,200 PSI MINIMUM. FOR RAFTERS USE DOUGLAS FIR CONSTRUCTION GRADE #2 OR BETTER, FB = 1,450 PSI MINIMUM.

6.5, EXTERIOR SHEATHING SHALL BE 1/2" DOUGLAS FIR EXTERIOR GRADE PLYWOOD NAILED @ 6" O.C. AT EDGES, @ 8" O.C. @ INTERMEDIATE BLOCKING POINTS AND COVERED WITH 1/2" BUILDING PAPER OR CELOTEX INFILTRATION BARRIER PROPERLY TAPED AND SEALED.

6.6, SUBFLOOR SHALL BE 3/4" PLYWOOD NAILED WITH @ 6" O.C.

6.7, ALL CORNERS TO BE NAILED WITH 1GD @ 12" O.C. LAP CAP PLATES AT CORNERS.

6.8, ALL HEADERS, TRIMMERS AND JOISTS UNDER PARTITIONS TO DOUBLED BLOCK BETWEEN JOIST BETWEEN PARTITIONS, BLOCK STUD WALLS @ 1/2" STORY HEIGHTS AND AT UNSUPPORTED EDGES OF FLYWOOD.

6.9, ALL CAP PLATES TO BE DOUBLED NAILED WITH 1GD @ 12" O.C. LAP CAP PLATES AT CORNERS.

6.10, HEADERS OVER DOORS AND WINDOWS UP TO 3'-0" WIDE TO BE 2 - 2X6". FOR OPENINGS 3'-0" TO 5'-0" USE 2-2X8", UNLESS OTHERWISE NOTED.

6.11, FOR HEADERS OVER 5'-0" LONG USE DOUBLE JACKS STUDS.

6.12, MINIMUM BEARING FOR JOISTS BEAMS AND STUDS SHALL BE 3-1/2"

6.13, PROVIDE SOLID BRIDGING MAXIMUM 8'-0" O.C. IN ALL FLOOR CONSTRUCTION.

ELECTRICAL NOTES:

ALL WORK SHALL COMPLY WITH NATIONAL ELECTRIC CODE AND LOCAL UTILITY COMPANY.

26.2, ON NEW WORK BASE LD ON 200 AMO SERVICE.

26.3, ALL WIRING TO BE MINIMUM 14 1WG COOPER

26.4, CON VENIENCE OUTLETS TO BE 18" A.F.F. UNLESS OTHERWISE NOTED.

26.7, ELECTRICAL CONTRACTOR TO COORDINATE WITH OTHER TRADES.

26.8, ALL OUTLETS, SWITCHES, ETC. TO PER AS PER OWNERS CHOICE.

THE FOLLOWING ARE EXCERPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GROUND SNOW LOAD	WIND SPEED / MPH	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
20 psf	120 EXPOSURE "B"	SEVERE	4'-0"	MODERATE TO HEAVY	SLIGHT TO MODERATE	FREEPORT	YES	AS PER FEMA	599

SCOPE OF WORK :
PROPOSED TWO CAR FRAME DETACHED GARAGE AS PER PLANS AND OBTAIN PERMIT.

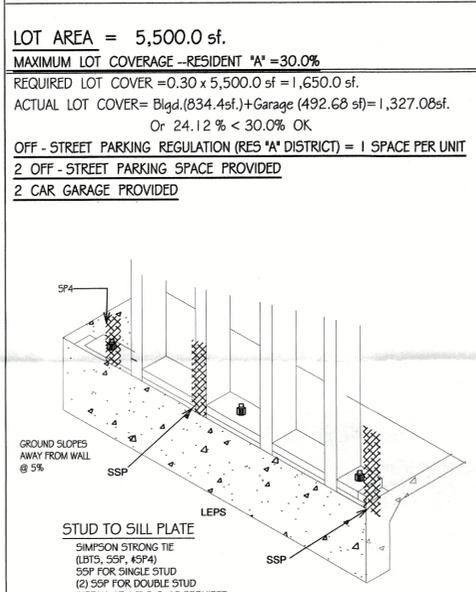
PROPERTY ZONING INFORMATION
ADDRESS : #231 SOUTH BROOKSIDE AVENUE, FREEPORT NY 11520
SECTION #54
BLOCK #208
LOT # 64 ZONING RESIDENTIAL DISTRICT : "A"
BUILDING CHARACTERISTICS :

USE GROUP ----- R --- RESIDENTIAL
OCCUPANCY CLASSIFICATION -- R-3 RESID. GROUP 1-2 FAMILY HOUSES
CONSTRUCTION CLASSIFICATION ----- II-B
DWELLING UNIT ----- 1

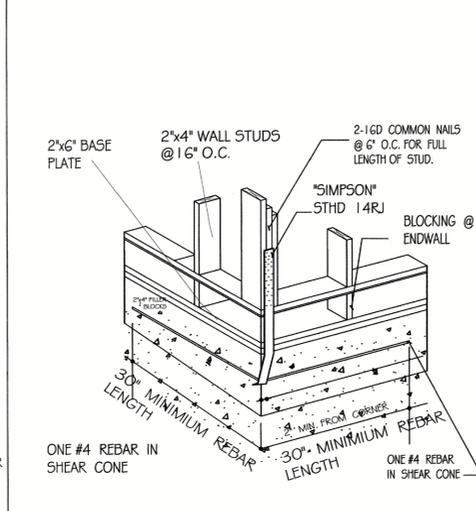
ZONING ANALYSIS & COMPUTATION

LOT AREA = 5,500.0 sf.
MAXIMUM LOT COVERAGE - RESIDENT "A" = 30.0%
REQUIRED LOT COVER = 0.30 x 5,500.0 sf = 1,650.0 sf.
ACTUAL LOT COVER = Bldg. (834.4 sf.) + Garage (492.68 sf) = 1,327.08sf.
Or 24.12 % < 30.0% OK

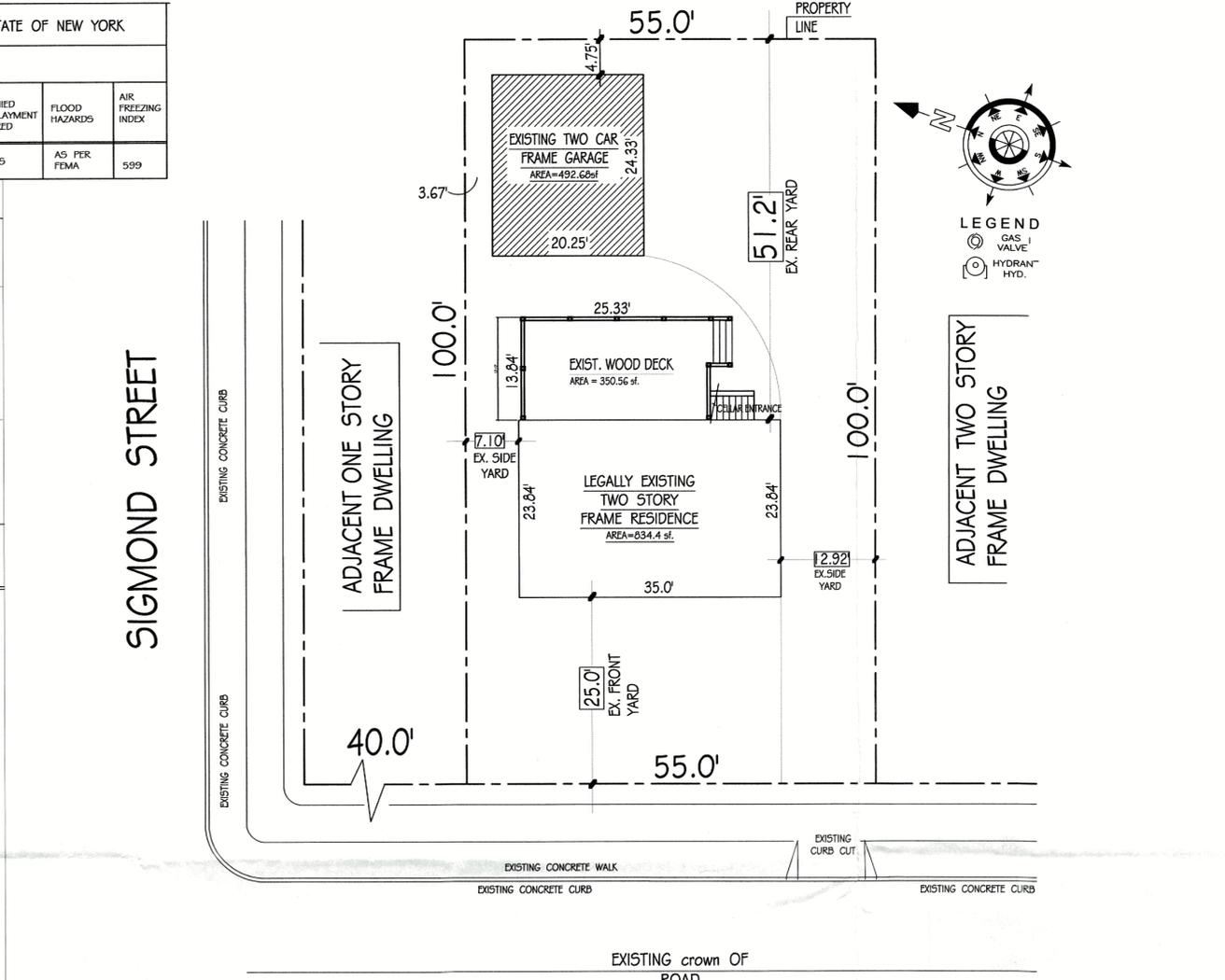
OFF - STREET PARKING REGULATION (RES "A" DISTRICT) = 1 SPACE PER UNIT
2 OFF - STREET PARKING SPACE PROVIDED
2 CAR GARAGE PROVIDED



2 DETAILS THRU GARAGE FLOOR ANCHOR BOLTS INSTALLATION ILLUSTRATED



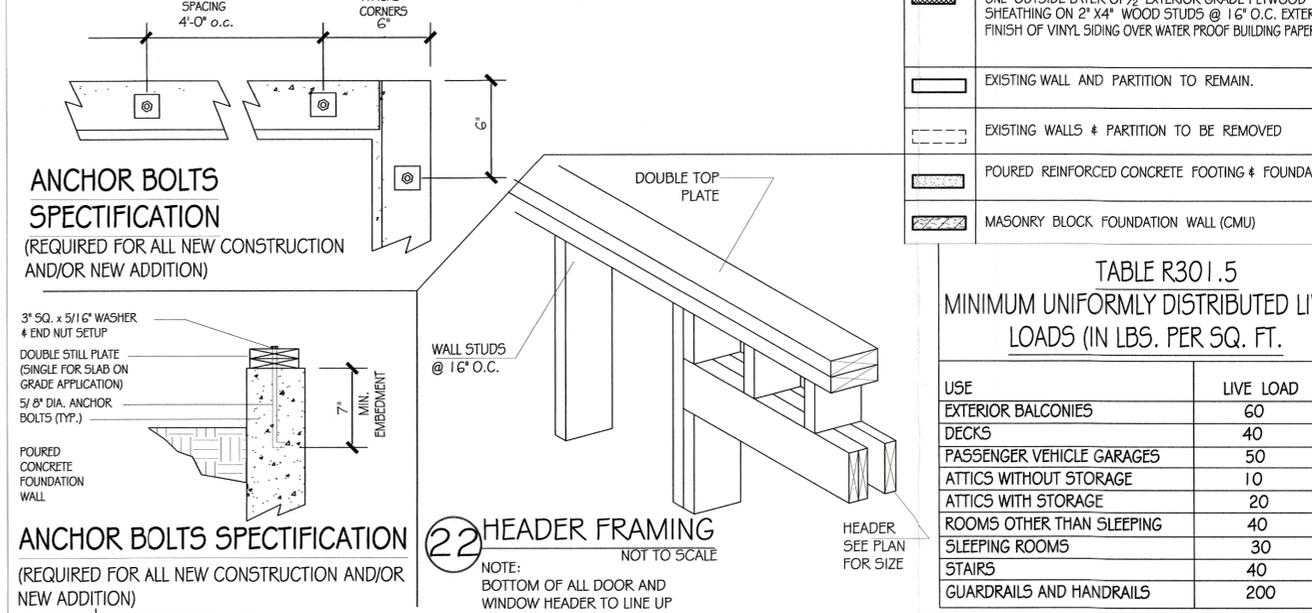
24 STRAP TIE HOLDOWN FOUNDATION ATTACHMENT-ALTERNATIVE INSTALLATION



SOUTH BROOKSIDE AVENUE

SITE PLAN

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



CONSTRUCTION WALL LEGEND

	NEW EXTERIOR BEARING WALL (BSA# 739-52-5M) ONE OUTSIDE LAYER OF 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X4" WOOD STUDS @ 16" O.C. EXTERIOR FINISH OF VINYL SIDING OVER WATER PROOF BUILDING PAPER.
	EXISTING WALL AND PARTITION TO REMAIN.
	EXISTING WALLS & PARTITION TO BE REMOVED
	POURED REINFORCED CONCRETE FOOTING & FOUNDATION
	MASONRY BLOCK FOUNDATION WALL (CMU)

**TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN LBS. PER SQ. FT.)**

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS AND HANDRAILS	200

NOTES & COMMENTS

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No. 8	
No. 9	
No. 10	
NO.	REVISION / ISSUE DATE

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CLIENT & ADDRESS

FELICIA MCCOY RESIDENCE
231 SOUTH BROOKSIDE AVENUE
FREEPORT NEW YORK 11520

THIS PROJECT
MAINTAIN TWO CAR FRAME GARAGE AND OBTAIN PERMIT

DRAWING TITLE

PROJECT NUMBER --- 2301-01
CONCEPTUAL DWG. BY : LE. SCALE : AS SHOWN
CHECKED BY : DRAWN BY : LE
A - 001 .00

DEPARTMENT OF BUILDINGS STAMP & SIGNATURE

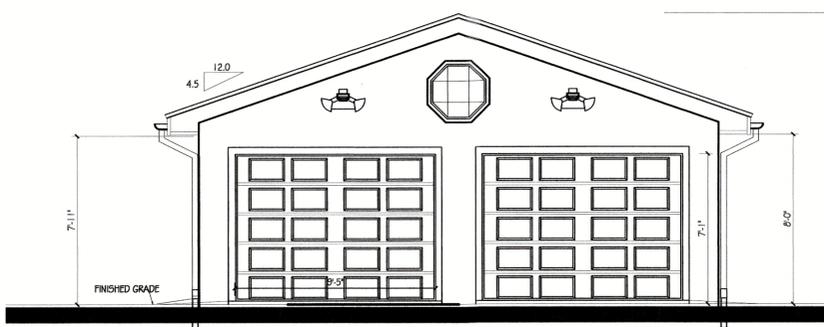
DATE OF APPROVAL:

PROJECT LOCATION :
231 SOUTH BROOKSIDE AVENUE
FREEPORT NEW YORK 11520

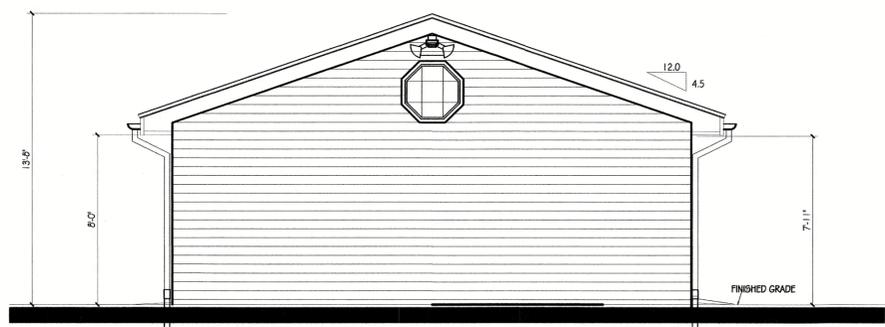
DRAWING DATE: 02 - 03 - 2023.

STATE OF NEW YORK
MICHAEL ANGELO
REGISTERED PROFESSIONAL ENGINEER
053675

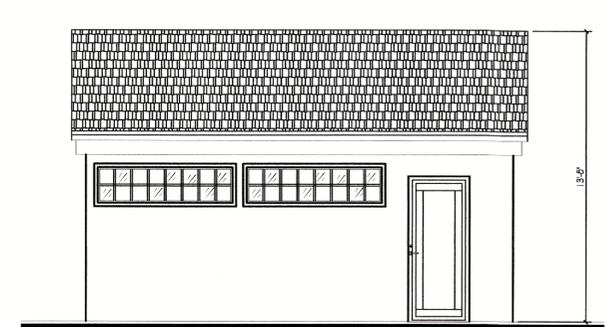
VILLAGE OF FREEPORT D.O.B. NUMBER
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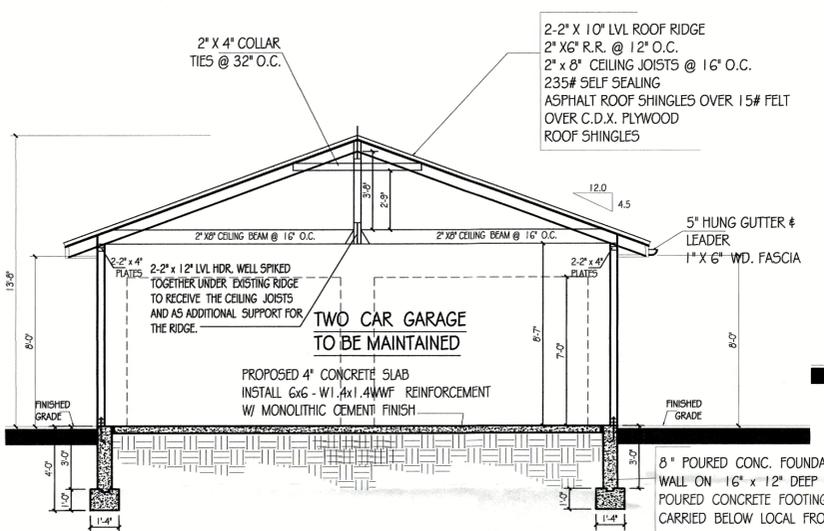
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



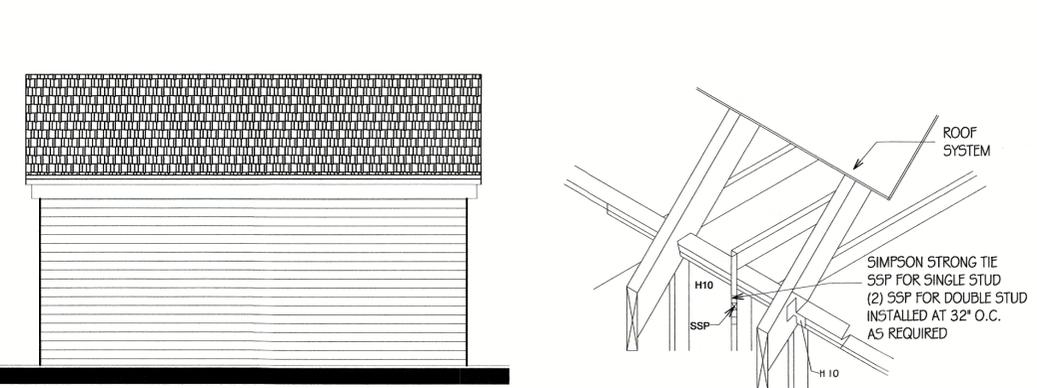
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



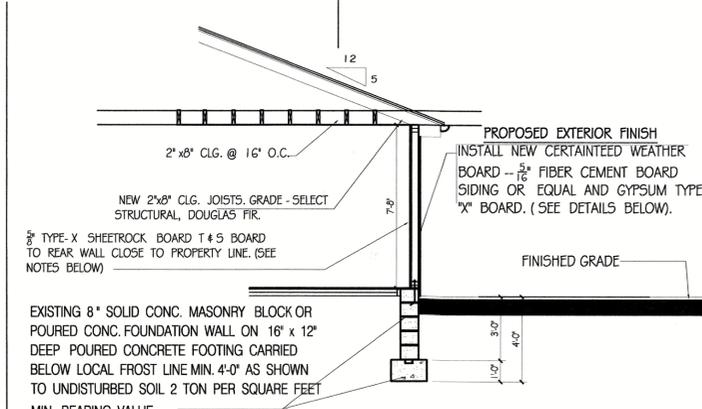
LEFT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SECTION DETAIL THRU GARAGE
SCALE : 1/4" = 1'-0"

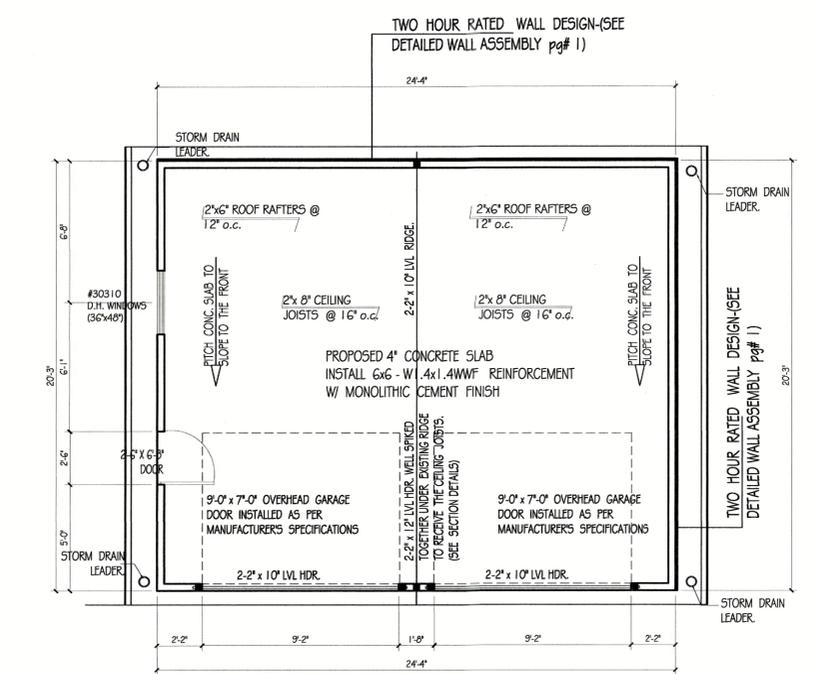


RIGHT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

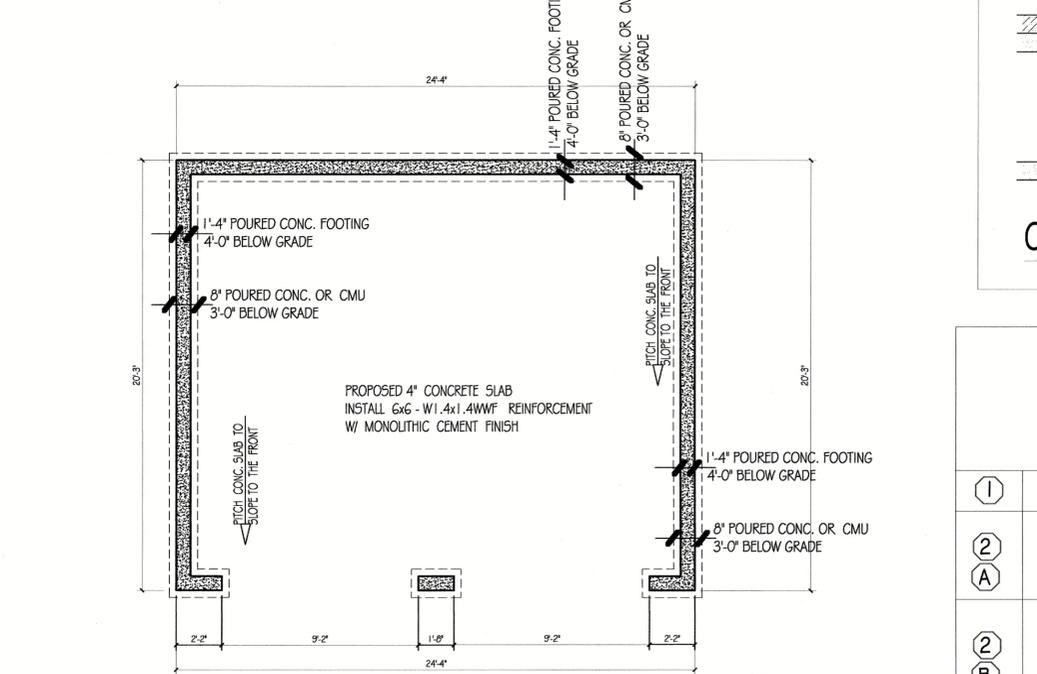


3 REAR & RIGHT - SIDE WALL ASSEMBLY DETAILS---SCALE: 1/4" = 1'-0"

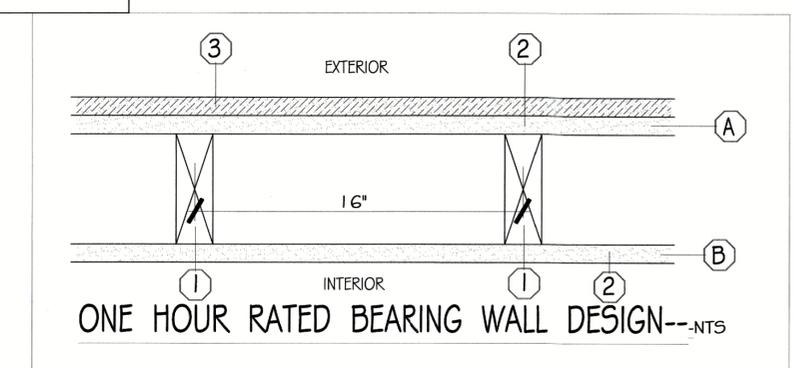
18 TRUSS RAFTERS CONNECTIONS TO WOOD DOUBLE TOP PLATES
SIMPSON STRONG - (SSP & H 10)



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



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



ONE HOUR RATED BEARING WALL DESIGN

ALL BUILDING COMPONENTS MUST BEAR THE UL CLASSIFICATION MARK

- ① EXISTING 2"x4" WOOD STUDS @ 16" O.C.
- ② GYPSUM BOARD --- 5/8" TYPE "X" 4'-0" WIDE BEARING ULI CLASSIFICATION MARKINGS FOR FIRE RESISTANCE APPLIED VERTICALLY. ATTACHED TO STUDS W/ 6d CEMENT COATED NAILS OR 1-3/8" LONG NO. 6 BUGLEHEAD DRYWALL SCREWS SPACED 1" O.C. AT THE EDGES AND IN THE FIELDS. VERTICAL JOINTS LOCATED OVER STUDS. JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAILS COVERED WITH JOINT COMPOUND.
- ② GYPSUM BOARD --- 5/8" DENS - GLASS GOLD FIREGUARD SHEATHING BY GEORGIA - PACIFIC OR EQUAL. 4'-0" WIDE BEARING ULI CLASSIFICATION MARKINGS FOR FIRE RESISTANCE APPLIED VERTICALLY. ATTACHED TO STUDS W/ 6d CEMENT COATED NAILS OR 1-3/8" LONG NO. 6 BUGLEHEAD DRYWALL SCREWS SPACED 1" O.C. AT THE EDGES AND IN THE FIELDS. VERTICAL JOINTS LOCATED OVER STUDS. JOINTS COVERED WITH GLASS MESH TAPE AND JOINT COMPOUND. NAILS COVERED WITH ACRYLIC CAULK.
- ③ EXTERIOR FACING--- INSTALL CERTAINTED WEATHER BOARD FIBER CEMENT SIDING --- 5/8" FIBER CEMENT BOARD SIDING OR EQUAL. WALL ASSEMBLY TO PROVIDE FIRE RESISTANCE RATINGS OF 1-HOUR PLUS.

NOTES & COMMENTS	
No. 1	
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No. 3	
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STATE OF NEW YORK
MICHAEL ANGELONE
REGISTERED PROFESSIONAL ENGINEER
053876
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