

Application Date: 3/20/23  
Fees Paid: \$8251

SP# 3628

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: 862 S. LONG BEACH AVE ZONING DISTRICT RES A  
SECTION 62 BLOCK 156 LOT 343 LOT SIZE: 9000 SQ. FT.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>OWNER</u>			Name: <u>OSCAR GUEVARA</u>
Address:			Address: <u>862 S. LONG BEACH AVE</u> <u>FREEPORT NY 11520</u>
Telephone #:			Telephone #: <u>516 652 0744</u>

Attorney Name: RUSSELL JORDAN Address: 44 CASINO ST  
(optional) Phone #: 516 241 5969 FREEPORT, NY 11520

Present Land Use: SINGLE FAMILY Proposed Land Use: SINGLE FAMILY.

Description of Proposed Work: CHANGES TO EXTERIOR FINISHES APPROVED BY SITE PLAN BOARD

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  
DATE 3/23/23

Sworn to before me this 3  
day of March, 2023



Notary Public [Signature]

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

[Signature]  
PROPERTY OWNER'S SIGNATURE  
DATE 3/23/23

Sworn to before me this 3  
day of March, 2023



Notary Public [Signature]

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO Date of Hearing: \_\_\_\_\_  
Date of Decision: \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Date: \_\_\_\_\_  
Village Clerk's Signature: \_\_\_\_\_



**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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

January 18, 2023  
**SITE PLAN LETTER**

Island Beach Inc.  
40 Curley Street  
Long Beach, NY 11561

RE: 862 South Long Beach Avenue, Freeport, NY  
Zoning District — Residence A Sec. 62 Blk. 156 Lot 343  
Building Permit Application #20201574 – Non compliance with original site plan decision  
Multiple changes to exterior – windows, doors, siding, soffits, lighting, railings, roofing, fascia, columns, stairs and a 290 sq. ft. deck on second story and a 290 sq. ft. deck on third story

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  
SGG Desugb.

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. 20201574

Location: 862 S. Long Beach Avenue, Freeport, NY

Applicant: Island Beach Inc.

Description: Non compliance with original site plan decision – Multiples changes to exterior windows, doors, siding, soffits, lighting, railings, roofing, fascia, columns, stairs and 290 sq. ft. deck on second story and 290 sq. ft. deck on third story

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 18, 2023



Sergio A. Mauras  
Superintendent of Buildings

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

617.20  
Appendix B  
Short Environmental Assessment Form

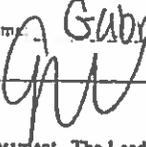
**Instructions for Completing**

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

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

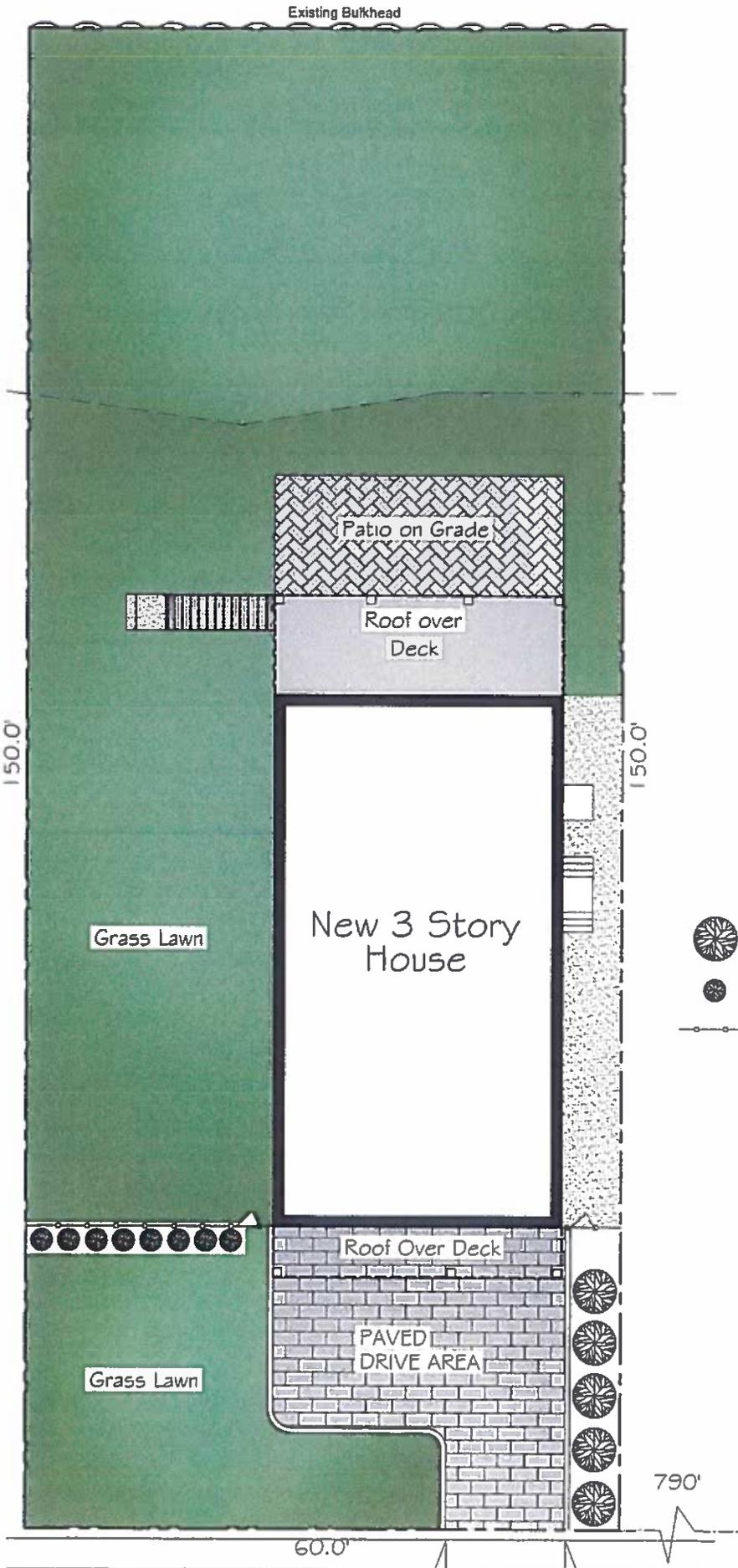
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: (a)			
NEW 3074 SQ FT HOME WITH 290 SQ FT DECK			
Project Location (describe, and attach a location map):			
862 S LONG BEACH AVE FREEPORT NY 11520			
Brief Description of Proposed Action:			
NEW HOUSE - 3074 SQ FT W REAR DECK (290 sq. ft. second story & 290 sq. ft. 3rd story deck)			
Name of Applicant or Sponsor:		Telephone:	
ISLAND BEACH INC			
Address:		E-Mail:	
40 CURLEY ST			
City/PO:		State:	Zip Code:
LONG BEACH		NY	11561
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval			NO YES
			✓
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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
8 a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies. _____			<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____			<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13 a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input 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 type="checkbox"/> NO <input type="checkbox"/> 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
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant sponsor name: <u>Gabrielle Manara</u>	Date: <u>05-06-2021</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?	NO	
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)?		



**LEGEND**

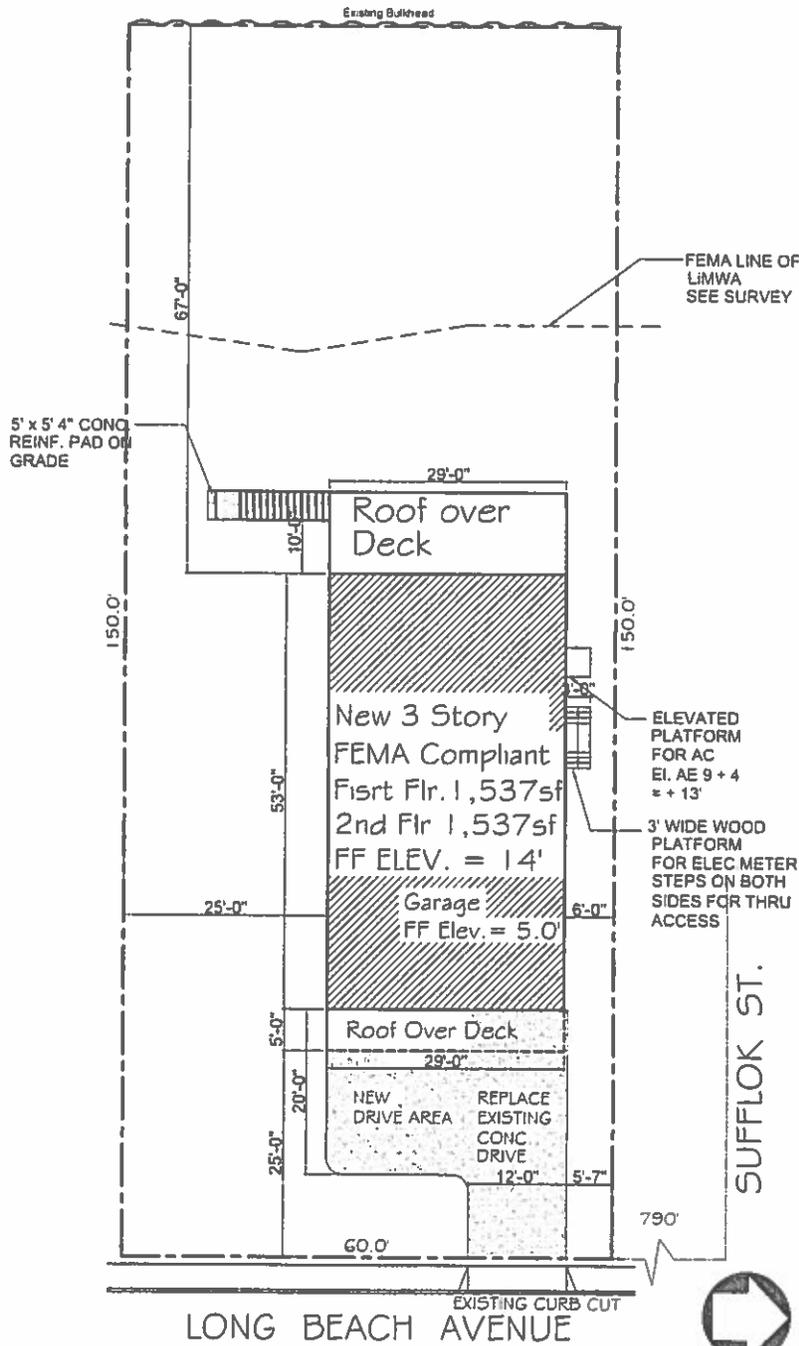
-  Existing Evergreen Trees
-  New Evergreen Trees
-  New & Existing Vinyl White Fence

SUFFLOK ST.

790'

862 South Long Beach Ave.





PROPOSED SITE PLAN  
SECTION: 62 BLOCK: 156 LOTS: 343 NORTH

(BASED ON SURVEY BY HAYNES LAND SURVEYORS  
199 LAFAYETTE DR. SYOSSET, NY 11791 (516) 496-1790. DATED JANUARY 27, 2020

SCALE: 1" = 15'-0"

ZONING INFORMATION

RESIDENCE "A"	REQUIRED	EXISTING	PROPOSED
LOT AREA	5 000 SF	9 000 SF	NO CHANGE
FRONT WIDTH	50 FT	60.00'	NO CHANGE
LOT AREA OCCUPIED	30 %	NEW	New Residence = 1 537sf New Decks 145+200= 435sf = 1 972 sf / 9 000 sf = 22.0 % Lot Coverage
SIDE YARD	5'-0" MIN.	NEW	6'-0"
SIDE YARD AGGREGATE	25% of Lot Width = 15'	NEW	25'-0" + 6'-0" = 31'-0"
REAR YARD	20' MIN	NEW	67'-0"
FRONT YARD HOUSE	20' MIN TO 40' MAX. OR AVERAGE OF FRT. YDS WITHIN 200' ON SAME SIDE OF ST	NEW	25'-0" FRONT YARD SETBACK
HEIGHT	35'-0" MAX. NO MORE THAN THREE STORIES		34'-6" TO H.P. ROOF

NOTES:

- 1) DRAWINGS ARE TO BE READ NOT SCALED.
- 2) SEC. 62  
BLOCK. 156  
LOTS. 343
- 3) ALL WORK SHALL CONFORM TO THE NEW YORK STATE  
RESIDENTIAL CODE AS OF JANUARY 2016
- 4) PLANS COMPLY WITH THE ENERGY CONSERVATION  
CODE OF NEW YORK STATE.

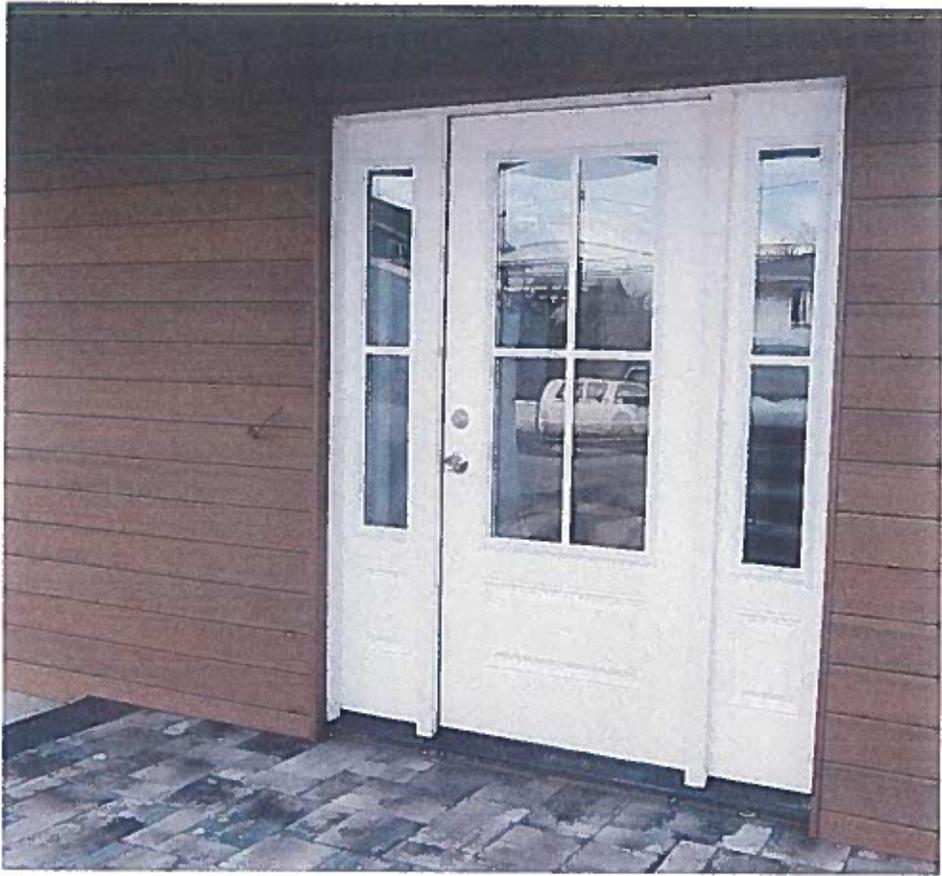
PROPOSED HOUSE  
862 SOUTH LONG BEACH AVE  
FREEPORT NY, 11520



Rear, West, Side of 862 South Long Beach



South Side of 862 South Long Beach



Front Door Detail 862 South Long Beach





House to the South of 862 South Long Beach



House to the North of 862 South Long Beach



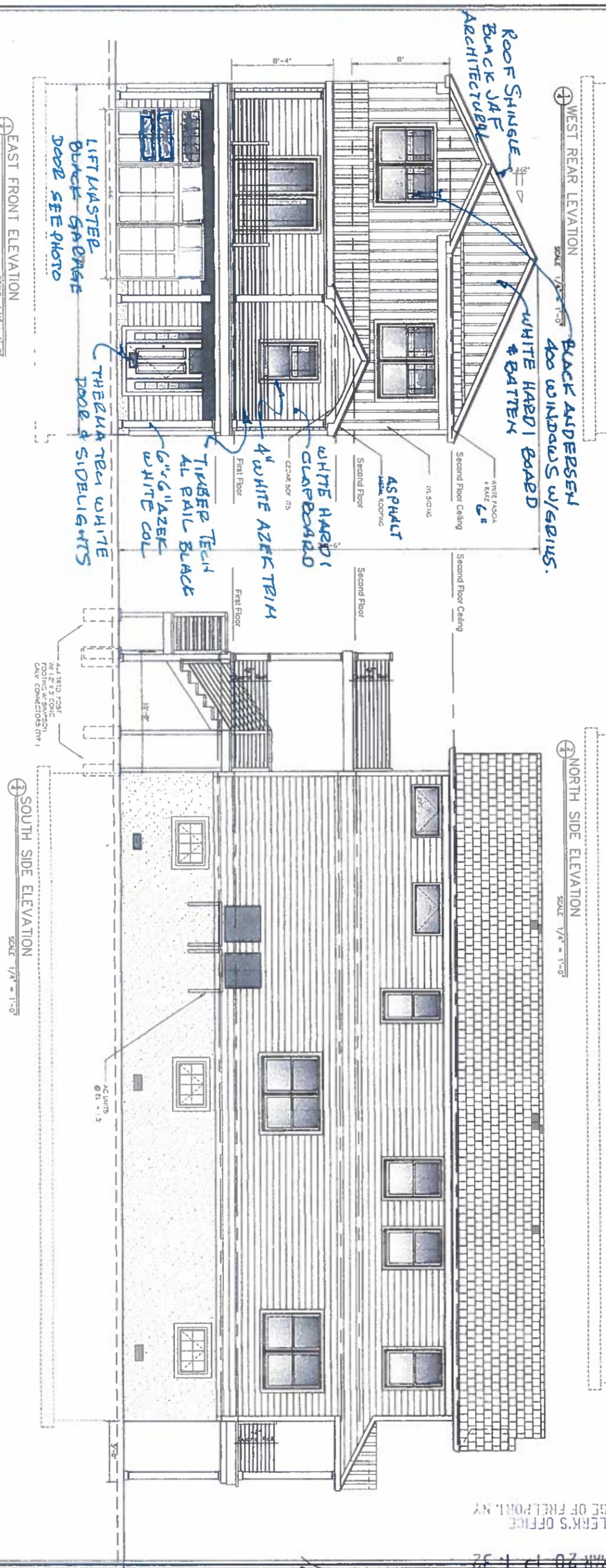
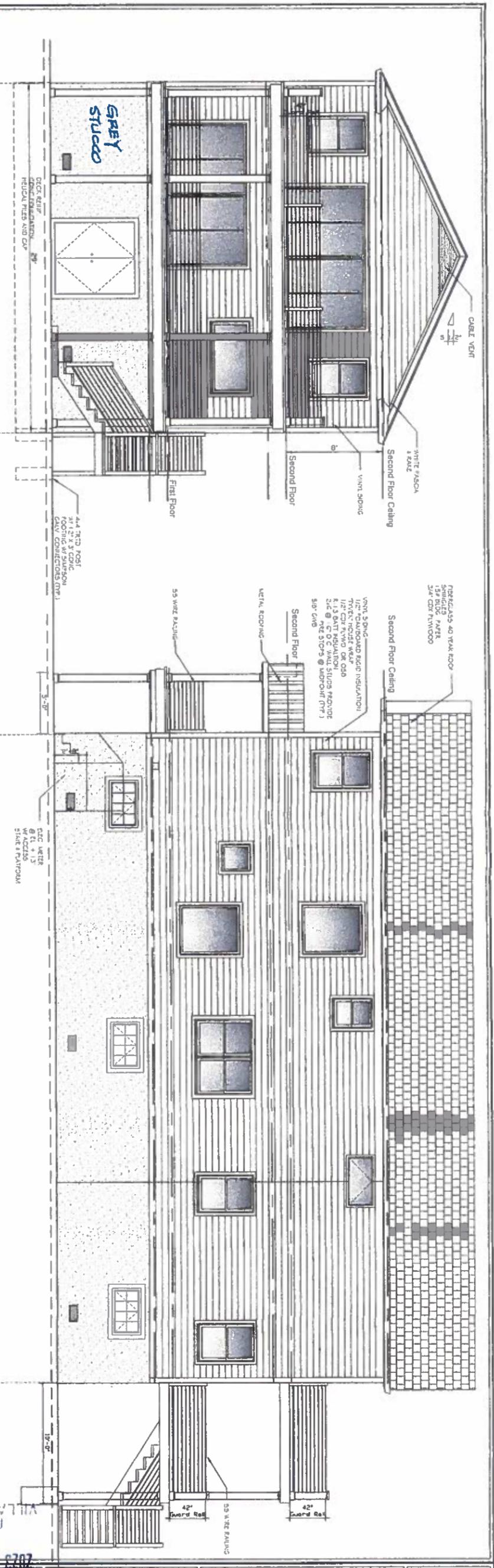
Houses across the street from 862 South Long Beach



Front, East Side, of 862 South Long Beach



East and North Sides of 862 South Long Beach



RECEIVED  
 2023 MAR 20 P 1:32  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

PROJECT  
**PROPOSED RESIDENCE**  
**862 SOUTH LONG BEACH AVE.**  
**FREEPORT, NY 11520**



**S G G Design & Architecture**  
 P.O. Box 476  
 PH 516-221-0086  
 WOODMERE, NY 11599  
 Stephens@sgg.com

**A-3**

NO.	ISSUE	DATE
1	ADD SECOND FLOOR ROOFED PORCH	3-21-22
2		
3		
4		
5		
6		

This plan set and the design contained herein are the property of SGG Design & Architecture. These plans may not be reproduced or used without written permission from SGG Design & Architecture. All fabrications, construction and others utilizing these plans in connection with this project are the responsibility of the fabricator. SGG Design & Architecture shall not be held responsible for construction errors or omissions made necessary by the fabricator. The user of these plans shall be deemed to have accepted responsibility for the construction, installation and structural details. SGG Design & Architecture is not responsible for any part of these plans and all fabrications, construction and other parties utilizing these plans are advised that they are responsible for reviewing and approving further with their professional notes before commencing any work shown on this plan. The user of any part thereof shall not in any way release SGG Design & Architecture or any part of them from any liability or responsibility for any part of these plans.

Application Date: 4/25/23  
Fees Paid: \$325.00

SP# 3631

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: 66 Independence Ave ZONING DISTRICT: Residence A  
SECTION 55 BLOCK 364 LOT 142 LOT SIZE: 5000 ft<sup>2</sup>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Nelson M. Vintimilla</u>	Name: <u>Nelson M. Vintimilla</u>
Address: <u>66 Independence Ave</u> <u>Freeport NY 11520</u>	Address: <u>66 Independence Ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>347 215 1221</u>	Telephone #: <u>347 215 1221</u>

Attorney Name: Architect David Higuera Address: 280 Main St, Farmingdale  
(optional) Phone #: 631 484 3390 NY 11735 Suite 23

Present Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

Description of Proposed Work: Rebuilt / Reconstruction of a  
19' x 19' garage due to fire damage

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  
4/12/23  
DATE

APPLICANT'S SIGNATURE  
Sworn to before me this 12<sup>th</sup>  
day of April, 2023  
[Signature]  
Notary Public

WILLIS B. GARMAN  
Notary Public, State of New York  
No. 02CA5015364  
Qualified in Nassau County  
My Commission Expires July 19, 2025

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

Nelson Vintimilla 3/29/23  
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 29<sup>th</sup>  
day of March, 2023  
[Signature]  
Notary Public

TERESA R. JERI  
Notary Public - State of New York  
No. 01JB3380196  
Qualified in Suffolk County  
My Commission Expires 06/04/2026

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: _____

RECEIVED  
2023 APR 25 P 2:11  
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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

March 15, 2023  
**SITE PLAN LETTER**

Nelson M. Vintimilla  
66 Independence Avenue  
Freeport, NY 11520

**RE: 66 Independence Avenue, Freeport, NY**  
**Zoning District: Residence A Sec. 55 Blk. 364 Lot 142**  
**Building Permit Application #20233123**  
**Description: Reconstruction of a 19' x 19' garage due to fire damage**

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

c/d  
encl.  
c : Village Clerk  
Kurt A. Jacobs, R.A.

ZBA Approval Needed: Yes  No

RECEIVED  
2023 MAR 25 PM 2:47  
VILLAGE 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. 20233123

Location: 66 Independence Avenue, Freeport, NY

Applicant: Nelson M. Vintimilla

Description: Reconstruction of a 19'x19' garage due to fire damage

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 15, 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.

RECEIVED  
2023 APR 25 P 2:48  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>Rebuild of garage due to a fire</b>			
Project Location (describe, and attach a location map): <b>66 Independence Ave, Freeport NY 11520</b>			
Brief Description of Proposed Action: <b>Rebuilt a new garage (destroyed by a fire)</b>			
Name of Applicant or Sponsor: <b>Nelson M. Vintimilla</b>		Telephone: <b>347 215 1221</b>	
Address: <b>66 Independence ave</b>		E-Mail:	
City/PO: <b>Freeport</b>		State: <b>NY</b>	Zip Code: <b>11520</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <b>Building Department</b>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<b>0.11478421</b> acres	
b. Total acreage to be physically disturbed?		<b>0</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>0</b> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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	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?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		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: _____			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: <u>garage no water needed</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> 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: _____		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		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?		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?		X	
16. Is the project site located in the 100 year flood plain?		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>gutters down pour pour into yard.</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			X

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Nelson M. Vintimilla</u> Date: <u>Nov 11 / 2022</u>		
Signature: <u>[Signature]</u>		

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

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

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

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

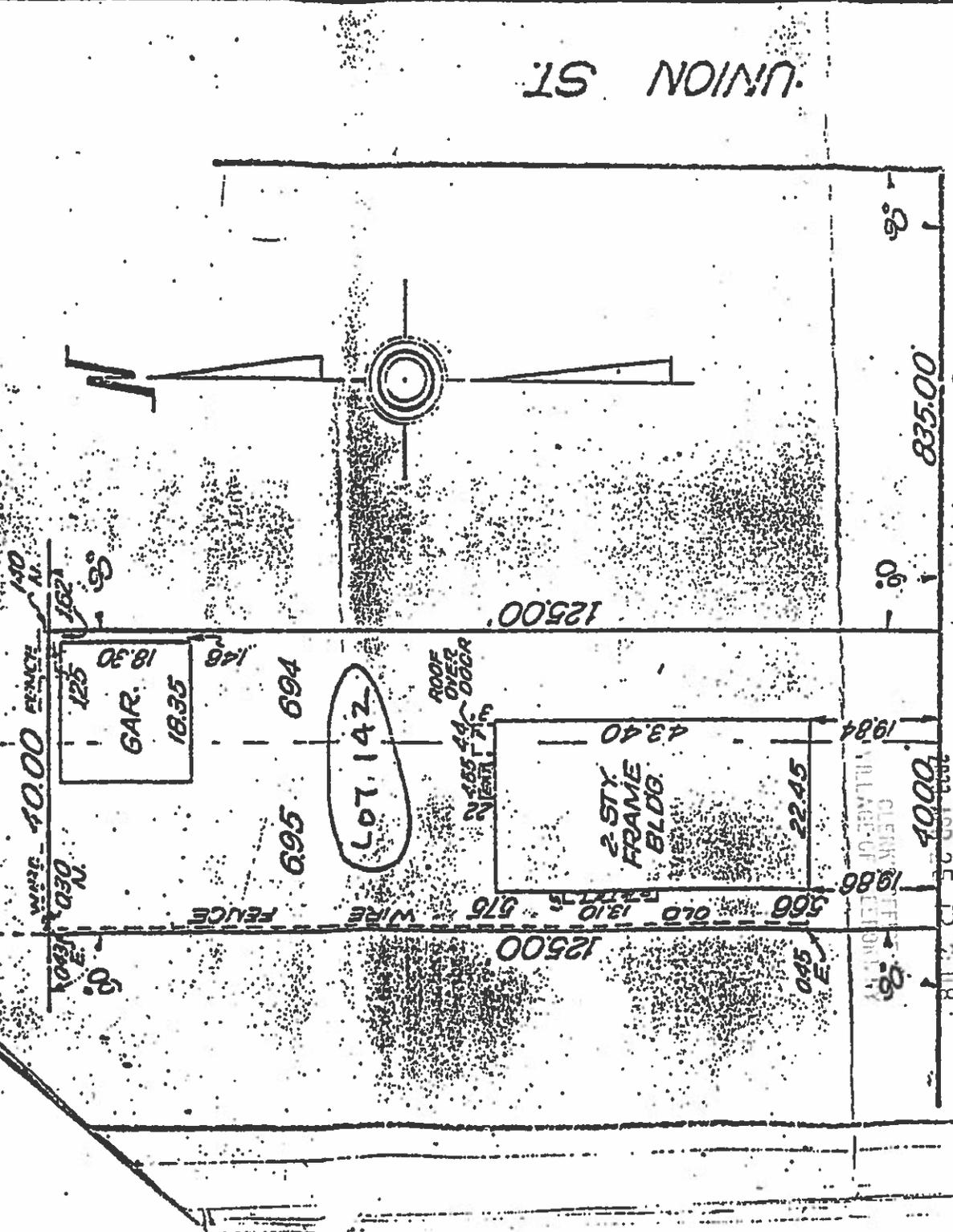
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<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an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

DRAWN C.W.R.	CHECKED J. D. C.	JOB NO. 27000	FILE NO. 3599	PLK.
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16 IND. 50 314

UNION ST.

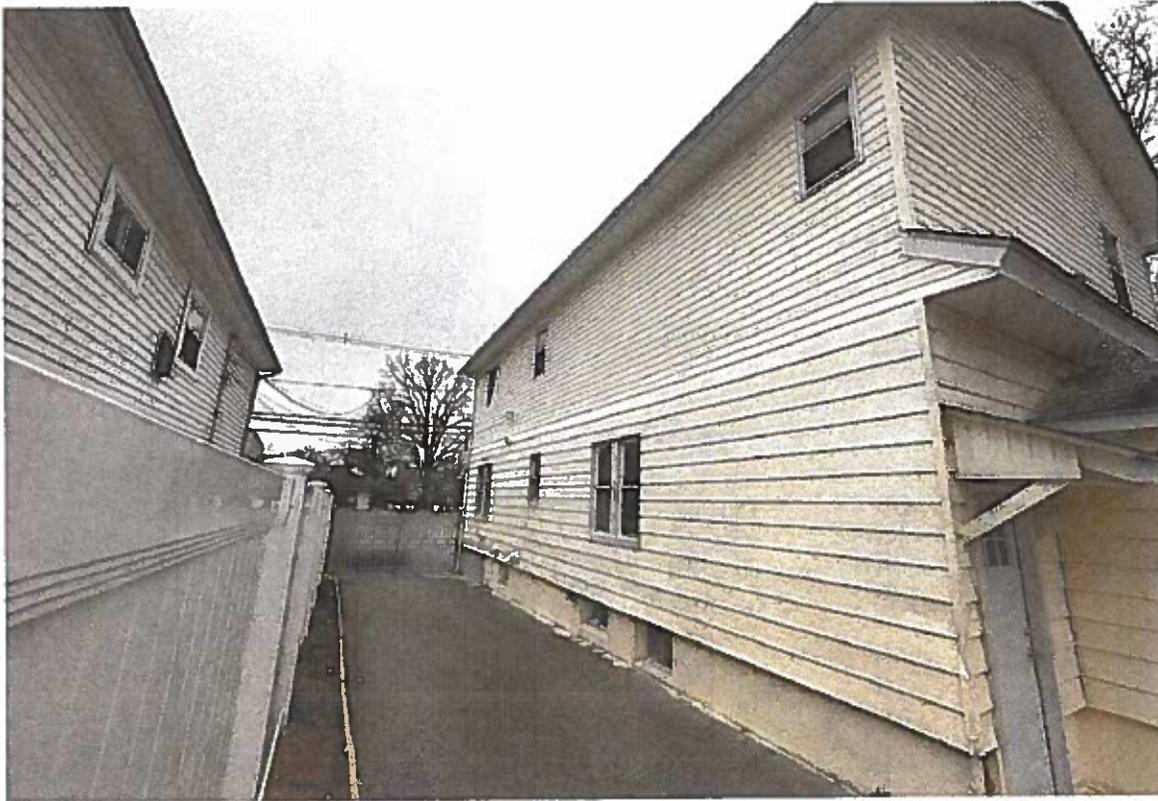
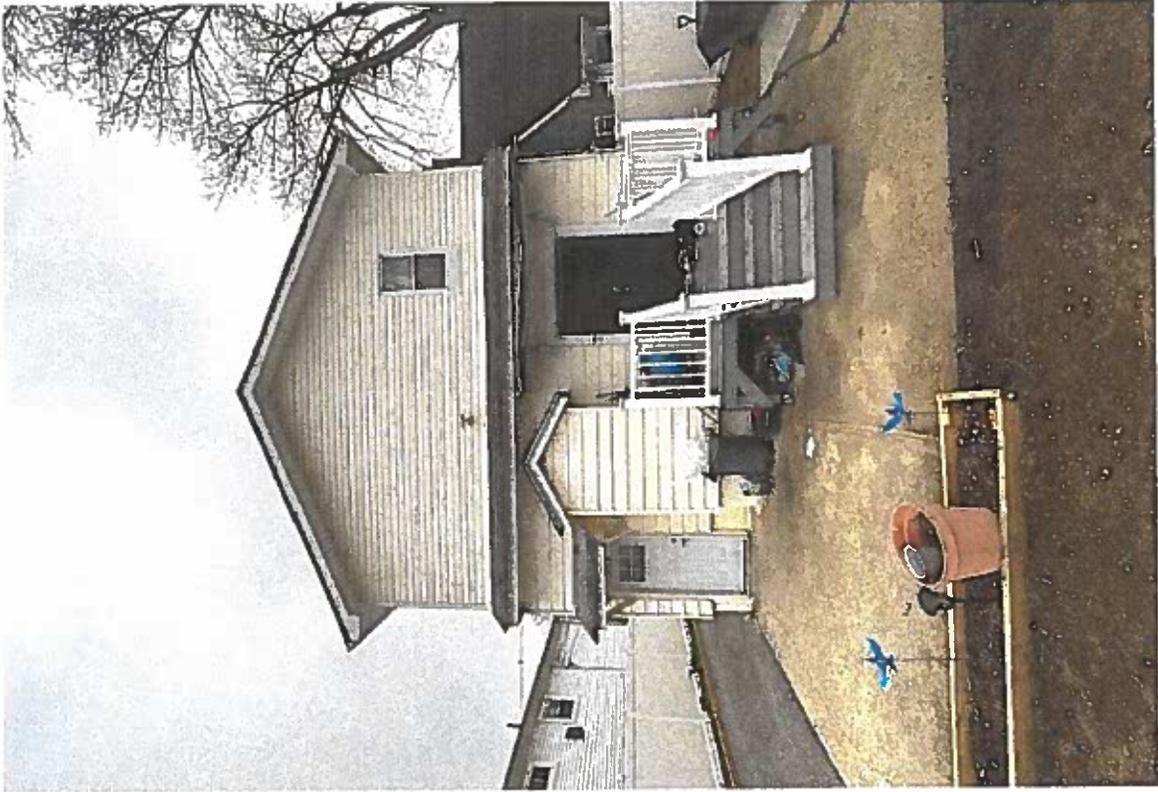


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66 Independence Ave

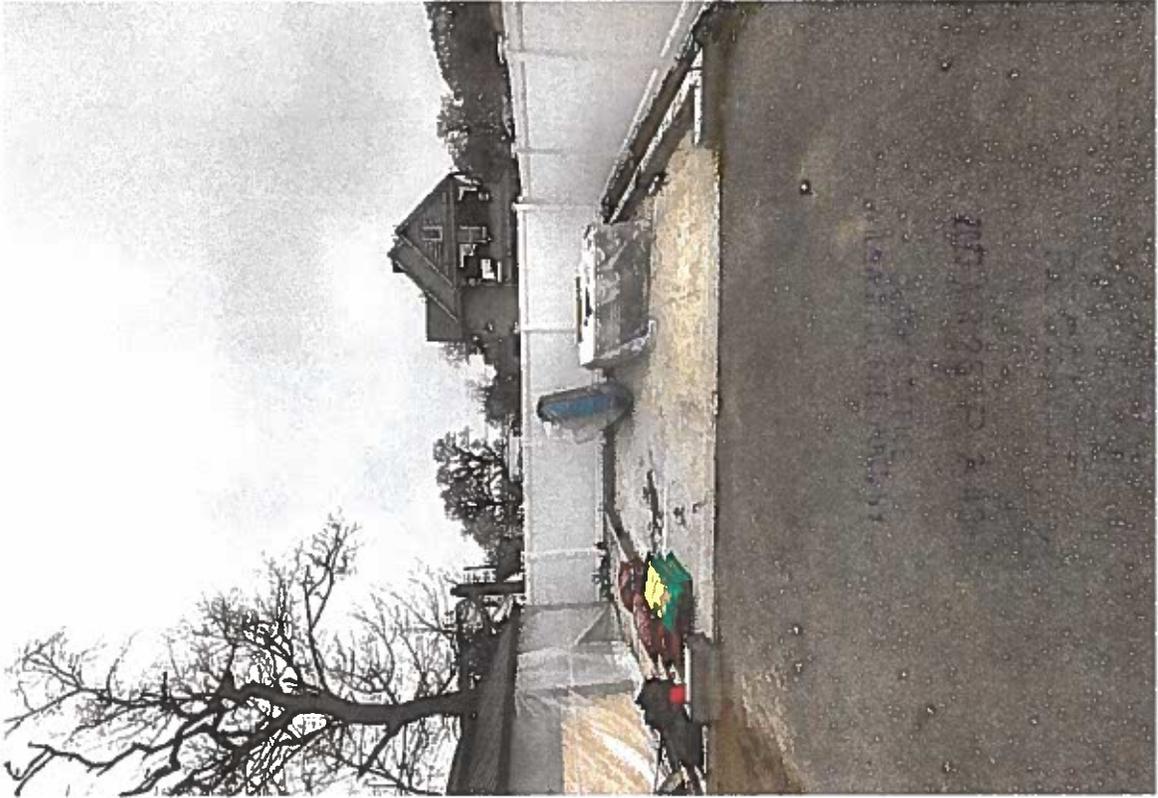


*Independence Ave.*

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84 Independence Ave



70 Independence Ave

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VILLAGE OF FREEPORT, NY

69 Independence Ave



68 Independence Ave



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66 INDEPENDENCE AVENUE  
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DETACHED GARAGE  
RECONSTRUCTION DUE FIRE

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FAIRMOUNT NY 11735  
(631) 454-3390 FAX (631) 568-3445  
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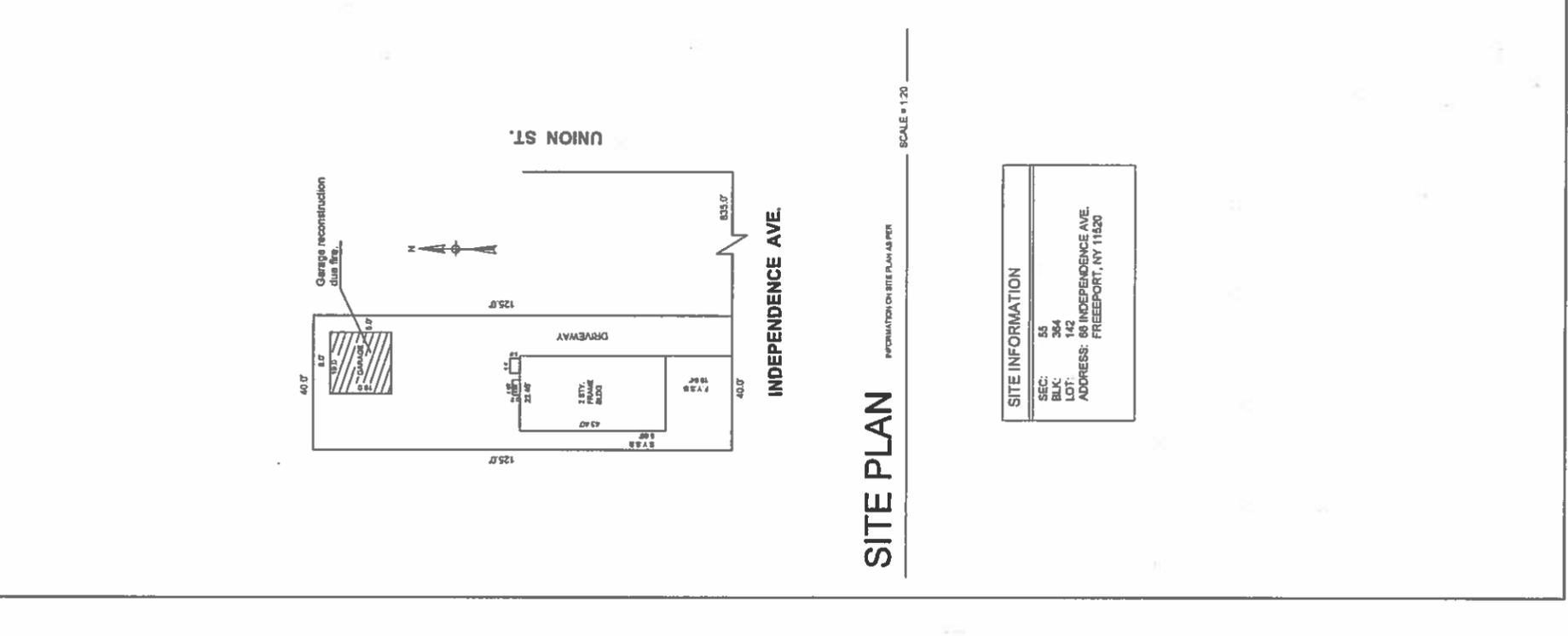
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REVISIONS table with columns: No., DATE, DESCRIPTION

Sheet information table: DATE (10-18-22), SCALE, AS NOTED, DRAWN BY (DH), REVIEWED BY (AMC), SHEET NUMBER (A-1)

1. FLOOR JOISTS SHALL HAVE BEARING AS PER CHART... ALL FLOOR JOISTS SPECIFIED TO BE THIS SHALL BE MANUFACTURED BY TRUS JOIST MACHINERY... ALL INTERSECTING WALL AND CORNER PLATES SHALL BE LAPPED... ALL DOUBLE MEMBERS SHALL BE LAPPED @ 1'-0" O.C. WITH 1'-6" WALLS ALTERNATING TOP AND BOTTOM AND EACH END... ALL WALL PLATES IN CONTACT WITH CONCRETE SHALL BE COA TREATED... 2. FLOOR JOISTS... A. TRUS JOISTS... ALL FLOOR JOISTS SPECIFIED TO BE THIS SHALL BE MANUFACTURED BY TRUS JOIST MACHINERY... ALL TRUS JOISTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS... ALL TRUS JOISTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AT ALL POINTS OF BEARING... PROVIDE RAIL JOISTS PER MANUFACTURERS SPECIFICATIONS... WHERE NECESSARY, PROVIDE ALL JOIST HANGERS PER MANUFACTURERS SPECIFICATIONS... B. LUMBER JOISTS SHALL BE INSTALLED SO CROWN IS ON TOP SIDE... ALL FLOOR JOISTS SHALL BE BRIDGED AT MID-SPAN WITH SOLID BLOTTING... PROVIDE RAIL JOISTS WHERE TYPICAL... WHERE JOISTS ARE FLUSH WITH HEADERS, PROVIDE JOIST HANGERS... 3. LVL HEADERS... ALL LVLS SHALL BE INSULATED UNDER PLAN... ALL LVLS SHALL BE GRADE 2.0 E BY MICRO-LAM... ALL LVLS SHALL BE LEFT DRY WHILE IN STORAGE AS WELL AS IN PLACE. CONTRACTOR SHALL ENDEAVOR TO... ALL LVLS SHALL BE LEFT DRY WHILE IN STORAGE AS WELL AS IN PLACE. CONTRACTOR SHALL ENDEAVOR TO... ALL LVLS SHALL BE LEFT DRY WHILE IN STORAGE AS WELL AS IN PLACE. CONTRACTOR SHALL ENDEAVOR TO... 4. DAMPENING STRIPS... PROVIDE ALL NECESSARY STRAPPING AND HANGERS TO MATCH TRAILING BAYS... ALL INSULATION SHALL BE IN WIDTH TO MATCH TRAILING BAYS... INSULATE ALL INTERIOR WALLS FOR SOUND AT ALL BATH AND POWDER ROOMS, NOT TO BE FACED BATTIS... ALL ROOFING SHALL BE AS SPECIFIED ON PLANS. CONFIRM COLOR WITH CLIENT... 3. FLAT ROOF ROOFING... PROVIDE FLAT ASPHALT ROOFING IN AREAS AS SHOWN ON ROOF PLAN IN COLOR TO MATCH SHINGLE ROOF... INSTALL ROOF AND FLASH TO ASPHALT ROOF TO SHOW MINIMAL FLASHING... 6. SHEET METAL FLASHING... PROVIDE SHEET METAL FLASHING ON ALL REQUIRED AREAS TO ENSURE A WATER-TIGHT EXTERIOR UNLESS... 7. WINDOWS AND DOORS... PROVIDE ALL WINDOWS AND DOORS TO BE PER MANUFACTURER SCHEDULE... ALL WINDOWS SHALL BE INSTALLED PLUMB AND TRUE TO ENSURE PROPER OPERATION... ALL OPERABLE WINDOWS SHALL HAVE SCREENS INCLUDED... ALL WINDOWS SHALL HAVE LOW E GLASS... ALL WINDOWS SHALL BE ORDERED WITH JAMB THICKNESS TO MATCH REQUIRED WALL PLACEMENTS... 2. WINDOW ACCESSORIES... PROVIDE WINDOW ACCESSORIES AS SPECIFIED ON PLANS... 3. FRONT DOOR (IF BEING RETIRED)... FRONT DOOR TO BE SELECTED, PROVIDE INSTALLATION OF DOOR AND LOCKSET INCLUDING MORNING LOCKSETS IF NEEDED... 4. INTERIOR DOORS... INTERIOR DOORS SHALL BE SIZED PER PLAN... INTERIOR DOORS SHALL BE SOLID CORE... ALL DOORS SHALL BE FINISHED WITH 3 HINGERS PER DOOR... DIVISION 8... 1. CROWN MOLDING... ALL CROWN MOLDING SHALL BE SET PERPENDICULAR TO WALL FINISHES... USE 1/2" THICKNESS WALLBOARD THROUGHOUT NEW WORK AREAS... ALL WALLBOARD SHALL BE SET TO WITHIN AN 1/8" DIFFERENTIAL FROM FACE TO FACE OF ADJACENT SHEETS... 2. MOISTURE RESISTANT WALLBOARD... WHEREVER POSSIBLE SET BOARDS SO DEVELOPED SIDES ARE ADJACENT... PROVIDE MOISTURE RESISTANT WALLBOARD ON ALL UN-TILED WALLS IN BATHROOM AND LAUNDRY ROOMS... 3. DUROCK... PROVIDE 1/2" DUROCK WALLBOARD UNDER ALL AREAS TO BE TILED... 4. FIRE RESISTIVE WALLBOARD... PROVIDE 1/2" HOUR RATED WALLBOARD ON ALL SURFACES WHERE SPECIFIED ON PLANS... 5. TAPE AND SPACER... TAPE AND SPACER SHALL BE 1/2" HOUR RATED WALLBOARD ON ALL SURFACES WHERE SPECIFIED ON PLANS... TAPE AND SPACER SHALL BE 1/2" HOUR RATED WALLBOARD ON ALL SURFACES WHERE SPECIFIED ON PLANS... TAPE AND SPACER SHALL BE 1/2" HOUR RATED WALLBOARD ON ALL SURFACES WHERE SPECIFIED ON PLANS... 6. TILE... WHERE INDICATED ON PLAN, PROVIDE INSTALLATION OF TILE FLOORS... PROVIDE ALL GROUT IN COLOR AS SELECTED BY ARCHITECT... VERIFY ALL TILE SPACING AND CENTERING WITH ARCHITECT PRIOR TO SETTING... WHERE PENETRATIONS ARE REQUIRED THROUGH TILES, DRILL HOLES, DO NOT CUT TILES AND NOTCH SIDES OF CUT TILES USING PILES... ALL WALL TILES SHALL HAVE NON-SANDED GROUT... ALL FLOOR TILES SHALL HAVE SANDED GROUT... USE GROUT SEALER ON ALL GROUT... 7. WOOD FLOORS... PROVIDE WOOD FLOORS IN AREAS AS INDICATED ON PLANS... CONTRACTOR SHALL PROVIDE ALL NECESSARY SUBSTRATE... INSTALL ALL OAK ON BUSH PAPER PER MANUFACTURERS SPECIFICATIONS... VERIFY FLOORING DIRECTIONS WITH ARCHITECT PRIOR TO INSTALLATION... DIVISION 10... 1. BATHROOM FIXTURES... PROVIDE INSTALLATION OF BATHROOM ACCESSORIES AS PROVIDED BY CLIENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TOWEL BARS, TOILET PAPER HOLDERS, SOAP AND TOOTHBRUSH DISHES, MEDICINE CABINETS, SPECIALTY MIRRORS, AND DECORATIVE SHELVES... 2. PLUMBING... PROVIDE INSTALLATION OF ALL FIXTURES AS SUPPLIED BY CLIENT... ALL PLUMBING SHALL BE TO CODE... CONTRACTOR TO SUPPLY ALL NECESSARY CERTIFICATES AND PERMITS... INSULATE ALL PIPES TYPICAL... 4. HEATING PLANT... HEATING CONTRACTOR TO SUPPLY HEATING PLANT TO MAINTAIN 72 DEGREES AT OUTSIDE TEMPERATURES TO 10 DEGREES F... PROVIDE DIRECT VENT BOILER W/ ON DEMAND WATER HEATER AND STORAGE TANK... PROVIDE COILING TO MAINTAIN 55 DEGREE TEMPERATURES AT OUTSIDE TEMPERATURES TO 95 DEGREES F... PROVIDE WORK TO SUPPLY SHOP DRAWINGS FOR STUDIOS AND DOORWORK... DIVISION 12... 1. ELECTRICAL SERVICE... PROVIDE ALL NECESSARY CIRCUITS AND BREAKERS FOR NEW WORK, IF NEW PANEL IS REQUIRED OR SPECIFIED ON PLANS, PROVIDE SQUARE... BOARD CIRCUITS AND BREAKER PANEL... ALL DEVICES SHALL BE DECORA SWITCHES, OUTLETS, AND PLATES IN COLORS TO BE SELECTED - PRICE IN COLOR OTHER THAN WHITE... SUPPLIED BY CLIENT, INSTALLED BY ELECTRICAL CONTRACTOR (INCLUDE INSTALLATION IN BID)... 4. FIRE ALARM... EACH SLEEPING AREA, WITHIN THE INSIDE, MOUNTING OF THE DEVICES, AND ON EACH ADDITIONAL STORY, INCLUDING BASEMENT/CELLARS... COMPLIANCE WITH THE 2020 INTERNATIONAL CODE... ALL WORK REPRESENTED ON THESE PAGES COMPLIES WITH THE 2020 INTERNATIONAL CODE

DIVISION 1. GENERAL REQUIREMENTS  
SUMMARY OF WORK  
THE SCOPE OF THE WORK SHALL BE AS FOLLOWS:  
ALL WORK AS SHOWN ON PLANS BUT NOT LIMITED TO THE FOLLOWING:  
DEMOLITION OF EXISTING GARAGE AND EXCAVATION OF SITE AS REQUIRED  
PROVIDE NECESSARY EXCAVATIONS FOR SERVICES INCLUDING COORDINATION AND BACKFILLING AS REQUIRED  
CONTRACTOR SHALL USE THE SITE ONLY FOR THE SOLE USE OF THE WORK TO BE PERFORMED IN CONNECTION WITH THIS PROJECT  
ONLY MATERIALS AND EQUIPMENT USED FOR THIS PROJECT MAY BE STORED AT THE SITE  
EQUIPMENT THAT IS NO LONGER NEEDED IN THE EXECUTION OF THE PROJECT MAY NOT BE STORED AT THE SITE AND MUST BE REMOVED WITHIN ONE WEEK OF ITS COMPLETED USE OR THE AGREED COMPLETION OF THAT PHASE OF THE WORK  
ALL EQUIPMENT AND MATERIALS MUST BE STORED IN SUCH A MANNER AS TO NOT IMPERE THE ACCESS TO AND FROM THE SITE BY OTHER CONTRACTORS OR THE CLIENT  
ALLOWANCES  
THE FOLLOWING ALLOWANCE SCHEDULE SHALL BE INCLUDED IN THE BID AND SHALL BE APPLIED TO ALL MATERIALS REQUIRED FOR THE STATE PHASE OF THE JOB. ALL LABOR SHALL BE INCLUDED IN THE CONTRACT SEPARATE AT THE CLIENTS OPTION. THE ALLOWANCE MAY BE DEDUCTED IN FULL WITH THE MATERIALS BEING SUPPLIED BY THE CLIENT  
ALTERNATES  
CONTRACTOR CAN PROVIDE INFORMATION ON ALTERNATIVE, HOWEVER, ORIGINAL SPECIFIED ITEMS SHALL BE ACCOMPANIED AS PRICE OF JOB CONTRACTOR MUST SUBMIT FOR ARCHITECTS APPROVAL BY MANUFACTURERS CUT SHEETS  
PRODUCT COORDINATION  
GENERAL CONTRACTOR MUST COORDINATE WORK WITH CONTRACTORS HIRED DIRECTLY BY CLIENT  
WHERE SCHEDULES AND COORDINATION IS REQUIRED, THE GENERAL CONTRACTOR SHALL NOTIFY THE CLIENT TWO WEEKS AHEAD OF TIME WHEN WORK IS NEEDED TO BE PERFORMED BY CLIENTS CONTRACTOR  
ALL WORK MUST BE DELIVERED TO THE SITE WHETHER ORDERED BY THE CLIENT OR THE CONTRACTOR SHALL BE ORDERED BY THE CONTRACTOR IN A SAFE MANNER  
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PARTS AND SUPPLIES FROM THE TIME THE MATERIALS ARE DELIVERED TO THE SITE  
PROJECT MEETINGS  
CONTRACTOR SHALL MAKE THE AVAILABLE FOR MEETINGS WITH THE CLIENT, ARCHITECT, ARCHITECT AS DEEMED NECESSARY BY THE CLIENT OR ARCHITECT  
CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CLIENT, ARCHITECT AND SUB-CONTRACTORS  
TEMPORARY CONSTRUCTION FACILITIES  
GENERAL CONTRACTOR SHALL ACT AS LIAISON BETWEEN CLIENT, ARCHITECT AND SUB-CONTRACTORS AS DEEMED NECESSARY BY THE CLIENT AND/OR ARCHITECT. THE CONTRACTOR SHALL PROVIDE TEMPORARY RESTROOM FACILITIES FOR THE WORKMEN FOR ALL WORK PERFORMED WITHIN THE SCOPE OF THIS JOB  
WARRANTIES AND GUARANTEES  
ALL WORK PERFORMED WITHIN THE SCOPE OF THIS JOB SHALL BE WARRANTED AGAINST ANY DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE JOB  
ALL MECHANICAL EQUIPMENT SHALL BE WARRANTED FOR A FULL YEAR INCLUDING ONE FULL HEATING AND COOLING SEASON  
ALL MECHANICAL EQUIPMENT SHALL HAVE DATED VERIFICATION AS TO THEIR INSTALLATION DATES AND COMMISSION INTO SERVICE  
CORRECTION OF ANY FAULTY OR DEFECTIVE WORKMANSHIP OR INSTALLATIONS SHALL BE PERFORMED AT THE CONTRACTORS EXPENSE  
DIVISION 2. SITEWORK  
1. DEMOLITION OF THE SITE  
THE CONTRACTOR SHALL AT THE END OF EACH WORKDAY, CLEAN UP ALL WASTE MATERIALS AND RUBBISH CAUSED BY HIS OPERATIONS AND SHALL REMOVE THEM FROM THE PROJECT SITE  
THE CONTRACTOR SHALL ALSO SWEETEN/AMOR VACUUM THE WORK AREA AT THE END OF EACH WORKDAY IN ORDER TO REMOVE ANY DUST, CONCRETE, REBAR, OR OTHER DEBRIS TO MAINTAIN THE AREA IN A CLEAN CONDITION  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT IN A NEAT AND ORDERLY MANNER  
AT THE COMPLETION OF THE WORK, ALL TOOLS, EQUIPMENT AND SUPPLIES MATERIAL MUST BE REMOVED FROM THE PROJECT SITE  
IF THE CONTRACTOR FAILS TO CLEAN UP AND MAINTAIN THE WORK AREA AS STIPULATED, THE OWNER MAY DO SO AND THE COST THEREOF SHALL BE CONTRACTORS RESPONSIBILITY  
CONTRACTOR SHALL KEEP MATERIALS, SUCH AS PIPES, FITTINGS, AND DUCTWORK, CLEAN AND FREE OF DEBRIS  
MATERIALS SHALL BE KEPT IN SHIPPING CONTAINERS OR WRAPPED IN PLASTIC UNTIL NEEDED FOR INSTALLATION  
PROTECT FACTORY APPLIED FINISHES ON EQUIPMENT FROM DAMAGE  
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PROTECTION FOR ALL OWNERS EQUIPMENT AND SERVICES. ANY DAMAGE CAUSED BY THE CONTRACTOR OR SUB-CONTRACTORS NEGLIGENCE IN PROTECTING SUCH EQUIPMENT SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACING  
FINAL CLEANUP - UPON COMPLETION OF THE WORK COVERED BY THE CONTRACT, THE CONTRACTOR SHALL LEAVE THE PROJECT READY FOR USE AND OCCUPANCY WITHOUT THE NEED FOR FURTHER CLEANUP  
2. SITE DEMOLITION AND REMOVALS  
DEMOLISH AND REMOVE ALL EXISTING STRUCTURES OR PARTS THEREOF AS REQUIRED  
UPON COMPLETION OF DEMOLITION, AFFECTED SOIL SHALL BE FREE FROM ALL DENRIS AND PARTICULATE CAUSED BY THIS DEMOLITION  
3. CLEARING  
ALL DENRIS FROM TREE REMOVALS AND TRIMMING WITH CLIENT  
ALL DENRIS FROM TREE REMOVALS AND TRIMMING WITH CLIENT  
4. EARTHWORK AND GRADING  
UNIFORM GRADE AREAS TO A SMOOTH, FREE FROM IRREGULAR SURFACE CHANGES  
PROVIDE GRADING TO ALLOW FOR FUTURE DRAINAGE AWAY FROM NEW AND EXISTING AFFECTED STRUCTURES  
CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO CONFORM TO AN EVEN SMOOTH SURFACE  
5. FOUNDATION DRAINAGE  
CONTRACTOR SHALL PROVIDE DRAINAGE AS INDICATED ON PLANS OR WHERE SUBSURFACE WATER IS DISCOVERED. NOTIFY ARCHITECT OF CONDITIONS PRIOR TO COMMENCEMENT OF WORK  
6. UTILITIES  
EXCAVATE TRENCHES TO NECESSARY DEPTHS, UNITS, DEPTHS, AND INVERT ELEVATIONS AND NOTIFY OWNER OR ARCHITECT PRIOR TO INSTALLATION SHOULD DRAINAGE CONTRACTOR SHALL VERIFY ALL STARTING AND ENDING POINT ELEVATIONS AND NOTIFY OWNER OR ARCHITECT PRIOR TO ALLOW INSTALLATION OF TOP OF PIPES BELOW FROST LINE  
EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF CONDUIT  
CLEARANCE - 12 INCHES EACH SIDE OF PIPE OR CONDUIT  
TRENCH BOTTOMS SHALL BE EXCAVATED TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUITS  
DIVISION 3. CONCRETE  
1. FORMWORK  
ALL FOOTINGS SHALL BE FORMED ON UNDISTURBED SOIL  
ALL FORMS SHALL BE KEPT AT TOP TO ALLOW FOR POSITIVE ATTACHMENT OF FOOTINGS TO FOUNDATION WALLS  
ALL FORMS SHALL BE FORMED 3'-0" BELOW FINISHED GRADE  
2. REINFORCEMENT  
ALL FOOTINGS SHALL HAVE 8 #5 STEEL REBAR (AS) RUNNING THROUGHOUT THEIR LENGTH  
ALL REBAR SHALL BE SET 1-1/2" UP FROM BOTTOM OF FOOTINGS  
OVERLAP REBAR AT CORNERS  
ALL REBAR SHALL BE TIED TOGETHER WITH #12 AND WIRE TOGETHER  
ALL CONCRETE SHALL BE 3000 PSI CONCRETE  
3. ANCHOR BOLTS  
PROVIDE 1/2" Ø STEEL ANCHOR BOLTS AT 6'-0" O.C. AND MAXIMUM 12" FROM CORNERS  
4. PIERCE  
ALL PIERCES SHALL HAVE (3) #4 STEEL REBAR IN EACH DIRECTION  
ALL PIERES 2' X 2' SHALL BE 12" DEEP  
ALL PIERES LARGER THAN 2' X 2' SHALL BE 18" DEEP  
ALL PIERES IN CELLAR SHALL BE FORMED 50 TOP OF PIER IS BELOW SUB ON GRADE  
ALL PIERES OUTSIDE FOUNDATION WALLS SHALL BE FORMED 3'-0" BELOW FINISHED GRADE  
DIVISION 4. MASONRY  
1. UNIT MASONRY  
ALL BRICK SHALL BE SET LEVEL AND EVENLY SPACED  
CUT BRICKS SHALL BE MACHINE CUT FOR SMOOTH EVEN EDGES  
MORTAR SHALL BE POB AS SPECIFIED  
MORTAR SHALL BE SMOOTH AND TROWELED, WITH FINGER GROOVE DETAIL  
DIVISION 5. METAL  
1. STRUCTURAL STEEL  
ALL STEEL BOLTS FOR STRUCTURAL CONNECTIONS SHALL BE 5/8" Ø A325 BOLTS AS PER TYPICAL AISC SPECIFICATIONS AND DETAILS  
ALL STEEL BOLTS SHALL BE GALVANIZED OR GALVANIZED IN PLACE  
ALL STEEL BOLTS SHALL BE GALVANIZED OR GALVANIZED IN PLACE  
ALL STEEL BOLTS SHALL BE GALVANIZED OR GALVANIZED IN PLACE  
ALL STEEL BOLTS SHALL BE GALVANIZED OR GALVANIZED IN PLACE  
2. UTILITIES  
ALL UTILITIES SHALL BE GALVANIZED (EPPED) AFTER FABRICATION TO ENSURE COVERAGE ON ALL EDGES  
3. FASTENERS  
PROVIDE CORRUGATED ZINC PLATED STRIPS @ 1'-0" O.C. INTERVALS THROUGHOUT ENTIRE BRICK WALLS  
DIVISION 6. FINISHES  
1. FLOORING  
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE 2 OR BETTER  
ALL LUMBER SHALL BE INSTALLED PLUMB AND LEVEL  
ALL LUMBER SHALL BE FREE FROM CHECKS AND CRACKS AND SHALL NOT BE WARPED AS TO AFFECT STRUCTURAL INTEGRITY OR AESTHETIC QUALITIES  
ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" O.C. WITH FIBERGLASS AT MID-SPAN  
ALL WALLS SHALL HAVE DOUBLE PLATES AT TOP AND SINGLE PLATES AT BOTTOM  
ALL WINDOW AND DOOR HEADERS UNLESS SPECIFIED OTHERWISE SHALL BE SIZED PER CHART



PROJECT SHOWN  
 66 INDEPENDENCE AVENUE  
 FREEPORT NY 11520  
 VINTMILLA RESIDENCE

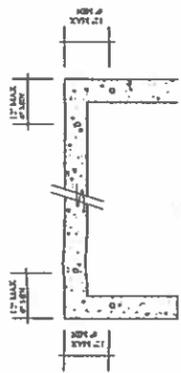
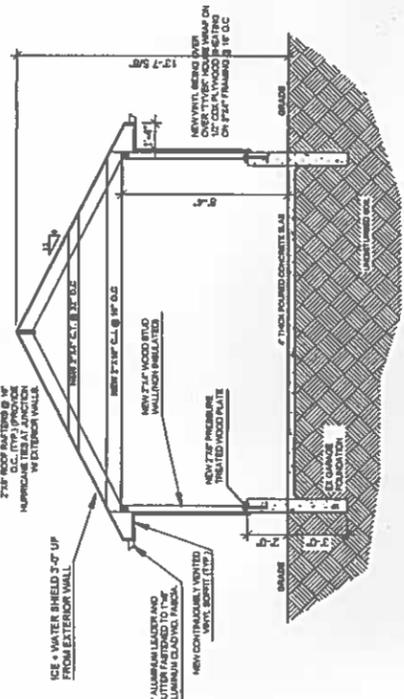
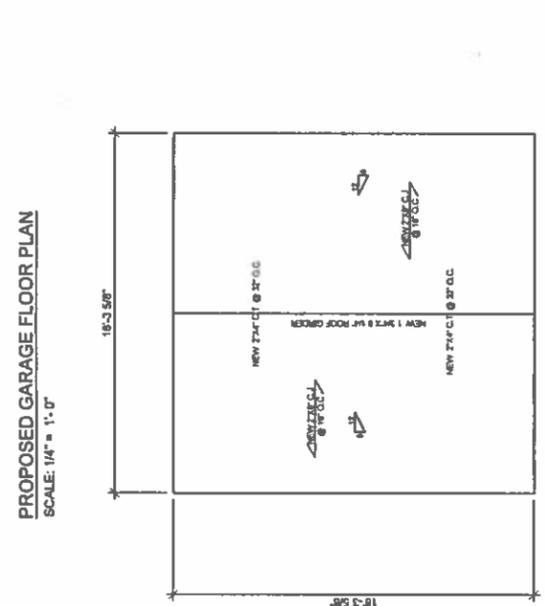
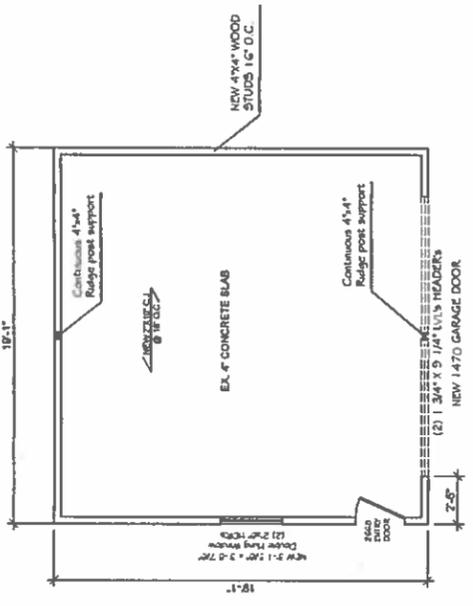
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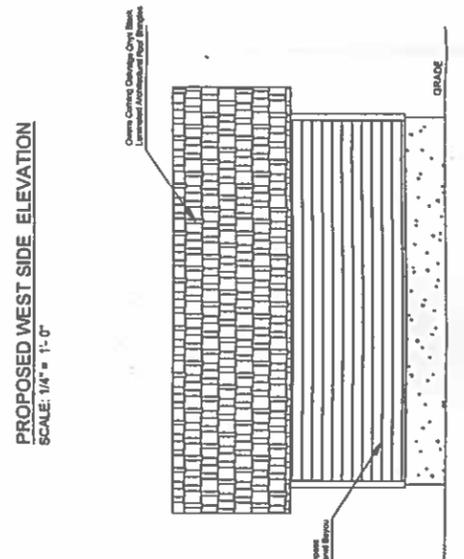
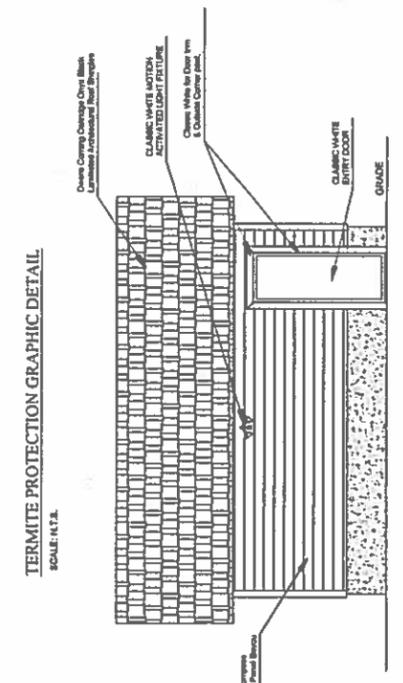
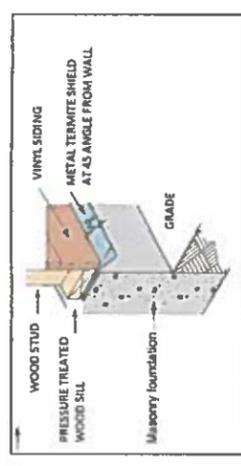
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REVISIONS	No	DATE	DESCRIPTION

DATE	SCALE	AS NOTED	DRAWN BY	REVIEWED BY	SHEET NUMBER
10-18-22			DAVID H	AJC	A-2



- ANCHOR BOLT @ 36" O.C. FOR 2 STORY
- MIN. 7" EMBEDMENT INTO CONCRETE WITH SQUARE WASHERS AND END NUT SETUP
  - ANCHOR BOLTS HEREIN ARE TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR BEARWALLS
  - ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS



**CONCRETE**  
 ALL CONCRETE FOOTINGS SHALL BE FOUNDED ON UNDISTURBED SOIL. ALL FOOTINGS SHALL BE SET AT THE TOP TO ALLOW FOR POSITIVE ATTACHMENT OF REINFORCING BARS. ALL CONCRETE SHALL HAVE 4000 PSI STRENGTH. REINFORCING BARS SHALL BE SET TO BE 1/2" ABOVE BOTTOM OF FOOTING. ALL CONCRETE SHALL BE 4000 PSI. ALL CONCRETE SHALL BE 4000 PSI. ALL CONCRETE SHALL BE 4000 PSI.

**ARCHITECTS NOTE:**  
 DIMENSIONS ON PLANS MAY BE DIFFER ON SITE. CONTRACTOR TO VERIFY MEASUREMENTS AND TAKE PRECAUTIONS TO ENSURE FRAMING MATCHES PROPOSED PLANS. ANY DISCREPANCIES MUST BE REPORT TO ARCHITECT ENGINEER ON RECORD AND STOP WORK UNTIL SUCH ARE RESOLVED. ALL ROOF GIRDERS SUPPORT FOOTINGS ARE TO BE TAKEN DOWN TO HOUSE FOUNDATION THROUGH BEARING WALLS AS NOTED USING STRUCTURAL MEMBERS AS DIRECTED.

