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2023 MAY -3 A 9:13

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 6, 2023

Updated LETTER OF DENIAL

Juan Pantiel
65 Porterfield Place
Freeport, NY 11520

RE: 65 Porterfield Place, Freeport, NY
Zoning District – Res. A Sec. 54 Blk. 92 Lot 19
Building Permit Application #20212493
Description– Maintain existing accessory awning

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 §210-43A(2). Required rear yard. Rear yard depth: minimum 20 ft. or 20% of the lot depth, whichever is greater, with the exception that for lots abutting canals and other navigable bodies of water, rear yard depth shall equal the average depths of all residential rear yards abutting the water on the same side of the canal or navigable body of water within 200 ft. in either direction or 20 ft. measured landwards of the average line of the bulkhead, whichever is greater. The plans submitted with this application indicates a non-conforming use as 2'6" depth. Accordingly, you will be seeking a variance for rear yard setback.

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

RE: 65 Porterfield Place, Freeport, NY

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Nicolas Zapata, R.A.
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20212493

Location: 65 Porterfield Place, Freeport, NY

Applicant: Juan Pantiel

Description: Maintain existing accessory awning

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 6, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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SEC. 54 BLK. 92 LOT. 19

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 Juan Puntiel
respectfully states and alleges:

Strike out
inapplicable
phrase

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

Obtain reason for
denial from
Department of
Buildings.

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

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

Describe fully and
clearly the use
desired.

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

Refer where possible
to paragraphs and
section by numbers.

1. That the applicant (resides at) (has its principal office for the conducting of its business at) 65 Porterfield PL
Freeport, NY 11520
2. That the premises affected by this application is located at 65 Porterfield PL Land Map of Nassau County
Sec. 54 Blk. 92 Lot(s) 19
and that the interest which the applicant has in the property concerned is that of Maintaining existing
accessory structure
3. That (the applicant) (the applicant's duly authorized Juan Puntiel) on or about the 27 day of October 2021, 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:
Maintain existing accessory
structure
4. That on or about the 6 day of January, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:
Village ordinance 210-6A
Village ordinance 210-43A (2)
5. That the nature of the improvements now upon said premises is as follows: Maintain
accessory structure
6. That said premises are now being used as follows: Accessory Structure
7. That the applicant seeks authority to make use of said premises as follows: Accessory
structure to cover outdoor BBQ area
to protect from rain and winter
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 _____
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.

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

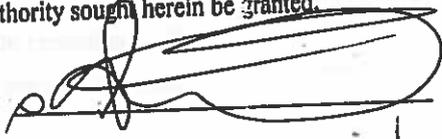
10. That the grounds for this application are as follows: maintain existing accessory structure

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

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: May 2nd, 2023.



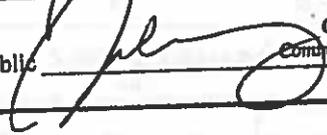
BY: Juan Puertiel
ITS: owner

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

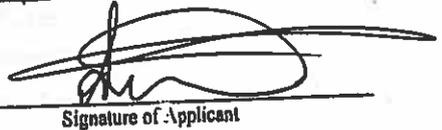
State of New York)
County of Nassau) ss:

The applicant Juan Puertiel named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by himself and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe yes to be true.

Sworn to before me this 2nd day
of May, 2023.

Notary Public 

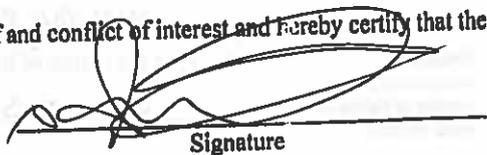
JOSE A GOMEZ
NOTARY PUBLIC, State of New York
No. 01GO6392689
Qualified in Nassau County
Commission Expires, June 3, 2023


Signature of Applicant

**Notice
Conflict of Interest**

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

May 2nd, 2023.
Date Year


Signature

Affidavit of Owner

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

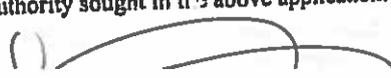
State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

That he/she (the owner of _____) (is the _____ of

_____ the property concerned is correct to the best of the knowledge of deponent _____.)

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



617.20
 Appendix B
 Short Environmental Assessment Form

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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: JUAN Puntiel			
Project Location (describe, and attach a location map): 65 Porterfield place Freeport			
Brief Description of Proposed Action: MAINTAIN EXISTING accessory structure			
Name of Applicant or Sponsor: JUAN Puntiel		Telephone: 917 335 4636	
		E-Mail:	
Address: 65 Porterfield Pl.			
City/PO: Freeport,		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Dept			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, 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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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	✓
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	✓
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	✓
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	✓
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	✓
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	✓
b. Is the proposed action located in an archeological sensitive area?		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	✓
16. Is the project site located in the 100 year flood plain?	NO	YES	✓
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes: a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES 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	NO	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
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: _____ Date: 10/12/2021
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?"

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 VILLAGE OF WEST HERRI, NY

	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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 VILLAGE OF FREEPORT, NY

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency _____
 Date

 Print or Type Name of Responsible Officer in Lead Agency _____
 Title of Responsible Officer

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date 10/27/21

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION)	<u>65 PORTERFIELD PL.</u>	ZONING DISTRICT	
		(No.) (Street)		
	BETWEEN	<u>BAYVIEW</u>	AND	<u>S. LONG BEACH</u>
		(Cross Street) (Cross Street)		
SECTION	<u>54</u>	BLOCK	<u>92</u>	LOT
			<u>19</u>	APPROX. LOT SIZE
			<u>70</u>	x
			<u>145</u>	LOT AREA

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>10,000.⁰⁰</u>	D. DESCRIPTION OF PROJECT <u>MAINTAIN EXISTING ACCESSORY STRUCTURE</u> <u>PERMIT STRUCTURE AND</u> <u>MAINTAIN EXISTING FENCE</u>
---	---

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>JUAN PANTREL</u>	<u>65 PORTERFIELD PL.</u> <u>FREEPORT, NY. 11520</u>	<u>917</u> <u>335</u> <u>4636</u>
2. Contractor <u>RECEIVED</u>		
3. Architect or Engineer		

IV. OWNER - CONTRACTOR STATEMENT

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

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

Contractor or Owner JUAN PANTREL

Address 65 PORTERFIELD PL.

Phone 917 335 4636

State of New York

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

Sworn to before me this 8TH day of SEPTEMBER, 2021

JULIO W. PINA
Notary Public, State of New York
No. 01F16051774
Qualified in Kings County
Commission Expires January 21st, 2022

(Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

Occup. Type

VI. VALIDATION (Official Use Only)

Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	2023 MAY -3 A 4 14 RECEIVED	Approved by: _____ Superintendent of Buildings
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350 5th Ave, Ste 5820, New York, NY 10118
Phone: (646) 373-8027

PROJECT INFORMATION
PUNTIEL RESIDENCE EXTERIOR ALTERATION
65 PORTERFIELD PLACE
FREEPORT, NY 11520

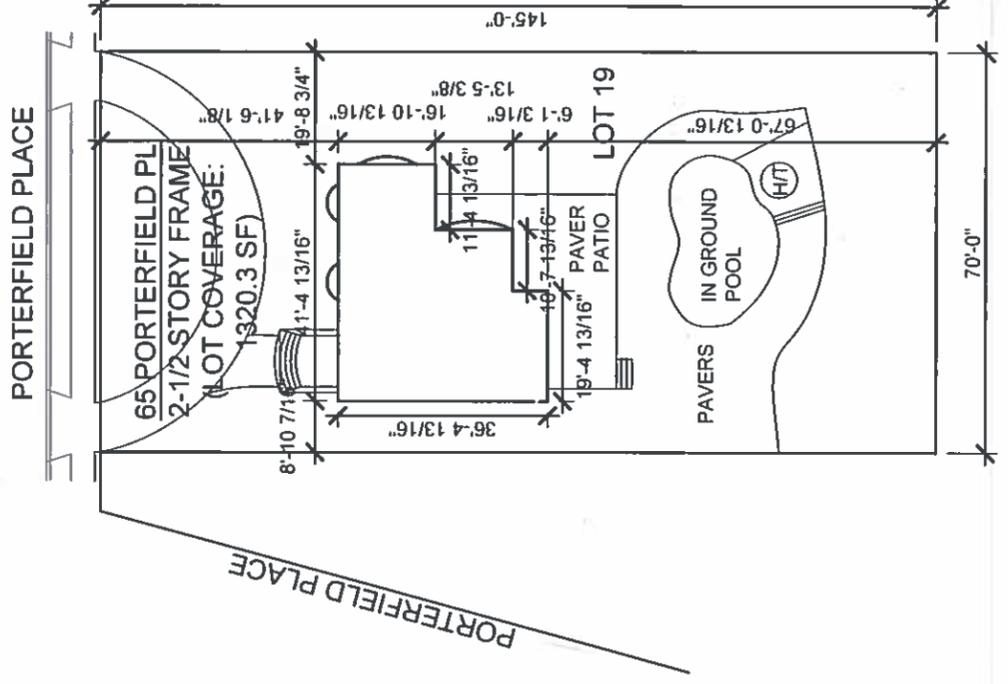
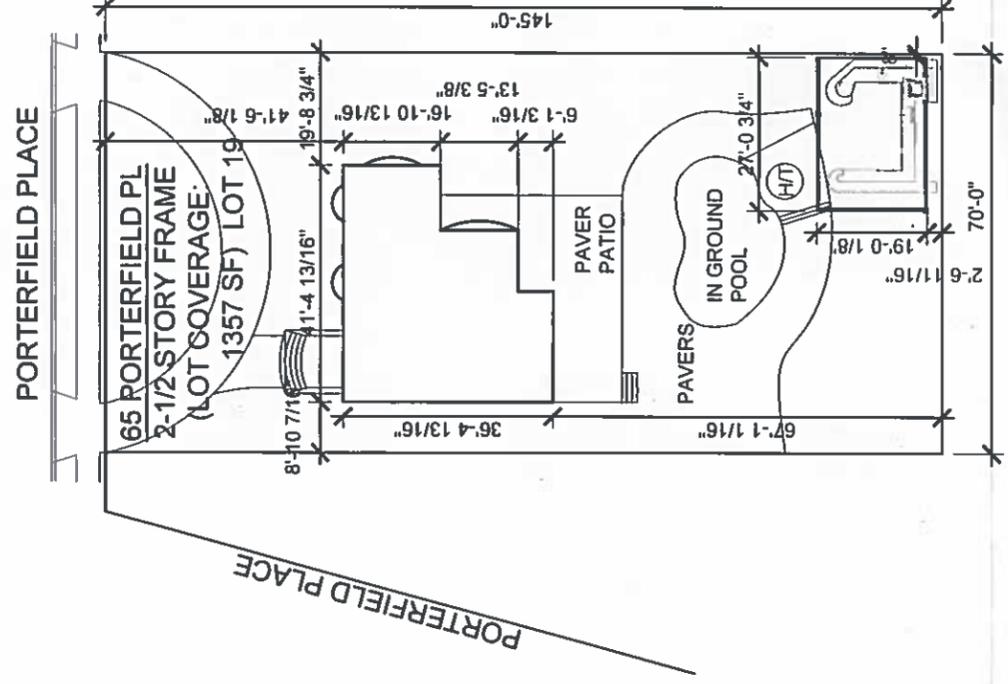
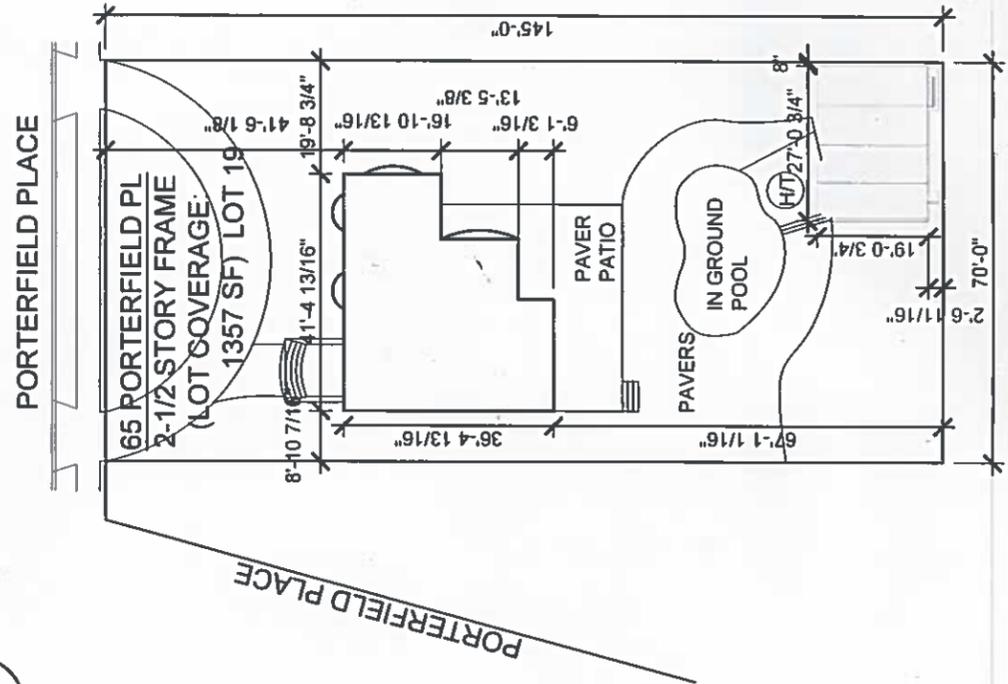
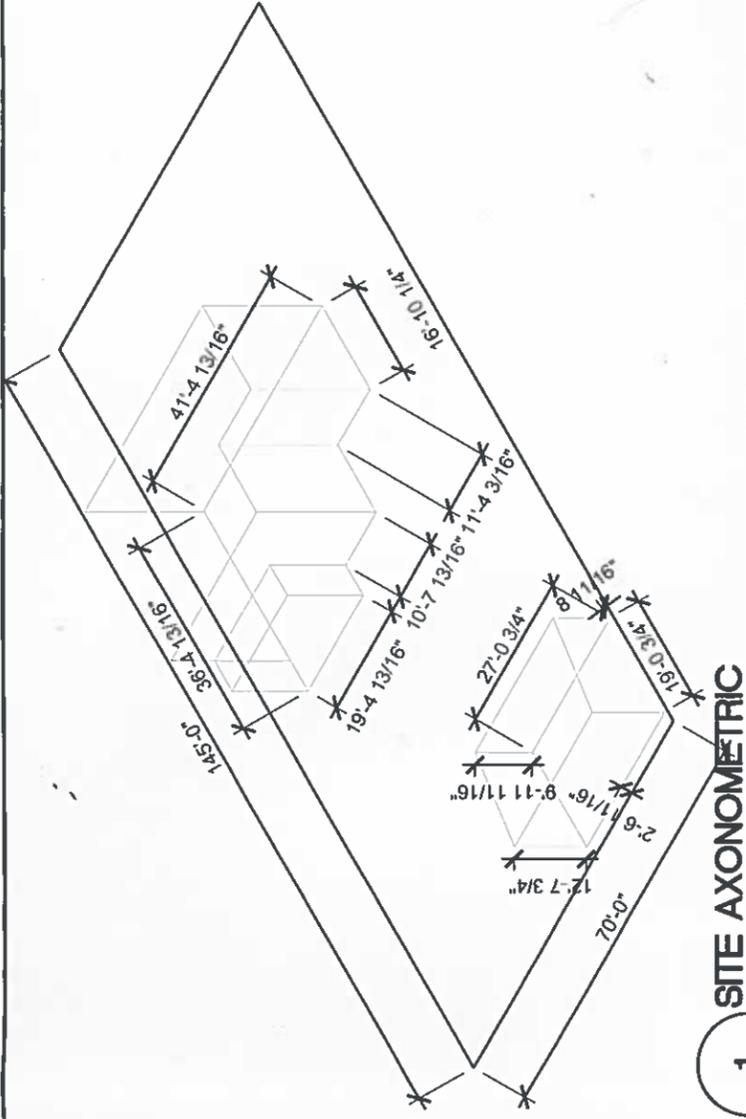
CLIENT INFORMATION
JUAN PUNTIEL
65 PORTERFIELD PLACE
FREEPORT, NY 11520

DISCLAIMER
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF THE WORK OR BE RESPONSIBLE FOR CONSTRUCTION METHODS OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CITY OF FREEPORT, NY ZONING REGULATIONS AND ANY OTHER REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR TO OBTAIN ANY NECESSARY PERMITS OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CITY OF FREEPORT, NY ZONING REGULATIONS AND ANY OTHER REGULATIONS. DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
NIZA WORKS AND ITS EMPLOYEES ARE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

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VILLAGE OF FREEPORT, NY

PROPERTY INFORMATION, GENERAL NOTES AND PLOT PLAN

DATE: 7/15/2022
SCALE: AS NOTED
DRAWN BY: WL
CHECKED BY: NZ
JOB NO.:
PAGE: 2 OF 8
SHEET NO: G-101



ZONING INFORMATION--ACCESSORY STRUCTURE (R-A)

PROPOSED:	ALLOWA BLE:	NOTE:
LOT SIZE: 10150 SF	5000 SF MIN.	COMPLIES
LOT COVERAGE: 515.8 SF (5%)	10% MAX.	COMPLIES
FLOOR AREA: 515.8 SF	500 SF MAX.	VARIANCE REQUIRED
HEIGHT: 12'-7"	15'-0"	COMPLIES
REAR YARD: 1'-8" / 8"	5' MIN.	VARIANCE REQUIRED

DEPARTMENT OF BUILDINGS INFORMATION

OWNER: JUAN PUNTIEL	PROJECT ADDRESS: 65 PORTERFIELD PLACE	RESIDENCE A
65 PORTERFIELD PLACE	FREEPORT, NY 11520	54
FREEPORT, NY 11520		92
		19
# OF STORIES: 2-1/2 (VERIFY)	ZONE: RESIDENTIAL	
HEIGHT: 28.3'	SECTION: WOOD FRAMING	
USE: RESIDENTIAL	LOT: 19	
CONSTRUCTION: WOOD FRAMING		

PROJECT INFORMATION
PUNTIEL
RESIDENCE
EXTERIOR
ALTERATION
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

CLIENT INFORMATION
JUAN PUNTIEL
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

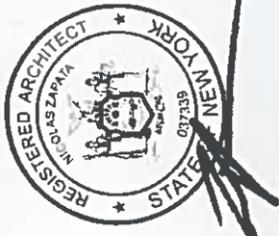
DISCLAIMER
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 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF ANY WORKING BEING PERFORMED FOR THE PROJECT UNLESS HE OR SHE HAS BEEN ADVISED OF SUCH WORKING MEANS, METHODS, MATERIALS, EQUIPMENT, SCHEDULES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. DRAWINGS ARE NOT TO BE SCALED.

NIZA WORKS AND ITS EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

REVISIONS

ARCHITECT'S SEAL



SHEET NAME
GENERAL NOTES

DATE: 7/15/2022 DRAWN BY: WL
 SCALE: AS NOTED CHECKED BY: NZ
 JOB NO: PAGE: 4 OF 8
 SHEET NO: G-103

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 VILLAGE OF FREEPORT, NY

- f. STEEL SUBCONTRACTOR
- g. OTHER CONTRACTORS OR SUPPLIERS AS DIRECTED BY THE ARCHITECT.
- III. WRITTEN GUARANTEE WARRANTING ALL LABOR AND MATERIALS TO BE FREE FROM DEFECTS FOR ONE YEAR FROM FINAL ACCEPTANCE.
- IV. WARRANTIES AND INSTRUCTION AND MAINTENANCE MANUALS FOR ALL MAJOR FIXTURES AND EQUIPMENT PROVIDED, ACCEPTED OR INSTALLED BY THE GENERAL CONTRACTOR.
- V. ANNOTATION OF NEW AND EXISTING PIPES, VALVES, AND ALL ELECTRICAL PANELS AND BREAKERS.
- 20 ALL MEANS OF EGRESS TO BE KEPT UNOBSTRUCTED.
- 21 THE ARCHITECT RESERVES THE RIGHT OF INTERPRETATION OF THESE CONTRACT DOCUMENTS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - TABLE R301.2(1)							
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	WEATHERING G	FROST LINE DEPTH	TERMITE	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS
20	110 (EXPOSURE B)	C	SEVERE	3'-0"	MODERATE TO HEAVY	YES	NO

R301.2.1.1 DESIGN CRITERIA. CONSTRUCTION IN REGION WHERE THE BASIC WIND SPEEDS EQUAL OR EXCEEDS 110 MILES PER HOUR DESIGNED IN ACCORDANCE WITH (1) AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS (WFCM).

ZONING CALCULATIONS ARE BASED ON PROPERTY DIMENSIONS OBTAINED FROM A SITE SURVEY PERFORMED BY HOMESTEAD LAND SURVEYING, PC, ON 12/10/15 AND THE RECENTLY COMPLETED ADDITION CONSTRUCTION.

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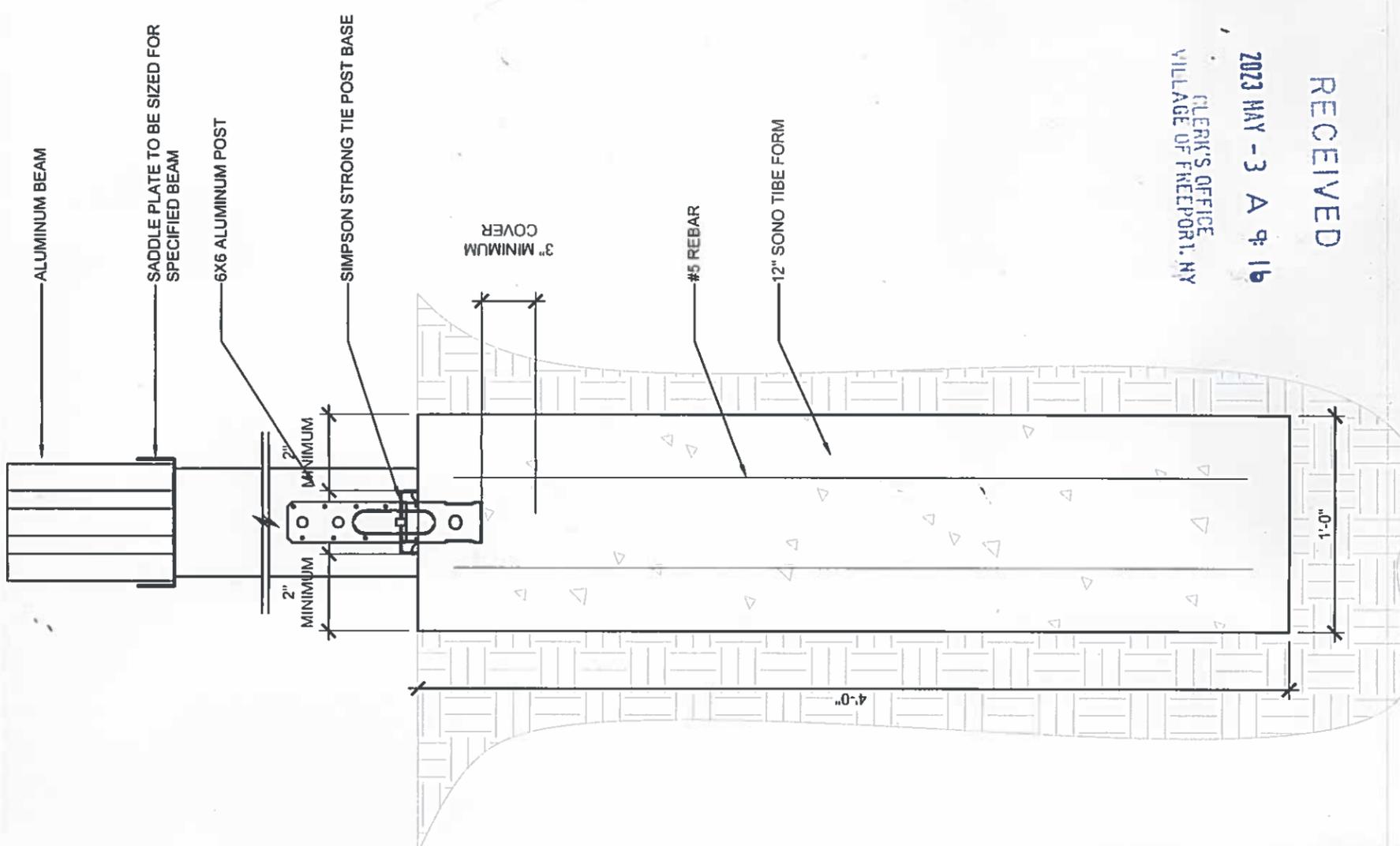
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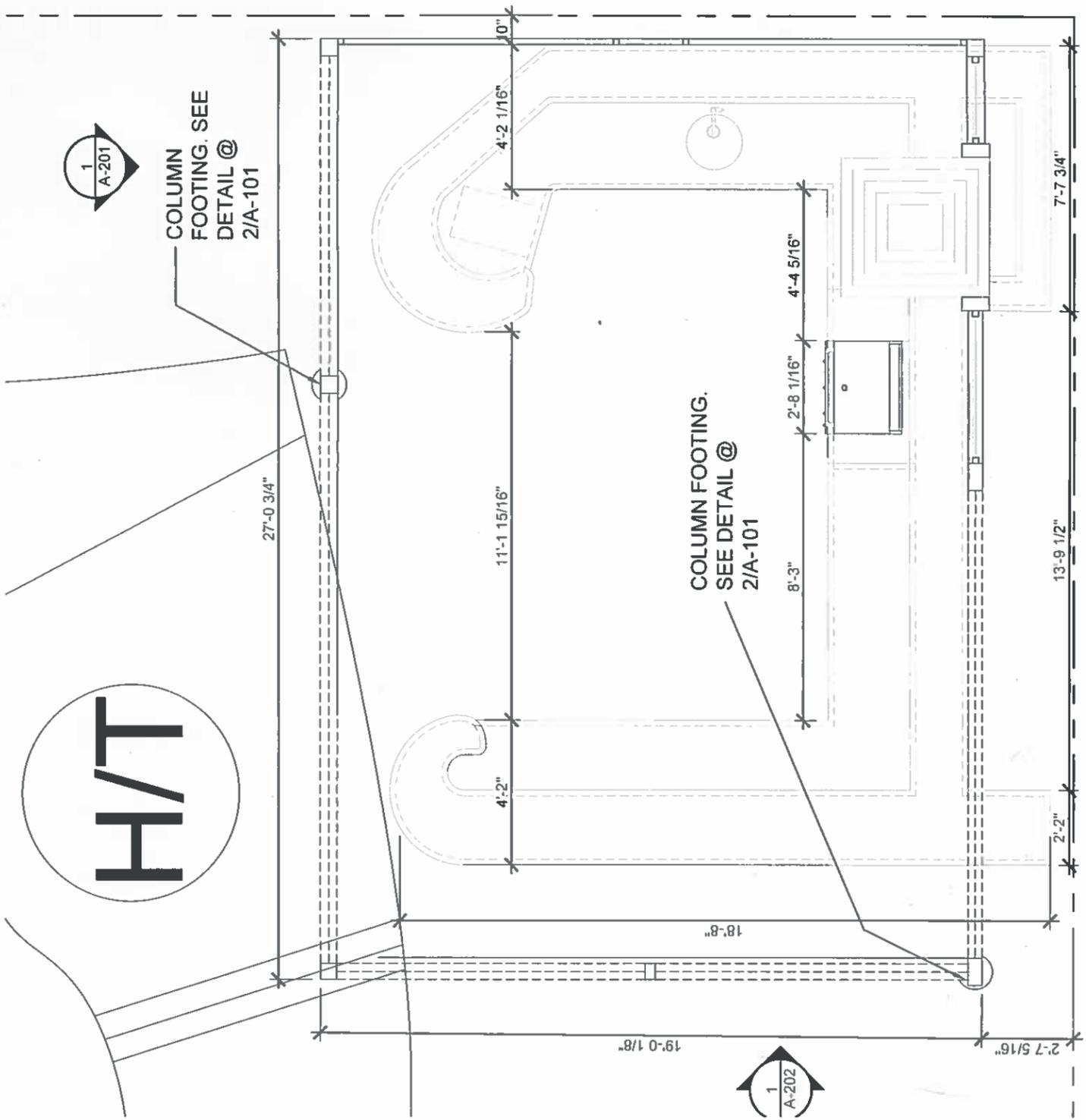
FLOOR PLANS

DATE: 7/15/2022 DRAWN BY: WL
 SCALE: AS NOTED CHECKED BY: NZ
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A-101



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H/T

1
 A-201

1
 A-202

2 LALLY COLUMN TO BEAM CONNECTION DETAIL

2
 SCALE: 1-1/2" = 1'-0"

1 PROPOSED FLOOR PLAN

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

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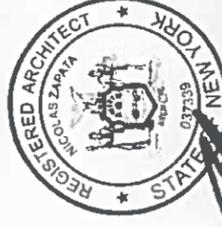
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REVISIONS

Table with 2 columns: Description, Date. (Empty rows)

REGISTERED ARCHITECT



SHEET INDEX

ELEVATIONS

Table with 4 columns: DATE, DRAWN BY, SCALE, CHECKED BY. Values: 7/15/2022, WL, AS NOTED, NZ.

1 PROPOSED WEST ELEVATION

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

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SURVEY INFORMATION
JUAN PUNTIEL
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SHEET NAME
PHOTOGRAPHS

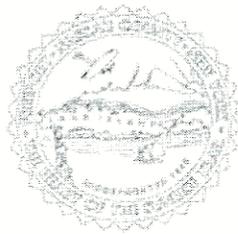
DATE: 7/15/2022 DRAWN BY: WL
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1 WEST SIDE PHOTO



2 NORTH SIDE PHOTO



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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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 4, 2023
UPDATED LETTER OF DENIAL

Rosa Gladamez
85 James II Burrel Ave
Hempstead NY 11550

RE: 129-131 S. Main Street, Freeport, NY

Zoning District – Manufacturing – Sec. 62 Blk. 198 Lot 318

Building Permit Application #20223046 – Proposed Interior Alterations

Description– New opening to existing wall to join both stores additional 1,420 sq. ft.

Dear Sir/Madam:

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

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

2) Village Ordinance §210-172 (12). Required Parking Spaces. All nonresidential buildings in any zoning district except as otherwise required in this section: at least one parking space for each 400 square feet of the floor area of the building or structure plus parking space for two cars for each individual store, shop or business in the building or structure. The plans submitted with this application indicates an additional 1,420 square feet. $1,420 \text{ square feet} / 400 = 3.55 + 2 \text{ for each business} = 5.55$ required parking spaces. The amount of parking spaces provided = 0 parking spaces. Accordingly, you will be seeking a variance for parking spaces.

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

RE: 119-123 S. Main St., Freeport, NY

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

/cd
encl.
c: Village Clerk
Anthony Arce, R.A.

SITE PLAN APPROVAL NEEDED

Yes: _____ No X

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VILLAGE OF FREEPORT, NY



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2023 JUN 13 P 12:38

SEC 62 BLK. 198 LOT. 318

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

VILLAGE OF FREEPORT, NY

In the Matter Of the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of ROSA GLADAMEZ

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)

129-131 S. MAIN STREET FREEPORT, NY

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

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

129-131 S. MAIN STREET FREEPORT NY Sec. 62 Blk. 198 Lot(s) 318

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

LESSEE

3. That (the applicant) (~~the applicant's duly authorized~~ Rosa Gladamez) on or about the 25th day of October 2022, 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:

A-0, A-1, A-2 Architectural's; Environmental Assessment; Permit Application

Obtain reason for denial from Department of Buildings.

4. That on or about the 2nd day of December 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Village Ordinance 210-6A Village Ordinance 210-172 (12).

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

5. That the nature of the improvements now upon said premises is as follows: New opening to existing wall to combine 2 (two) existing stores. No additional expansion of GBA.

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

6. That said premises are now being used as follows: LA CABANA CENTRO AMERICAN DELI

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: ADDITIONAL SPACE TO BE USED AS GROCERY TO SERVE COMMUNITY.

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 Village Ordinance 210-172 (12)

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: THERE IS NO ADDITIONAL SF CREATED, SIMPLY EXPANDING INTO VACANT ADJOINING SPACE. NEW USE GROCERY.

Handwritten signature

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: LESSEE IS CURRENTLY PAYING RENT ON BOTH STORES AND NEEDS PERMIT APPROVAL TO COMPLETE FOR GROCERY USE.

11. That any deed restrictions running with the land prohibiting the desired use are as follows: NONE

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: May 30, 2023. [Signature]

BY: Rosa Gladamez
ITS: President

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

State of New York)
County of Nassau) ss:

The applicant Rosa Gladamez named in the foregoing application, being duly sworn, depose and say that _____ read the foregoing application subscribed by _____ and know the contents thereof; and that the same is true to _____ 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 30th day
of May, 2023.

[Signature]
Signature of Applicant

Notary Public Amarilis Ledesma

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

**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.

May 30, 2023.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I David Ramdayal being duly sworn, depose and say:
That he/she (the owner of 129-133 S. MAIN ST. FREEPORT NY) (is the OWNER) of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

That the owner DAVID RAMDAYAL consents to the granting of the authority sought in the above application.

Sworn to before me this 1 day
of June, 2023.

[Signature]
Signature

Notary Public [Signature]

REVISED 2/2017
MONTCLAIR WILLIAMS
Notary Public - State of New York
NO. 01W16230917
Qualified in Queens County
My Commission Expires Nov 15, 2026

2022 3046

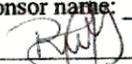
Instructions for Completing

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: NEW GROCERY STORE			
Project Location (describe, and attach a location map): 131 SOUTH MAIN ST FREEPORT NY 11521			
Brief Description of Proposed Action: ALTERATION OF AN EXISTING TENANT SPACE FOR GROCERY STORE ADJOINED WITH THE EXISTING DELI. CREATE A NEW WALL OPENING TO THE ADJOINING SPACE. NO PLUMBING WORK REQUIRED. NEW CEILING TILE AND LIGHTING.			
Name of Applicant or Sponsor: ROSA GALDAMEZ		Telephone: 516 902 9417 E-Mail: ROSAGALDAMEZ20@YAHOO.COM	
Address: 14 JAMES II BURREL AVE			
City/PO: HEMPSTEAD		State: NY	Zip Code: 11550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____	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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ROSA GALDAMEZ</u>		Date: <u>10/14/22</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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

Name of Lead Agency _____ Date _____

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

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

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. 20223046

Location: 129-131 S. Main Street, Freeport, NY

Applicant: Rosa Gladamez

Description: New opening to existing wall to join both stores additional 1,420 sq. ft.

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

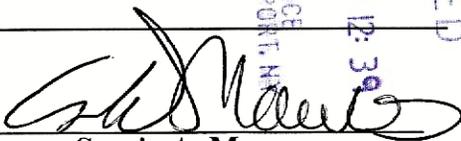
REASON(S) FOR DETERMINATION

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: May 4, 2023 - Updated


Sergio A. Mauras
Superintendent of Buildings

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2022304

Filing Date 10/25/2022

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>129-131 SOUTH MAIN ST</u> ZONING DISTRICT <u>MANUFACTURING</u>
	(No.) (Street)
	BETWEEN <u>THELMA CT</u> AND <u>THELMA CT</u>
	(Cross Street) (Cross Street)
SECTION <u>02</u> BLOCK <u>198</u> LOT <u>318</u> APPROX. LOT SIZE <u>95</u> x <u>95</u> LOT AREA <u>6175</u>	

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

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-reside none) <u>NONE</u> 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 <input type="checkbox"/> One Family 12 <input type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____ NON RESIDENTIAL - Complete Part "E" 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input checked="" type="checkbox"/> Store, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____	
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C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>10,000</u>	D. DESCRIPTION OF PROJECT INTERIOR ALTERATION OF EXISTING ADJACENT DELI TENANT. NEW OPENING IN EXISTING DEMISING WALL TO JOIN BOTH TENANT SPACES. NEW CEILING AND LIGHTING.
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III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	ROSA GALDAMEZ	85 JAMES II BURRREL AVE HEMPSTEAD NY 11550	516 902 9447
2. Contractor	<u>GINO'S HOME IMPROVEMENT</u> REGINALDO LOPEZ	PEARALL AVE FREEPORT NY 11520	516 406 7926
3. Architect or Engineer	ANTHONY ARCE	447 JACKSON AVE WEST HEMPSTEAD NY 11552 516 2201949	

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. NGWC5 Company WELLFEET Exp. Date 3/21/25

Contractor or Owner REGINALDO LOPEZ (Print)
 Address 29 PEARALL AV FREEPORT 11550
 Phone 516 406 7926

State of New York
 County of Nassau
REGINALDO LOPEZ ALONSO being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application and the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 20th day of October, 2022
Amparo Tejeda Notary Public, Nassau County, N.Y.

AMPARO TEJEDA
 Notary Public, State of New York
 No. 01TE6208960
 Qualified in Nassau County
 Commission Expires July 13, 2025

Lopez (Applicant Signature)

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

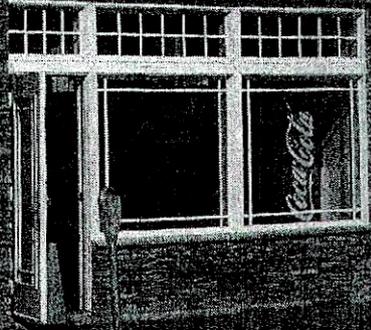
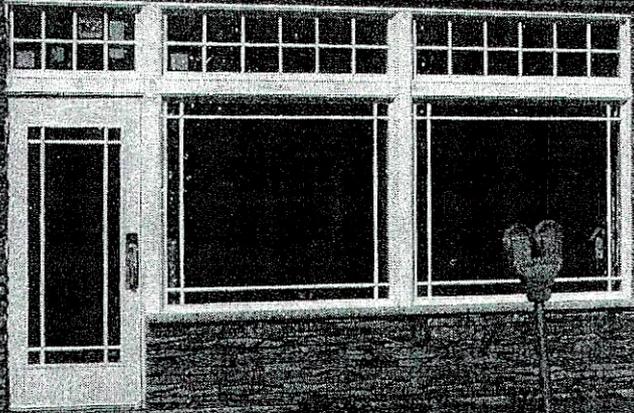
Total/First Flr Square Feet	<u>850</u>
Upper Flrs Square Feet	
# of Fixtures	
# of Floors	<u>1</u>
Occup. Type	<u>STORE</u>

VI. VALIDATION (Official Use Only)

Building Permit Number _____ Building Permit Issued _____ Building Permit For \$ _____	Approved by: _____ Superintendent of Buildings
--	---

CENTRO AMERICAN
— DELI —
516-771-3747

5 STAR
LAUNDRY
516-42-5277





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