

Application Date: 6/27/23
Fees Paid: \$225.00

SP# 3649

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: 245 grand ave ZONING DISTRICT Residence A
SECTION SS BLOCK 241 LOT 3 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Same as owner</u>	Name: <u>Edgwin Lainez</u>
Address: _____	Address: <u>245 grand ave</u> <u>Freeport NV</u>
Telephone #: _____	Telephone #: <u>516 547 4668</u>

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

Present Land Use: residential Proposed Land Use: residential

Description of Proposed Work: Maintain extended & widened driveway 2,276 sq ft

I request a preliminary meeting: _____ YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied. YES _____ NO

2023 JUN 27 AM 10
RECEIVED
VILLAGE CLERK'S OFFICE
FREEPORT, NV

Edgwin R Lainez
APPLICANT'S SIGNATURE



Sworn to before me this 23rd day of June, 2023
Notary Public

6-23-2023
DATE

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

Edgwin R Lainez
PROPERTY OWNER'S SIGNATURE

06-26-23
DATE

Sworn to before me this _____ day of _____, 20____.

Notary Public

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

June 16, 2023

Edguin R Lainez

RE: 245 Grand Ave, Freeport, NY

Zoning District: Res A Sec 55 Blk 241 Lot 30

Building Permit Application #20233304

Description: Maintain Driveway (2,276 ft)

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
/Dh

c: Village Clerk

ZBA Approval Needed: Yes ___ No X

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration _____ Positive Declaration

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

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

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

Project : _____ Building Permit App. 20233304

Location: 245 Grand Ave

Applicant: Edguin R Lainez

Description : Maintain Driveway (2,276)

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: June 16, 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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VILLAGE OF FREEPORT, NY

617.20
Appendix B
Short Environmental Assessment Form

202333304

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	
Maintaining Drive Way	
Name of Action or Project: Concrete driveway	
Project Location (describe, and attach a location map): 245 Grand Ave, Freeport	
Brief Description of Proposed Action: maintain extended & widened driveway (2,276) sq. ft.	
Name of Applicant or Sponsor: Edwin R Lainez	Telephone: 516 347 (668) E-Mail: edwinlainez993@gmail.com
Address: 245 Grand Ave	
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:	NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres	
b. Total acreage to be physically disturbed? _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.	
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland	

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input 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? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	<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>Edgwin R Lainez</u>	Date: <u>05/22/2023</u>	
Signature: <u>Edgwin R Lainez</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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

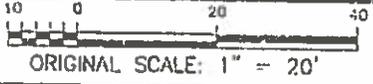
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or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

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

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 VILLAGE OF FREEPORT, NY

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

2023334

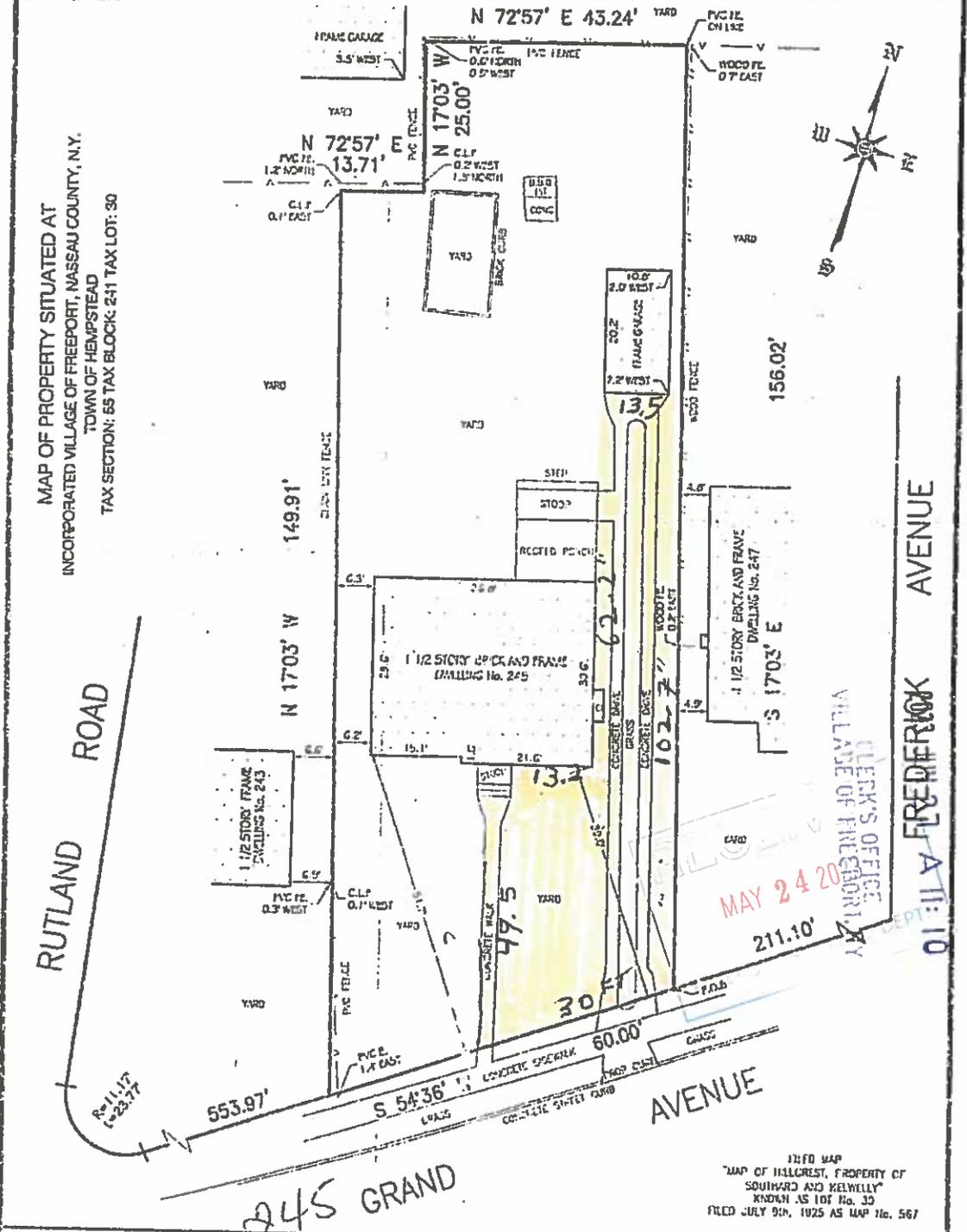


FOR TITLE PURPOSES ONLY
 SURVEYED FOR EXACT TITLE INSURANCE AGENCY LLC
 AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT VALID
 FOR ANY OTHER PURPOSES OR FOR ANYONE ELSE

65-241-30-HEMP

MAP OF PROPERTY SITUATED AT
 INCORPORATED VILLAGE OF FREEPORT, NASSAU COUNTY, N.Y.
 TOWN OF HEMPSTEAD
 TAX SECTION: 65 TAX BLOCK: 241 TAX LOT: 30

RUTLAND ROAD



MAY 24 2017

DEPT. OF
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

FREDERICK AVENUE

RECEIVED

1178 MAP
 "MAP OF HILLCREST, PROPERTY OF
 SOUTHWARD AND KELWELL"
 KNOWN AS LOT No. 33
 FILED JULY 9th, 1925 AS MAP No. 567

- NOTES:
1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL REST ONLY TO THE EXTENT FOR WHICH THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING AGENCY/IN LENDING AGENCY, AND TO THE ASSUREES OF THE LENDING INSURANCE GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL REQUIREMENTS OR SUBSEQUENT OWNERS.
 2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7203 OF THE NEW YORK STATE EVIDENCE LAW.
 4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S PINKED SEAL OR HIS IMPRESSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN INSTRUMENT OF TITLE IS FURNISHED TO THE SURVEYOR.

GUARANTEED TO:

1. EXACT TITLE INSURANCE AGENCY LLC
2. WESTCOAST LAND TITLE INSURANCE COMPANY
3. ENRIK SARGILOS
4. EAST COAST CAPITAL

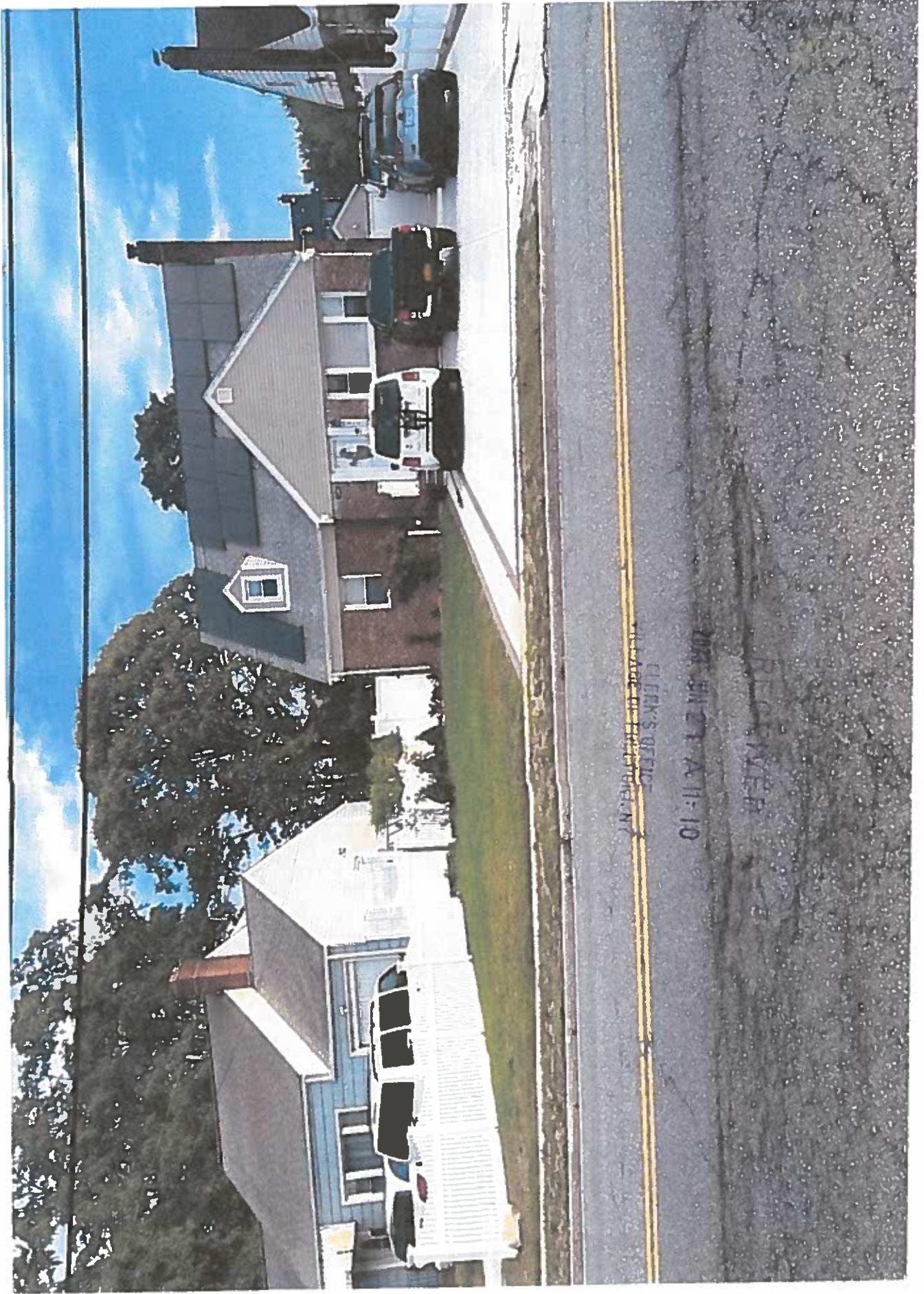
LALSA LAND SURVEYING PLLC
 CITY & LAND SURVEYORS
 RECORDS DATING BACK TO 1800'S
 172-24 93rd AVENUE
 JAMAICA, N.Y. 11433
 TELEPHONE (917)957-5372
 FAX (718)206-2814

TITLE No. 17-ETI-1701002

DATE	DESCRIPTION
MARCH 10th, 2017	TITLE SURVEY

© ALL RIGHTS RESERVED 2015

245 Grand Ave



CLERK'S OFFICE
STATE OF NEW YORK
2023 JUN 21 AM 10



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2023 JUN 21 AM 12

TRIP S...
VILLAGE OF HILTON



Sent from my iPhone



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2003 JUN 27 7A 05:44

VILLAGE OF FLORENCE



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2023 JUN 27 AM 11:11

CLERK'S OFFICE
CITY OF FREEPORT, ME

Application Date: 7/18/23
Fees Paid: 225.00

SP# 3652

**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: <u>25 Pearsall Avenue</u>	ZONING DISTRICT: <u>Res. "A"</u>
SECTION <u>54</u> BLOCK <u>69</u> LOT <u>216</u>	LOT SIZE: <u>50' x 162.34'</u> <u>(8,117 s.f.)</u>

<input type="checkbox"/> TENANT APPLICANT <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: (Property owner)	Name: <u>Fermin Nuñez</u>
Address:	Address: <u>25 Pearsall Avenue</u> <u>Freeport, New York 11520</u>
Telephone #:	Telephone #: <u>(516)263-6298</u>

Architect Miguel Ramirez Address: 33 Lamont Place
 Attorney Name: (631)704-6601 Address: West Babylon, New York 11704
 (optional) Phone #: _____

Present Land Use: 1-Family Residence Proposed Land Use: No Change

Description of Proposed Work: Maintain a 576 s.f. roof over rear conc. brick patio;
Rear 346 s.f. pressure treated wood deck and attached 10' x12' wood sauna box.

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

Fermin Nuñez
 APPLICANT'S SIGNATURE
 Sworn to before me this 11th
 day of July of 2023.
Doris A Ramirez
 Notary Public

DATE
 DORIS ALEXANDRA RAMIREZ
 NOTARY PUBLIC STATE OF NEW YORK
 SUFFOLK COUNTY
 LIC. #01RA6359376
 COMM. EXP. May 30 - 2025

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 VILLAGE CLERK'S OFFICE
 INCORPORATED VILLAGE OF FREEPORT, NY

July 11/2023

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

Fermin Nuñez
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 11th
 day of July of 2023.
Doris A Ramirez
 Notary Public

DATE
 DORIS ALEXANDRA RAMIREZ
 NOTARY PUBLIC STATE OF NEW YORK
 SUFFOLK COUNTY
 LIC. #01RA6359376
 COMM. EXP. May 30 - 2025

July 11/2023

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
Planning Board Signature: _____	Date: _____

SUBMISSION CHECKLIST

YES	NO	N/A	
_____	_____	_____ ✓	1. The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
✓	_____	_____	2. The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
_____	_____	_____	3. A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch:
✓	_____	_____	a. Title of drawing, including name and address of applicant.
✓	_____	_____	b. North point, scale, and date.
✓	_____	_____	c. Boundaries of the project.
_____	_____	✓	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
_____	_____	✓	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
_____	_____	✓	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
_____	_____	✓	g. Location of outdoor storage and description of materials to be stored.
_____	_____	✓	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
_____	_____	✓	i. Location and description of all proposed waterfront public access/recreation provisions.
_____	_____	✓	j. Description of sewage disposal and water supply systems and locations of such facilities.
_____	_____	✓	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
_____	_____	✓	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
_____	_____	✓	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
_____	_____	✓	n. Location, design and size of all signs and lighting facilities.
_____	_____	✓	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
_____	_____	✓	p. Building orientation and site design for energy efficiency and visual quality.
_____	_____	✓	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
_____	_____	✓	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
_____	_____	✓	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
_____	_____	✓	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
_____	_____	✓	u. Estimated project construction schedule.
✓	_____	_____	v. Record of application for approval status of all necessary permits from federal, state and county officials.
_____	_____	✓	w. Identification of any federal, state or county permits required for project execution.
✓	_____	_____	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

May 30, 2023
AMENDED SITE PLAN LETTER

Fermin Nunez
25 Pearsall Avenue
Freeport, NY 11520

RE: 25 Pearsall Avenue, Freeport, NY
Zoning District- Residence A Sec. 54 Blk. 69 Lot 216
Building Permit Application #20212294
Description: Maintain a 576 sq. ft. roof over patio, a 346 sq. ft. rear deck & 120 sq. ft. rear sauna addition

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, **only ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Robert Krut, Building Inspector
/al
c: Village Clerk

ZBA Approval Needed:

Yes: No

Encl.

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. #20212294

Location: 25 Pearsall Avenue, Freeport, NY

Applicant: Fermin Nunez

Description: Maintain a 576 sq. ft. roof over patio, a 346 sq. ft. rear deck & a 120 sq. ft. rear sauna addition

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: May 30, 2023 - Updated

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
JUL 18 11:43
DEPARTMENT OF BUILDINGS
VILLAGE OF FREEPORT, NY

NO	✓
NO	✓
NO	NO
NO	NO

20210074

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: **Maintain Pressure treated wood deck with sauna and roof over concrete brick patio to existing 2-Story 1-Family Residence**

Project Location (describe, and attach a location map):
No.25 on South side of Pearsall Avenue, at 322 ft. west of Long Beach Ave in the Inc. Village of Freeport, N.Y. 11520.

Brief Description of Proposed Action:
Maintain 576 s.f. roof over rear concrete brick patio ; Rear 346 s.f. pressure treated wood deck and attached 10' x 12' wood Sauna box

Name of Applicant or Sponsor:
Fermin Nunez

Address:

25 Pearsall Avenue

Telephone:

(516) 263-6298

E-Mail:

City/PO:

Freeport

State:

New York

Zip Code:

11520

2023

RECEIVED

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.

Does the proposed action require a permit, approval or funding from any other governmental Agency?
 Yes, list agency(s) name and permit or approval:

NO	YES
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Total acreage of the site of the proposed action? 0.19 acres

Total acreage to be physically disturbed? 0.19 acres

Total acreage (project site and any contiguous properties) owned and controlled by the applicant or project sponsor? 0.19 acres

- Check all land uses that occur on, adjoining and near the proposed action.
- Urban
 - Rural (non-agriculture)
 - Industrial
 - Commercial
 - Residential (suburban)
 - Forest
 - Agriculture
 - Aquatic
 - Other (specify): _____
 - Parkland

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

DATE: July 21, 2022

APPROVAL

Building Department Permit Application #20212294

Chairman, regarding Application #2022-19 for the premises located at 25 Pearsall, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-41 seeking approval to maintain a 576 square foot roof over patio, a 346 square foot rear deck and 120 square foot rear sauna addition.

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

A public hearing was held on June 16, 2022 wherein applicant was represented by architect Miguel Ramirez. He explained that the gazebo has already been built and is used for family outdoor activities and barbecues. He explained that the work done was up to code or better than required by code.

Lot coverage permitted is 500 square feet for an accessory structure. The gazebo is 576 square feet. However, it meets all required setbacks.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty may be considered self-created, this factor is not dispositive.
2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

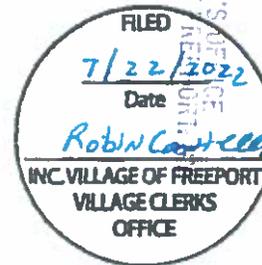
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.

Second by: Ben Jackson

The Clerk polled the Board:

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



SUBJECT PROPERTY EXISTING PHOTOGRAPHS
25 PEARSALL AVENUE, FREEPORT, N.Y. 11520



FRONT (NORTH) FACADE



LEFT (EAST) SIDE FACADE



RIGHT (WEST) SIDE FACADE



REAR (SOUTH) FACADE

SUBJECT PROPERTY EXISTING GAZEBO PHOTOGRAPHS
25 PEARSALL AVENUE, FREEPORT, N.Y. 11520



NORTH-WEST FACADE



SOUTH-EAST FACADE



SOUTH-WEST FACADE



NORTH-EAST FACADE

FRONT AND ADJACENT PROPERTIES FROM SUBJECT PREMISES



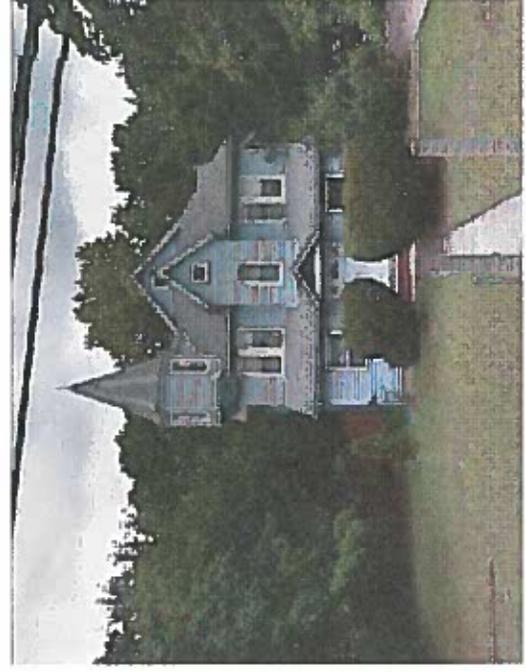
29 PEARSALL AVENUE,
FREEPORT, N.Y. 11520



21 PEARSALL AVENUE,
FREEPORT, N.Y. 11520



22 PEARSALL AVENUE,
FREEPORT, N.Y. 11520



34 PEARSALL AVENUE,
FREEPORT, N.Y. 11520

Application Date: 7/14/23
Fees Paid: 203

SP# 3653

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: 204 LENA AVE ZONING DISTRICT Res AA
SECTION 54 BLOCK 061 LOT 173 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: _____	Name: <u>LOVELLE MASON</u>
Address: <u>SAME AS ABOVE</u>	Address: <u>204 LENA AVE</u>
Telephone #: _____	Telephone #: <u>347-638-1798</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Install a Plastic SHeed 160 sqf

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.
 YES NO

RECEIVED
2023 JUL 18 PM 2:04
VILLAGE OF FREEPORT
CLERK'S OFFICE

[Signature] APPLICANT'S SIGNATURE DATE 7/14/2023
Sworn to before me this 14TH day of JULY 2023.
Notary Public
PEGGY M. LESTER
Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025

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

[Signature] PROPERTY OWNER'S SIGNATURE DATE 7/14/2023
Sworn to before me this 14TH day of JULY 2023.
Notary Public
PEGGY M. LESTER
Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
Planning Board Signature: _____	Date: _____



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 14, 2023

Lovelle Mason

RE: 204 Lena Ave, Freeport, NY

Zoning District: Res AA Sec 54 Blk 061 Lot 173

Building Permit Application #20233365

Description: Install storage shed – 20'x 8' (160sf)

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
/Dh

c: Village Clerk

ZBA Approval Needed: Yes ___ No X__

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. 20233365

Location: 204 Lena Ave

Applicant: Lovelle Mason

Description : Install storage shed – 20'x 8' (160sf)

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: July 14, 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.

**Short Environmental Assessment Form
Part 1 - Project Information**

RECEIVED
JUN 30 2023
FREEPORT BUILDING DEPT.

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: <i>Lovelle MASON</i>			
Project Location (describe, and attach a location map): <i>INSTALL STORAGE SHED</i>			
Project Location (describe, and attach a location map): <i>204 LENA AVE</i>			
Brief Description of Proposed Action: <i>Storage SHED PLASTIC</i> <i>PLEASE SEE DRAWING ATTACHED</i> <i>20FT BY 8FT</i> XXXXXXXXXX			
Name of Applicant or Sponsor: <i>Lovelle MASON</i>		Telephone: <i>347-638-1798</i>	
		E-Mail: <i>LIFE66@HOTMAIL.COM</i>	
Address: <i>204 LENA AVE</i>			
City/PO: <i>FREEPORT</i>	State: <i>NY</i>	Zip Code: <i>11520</i>	
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 government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

RECEIVED
 JUN 30 2023

	FREEPORT	DISCOUNTING	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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: <div style="text-align: right; margin-right: 50px;"><i>N/A</i></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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JUN 30 2023

PROPERTY BUILDING DEPT.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply.

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" 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? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? NO YES

If Yes, briefly describe: _____

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment: _____

NO	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

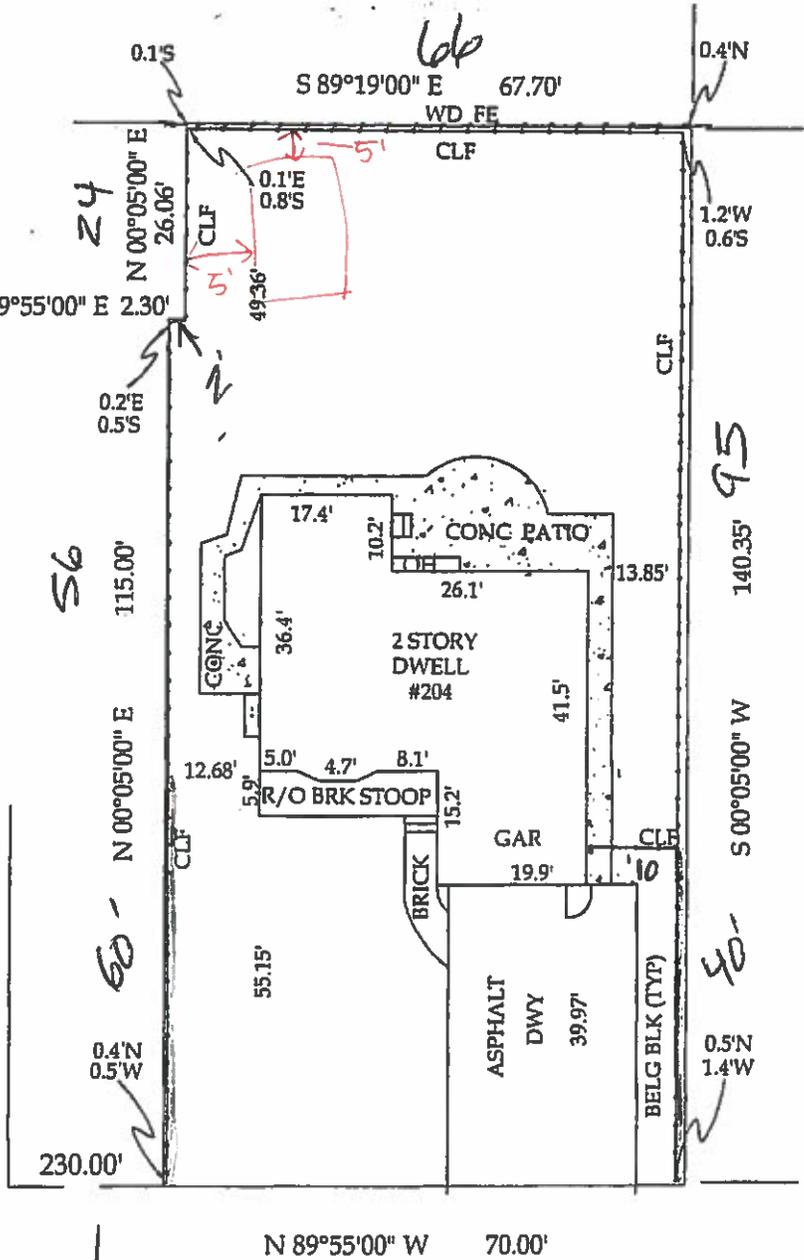
Applicant/sponsor/name: Lovelle Mason Date: 6/23/23

Signature: [Signature] Title: OWNER

PRINT FORM

RECEIVED
 JUN 30 2023
 FREEPORT BUILDING DEPT

JOB #18-337-N



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY

GUARANTEES DEDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

PENNSYLVANIA AVE.

N 89°55'00" W 70.00'

LENA AVENUE

ALL STRUCTURES, EASEMENTS, OR UNDERGROUND UTILITIES NOT SHOWN ARE NOT GUARANTEED

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

= 6

RECEIVED

JUN 30 2023

JOHN DEERE BUILDING



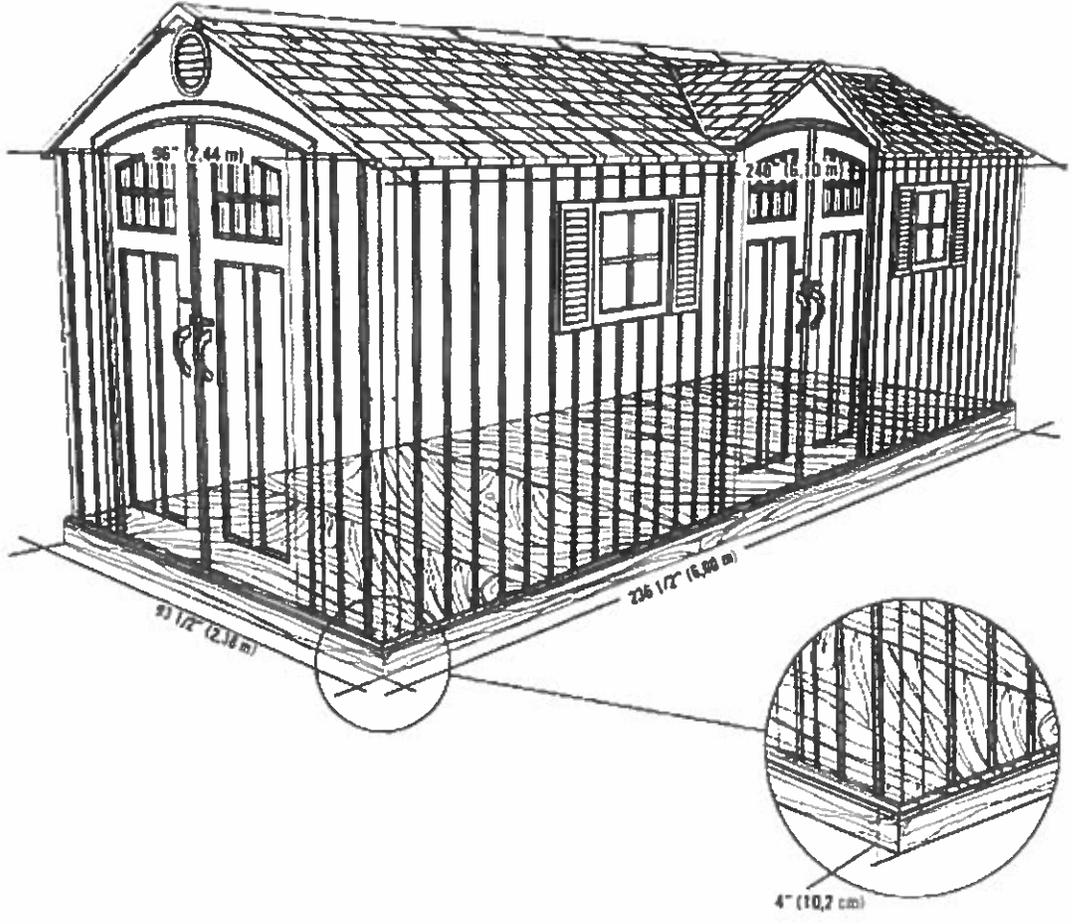
RECEIVED
JUN 30 2003
FREEPORT BUILDING DEPT

- Skylight
- Shed
- Double Doors
- Shutters

Features

- A high-pitched roof allows for quick drainage of rain and snow
- Slip-resistant high-density polyethylene (HDPE) floor protects against oil, solvents, and stains
- Heavy-duty steel trusses provide additional roof strength
- Full-length ridge skylight for natural interior lighting

Weights & Dimention



Interior

Interior – Maximum
95.2" H

Interior – Minimum

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JUN 30 1
FREEPORT BUILDING DEPT.



3.



4.



5.



6.

or 4 interest-free payments of \$212.50 with ⓘ

20 ft. W x 8 ft. D Plastic Storage Shed

\$850.00

Availability: 83 in stock

20 ft. W x 8 ft. D Plastic Storage Shed quantity

ADD TO CARTBUY NOW

Flexible Payments

Payment plan available, down payment \$850.00

[learn more](#)

As low as \$54/mo with Affirm. [Learn more](#)

• **Description**

• **Reviews (0)**

Product Overview

Laura H. Person

70" H

Door

Door – Open

56.6" W x 75" H

Other Dimensions

Overall

240" W X 96" D X 95.2" H

Shelf

90" W X 9.5" D X 1" H

Interior

234" W X 90" D

Door

56" W X 76" H

Approximate Width – Side to Side

20' W

Coverage Area

155.2 square feet

Approximate Depth – Front to Back

8' D

Wall Thickness

1.5"

Overall Product Weight

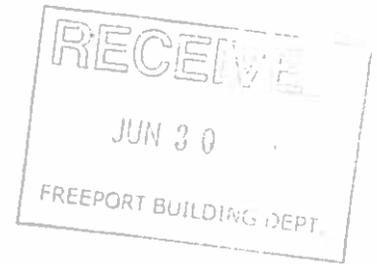
911 lb.

Recommended Foundation Width

236.5" W

Recommended Foundation Depth

93.5" D





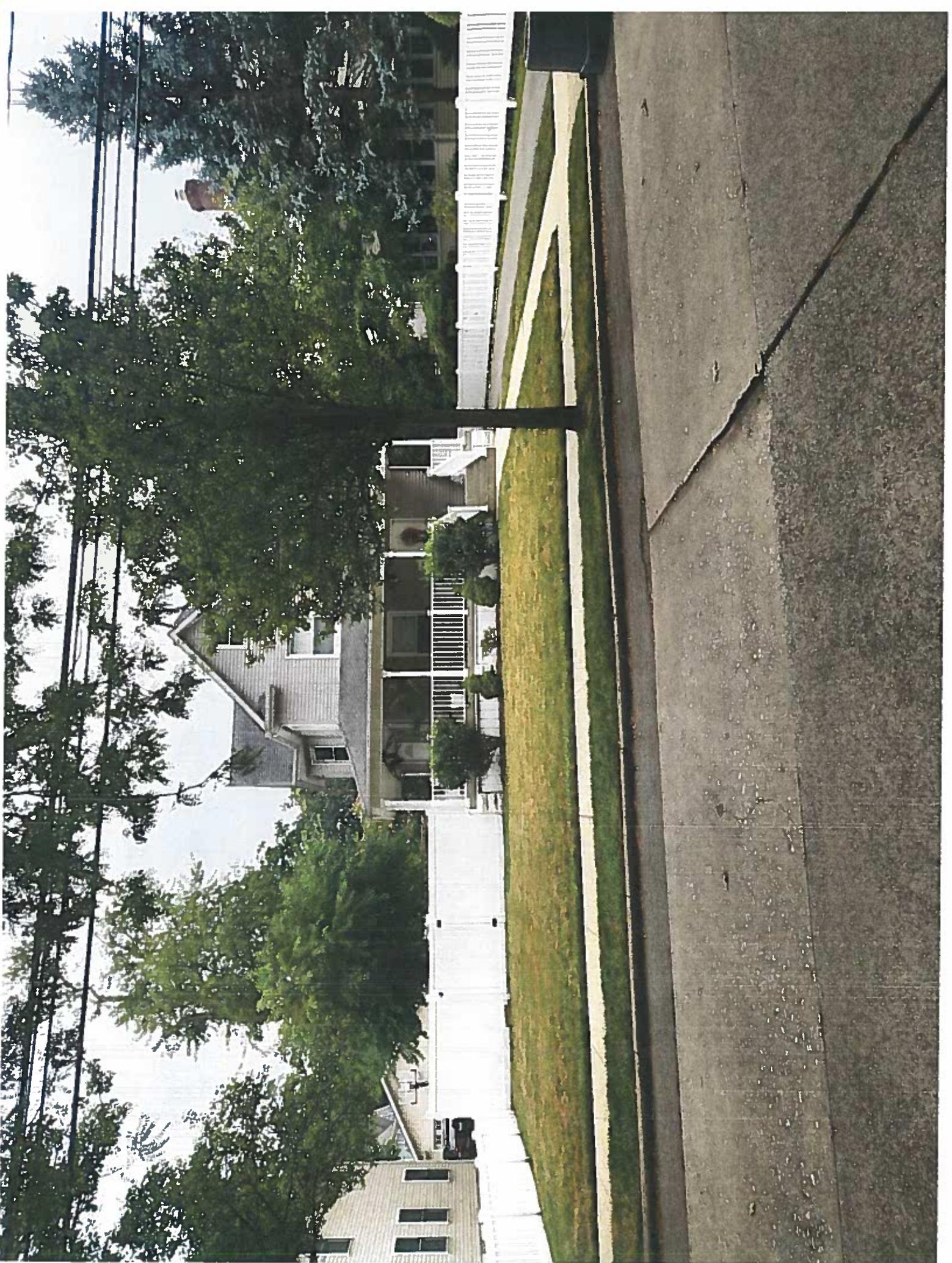












Application Date: 5/19/23
Fees Paid: \$ 225.00

SP# 3639

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: <u>60 Mount Ave</u>	ZONING DISTRICT: <u>Residence Apartment</u> Residential
SECTION <u>Sec 55</u> BLOCK <u>231</u> LOT <u>204</u>	LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Same as owner</u>	Name: <u>Jose Aguayo</u>
Address: _____	Address: <u>60 Mount Ave Freeport</u>
Telephone #: _____	Telephone #: <u>347-274-706</u>

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

Present Land Use: Residence Proposed Land Use: Residence

Description of Proposed Work: Legalize Finished basement with bathroom and exterior basement stairs

I request a preliminary meeting: _____ YES NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
 B. The proposed construction is not a new building or dwelling.
 C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

YES NO

[Signature]
 APPLICANT'S SIGNATURE
 Sworn to before me this 19
 day of MAY, 2023
[Signature]
 Notary Public

INDIA SHEARD
 Notary Public, State of New York
 No. 01SH6160075
 Qualified in Nassau County
 Commission Expires June 13, 2023

5/1/23
 DATE

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

[Signature]
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 19
 day of MAY, 2023
[Signature]
 Notary Public

INDIA SHEARD
 Notary Public, State of New York
 No. 01SH6160075
 Qualified in Nassau County
 Commission Expires June 13, 2023

5/1/23
 DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 19, 2023
AMENDED SITE PLAN LETTER

Jose Aguayza
60 Mount Avenue
Freeport, NY 11520

RE: 60 Mount Avenue, Freeport, NY

Zoning District: Residence Apartment Sec. 55 Blk. 231 Lot 204

Building Permit Application #20233228

Description: Legalize finished basement with bathroom and exterior basement stairs

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
Jeff Gallo, Building Inspector
/al

encl.

c : Village Clerk
Vincent Lucarelli, R.A.

ZBA Approval Needed: Yes _ No X

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 :

Permit Applications 20233228

Location: 60 Mount Avenue, Freeport, NY

Applicant: Jose Aguaya

Description: Legalize finished basement with bathroom and exterior basement stairs

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

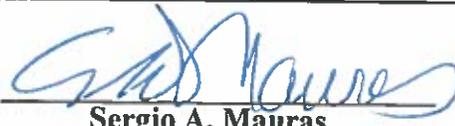
REASON(S) FOR DETERMINATION

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) _____

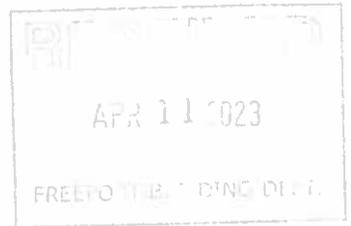
B) Possible environment effects identified:
(only if positive determination)

Dated: April 24, 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

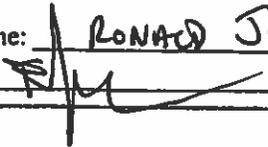
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Jose Aguayza			
Project Location (describe, and attach a location map): 60 Mount Ave, Freeport, NY 11520			
Brief Description of Proposed Action: Legalize existing exterior basement stairs and finished basement storage w/ bathroom			
Name of Applicant or Sponsor: Ronald Juarez		Telephone: 516-902-9894	
		E-Mail: RJdesignarchti@gmail.com	
Address: 26 bluegrass lane			
City/PO: levittown		State: ny	Zip Code: 11756
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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, 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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PLANNING DEPT

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>RONALD JUAREZ</u>	Date: <u>3/24/2023</u>	
Signature: 		

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

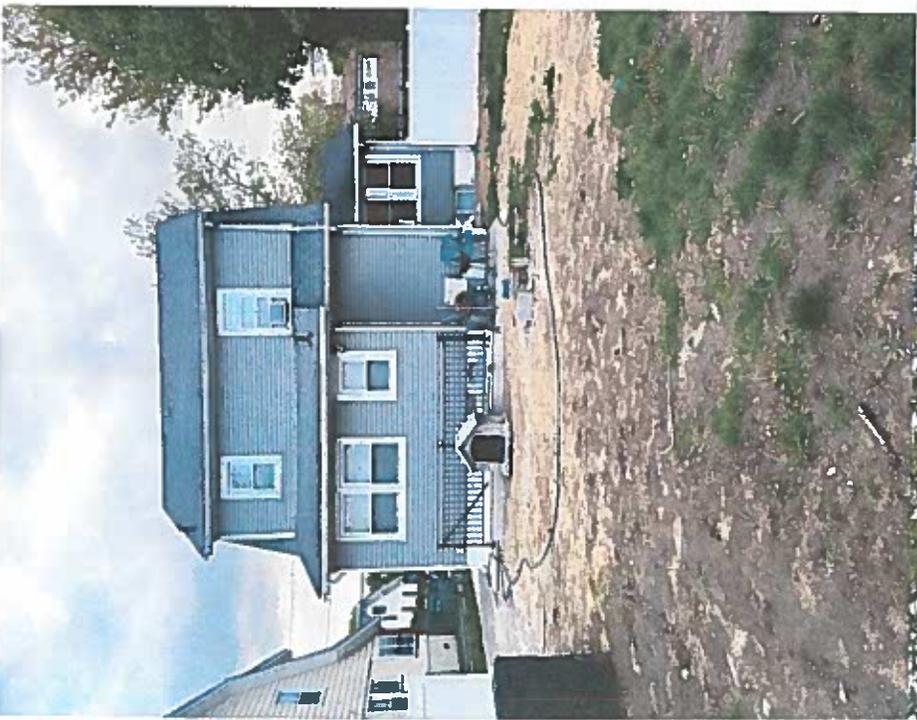
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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

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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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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





MOUNT AVENUE

SOUTHERLY 50.00'

301.00' CONC. DRIVE CONC. SIDEWALK

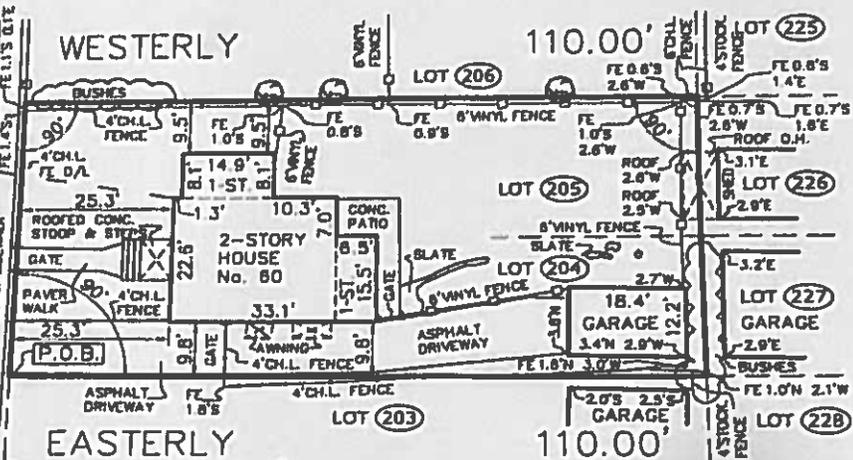
WESTERLY

BROADWAY

EASTERLY

110.00'

NORTHERLY 50.00'



**SURVEY OF
LOTS 204 & 205**

MAP OF
EAST RANDALL PARK, FREEPORT, LI,
COMPRISING 340 LOTS, THE PROPERTY OF
CHARLES A. SIGMUND REALTY CO.
LOCATED AT FREEPORT, NASSAU COUNTY,
LONG ISLAND, NY SURVEYED BY
ALVIN G. SMITH, ENGINEER AND SURVEYOR,
FREEPORT, LI, FEBRUARY 1904

FILED ON APRIL 23, 1904 AS MAP No. 328
SITUATE

INCORPORATED VILLAGE OF FREEPORT
NASSAU COUNTY, NEW YORK

TAX No. 55-231-204

SCALE 1"=20'

JUNE 13, 2022

AREA = 5,500.00 sq. ft.
0.126 ac.

LEGEND:

--- OVERHEAD UTILITY WIRES

⊙ TREE



AERIAL LAND SURVEYING, D.P.C.

53 PROBST DRIVE

SHIRLEY, NY 11987

PHONE: 833-787-8383

E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM

WEBSITE: WWW.AERIALLANDSURVEYING.COM

NOTE: LOCATIONS AND EXISTENCE OF ANY
SUBSURFACE UTILITIES AND/OR STRUCTURES NOT
READILY VISIBLE, ARE NOT CERTIFIED. THE
CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

DISTRICT: N/A LOT: 204 BLOCK: 231 SECTION: 55

MAP/FILE NO.: 328

MAP OF: "MAP OF EAST RANDALL PARK, FREEPORT, LI, COMPRISING 340 LOTS,
THE PROPERTY OF CHARLES A. SIGMUND REALTY CO. LOCATED AT FREEPORT,
NASSAU COUNTY, LONG ISLAND, NY SURVEYED BY ALVIN G. SMITH, ENGINEER AND
SURVEYOR, FREEPORT, LI, FEBRUARY 1904"

TITLE NO.: CJS-07738

MAP FILED DATE: APRIL 23, 1904

COUNTY TAX MAP ID: 55-231-204

SITUATED AT: INCORPORATED VILLAGE OF FREEPORT

SUBDIVISION MAP LOT & BLOCK #'S: LOTS 204 & 205

CERTIFIED TO: CESAR AGUAYZA AND JOSE AGUAYZA

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

HUNTEOWN EQUITY MORTGAGE, LLC D/B/A THE LENDER

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER
PORTMENT FACTS WHICH A TITLE SEARCH MIGHT REVEAL

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134,
SECTION 7201, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original
of the land surveyor's hand seal or his endorsement and shall not be
considered a valid true copy." Certification indicates herein clearly that
this survey was prepared in accordance with the Education Law of
Professional Land Surveyors.
The person for whom the survey was conducted is liable to the City
Comptroller, Governmental Accounting System, for the City
and is not liable to the City Comptroller for the City Comptroller on
and is not liable to the City Comptroller for the City Comptroller on



COPYRIGHT 2022 ALVIN G. SMITH,
AERIAL LAND SURVEYING, D.P.C.

JOB NO.: 22-1180
DATE: JUNE 13, 2022



ARCHITECTURE • URBAN PLANNING
Newman Design Architects PLLC

Site Plan Review Board
Inc. Village of Freeport
46 N. Ocean avenue
Freeport, NY, 11520

SP3445 Apr. 5/25/2021

RE: 206 Smith Street, Freeport, NY, 11520

June 26, 2023
2023 JUN 26 P 12: 01
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

To whom it may concern,

We are respectfully submitting alternate siding materials for 206 Smith St Freeport NY. Hardie board siding (straight edge shingle panel Chimayo gold & Smooth cobble stone grey) which are the approved siding material is currently unavailable due to a long lead time which will affect the projects projected completion date. We are looking to substitute with Vinyl siding (Northwoods straight edge shingle Castle Stone grey & Mill Creek Smooth Sandstone) which will be equal in durability, style, and color. This substitution will help us to reach our scheduled deadline.

Sincerely

[Handwritten Signature]
Brian E. Newman AIA



APPROVAL
SITE PLAN REVIEW BOARD DECISION

Date: May 25, 2021

Building Permit Application #20201730

Chairman, regarding Application **SP#3445** for the premises located at **206 Smith Street, Freeport, NY 11520**, the applicant comes before this Board seeking approval to **construct new 2-story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar.**

I, Deborah Welch, move that this Board make the following findings of fact:

1. This application **AS SUBMITTED** will not produce an undesirable effect on the neighborhood, if the conditions below are met.
2. This application **AS SUBMITTED** will produce an aesthetically and conforming positive addition to the surrounding area if the conditions below are met.
3. This application **AS SUBMITTED** will not negatively alter the appearance of the neighborhood, if the conditions below are met.
4. The **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** dated by the Village Clerks' office 4/20/2021 has been submitted by the applicant, reviewed and approved by the Site Plan Review Board. Said **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** have been stamped, approved and signed by the applicant and/or the Chairman of the Site Plan Review Board.
5. The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully considered all documents and testimony concerning this application.

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

1. Applicant / Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant / Owner must execute an **AFFIDAVIT OF COMPLIANCE** and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.
3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.
4. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.
5. This approval is subject to any all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 5/20/2021.
6. The Zoning Board of Appeals, as lead agency, has determined that this is a Type II Action under SEQRA, and the Planning Board has no further review.
7. Applicant / Owner must obtain the appropriate permit(s) from the Building Department prior to any construction.

Second by Ladonna Taylor

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor



AFFIDAVIT OF COMPLIANCE

Site Plan Review Board

Building Permit Application #20201730

In the Application of Larry Regan
1055 Saw Mill River Road, #204
Ardsley, NY 10502

SP-3445 Application to construct a new 2-story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar.

Premises: 206 Smith Street, Freeport, NY 11520

Site Plan Approval Date: May 25, 2021

before the Incorporated Village of Freeport Site Plan Review Board

STATE OF NEW YORK)
COUNTY OF NASSAU) ss.:

Larry Regan being duly sworn, deposes and says that:
Name

Pursuant to the conditional approval granted on **May 25, 2021**, to construct a new 2-story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar.

I/We agree as follows:

1. Applicant / Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant / Owner must execute an **AFFIDAVIT OF COMPLIANCE** and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.
3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.
4. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.
5. This approval is subject to any all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 5/20/2021.
6. The Zoning Board of Appeals, as lead agency, has determined that this is a Type II Action under SEQRA, and the Planning Board has no further review.
7. Applicant / Owner must obtain the appropriate permit(s) from the Building Department prior to any construction.

(Signature of Applicant)

Sworn to before me this _____ day
of _____ 2021.

Notary Public

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

DATE: May 20, 2021

APPROVAL

Building Department Application #20201730

Chairman, regarding Application #2021-4 for the premises located at 206 Smith Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-51A seeking approval for a new 2 story, 31 unit, 39,780 sq. feet multiple dwelling with parking in the cellar.

I, **Charles Hawkins**, move that this Board make the following findings of fact:

A public hearing was held on April 15, 2021 wherein applicant was represented by attorney Jessica Leis. She explained that the code for front yard setback requires the greater of 25 feet or the average setback of other buildings on the same side of the street within 200 feet, which is 40 feet in this case. A 25 foot front yard setback is proposed in the current plan. She explained that the proposed multiple dwelling meets all other zoning requirements. She explained that one reason one of the adjacent buildings has a 40 foot setback is that setback was required by a restrictive covenant in their deed. Both buildings on either side appear to go over the maximum height, but they may be pre-existing non-conforming. No other neighboring properties on the same side had variances. This proposed building is only 24 feet high, when the buildings on other sides are higher in height. A height of 24 feet will blend in with the houses on the other side of the street.

She explained that there were no alternatives in the variance. Without the variance for the front yard setback, the project would not be able to move forward. If the building were shifted back to provide a 40 foot front setback, it would result in the need for a rear yard setback and cut into the required recreational space. As to self-creation, she explained that this is the most cost-effective utilization of the lot, development of which would put the lot back on the tax rolls.

In response to a question about decreasing the number of units, the architect explained that maximum density would permit 33 units, whereas only 31 are proposed. He explained that losing 4 more units, as suggested by the Board, would result in the project no longer being financially feasible. In response to going higher to reduce the footprint to allow for more of a front yard, the architect explained that then a height variance would likely be necessary, and would result in a structure more imposing to the single family houses across the street.

The major question from the public dealt with parking. Ms. Leis explained that the site was fully compliant for zoning. 48 spaces were required and 48 were provided. Questions about trees were referred to the Planning Board, as they are not related to the front yard setback issue.

Questions came from the public regarding environmental contamination from a neighboring property. While the hearing was closed to further evidence and testimony, it became clear that the hearing should be re-opened to get more information on the environmental issue. When the hearing was re-opened and continued on May 20, 2021, applicant had submitted documentation showing that the adjacent property was fully remediated. An environmental report was also submitted showing that concentrations were below state guidelines. In the environmental report, applicant also agreed to undertake mitigation measures, including a sub-slab depressurization system. Applicant also indicated to the Board that SEQRA issues are to determine the impact of the proposed project on the surrounding area, not to determine the impact that surrounding properties may have on the proposed structure. The Board acknowledges this, but notes that the environmental report received was necessary to ensure that the current property was not contaminated in such a way that the excavation and building of the project could have harmed neighboring buildings.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. The district is zoned Residence Apartment. The minimum front yard setback as opposed to the average front yard setback will be mitigated by the 24 foot height of the building, preventing it from being an imposing tall structure too close to the front of the property.
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. As applicant explained, the original plan called for 33 units. It is already decreased to 31. No more units can be removed without the financial feasibility of the project suffering. Plus, if the footprint was decreased, then the height would need to increase, triggering a need for a height variance.
 - c. that the requested area variance is insubstantial. The property does meet the minimum front yard setback requirement of 25 feet.
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created. Applicant has worked to stay within the confines of the zoning code to the best of its ability, making the tradeoff of a front yard setback to keep building height low, so as to not be an imposing presence in a residential and residence apartment neighborhood.

2. The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. Applicant also submitted additional documentation showing that the contamination from the neighboring lot has been remediated, that the levels of concentration are below state guidelines, and that mitigation measures will be undertaken during construction of the building. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

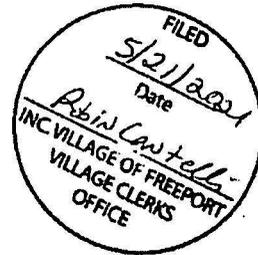
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. Applicant must adopt mitigation measures including the sub-slab depressurization system as outlined in the Environmental Engineer's report.

Second by: Ben Jackson

The Clerk polled the Board:

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



Application Date: 1/29/21
Fees Paid: \$750.00

SP# 3446

**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: 206 Smith St, Freeport, NY 11520 ZONING DISTRICT Apartment District
SECTION 62 BLOCK 114 LOT 18,19,20 LOT SIZE: 32,686 SF

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Larry Regan (contract vendee)</u>	Name: <u>Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints</u>
Address: <u>1055 Saw Mill River Rd # 204 Ardsley, New York 10502</u>	Address: <u>50 East North Temple, 4 wew Salt Lake City, UT 84150</u>
Telephone #:	Telephone #:

Attorney Name: Forchelli Deegan Terrana LLP
By: Jessica A Leis Address: 333 Earle Ovington Blvd, Ste 1010 Uniondale, NY 11553
(optional) Phone #: 516-248-1700

Present Land Use: Vacant Land Proposed Land Use: Multiple Dwelling Building

Description of Proposed Work: Construction of a new 2-story, 31-unit, 39,780 SF multiple dwelling with parking in cellar.

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

Jessica A Leis, Attorney for Applicant 2/10/2021
APPLICANT'S SIGNATURE DATE

Sworn to before me this 10th day of February, 2021.

JOHN BUES
Notary Public, State of New York
No. 02BU6005045
Qualified in Suffolk County
Commission Expires April 8, May 17, 2022

[Signature]
Notary Public

Property Owner's Consent:

I, _____ am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this _____ day of _____, 20____.

Notary Public

FOR VILLAGE USE ONLY

Site Plan Public	Date of Hearing: <u>4/27/21 & 5/25/21</u>
Hearing Required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Date of Decision: <u>5/25/21</u>
Deputy Village Clerk's Signature: <u>[Signature]</u>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Planning Board Signature: <u>[Signature]</u>	Date: <u>5/25/21</u>
	Date: <u>10/12/2021</u>

Application Date: _____
Fees Paid: _____

SP# _____

**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: 206 Smith Street, Freeport, New York 11520	ZONING DISTRICT: Apartment District
SECTION 62 BLOCK 114 LOT 18, 19, 20	LOT SIZE: 32,686 SF

<input type="checkbox"/> TENANT APPLICANT <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: Larry Regan [Contract vendee]	Name: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints
Address: 1055 Saw Mill River Road #204 Ardsley, New York 10502	Address: 50 East North Temple, Salt Lake City, UT 84150
Telephone #: _____	Telephone #: _____

Attorney Name: Forchelli Deegan Terrana, LLP
William F. Bonesso & Jessica A. Leis
(optional) Phone #: (516) 248-1700

Address: 333 Earle Ovington Blvd, Suite 1010
Uniondale, New York 11553

Present Land Use: Vacant Land

Proposed Land Use: Multiple Dwelling Building

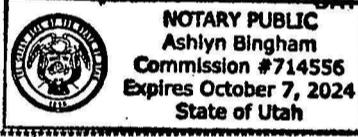
Description of Proposed Work: Construction of new 2-story, 31-unit, 39,780 SF multiple dwelling with parking in cellar.

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.

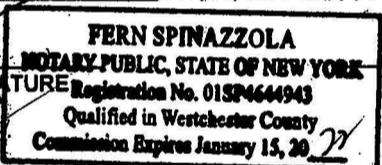
APPLICANT'S SIGNATURE DATE 12/18/2020

Sworn to before me this 18 day of December, 2020.
Notary Public



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

PROPERTY OWNER'S SIGNATURE DATE 12/22/20
Sworn to before me this 22nd day of Dec, 2020.



Notary Public

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____
Village Clerk's Signature: _____	Date of Decision: _____
Planning Board Signature: _____	Date: _____
	Approved _____ Denied _____



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

February 10, 2021

AMENDED SITE PLAN LETTER

Larry Regan
1055 Saw Mill River Road - #204
Ardsley, NY 10502

RE: 206 Smith Street, Freeport, NY

Zoning District **Apartment** Sec. **62** Blk. **114** Lot **18,19,20**

Building Application #20201730

Description: Construct a new 2 story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar

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 Clerks 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 clerks 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,

Joseph Madigan
Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd

c: Village Clerk
Brian Newman, AIA

ZBA Approval Needed:
Yes: X No: _____

Enc:

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. # 20201730

Location: 206 Smith Street, Freeport, NY 11520

Applicant: Larry Regan

Description: Construct a new 2 story, 31 unit, 39,780 sq. ft. multiple dwelling with parking in the cellar

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

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

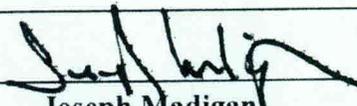
REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: February 10, 2021


Joseph Madigan
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

617.20
Appendix B

Short Environmental Assessment Form

AUG 25 2020

Freeport Building Dept.
Freeport, NY

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: 206 Smith Street			
Project Location (describe, and attach a location map): 206 Smith Street, Freeport, NY, 11520			
Brief Description of Proposed Action: Construction of a 2 story wood frame 33 unit multifamily dwelling with parking at cellar 31			
Name of Applicant or Sponsor: Lawrence Regan		Telephone: 914-693-6613	
		E-Mail: Larry@regandevlopment.com	
Address: 1055 Saw Mill River Rd. #204			
City/PO: Ardsley		State: NY	Zip Code: 10502
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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.750 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 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			

RECEIVED

AUG 25 2020

Freeport Building Dept.
Freeport, NY

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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"/> NO	<input type="checkbox"/> YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> YES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>5 new 12' dia. drywells, 60LF total provided</u>	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/> YES <input type="checkbox"/> YES	

AUG 25 2020 Freeport Building Dept. Freeport, NY	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

PROPERTY PHOTOS



STREET LOOKING EAST FROM SUBJECT PROPERTY



SUBJECT PROPERTY



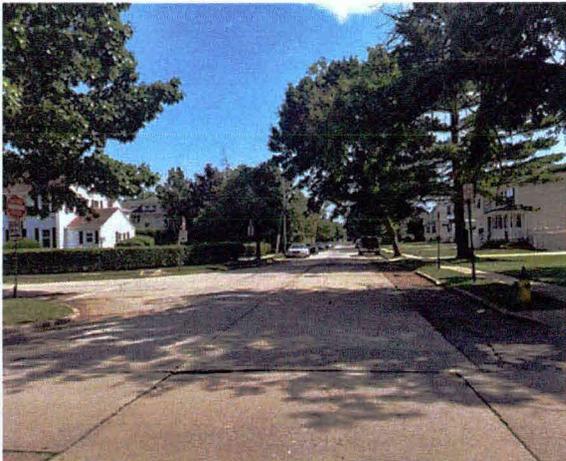
ADJACENT PROPERTY TO THE EAST



ADJACENT PROPERTY TO THE WEST



STREET LOOKING WEST FROM SUBJECT SITE



FACING SOUTH FROM SUBJECT SITE

PLEASE CONTACT:

Mark Zussman
+1 646 522 1230
mark.zussman@cbre.com



List of Names

Within 500 feet of 206 Smith Street, Village of Freeport

Sec	Block	Lot	Owner Name	Address	Town
55	323	11, 112, 221	Path Land Holdings LLC	250 WEST 26TH ST	NEW YORK NY 10001
55	323	222	Lanai House Inc	PO BOX 255	Freeport, NY 11520
55	323	223	New Brooklyn Realty LLC	253-11 80TH AVE	GLEN OAKS NY 11004
62	108	15	150 Smith Street Corp	78-40 164TH	FLUSHING NY 11352
62	108	22, 103	West Merrick Properties LLC	111 W Merick Rd	Freeport, NY 11520
62	109	1, 11	Hawthorne Gardens Ownerscorp	535 BROADHOLLOW RD A15	MELVILLE NY 11747
62	114	1, 26	Pg Freeport LLC	7280 WEST PALMETTO PARK RD SUITE 105	BOCA RATON FL 33433
62	114	2, 25, 125	L E Woodward Comm Mut Hlth Serv Co Inc	201 W Merrick Rd	Freeport, NY 11520
62	114	11	Ocean Avenue Associates	140 S Ocean Ave	Freeport, NY 11520
62	114	12-13, 27, 117	150 South Ocean Avenue Realty Corp	1 DUPONT ST SUITE 200	PLAINVIEW NY 11803
62	114	21-22	Smith Harbor Associates	222 Smith St	Freeport, NY 11520
62	114	23	Cheyney John W	171 S Long Beach Ave	Freeport, NY 11520
62	114	24	Freeport United Methodist Church	46 PINE STREET	Freeport, NY 11520
62	114	108, 123	155 West SOZAN Properties LLC	155 W Merrick Rd	Freeport, NY 11520
62	114	110	Look North Together Inc	1488 Deer Park Ave Suite #364	North Babylon, NY 11703
62	114	115-116	Smith St Gardens Inc	194 Smith St	Freeport, NY 11520
62	114	122	Freeport Office Center LLC	6413 JERICHO TPKE SUITE 206	COMMACK NY 11725
62	114	128, 130- 131	Elks Plaza LLC	28 CAMPBELL AVE	DIX HILLS NY 11746
62	115	1	Rodriguez Victor & Carmen	23 Miller Ave	Freeport, NY 11520
62	115	2	Solo Equities Group LLC	33 FAIRBANKS BLVD	WOODBURY NY 11797
62	115	3	Calderon Minerva	64 Rose St	Freeport, NY 11520
62	115	4-5	Elder Keith & Ada	198 S Ocean Ave	Freeport, NY 11520
62	115	6-8	First Presbyterian Church Of Freeport	178 S Ocean Ave	Freeport, NY 11520
62	115	9	Miller Hubert & Pamela	189 Smith St	Freeport, NY 11520
62	115	10	Davis Charles W	199 Smith St	Freeport, NY 11520
62	115	11	Butt Ghazala A	15 Miller Ave	Freeport, NY 11520
62	115	12	Community Housing Innovations Inc	190 EAST POST RD SUITE 401	WHITE PLAINS NY 10601
62	115	13	Inc Village Of Freeport	46 N Ocean Ave	Freeport, NY 11520
62	116	3	Mompont Lourdes	71 Rose St	Freeport, NY 11520
62	116	4	Mills Sigmund & Lois	41 Miller Ave	Freeport, NY 11520
62	120	1	Rembert Henry & Shirley	181 S Long Beach Ave	Freeport, NY 11520
62	120	2	Gortaire John M & Larie D	185 S Long Beach Ave	Freeport, NY 11520

62	120	3	Almonte Julio & Torres Ramona M	187 S Long Beach Ave	Freeport, NY 11520
62	120	4	197 Long Beach LLC	37 COMMERCIAL ST	Freeport, NY 11520
62	120	5	Joseph Daniel Aaron	199 S Long Beach Ave	Freeport, NY 11520
62	120	6	Jones Jean	207 S Long Beach Ave	Freeport, NY 11520
62	120	7	Brandow Nancy	110 Rose St	Freeport, NY 11520
62	120	8	Rose Garden Apartments Inc	45 NORTH VILLAGE AVE	ROCKVILLE CENTRE NY 11570
62	120	9	26 Miller Avenue LLC	44 WOODLAND RD	ROSLYN NY 11576
62	120	10	Naggal Anil & Vinita	22 Miller Ave	Freeport, NY 11520
62	120	11	Hernandez Carmen	18 Miller Ave	Freeport, NY 11520
62	120	12-18	Daniels Oswald	14 Miller Ave	Freeport, NY 11520
62	120	14	Aguilar Israel	211 Smith St	Freeport, NY 11520
62	120	15	Genoves Sanders	217 Smith St	Freeport, NY 11520
62	120	16	Vanegas Jezer Neftali Acosta	227 Smith St	Freeport, NY 11520
62	120	17	Morin Sunta M	209 Smith St	Freeport, NY 11520
62	121	13	Cuevas Jose M	40 Miller Ave	Freeport, NY 11520
62	121	14	Endo Family Irrevocable Trust	99 Rose St	Freeport, NY 11520
62	121	15	Budkevics Yana K	103 Rose St	Freeport, NY 11520
62	121	19	Greene Philip & Newton Melissa	105 Rose St	Freeport, NY 11520
62	125	6	Trinity Freeport Inc	303 EAST PARK AVENUE	LONG BEACH NY 11561
62	125	7	Tam-Sach Corp	611 EDWARDS ST	BALDWIN NY 11510
62	125	8	Deriggs Clifford & Hortensia	152 S Long Beach Ave	Freeport, NY 11520
62	125	9	Mischke Donald H & Anne M	160 S Long Beach Ave	Freeport, NY 11520
62	125	10,211	Dilg Peter & Virginia	172 S Long Beach Ave	Freeport, NY 11520
62	125	28	Laxmikrupa223 LLC	223 W Merrick Rd	Freeport, NY 11520
62	125	29-30	Bajan Corporation	PO BOX 239	OYSTER BAY NY 11771
62	125	111	Marino Gregory Peter &	258 Smith St	Freeport, NY 11520
62	127	7	Oddo Jr James A & Susan	251 Smith St	Freeport, NY 11520
62	127	16	Nunez Victor	126 Rose St	Freeport, NY 11520
62	127	17	Elaine C Latham Living Trust	190 S Long Beach Ave	Freeport, NY 11520
62	127	18	Handsome Holdings LLC	198 S Long Beach Ave	Freeport, NY 11520
62	127	109	Batista Pedro A	144 RUTLAND RD	Freeport, NY 11520



FORCHELLI
DEEGAN
TERRANA

JESSICA A. LEIS, ESQ.
JLEIS@FORCHELLILAW.COM

January 28, 2021

Inc. Village of Freeport
Site Plan Review Board
46 North Ocean Avenue
Freeport, New York 11520

**RE: 206 Smith Street, Freeport, NY
Section 62, Block 114, Lots 18, 19 & 20
Building Application #20201730—New 2-story Multiple Dwelling**

Dear Sir or Madam:

Enclosed for submission to the Board, please find one (1) original and eleven (11) copies of the following:

- 1) Site Plan Review Application;
- 2) Building Department Letter, dated December 1, 2020;
- 3) SEQRA Recommendation for Negative Declaration;
- 4) Short Environmental Assessment Form;
- 5) Property Photos;
- 6) Color Renderings;
- 7) Plans prepared by Newman Design, dated 7/15/2020, last revised 1/22/2021, including:
 - a) T-001.00 – Title Sheet
 - b) Z-001.00 – Village of Freeport Zoning
 - c) BD-001.00 – Building Code Analysis
 - d) ST-001.00 – Site Plan & Details
 - e) ST-002.00 – Drainage Plan
 - f) ST -003.00 – Erosion & Sediment Control Plan

FORCHELLI DEEGAN TERRANA LLP

The Omni • 333 Earle Ovington Blvd., Suite 1010 • Uniondale NY 11553 • 516.248.1700 • forchellilaw.com

January 28, 2021

Page 2

- g) ST-004.00 – Landscape Plan & Planting Schedule
 - h) A-101.00 – Cellar Floor Parking Garage
 - i) A-102.00 – 1st Floor Plan
 - j) A-103.00 – 2nd Floor Plan
 - k) A-104.00 – Roof Plan
 - l) A-201.00 – Front and Side Elevations
 - m) A-202.00 – Rear and Side Elevations
 - n) A-401.00 – Cross Section and Details
- 8) 500 Foot Radius Map, prepared by Long Island Expeditors, dated January 25, 2021; and
9) List of Names within 500 Feet of 206 Smith Street;

Also enclosed, please find a check in the amount of \$575.00, addressed to the Village of Freeport, as and for the application fee. Should you have any questions or comments regarding this matter, please do not hesitate to contact the undersigned. Thank you for your anticipated courtesies.

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

Jessica A. Leis

By: JESSICA A. LEIS

Enclosures

Application Date: _____
Fees Paid: _____

SP# _____

**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: 206 Smith Street, Freeport, New York 11520	ZONING DISTRICT Apartment District
SECTION 62	BLOCK 114
LOT 18, 19, 20	LOT SIZE: 32,686 SF

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: Larry Regan [contract vendee]		Name: Larry Regan Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints	
Address: 1055 Saw Mill River Road-#204 Ardsley, New York 10502		Address: 1055 Saw Mill River Road-#204 Ardsley, New York 10502 50 East North Temple, 4th floor Salt Lake City, UT 84150	
Telephone #:		Telephone #:	

Attorney Name: Forchelli Deegan Terrana, LLP William F. Bonesso & Jessica A. Leis	Address: 333 Earle Ovington Blvd, Suite 1010 Uniondale, New York 11553
(optional) Phone #: (516) 248-1700	
Present Land Use: Vacant Land	Proposed Land Use: Multiple Dwelling Building

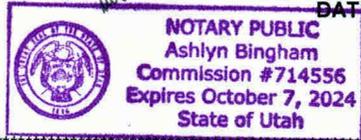
Description of Proposed Work: Construction of new 2-story, 26,520 SF, 32-unit wood frame multiple dwelling with parking in cellar.

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
12/18/2020

APPLICANT'S SIGNATURE
Sworn to before me this 18 day of December, 2020.
Notary Public



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

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 20th day of Dec, 2020.
Notary Public



FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____
Village Clerk's Signature: _____	Date of Decision: _____
Planning Board Signature: _____	Date: _____
Approved _____ Denied _____	

NOTARY PUBLIC
Arlin Bingham
Commission # 714226
Expires October 7, 2024
State of Utah



FERN SPINAZZOLA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 012844493
Qualified in Westchester County
Commission Expires January 12, 20

VILLAGE OF FRET-FORT, NY
CLERK'S OFFICE

2021 JAN 29 P 1:55

RECEIVED



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

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

December 1, 2020
SITE PLAN LETTER

Larry Regan
1055 Saw Mill River Road - #204
Ardsley, NY 10502

RE: 206 Smith Street, Freeport, NY

Zoning District Apartment Sec. 62 Blk. 114 Lot 18,19,20

Building Application #20201730 Description: Construct a new 2 story, 26,520 sq. ft., 32 unit wood frame multiple dwelling with parking in the cellar. *incorrect description*

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 Clerks 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 clerks 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,

Joseph Madigan
Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd

c: Village Clerk
Brian Newman, AIA

ZBA Approval Needed:

Yes: No:

Enc:

*ZBA will be requested
by Dept will review
a new site plan letter*

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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 environ-

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. # 20201730

Location: 206 Smith Street, Freeport, New York

Applicant: Larry Regan

Description: Construct a new 2 story, 26,520 sq. ft., 32 unit wood frame multiple dwelling with parking in the cellar

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

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

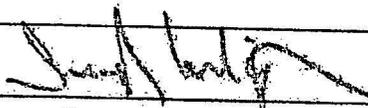
REASON(S) FOR DETERMINATION

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

A)

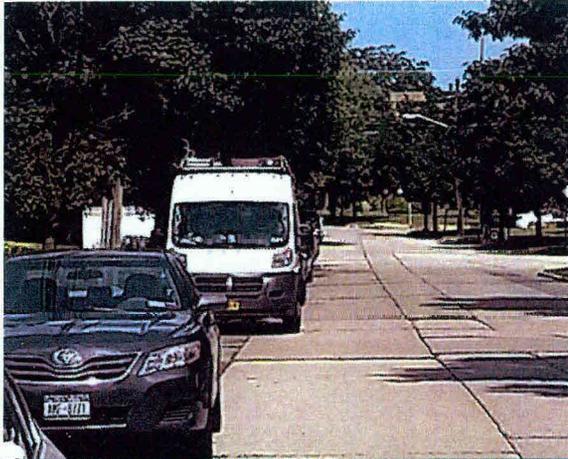
B) Possible environment effects identified:
(only if positive determination)

DATED: Freeport, New York
December 2, 2020


Joseph Madigan
Superintendent of Buildings

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

PROPERTY PHOTOS



STREET LOOKING EAST FROM SUBJECT PROPERTY



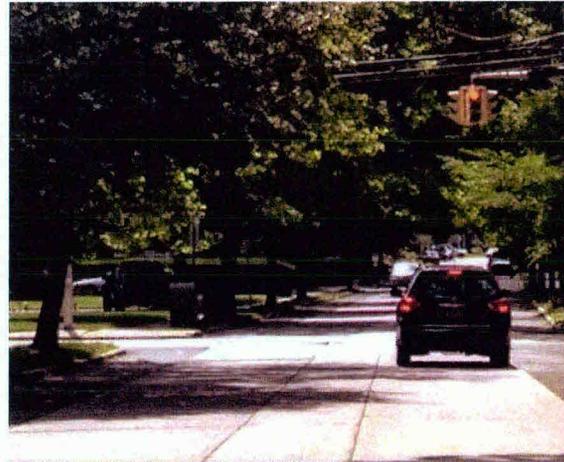
SUBJECT PROPERTY



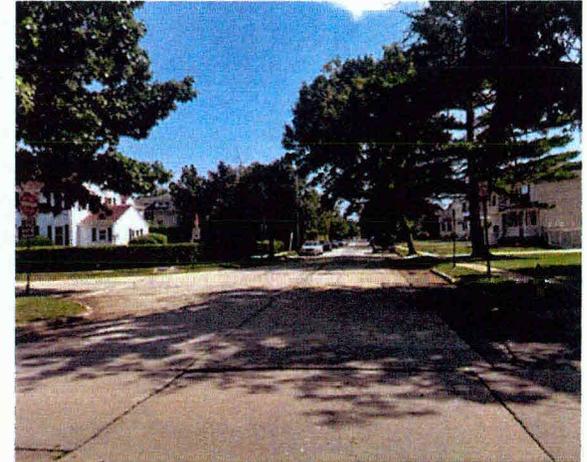
ADJACENT PROPERTY TO THE EAST



ADJACENT PROPERTY TO THE WEST



STREET LOOKING WEST FROM SUBJECT SITE



FACING SOUTH FROM SUBJECT SITE

PLEASE CONTACT:

Mark Zussman

+1 646 522 1230

mark.zussman@cbre.com

CBRE

List of Names
Within 500 feet of
206 Smith Street, Village of Freeport

Sec	Block	Lot	Owner Name	Address	Town
55	323	11, 112, 221	Path Land Holdings LLC	250 WEST 26TH ST	NEW YORK NY 10001
55	323	222	Lanai House Inc	PO BOX 255	Freeport, NY 11520
55	323	223	New Brooklyn Realty LLC	253-11 80TH AVE	GLEN OAKS NY 11004
62	108	15	150 Smith Street Corp	78-40 164TH	FLUSHING NY 11352
62	108	22, 103	West Merrick Properties LLC	111 W Merrick Rd	Freeport, NY 11520
62	109	1, 11	Hawthorne Gardens Ownerscorp	535 BROADHOLLOW RD A15	MELVILLE NY 11747
62	114	1, 26	Pg Freeport LLC	7280 WEST PALMETTO PARK RD SUITE 105	BOCA RATON FL 33433
62	114	2, 25, 125	L E Woodward Comm Mut Hlth Serv Co Inc	201 W Merrick Rd	Freeport, NY 11520
62	114	11	Ocean Avenue Associates	140 S Ocean Ave	Freeport, NY 11520
62	114	12-13, 27, 117	150 South Ocean Avenue Realty Corp	1 DUPONT ST SUITE 200	PLAINVIEW NY 11803
62	114	21-22	Smith Harbor Associates	222 Smith St	Freeport, NY 11520
62	114	23	Cheyney John W	171 S Long Beach Ave	Freeport, NY 11520
62	114	24	Freeport United Methodist Church	46 PINE STREET	Freeport, NY 11520
62	114	108, 123	155 West SOZAN Properties LLC	155 W Merrick Rd	Freeport, NY 11520
62	114	110	Look North Together Inc	1488 Deer Park Ave Suite #364	North Babylon, NY 11703
62	114	115-116	Smith St Gardens Inc	194 Smith St	Freeport, NY 11520
62	114	122	Freeport Office Center LLC	6413 JERICHO TPKE SUITE 206	COMMACK NY 11725
62	114	128, 130- 131	Elks Plaza LLC	28 CAMPBELL AVE	DIX HILLS NY 11746
62	115	1	Rodriguez Victor & Carmen	23 Miller Ave	Freeport, NY 11520
62	115	2	Solo Equities Group LLC	33 FAIRBANKS BLVD	WOODBURY NY 11797
62	115	3	Calderon Minerva	64 Rose St	Freeport, NY 11520
62	115	4-5	Elder Keith & Ada	198 S Ocean Ave	Freeport, NY 11520
62	115	6-8	First Presbyterian Church Of Freeport	178 S Ocean Ave	Freeport, NY 11520
62	115	9	Miller Hubert & Pamela	189 Smith St	Freeport, NY 11520
62	115	10	Davis Charles W	199 Smith St	Freeport, NY 11520
62	115	11	Butt Ghazala A	15 Miller Ave	Freeport, NY 11520
62	115	12	Community Housing Innovations Inc	190 EAST POST RD SUITE 401	WHITE PLAINS NY 10601
62	115	13	Inc Village Of Freeport	46 N Ocean Ave	Freeport, NY 11520
62	116	3	Mompont Lourdes	71 Rose St	Freeport, NY 11520
62	116	4	Mills Sigmund & Lois	41 Miller Ave	Freeport, NY 11520
62	120	1	Rembert Henry & Shirley	181 S Long Beach Ave	Freeport, NY 11520
62	120	2	Gortaire John M & Larie D	185 S Long Beach Ave	Freeport, NY 11520

62	120	3	Almonte Julio & Torres Ramona M	187 S Long Beach Ave	Freeport, NY 11520
62	120	4	197 Long Beach LLC	37 COMMERCIAL ST	Freeport, NY 11520
62	120	5	Joseph Daniel Aaron	199 S Long Beach Ave	Freeport, NY 11520
62	120	6	Jones Jean	207 S Long Beach Ave	Freeport, NY 11520
62	120	7	Brandow Nancy	110 Rose St	Freeport, NY 11520
62	120	8	Rose Garden Apartments Inc	45 NORTH VILLAGE AVE	ROCKVILLE CENTRE NY 11570
62	120	9	26 Miller Avenue LLC	44 WOODLAND RD	ROSLYN NY 11576
62	120	10	Nagpal Anil & Vinita	22 Miller Ave	Freeport, NY 11520
62	120	11	Hernandez Carmen	18 Miller Ave	Freeport, NY 11520
62	120	12-18	Daniels Oswald	14 Miller Ave	Freeport, NY 11520
62	120	14	Aguilar Israel	211 Smith St	Freeport, NY 11520
62	120	15	Genoves Sanders	217 Smith St	Freeport, NY 11520
62	120	16	Vanegas Jezer Neftali Acosta	227 Smith St	Freeport, NY 11520
62	120	17	Morin Sunta M	209 Smith St	Freeport, NY 11520
62	121	13	Cuevas Jose M	40 Miller Ave	Freeport, NY 11520
62	121	14	Endo Family Irrevocable Trust	99 Rose St	Freeport, NY 11520
62	121	15	Budkevics Yana K	103 Rose St	Freeport, NY 11520
62	121	19	Greene Philip & Newton Melissa	105 Rose St	Freeport, NY 11520
62	125	6	Trinity Freeport Inc	303 EAST PARK AVENUE	LONG BEACH NY 11561
62	125	7	Tam-Sach Corp	611 EDWARDS ST	BALDWIN NY 11510
62	125	8	Deriggs Clifford & Hortensia	152 S Long Beach Ave	Freeport, NY 11520
62	125	9	Mischke Donald H & Anne M	160 S Long Beach Ave	Freeport, NY 11520
62	125	10,211	Dilg Peter & Virginia	172 S Long Beach Ave	Freeport, NY 11520
62	125	28	Laxmikrupa223 LLC	223 W Merrick Rd	Freeport, NY 11520
62	125	29-30	Bajan Corporation	PO BOX 239	OYSTER BAY NY 11771
62	125	111	Marino Gregory Peter &	258 Smith St	Freeport, NY 11520
62	127	7	Oddo Jr James A & Susan	251 Smith St	Freeport, NY 11520
62	127	16	Nunez Victor	126 Rose St	Freeport, NY 11520
62	127	17	Elaine C Latham Living Trust	190 S Long Beach Ave	Freeport, NY 11520
62	127	18	Handsome Holdings LLC	198 S Long Beach Ave	Freeport, NY 11520
62	127	109	Batista Pedro A	144 RUTLAND RD	Freeport, NY 11520



FORCHELLI
DEEGAN
TERRANA

JESSICA A. LEIS, ESQ.
JLEIS@FORCHELLILAW.COM

January 28, 2021

Inc. Village of Freeport
Site Plan Review Board
46 North Ocean Avenue
Freeport, New York 11520

**RE: 206 Smith Street, Freeport, NY
Section 62, Block 114, Lots 18, 19 & 20
Building Application #20201730—New 2-story Multiple Dwelling**

Dear Sir or Madam:

Enclosed for submission to the Board, please find one (1) original and eleven (11) copies of the following:

- 1) Site Plan Review Application;
- 2) Building Department Letter, dated December 1, 2020;
- 3) SEQRA Recommendation for Negative Declaration;
- 4) Short Environmental Assessment Form;
- 5) Property Photos;
- 6) Color Renderings;
- 7) Plans prepared by Newman Design, dated 7/15/2020, last revised 1/22/2021, including:
 - a) T-001.00 – Title Sheet
 - b) Z-001.00 – Village of Freeport Zoning
 - c) BD-001.00 – Building Code Analysis
 - d) ST-001.00 – Site Plan & Details
 - e) ST-002.00 – Drainage Plan
 - f) ST -003.00 – Erosion & Sediment Control Plan

FORCHELLI DEEGAN TERRANA LLP

The Omni • 333 Earle Ovington Blvd., Suite 1010 • Uniondale NY 11553 • 516.248.1700 • forchellilaw.com

January 28, 2021

Page 2

- g) ST-004.00 – Landscape Plan & Planting Schedule
 - h) A-101.00 – Cellar Floor Parking Garage
 - i) A-102.00 – 1st Floor Plan
 - j) A-103.00 – 2nd Floor Plan
 - k) A-104.00 – Roof Plan
 - l) A-201.00 – Front and Side Elevations
 - m) A-202.00 – Rear and Side Elevations
 - n) A-401.00 – Cross Section and Details
- 8) 500 Foot Radius Map, prepared by Long Island Expeditors, dated January 25, 2021; and
9) List of Names within 500 Feet of 206 Smith Street;

Also enclosed, please find a check in the amount of \$575.00, addressed to the Village of Freeport, as and for the application fee. Should you have any questions or comments regarding this matter, please do not hesitate to contact the undersigned. Thank you for your anticipated courtesies.

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

Jessica A. Leis

By: JESSICA A. LEIS

Enclosures

VILLAGE OF FREEPORT ZONING NOTES

SITE DATA:	UNITS:
ADDRESS: 206 SMITH STREET FREEPORT NY 11520 LOCAL APARTMENT DISTRICT: BLOCK 114 LOT 19 TOTAL LOT AREA: 4,378 SQ. FT.	MAX. NO. OF APARTMENTS: 32 500 SF - 190 SF = 33 APARTMENTS
ZONING NOTES:	PARKING:
MAX. BUILDING HEIGHT: MAX. NUMBER OF STORIES: 3/2	PARKING REQUIRED: STUDIO 1.0 PARKING SPACE 1-BEDROOM 1.5 PARKING SPACE 2-BEDROOM 2.0 PARKING SPACE
LOT COVERAGE:	PARKING PROVIDED:
MAX. LOT COVERAGE: 40% 13,200 SF (12,500 SF + 40% COVERAGE)	PARKING PROVIDED: STUDIO 11 1-BEDROOM 15 2-BEDROOM 17 TOTAL SPACES = 43 SPACES REQUIRED
OPEN SPACE/RECREATION	PARKING PROVIDED:
MIN. OPEN SPACE: 10% (25% FLOOR AREA) 20,000 SF (11,120 SF REQUIRED) 20,000 SF (11,120 SF + 70,000 SF PROVIDED)	STUDIO 11 = 11 SPACES PROVIDED 1-BEDROOM 15 = 15 SPACES PROVIDED 2-BEDROOM 17 = 17 SPACES PROVIDED TOTAL SPACES = 43 SPACES PROVIDED
RECREATION AREA: 10% (10% OF TOTAL FLOOR AREA) 43,780 SF (43,780 SF PROVIDED)	34 SPACES @ CELLAR - 13 SPACES ON-GRADE = 47 SPACES PROVIDED
BUILDING GROSS FLOOR AREA	
CELLAR = 11,200 SF 1ST FL. = 12,000 SF 2ND FL. = 12,000 SF TOTAL G.F.A. = 35,200 SF	

FLOORS	STUDIO	1 BEDROOM	2 BEDROOM	UNITS PER FLOOR
FIRST FL.	(1) UNITS	(15) UNITS	(1) UNITS	(17) UNITS
2ND FL.	(1) UNITS	(15) UNITS	(1) UNITS	(17) UNITS
TOTAL UNITS	2 UNITS	30 UNITS	2 UNITS	34 UNITS

210-45 PERMITTED USES
 A. ALL USES PERMITTED IN RESIDENCE AA AND RESIDENCE A DISTRICTS - COMPLIES
 B. APARTMENTS MAY BE USED AS OFFICES BY PERSONS PRACTICING RECOGNIZED PROFESSIONS SUCH AS MEDICINE, DENTISTRY, PHYSIOTHERAPY AND THE LIKE, NO MORE THAN ONE OF THE APARTMENT UNITS IN ANY STRUCTURE MAY BE USED FOR THIS PURPOSE - COMPLIES

210-47 BUILDING HEIGHT
 A. GENERALLY, ALL BUILDINGS AND STRUCTURES SHALL BE LIMITED TO 50 FEET IN HEIGHT, EXCEPT THAT NO DWELLING SHALL HAVE A HEIGHT OF MORE THAN 36 FEET NOR HAVE MORE THAN THREE STORIES, AND APARTMENT HOUSES SHALL NOT EXCEED 32 FEET IN HEIGHT NOR HAVE MORE THAN 2 1/2 STORIES, INCLUDING THE BASEMENT.
 ALLOWED: 36 FEET PROVIDED: 24 FEET - COMPLIES

210-49 LOT COVERAGE
 B. APARTMENTS, AN APARTMENT HOUSE SHALL NOT OCCUPY MORE THAN 40% OF THE AREA OF THE LOT, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES - COMPLIES

210-50 MINIMUM FLOOR AREA
 THERE SHALL BE A MINIMUM FLOOR AREA OF 400 SQUARE FEET PER APARTMENT UNIT IN APARTMENT HOUSES - COMPLIES

210-51 REQUIRED YARDS
 YARDS OF THE FOLLOWING MINIMUM DEPTH OR WIDTH SHALL BE PROVIDED:
 A. FRONT YARD DEPTH: THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF EACH SIDE OF THE LOT, IF THERE ARE NO EXISTING BUILDINGS AS AFORESAID, THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE OPPOSITE SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF THE LINES PROJECTED FROM EACH SIDE OF THE LOT, IN NO EVENT, LESS THAN 25 FEET - COMPLIES
 B. SIDE YARD WIDTH: 20 FEET - 20 FEET PROVIDED - COMPLIES
 C. REAR YARD DEPTH: 20 FEET - 20 FEET PROVIDED - COMPLIES

210-53 BASEMENT OR CELLAR USE
 PARKING SPACE SHALL BE PROVIDED AS SET FORTH IN §210-172.

210-54 FRONT YARDS OF APARTMENTS BUILDING
 WITH THE EXCEPTION OF THE NECESSARY DRIVEWAYS, WALKS AND ENTRANCE AREAS, THE FRONT YARD OF ANY APARTMENT HOUSE SHALL BE FULLY GRADED, LANDSCAPED AND CONTINUOUSLY MAINTAINED IN A NEAT AND ORDERLY FASHION, AND NO PORTION OF THE SAID FRONT YARD SHALL BE USED FOR PARKING AUTOMOBILES OR OTHER VEHICLES OR STORING ARTICLES OF ANY KIND - COMPLIES

210-55 LIGHTING AND VENTILATION OF APARTMENTS
 EVERY ROOM IN AN APARTMENT HOUSE IN WHICH PERSONS LIVE, SLEEP, WORK OR CONGREGATE, INCLUDING KITCHENS, BUT EXCLUDING AIR SHAFTS, ELEVATOR SHAFTS, HALLWAYS AND STAIRWAYS, SHALL BE ADEQUATELY AND NATURALLY LIGHTED AND VENTILATED BY AT LEAST ONE WINDOW OPENING DIRECTLY UPON A STREET, YARD OR COURT WHICH IS LOCATED ON THE SAME LOT, AND SUCH YARD OR COURT SHALL HAVE AN UNOBSTRUCTED EXIT TO THE STREET - COMPLIES

210-172 REQUIRED PARKING SPACES
 A. THE FOLLOWING NUMBER OF PARKING SPACES SHALL BE PROVIDED AND SATISFACTORILY MAINTAINED FOR EACH BUILDING, LOT OR COMBINATION THEREOF WHICH IS HEREAFTER LAWFULLY ERRECTED, ENLARGED, ALTERED, MAINTAINED AND/OR USED FOR ANY OF THE FOLLOWING PURPOSES: (AMENDED 10-24-1992 BY L.L. NO. 7-1992)
 (1) SINGLE-FAMILY DWELLINGS, AT LEAST TWO OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT. THE PARKING AREA PROVIDED MAY BE INSTALLED IN A SIDE YARD.
 (2) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES
 (A) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES: PARKING SPACES ACCESSIBLE TO ALL TENANTS SHALL BE PROVIDED ON THE PREMISES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TYPE OF RESIDENCE	NUMBER OF SPACES (PER DWELLING UNIT)
EFFICIENCY	1.0
ONE-BEDROOM	1.5
TWO OR MORE BEDROOMS	2.0

 (B) THE PORTION OF THE PARKING AREA WHICH ADJUTS ON A PUBLIC STREET AND/OR ADJACENT PROPERTY SHALL BE PROTECTED BY A CHAIN LINK FENCE OR FENCE OF A SIMILAR PERMANENT QUALITY AS MAY BE APPROVED BY THE SUPERINTENDENT OF BUILDINGS, HAVING A COVERING OF ENGLISH IVY OR VINES SIMILAR IN NATURE.
 (C) SAID GARAGE, GARAGE SPACES, CARPORTS AND PARKING AREAS SHALL BE RESERVED EXCLUSIVELY FOR THE USE OF THE TENANTS OF EACH APARTMENT HOUSE AND THEIR VISITORS. THERE SHALL BE NO SEPARATE CHARGE TO THE TENANTS FOR THE PARKING SPACES. ANY COSTS, FEES AND RENTS FOR SAID SPACES SHALL BE INCLUDED IN THE RENT PAID FOR EACH APARTMENT OR DWELLING UNIT - COMPLIES

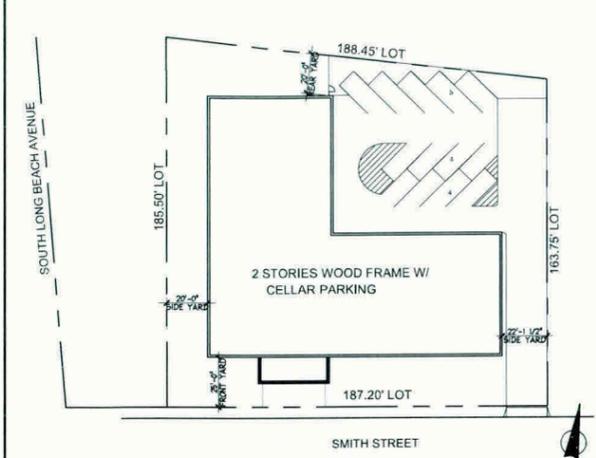
HOMES AND COMMUNITY RENEWEL

QUALITY OF LIFE (SITE)
 BICYCLE STORAGE: 5 BICYCLE RACKS PROVIDED - COMPLIES
 OUTDOOR SEATING: (3) DURABLE AND LOW MAINTENANCE BENCHES PROVIDED - COMPLIES

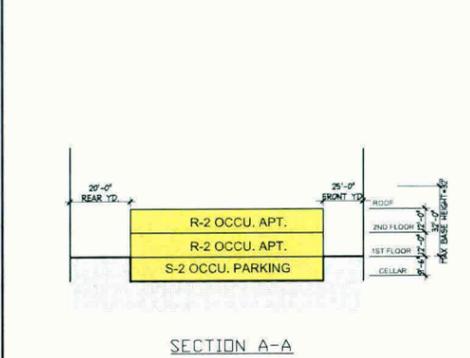
DWELLING UNIT SPACE
 STUDIO: MAX. AREA 550 SQ. FT. PROVIDED 525 SQ. FT. - COMPLIES
 1-BEDROOM: MAX. AREA 725 SQ. FT. PROVIDED 600 SQ. FT. - COMPLIES
 2-BEDROOM: MAX. AREA 950 SQ. FT. PROVIDED 750 SQ. FT. - COMPLIES

BULK STORAGE
 STUDIO: 10 SQ. FT./UNIT = 1 BULK STORAGE - COMPLIES
 1-BEDROOM: 20 SQ. FT./UNIT = 2 BULK STORAGE - COMPLIES
 2-BEDROOM: 20 SQ. FT./UNIT = 2 BULK STORAGE - COMPLIES
 TOTAL BULK STORAGE: = 31 BULK STORAGE UNITS PROVIDED
 COMMUNITY ROOM: 15 SQ. FT. / 31 UNITS = 465 SQ. FT. REQUIRED 500 SQ. FT. PROVIDED - COMPLIES
 MAILBOXES PROVIDED IN ACCORDANCE WITH USPS STANDARDS - COMPLIES
 LAUNDRY ROOM: ONE WASHER AND ONE DRYER FOR EVERY 10 DWELLING UNITS = 4 WASHERS & 4 DRYERS PROVIDED ON 1ST FLOOR.

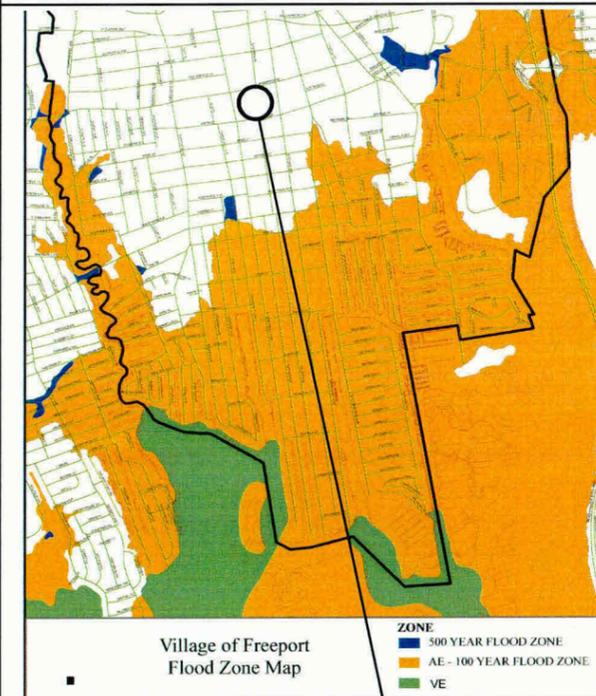
PLOT DIAGRAM



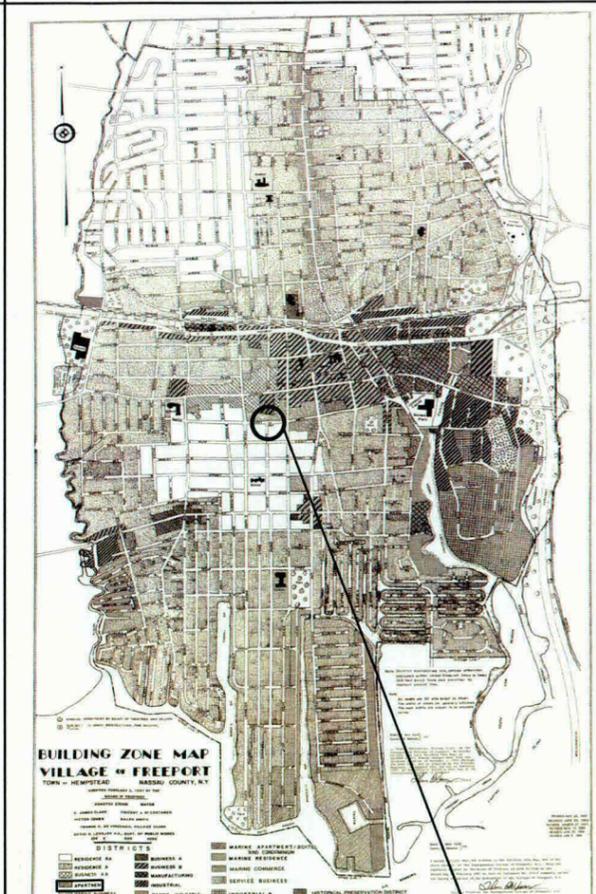
DIAGRAMMATIC SECTION



VILLAGE OF FREEPORT FLOOD MAP



VILLAGE OF FREEPORT ZONING MAP



REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

ARCHITECTURE • URBAN PLANNING
 NEWMAN DESIGN ARCHITECTS PLLC
 210 West Rogues Path • Gold Spring Hills, NY 11743
 TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2051
 www.ndarchitects.com

PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
VILLAGE OF FREEPORT ZONING

STAMP: DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO:
Z-001.00

FILE No.: SHEET:

BUILDING CODE ANALYSIS -

2020 INTERNATIONAL BUILDING CODE

2020 INTERNATIONAL BUILDING CODE -
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

SECTION 310 - RESIDENTIAL GROUP R

310.3 RESIDENTIAL GROUP R-2 - OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE, APARTMENT HOUSES, 311.3 STORAGE GROUP S-2 - LOW-HAZARD STORAGE - PARKING GARAGE, ENCLOSED.

LARGEST FLOOR AREA = 12,861 SQ. FT. (1ST FLOOR)

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 406 - MOTOR-VEHICLE RELATED OCCUPANCIES

ENCLOSED PARKING GARAGES SHALL ALSO COMPLY WITH SECTION 406.6. See section 510 for special provisions for parking garages. (N.A.) CLEAR HEIGHT - 7 FEET, MUST ALSO COMPLY WITH SECTION 1106.5

406.4.1

502.6 ICCA117.1-2009 - HANDICAPPED SPACES AND ACCESS ASLES TO BE 8'-2" MIN.

406.4.4 RAMPS - MAXIMUM SLOPE 1:15 (6.67%)

406.4.6 MIXED OCCUPANCY SEPARATION - 508.1

508.1 TABLE 508.4 - OCCUPANCY GROUP R TO S-2 = 1 HOUR REQUIRED / PROVIDED

PROPOSED CONSTRUCTION TYPE **IIA**

SECTION 420 - GROUP R-2

420.2 SEPARATION WALLS - BETWEEN DWELLING UNITS IN SAME BUILDING -> SECTION 708 = 1 HR. MIN. REQUIRED / PROVIDED

420.3 HORIZONTAL SEPARATION -> SECTION 711- BETWEEN DWELLING UNITS IN SAME BUILDING, 711.2.4.3 DWELLING UNITS & SLEEPING UNITS, 711.2.4.3 HORIZONTAL ASSEMBLIES -> TYPE IB, 711.2.4.3 DWELLING UNITS AND SLEEPING UNITS = 1 HR. REQUIRED / 1 HOUR PROVIDED

SECTION 420.5 AUTOMATIC SPRINKLER SYSTEM REQUIRED IN ACCORDANCE WITH SECTION 903.2.8 SHALL BE PROVIDED. **COMPLIES.**

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED. **COMPLIES.**

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 501 -> Table 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SPRINKLER OR NON SPRINKLER	TYPE OF CONSTRUCTION	ALLOWABLE	PROPOSED	COMPLIES
R	S	IIA	85 FEET	24 FEET	YES

Table 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SPRINKLER OR NON SPRINKLER	TYPE OF CONSTRUCTION	ALLOWABLE	PROPOSED	COMPLIES
R-2	S	IIA	4	2	YES

SECTION 506 - BUILDING AREA

506.2 ALLOWABLE AREA DETERMINATIONS -> 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS -> NOT NEEDED

TABLE 506.2, 5M+ BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

PROPOSED 2 STORY BUILDING EL. 24.00 TO ROOF - NOT INCLUDING ANY ARCHITECTURAL FEATURES OR PARAPET. HEIGHT MEASURED ABOVE AVERAGE CURB HEIGHT OF ELEV. 97.18'

TABLE 506.2 ALLOWABLE AREA FACTOR

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES (ABOVE)	TYPE OF CONSTRUCTION	ALLOWABLE
R-2	SM	TYPE II A	72,000

SECTION 508 - MIXED USE AND OCCUPANCY

508.4 SEPARATED OCCUPANCIES

TABLE 508.4, 5+ BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. N= NO SEPARATION REQUIRED

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

1ST OCCUPANCY CLASSIFICATION	2ND OCCUPANCY CLASSIFICATION	SPRINKLER OR NON SPRINKLER	HOURS (MIN.)	PROPOSED	COMPLIES
R	S-2	S	1	2	YES

CHAPTER 6 - TYPES OF CONSTRUCTION

SECTION 602 - CONSTRUCTION CLASSIFICATION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE OF CONSTRUCTION	HOURS (MIN. REQ'D)	PROPOSED HOURS	COMPLIES
PRIMARY STRUCTURAL FRAME	IIA	1	1	YES
BEARING WALLS EXTERIOR	IIA	1	1	YES
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602			
NONBEARING WALLS AND PARTITIONS INTERIOR		0	0	YES
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)		1	1	YES
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)		1	1	YES

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HOURS)

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R & S-2	COMPLIES
X < 5	ALL	1	YES
5 ≤ X ≤ 10	OTHERS	1	YES
10 ≤ X ≤ 30	IIA	1	YES
X ≥ 30	ALL	0	YES

BUILDING CODE ANALYSIS CONT'D

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS -

705.8 OPENINGS - 705.8.1 ALLOWABLE AREA OF OPENINGS, TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION, UNPROTECTED OPENINGS WITH FIRE SEPARATION GREATER THAN 30 FEET = UNLIMITED

705.8.5 VERTICAL SEPARATION OF OPENINGS, EXCEPTION 2 -> N/A TO BLDGS. EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM - **COMPLIES**

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	FIRE-RESISTANCE RATINGS
R-2	3
S-2	2

SECTION 707 - FIRE BARRIERS -

707.2 MATERIALS - FIRE BARRIERS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

707.3.1 SHAFT ENCLOSURES -> 713.4 FIRE RESISTANCE RATING- MIN 2 HRS WHERE CONNECTING 4 STORIES OR MORE, 1 HR LESS THAN 4 STORIES, THEREFORE 2 HOUR SHAFTS REQUIRED AND PROVIDED.

707.3.2 EXTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION -> 1023.1 DIRECTLY TO EXTERIOR OR THROUGH EXIT PASSAGEWAY, ENCLOSURE FOR EXIT ACCESS STAIRWAY -> 713.4 FIRE RESISTANCE RATING- MIN 2 HRS WHERE CONNECTING 4 STORIES OR MORE, 1 HR LESS THAN 4 STORIES, THEREFORE 1 HOUR SHAFTS REQUIRED AND PROVIDED.

707.3.4 EXIT PASSAGEWAYS -> 1024.3 CONSTRUCTION - 1 HOUR RATING MINIMUM

SECTION 708 - FIRE PARTITIONS

708.1.708.3.1 SEPARATION WALLS FOR R-2 -> 1 HOUR REQUIRED / PROVIDED

3. CORRIDOR WALLS AS PER 1020.1 -> GROUP R - 1/2 HOUR REQUIRED / 1 HOUR PROVIDED.

4. ELEVATOR LOBBY SEPARATION AS REQUIRED BY SECTION 3006.3 -> HOISTWAY OPENING PROTECTION REQUIRED.

3006.3 -> HOISTWAY OPENING PROTECTION-

GROUP S-2 = 0 HOUR WITH SPRINKLER SYSTEM

R-2 = 1 HOUR RATING PROVIDED IN CORRIDOR & BETWEEN DWELLING UNITS.

CHAPTER 8 - INTERIOR FINISHES

803.1 INTERIOR WALL AND CEILING FINISH - INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2 EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1

INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH SURFACE FLAME SPREAD RATING (PER TABLE 803.11)

TABLE 803.11 - INTERIOR WALL AND CEILING FINISH REQUIREMENT BY GROUP.

SECTION 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	INTERIOR WALL AND CEILING FINISHES	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMP	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

SECTION 803.1.1 - CLASSIFICATION OF FLAME SPREAD INDEXES.

CLASS A : FLAME SPREAD 0-25; SMOKE-DEVELOPED INDEX 0-450.

CLASS B : FLAME SPREAD 26-75; SMOKE-DEVELOPED INDEX 0-450.

CLASS C : FLAME SPREAD 76-200; SMOKE-DEVELOPED INDEX 0-450.

SECTION 804 INTERIOR FLOOR FINISH

804.2 CLASSIFICATION - INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253.

804.4.1 TEST REQUIREMENTS-

804.4.2 MINIMUM CRITICAL RADIANT FLUX - IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMP, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL NOT BE LESS THAN CLASS I IN GROUPS I-1, I-2 AND I-3 AND NOT LESS THAN CLASS II IN GROUPS A, B, E, H, I-4, M, R-1, R-2, S.

EXCEPTION WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

SECTION 805 COMBUSTIBLE FLOORING MATERIALS IN TYPES I AND II CONSTRUCTION

805.1 - COMBUSTIBLE MATERIALS INSTALLED ON OR EMBEDDED IN FLOORS OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL COMPLY WITH SECTIONS 805.1.1 THROUGH 805.1.3

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

903.2.2 GROUP R-2 - RESIDENTIAL

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED. SEE SPRINKLER DRAWINGS

903.2.10 GROUP S-2 ENCLOSED PARKING GARAGES

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORD. WITH 2015 IBC & NFPA 13 SEE SPRINKLER DRAWINGS

SECTION 906 - PORTABLE FIRE EXTINGUISHERS

906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN R-2 & S OCCUPANCIES.

906.2 GENERAL REQUIREMENTS. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 10.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

907.2.9 GROUP R-2, FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

907.2.9.1 A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES.

BUILDING CODE ANALYSIS CONT'D

CHAPTER 10 - MEANS OF EGRESS

SECTION 1004 - OCCUPANT LOAD - TABLE 1004.5

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (FLOOR AREA IN SQ FEET PER OCCUPANT)	FLOOR	FLOOR AREA	OCCUPANT LOAD
RESIDENTIAL	200 GROSS	1ST	12,861 S.F.	12,861/200 = 64
RESIDENTIAL	200 GROSS	2ND	12,861 S.F.	12,861/200 = 64
PARKING GARAGE	200 GROSS	CELLAR	12,861 S.F.	12,861/200 = 64 OCCUPANTS

TOTAL OCCUPANT LOAD (EGRESS CALC) = 192 OCCUPANTS

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD

1005.3.1 STAIRWAYS - OCCUPANT LOAD x CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT (ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING)

1005.3.2 OTHER EGRESS COMPONENTS

OCCUPANT LOAD x CAPACITY FACTOR OF 0.2 INCHES PER OCCUPANT

TABLE 1006 MEANS OF EGRESS SIZING

LEVEL (S)	TOTAL OCCUPANTS	REQUIRED WIDTH (STAIR 2)	WIDTH PROVIDED	REQ'D DOOR (DOOR 2)	WIDTH PROVIDED	OK
RESIDENTIAL FLOORS 1-2	64	64 x 3 = 192"	88" (2 @ 44")	64 x 2 = 128"	72" (2 EXITS @ 36")	OK
PARKING GARAGES + MECH	64	64 x 3 = 192"	88" (2 @ 44")	64 x 2 = 128"	72" (2 EXITS @ 36")	OK

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1 EGRESS BASED ON OCCUPANCY LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE -> SEE TABLE 1006.2.1

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET) WITH SPRINKLER SYSTEM
R-2	20	125 MAX.
S	29	100 MAX.

SECTION 1006.2.1 EXCEPTIONS: IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET. CONFORMS BUT CONTINUE TO SECTION 1006.2.1

SECTION 1006.3.1 EGRESS BASED ON OCCUPANT LOAD - TABLE 1006.3.1

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1000	3

SECTION 1006.3.3 SINGLE EXITS

TABLE 1006.3.2 (1) -> R-2 OCCUPANCY: TWO EXITS REQUIRED.

SECTION 1007 - EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS - ARE INTERCONNECTED BY A 1-HOUR FIRE RESISTANCE-RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1020, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.

EXCEPTION 2 - WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. **COMPLIES - SEE LIFE SAFETY PLANS FOR DIMENSIONS**

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.2 OR 1006.3 - **TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED.**

SECTION 1009.2.1 - ELEVATORS REQUIRED - IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4 PROPOSED BUILDING IS TWO STORES ABOVE LEVEL OF EXIT DISCHARGE THEREFORE IS REQUIRED TO COMPLY WITH SECTION 1009.4

SECTION 1009.3 - STAIRWAYS - IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48 INCHES MINIMUM BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITH AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREA OR REFUGE COMPLYING WITH SECTION 1009.6

EXCEPTION 1: THE CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2

EXCEPTION 2: AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. SEE SECTION 1011 STAIRWAYS

SECTION 1011 STAIRWAYS - 44 INCHES MINIMUM REQUIRED, 44" PROVIDED.

1007 - EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2 -> SEE TABLE 1017.2

OCCUPANT	WITH SPRINKLER SYSTEM
R	250 FEET MAX.
S-2	400 FEET MAX.

COMPLIES - SEE LIFE SAFETY PLANS

BUILDING CODE ANALYSIS CONT'D

SECTION 1020 - CORRIDORS

1020.1 CONSTRUCTION

TABLE 1020.1

TABLE 1020.1 CORRIDOR FIRE RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)
R	GREATER THAN 10	NOT PERMITTED
S	GREATER THAN 30	1

1020.2 WIDTH AND CAPACITY

TABLE 1020.2

TABLE 1020.2 MINIMUM CORRIDOR WIDTH

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR
R	44"

1020.4 DEAD ENDS

EXCEPTION 2 - IN OCCUPANCY GROUP R-2 WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET. **COMPLIES SEE LIFE SAFETY PLANS**

CHAPTER 11 - ACCESSIBILITY

SECTION 1102.1 - TO BE IN ACCORDANCE WITH ICCANS A117.1-09

1104 - ACCESSIBLE ROUTE

1104.1 SITE ARRIVAL POINTS

1104.4 MULTILEVEL BUILDINGS AND FACILITIES - AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY AND MEZZANINE IN MULTILEVEL BUILDINGS AND FACILITIES.

SECTION 1105 - ACCESSIBLE ENTRANCES - PUBLIC ENTRANCES

1105.1.7 - DWELLING UNITS AND SLEEPING UNITS - AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT AND SLEEPING UNIT IN A FACILITY.

1105.1.1 - PARKING AND PASSENGER LOADING FACILITIES.

TOTAL SPACES PROVIDED: 13 ON SITE SPACES & 32 @ CELLAR

1105.3 VAN SPACES - FOR EVERY 6 ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN ACCESSIBLE PARKING SPACE.

2 ACCESSIBLE PARKING SPACES PROVIDED / 6 = 1 VAN SPACES REQUIRED / PROVIDED.

SECTION 502.6 ICCA117.1-2009 VERTICAL CLEARANCE MIN. 98 INCHES / 98 INCHES PROVIDED (10'-8")

SECTION 1107 DWELLING UNITS AND SLEEPING UNITS

1107.2 DESIGN - TYPE A & TYPE B UNITS SHALL COMPLY WITH THE APPLICABLE PORTIONS OF CHAPTER 10 OF ICC A117.1-09.

CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1206.2 AIR-BORNE SOUND, WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50. **COMPLIES - SEE WALL TYPES**

CHAPTER 17 - SPECIAL INSPECTIONS AND TESTS

SECTION 1703 APPROVALS

1703.1 APPROVED AGENCY, AN APPROVED AGENCY SHALL PROVIDE ALL INFORMATION AS NECESSARY FOR THE BUILDING OFFICIAL TO DETERMINE THAT THE AGENCY MEETS THE APPLICABLE REQUIREMENTS SPECIFIED IN SECTIONS 1703.1.1 THROUGH 1703.1.3

SECTION 1705 - REQUIRED SPECIAL INSPECTIONS AND TESTS TO BE IN ACCORDANCE WITH THE 2015 IBC AND 2017 UNIFORM CODE SUPPLEMENT OF NEW YORK STATE. SEE STRUCTURAL DRAWINGS FOR MINIMUM REQUIRED LIST PERTAINING TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO:

1. STRUCTURAL STEEL - WELDING AND BOLTING
2. STRUCTURAL STEEL - DETAILS
3. SUBGRADE INSPECTION
4. SUBSURFACE CONDITIONS - FILL PLACEMENT & IN-PLACE DENSITY
5. CONCRETE - DESIGN MIX (TR)
6. CONCRETE - SAMPLING AND TESTING
7. MASONRY -
8. STRUCTURAL STABILITY
9. FIRE STOPPING

CHAPTER 29 - PLUMBING SYSTEMS

SECTION 2901 - PLUMBING SYSTEMS -> SEE 2015 IPC (INTERNATIONAL PLUMBING CODE)

CHAPTER 4 - TABLE 401.1 - MIN NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	WATER CLOSETS (MALE & FEMALE)	LAVATOIRES	BATH/TUBS /SHOWERS	OTHER
RESIDENTIAL R-2	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 KITCHEN SINK PER DWELLING UNIT; 1 WASHING MACHINE PER 20 DWELLING UNITS.

COMPLIES - SEE FLOOR PLANS

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

ENERGY CONSERVATION CODE ANALYSIS

2020 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT

2015 INTERNATIONAL ENERGY CONSERVATION CODE -

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION C101.5.1 COMPLIANCE SOFTWARE - COMcheck or ASHRAE 90.1-2016

CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY

SECTION C402 BUILDING ENVELOPE REQUIREMENTS

C402.3 BUILDING ENVELOPE - Shall comply with Sections C402.1 through C402.5 -

CLIMATE ZONE 4A - NASSAU COUNTY

TABLE C402.4 BUILDING ENVELOPE PENETRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS (NYS SUPPLEMENT 2020)

CLIMATE ZONE	U-factor
4a	Vertical fenestration
	Fixed fenestration 0.38
	Operable fenestration 0.45
	Entrance Doors 0.77
	SHGC
	PF < 0.2 0.4000
	0.2 ≤ PF < 0.5 0.4800
	PF > 0.5 0.64
	Skylights 0.50
	U-Factor 0.50
	SHGC 0.40

PROFESSIONAL STATEMENT

TO THE BEST OF MY KNOWLEDGE OR BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE.

1/22/21 SITE PLAN SUBMITTAL

1/11/20 BUILDING DEPT. COMMENTS

10/28/20 BUILDING DEPT. COMMENTS

3/21/20 PROGRESS SET

REV. DATE DESCRIPTION

REVISIONS:

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PROJECT:

206 SMITH STREET
FREEPORT, NY

TITLE:

BUILDING CODE ANALYSIS

STAMP:

DATE: 7-18-2020

JOB #: 20-21

DRAWN BY: OW

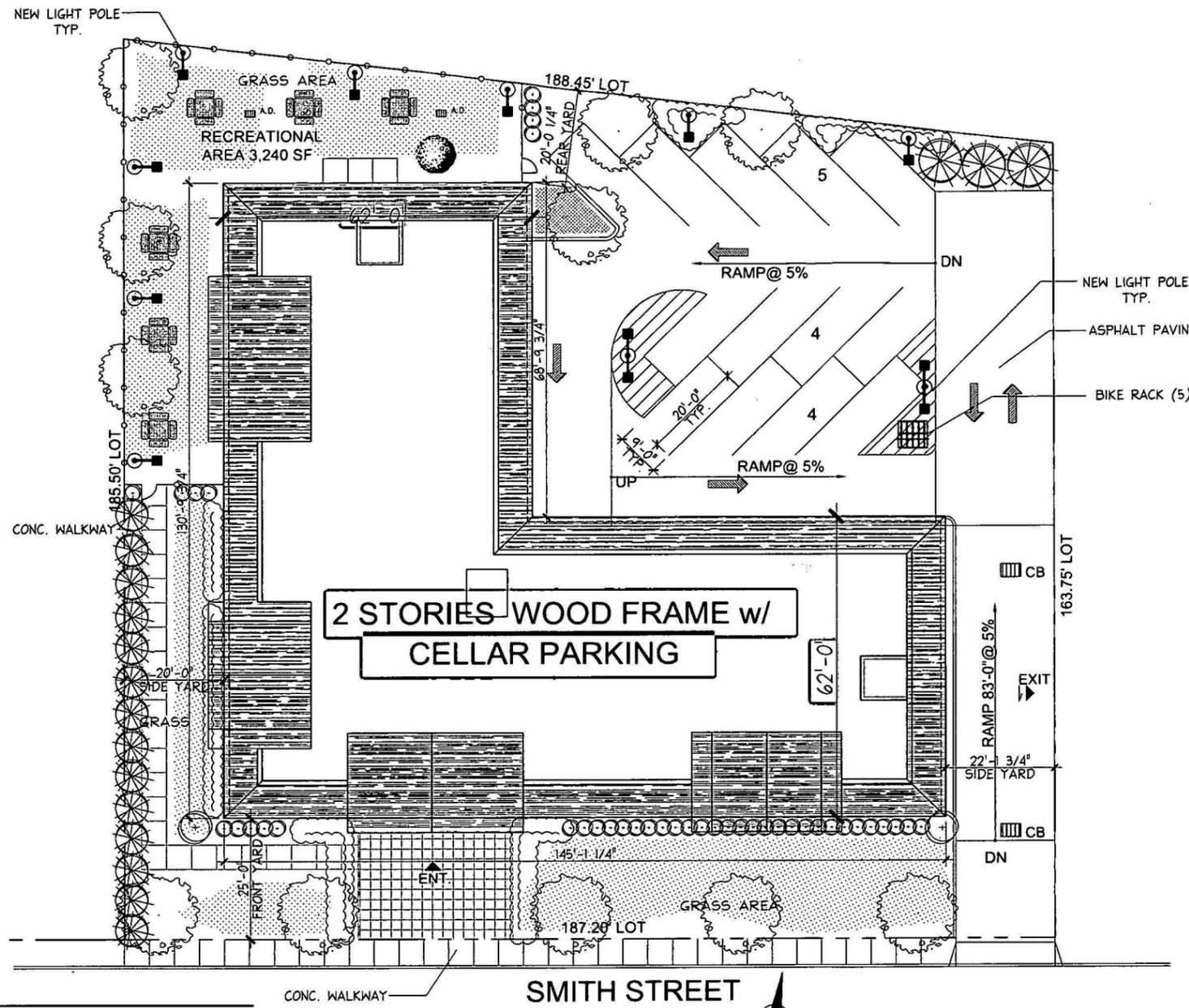
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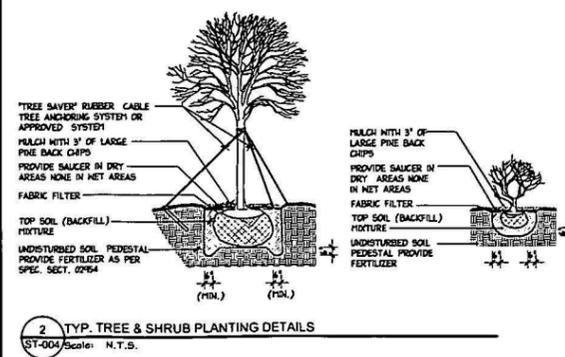
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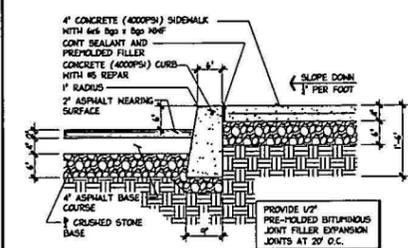
SOUTH LONG BEACH AVENUE



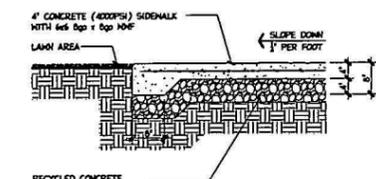
1 SITE PLAN
ST-101 Scale: 1/8" = 1'-0"



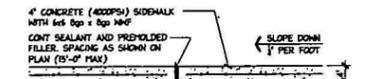
2 TYP. TREE & SHRUB PLANTING DETAILS
ST-004 Scale: N.T.S.



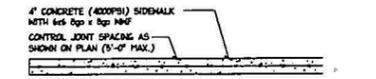
1 SECTION THRU CURB @ ROADWAY
ST-001 Scale: 3/4" = 1'-0"



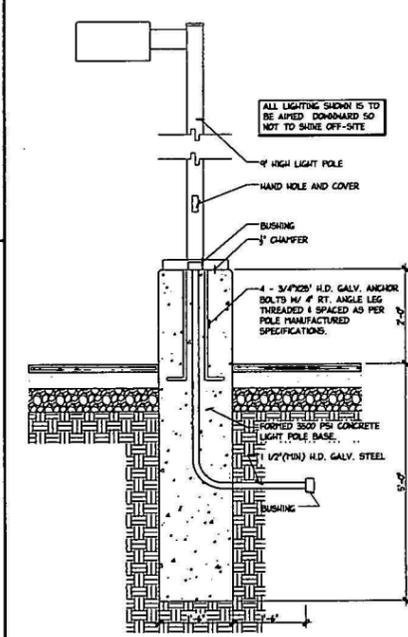
2 SECTION CONC WALK @ GRADE
ST-001 Scale: 3/4" = 1'-0"



3 SECTION THRU EXPANSION JOINT
ST-001 Scale: 3/4" = 1'-0"



4 SECTION THRU CONTROL JOINT
ST-001 Scale: 3/4" = 1'-0"



5 SECTION THRU TYP LIGHT POLE
ST-001 Scale: 3/4" = 1'-0"

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
1/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/1/20		PROGRESS SET

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FREEPORT, NY

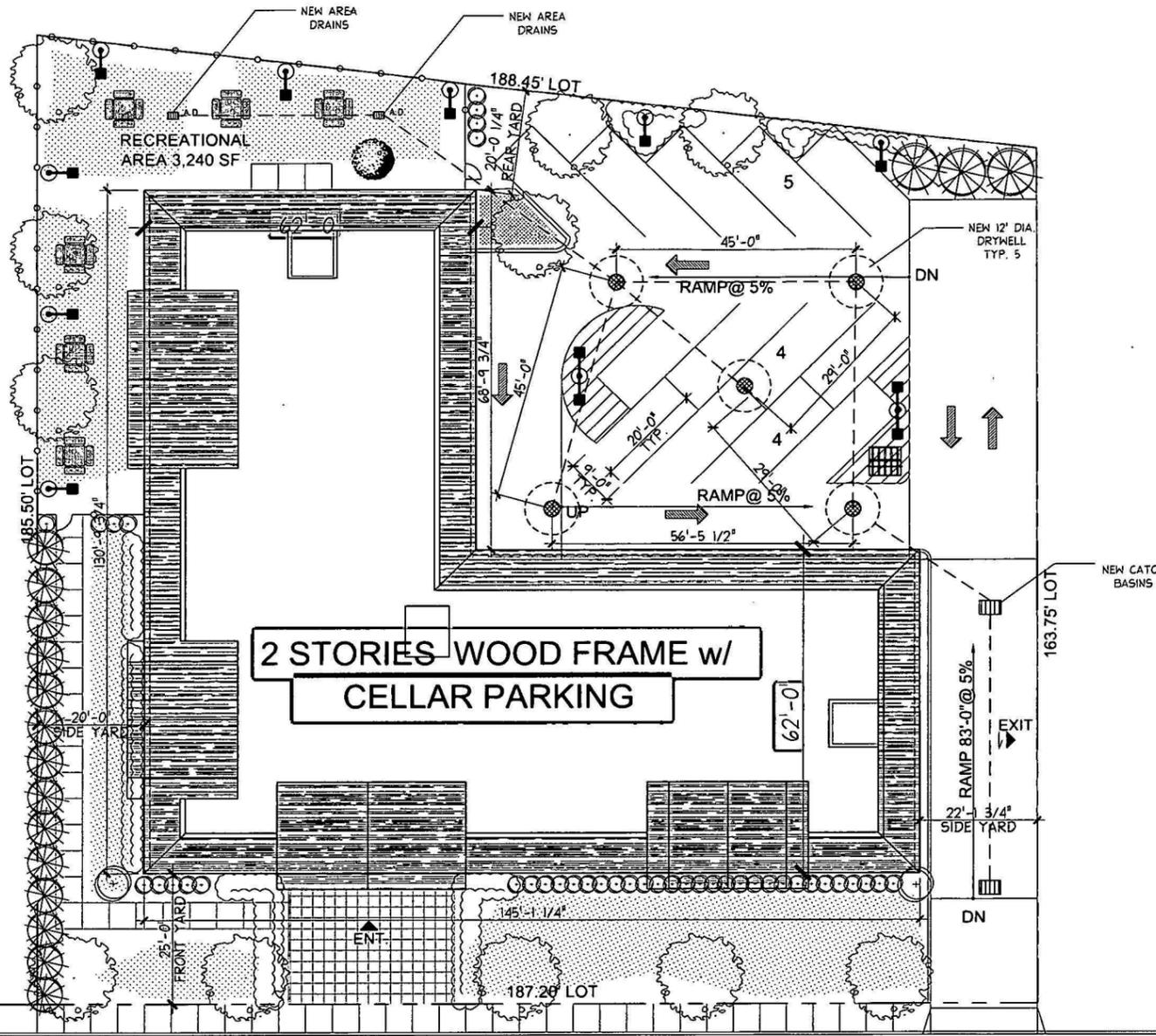
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SITE PLAN & DETAILS

STAMP: DATE: 7-18-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED

DRAWING NO:
ST-001.00

FILE No.: SHEET:

SOUTH LONG BEACH AVENUE



2 STORIES WOOD FRAME w/
CELLAR PARKING

SMITH STREET

1 SITE PLAN: DRAINAGE
Scale: 1/8" = 1'-0"

DRAINAGE CALCULATIONS:

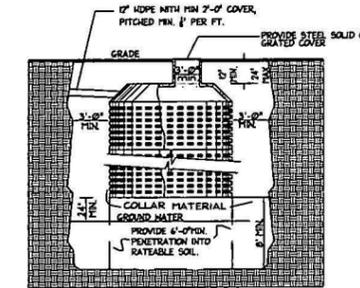
TOTAL SITE AREA: 32,606 SF (0.75 ACRES)
 ROOF AREA: 12,855 SF
 PAVED AREA: 10,200 SF
 CONCRETE AREA: 600 SF
 LANDSCAPED AREA: 19,151 SF

DRAINAGE AREA = 5F
 COEFFICIENT = C
 STORAGE = 3" x 0.25'
 12" DIA. DRYWELL = 100.0 CF/LF

REQUIRED:
 - ROOF: (12,855 SF x .25 x 1.0) = 3,214 CF
 - IMPERVIOUS SITE: 10,200 SF
 DRYWELL TO FOUNDATIONS: 12' MIN.
 CONCRETE: 600 SF
 10,800 SF x .25 x 1.0 = 2,700 CF
 3,214 CF + 2,700 CF = 5,914 CF/100.0 LF (12" DIA.) = 58.6 LF REQUIRED

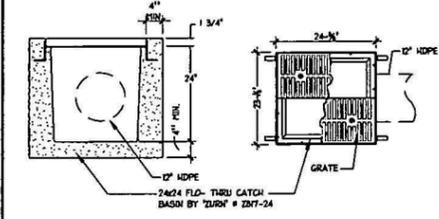
PROVIDED:
 5 NEW (12" DIA. DRYWELLS) = (5 x 12') = 60 LF PROVIDED

NOTE:
 - MIN. CLEARANCES: DRYWELL TO DRYWELL: 20' MIN.
 DRYWELL TO PROPERTY LINE: 10' MIN.
 DRYWELL TO FOUNDATIONS: 12' MIN.
 - PIPES CONNECTING DRYWELLS: 12" HDPE (ADD 1/2") (U.O.M.)
 - PIPES CONNECTING BUILDING ROOF LEADERS TO STORAGE: WATER MANAGEMENT SYSTEM: 8" PVC (U.O.M.)



NOTES:
 1. COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH.
 2. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISSED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTY (50) PERCENT FINE SAND, SILT, AND CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT.

2 TYPICAL DRYWELL
Scale: NOT TO SCALE



3 CATCH BASIN PLAN AND DETAIL
Scale: 3/4" = 1'-0"

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

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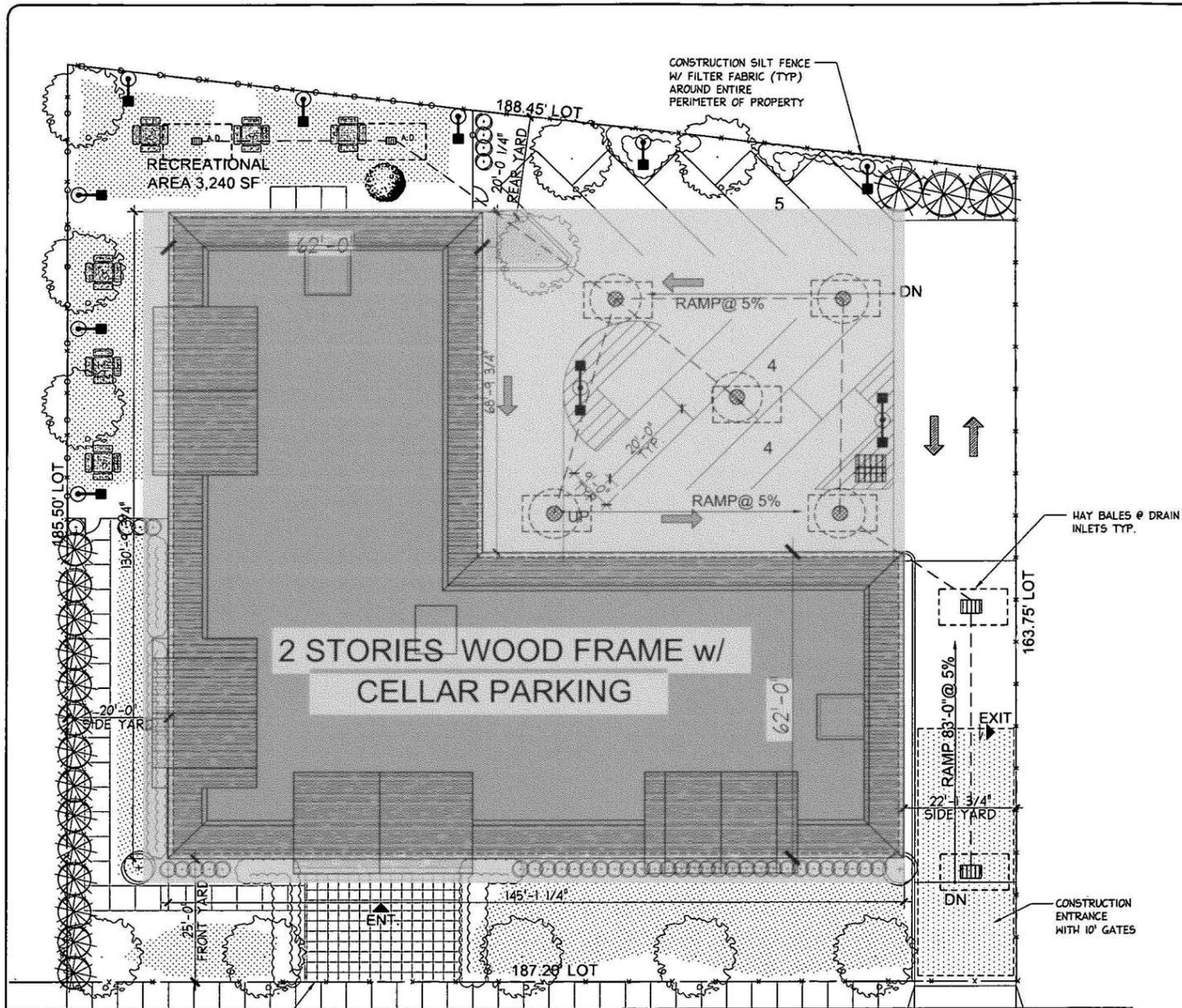
PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
DRAINAGE PLAN

STAMP: DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED

DRAWING NO:
ST-002.00

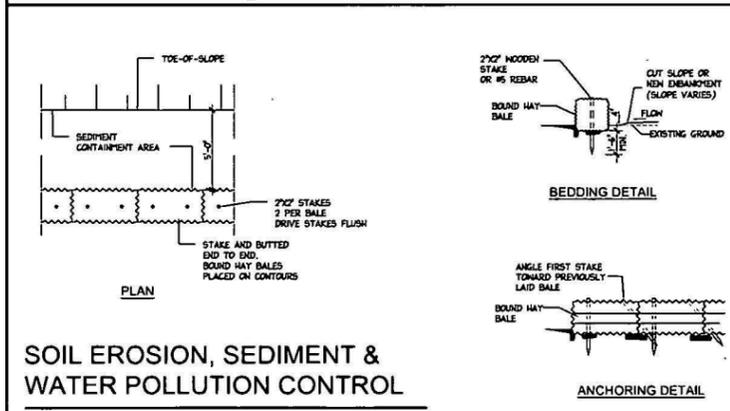
FILE No.: SHEET:



CONSTRUCTION SILT FENCE W/ FILTER FABRIC (TYP) AROUND ENTIRE PERIMETER OF PROPERTY

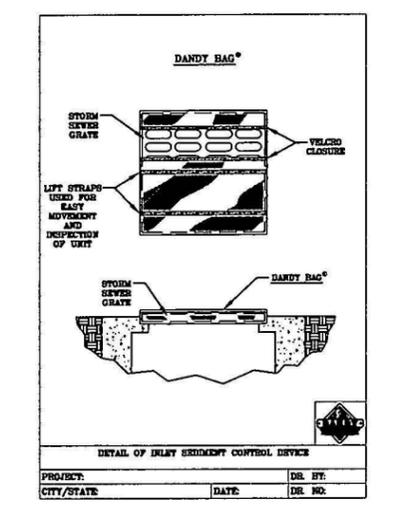
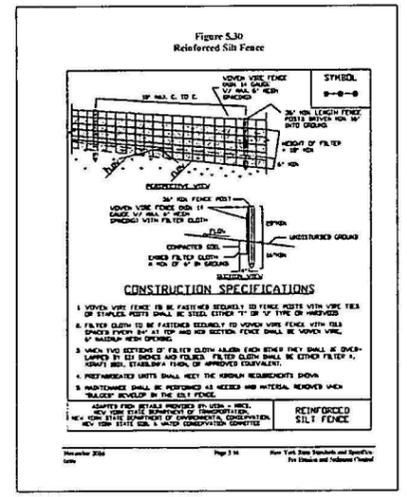
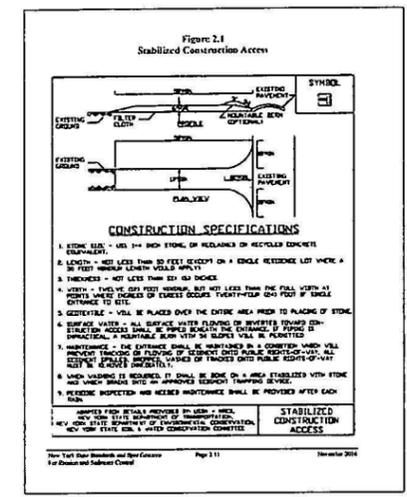
SMITH STREET

1 SITE PLAN: EROSION & SEDIMENT
ST-003 Scale: 1/8" = 1'-0"



SOIL EROSION, SEDIMENT & WATER POLLUTION CONTROL
Scale: 1/4" = 1'-0"

INLET PROTECTION
Scale: 1/4" = 1'-0"



REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/11/20		PROGRESS SET

REVISIONS:

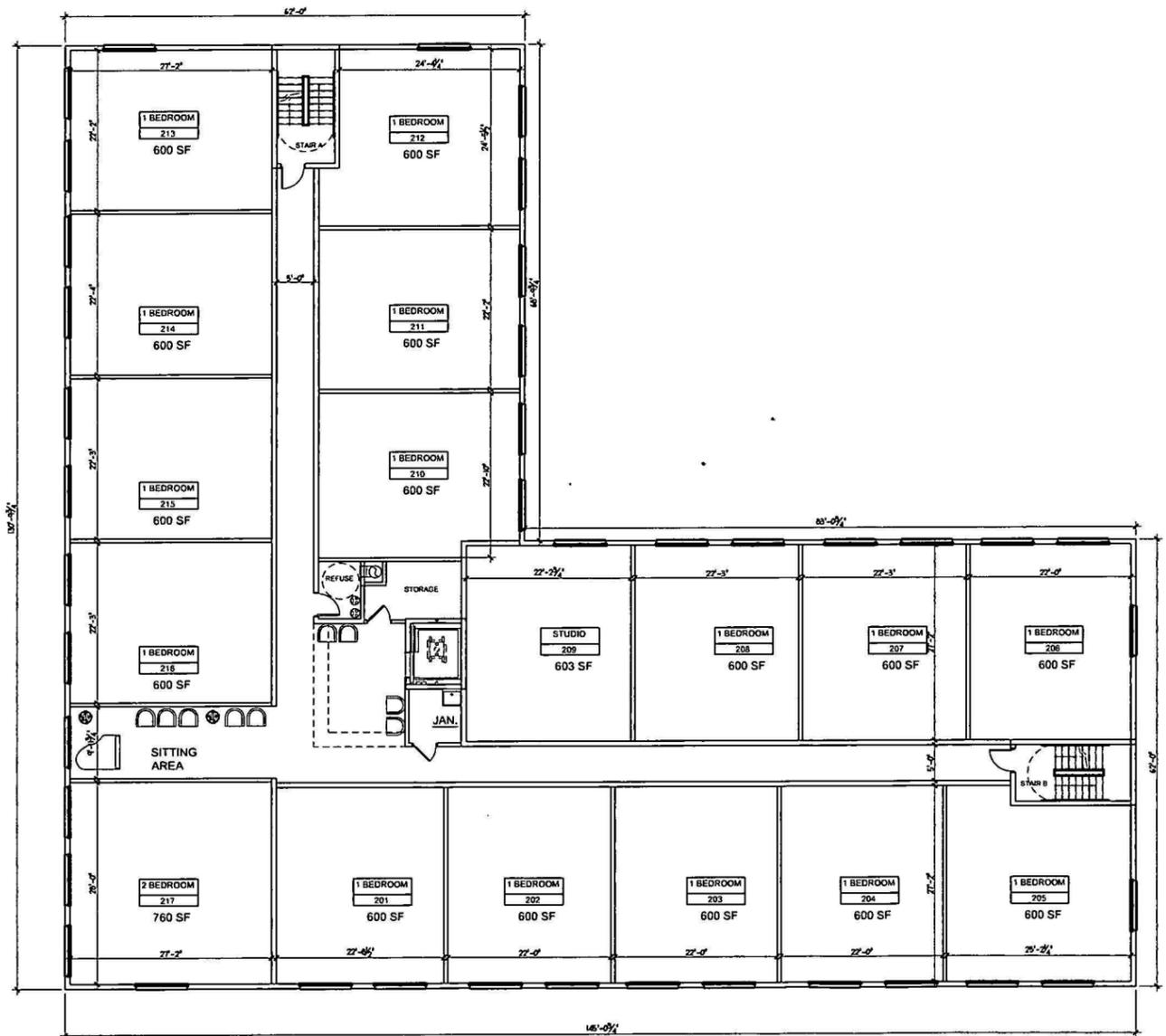
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PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

STAMP: DATE: 7-10-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **ST-003.00**

FILE No.: SHEET:



1 2ND FLOOR PLAN
 A-103 Scale: 1/8" = 1'-0" N

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/28/20		BUILDING DEPT. COMMENTS
07/12/20		PROGRESS SET

REVISIONS:



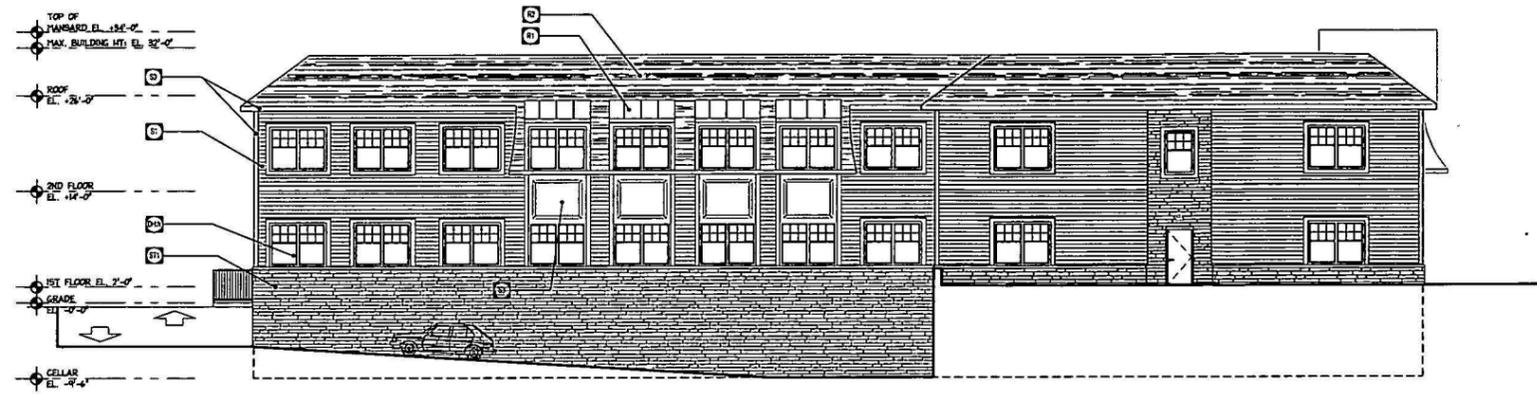
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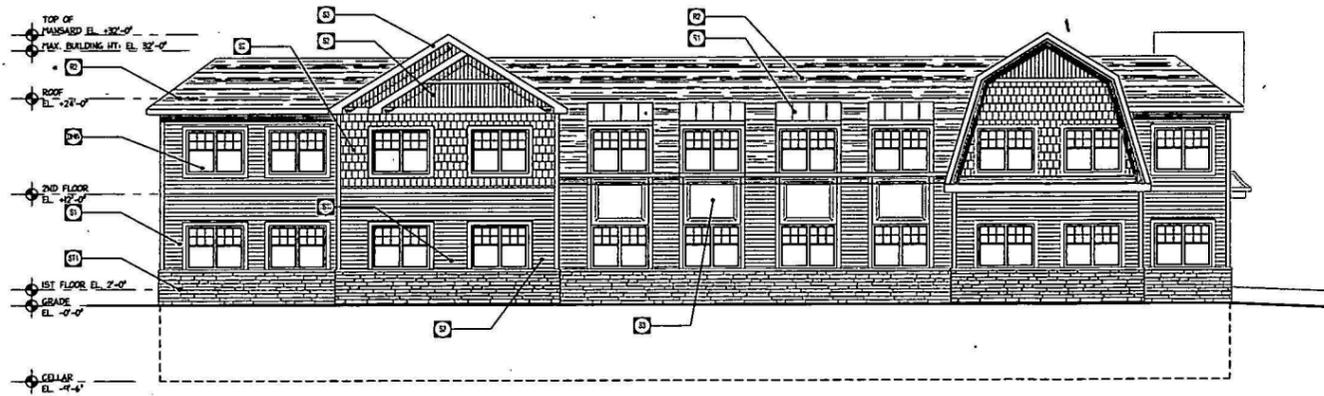
TITLE:
2ND FLOOR PLAN

STAMP: DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO:
A-103.00

FILE No.: SHEET:



1 REAR ELEVATION
A-202 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION:
A-202 Scale: 1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND						
SYMB.	DESCRIPTION	SYSTEM	MATERIAL	COLOR	MANUFACTURER	REMARKS
14	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	COBBLE STONE GRAY	JAMES HARDIE	
15	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	CHRYSTO GOLD	JAMES HARDIE	
16	EXTERIOR TRIM	EXTERIOR TRIM	ENGINEERED POLYMER	CLASSIC WHITE	AZEK TROUPEHOLDING	
17	STOREFRONT	KAMNEER TRUFAB 451	ALUMINUM	DARK BRONZE	KAMNEER	1" INSULATED GLASS LIGHT GRAY TINT
18	DOUBLE HUNG WINDOW	KAMNEER AA-5450	ALUMINUM	DARK BRONZE	KAMNEER	1" INSULATED GLASS
19	STONE	COUNTRY LEDGESTONE	STONE	ASPHEN	CULTURED STONE	
20	STANDING SEAM METAL ROOF	ROOF	METAL	CLASSIC BRONZE	ATAS INTERNATIONAL	2" FIELD-LOK
21	MANSARD ROOF SYSTEM	ROOF	METAL	FEDERAL GRAY	TECHTAK POLYESTER SLATE ROOF SYSTEM	

REV.	DATE	DESCRIPTION
11/13/20		BUILDING DEPT. COMMENTS
10/28/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:



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PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
REAR & SIDE ELEVATIONS

STAMP: DATE: 7-10-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED

DRAWING NO:
A-202.00

FILE No.: SHEET:



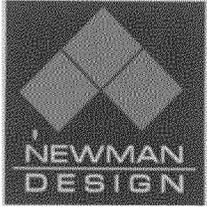
206 SMITH STREET
FREEPORT, NY, 11520



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VILLAGE OF FINEPORT, NY



LETTER OF TRANSMITTAL

TO:	Freeport Building Department	DATE:	April 19, 2021
	46 N Ocean ave	Job #:	20-21
	Freeport NY 11520	ATTENTION:	
PHONE #:	516-377-2242	RE:	206 Smith st

WE ARE SENDING YOU

<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under Separate Cover Via	Hand delivered	The following items:
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	DOB FORMS	<input type="checkbox"/> Samples
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Change Order		<input type="checkbox"/> Specifications

COPIES	DATE	NO.	DESCRIPTION
1			Full sized 30x42 Architectural plans
11			11x17 plans Architectural plans
1			Cultured stone sample
1			Slate roof sample
1			Standing seam mtl roof/ Bronze sample

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> Approved As Submitted	<input type="checkbox"/> Resubmit _____ Copies For Approval
<input type="checkbox"/> For Your Use	<input type="checkbox"/> Approved As Noted	<input type="checkbox"/> Submit _____ Copies For Distribution
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<input type="checkbox"/> For Review and Comment	<input type="checkbox"/> _____	
<input type="checkbox"/> FOR BIDS DUE _____		<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US _____

REMARKS

COPIED: _____

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PROPOSED BUILDING FOR
206 SMITH STREET

FREEPORT, NEW YORK



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REV.	DATE	DESCRIPTION
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/1/20		PROGRESS SET

REVISIONS:



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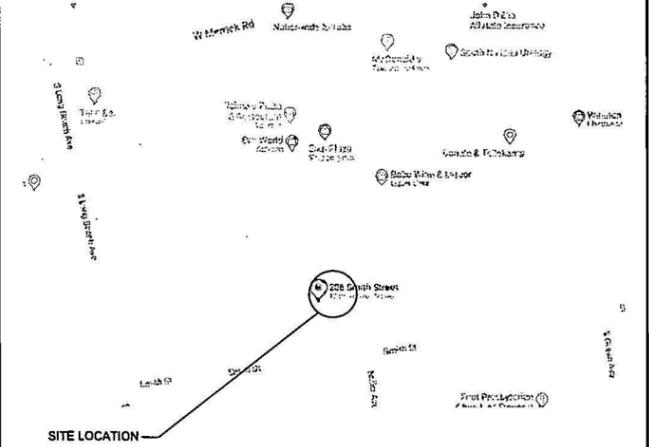
TITLE:
TITLE SHEET

	DATE: 7-18-2020
	JOB #: 20-21
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	SCALE: AS NOTED
	DRAWING NO: T-001.00
FILE No.:	SHEET:

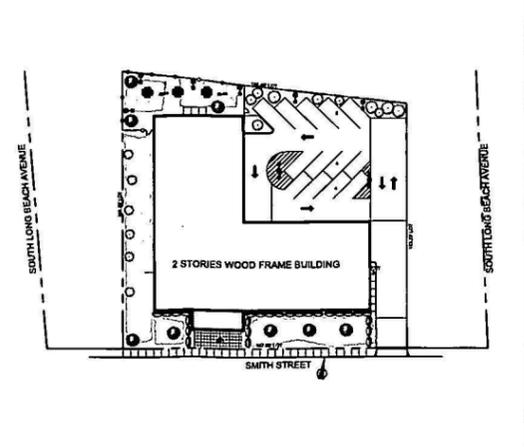
LIST OF DRAWINGS:
 ARCHITECTURAL

- T-001 COVER SHEET
- Z-001 ZONING SHEET
- BD-001 BUILDING CODE ANALYSIS
- ST-001 SITE PLAN & DETAILS
- ST-002 DRAINAGE PLAN
- ST-003 EROSION & SEDIMENT CONTROL PLAN
- ST-004 LANDSCAPING PLAN
- A-101 CELLAR FLOOR (PARKING)
- A-102 1ST FLOOR PLAN
- A-103 2ND FLOOR PLAN
- A-104 ROOF PLAN
- A-201 BUILDING ELEVATIONS
- A-202 BUILDING ELEVATIONS
- A-401 BUILDING SECTIONS & DETAILS

LOCATION MAP



KEY SITE PLAN



BUILDING INFORMATION

ADDRESS: 206 SMITH ST.
 VILLAGE: FREEPORT
 SECTION: 62
 BLOCK: 114
 LOT: 18.19.20
 ZONING: APARTMENT DISTRICT

VILLAGE OF FREEPORT ZONING NOTES

SITE DATA: ADDRESS: 206 SMITH STREET FREEPORT, NY 11530 ZONE: APARTMENT DISTRICT BLOCK: 114 LOT: 114 TOTAL LOT AREA: 48,888 S.F.	UNITS: MAX. NO. OF APARTMENTS: 31 UNITS / 186 SF = 33 APARTMENTS
ZONING NOTES: MAX. BUILDING HEIGHT: MAX. NUMBER OF STORIES: 3	PARKING: PARKING REQUIRED: STUDIO: 1.8 PARKING SPACES 1-BEDROOM: 2.0 PARKING SPACES 2-BEDROOM: 2.5 PARKING SPACES
LOT COVERAGE: MAX. LOT COVERAGE: 40% 11,388 S.F. / 48,888 SF = 23.3% COVERAGE	PARKING PROVIDED: (1) STUDIO: 1.8 SPACES PROVIDED (1) 1-BEDROOM UNIT: 2.0 SPACES PROVIDED (1) 2-BEDROOM UNIT: 2.5 SPACES PROVIDED TOTAL SPACES: 6.3 SPACES PROVIDED
OPEN SPACE/RECREATION: MIN. OPEN SPACE: 187 / 187 FLOOR AREA 2,488 SF / 11,388 SF REQUIRED PLUM. BY LOT: 11,388 SF = 19.0% PROVIDED	PARKING PROVIDED: (1) STUDIO: 1.8 SPACES PROVIDED (1) 1-BEDROOM UNIT: 2.0 SPACES PROVIDED (1) 2-BEDROOM UNIT: 2.5 SPACES PROVIDED TOTAL SPACES: 6.3 SPACES PROVIDED
BUILDING GROSS FLOOR AREA: CELLAR: 11,388 SF 1ST FL: 11,388 SF 2ND FL: 11,388 SF TOTAL: 34,164 SF	

FLOORS	STUDIO	1 BEDROOM	2 BEDROOM	UNITS PER FLOOR
FIRST FL.	---	(1) UNITS	(1) UNITS	(1) UNITS
2ND FL.	(1) UNITS	(15) UNITS	(1) UNITS	(17) UNITS
TOTAL UNITS	1 UNITS	16 UNITS	2 UNITS	19 UNITS

20-46 PERMITTED USES:
A. ALL USES PERMITTED IN RESIDENCE AA AND RESIDENCE A DISTRICTS. - COMPLIES
B. APARTMENTS MAY BE USED AS OFFICES BY PERSONS PRACTICING REGULARIZED PROFESSIONS SUCH AS MEDICINE, DENTISTRY, PHYSIOTHERAPY AND THE LIKE. NO MORE THAN 10% OF THE APARTMENT UNITS IN ANY STRUCTURE MAY BE USED FOR THIS PURPOSE. - COMPLIES

20-47 BUILDING HEIGHT:
A. GENERALLY, ALL BUILDINGS AND STRUCTURES SHALL BE LIMITED TO 50 FEET IN HEIGHT, EXCEPT THAT NO DWELLING SHALL HAVE A HEIGHT OF MORE THAN 36 FEET NOR HAVE MORE THAN THREE STORIES, AND APARTMENT HOUSES SHALL NOT EXCEED 32 FEET IN HEIGHT NOR HAVE MORE THAN 2 1/2 STORIES, INCLUDING THE BASEMENT.
ALLOWED: 36 FEET PROVIDED: 24 FEET - COMPLIES

20-49 LOT COVERAGE:
B. APARTMENTS, AN APARTMENT HOUSE SHALL NOT OCCUPY MORE THAN 40% OF THE AREA OF THE LOT, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES. - COMPLIES

20-50 MINIMUM FLOOR AREA:
THERE SHALL BE A MINIMUM FLOOR AREA OF 600 SQUARE FEET PER APARTMENT UNIT IN APARTMENT HOUSES. - COMPLIES

20-51 REQUIRED YARDS:
YARDS OF THE FOLLOWING MINIMUM DEPTH OR WIDTH SHALL BE PROVIDED:
A. FRONT YARD DEPTH: THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF EACH SIDE OF THE LOT; IF THERE ARE NO EXISTING BUILDINGS AS AFORESAID, THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE OPPOSITE SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF THE LINES PROJECTED FROM EACH SIDE OF THE LOT; IN NO EVENT, LESS THAN 25 FEET. - COMPLIES
B. SIDE YARD WIDTH: 20 FEET - 20 FEET PROVIDED - COMPLIES
C. REAR YARD DEPTH: 20 FEET - 20 FEET PROVIDED - COMPLIES

20-53 BASEMENT OR CELLAR USE:
PARKING SPACE SHALL BE PROVIDED AS SET FORTH IN §20-172.
A. USES PROHIBITED: WITH THE EXCEPTION OF ONE APARTMENT IN THE BASEMENT OF AN APARTMENT HOUSE, ACTUALLY OCCUPIED BY THE BUILDING SUPERINTENDENT AND HIS IMMEDIATE FAMILY, NO BASEMENT, CELLAR OR HALF STORY IN AN APARTMENT HOUSE SHALL BE USED FOR PERSONS TO LIVE IN OR SLEEP OR FOR PROFESSIONAL OR BUSINESS PURPOSES OR FOR ANY PURPOSE EXCEPT HOUSING THE MECHANICAL AND HEATING APPARATUS TO SERVE THE STRUCTURE AND FOR STORAGE AS AN ACCESSORY USE BY TENANTS. - COMPLIES
B. USES PERMITTED: THE BASEMENT AND CELLAR MAY BE USED FOR LOBBIES, FOR RECREATIONAL FACILITIES, FOR PARKING TENANT'S VEHICLES, FOR MACHINES TO LAUNDRY AND DRY LINENS AND WEARING APPAREL, UTILIZING ONLY WATER AS A LIQUID AND AN ACCESSORY TO THE LAUNDRING AND CLEANING PROCESS, AND IF OTHERWISE PERMITTED BY LAW, FOR COIN VENDING MACHINES FOR THE USE AND CONVENIENCE OF THE TENANTS OF THE APARTMENT HOUSE ONLY. - COMPLIES

20-54 FRONT YARDS OF APARTMENTS BUILDING:
WITH THE EXCEPTION OF THE NECESSARY DRIVEWAYS, WALKS AND ENTRANCE AREAS, THE FRONT YARD OF ANY APARTMENT HOUSE SHALL BE FULLY GRADED, LANDSCAPED AND CONTINUOUSLY MAINTAINED IN A NEAT AND ORDERLY FASHION, AND NO PORTION OF THE SAID FRONT YARD SHALL BE USED FOR PARKING AUTOMOBILES OR OTHER VEHICLES OR STORING ARTICLES OF ANY KIND. - COMPLIES

20-55 LIGHTING AND VENTILATION OF APARTMENTS:
EVERY ROOM IN AN APARTMENT HOUSE IN WHICH PERSONS LIVE, SLEEP, WORK OR CONGREGATE, INCLUDING KITCHENS, BUT EXCLUDING AIR SHUNTS, ELEVATOR SHAFTS, HALLWAYS AND STAIRWAYS, SHALL BE ADEQUATELY AND NATURALLY LIGHTED AND VENTILATED BY AT LEAST ONE (1) WINDOW OPENING DIRECTLY UPON A STREET, YARD OR COURT WHICH IS LOCATED ON THE SAME LOT, AND SUCH YARD OR COURT SHALL HAVE AN UNOBSTRUCTED EXIT TO THE STREET. - COMPLIES

20-172 REQUIRED PARKING SPACES:
A. THE FOLLOWING NUMBER OF PARKING SPACES SHALL BE PROVIDED AND SATISFACTORILY MAINTAINED FOR EACH BUILDING, LOT OR COMBINATION THEREOF WHICH IS HEREAFTER LAWFULLY ERRECTED, ENLARGED, ALTERED, MAINTAINED AND/OR USED FOR ANY OF THE FOLLOWING PURPOSES: (AMENDED 11-25-1992 BY L.L. NO. 9-1992)
(1) SINGLE-FAMILY DWELLINGS: AT LEAST TWO OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT. THE PARKING AREA PROVIDED MAY BE INSTALLED IN A SIDE YARD.
(2) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES:
(A) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES: PARKING SPACES ACCESSIBLE TO ALL TENANTS SHALL BE PROVIDED ON THE PREMISES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
NUMBER OF SPACES (PER DWELLING UNIT)
STUDIO: 1.8
ONE-BEDROOM: 2.0
TWO OR MORE BEDROOMS: 2.5
(B) THE PORTION OF THE PARKING AREA WHICH ADJUTS ON A PUBLIC STREET AND/OR ADJACENT PROPERTY SHALL BE PROTECTED BY A CHAIN LINK FENCE OR FENCE OF A SIMILAR PERMANENT QUALITY AS MAY BE APPROVED BY THE SUPERINTENDENT OF BUILDINGS, HAVING A COVERING OF ENGLISH IVY OR VINES SIMILAR IN NATURE.
(C) SAID GARAGE, GARAGE SPACES, CARPORTS AND PARKING AREAS SHALL BE RESERVED EXCLUSIVELY FOR THE USE OF THE TENANTS OF EACH APARTMENT HOUSE AND THEIR VISITORS. THERE SHALL BE NO SEPARATE CHARGE TO THE TENANTS FOR THE PARKING SPACES. ANY COSTS, FEES AND RENTS FOR SAID SPACES SHALL BE INCLUDED IN THE RENT PAID FOR EACH APARTMENT OR DWELLING UNIT. - COMPLIES

HOMES AND COMMUNITY RENEWEL

QUALITY OF LIFE (QIL):
BICYCLE STORAGE: 5 BICYCLE RACKS PROVIDED - COMPLIES
OUTDOOR SEATING: (3) DURABLE AND LOW MAINTENANCE BENCHES PROVIDED - COMPLIES

DWELLING UNIT SPACE:
STUDIO: MAX. AREA 560 SQ. FT. PROVIDED 525 SQ. FT. - COMPLIES
1-BEDROOM: MAX. AREA 725 SQ. FT. PROVIDED 600 SQ. FT. - COMPLIES
2-BEDROOM: MAX. AREA 950 SQ. FT. PROVIDED 750 SQ. FT. - COMPLIES

BULK STORAGE:
STUDIO: 10 SQ. FT./UNIT = 1 BULK STORAGE - COMPLIES
1-BEDROOM: 20 SQ. FT./UNIT = 2 BULK STORAGE - COMPLIES
2-BEDROOM: 20 SQ. FT./UNIT = 2 BULK STORAGE - COMPLIES

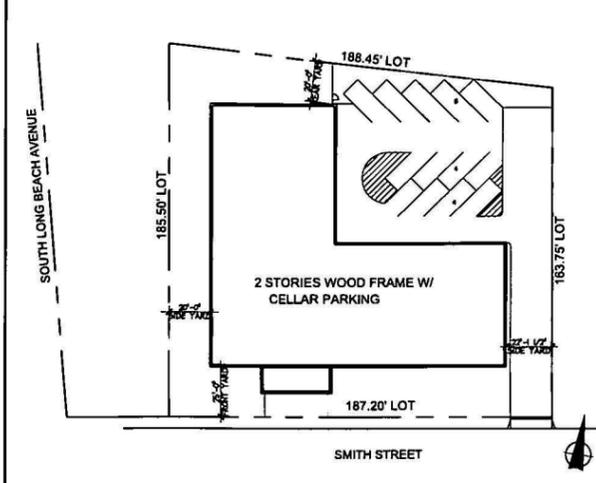
TOTAL BULK STORAGE: = 31 BULK STORAGE UNITS PROVIDED

COMMUNITY ROOM: 16 SQ. FT. / 31 UNITS = 465 SQ. FT. REQUIRED 500 SQ. FT. PROVIDED - COMPLIES

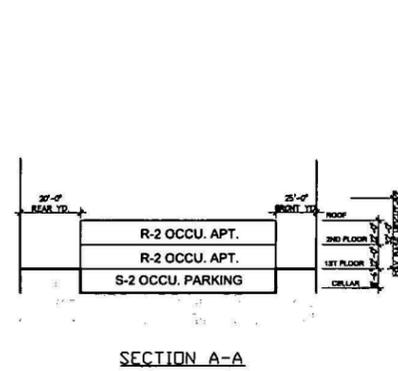
HALLWAYS: PROVIDED IN ACCORDANCE WITH USFS STANDARDS - COMPLIES

LAUNDRY ROOM: ONE WASHER AND ONE DRYER FOR EVERY 10 DWELLING UNITS = 4 WASHERS & 4 DRYERS PROVIDED ON 1ST FLOOR

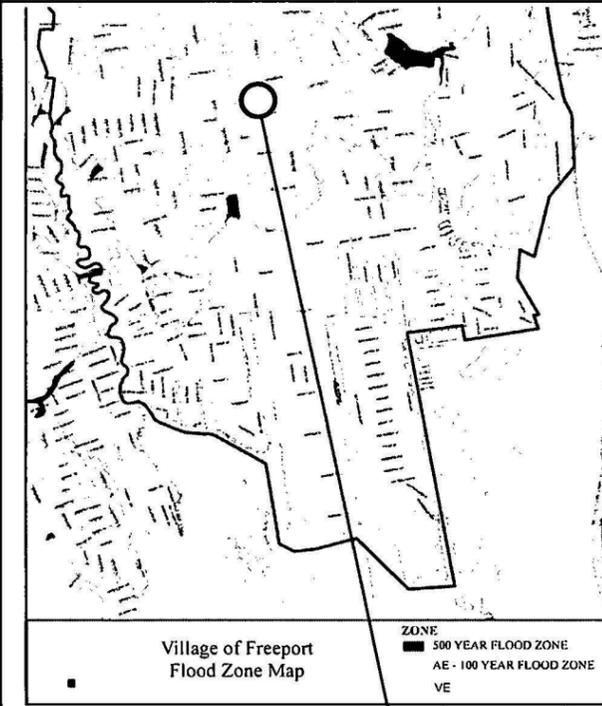
PLOT DIAGRAM



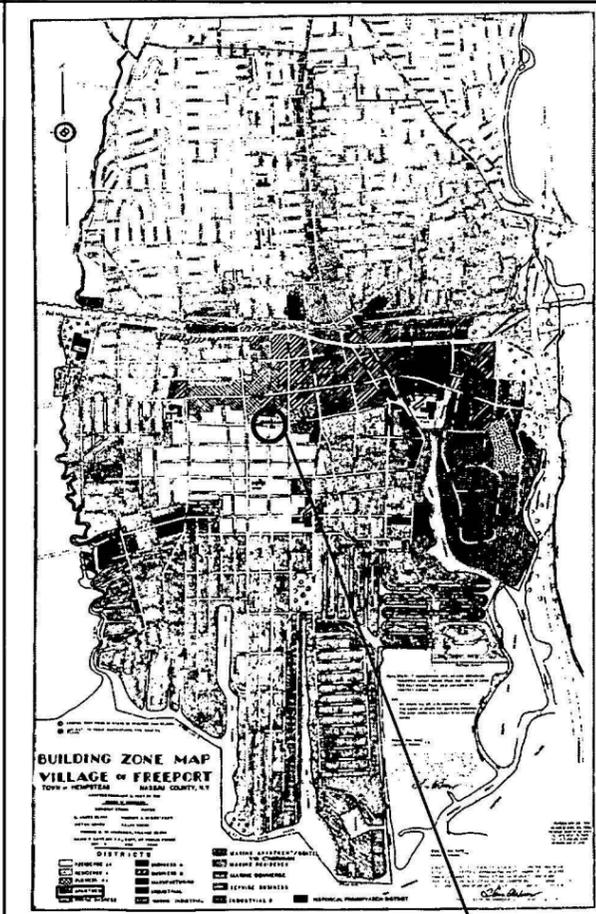
DIAGRAMMATIC SECTION



VILLAGE OF FREEPORT FLOOD MAP



VILLAGE OF FREEPORT ZONING MAP



4/12/21	SITE PLAN SUBMITTAL	
1/22/21	SITE PLAN SUBMITTAL	
11/13/20	BUILDING DEPT. COMMENTS	
10/29/20	BUILDING DEPT. COMMENTS	
07/31/20	PROGRESS SET	
REV.	DATE	DESCRIPTION
REVISIONS:		
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PROJECT:		
206 SMITH STREET		
FREEPORT, NY		
TITLE:		
VILLAGE OF FREEPORT ZONING		
STAMP:		
DATE: 7-18-2020		
JOB #: 20-21		
DRAWN BY: OW		
SCALE: AS NOTED		
DRAWING NO:		
Z-001.00		
FILE No.:	SHEET:	

BUILDING CODE ANALYSIS -

2020 INTERNATIONAL BUILDING CODE

2020 INTERNATIONAL BUILDING CODE -
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

SECTION 310 - RESIDENTIAL GROUP R

310.3 RESIDENTIAL GROUP R-2 - OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE. APARTMENT HOUSES.
311.3 STORAGE GROUP S-2 - LOW-HAZARD STORAGE - PARKING GARAGE, ENCLOSED.

LARGEST FLOOR AREA = 12,861 SQ. FT. (1ST FLOOR)

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 406 - MOTOR-VEHICLE RELATED OCCUPANCIES

ENCLOSED PARKING GARAGES SHALL ALSO COMPLY WITH SECTION 406.8. See section 510 for special provisions for parking garages. (N.A.)

406.4.1 CLEAR HEIGHT - 7 FEET, MUST ALSO COMPLY WITH SECTION 1106.5

502.6 ICCA117.1-2009 - HANDICAPPED SPACES AND ACCESS AISLES TO BE 8'-2" MIN.
406.4.4 RAMP - MAXIMUM SLOPE 1:15 (6.87%)
406.4.8 MIXED OCCUPANCY SEPARATION -> 508.1
508.1 TABLE 508.4 -
OCCUPANCY GROUP R TO S-2 = 1 HOUR REQUIRED / PROVIDED

PROPOSED CONSTRUCTION TYPE IA

SECTION 420 - GROUP R-2

420.2 SEPARATION WALLS - BETWEEN DWELLING UNITS IN SAME BUILDING -> SECTION 708 = 1 HR MIN. REQUIRED / PROVIDED
420.3 HORIZONTAL SEPARATION -> SECTION 711 - BETWEEN DWELLING UNITS IN SAME BUILDING, 711.2.4.3 DWELLING UNITS & SLEEPING UNITS. 711.2 HORIZONTAL ASSEMBLIES -> TYPE IB, 711.2.4.3 DWELLING UNITS AND SLEEPING UNITS = 1 HR REQUIRED / 1 HOUR PROVIDED

SECTION 420.5 AUTOMATIC SPRINKLER SYSTEM REQUIRED IN ACCORDANCE WITH SECTION 903.2.8 SHALL BE PROVIDED. COMPLIES.

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED. COMPLIES.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 501 -> Table 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SPRINKLER OR NON SPRINKLER	TYPE OF CONSTRUCTION	ALLOWABLE	PROPOSED	COMPLIES
R	S	IA	85 FEET	24 FEET	YES

Table 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SPRINKLER OR NON SPRINKLER	TYPE OF CONSTRUCTION	ALLOWABLE	PROPOSED	COMPLIES
R-2	S	IA	4	2	YES

SECTION 506 - BUILDING AREA

506.2 ALLOWABLE AREA DETERMINATIONS -> 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS -> NOT NEEDED
TABLE 506.2, SM- BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

PROPOSED 2 STORY BUILDING EL. 24.00' TO ROOF - NOT INCLUDING ANY ARCHITECTURAL FEATURES OR PARAPET. HEIGHT MEASURED ABOVE AVERAGE CURB HEIGHT OF ELEV. 97.18'

TABLE 506.2 ALLOWABLE AREA FACTOR

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES (ABOVE)	TYPE OF CONSTRUCTION
R-2	SM	72,000

SECTION 508 - MIXED USE AND OCCUPANCY

508.4 SEPARATED OCCUPANCIES
TABLE 508.4, S= BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. N= NO SEPARATION REQUIRED

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

1ST OCCUPANCY CLASSIFICATION	2ND OCCUPANCY CLASSIFICATION	SPRINKLER OR NON SPRINKLER	HOURS (MIN. REQ'D)	PROPOSED	COMPLIES
R	S-2	S	1	2	YES

CHAPTER 8 - TYPES OF CONSTRUCTION

SECTION 602 - CONSTRUCTION CLASSIFICATION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE OF CONSTRUCTION	HOURS (MIN. REQ'D)	PROPOSED	COMPLIES
PRIMARY STRUCTURAL FRAME	IA	1	1	YES
BEARING WALLS EXTERIOR	IA	1	1	YES
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602			
NONBEARING WALLS AND PARTITIONS INTERIOR		0	0	YES
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)		1	1	YES
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)		1	1	YES

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HOURS)

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP R & S-2	COMPLIES
X < 5	ALL	1	YES
5 ≤ X ≤ 10	OTHERS	1	YES
10 ≤ X ≤ 30	IA	1	YES
X ≥ 30	ALL	0	YES

BUILDING CODE ANALYSIS CONT'D

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS

705.8 OPENINGS - 705.8.1 ALLOWABLE AREA OF OPENINGS, TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION. UNPROTECTED OPENINGS WITH FIRE SEPARATION GREATER THAN 30 FEET = UNLIMITED
705.8.5 VERTICAL SEPARATION OF OPENINGS. EXCEPTION 2 -> N/A TO BLDGS. EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM - COMPLIES

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	FIRE-RESISTANCE RATINGS
R-2	3
S-2	2

SECTION 707 - FIRE BARRIERS

707.2 MATERIALS - FIRE BARRIERS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.
707.3.1 SHAFT ENCLOSURES -> 713.4 FIRE RESISTANCE RATING- MIN 2 HRS WHERE CONNECTING 4 STORIES OR MORE, 1 HR LESS THAN 4 STORIES. THEREFORE 2 HOUR SHAFTS REQUIRED AND PROVIDED.
707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION -> 1023.1 DIRECTLY TO EXTERIOR OR THROUGH EXIT PASSAGEWAY. ENCLOSURE FOR EXIT ACCESS STAIRWAY -> 713.4 FIRE RESISTANCE RATING- MIN 2 HRS WHERE CONNECTING 4 STORIES OR MORE, 1 HR LESS THAN 4 STORIES. THEREFORE 2 HOUR SHAFTS REQUIRED AND PROVIDED.
707.3.4 EXIT PASSAGEWAYS -> 1023.3 CONSTRUCTION - 1 HOUR RATING MINIMUM

SECTION 708 - FIRE PARTITIONS

708.1, 708.3 1. SEPARATION WALLS FOR R-2 -> 1 HOUR REQUIRED / PROVIDED. 3. CORRIDOR WALLS AS PER 1020.1 -> GROUP R - 1/2 HOUR REQUIRED / 1 HOUR PROVIDED.
4. ELEVATOR LOBBY SEPARATION AS REQUIRED BY SECTION 3062.2 - HOISTWAY OPENING PROTECTION REQUIRED - 3063.3 - HOISTWAY OPENING PROTECTION.

GROUP
S-2 = 0 HOUR WITH SPRINKLER SYSTEM
R-2 = 1 HOUR RATING PROVIDED IN CORRIDOR & BETWEEN DWELLING UNITS.

CHAPTER 8 - INTERIOR FINISHES

803.1 INTERIOR WALL AND CEILING FINISH - INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2 EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1
INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH SURFACE FLAME SPREAD RATING (PER TABLE 803.1.1)
TABLE 803.1.1 - INTERIOR WALL AND CEILING FINISH REQUIREMENT BY GROUP.

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP	ROOMS AND ENCLOSED SPACES
R-2	C	C	C

SECTION 803.1.1 - CLASSIFICATION OF FLAME SPREAD INDEXES.
CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED INDEX 0-450.

SECTION 804 INTERIOR FLOOR FINISH

804.2 CLASSIFICATION - INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.4.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253.
804.4.1 TEST REQUIREMENTS -
804.4.2 MINIMUM CRITICAL RADIANT FLUX - IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMP, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS - EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL NOT BE LESS THAN CLASS I IN GROUPS I-1, I-2 AND I-3 AND NOT LESS THAN CLASS II IN GROUPS A, B, E, H, I-4, M, R-1, R-2, S.
EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "FILL TEST" (CPC 18 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

SECTION 805 COMBUSTIBLE FLOORING MATERIALS IN TYPES I AND II CONSTRUCTION

805.1 - COMBUSTIBLE MATERIALS INSTALLED ON OR EMBEDDED IN FLOORS OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL COMPLY WITH SECTIONS 805.1.1 THROUGH 805.1.3

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

903.2.1.2 GROUP A-2 - RESIDENTIAL
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED. SEE SPRINKLER DRAWINGS.
903.2.10 GROUP S-2 ENCLOSED PARKING GARAGES
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORD. WITH 2015 IBC & NFPA 13
SEE SPRINKLER DRAWINGS.

SECTION 906 - PORTABLE FIRE EXTINGUISHERS

906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN R-2 & S OCCUPANCIES.
906.2 GENERAL REQUIREMENTS. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 10.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

907.2.9 GROUP R-2 - FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.8.1 THROUGH 907.2.8.3.
907.2.8.1 - A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES.

BUILDING CODE ANALYSIS CONT'D

CHAPTER 10 - MEANS OF EGRESS

SECTION 1001 - OCCUPANT LOAD - TABLE 1004.5

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (FLOOR AREA IN SF PER OCCUPANT)	FLOOR	FLOOR AREA	OCCUPANT LOAD
RESIDENTIAL	200 GROSS	1ST	12,861 S.F.	12,861/200 = 64
RESIDENTIAL	200 GROSS	2ND	12,861 S.F.	12,861/200 = 64
PARKING GARAGE	200 GROSS	CELLAR	12,861 S.F.	12,861/200 = 64 OCCUPANTS

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD
1005.3.1 STAIRWAYS - OCCUPANT LOAD x CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT (ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING)
1005.3.2 OTHER EGRESS COMPONENTS
OCCUPANT LOAD x CAPACITY FACTOR OF 0.2 INCHES PER OCCUPANT

TABLE 1006 MEANS OF EGRESS SIZING

LEVEL (S)	TOTAL OCCUPANTS	REQUIRED STAIR WIDTH (STAIR .3)	WIDTH PROVIDED	REQ'D DOOR (DOOR .2)	WIDTH PROVIDED	OK
RESIDENTIAL FLOORS 1-2	64	64 x .3 = 19.2'	88"	64 x .2 = 12.8'	72" (2 EXITS @ 36")	OK
PARKING GARAGES + MECH	64	64 x .3 = 19.2'	88"	64 x .2 = 12.8'	72" (2 EXITS @ 36")	OK

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE -> SEE TABLE 1008.2.1

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET) WITH SPRINKLER SYSTEM
R-2	20	125 MAX
S	29	100 MAX

SECTION 1006.2.1 EXCEPTIONS: IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET. CONFORMS BUT CONTINUE TO SECTION 1006.3.1

SECTION 1006.3.1 EGRESS BASED ON OCCUPANT LOAD - TABLE 1006.3.1

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1000	3

SECTION 1006.3.3 SINGLE EXITS

TABLE 1006.3.2 (1) -> R-2 OCCUPANCY - TWO EXITS REQUIRED.
SECTION 1007 - EXIT AND EXIT ACCESS DOORWAY CONFIGURATION
1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS ARE INTERCONNECTED BY A 1 HOUR FIRE RESISTANCE-RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1020, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.
EXCEPTION 2 - WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. COMPLIES - SEE LIFE SAFETY PLANS FOR DIMENSIONS

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1008.2 OR 1006.3 - TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED.

SECTION 1009.2.1 - ELEVATORS REQUIRED - IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4 PROPOSED BUILDING IS TWO STORIES ABOVE LEVEL OF EXIT DISCHARGE THEREFORE IS REQUIRED TO COMPLY WITH SECTION 1009.4

SECTION 1009.3 - STAIRWAYS - IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48 INCHES MINIMUM BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITH AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREA OR REFUGE COMPLYING WITH SECTION 1009.8
EXCEPTION 1: THE CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2
EXCEPTION 5: AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. SEE SECTION 1011 STAIRWAYS

SECTION 1011 STAIRWAYS - 44 INCHES MINIMUM REQUIRED, 44" PROVIDED.

1007 - EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2 -> SEE TABLE 1017.2

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANT	WITH SPRINKLER SYSTEM
R	250 FEET MAX.
S-2	400 FEET MAX.

COMPLIES - SEE LIFE SAFETY PLANS

BUILDING CODE ANALYSIS CONT'D

SECTION 1020 - CORRIDORS

1020.1 CONSTRUCTION
TABLE 1020.1

TABLE 1020.1 CORRIDOR FIRE RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
R	GREATER THAN 10	1	NOT PERMITTED	0.5
S	GREATER THAN 30	1	1	0

SECTION 1020.2 WIDTH AND CAPACITY

TABLE 1020.2 MINIMUM CORRIDOR WIDTH

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	MINIMUM CORRIDOR WIDTH
R	GREATER THAN 10	44"

1020.4 DEAD ENDS
EXCEPTION 2 - IN OCCUPANCY GROUP R-2 WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.
COMPLIES SEE LIFE SAFETY PLANS

CHAPTER 11 - ACCESSIBILITY

SECTION 1102.1 - TO BE IN ACCORDANCE WITH ICC/ANSI A117.1-09

1104 - ACCESSIBLE ROUTE
1104.1 SITE ARRIVAL POINTS
1104.4 MULTILEVEL BUILDINGS AND FACILITIES - AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY AND MEZZANINE IN MULTILEVEL BUILDINGS AND FACILITIES.

SECTION 1105 - ACCESSIBLE ENTRANCES - PUBLIC ENTRANCES
1105.1.7 - DWELLING UNITS AND SLEEPING UNITS - AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT AND SLEEPING UNIT IN A FACILITY.
1106.1 - PARKING AND PASSENGER LOADING FACILITIES.

TOTAL SPACES PROVIDED: 13 ON SITE SPACES & 32 @ CELLAR
1106.5 VAN SPACES - FOR EVERY 8 ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN ACCESSIBLE PARKING SPACE.

2 ACCESSIBLE PARKING SPACES PROVIDED / 6 = 1 VAN SPACES REQUIRED / PROVIDED.

SECTION 502.6 ICCA117.1-2009 VERTICAL CLEARANCE MIN. 88 INCHES / 98 INCHES PROVIDED (10'-8" +/-)

SECTION 1107 DWELLING UNITS AND SLEEPING UNITS
1107.2 DESIGN - TYPE A & TYPE B UNITS SHALL COMPLY WITH THE APPLICABLE PORTIONS OF CHAPTER 10 OF ICC A117.1.....

CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1208.2 AIR-BORNE SOUND, WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50.
COMPLIES - SEE WALL TYPES

CHAPTER 17 - SPECIAL INSPECTIONS AND TESTS

SECTION 1703 APPROVALS
1703.1 APPROVED AGENCY. AN APPROVED AGENCY SHALL PROVIDE ALL INFORMATION AS NECESSARY FOR THE BUILDING OFFICIAL TO DETERMINE THAT THE AGENCY MEETS THE APPLICABLE REQUIREMENTS SPECIFIED IN SECTIONS 1703.1.1 THROUGH 1703.1.3

SECTION 1705 - REQUIRED SPECIAL INSPECTIONS AND TESTS TO BE IN ACCORDANCE WITH THE 2015 IBC AND 2017 UNIFORM CODE SUPPLEMENT OF NEW YORK STATE. SEE STRUCTURAL DRAWINGS FOR MINIMUM REQUIRED LIST PERTAINING TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO:
1. STRUCTURAL STEEL - WELDING AND BOLTING
2. STRUCTURAL STEEL - DETAILS
3. SUBGRADE INSPECTION
4. SUBSURFACE CONDITIONS - FILL PLACEMENT & IN-PLACE DENSITY
5. CONCRETE - DESIGN MIX (TR)
6. CONCRETE - SAMPLING AND TESTING
7. MASONRY -
8. STRUCTURAL STABILITY
9. FIRE STOPPING

CHAPTER 29 - PLUMBING SYSTEMS

SECTION 2901 - PLUMBING SYSTEMS -> SEE 2015 IPC (INTERNATIONAL PLUMBING CODE)
CHAPTER 4 - TABLE 403.1 - MIN NUMBER OF REQUIRED PLUMBING FIXTURES

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	WATER CLOSETS (MALE & FEMALE)	LAVATORIES	BATH/TUBS / SHOWERS	OTHER
RESIDENTIAL R-2	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 PER DWELLING UNIT	1 KITCHEN SINK PER DWELLING UNIT; 1 WASHING MACHINE PER 20 DWELLING UNITS.

COMPLIES - SEE FLOOR PLANS

ENERGY CONSERVATION CODE ANALYSIS

2020 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT

2015 INTERNATIONAL ENERGY CONSERVATION CODE -
CHAPTER 1 SCOPE AND ADMINISTRATION
SECTION C101.5.1 COMPLIANCE SOFTWARE - COMcheck or ASHRAE 90.1-2016
CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY
SECTION C402 BUILDING ENVELOPE REQUIREMENTS
C503.3 BUILDING ENVELOPE - Shall comply with Sections C402.1 through C402.5 -
CLIMATE ZONE 4A- NASSAU COUNTY

TABLE C402.4 BUILDING ENVELOPE PENETRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS (NYS SUPPLEMENT 2020)

CLIMATE ZONE	4a
U-factor	Vertical fenestration
Fixed fenestration	0.38
Operable fenestration	0.45
Entrance Doors	0.77
SHGC	
PF < 0.2	0.4000
0.2 ≤ PF < 0.5	0.4800
PF > 0.5	0.64
	Skylights
U-factor	0.50
SHGC	0.40

PROFESSIONAL STATEMENT
TO THE BEST OF MY KNOWLEDGE OR BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE.

4/12/21 SITE PLAN SUBMITTAL
1/22/21 SITE PLAN SUBMITTAL
1/13/20 BUILDING DEPT. COMMENTS
10/29/20 BUILDING DEPT. COMMENTS
07/13/20 PROGRESS SET
REV. DATE DESCRIPTION

REVISIONS:

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PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
BUILDING CODE ANALYSIS

STAMP: REGISTERED ARCHITECT
DATE: 7-18-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **BD-001.00**

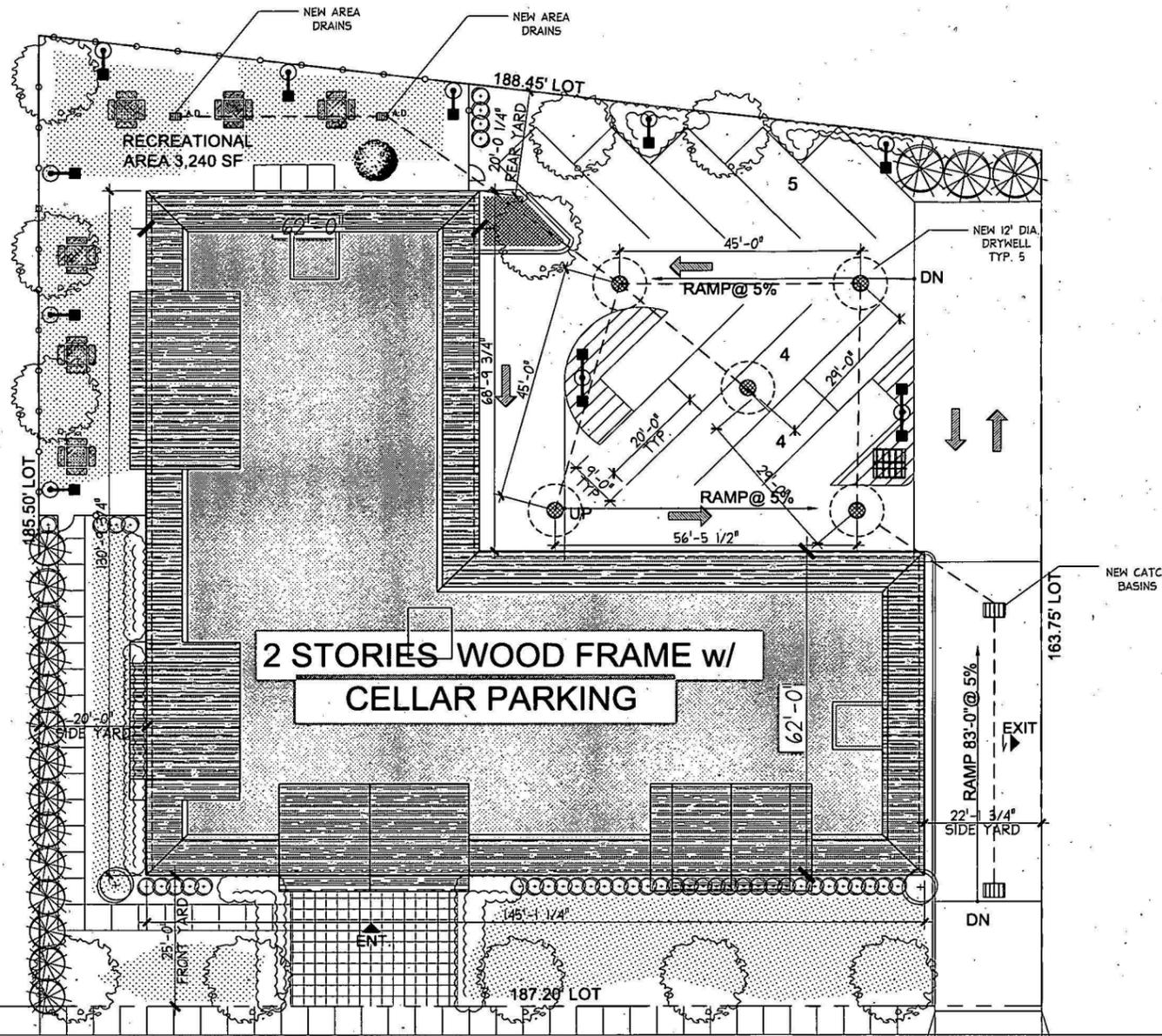
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SOUTH LONG BEACH AVENUE



1 SITE PLAN: DRAINAGE
Scale: 1/8" = 1'-0"

SMITH STREET



DRAINAGE CALCULATIONS:

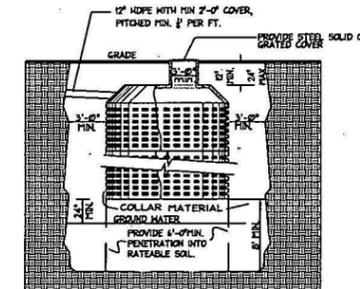
TOTAL SITE AREA: 32,666 SF (0.75 ACRES)
 ROOF AREA: 12,866 SF
 PAVED AREA: 10,200 SF
 CONCRETE AREA: 400 SF
 LANDSCAPED AREA: 18,211 SF

DRAINAGE AREA = 50'
 COEFFICIENT = C
 STORAGE = 3" = 0.25'
 12" DIA. DRYWELL = 100.4 CF/LF

REQUIRED:
 - ROOF (12,866 SF x 25 x 1.0) = 3,216 CF
 - IMPERVIOUS SITE PAVED (10,200 SF x 1.0) = 2,700 CF
 - CONCRETE (400 SF x 1.0) = 2,700 CF
 (10,200 SF x 25 x 1.0) = 2,700 CF
 3,216 CF + 2,700 CF = 5,916 CF/100.4 LF (12" DIA.) = 59.6 LF REQUIRED

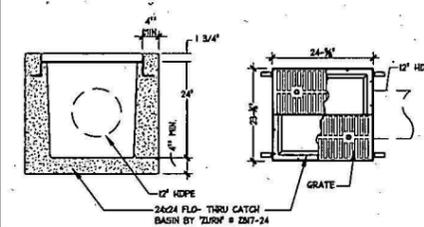
PROVIDED:
 5 NEW (12" DIA. DRYWELLS) = (5 x 12') = 60 LF PROVIDED

NOTE:
 - MIN. CLEARANCES: DRYWELL TO DRYWELL 20' MIN.
 DRYWELL TO PROPERTY LINE 10' MIN.
 DRYWELL TO FOUNDATIONS 10' MIN.
 - PIPES CONNECTING DRYWELLS: 12" HDPE (ADS H-12) (U.O.N.)
 - PIPES CONNECTING BUILDING ROOF LEADERS TO STORAGE WATER MANAGEMENT SYSTEMS: 8" PVC (U.O.N.)



NOTES:
 1. COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH.
 2. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISSED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND, SILT (SILT AND CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT).

2 TYPICAL DRYWELL
Scale: NOT TO SCALE



3 CATCH BASIN PLAN AND DETAIL
Scale: 3/4" = 1'-0"

REV.	DATE	DESCRIPTION
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/28/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

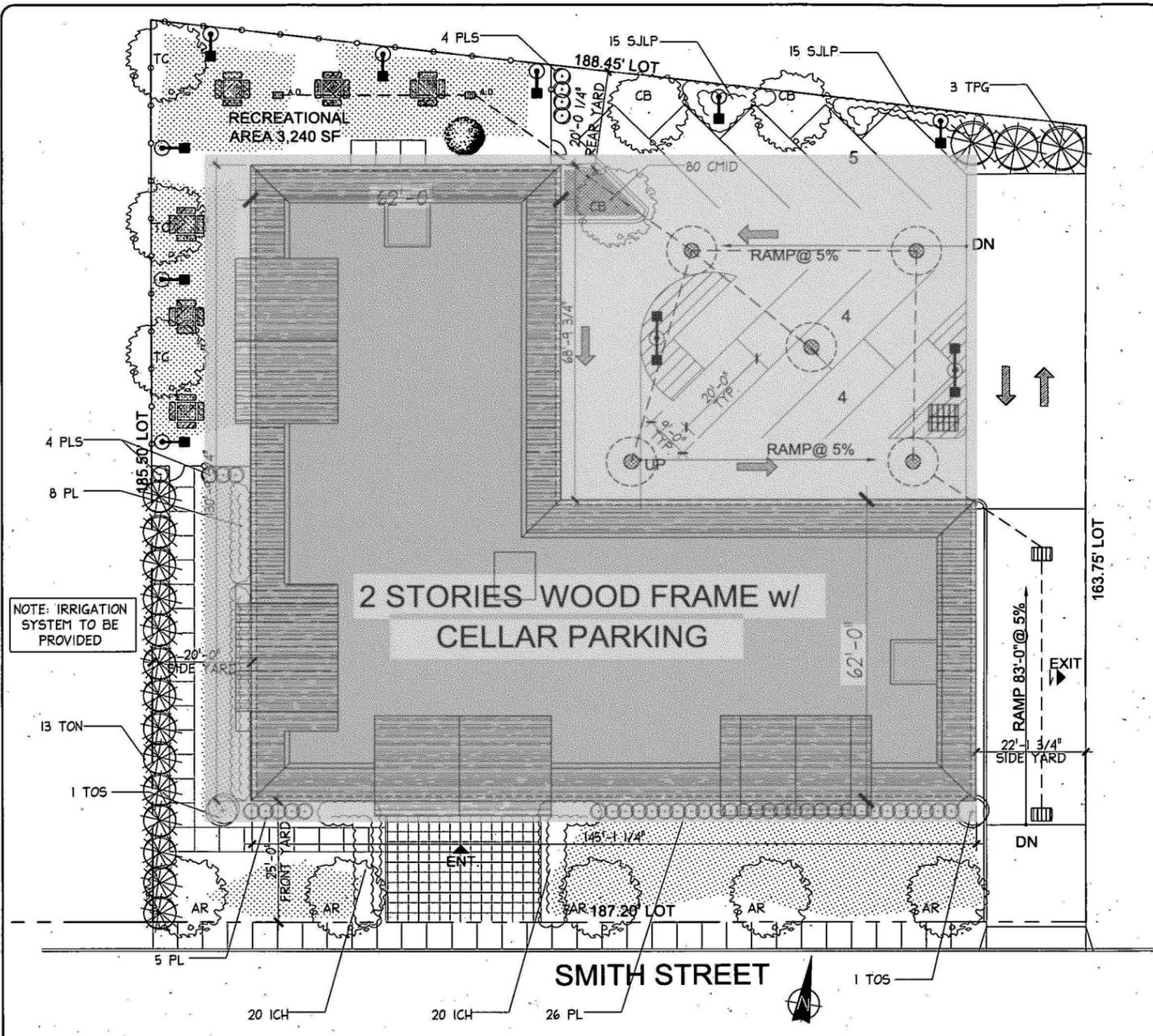
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PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
DRAINAGE PLAN

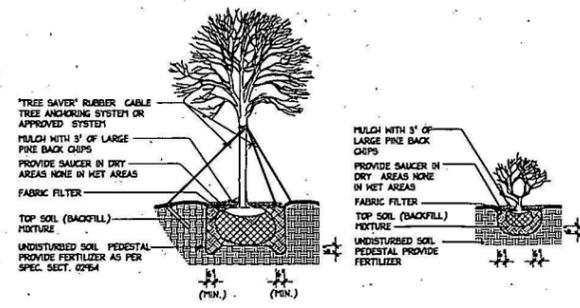
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 DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO: **ST-002.00**

FILE No.: SHEET:



1 SITE PLAN: LANDSCAPING
Scale: 1/8" = 1'-0"

SYMB.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
AR	5	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	3-3.5' CAL. - 30' O.C.
CB	3	CARPINUS BETULUS	EUROPEAN HORNBEAM	3-3.5' CAL.
TC	3	TILIA CORDATA	LITTLELEAF LINDEN	3-3.5' CAL.
TON	13	TILIA OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE	6-8' HT. - 5' O.C.
TOS	2	TILIA OCCIDENTALIS SPARGO	EMERALD ARBORVITAE	10-12' HT.
TPG	3	TILIA PUCATA GREEN GIANT	WESTERN ARBORVITAE	10-12' HT. - 8' O.C.
CPID	80	CAREX MORROZII ICE DANCE	ICE DANCE SEDGE	1 GAL. CONT. - 1' / #
ICH	40	ILEX CRENATA NELLARI	SHINY JAPANESE HOLLY	2-2.5' SP. - 2.5' O.C.
PL	39	PRUNUS LAUROCEASUS OTTO LUTKEN	CHERRY LAUREL	3-4' HT. - 3' O.C.
PLS	8	PRUNUS LAUROCEASUS SCHPAIDENS	SKIP LAUREL	6-10' HT. - 5' O.C.
S.JLP	30	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA	15-24" SP. - 2.5' O.C.
TYP	16	TAXUS MEDIA DENSIFORMIS	DENSE YEW	2-3' SP. - 3' O.C.



7 TYP. TREE & SHRUB PLANTING DETAILS
Scale: N.T.S.

REV.	DATE	DESCRIPTION
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

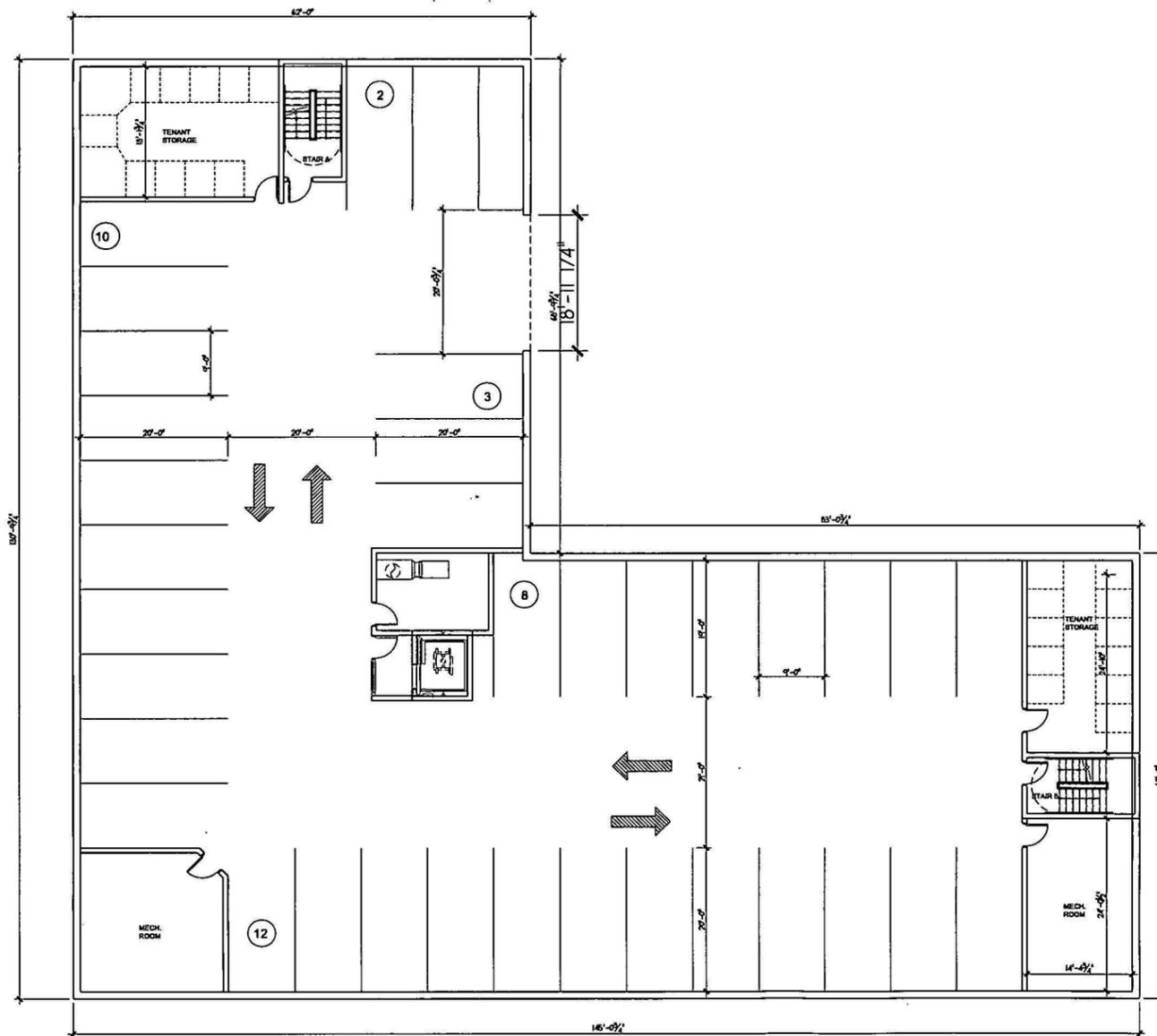
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PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
LANDSCAPING PLAN & PLANTING SCHEDULE

STAMP: REGISTERED ARCHITECT STATE OF NEW YORK

DATE: 7-16-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **ST-004.00**
FILE NO.: SHEET:



1 CELLAR FLOOR (PARKING GARAGE)
 A-101 Scale: 1/8" = 1'-0" N

REV.	DATE	DESCRIPTION
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/1/20		PROGRESS SET

REVISIONS:



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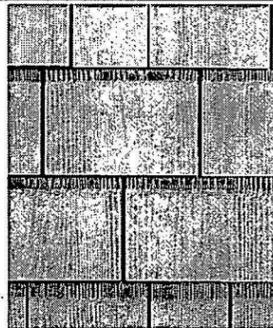
PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
**CELLAR FLOOR
 PARKING GARAGE**

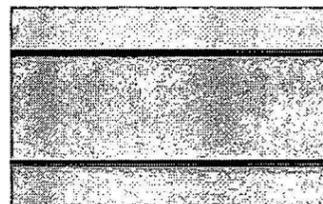
	DATE:	7-18-2020
	JOB #:	20-21
	DRAWN BY:	OW
	SCALE:	AS NOTED
DRAWING NO:		A-101.00

FILE No.: SHEET:

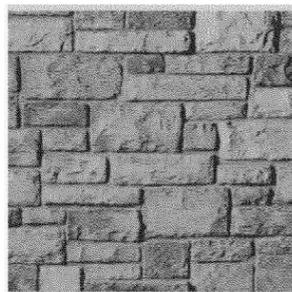
MATERIAL LEGEND



HARDIE SIDING: STRAIGHT EDGE SHINGLE PANEL CHIMAYO GOLD



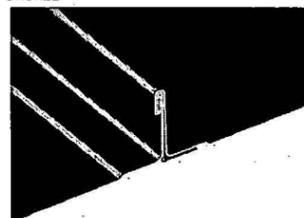
HARDIE SIDING: SMOOTH COBBLE STONE GREY



CULTURED STONE: COBBLEFIELD (CHARDONNAY)



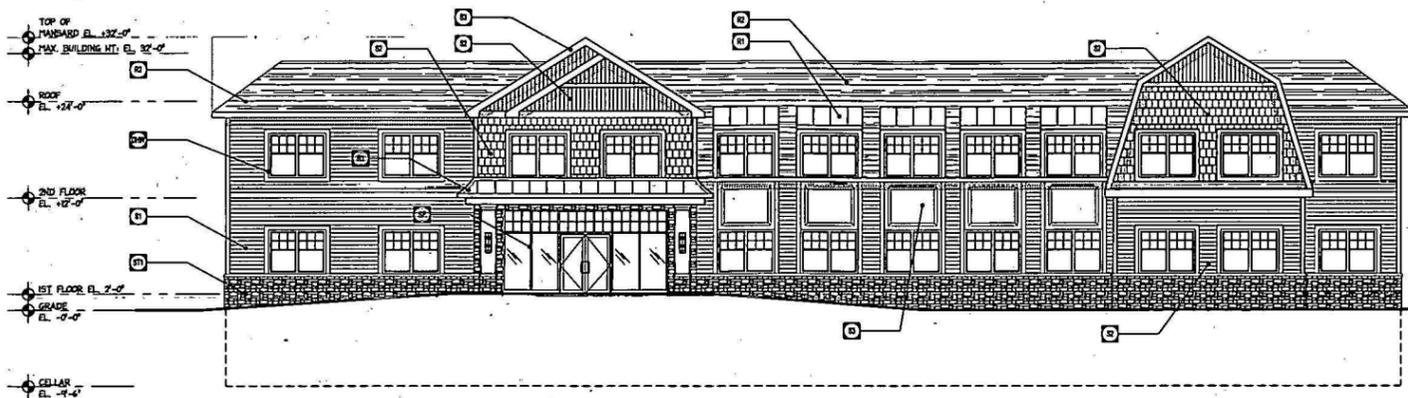
STOREFRONT: KAWNEER TRIFAB 451 & DOUBLE HUNG WINDOWS COLOR: ANODIZED DARK BRONZE



STANDING SEAM METAL ROOF: ATAS 2" FIELD-LOK CLASSIC BRONZE

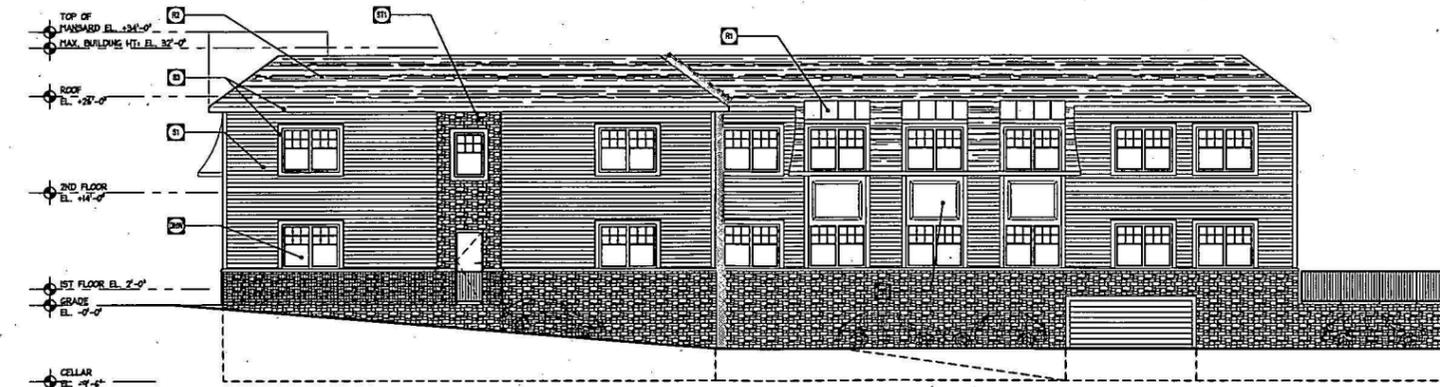


MANSARD ROOF: ECOSTAR MAJESTIC SLATE: FEDERAL GRAY



1 FRONT ELEVATION: SMITH STREET

(A-201) Scale: 1/8" = 1'-0"



2 SIDE ELEVATION:

(A-201) Scale: 1/8" = 1'-0"

SYMB.	DESCRIPTION	SYSTEM	MATERIAL	COLOR	MANUFACTURER	REMARKS
(A)	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	COBBLE STONE GRAY	JAMES HARDIE	
(B)	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	CHIMAYO GOLD	JAMES HARDIE	
(C)	EXTERIOR TRIM	EXTERIOR TRIM	ENGINEERED POLYMER	CLASSIC WHITE	AZEK TROUVY/VELDING	
(D)	STOREFRONT	KAWNEER TRIFAB 451	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS LIGHT GRAY TINT
(E)	DOUBLE HUNG WINDOW	KAWNEER AA-5450	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS
(F)	STONE	COBBLEFIELD	STONE	CHARDONNAY	CULTURED STONE	
(G)	STANDING SEAM METAL ROOF	ROOF	METAL	CLASSIC BRONZE	ATAS INTERNATIONAL	2" FIELD-LOK
(H)	MANSARD ROOF SYSTEM	ROOF	METAL	FEDERAL GRAY	ECOSTAR MAJESTIC SLATE ROOF SYSTEM	

REV.	DATE	DESCRIPTION
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/15/20		PROGRESS SET

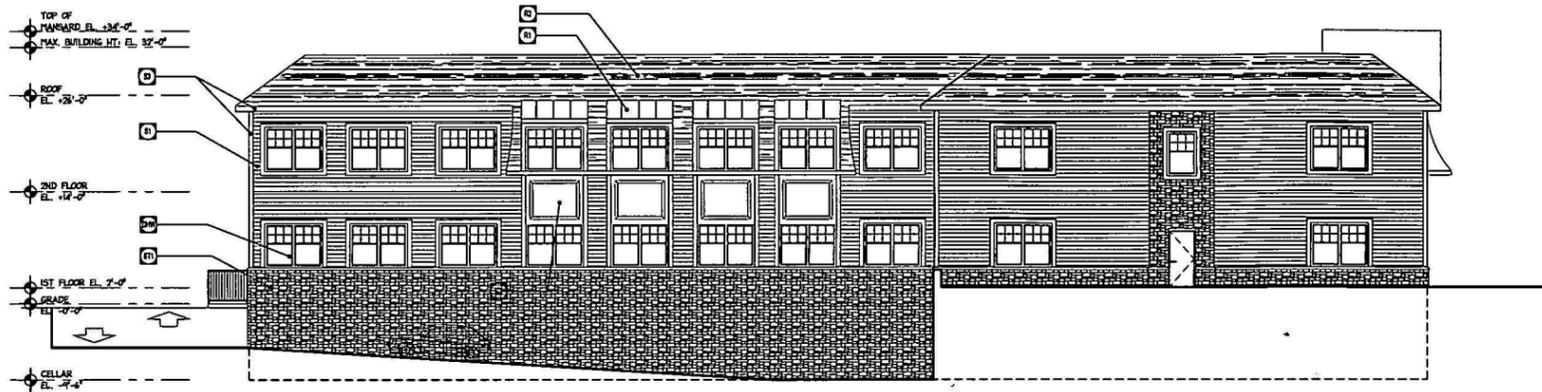
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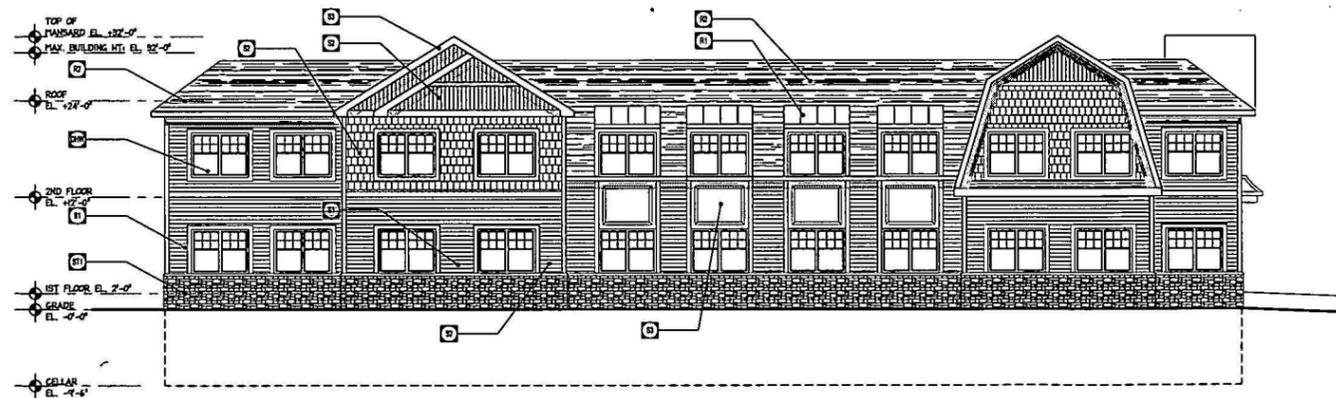
PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
FRONT & SIDE ELEVATIONS

STAMP: DATE: 7-18-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **A-201.00**
FILE No.: SHEET:



1 REAR ELEVATION
A-202 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION:
A-202 Scale: 1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND

SYMB.	DESCRIPTION	SYSTEM	MATERIAL	COLOR	MANUFACTURER	REMARKS
(A)	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	COBBLE STONE GRAY	JAMES HARDIE	
(B)	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	CHRYMAY GOLD	JAMES HARDIE	
(C)	EXTERIOR TRIM	EXTERIOR TRIM	ENGINEERED POLYMER	CLASSIC WHITE	AJEX TRIM/PROLIDING	
(D)	STOREFRONT	EXTERIOR TRIM	KANKEER TRIFAB #61	DARK BRONZE	KANKEER	1" INSULATED GLASS LIGHT GRAY TINT
(E)	DOUBLE HUNG WINDOW	EXTERIOR TRIM	KANKEER AA-560	DARK BRONZE	KANKEER	1" INSULATED GLASS
(F)	STONE	STONE	COBBLEFIELD	CHARDONNAY	CULTURED STONE	
(G)	STANDING SEAM METAL ROOF	ROOF	METAL	CLASSIC BRONZE	ATAS INTERNATIONAL	2" FIELD-LOK
(H)	MANSARD ROOF SYSTEM	ROOF	METAL	FEDERAL GRAY	EGGYSTAR FACESTIC SLATE ROOF SYSTEM	

REV.	DATE	DESCRIPTION
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

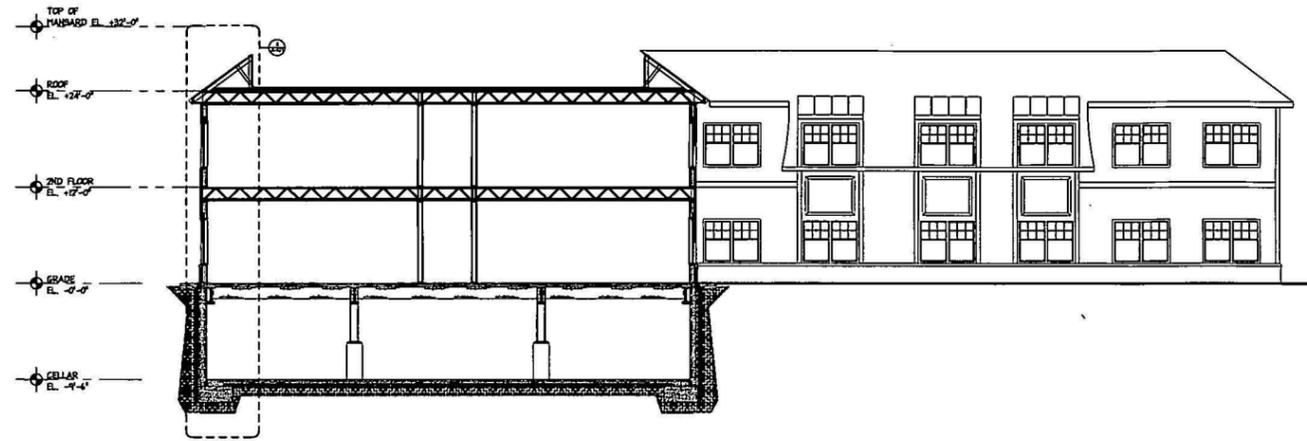


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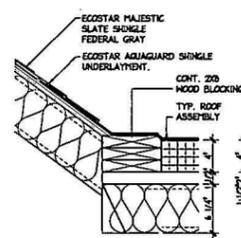
PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
REAR & SIDE ELEVATIONS

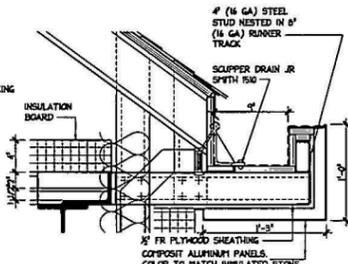
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JOB #: 20-21
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SCALE: AS NOTED
DRAWING NO: **A-202.00**
FILE No.: SHEET:



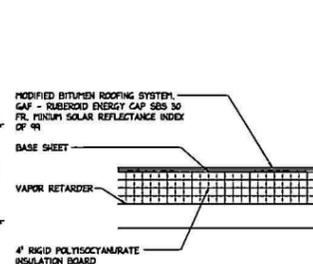
1 BUILDING CROSS SECTION
A-401 Scale: 1/8" = 1'-0"



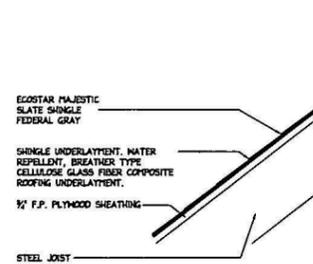
3 SLOPED ROOF
A-401 Scale: 1 1/2" = 1'-0"



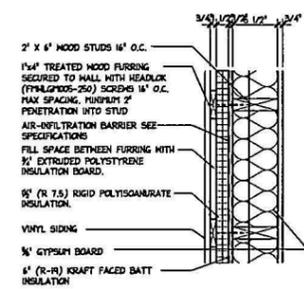
4 GUTTER DETAIL
A-401 Scale: 1 1/2" = 1'-0"



5 TYPICAL ROOF
A-401 Scale: 1 1/2" = 1'-0"

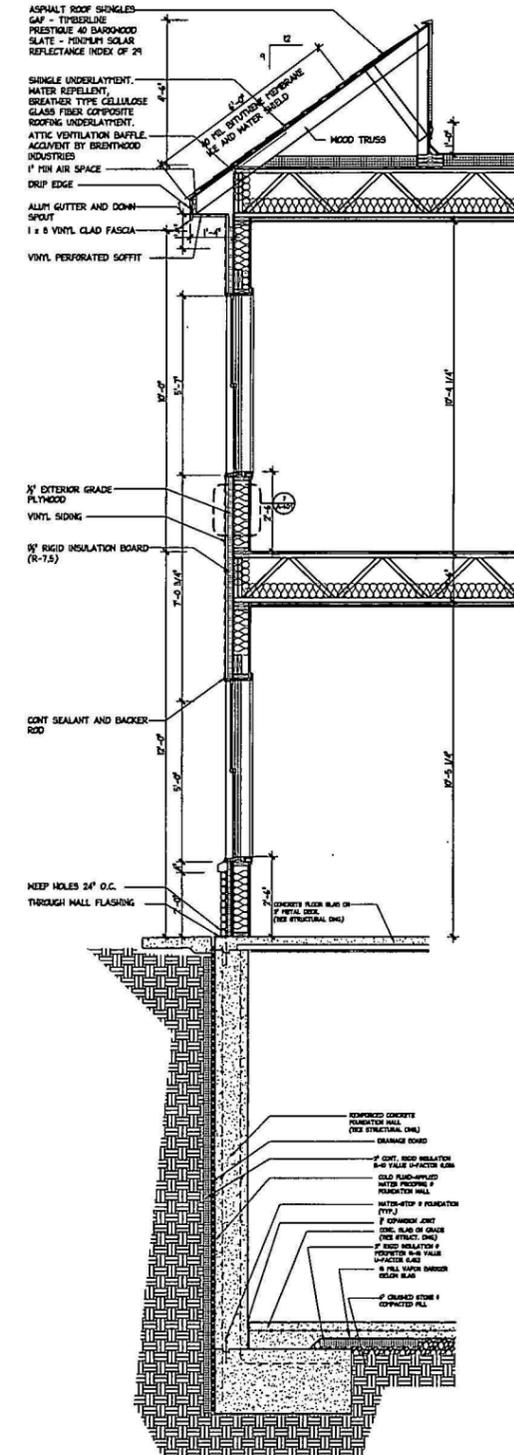


6 TYPICAL SLOPED ROOF
A-401 Scale: 1 1/2" = 1'-0"



7 WALL DETAIL
A-401 Scale: 1/2" = 1'-0"

NOTES:
1. PROVIDE LEAK BARRIER AT ALL EAVES, HIPS AND RIDGES.



2 TYP. WALL SECTION
A-401 Scale: 1/2" = 1'-0"

REV.	DATE	DESCRIPTION
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
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PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
CROSS SECTION & DETAILS

STAMP:  DATE: 7-10-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO:
A-401.00
FILE No.: SHEET:



206 SMITH STREET
FREEPORT, NY, 11520



206 Smith St

Minor change to

St-001 indicates existing trees along east property line

St-004 indicates revised landscaping along east property line

St-005 new sheet indicates photometric lighting plan

no other changes to plans indicated.

Oslando Wiff
NDG

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VILLAGE OF FREEPORT, NY



PROPOSED BUILDING FOR
206 SMITH STREET
 FREEPORT, NEW YORK



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Handwritten signature and date: 2/20/20

REV.	DATE	DESCRIPTION
5/12/21		SITE PLAN SUBMITTAL
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
1/11/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

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 FREEPORT, NY

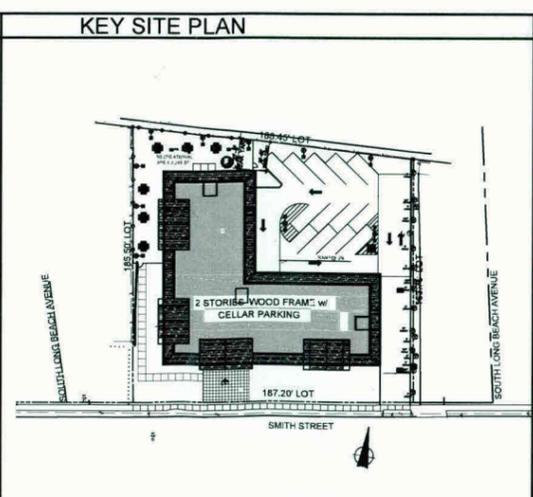
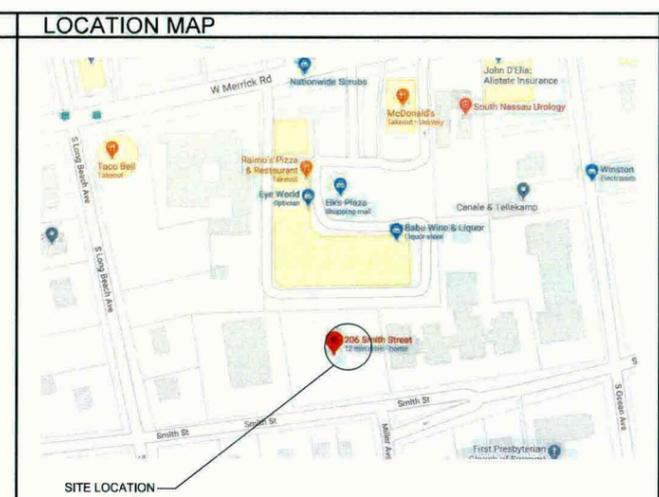
TITLE:
TITLE SHEET

STAMP: _____ DATE: **7-18-2020**
 JOB #: **20-21**
 DRAWN BY: **OW**
 SCALE: **AS NOTED**
 DRAWING NO.:
T-001.00

FILE No.: _____ SHEET: _____

LIST OF DRAWINGS:
 ARCHITECTURAL

T-001	COVER SHEET
Z-001	ZONING SHEET
BD-001	BUILDING CODE ANALYSIS
ST-001	SITE PLAN & DETAILS
ST-002	DRAINAGE PLAN
ST-003	EROSION & SEDIMENT CONTROL PLAN
ST-004	LANDSCAPING PLAN
A-101	CELLAR FLOOR (PARKING)
A-102	1ST FLOOR PLAN
A-103	2ND FLOOR PLAN
A-104	ROOF PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-401	BUILDING SECTIONS & DETAILS



BUILDING INFORMATION

ADDRESS:	<u>206 SMITH ST.</u>
VILLAGE:	<u>FREEPORT</u>
SECTION:	<u>62</u>
BLOCK:	<u>114</u>
LOT:	<u>18,19,20</u>
ZONING:	<u>APARTMENT DISTRICT</u>

VILLAGE OF FREEPORT ZONING NOTES

SITE DATA:	UNITS:
ADDRESS: 206 SMITH STREET FREEPORT, NY 11520 ZONE: APARTMENT DISTRICT BLOCK: 114 LOT: 18 TOTAL LOT AREA: 4,328.67 SF	MAX. NO. OF APARTMENTS: 32, 851 SF / 698 SF = 13 APARTMENTS
ZONING NOTES:	
MAX BUILDING HEIGHT: 32' MAX NUMBER OF STORIES: 2.5	PARKING:
LOT COVERAGE:	STUDIO: 1.0 PARKING SPACE 1 BEDROOM: 1.5 PARKING SPACE 2 BEDROOM: 2.0 PARKING SPACE
MAX LOT COVERAGE: 40% 13,200 SF / 32,800 SF = 40% (COMPLIES)	PARKING REQUIRED:
OPEN SPACE/RECREATION:	(1) STUDIO X 1 = 1 SPACES REQUIRED (2) 1 BEDROOM UNITS X 1.5 = 45 SPACES REQUIRED (2) 2 BEDROOM UNITS X 2.0 = 40 SPACES REQUIRED TOTAL SPACES REQUIRED = 90 SPACES
MIN. OPEN SPACE: 1ST FLOOR AREA: 28,500 SF (2.5' x 11,400 SF) REQUIRED 23,500 SF (2.0' x 11,750 SF) PROVIDED	PARKING PROVIDED:
RECREATION AREA: 154' x 154' = 23,716 SF 18,433 SF (OPEN SPACE) / 507' x 36.28 SF REQUIRED 18,433 SF PROVIDED	35 SPACES @ CELLAR = 13 SPACES ON-GRADE = 48 SPACES PROVIDED 48 SPACES PROVIDED
BUILDING GROSS FLOOR AREA:	
CELLAR: 13,200 SF 1ST FL: 13,200 SF 2ND FL: 13,200 SF GROSS FL AREA: 39,600 SF	

UNIT DISTRIBUTION:

FLOORS	STUDIO	1 BEDROOM	2 BEDROOM	UNITS PER FLOOR
FIRST FL.	---	(13) UNITS	(1) UNITS	(14) UNITS
2ND FL.	(1) UNITS	(15) UNITS	(1) UNITS	(17) UNITS
TOTAL UNITS:	1 UNITS	28 UNITS	2 UNITS	31 UNITS

210-46: PERMITTED USES:
 A: ALL USES PERMITTED IN RESIDENCE AA AND RESIDENCE A DISTRICTS. - COMPLIES
 B: APARTMENTS MAY BE USED AS OFFICES BY PERSONS PRACTICING RECOGNIZED PROFESSIONS SUCH AS MEDICINE, DENTISTRY, PHYSIOTHERAPY AND THE LIKE, NO MORE THAN ONE OF THE APARTMENT UNITS IN ANY STRUCTURE MAY BE USED FOR THIS PURPOSE. - COMPLIES

210-47: BUILDING HEIGHT
 A: GENERALLY, ALL BUILDINGS AND STRUCTURES SHALL BE LIMITED TO 50 FEET IN HEIGHT, EXCEPT THAT NO DWELLING SHALL HAVE A HEIGHT OF MORE THAN 35 FEET NOR HAVE MORE THAN THREE STORIES, AND APARTMENT HOUSES SHALL NOT EXCEED 32 FEET IN HEIGHT NOR HAVE MORE THAN 2 1/2 STORIES, INCLUDING THE BASEMENT.
 ALLOWED: 35 FEET PROVIDED: 24 FEET TO ROOF 4 36' TO PARAPET - COMPLIES

210-49: LOT COVERAGE
 B: APARTMENTS, AN APARTMENT HOUSE SHALL NOT OCCUPY MORE THAN 40% OF THE AREA OF THE LOT, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES. - COMPLIES

210-50: MINIMUM FLOOR AREA
 THERE SHALL BE A MINIMUM FLOOR AREA OF 600 SQUARE FEET PER APARTMENT UNIT IN APARTMENT HOUSES. - COMPLIES

210-51: REQUIRED YARDS
 YARDS OF THE FOLLOWING MINIMUM DEPTH OR WIDTH SHALL BE PROVIDED:
 A: FRONT YARD DEPTH: THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF EACH SIDE OF THE LOT, IF THERE ARE NO EXISTING BUILDINGS AS AFORESAID, THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE OPPOSITE SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF THE LINES PROJECTED FROM EACH SIDE OF THE LOT, IN NO EVENT, LESS THAN 26 FEET. - COMPLIES
 B: SIDE YARD WIDTH: 20 FEET - 20 FEET PROVIDED - COMPLIES
 C: REAR YARD DEPTH: 20 FEET - 20 FEET PROVIDED - COMPLIES

210-53: BASEMENT OR CELLAR USE
 PARKING SPACE SHALL BE PROVIDED AS SET FORTH IN §210-172.

210-54: USES PROHIBITED WITH THE EXCEPTION OF ONE APARTMENT IN THE BASEMENT OF AN APARTMENT HOUSE, ACTUALLY OCCUPIED BY THE BUILDING SUPERINTENDENT AND HIS IMMEDIATE FAMILY, NO BASEMENT, CELLAR OR HALF STORY IN AN APARTMENT HOUSE SHALL BE USED FOR PERSONS TO LIVE IN OR SLEEP OR FOR PROFESSIONAL OR BUSINESS PURPOSES OR FOR ANY PURPOSE EXCEPT HEATING, MECHANICAL AND HEATING APPARATUS TO SERVE THE STRUCTURE AND FOR STORAGE AS AN ACCESSORY USE BY TENANTS. - COMPLIES

210-55: PERMITTED, THE BASEMENT AND CELLAR MAY BE USED FOR LOBBIES, FOR RECREATIONAL FACILITIES, FOR PARKING TENANTS' VEHICLES, FOR MACHINES TO LAUNDRY AND DRY LINENS AND HEARING APPAREL, UTILIZING ONLY WATER AS A LIQUID AND AS AN ACCESSORY TO THE LAUNDRING AND CLEANING PROCESS, AND IF OTHERWISE PERMITTED BY LAW, FOR COIN VENDING MACHINES FOR THE USE AND CONVENIENCE OF THE TENANTS OF THE APARTMENT HOUSE ONLY. - COMPLIES

210-54: FRONT YARDS OF APARTMENTS BUILDING
 WITH THE EXCEPTION OF THE NECESSARY DRIVEWAYS, WALKS AND ENTRANCE AREAS, THE FRONT YARD OF ANY APARTMENT HOUSE SHALL BE FULLY GRADED, LANDSCAPED AND CONTINUOUSLY MAINTAINED IN A NEAT AND ORDERLY FASHION, AND NO PORTION OF THE SAID FRONT YARD SHALL BE USED FOR PARKING AUTOMOBILES OR OTHER VEHICLES OR STORING ARTICLES OF ANY KIND. - COMPLIES

210-56: LIGHTING AND VENTILATION OF APARTMENTS
 EVERY ROOM IN AN APARTMENT HOUSE IN WHICH PERSONS LIVE, SLEEP, WORK OR CONGREGATE, INCLUDING KITCHENS, BUT EXCLUDING AIR SHIFTS, ELEVATOR SHAFTS, HALLWAYS AND STAIRWAYS, SHALL BE ADEQUATELY AND NATURALLY LIGHTED AND VENTILATED BY AT LEAST ONE (1) WINDOW OPENING DIRECTLY UPON A STREET, YARD OR COURT WHICH IS LOCATED ON THE SAME LOT, AND SUCH YARD OR COURT SHALL HAVE AN UNOBSTRUCTED EXIT TO THE STREET. - COMPLIES

210-172: REQUIRED PARKING SPACES
 A: THE FOLLOWING NUMBER OF PARKING SPACES SHALL BE PROVIDED AND SATISFACTORILY MAINTAINED FOR EACH BUILDING, LOT OR COMBINATION THEREOF WHICH IS HEREAFTER LAWFULLY ERRECTED, ENLARGED, ALTERED, MAINTAINED AND/OR USED FOR ANY OF THE FOLLOWING PURPOSES: (AMENDED 11-23-1992 BY L.L. NO. 9-1992)
 (1) SINGLE-FAMILY DWELLINGS: AT LEAST TWO OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT. THE PARKING AREA PROVIDED MAY BE INSTALLED IN A SIDE YARD.
 (2) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES:
 (A) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES: PARKING SPACES ACCESSIBLE TO ALL TENANTS SHALL BE PROVIDED ON THE PREMISES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TYPE OF RESIDENCE	NUMBER OF SPACES (PER DWELLING UNIT)
EFFICIENCY	1.0
ONE-BEDROOM	1.5
TWO OR MORE BEDROOMS	2.0

(B) THE PORTION OF THE PARKING AREA WHICH ADJUTS ON A PUBLIC STREET AND/OR ADJACENT PROPERTY SHALL BE PROTECTED BY A CHAIN LINK FENCE OR FENCE OF A SIMILAR PERMANENT QUALITY AS MAY BE APPROVED BY THE SUPERINTENDENT OF BUILDINGS, HAVING A COVERING OF ENGLISH IVY OR VINES SIMILAR IN NATURE.
 (C) SAID GARAGE, GARAGE SPACES, CARPORTS AND PARKING AREAS SHALL BE RESERVED EXCLUSIVELY FOR THE USE OF THE TENANTS OF EACH APARTMENT HOUSE AND THEIR VISITORS; THERE SHALL BE NO SEPARATE CHARGE TO THE TENANTS FOR THE PARKING SPACES. ANY COSTS, FEES AND RENTS FOR SAID SPACES SHALL BE INCLUDED IN THE RENT PAID FOR EACH APARTMENT OR DWELLING UNIT. - COMPLIES

HOMES AND COMMUNITY RENEWEL

QUALITY OF LIFE (SITE)
 BICYCLE STORAGE: 5 BICYCLE RACKS PROVIDED - COMPLIES
 OUTDOOR SEATING: (3) DURABLE AND LOW MAINTENANCE BENCHES PROVIDED - COMPLIES

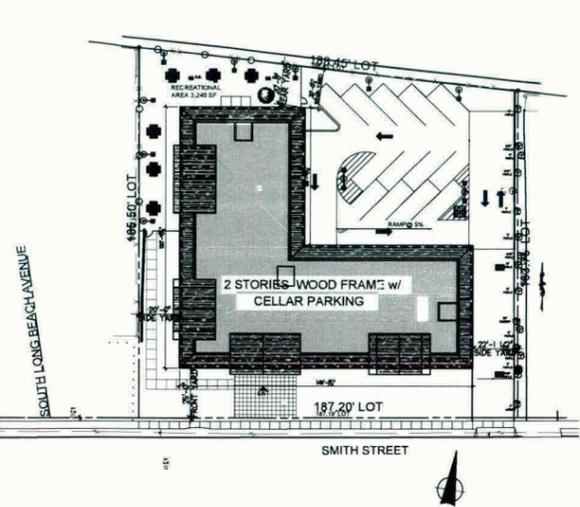
DWELLING UNIT SPACE
 STUDIO: MAX. AREA 960 SQ. FT. PROVIDED 600 SQ. FT. - COMPLIES
 1-BEDROOM: MAX. AREA 725 SQ. FT. PROVIDED 600 SQ. FT. - COMPLIES
 2-BEDROOM: MAX. AREA 960 SQ. FT. PROVIDED 750 SQ. FT. - COMPLIES

BULK STORAGE
 STUDIO: 10 SQ. FT./UNIT = 1 BULK STORAGE - COMPLIES
 1-BEDROOM: 20 SQ. FT./UNIT = 2 BULK STORAGE - COMPLIES
 2-BEDROOM: 20 SQ. FT./UNIT = 2 BULK STORAGE - COMPLIES

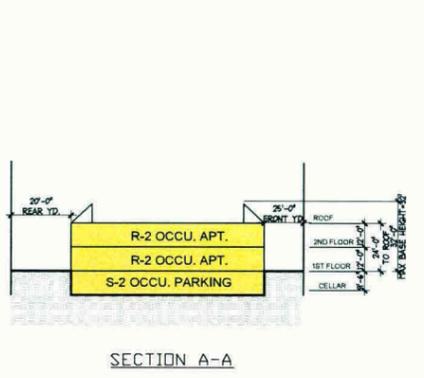
TOTAL BULK STORAGE: = 31 BULK STORAGE UNITS PROVIDED
COMPLIANT ROOM: 15 SQ. FT. / 31 UNITS = 465 SQ. FT. REQUIRED 500 SQ. FT. PROVIDED - COMPLIES

MAILBOXES: PROVIDED IN ACCORDANCE WITH USPS STANDARDS - COMPLIES
 LAUNDRY ROOM: ONE WASHER AND ONE DRYER FOR EVERY 10 DWELLING UNITS = 4 WASHERS & 4 DRYERS PROVIDED ON 1ST FLOOR

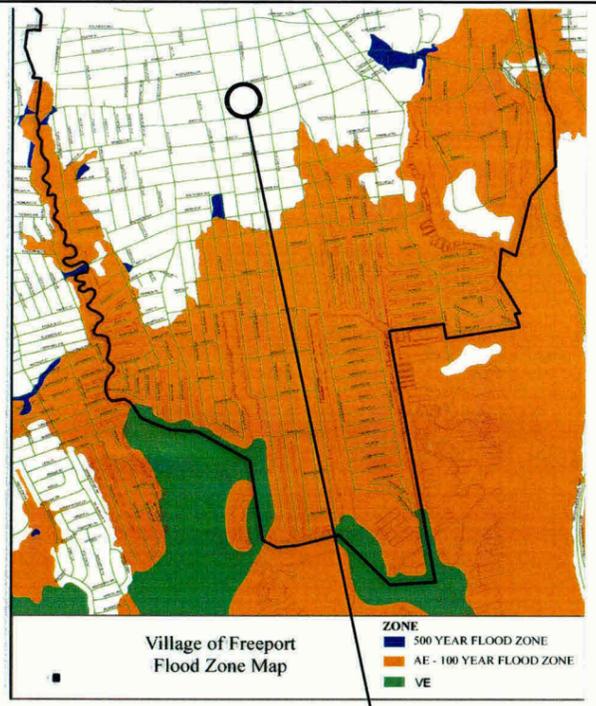
PLOT DIAGRAM



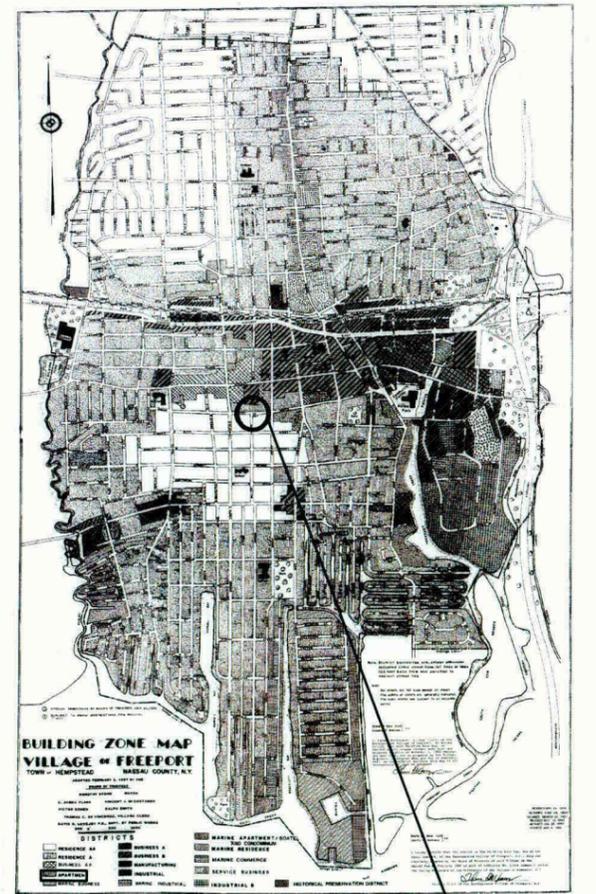
DIAGRAMMATIC SECTION



VILLAGE OF FREEPORT FLOOD MAP



VILLAGE OF FREEPORT ZONING MAP



REV.	DATE	DESCRIPTION
5/12/21		SITE PLAN SUBMITTAL
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
1/13/20		BUILDING DEPT. COMMENTS
10/28/20		BUILDING DEPT. COMMENTS
7/31/20		PROGRESS SET

REVISIONS:

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PROJECT:
 206 SMITH STREET
 FREEPORT, NY

TITLE:
 VILLAGE OF FREEPORT ZONING

STAMP: DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO: Z-001.00

FILE No.: SHEET:

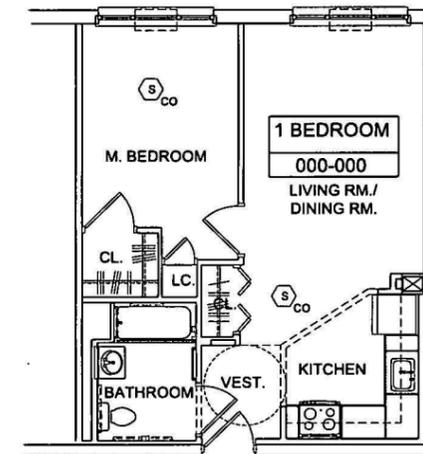
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

MAY 20 2021

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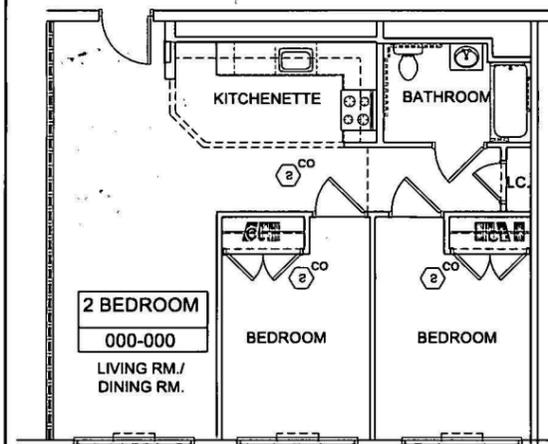
1 1ST FLOOR PLAN
A-102 Scale: 1/8" = 1'-0"



2 TYPE "1" 1 BEDROOM LAYOUT
A-102 Scale: 1/8" = 1'-0"



3 TYPE "2" 1 BEDROOM LAYOUT
A-102 Scale: 1/8" = 1'-0"



4 TYP. 2 BEDROOM LAYOUT
A-102 Scale: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION
5/12/21		SITE PLAN SUBMITTAL
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

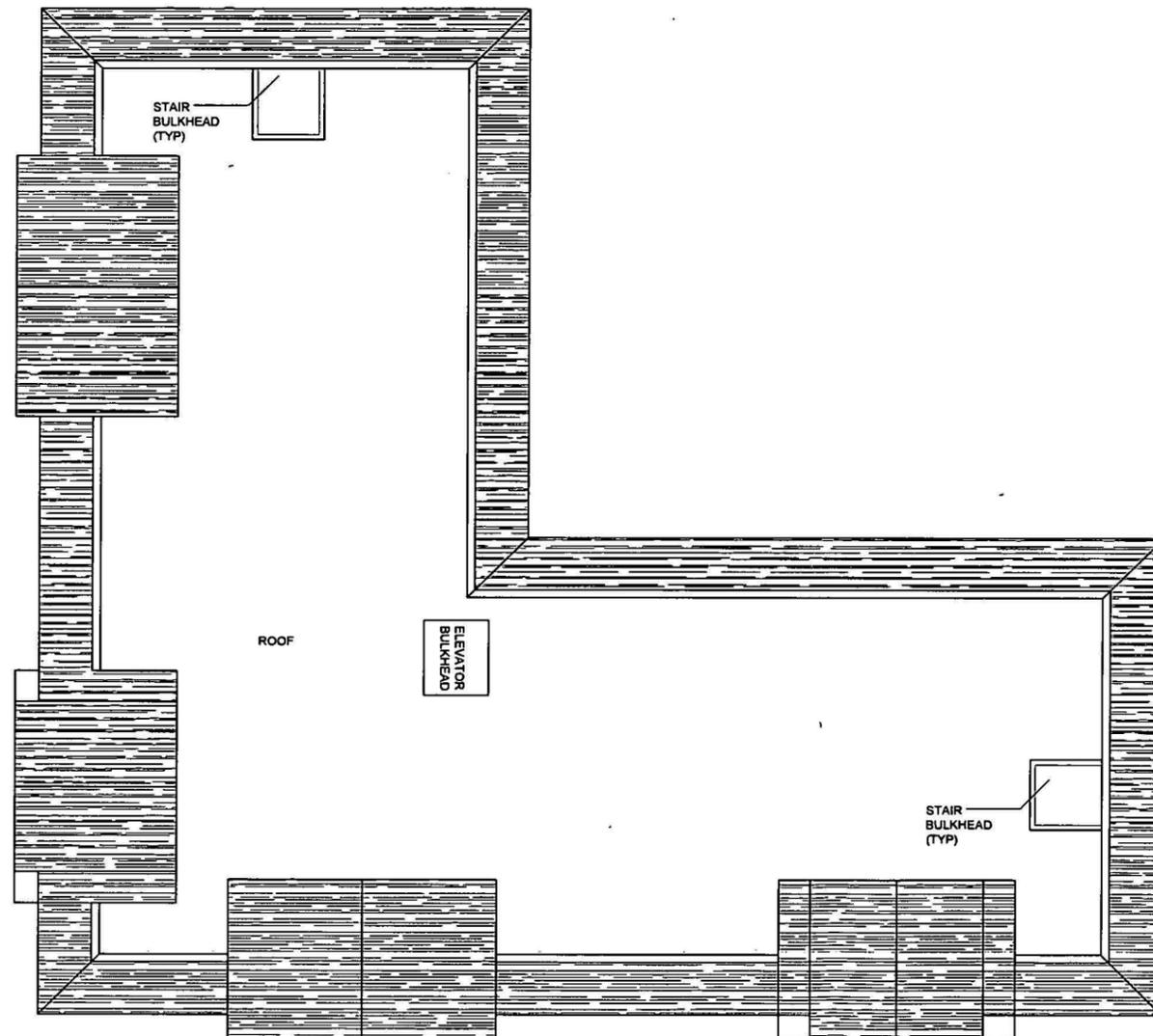
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PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
1ST FLOOR PLAN

STAMP:

DATE: 7-18-2020
JOB #: 20-21
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1 ROOF PLAN
A-104 Scale: 1/8" = 1'-0"



REV.	DATE	DESCRIPTION
5/12/21		SITE PLAN SUBMITTAL
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/26/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

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PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
ROOF PLAN

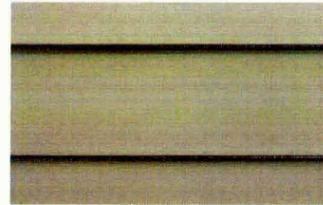
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 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO:
A-104.00

FILE No.: SHEET:

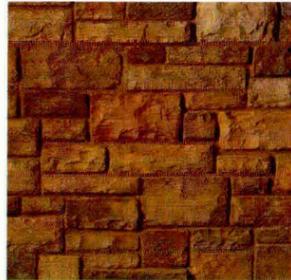
MATERIAL LEGEND



HARDIE SIDING: STRAIGHT EDGE SHINGLE PANEL CHIMAYO GOLD



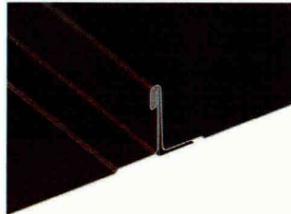
HARDIE SIDING: SMOOTH COBBLE STONE GREY



CULTURED STONE: COBBLEFIELD (CHARDONNAY)



STOREFRONT: KAWNEER TRIFAB 451 & DOUBLE HUNG WINDOWS COLOR: ANODIZED DARK BRONZE



STANDING SEAM METAL ROOF: ATAS 2" FIELD-LOK CLASSIC BRONZE



MANSARD ROOF: ECOSTAR MAJESTIC SLATE: FEDERAL GRAY



1 FRONT ELEVATION: SMITH STREET
A-201 Scale: 1/8" = 1'-0"



2 SIDE ELEVATION:
A-201 Scale: 1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND

SYMBOL	DESCRIPTION	SYSTEM	MATERIAL	COLOR	MANUFACTURER	REMARKS
1	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	COBBLE STONE GRAY	JAMES HARDIE	
2	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	CHIMAYO GOLD	JAMES HARDIE	
3	EXTERIOR TRIM	EXTERIOR TRIM	ENGINEERED POLYMER	CLASSIC WHITE	AZEK TRIM/MOLDING	
4	STOREFRONT	KAWNEER TRIFAB 451	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS LIGHT GRAY TINT
5	DOUBLE HUNG WINDOW	KAWNEER AA-5460	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS
6	STONE	COBBLEFIELD	STONE	CHARDONNAY	CULTURED STONE	
7	STANDING SEAM METAL ROOF	ROOF	METAL	CLASSIC BRONZE	ATAS INTERNATIONAL	2" FIELD-LOK
8	MANSARD ROOF SYSTEM	ROOF	METAL	FEDERAL GRAY	ECOSTAR MAJESTIC SLATE ROOF SYSTEM	

REV.	DATE	DESCRIPTION
5/12/21		SITE PLAN SUBMITTAL
4/12/21		SITE PLAN SUBMITTAL
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
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REVISIONS:

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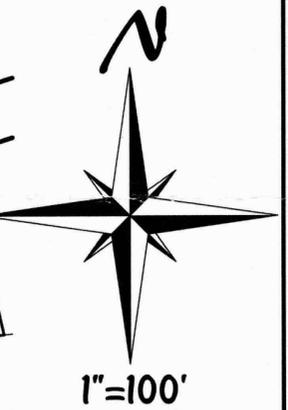
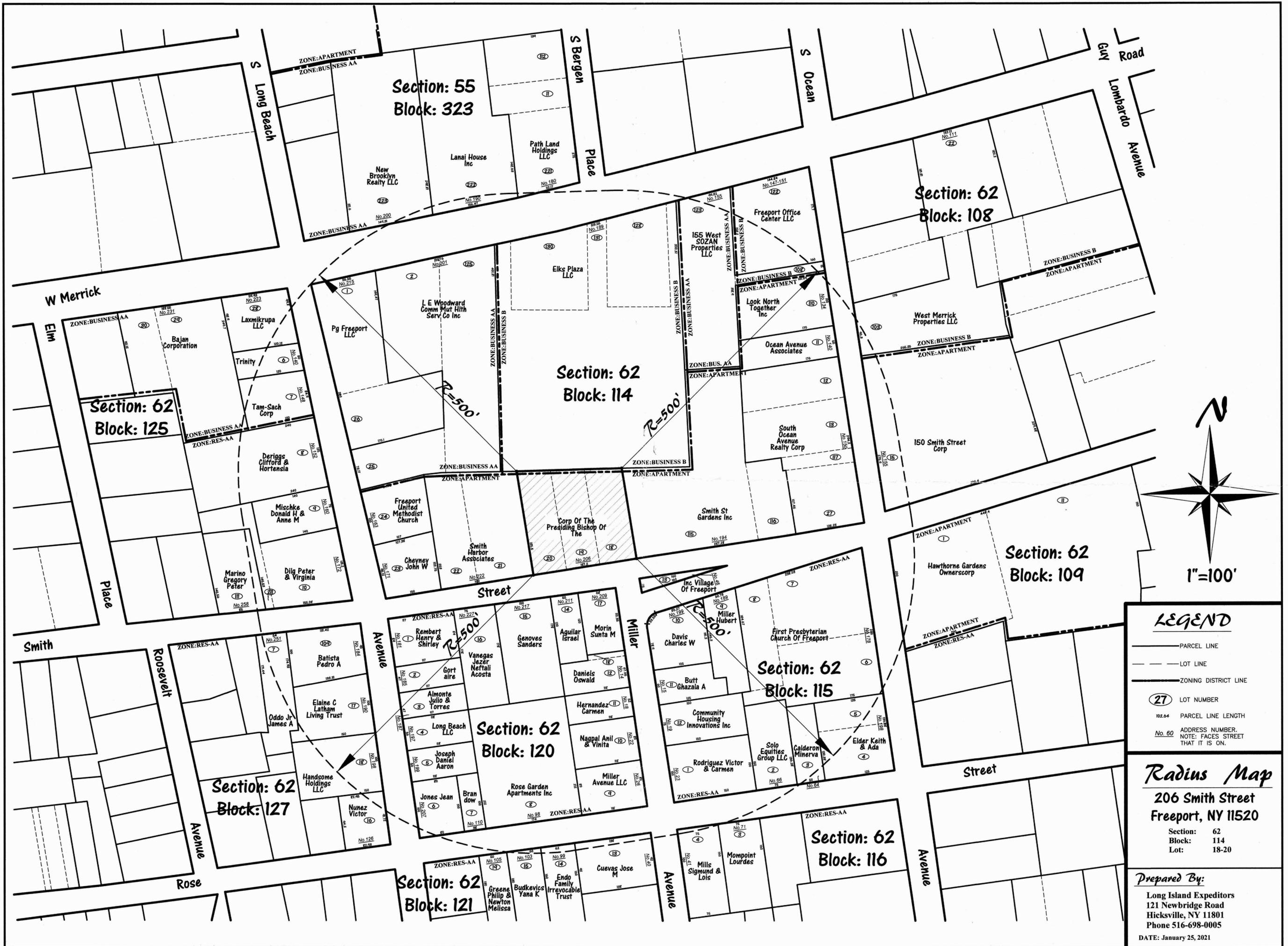
PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
FRONT & SIDE ELEVATIONS

STAMP: DATE: **7-18-2020**
JOB #: **20-21**
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SCALE: **AS NOTED**
DRAWING NO.:
A-201.00

FILE No.: SHEET:

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LEGEND

- PARCEL LINE
- - - LOT LINE
- - - ZONING DISTRICT LINE
- (27) LOT NUMBER
- 102.64 PARCEL LINE LENGTH
- No. 60 ADDRESS NUMBER.
NOTE: FACES STREET THAT IT IS ON.

Radius Map

**206 Smith Street
Freeport, NY 11520**

Section: 62
Block: 114
Lot: 18-20

Prepared By:

Long Island Expeditors
121 Newbridge Road
Hicksville, NY 11801
Phone 516-698-0005

DATE: January 25, 2021



PROPOSED BUILDING FOR
206 SMITH STREET
 FREEPORT, NEW YORK



ARCHITECTURE • URBAN PLANNING
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REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

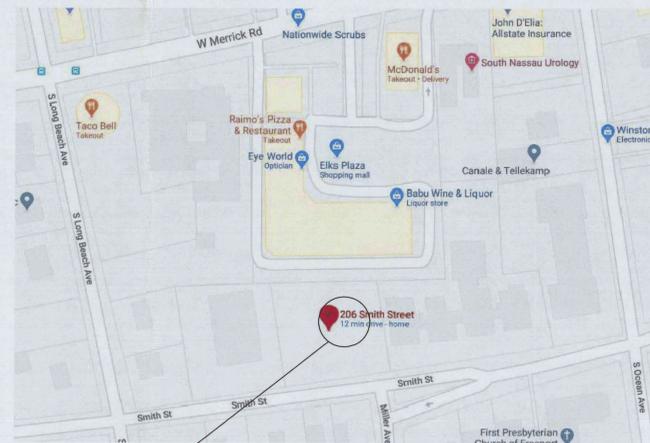


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LIST OF DRAWINGS:
 ARCHITECTURAL

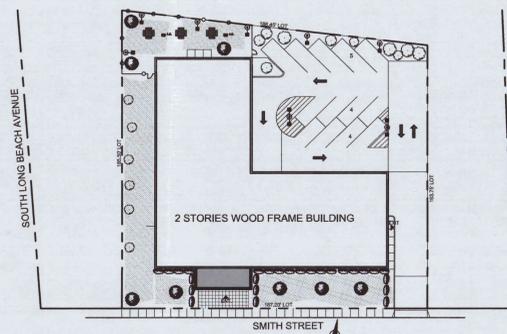
- T-001 COVER SHEET
- Z-001 ZONING SHEET
- BD-001 BUILDING CODE ANALYSIS
- ST-001 SITE PLAN & DETAILS
- ST-002 DRAINAGE PLAN
- ST-003 EROSION & SEDIMENT CONTROL PLAN
- ST-004 LANDSCAPING PLAN
- A-101 CELLAR FLOOR (PARKING)
- A-102 1ST FLOOR PLAN
- A-103 2ND FLOOR PLAN
- A-104 ROOF PLAN
- A-201 BUILDING ELEVATIONS
- A-202 BUILDING ELEVATIONS
- A-401 BUILDING SECTIONS & DETAILS

LOCATION MAP



SITE LOCATION

KEY SITE PLAN



BUILDING INFORMATION

ADDRESS: 206 SMITH ST.
 VILLAGE: FREEPORT
 SECTION: 62
 BLOCK: 114
 LOT: 18.19.20
 ZONING: APARTMENT DISTRICT

PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
TITLE SHEET

STAMP:  DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
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VILLAGE OF FREEPORT ZONING NOTES

SITE DATA:	UNITS:
ADDRESS: 206 SMITH STREET FREEPORT, NY 11520 ZONE: APARTMENT DISTRICT BLOCK: 114 LOT: 18 TOTAL LOT AREA: 32,686 S.F.	MAX. NO OF APARTMENTS- 32,686 SF / 1900 SF = 31 APARTMENTS
ZONING NOTES:	PARKING:
MAX BUILDING HEIGHT MAX NUMBER OF STOREYS	32 2.5
LOT COVERAGE:	PARKING: REQUIRED
MAX LOT COVERAGE= 40% 13,200 SF / 32,686 SF = 40% COMPLES	STUDIO 1.0 PARKING SPACE 1 BEDROOM 1.5 PARKING SPACE 2 BEDROOM 2.0 PARKING SPACE
OPEN SPACE/ RECREATION	PARKING: PROVIDED
MIN. OPEN SPACE: 10% / 25% FLOOR AREA 28,200 SF (2 = 13,200 SF REQUIRED) 32,686 SF (LOT) - 13,200 SF = 19,426 SF: PROVIDED	(1) STUDIO x1 = 1 SPACES REQUIRED (2) 1 BEDROOM UNITS x1.5 = 4 SPACES REQUIRED (2) 2 BEDROOM UNITS x2 = 4 SPACES REQUIRED TOTAL SPACES = 47 SPACES REQUIRED
RECREATION AREA: 15% / 65% (8,426 SF OPEN SPACE) / 15% = 3,238 SF: REQUIRED +3,240 SF: PROVIDED	34 SPACES @ CELLAR = 13 SPACES ON GRADE = 47 SPACES PROVIDED
BUILDING GROSS FLOOR AREA	
CELLAR = 13,200 SF 1ST FL. = 13,200 SF 2ND FL. = 13,200 SF GROSS FL. AREA = 39,600 SF	

UNIT DISTRIBUTION:

FLOORS	STUDIO	1 BEDROOM	2 BEDROOM	UNITS PER FLOOR
FIRST FL.	—	(13) UNITS	(1) UNITS	(14) UNITS
2ND FL.	(1) UNITS	(15) UNITS	(1) UNITS	(17) UNITS
TOTAL UNITS	1 UNITS	28 UNITS	2 UNITS	31 UNITS

210-46: PERMITTED USES:
 A: ALL USES PERMITTED IN RESIDENCE AA AND RESIDENCE A DISTRICTS. - COMPLES
 B: APARTMENTS MAY BE USED AS OFFICES BY PERSONS PRACTICING RECOGNIZED PROFESSIONS SUCH AS MEDICINE, DENTISTRY, PHYSIOTHERAPY AND THE LIKE, NO MORE THAN 10% OF THE APARTMENT UNITS IN ANY STRUCTURE MAY BE USED FOR THIS PURPOSE. - COMPLES

210-47 BUILDING HEIGHT
 A: GENERALLY, ALL BUILDINGS AND STRUCTURES SHALL BE LIMITED TO 50 FEET IN HEIGHT, EXCEPT THAT NO DWELLING SHALL HAVE A HEIGHT OF MORE THAN 35 FEET NOR HAVE MORE THAN THREE STORIES, AND APARTMENT HOUSES SHALL NOT EXCEED 32 FEET IN HEIGHT NOR HAVE MORE THAN 2 1/2 STORIES, INCLUDING THE BASEMENT.

210-49 LOT COVERAGE
 B: APARTMENTS AN APARTMENT HOUSE SHALL NOT OCCUPY MORE THAN 40% OF THE AREA OF THE LOT, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES. - COMPLES

210-50 MINIMUM FLOOR AREA
 THERE SHALL BE A MINIMUM FLOOR AREA OF 600 SQUARE FEET PER APARTMENT UNIT IN APARTMENT HOUSES. - COMPLES

210-51 REQUIRED YARDS
 YARDS OF THE FOLLOWING MINIMUM DEPTH OR WIDTH SHALL BE PROVIDED:

- A: FRONT YARD DEPTH: THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF EACH SIDE OF THE LOT; IF THERE ARE NO EXISTING BUILDINGS AS AFORESAID, THE AVERAGE FRONT YARD DEPTH OF EXISTING BUILDINGS ON THE OPPOSITE SIDE OF THE STREET IN THE SAME BLOCK AND WITHIN 200 FEET OF THE LINES PROJECTED FROM EACH SIDE OF THE LOT; IN NO EVENT, LESS THAN 25 FEET. - COMPLES
- B: SIDE YARD WIDTH: 20 FEET - 20 FEET PROVIDED - COMPLES
- C: REAR YARD DEPTH: 20 FEET - 20 FEET PROVIDED - COMPLES

210-53 BASEMENT OR CELLAR USE
 PARKING SPACE SHALL BE PROVIDED AS SET FORTH IN §210-172.

A: USES PROHIBITED WITH THE EXCEPTION OF ONE APARTMENT IN THE BASEMENT OF AN APARTMENT HOUSE, ACTUALLY OCCUPIED BY THE BUILDING SUPERINTENDENT AND HIS IMMEDIATE FAMILY, NO BASEMENT, CELLAR OR HALF STORY IN AN APARTMENT HOUSE SHALL BE USED FOR PERSONS TO LIVE IN OR SLEEP OR FOR PROFESSIONAL OR BUSINESS PURPOSES OR FOR ANY PURPOSE EXCEPT HOUSING THE MECHANICAL AND HEATING APPARATUS TO SERVE THE STRUCTURE AND FOR STORAGE AS AN ACCESSORY USE BY TENANTS. - COMPLES

B: USES PERMITTED: THE BASEMENT AND CELLAR MAY BE USED FOR LOBBIES, FOR RECREATIONAL FACILITIES, FOR PARKING TENANTS' VEHICLES, FOR MACHINES TO LAUNDRY AND DRY LINENS AND WEARING APPAREL, UTILIZING ONLY WATER AS A LIQUID AND AS AN ACCESSORY TO THE LAUNDRING AND CLEANING PROCESS, AND IF OTHERWISE PERMITTED BY LAW, FOR COIN VENDING MACHINES FOR THE USE AND CONVENIENCE OF THE TENANTS OF THE APARTMENT HOUSE ONLY. - COMPLES

210-54 FRONT YARDS OF APARTMENTS BUILDING
 WITH THE EXCEPTION OF THE NECESSARY DRIVEWAYS, WALKS AND ENTRANCE AREAS, THE FRONT YARD OF ANY APARTMENT HOUSE SHALL BE FULLY GRADED, LANDSCAPED AND CONTINUOUSLY MAINTAINED IN A NEAT AND ORDERLY FASHION, AND NO PORTION OF THE SAID FRONT YARD SHALL BE USED FOR PARKING AUTOMOBILES OR OTHER VEHICLES OR STORING ARTICLES OF ANY KIND. - COMPLES

210-55 LIGHTING AND VENTILATION OF APARTMENTS
 EVERY ROOM IN AN APARTMENT HOUSE IN WHICH PERSONS LIVE, SLEEP, WORK OR CONGREGATE, INCLUDING KITCHENS, BUT EXCLUDING AIR SHAFTS, ELEVATOR SHAFTS, HALLWAYS AND STAIRWAYS, SHALL BE ADEQUATELY AND NATURALLY LIGHTED AND VENTILATED BY AT LEAST ON (1) WINDOW OPENING DIRECTLY UPON A STREET, YARD OR COURT WHICH IS LOCATED ON THE SAME LOT, AND SUCH YARD OR COURT SHALL HAVE AN UNOBSTRUCTED EXIT TO THE STREET. - COMPLES

210-172 REQUIRED PARKING SPACES
 A: THE FOLLOWING NUMBER OF PARKING SPACES SHALL BE PROVIDED AND SATISFACTORILY MAINTAINED FOR EACH BUILDING, LOT OR COMBINATION THEREOF WHICH IS HEREAFTER LAWFULLY ERRECTED, ENLARGED, ALTERED, MAINTAINED AND/OR USED FOR ANY OF THE FOLLOWING PURPOSES: (AMENDED 11-23-1992 BY L.L. NO. 4-1992)

(1) SINGLE-FAMILY DWELLINGS: AT LEAST TWO OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT. THE PARKING AREA PROVIDED MAY BE INSTALLED IN A SIDE YARD.

(2) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES:
 (A) APARTMENT HOUSES AND MULTIFAMILY RESIDENCES: PARKING SPACES ACCESSIBLE TO ALL TENANTS SHALL BE PROVIDED ON THE PREMISES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TYPE OF RESIDENCE	NUMBER OF SPACES (PER DWELLING UNIT)
EFFICIENCY	1.0
ONE-BEDROOM	1.5
TWO OR MORE BEDROOMS	2.0

(B) THE PORTION OF THE PARKING AREA WHICH ADJUTS ON A PUBLIC STREET AND/OR ADJACENT PROPERTY SHALL BE PROTECTED BY A CHAIN LINK FENCE OR FENCE OF A SIMILAR PERMANENT QUALITY AS MAY BE APPROVED BY THE SUPERINTENDENT OF BUILDINGS, HAVING A COVERING OF ENGLISH IVY OR VINES SIMILAR IN NATURE.

(C) SAID GARAGE, GARAGE SPACES, CARPORTS AND PARKING AREAS SHALL BE RESERVED EXCLUSIVELY FOR THE USE OF THE TENANTS OF EACH APARTMENT HOUSE AND THEIR VISITORS. THERE SHALL BE NO SEPARATE CHARGE TO THE TENANTS FOR THE PARKING SPACES. ANY COSTS, FEES AND RENTS FOR SAID SPACES SHALL BE INCLUDED IN THE RENT PAID FOR EACH APARTMENT OR DWELLING UNIT. - COMPLES

HOMES AND COMMUNITY RENEWEL

QUALITY OF LIFE (SITE)
 BICYCLE STORAGE: 5 BICYCLE RACKS PROVIDED - COMPLES
 OUTDOOR SEATING: (3) DURABLE AND LOW MAINTENANCE BENCHES PROVIDED - COMPLES

DWELLING UNIT SPACE

STUDIO: MAX. AREA 550 SQ. FT. PROVIDED 525 SQ. FT. - COMPLES
 1-BEDROOM: MAX. AREA 725 SQ. FT. PROVIDED 600 SQ. FT. - COMPLES
 2-BEDROOM: MAX. AREA 950 SQ. FT. PROVIDED 750 SQ. FT. - COMPLES

BULK STORAGE

STUDIO: 10 SQ. FT./UNIT = 1 BULK STORAGE - COMPLES
 1-BEDROOM: 20 SQ. FT./UNIT = 28 BULK STORAGE - COMPLES
 2-BEDROOM: 20 SQ. FT./UNIT = 2 BULK STORAGE - COMPLES

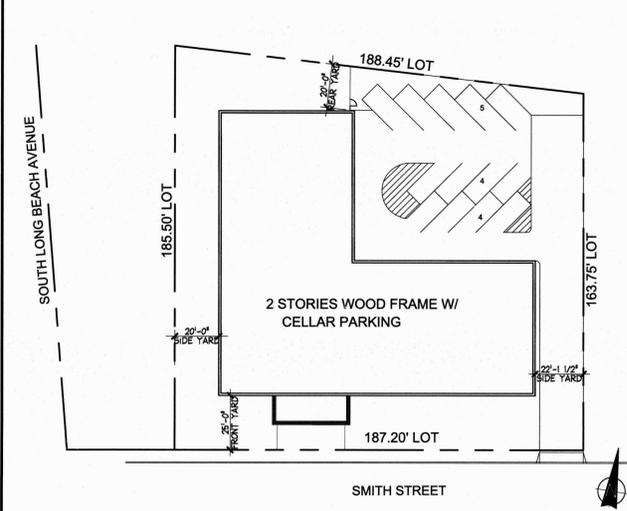
TOTAL BULK STORAGE: = 31 BULK STORAGE UNITS PROVIDED

COMMUNITY ROOM: 15 SQ. FT. / 31 UNITS = 465 SQ. FT. REQUIRED 500 SQ. FT. PROVIDED - COMPLES

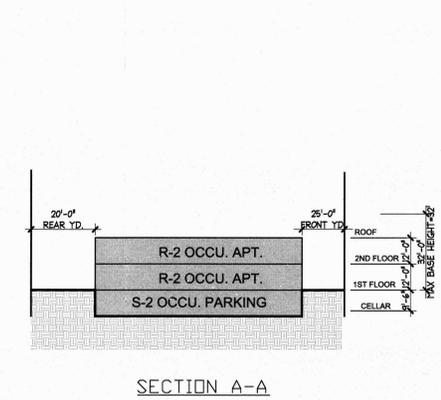
MAILBOXES: PROVIDED IN ACCORDANCE WITH USPS STANDARDS - COMPLES

LAUNDRY ROOM: ONE WASHER AND ONE DRYER FOR EVERY 10 DWELLING UNITS = 4 WASHERS & 4 DRYERS PROVIDED ON 1ST FLOOR

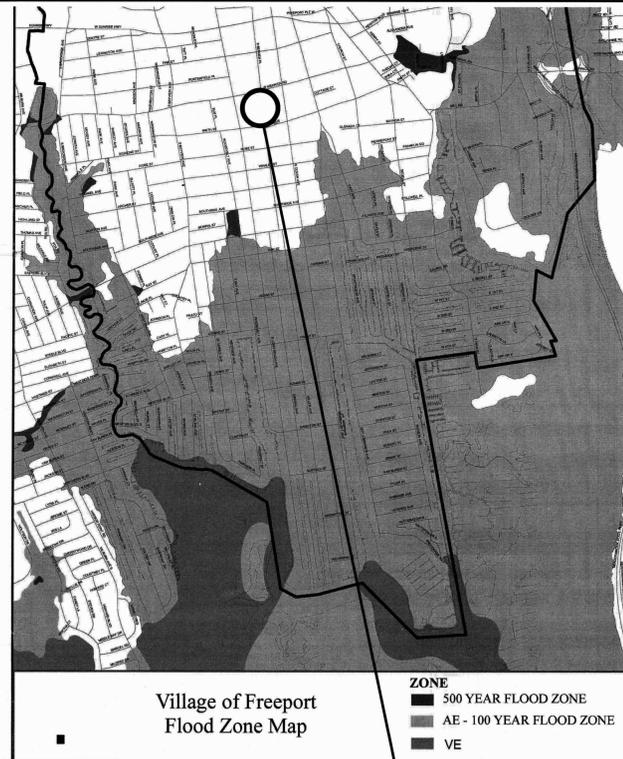
PLOT DIAGRAM



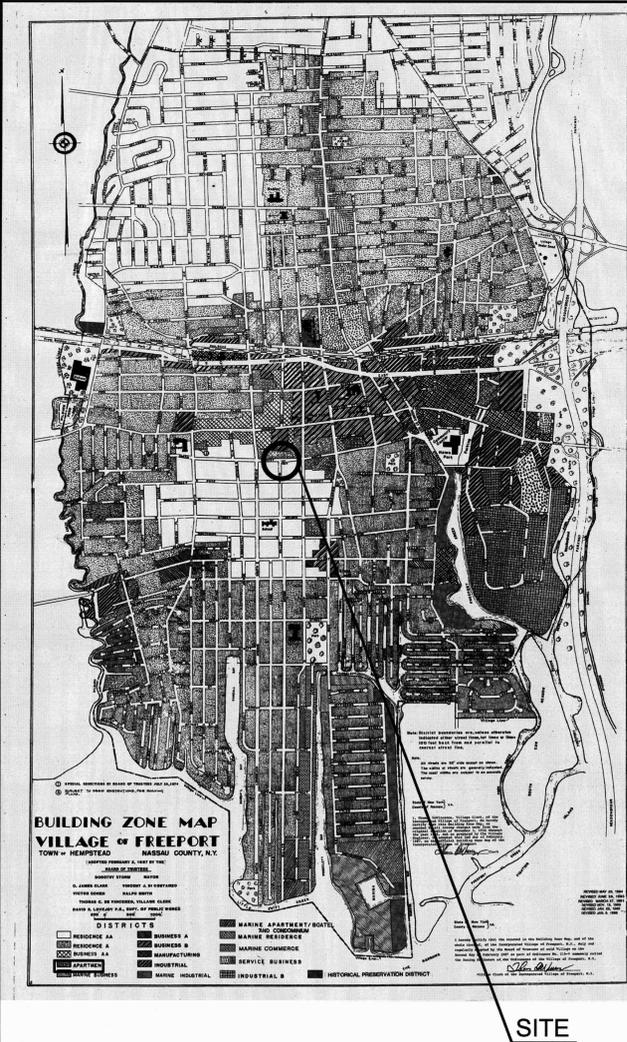
DIAGRAMMATIC SECTION



VILLAGE OF FREEPORT FLOOD MAP



VILLAGE OF FREEPORT ZONING MAP



REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
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REVISIONS:

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PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
VILLAGE OF FREEPORT ZONING

STAMP: REGISTERED ARCHITECT STATE OF NEW YORK

DATE: 7-19-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO: **Z-001.00**

FILE NO.: SHEET:

BUILDING CODE ANALYSIS -

2020 INTERNATIONAL BUILDING CODE

2020 INTERNATIONAL BUILDING CODE - CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION SECTION 310 - RESIDENTIAL GROUP R 310.3 RESIDENTIAL GROUP R-2 - OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE. APARTMENT HOUSES. 311.3 STORAGE GROUP S-2 - LOW-HAZARD STORAGE - PARKING GARAGE, ENCLOSED.

LARGEST FLOOR AREA = 12,861 SQ. FT. (1ST FLOOR)

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 406 - MOTOR-VEHICLE RELATED OCCUPANCIES ENCLOSED PARKING GARAGES SHALL ALSO COMPLY WITH SECTION 406.6. See section 510 for special provisions for parking garages. (N.A.)

406.4.1 CLEAR HEIGHT - 7 FEET, MUST ALSO COMPLY WITH SECTION 1106.5

502.6 ICCA117.1-2009 - HANDICAPPED SPACES AND ACCESS AISLES TO BE 8'-2" MIN.

406.4.4 RAMPS - MAXIMUM SLOPE 1:15 (6.67%)

406.4.6 MIXED OCCUPANCY SEPARATION -> 508.1

508.1 TABLE 508.4 - OCCUPANCY GROUP R TO S-2 = 1 HOUR REQUIRED / PROVIDED

PROPOSED CONSTRUCTION TYPE IIA

SECTION 420 - GROUP R-2 420.2 SEPARATION WALLS - BETWEEN DWELLING UNITS IN SAME BUILDING -> SECTION 708 = 1 HR MIN. REQUIRED / PROVIDED

420.3 HORIZONTAL SEPARATION -> SECTION 711 - BETWEEN DWELLING UNITS IN SAME BUILDING, 711.2.4.3 DWELLING UNITS & SLEEPING UNITS. 711.2 HORIZONTAL ASSEMBLIES -> TYPE IB, 711.2.4.3 DWELLING UNITS AND SLEEPING UNITS = 1 HR REQUIRED / 1 HOUR PROVIDED

SECTION 420.5 AUTOMATIC SPRINKLER SYSTEM REQUIRED IN ACCORDANCE WITH SECTION 903.2.8 SHALL BE PROVIDED. COMPLIES.

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED. COMPLIES.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 501 -> Table 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

Table with 6 columns: OCCUPANCY CLASSIFICATION, SPRINKLER OR NON SPRINKLER, TYPE OF CONSTRUCTION, ALLOWABLE, PROPOSED, COMPLIES. Row 1: R, S, IIA, 85 FEET, 24 FEET, YES.

Table 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

Table with 6 columns: OCCUPANCY CLASSIFICATION, SPRINKLER OR NON SPRINKLER, TYPE OF CONSTRUCTION, ALLOWABLE, PROPOSED, COMPLIES. Row 1: R-2, S, IIA, 4, 2, YES.

SECTION 506 - BUILDING AREA

506.2 ALLOWABLE AREA DETERMINATIONS -> 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS-> NOT NEEDED

TABLE 506.2, SM= BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

PROPOSED 2 STORY BUILDING EL. 24.00 TO ROOF. NOT INCLUDING ANY ARCHITECTURAL FEATURES OR PARAPET. HEIGHT MEASURED ABOVE AVERAGE CURB HEIGHT OF ELEV. 97.18'

TABLE 506.2 ALLOWABLE AREA FACTOR

Table with 3 columns: OCCUPANCY CLASSIFICATION, SEE FOOTNOTES (ABOVE), TYPE OF CONSTRUCTION. Row 1: R-2, SM, 72,000.

SECTION 508 - MIXED USE AND OCCUPANCY

508.4 SEPARATED OCCUPANCIES TABLE 508.4, S= BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. N= NO SEPARATION REQUIRED

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

Table with 6 columns: 1ST OCCUPANCY CLASSIFICATION, 2ND OCCUPANCY CLASSIFICATION, SPRINKLER OR NON SPRINKLER, HOURS (MIN.), PROPOSED, COMPLIES. Row 1: R, S-2, S, 1, 2, YES.

CHAPTER 6 - TYPES OF CONSTRUCTION

SECTION 602 - CONSTRUCTION CLASSIFICATION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

Table with 5 columns: BUILDING ELEMENT, TYPE OF CONSTRUCTION, HOURS (MIN. REQ'D), PROPOSED HOURS, COMPLIES. Row 1: PRIMARY STRUCTURAL FRAME, IIA, 1, 1, YES.

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HOURS)

Table with 4 columns: FIRE SEPARATION DISTANCE, TYPE OF CONSTRUCTION, OCCUPANCY GROUP 'R' & 'S-2', COMPLIES. Row 1: X < 5, ALL, 1, YES.

BUILDING CODE ANALYSIS CONT'D

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS - 705.8 OPENINGS - 705.8.1 ALLOWABLE AREA OF OPENINGS. TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION. UNPROTECTED OPENINGS WITH FIRE SEPARATION GREATER THAN 30 FEET = UNLIMITED 705.8.5 VERTICAL SEPARATION OF OPENINGS. EXCEPTION 2-> N/A TO BLDGS. EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM - COMPLIES

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS

Table with 2 columns: GROUP, FIRE-RESISTANCE RATINGS. Row 1: R-2, 3.

SECTION 707 - FIRE BARRIERS - 707.2 MATERIALS - FIRE BARRIERS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

707.3.1 SHAFT ENCLOSURES -> 713.4 FIRE RESISTANCE RATING- MIN 2 HRS WHERE CONNECTING 4 STORIES OR MORE. 1 HR LESS THAN 4 STORIES. THEREFORE 2 HOUR SHAFTS REQUIRED AND PROVIDED.

707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION -> 1023.1 DIRECTLY TO EXTERIOR OR THROUGH EXIT PASSAGEWAY. ENCLOSURE FOR EXIT ACCESS STAIRWAY->713.4 FIRE RESISTANCE RATING- MIN 2 HRS WHERE CONNECTING 4 STORIES OR MORE. 1 HR LESS THAN 4 STORIES. THEREFORE 2 HOUR SHAFTS REQUIRED AND PROVIDED.

707.3.3 EXIT PASSAGEWAYS -> 1024.3 CONSTRUCTION - 1 HOUR RATING MINIMUM

SECTION 708 - FIRE PARTITIONS 708.1, 708.3 1. SEPARATION WALLS FOR R-2-> 1 HOUR REQUIRED / PROVIDED

3. CORRIDOR WALLS AS PER 1020.1-> GROUP R - 1/2 HOUR REQUIRED / 1 HOUR PROVIDED.

4. ELEVATOR LOBBY SEPARATION AS REQUIRED BY SECTION 3006.2--HOISTWAY OPENING PROTECTION REQUIRED- 3006.3--HOISTWAY OPENING PROTECTION-

GROUP S-2 = 0 HOUR WITH SPRINKLER SYSTEM

R-2 = 1 HOUR RATING PROVIDED IN CORRIDOR & BETWEEN DWELLING UNITS. CHAPTER 8 - INTERIOR FINISHES

SECTION 803.1 INTERIOR WALL AND CEILING FINISH - INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2 EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1

INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH SURFACE FLAME SPREAD RATING (PER TABLE 803.11)

TABLE 803.11 - INTERIOR WALL AND CEILING FINISH REQUIREMENT BY GROUP.

SECTION 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

Table with 4 columns: GROUP, INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS, CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS, ROOMS AND ENCLOSED SPACES. Row 1: R-2, C, C, C.

SECTION 804 INTERIOR FLOOR FINISH

804.2 CLASSIFICATION - INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.2.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253.

804.4.1 TEST REQUIREMENTS-

804.4.2 MINIMUM CRITICAL RADIANT FLUX - IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS - EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL NOT BE LESS THAN CLASS I IN GROUPS I-1, I-2 AND I-3 AND NOT LESS THAN CLASS II IN GROUPS A, B, E, H, I-4, M, R-1, R-2, S.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PILL TEST" (CPS 16 CFR, PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

SECTION 805 COMBUSTIBLE FLOORING MATERIALS IN TYPES I AND II CONSTRUCTION

805.1 - COMBUSTIBLE MATERIALS INSTALLED ON OR EMBEDDED IN FLOORS OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL COMPLY WITH SECTIONS 805.1.1 THROUGH 805.1.3

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS 903.1.2 GROUP A-2 - RESIDENTIAL AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED. SEE SPRINKLER DRAWINGS.

903.2.10 GROUP S-2 ENCLOSED PARKING GARAGES AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORD. WITH 2015 IBC & NFPA 13 SEE SPRINKLER DRAWINGS.

SECTION 906 - PORTABLE FIRE EXTINGUISHERS 906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN R-2 & S OCCUPANCIES.

906.2 GENERAL REQUIREMENTS. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 10.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS 907.2.9 GROUP R-2, FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

907.2.9.1 - A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES.

BUILDING CODE ANALYSIS CONT'D

CHAPTER 10 - MEANS OF EGRESS

SECTION 1004 - OCCUPANT LOAD - TABLE 1004.5

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Table with 5 columns: FUNCTION OF SPACE, OCCUPANT LOAD FACTOR (FLOOR AREA IN SF PER OCCUPANT), FLOOR, FLOOR AREA, OCCUPANT LOAD. Row 1: RESIDENTIAL, 200 GROSS, 1ST, 12,861 S.F., 12,861/200 = 64.

TOTAL OCCUPANT LOAD (EGRESS CALC) 192 OCCUPANTS

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3 REQUIRED CAPACITY BASED ON OCCUPANT LOAD 1005.3.1 STAIRWAYS - OCCUPANT LOAD x CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT (ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING)

1005.3.2 OTHER EGRESS COMPONENTS OCCUPANT LOAD x CAPACITY FACTOR OF 0.2 INCHES PER OCCUPANT

TABLE 1005 MEANS OF EGRESS SIZING

Table with 6 columns: LEVEL (S), TOTAL OCCUPANTS, REQUIRED WIDTH (STAIR .3), WIDTH PROVIDED, REQ'D DOOR (DOOR .2), WIDTH PROVIDED. Row 1: RESIDENTIAL FLOORS 1-2, 64, 64 x .3 = 19.2", 88" (2 @ 44"), 64 x .2 = 12.8" (2 EXITS @ 36"), OK.

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1 EGRESS BASED ON OCCUPANCY LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE -> SEE TABLE 1006.2.1

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

Table with 3 columns: OCCUPANCY, MAX OCCUPANT LOAD OF SPACE, MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET) WITH SPRINKLER SYSTEM. Row 1: R-2, 20, 125 MAX.

SECTION 1006.2.1 EXCEPTIONS: IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET. CONFORMS BUT CONTINUE TO SECTION 1006.3.1

1006.3.1 EGRESS BASED ON OCCUPANT LOAD - TABLE 1006.3.1

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

Table with 2 columns: OCCUPANT LOAD PER STORY, MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY. Row 1: 1-500, 2.

SECTION 1006.3.3 SINGLE EXITS TABLE 1006.3.2 (1) -> R-2 OCCUPANCY - TWO EXITS REQUIRED.

SECTION 1007 - EXIT AND EXIT ACCESS DOORWAY CONFIGURATION 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS- EXCEPTION 1 - WHERE INTERIOR EXIT STAIRWAYS OR RAMPS ARE INTERCONNECTED BY A 1-HOUR FIRE RESISTANCE-RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1020, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.

EXCEPTION 2 - WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. COMPLIES - SEE LIFE SAFETY PLANS FOR DIMENSIONS

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1006.2 OR 1006.3 - TWO ACCESSIBLE MEANS OF EGRESS ARE REQUIRED.

SECTION 1009.2.1 - ELEVATORS REQUIRED - IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4 PROPOSED BUILDING IS TWO STORIES ABOVE LEVEL OF EXIT DISCHARGE THEREFORE IS REQUIRED TO COMPLY WITH SECTION 1009.4.

SECTION 1009.3 - STAIRWAYS - IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48 INCHES MINIMUM BETWEEN HANDRAILS AND SHALL EITHER INCORPORATE AN AREA OF REFUGE WITH AN ENLARGED FLOOR-LEVEL LANDING OR SHALL BE ACCESSED FROM AN AREA OR REFUGE COMPLYING WITH SECTION 1009.6

EXCEPTION 1 - THE CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2

EXCEPTION 5 - AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. SEE SECTION 1011 STAIRWAYS

SECTION 1011 STAIRWAYS - 44 INCHES MINIMUM REQUIRED, 44" PROVIDED.

1007 - EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2-> SEE TABLE 1017.2

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

Table with 2 columns: OCCUPANT, WITH SPRINKLER SYSTEM. Row 1: R, 250 FEET MAX.

COMPLIES - SEE LIFE SAFETY PLANS

BUILDING CODE ANALYSIS CONT'D

SECTION 1020 - CORRIDORS

1020.1 CONSTRUCTION TABLE 1020.1

TABLE 1020.1 CORRIDOR FIRE RESISTANCE RATING

Table with 4 columns: OCCUPANCY, OCCUPANT LOAD SERVED BY CORRIDOR, REQUIRED FIRE-RESISTANCE RATING (hours) WITHOUT SPRINKLER SYSTEM, WITH SPRINKLER SYSTEM. Row 1: R, GREATER THAN 10, NOT PERMITTED, 0.5.

SECTION 1020.2 WIDTH AND CAPACITY TABLE 1020.2

TABLE 1020.2 MINIMUM CORRIDOR WIDTH

Table with 2 columns: OCCUPANCY, OCCUPANT LOAD SERVED BY CORRIDOR. Row 1: R, 44"

SECTION 1020.4 DEAD ENDS EXCEPTION 2 - IN OCCUPANCY GROUP R-2 WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET. COMPLIES SEE LIFE SAFETY PLANS

CHAPTER 11 - ACCESSIBILITY

SECTION 1102.1 - TO BE IN ACCORDANCE WITH ICC/ANSI A117.1-09

1104 - ACCESSIBLE ROUTE 1104.1 SITE ARRIVAL POINTS 1104.4 MULTILEVEL BUILDINGS AND FACILITIES - AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY AND MEZZANINE IN MULTILEVEL BUILDINGS AND FACILITIES.

SECTION 1105 - ACCESSIBLE ENTRANCES - PUBLIC ENTRANCES 1105.1.7 - DWELLING UNITS AND SLEEPING UNITS - AT LEAST ONE ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH DWELLING UNIT AND SLEEPING UNIT IN A FACILITY.

1106.1 - PARKING AND PASSENGER LOADING FACILITIES.

TOTAL SPACES PROVIDED: 13 ON SITE SPACES & 32 @ CELLAR 1106.5 VAN SPACES - FOR EVERY 6 ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN ACCESSIBLE PARKING SPACE.

2 ACCESSIBLE PARKING SPACES PROVIDED / 6 = 1 VAN SPACES REQUIRED / PROVIDED.

SECTION 502.6 ICCA117.1-2009 VERTICAL CLEARANCE MIN. 98 INCHES / 98 INCHES PROVIDED (10'-8"+)

SECTION 1107 DWELLING UNITS AND SLEEPING UNITS 1107.2 DESIGN- TYPE A & TYPE B UNITS SHALL COMPLY WITH THE APPLICABLE PORTIONS OF CHAPTER 10 OF ICC A117.1.....

CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1206.2 AIR-BORNE SOUND, WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50. COMPLIES - SEE WALL TYPES

CHAPTER 17 - SPECIAL INSPECTIONS AND TESTS

SECTION 1703 APPROVALS 1703.1 APPROVED AGENCY. AN APPROVED AGENCY SHALL PROVIDE ALL INFORMATION AS NECESSARY FOR THE BUILDING OFFICIAL TO DETERMINE THAT THE AGENCY MEETS THE APPLICABLE REQUIREMENTS SPECIFIED IN SECTIONS 1703.1.1 THROUGH 1703.1.3

SECTION 1705 - REQUIRED SPECIAL INSPECTIONS AND TESTS TO BE IN ACCORDANCE WITH THE 2015 IBC AND 2017 UNIFORM CODE SUPPLEMENT OF NEW YORK STATE. SEE STRUCTURAL DRAWINGS FOR MINIMUM REQUIRED LIST PERTAINING TO THIS PROJECT. INCLUDING BUT NOT LIMITED TO:

- 1. STRUCTURAL STEEL - WELDING AND BOLTING
- 2. STRUCTURAL STEEL - DETAILS
- 3. SUBGRADE INSPECTION
- 4. SUBSURFACE CONDITIONS - FILL PLACEMENT & IN-PLACE DENSITY
- 5. CONCRETE - DESIGN MIX (TR)
- 6. CONCRETE - SAMPLING AND TESTING
- 7. MASONRY -
- 8. STRUCTURAL STABILITY
- 9. FIRE STOPPING

CHAPTER 29 - PLUMBING SYSTEMS

SECTION 2901 - PLUMBING SYSTEMS -> SEE 2015 IPC (INTERNATIONAL PLUMBING CODE) CHAPTER 4 - TABLE 403.1 - MIN NUMBER OF REQUIRED PLUMBING FIXTURES

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

Table with 5 columns: CLASSIFICATION, WATER CLOSETS (MALE & FEMALE), LAVATORIES, BATH/TUBS / SHOWERS, OTHER. Row 1: RESIDENTIAL R-2, 1 PER DWELLING UNIT, 1 PER DWELLING UNIT, 1 PER DWELLING UNIT, 1 KITCHEN SINK PER DWELLING UNIT, 1 WASHING MACHINE PER 20 DWELLING UNITS.

COMPLIES - SEE FLOOR PLANS

ENERGY CONSERVATION CODE ANALYSIS

2020 INTERNATIONAL ENERGY CONSERVATION CODE

WITH 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT

2015 INTERNATIONAL ENERGY CONSERVATION CODE -

CHAPTER 1 SCOPE AND ADMINISTRATION C101.5.1 COMPLIANCE SOFTWARE - COMcheck or ASHRAE 90.1-2016

CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY C402 BUILDING ENVELOPE REQUIREMENTS C503.3 BUILDING ENVELOPE - Shall comply with Sections C402.1 through C402.5 -

CLIMATE ZONE 4A- NASSAU COUNTY

TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS (NYS SUPPLEMENT 2020)

CLIMATE ZONE 4a

Vertical fenestration

U-factor

Fixed fenestration 0.38

Operable fenestration 0.45

Entrance Doors 0.77

SHGC

PF < 0.2 0.4000

0.2 <= PF < 0.5 0.4800

PF > 0.5 0.64

Skylights

U-Factor 0.50

SHGC 0.40

PROFESSIONAL STATEMENT

TO THE BEST OF MY KNOWLEDGE OR BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE.

Table with 3 columns: REV., DATE, DESCRIPTION. Row 1: 1/22/21, SITE PLAN SUBMITTAL

REVISIONS:

NEWMAN DESIGN ARCHITECTURE + URBAN PLANNING logo and contact information.

PROJECT:

206 SMITH STREET FREEPORT, NY

TITLE:

BUILDING CODE ANALYSIS

STAMP:

Professional seal and stamp for Robert J. Newman, Registered Architect, State of New York.

DATE: 7-18-2020

JOB #: 20-21

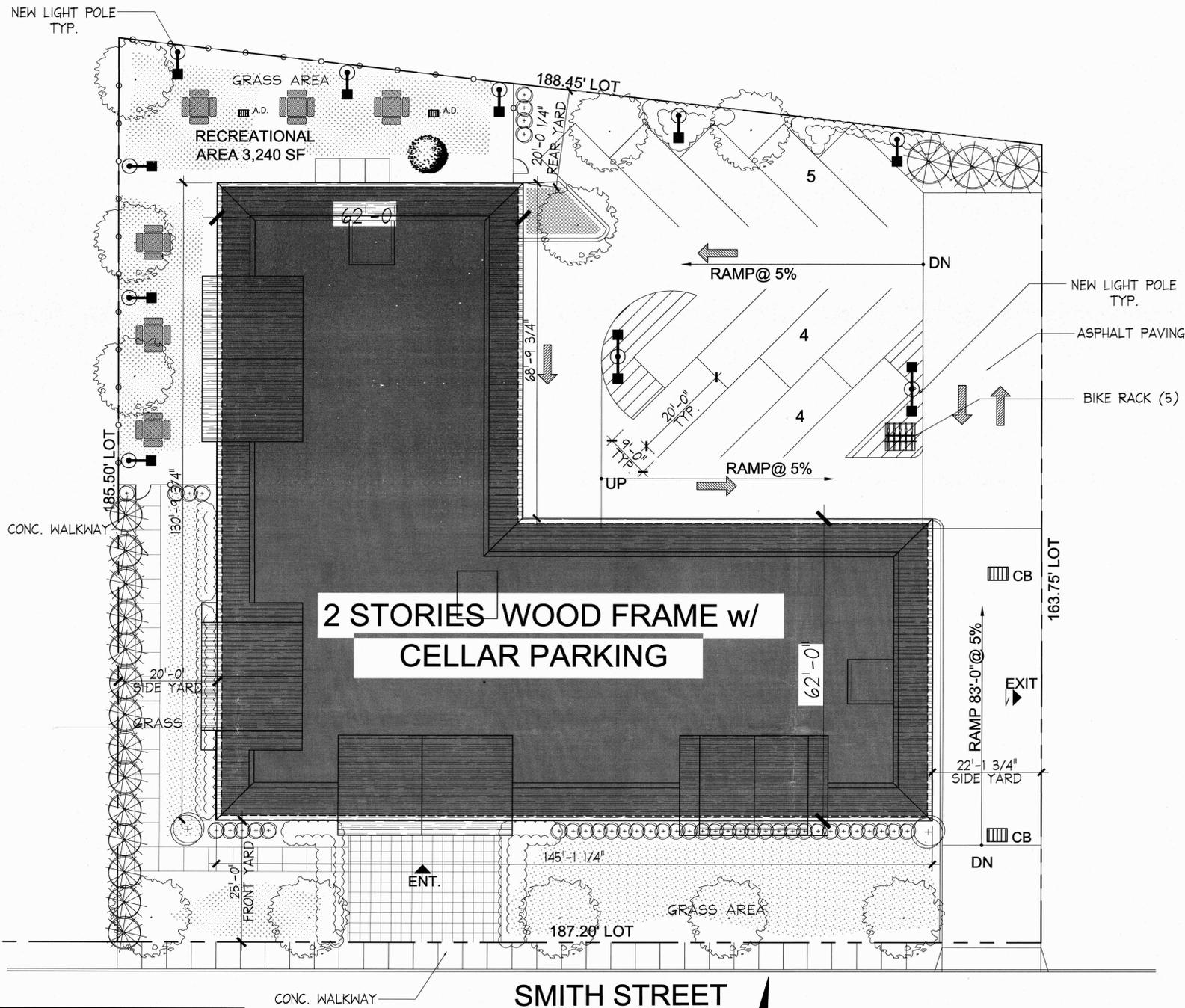
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SCALE: AS NOTED

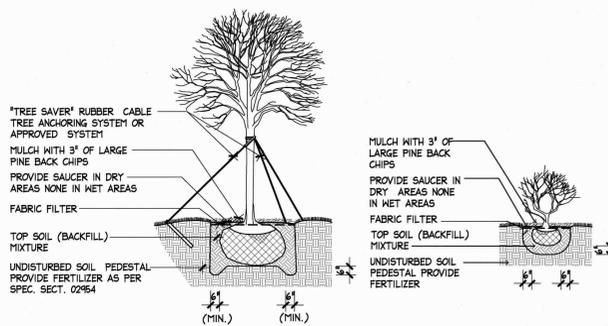
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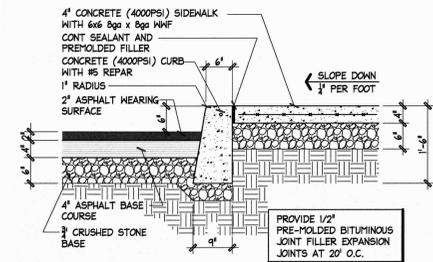
SOUTH LONG BEACH AVENUE



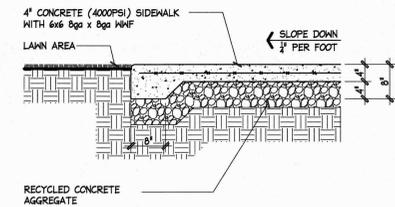
1 SITE PLAN
ST-107 Scale: 1/8" = 1'-0"



2 TYP. TREE & SHRUB PLANTING DETAILS
ST-004 Scale: N.T.S.



2 SECTION THRU CURB @ ROADWAY
ST-001 Scale: 3/4" = 1'-0"



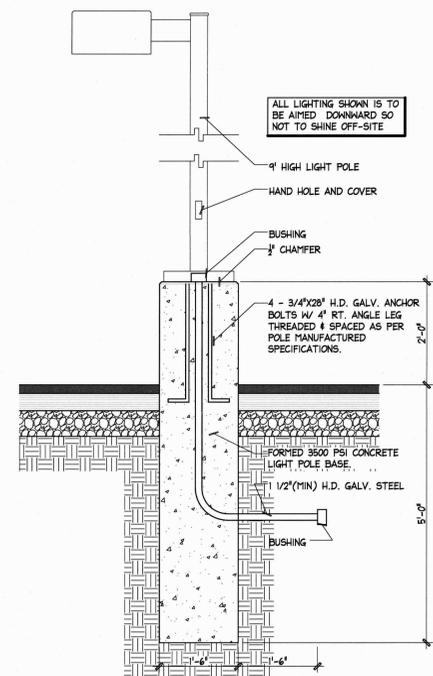
3 SECTION CONC WALK @ GRADE
ST-001 Scale: 3/4" = 1'-0"



4 SECTION THRU EXPANSION JOINT
ST-001 Scale: 3/4" = 1'-0"



5 SECTION THRU CONTROL JOINT
ST-001 Scale: 3/4" = 1'-0"



6 SECTION THRU TYP LIGHT POLE
ST-001 Scale: 3/4" = 1'-0"

REV.	DATE	DESCRIPTION
1/23/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:
206 SMITH STREET
FREEPORT, NY

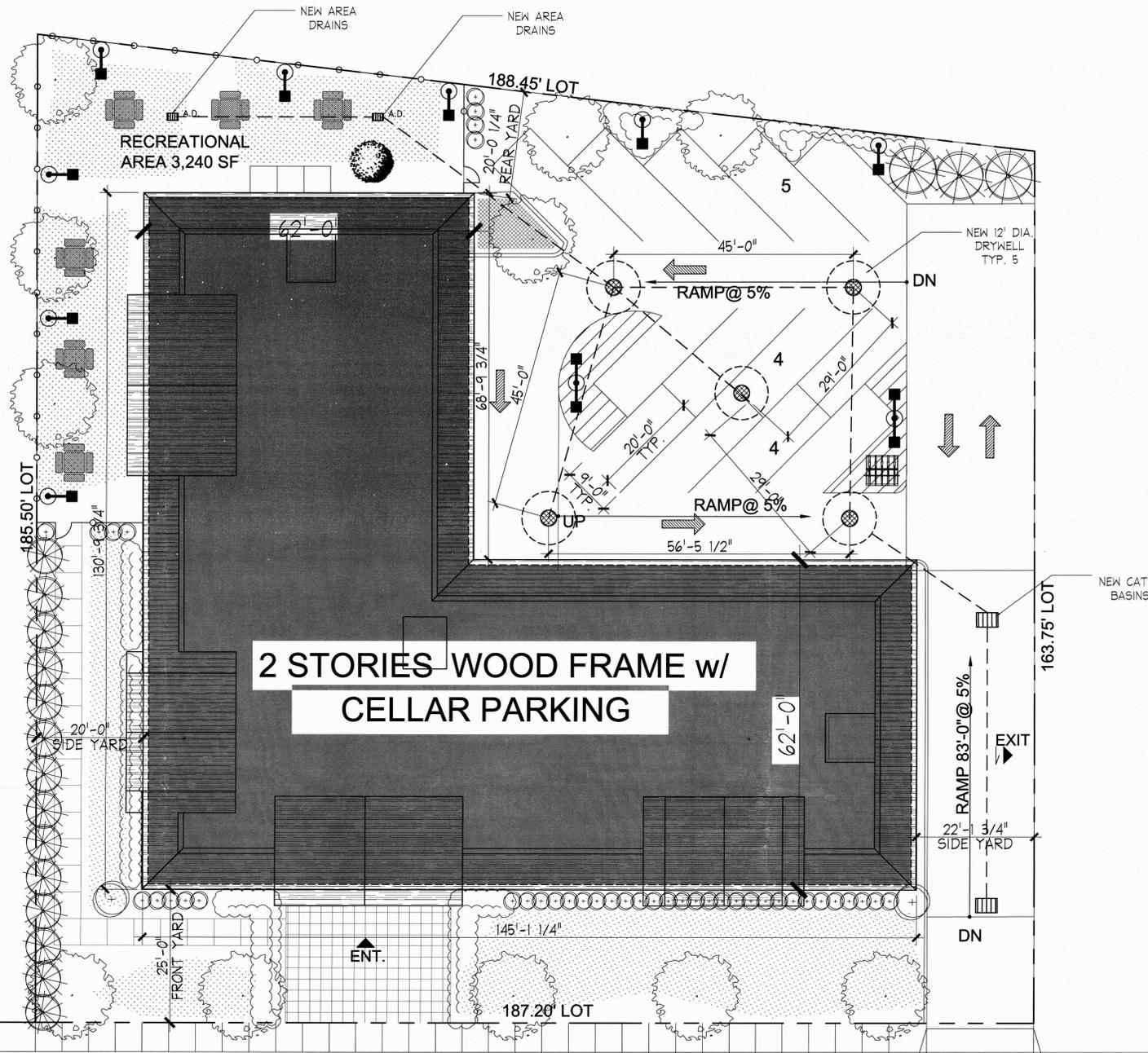
TITLE:
SITE PLAN & DETAILS

STAMP: REGISTERED ARCHITECT
ERIC NEWMAN
STATE OF NEW YORK

DATE: 7-18-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **ST-001.00**

FILE NO.: SHEET:

SOUTH LONG BEACH AVENUE



1 SITE PLAN: DRAINAGE
ST-002 Scale: 1/8" = 1'-0"

DRAINAGE CALCULATIONS:

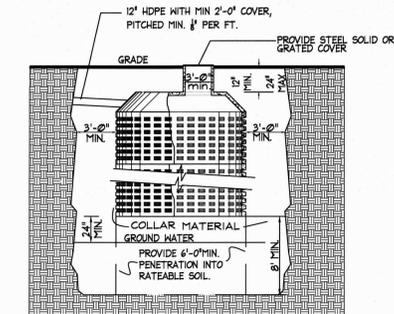
TOTAL SITE AREA: 32,686 SF (0.75 ACRES)
 ROOF AREA: 12,855 SF
 PAVED AREA: 10,200 SF
 CONCRETE AREA: 600 SF
 LANDSCAPED AREA: 19,211 SF

DRAINAGE AREA = 5F
 COEFFICIENT = C
 STORAGE = 3" = 0.25'
 12" DIA. DRYWELL = 100.9 CF/LF

REQUIRED:
 - ROOF: (12,855 SF x .25 x 1.0) = 3,214 CF
 - IMPERVIOUS SITE:
 PAVED: 10,200 SF
 CONCRETE: 600 SF
 10,800 SF
 (10,800 SF x .25 x 1.0) = 2,700 CF
 3,214 CF + 2,700 CF = 5,914 CF/100.9 LF (128 D.W.) = 56.6 LF REQUIRED

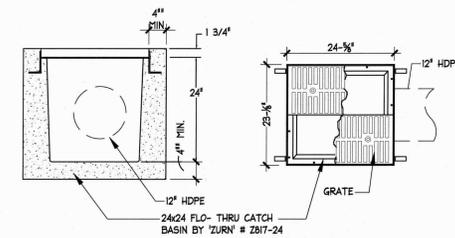
PROVIDED:
 5 NEW (12" DIA. DRYWELLS) = (5 x 12') = 60 LF PROVIDED

NOTE:
 - MIN. CLEARANCES: DRYWELL TO DRYWELL: 20' MIN.
 DRYWELL TO PROPERTY LINE 10' MIN.
 DRYWELL TO FOUNDATIONS 10' MIN.
 - PIPES CONNECTING DRYWELLS: 12" HDPE (ADS N-12) (U.O.N.)
 - PIPES CONNECTING BUILDING ROOF LEADERS TO STORM WATER MANAGEMENT SYSTEM: 8" PVC (U.O.N.)



NOTES:
 1. COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH
 2. THE MATERIAL USED FOR COLLARING SHALL BE COMPROMISED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND, SILT (SILT AND CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT).

2 TYPICAL DRYWELL
ST-002 NOT TO SCALE



3 CATCH BASIN PLAN AND DETAIL
ST-002 SCALE: 3/4" = 1'-0"

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

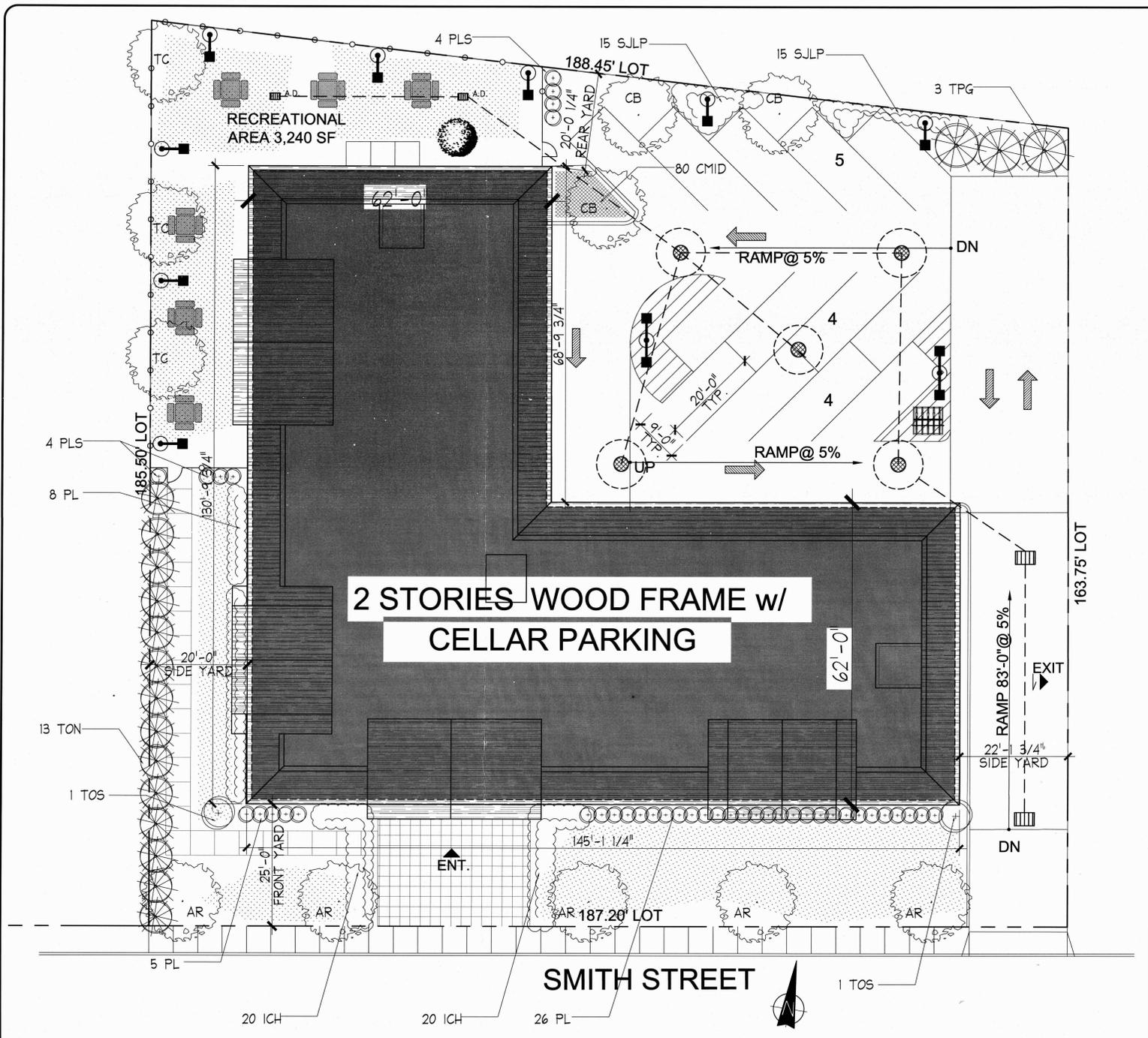
REVISIONS:

ARCHITECTURE • URBAN PLANNING
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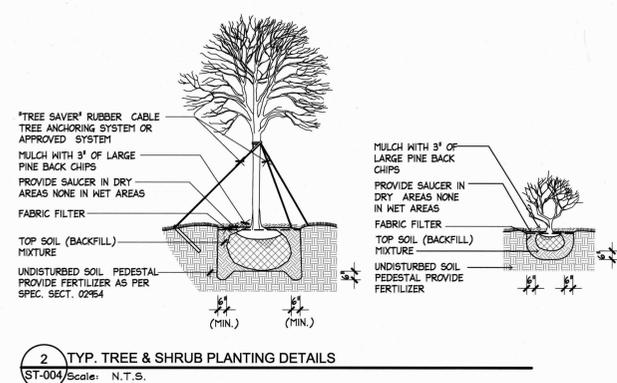
TITLE:
DRAINAGE PLAN

STAMP: REGISTERED ARCHITECT
 DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO.:
ST-002.00



1 SITE PLAN: LANDSCAPING
ST-004 Scale: 1/8" = 1'-0"

SYMB.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
AR	5	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	3-3.5' CAL. - 30' O.C.
CB	3	CARPINUS BETULUS	EUROPEAN HORNBEAM	3-3.5' CAL.
TC	3	TILIA CORDATA	LITTLELEAF LINDEN	3-3.5' CAL.
TON	13	THALIA OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE	6-8' HT. - 5' O.C.
TOS	2	THALIA OCCIDENTALIS SHARAGD	EMERALD ARBORVITAE	10-12' HT.
TPG	3	THALIA PLICATA GREEN GIANT	WESTERN ARBORVITAE	10-12' HT. - 8' O.C.
CMID	80	CAREX MORRONII ICE DANCE	ICE DANCE SEDGE	1 GAL. CONT. - 1 / #
ICH	40	ILEX CRENATA HELLARI	DWARF JAPANESE HOLLY	2-2.5' SP. - 2.5' O.C.
PL	31	PRUNUS LAUROCERASUS OTTO LUYKEN	CHERRY LAUREL	3-4' HT. - 3' O.C.
PLS	8	PRUNUS LAUROCERASUS SCHIPKAENSIS	SKIP LAUREL	8-10' HT. - 5' O.C.
S.J.L.P.	30	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREAE	18-24' SP. - 2.5' O.C.
TMD	16	TAXUS MEDIA DENSIFORMIS	DENSE YEW	2-3' SP. - 3' O.C.



2 TYP. TREE & SHRUB PLANTING DETAILS
ST-004 Scale: N.T.S.

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

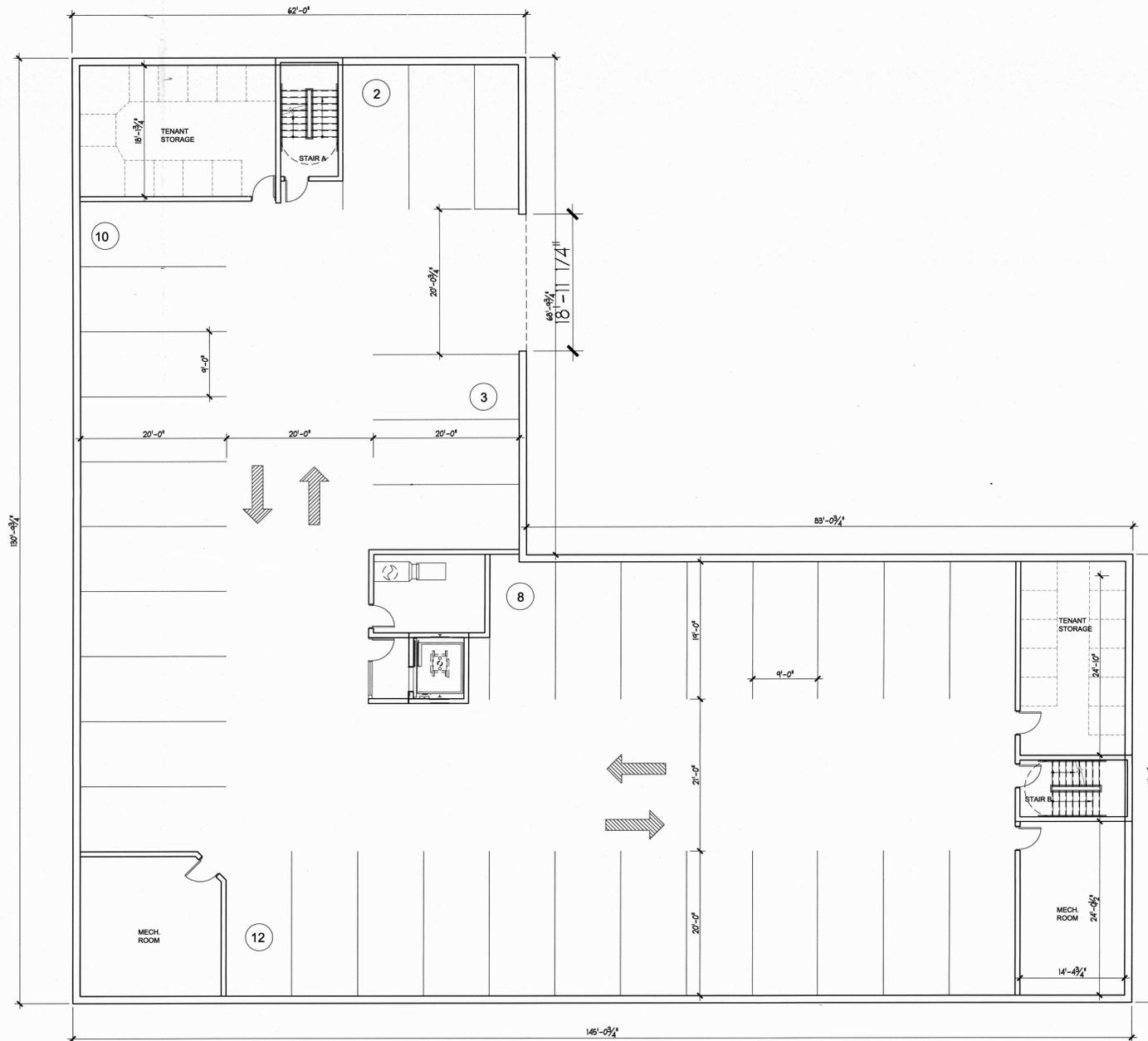
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www.ndarchitects.com

PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
LANDSCAPING PLAN & PLANTING SCHEDULE

STAMP: REGISTERED ARCHITECT
DATE: 7-18-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **ST-004.00**

FILE No.: SHEET:



1 CELLAR FLOOR (PARKING GARAGE)
 A-101 Scale: 1/8" = 1'-0" N

Handwritten signature

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

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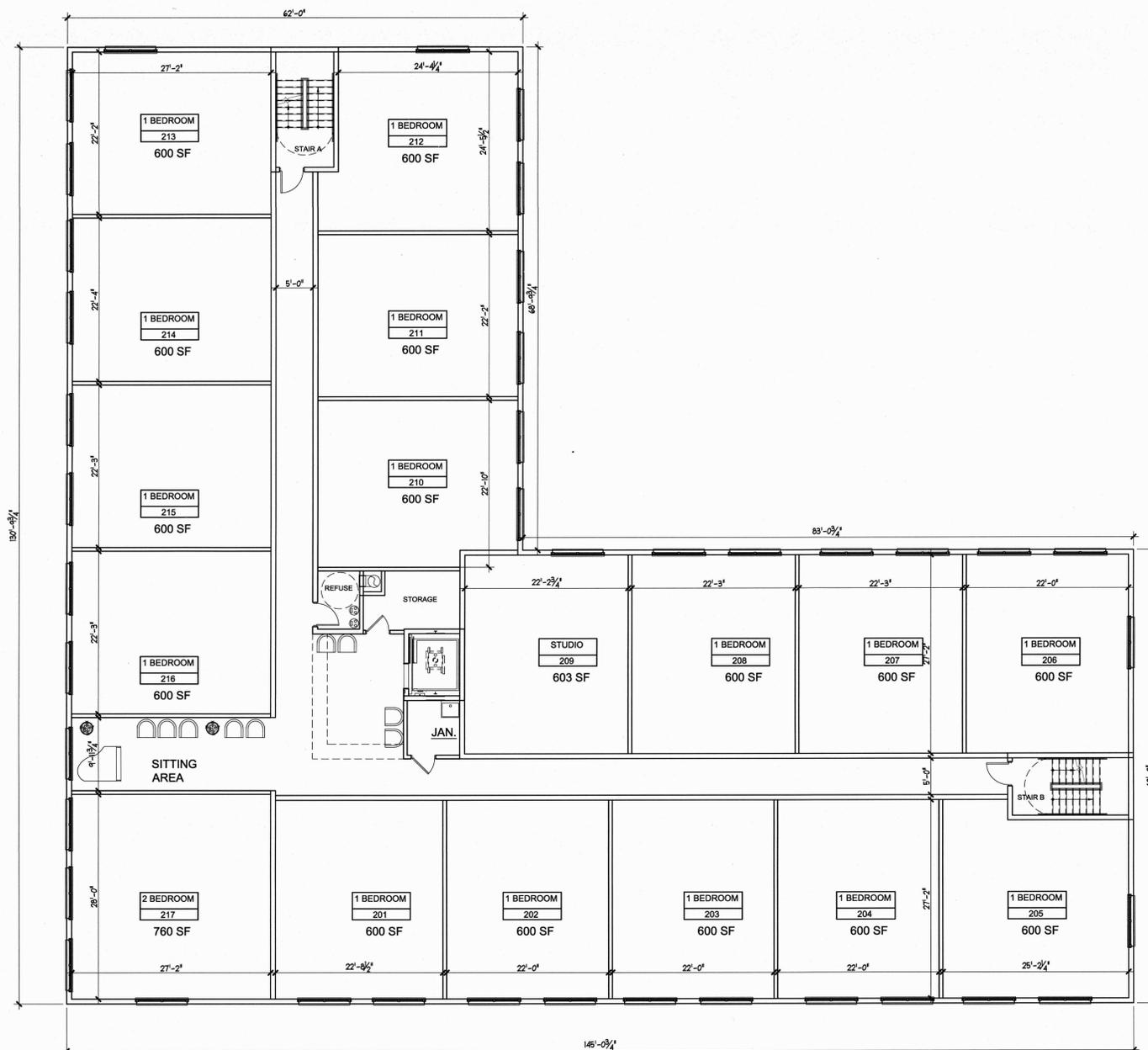
PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
CELLAR FLOOR
PARKING GARAGE

STAMP:

DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO: **A-101.00**

FILE No.: SHEET:



1 2ND FLOOR PLAN
 Scale: 1/8" = 1'-0"
 N

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:



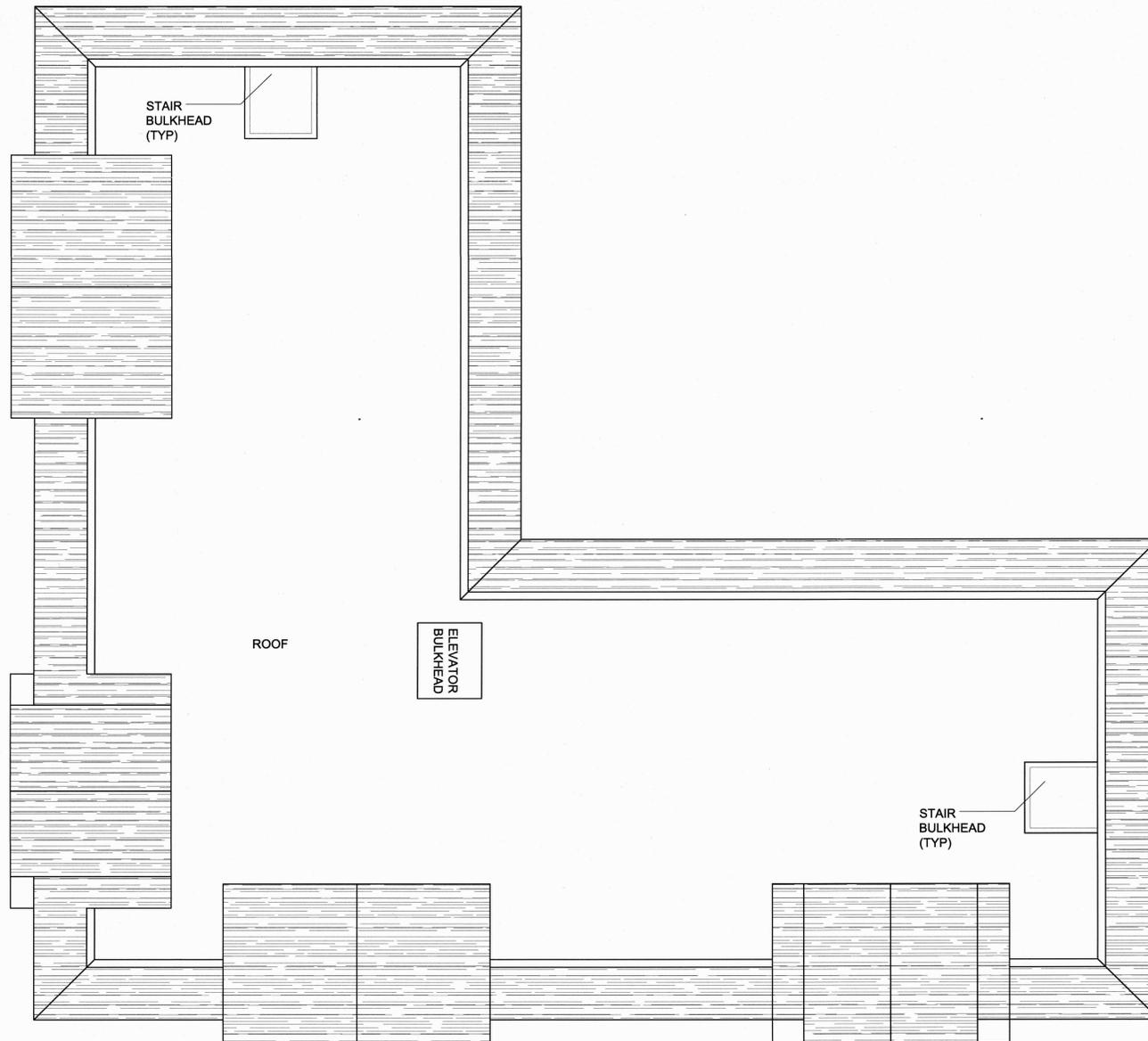
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PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
2ND FLOOR PLAN

	STAMP:	DATE:	7-18-2020
	JOB #:	20-21	
	DRAWN BY:	OW	
	SCALE:	AS NOTED	
DRAWING NO.:		A-103.00	

FILE No. : SHEET:



1
A-104 ROOF PLAN
Scale: 1/8" = 1'-0"



REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:



**NEWMAN
DESIGN**

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PROJECT:
206 SMITH STREET
 FREEPORT, NY

TITLE:
ROOF PLAN

STAMP:  DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED

DRAWING NO:
A-104.00

FILE No.: SHEET:

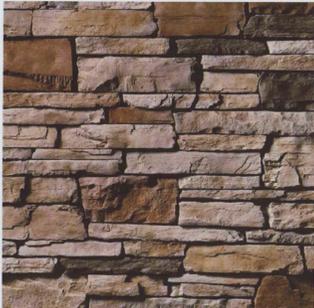
MATERIAL LEGEND



HARDIE SIDING: STRAIGHT EDGE SHINGLE PANEL CHIMAYO GOLD



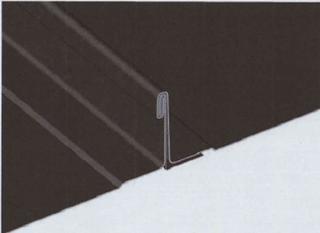
HARDIE SIDING: SMOOTH COBBLE STONE GREY



CULTURED STONE: COUNTRY LEDGESTONE (ASPEN)



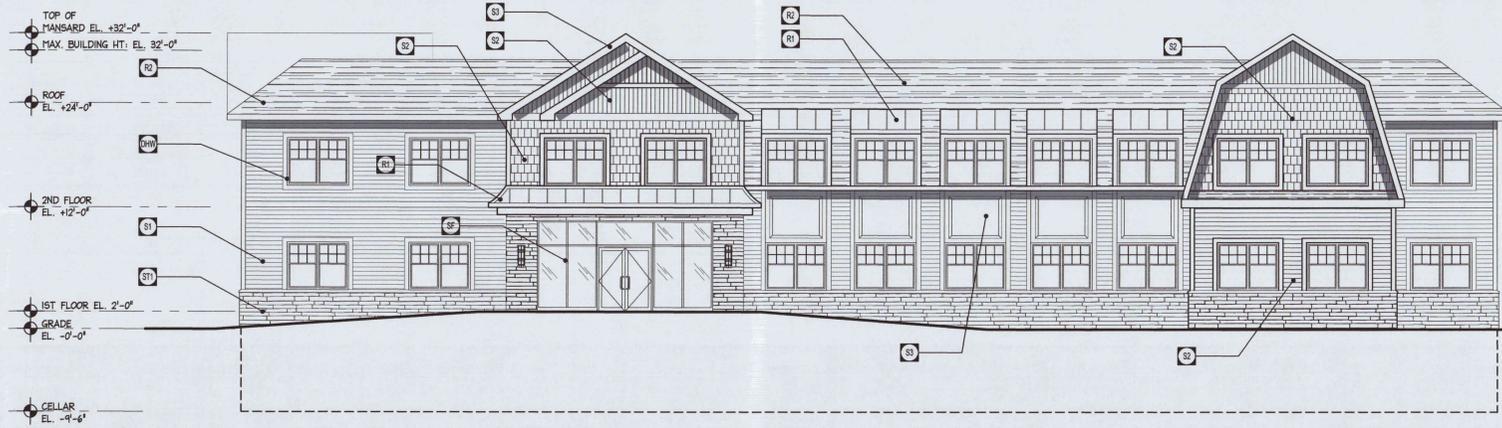
STOREFRONT: KAWNEER TRIFAB 451 & DOUBLE HUNG WINDOWS COLOR: ANODIZED DARK BRONZE



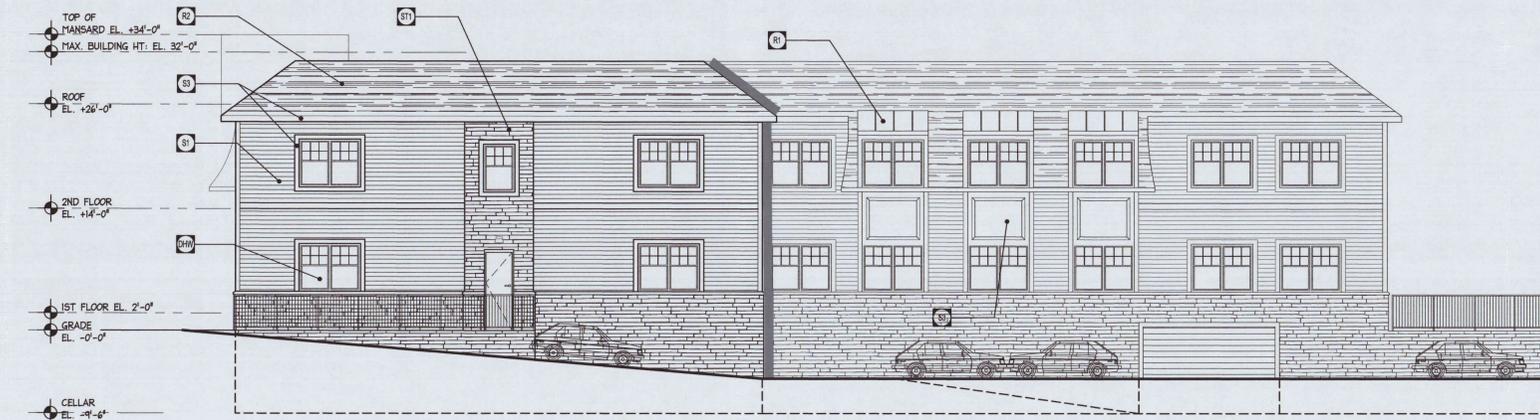
STANDING SEAM METAL ROOF: ATAS 2" FIELD-LOK: CLASSIC BRONZE



MANSARD ROOF: ECOSTAR MAJESTIC SLATE: FEDERAL GRAY



1 FRONT ELEVATION: SMITH STREET
Scale: 1/8" = 1'-0"



2 SIDE ELEVATION:
Scale: 1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND

SYMB.	DESCRIPTION	SYSTEM	MATERIAL	COLOR	MANUFACTURER	REMARKS
S1	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	COBBLE STONE GRAY	JAMES HARDIE	
S2	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	CHIMAYO GOLD	JAMES HARDIE	
S3	EXTERIOR TRIM	EXTERIOR TRIM	ENGINEERED POLYMER	CLASSIC WHITE	AZEK TROUV/MOLDING	
S4	STOREFRONT	KAWNEER TRIFAB 451	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS LIGHT GRAY TINT
S5	DOUBLE HUNG WINDOW	KAWNEER AA-5460	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS
S6	STONE	COUNTRY LEDGESTONE	STONE	ASPEN	CULTURED STONE	
S7	STANDING SEAM METAL ROOF	ROOF	METAL	CLASSIC BRONZE	ATAS INTERNATIONAL	2" FIELD-LOK
S8	MANSARD ROOF SYSTEM	ROOF	METAL	FEDERAL GRAY	ECOSTAR MAJESTIC SLATE ROOF SYSTEM	

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

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FREEPORT, NY

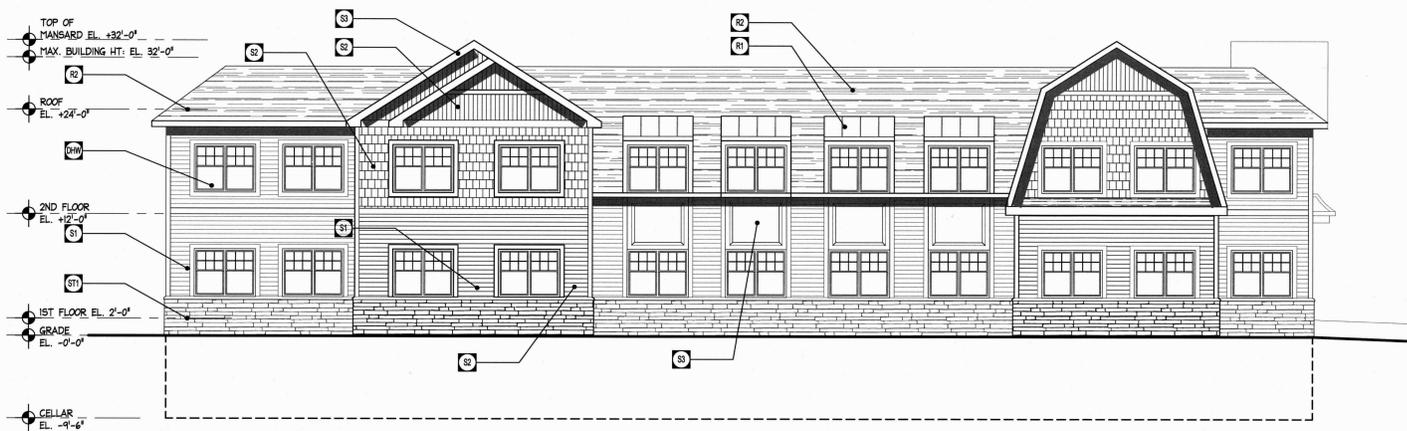
TITLE:
FRONT & SIDE ELEVATIONS

STAMP: DATE: 7-18-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **A-201.00**

FILE NO.: SHEET:



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



2 SIDE ELEVATION:
Scale: 1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND

SYMB.	DESCRIPTION	SYSTEM	MATERIAL	COLOR	MANUFACTURER	REMARKS
S1	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	COBBLE STONE GRAY	JAMES HARDIE	
S2	FIBER CEMENT SIDING	EXTERIOR SIDING	FIBER CEMENT	CHIMAYO GOLD	JAMES HARDIE	
S3	EXTERIOR TRIM	EXTERIOR TRIM	ENGINEERED POLYMER	CLASSIC WHITE	AZEK TROUV/MOLDING	
S4	STOREFRONT	KAWNEER TRIFAB 461	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS LIGHT GRAY TINT
S5	DOUBLE HUNG WINDOW	KAWNEER AA-5460	ALUMINUM	DARK BRONZE	KAWNEER	1" INSULATED GLASS
S6	STONE	COUNTRY LEDGESTONE	STONE	ASPEN	CULTURED STONE	
S7	STANDING SEAM METAL ROOF	ROOF	METAL	CLASSIC BRONZE	ATAS INTERNATIONAL	2" FIELD-LOK
S8	MANSARD ROOF SYSTEM	ROOF	METAL	FEDERAL GRAY	ECOSTAR MAJESTIC SLATE ROOF SYSTEM	

REV.	DATE	DESCRIPTION
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

REVISIONS:

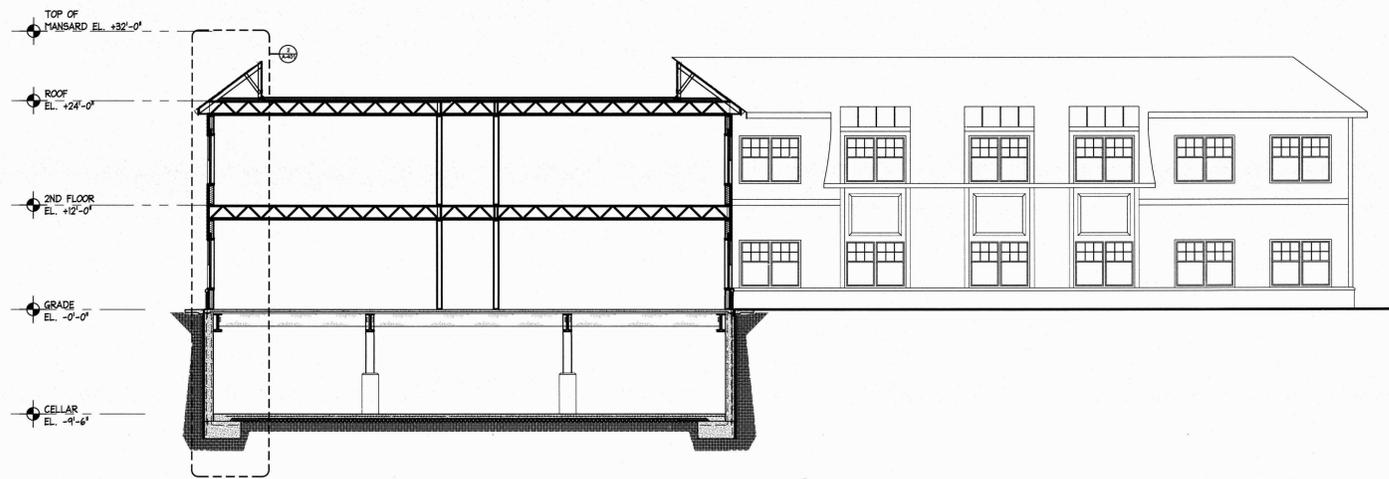

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PROJECT:
206 SMITH STREET
FREEPORT, NY

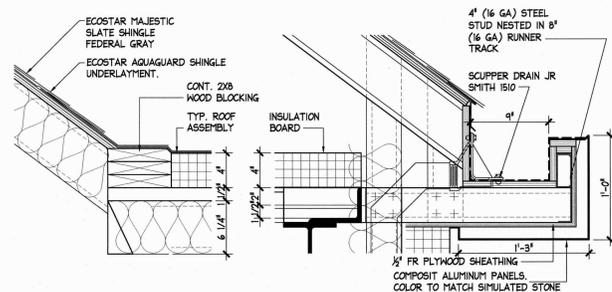
TITLE:
REAR & SIDE ELEVATIONS

STAMP:  DATE: 7-18-2020
 JOB #: 20-21
 DRAWN BY: OW
 SCALE: AS NOTED
 DRAWING NO: **A-202.00**

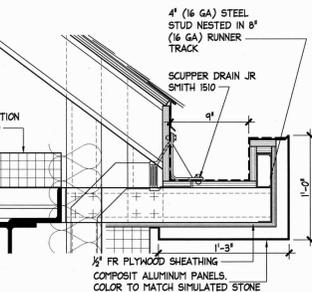
FILE No.: SHEET:



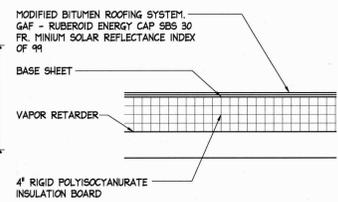
1 BUILDING CROSS SECTION
A-401 Scale: 1/8" = 1'-0"



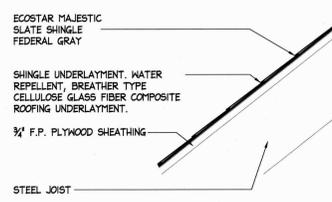
3 SLOPED ROOF
A-401 Scale: 1 1/2" = 1'-0"



4 GUTTER DETAIL
A-401 Scale: 1 1/2" = 1'-0"

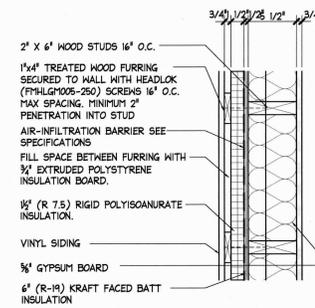


5 TYPICAL ROOF
A-401 Scale: 1 1/2" = 1'-0"

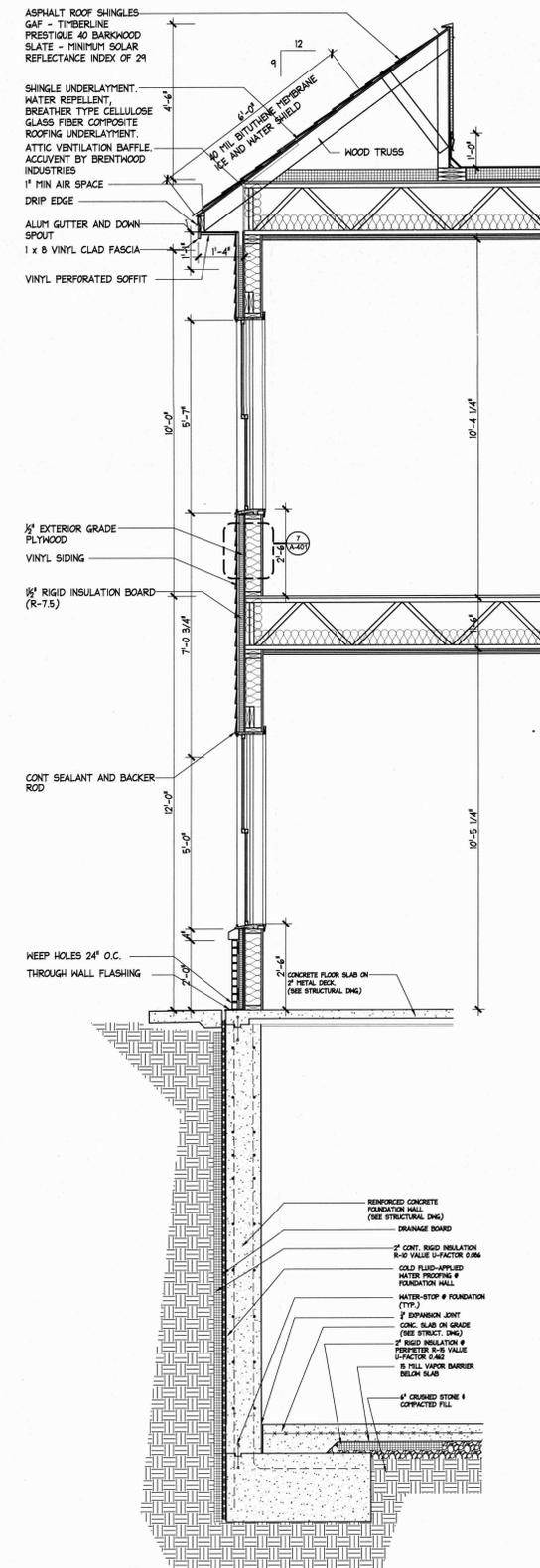


6 TYPICAL SLOPED ROOF
A-401 Scale: 1 1/2" = 1'-0"

NOTES:
1. PROVIDE LEAK BARRIER AT ALL EAVES, HIPS AND RIDGES.



7 WALL DETAIL
A-401 Scale: 1/2" = 1'-0"



2 TYP. WALL SECTION
A-401 Scale: 1/2" = 1'-0"

REV.	DATE	DESCRIPTION
1/22/21		SITE PLAN SUBMITTAL
11/13/20		BUILDING DEPT. COMMENTS
10/29/20		BUILDING DEPT. COMMENTS
07/31/20		PROGRESS SET

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PROJECT:
206 SMITH STREET
FREEPORT, NY

TITLE:
CROSS SECTION & DETAILS

STAMP:

DATE: 7-18-2020
JOB #: 20-21
DRAWN BY: OW
SCALE: AS NOTED
DRAWING NO: **A-401.00**

FILE NO.: SHEET:

Application Date: 5/14/23
Fees Paid: 385.50

SP# 3636

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: 67 S. Main St., Freeport, NY ZONING DISTRICT Business B. (20x150)
SECTION 55 BLOCK 205 LOT 19 LOT SIZE: 3,000 Sq-Ft.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:	<u>67 South Jara LLC</u> <u>Jayana Haverly.</u>		Name: <u>67 South Jara LLC</u>
Address:	<u>133 Clark Avenue</u> <u>Massapequa NY 11758</u>		Address: <u>133 Clark Avenue</u> <u>Massapequa, NY 11758</u>
Telephone #:	<u>9172517614</u> <u>5169935510</u>		Telephone #: <u>5169935510</u>

Attorney Name: Anthony C. Curcio Address: 200 Broadhollow Road, Suite 207
(optional) Phone #: 631 9438351 Melville, New York 11747

Present Land Use: Commercial Proposed Land Use: Commercial and Residential

Description of Proposed Work: Commercial Alterations - 2 retail spaces on 1st floor, 2 bedroom apartment on the 2nd floor and no change in basement.

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

Jayana Haverly
APPLICANT'S SIGNATURE

09-27-22
DATE

Sworn to before me this 27
day of 09, 2022
Leandro Firpo
Notary Public



RECEIVED
2022 MAY 16 A 9:56
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Property Owner's Consent:
I, 67 South Jara LLC, am (are) the owner(s) of the subject property and consent to the filing of this application.

Jayana Haverly
PROPERTY OWNER'S SIGNATURE

09-27-22
DATE

Sworn to before me this 27
day of 09, 2022
Leandro Firpo
Notary Public



FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
Planning Board Signature: _____	Date: _____

SUBMISSION CHECKLIST

YES NO N/A

- | | | | | |
|-------|-------|-------|----|---|
| _____ | _____ | _____ | 1. | The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only). |
| _____ | _____ | _____ | 2. | The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs. |
| _____ | _____ | _____ | 3. | A site plan shall include the following information, plotted as necessary to a scale of not more than twenty (20) feet to one (1) inch: |
| _____ | _____ | _____ | a. | Title of drawing, including name and address of applicant. |
| _____ | _____ | _____ | b. | North point, scale, and date. |
| _____ | _____ | _____ | c. | Boundaries of the project. |
| _____ | _____ | _____ | d. | Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted. |
| _____ | _____ | _____ | e. | Floodplain boundaries as determined by the Federal Emergency Management Agency. |
| _____ | _____ | _____ | f. | Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures. |
| _____ | _____ | _____ | g. | Location of outdoor storage and description of materials to be stored. |
| _____ | _____ | _____ | h. | Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private. |
| _____ | _____ | _____ | i. | Location and description of all proposed waterfront public access/recreation provisions. |
| _____ | _____ | _____ | j. | Description of sewage disposal and water supply systems and locations of such facilities. |
| _____ | _____ | _____ | k. | Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule. |
| _____ | _____ | _____ | l. | Location of all parking and loading area, internal circulation pattern, and ingress and egress drives. |
| _____ | _____ | _____ | m. | Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks. |
| _____ | _____ | _____ | n. | Location, design and size of all signs and lighting facilities. |
| _____ | _____ | _____ | o. | Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space. |
| _____ | _____ | _____ | p. | Building orientation and site design for energy efficiency and visual quality. |
| _____ | _____ | _____ | q. | Location and design of all energy distribution facilities, including electrical, gas, and solar energy. |
| _____ | _____ | _____ | r. | Description and location of erosion control measures including proposed location of sediment sink/settling pond and interceptor swales, etc. |
| _____ | _____ | _____ | s. | Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities. |
| _____ | _____ | _____ | t. | Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development. |
| _____ | _____ | _____ | u. | Estimated project construction schedule. |
| _____ | _____ | _____ | v. | Record of application for approval status of all necessary permits from federal, state and county officials. |
| _____ | _____ | _____ | w. | Identification of any federal, state or county permits required for project execution. |
| _____ | _____ | _____ | x. | The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter. |



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 12, 2023

UPDATED SITE PLAN LETTER

67 South Jara LLC.
133 Clark Avenue
Massapequa, NY 11758

RE: 67 S. Main St., Freeport, NY
Zoning District – Bus. B - Sec. 55, Blk. 205 Lot 19
Building Permit Application #20222789
Description–Commercial Alterations - 2 retail spaces on 1st floor,
2 bedroom apartment on the 2nd floor and no change in basement

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the Village Clerk's Office at 516-377-3632 to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. Only after this initial appointment should the additional copies be made.

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

/cd

Encl.

c: Village Clerk
Augustine Angba, R.A.

RECEIVED
2023 MAY 16 A 9:56
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. 20222789

Location: 67 S. Main Street, Freeport, NY

Applicant: 67 South Jara LLC

Description: Commercial alterations – 2 retail spaces on 1st. floor, 2 bedroom apartment on the 2nd floor and no change in basement

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 12, 2023 - Updated

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2023 MAY 16 A 4:56
VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: 1st and 2ND Floor Interior Renovation							
Project Location (describe, and attach a location map): 67 South Main Street Freeport NY 11520							
Brief Description of Proposed Action: 1st Floor: Interior Metal Framing with 5/8" sheetrock for office space. New tile on floor. Replace back door and stair case from basement. Install ceiling tiles throughout - Commercial Alterations - 2 Retail spaces. 2ND Floor = Metal Stud Framing and 5/8" sheetrock. Hardwood flooring, ceramic tile for both rooms and kitchen. Fixture installation - 2 Bedroom Apartment. Basement = No change.							
Name of Applicant or Sponsor: 67 South Java LLC (Deyanira Haverly).		Telephone: 516 993 5510					
Address: 133 Clark Ave		E-Mail: msdianahaverly@gmail.com					
City/PO: Massapequa		State: NY	Zip Code: 11758				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">RECEIVED</td> </tr> </table>	NO	YES	X	RECEIVED
NO	YES						
X	RECEIVED						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;">RECEIVED</td> </tr> </table>	NO	YES	X	RECEIVED
NO	YES						
X	RECEIVED						
3.a. Total acreage of the site of the proposed action?		0.1	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 checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" 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	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	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
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>67 South Jordan LLC</u> Date: <u>4-26-2022</u> Signature: <u><i>Seyanira Hummer</i></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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	Y	
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?	X	
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)?	X	

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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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

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 VILLAGE OF INDEPENDENCE

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

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

DATE: February 16, 2023

APPROVAL

Building Department Permit Application#20222789

Chairman, regarding Application #2022-41 for the premises located at 67 South Main Street, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-80A, 210-172A2A, 210-172A12 seeking approval for a commercial alteration for two retail spaces on the first floor, and a two bedroom apartment on the second floor, with no change to the basement.

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

A public hearing was held on January 19, 2023 wherein applicant was represented by attorney Anthony Curcio. He was joined by Barry Nelson, a real estate expert and Sean Mulryan, a traffic engineer.

Mr. Curcio explained that he had a meeting with the Village wherein his client proposed to enter into a lease with the Village for 4 parking spaces in the municipal lot to the east of the subject property. He explained that 12 spaces are needed in the application, 0 are provided on-site, but with 4 spaces rented from the Village, he only needs 8. The current use of the property is a single commercial space on the first floor and a single commercial space on the second floor.

The applicant proposes a front and rear commercial space on the first floor. The owner will use the rear commercial space for her Merry Maids cleaning service franchise. The business will operate from 8-4, Monday through Friday, and 9-12 on Saturday. Cleaning crews arrive at the location at about 8:30AM to pick up cleaning supplies, and then leave for the day, returning at the end of the day to drop off cleaning supplies. The crews use their own vehicles, so there will be no company vehicles parking overnight. There will be at most 2 employees, a receptionist, and a quality control manager who will be in the office, as well as out on the road.

Mr. Curcio explained that the proposed use requires less parking than the present configuration, which would require 16 spaces. He explained that there are similar mixed use in the area, and cited examples wherein the zoning board granted variances for mixed use.

Barry Nelson explained that rents for the first floor would be approximately \$28 a square foot, and \$18 a square foot for the second floor. The rate of return would only about 3.8% which no investor would choose at this point, given interest rates at banks. However, with an apartment on the second floor, the return on investment is about 7%, which is a more reasonable rate of return.

Sean Mulryan presented on the parking situation. He explained that he did an analysis on the Olive Building back in 2015. He explained that there is ample parking in the municipal lot and on the street to accommodate parking.

Regarding the proposed variance for residential use on the second floor:

1. Applicant has demonstrated that applicable zoning regulations and restrictions have caused unnecessary hardship. Applicant has demonstrated to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
 - b. that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

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FREEPORT, ME

- c. that the requested use variance, if granted, will not alter the essential character of the neighborhood;
- d. that the alleged hardship has not been self-created.

Regarding the area variances for parking:

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

The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

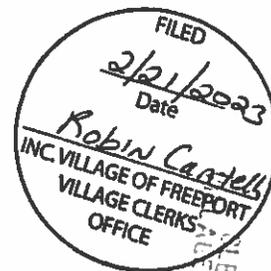
I further move that this application be granted subject to the following conditions:

- 1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
- 2. Applicant must obtain the required permits from the Building Department.
- 3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.
- 4. Before the building permit is to be issued, applicant must provide building department with a lease with the Village or another party for 4 off-street spaces.

Second by: Charles Hawkins

The Clerk polled the Board:

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



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67 SOUTH MAIN STREET, FREEPORT, NY 11520



FRONT



BACK



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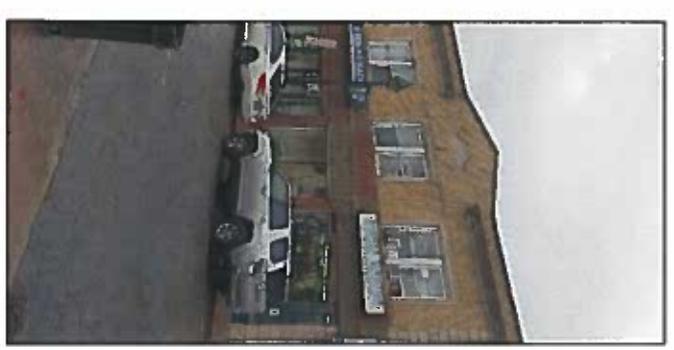
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VILLAGE OF FREEPORT

PHOTOS OTHERS PARCELS NEXT TO AND IN FRONT OF SUBJECT PARCEL



69 South Main St.
Freeport, NY 11520
Left Side of Subject parcel



61-65 South Main St.
Freeport, NY 11520
Right Side of Subject Parcel



71-73-75 South Main St.
Freeport, NY 11520
Left side of Subject parcel

77 South Main St.
Freeport, NY 11520



Back Right Side of
Subject Parcel.

68-72 South Main St.
Freeport, NY 11520



Across Street of
Subject Parcel

Back Right Side of Subject Parcel
87-89 South Main St. 85 South Main St.
Freeport, NY 11520 Freeport, NY 11520



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67 SOUTH MAIN STREET, FREEPORT, NY 11520
 PHOTOS OTHERS PARCELS NEXT TO AND IN FRONT OF SUBJECT PARCEL

SUBJECT PARCEL
 (Back)

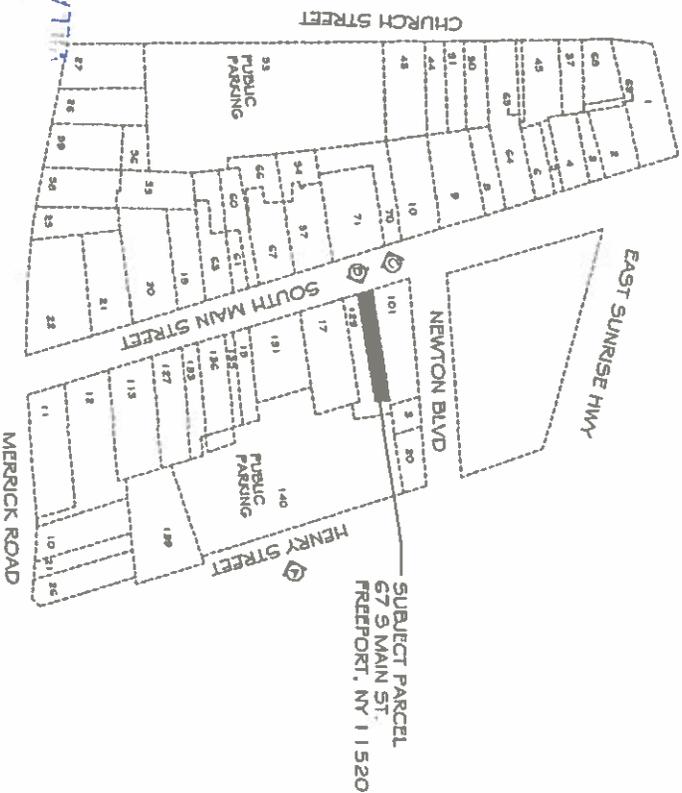


A. Henry Street and Public Parking View (Next to Subject Parcel)



SUBJECT PARCEL
 (Front)

B. South Main Street View (Next to Subject Parcel)

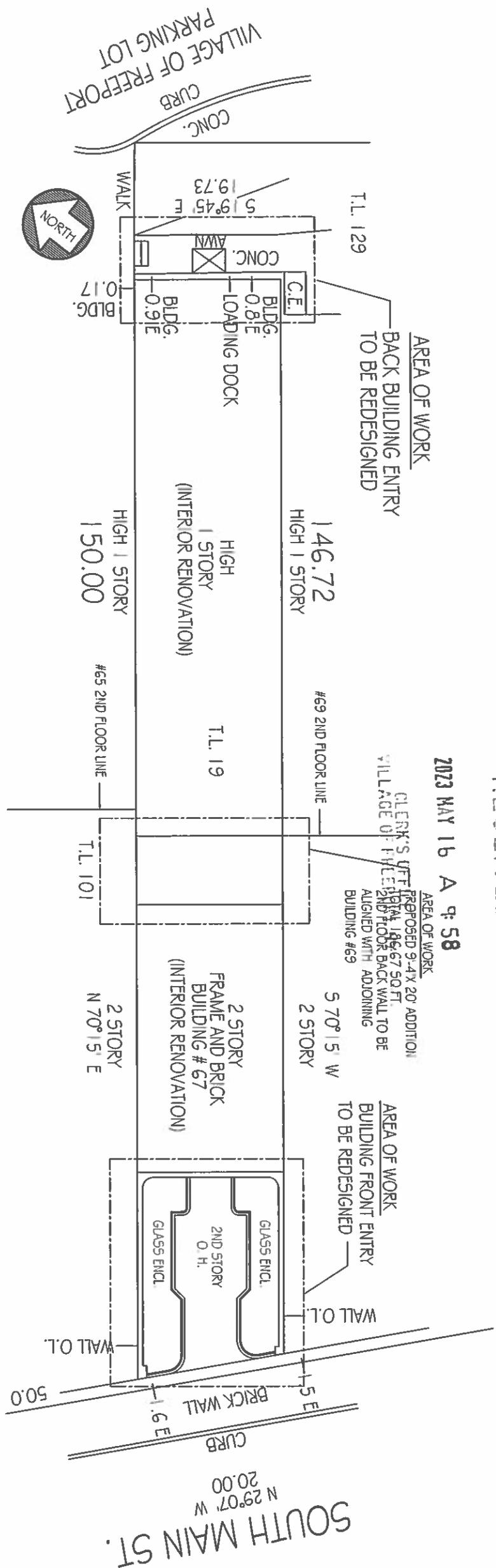


C. South Main Street View (Front to Subject Parcel) Across Street of subject Parcel

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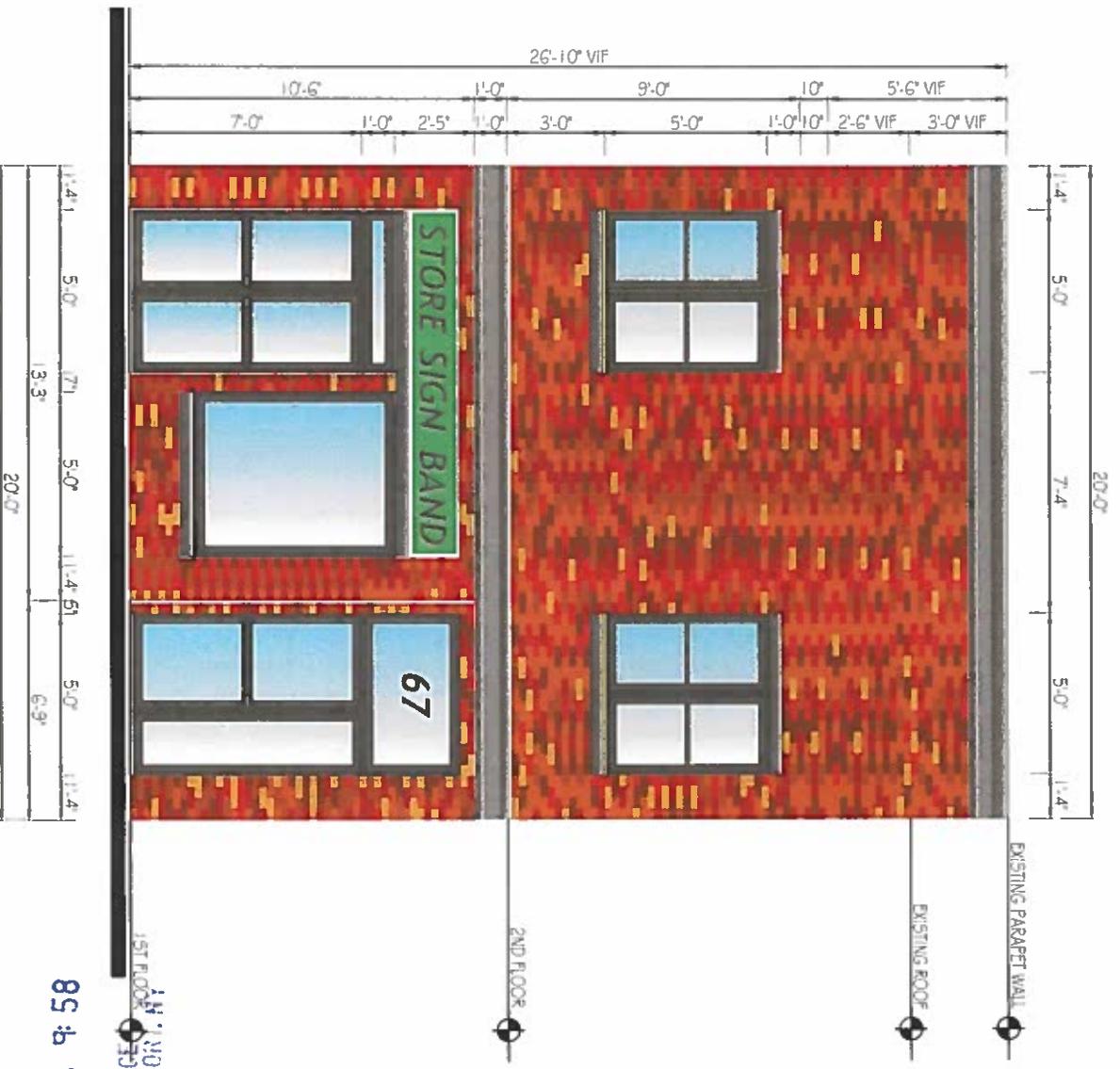
67 SOUTH MAIN STREET,
FREEPORT, NY 11520

PLOT PLAN

SCALE NTS

SOUTH MAIN ST.
N 29° 07' W
20.00

67 SOUTH MAIN STREET, FREEPORT, NY 11520

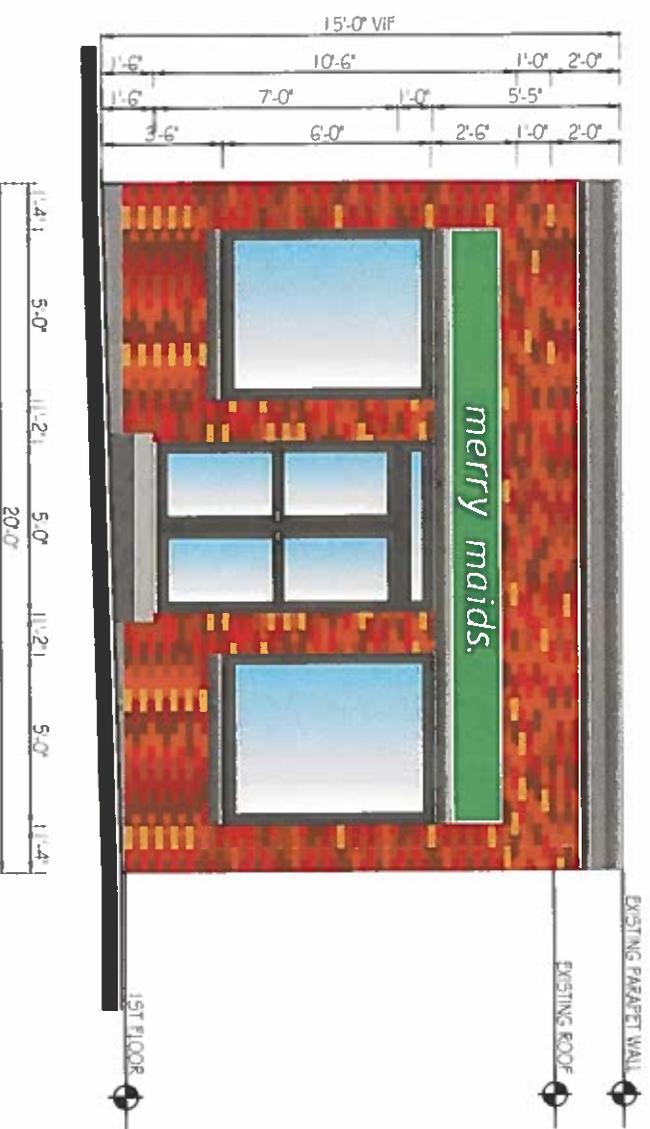


85 b A 91 JAN 2023

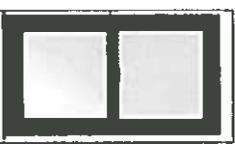
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PLANNING DEPARTMENT
TOWN OF FREEPORT, NY

PROPOSED FRONT ELEVATION
SOUTH MAIN STREET VIEW
SCALE 1/4" = 1'-0"



PROPOSED BACK ELEVATION
PUBLIC PARKING VIEW
SCALE 1/4" = 1'-0"

-  Brackwebb Castle Gate
Thin Brick Sheets - Flats
Color: Castle gate is a distinctive blend of reds, grays and blacks, tumbled for an old weathered look
-  Gray Stucco Molding
Style will be determinate on Site by Owner and Contractor
-  Clear Glass With Black Aluminum Trim

Colonial Collection - Information Sheet



Pictured: Tumbled Castle Gate | Grey mortar

Red clay variations as a base with pops of burnt mocha, white wash, and earthy contrasts.

Available Sizes	2 1/4" Modular
Available Textures	Tumbled
ASTM Specifications	C1088 *special shapes, corners, trim pieces & loose brick slabs
ASTM Type	TBS - grade SW
ASTM Dimensions	2 1/4" x 7 5/8" x 1/2"
Comprehensive Strength	3,000 lbs psi
System Designs	Residential: TMS 402 ACI 530 ACSE 5 Commercial: TMS 402
Cleaning Recommendations	See BIA Technical Note 20 "Cleaning Brick"

Available Formats



Brickwebb Sheets - Flats
BW-37006CS



Brickwebb Sheets - Corners
BWC-37006CS



Thin Brick Singles - Flats
TB-27006CS



Thin Brick Singles - Corners
TBC-27006CS



Thin Brick Sample
S-27006

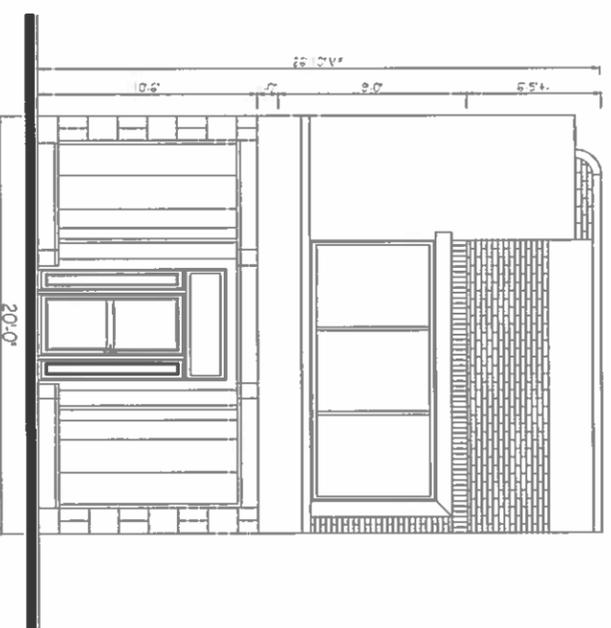


Colors illustrated above are fairly represented, but may be depicted differently through photography limitations.

EXISTING



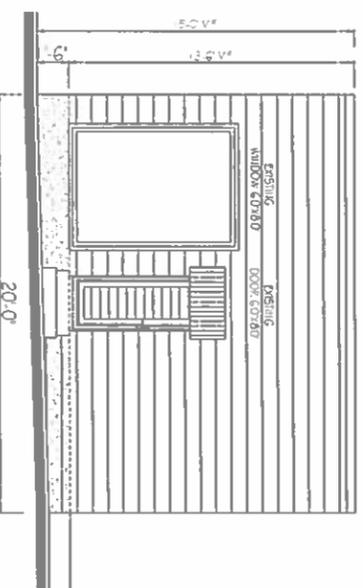
EXISTING FRONT ELEVATION
SOUTH MAIN STREET VIEW
SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SOUTH MAIN STREET VIEW
SCALE 1/4" = 1'-0"

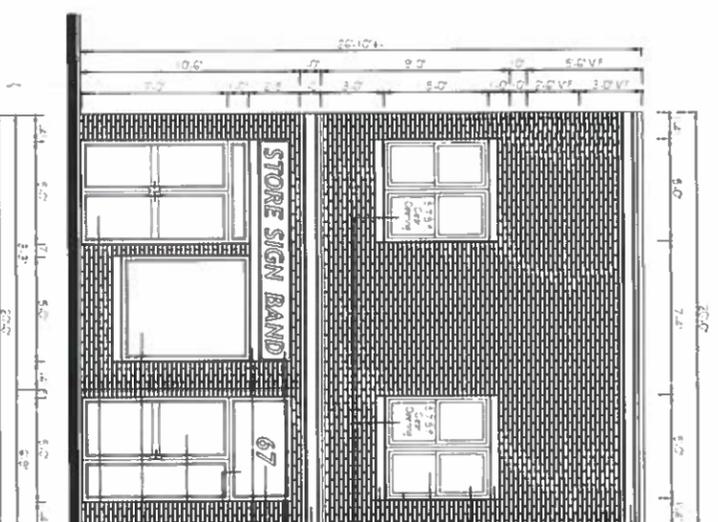


EXISTING BACK ELEVATION
PUBLIC PARKING VIEW
SCALE 1/4" = 1'-0"



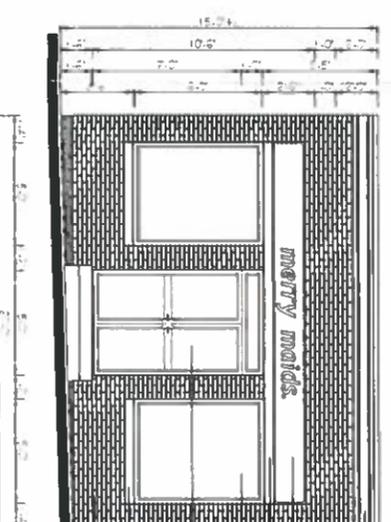
EXISTING BACK ELEVATION
PUBLIC PARKING VIEW
SCALE 1/4" = 1'-0"

PROPOSED



PROPOSED FRONT ELEVATION
SOUTH MAIN STREET VIEW
SCALE 1/4" = 1'-0"

- Gray Stucco Cornice
- Brickweib Castle Gate
- Thin Brick Sheets- Flats
- Color: Castle gate is a distinctive blend of reds, grays and blacks, tumbled for an old weathered look
- Gray Stucco Window Molding
- Upper Front 30"x60"
- Double Hung Windows
- Clear Glass
- Black Aluminum Trim
- Gray Stucco Window Sill
- Fire Exit Windows
- Gray Stucco Molding
- Sign Band
- Street Number
- Store Front Cornice
- Clear Glass Transom
- Above Entrance
- Entrance To Upper Floor
- Clear Glass Door With Sidelight and Transom
- Display Clear Glass Window With Black Aluminum Trim
- Front Store Entrance
- Double Door 5x7'
- Clear Glass With Black Aluminum Trim
- Clear Glass Transom

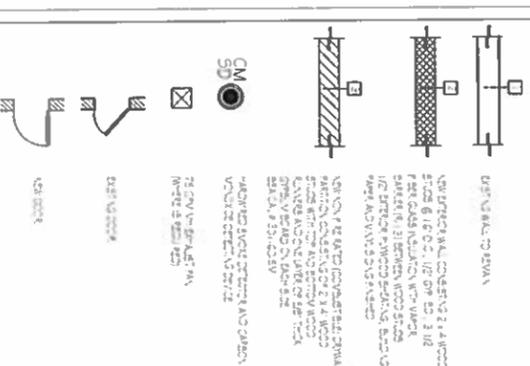


PROPOSED BACK ELEVATION
PUBLIC PARKING VIEW
SCALE 1/4" = 1'-0"

- Gray Stucco Cornice
- Sign Band
- Store Front Cornice
- Display Clear Glass Window With Black Aluminum Trim
- Back Store Entrance Double Door 5x7'
- Clear Glass With Black Aluminum Trim
- Clear Glass Transom Above
- Gray Stucco Window Sill
- Brickweib Castle Gate
- Thin Brick Sheets- Flats
- Color: Castle gate is a distinctive blend of reds, grays and blacks, tumbled for an old weathered look

PROPERTY LOCATION:
67 SOUTH MAIN STREET
FREEPORT, NY 11520

LEGEND:



GREEN DESIGN

Architect - Bilian O'Connor
130 N. Winthorpe Avenue
Baltimore, NY 11714
(516) 476-8168
GreenDesign411@aol.com

HOPE DRAFTING SVC

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DATE: 04/27/2023

DRAWING NAME: EXISTING ELEVATIONS
PROPOSED ELEVATIONS

STAMP A/E: DATE: 04/27/2023

DRAWING NO.:



DATE: 04/27/2023
PAGE NO.:

DOB STAMP:

DOB APPLICATION #: