

Application Date: 5/5/23  
Fees Paid: \$ 130.00

SP# 3632

**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**

<b>PROPERTY ADDRESS:</b> <u>17-33 Buffalo Avenue (AKA 3 Buffalo Avenue) &amp; 80-84 Albany Avenue</u>		<b>ZONING DISTRICT:</b> <u>Residence Apartment / Golden Age Floating Zone</u>
<b>SECTION:</b> <u>55</u>	<b>BLOCK:</b> <u>190</u>	<b>LOT:</b> <u>51-55, 63</u>
<b>LOT SIZE:</b> <u>109,162.7 SF</u>		

<input type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
<b>Name:</b> <u>Emilio Susa Archited PC</u>		<b>Name:</b> <u>BOSFA Development LLC</u>
<b>Address:</b> <u>25 South Service Road, Suite 200, Jericho, NY 11753</u>		<b>Address:</b> <u>301A Central Avenue, Lawrence, NY 11559</u>
<b>Telephone #:</b> <u>516-354-6609</u>		<b>Telephone #:</b> <u>917-880-7312</u>

**Attorney Name:** Jack M. Martins **Address:** 333 Earle Ovington Blvd, Suite 901  
**(optional) Phone #:** (516) 435-4113 **Uniondale, NY 11553**

**Present Land Use:** Multi-family residential **Proposed Land Use:** Multi-family residential

**Description of Proposed Work:** Renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Avenue (AKA 3 Buffalo Avenue) to create a total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Ave

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.

[Signature]  
**APPLICANT'S SIGNATURE**  
 Sworn to before me this 3 day of May, 2023.  
[Signature]  
 Notary Public

REGINA E GIRARDI  
 Notary Public, State of New York  
 No. 01GI6134076  
 Qualified in Nassau County  
 Commission Expires September 26, 2023

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

[Signature]  
**PROPERTY OWNER'S SIGNATURE**  
 Sworn to before me this 5<sup>th</sup> day of May, 2023.  
[Signature]  
 Notary Public

ARI MITTELMANN  
 Notary Public, State of New York  
 No. 01MI6402752  
 Qualified in Kings County  
 Commission Expires January 13, 2024

5/5/23  
**DATE**

**FOR VILLAGE USE ONLY**

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



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

May 3, 2023  
SITE PLAN LETTER

Bosfa Management Corp.  
301A Central Avenue  
Lawrence, NY 11559

**RE: 17-33 Buffalo Ave (AKA 3 Buffalo Ave) & 80-84 Albany Ave, Freeport, NY 11520**  
**Zoning District – Residence Apartment with a portion designated as a Golden Age Floating Zone S/B/L 55—190-63 & S/B/L 55—190-51, 52, 53, 54, 55**  
**Building Permit Application #20233192**  
**Description - Renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Ave. (AKA 3 Buffalo Ave.) to create a total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Ave**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

  
Sergio A. Mauras  
Superintendent of Buildings

c/d  
encl.  
c : Village Clerk  
Jack M. Martins, Esq.  
Emilio Susa, R.A.

ZBA Approval Needed: Yes  No

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233192

Location: 17-33 Buffalo Ave (AKA 3 Buffalo Ave) & 80-84 Albany Ave, Freeport, NY 11520

Applicant: BOSFA Management Corp.

Description: Renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Ave. (AKA 3 Buffalo Ave.) to create a total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Ave.

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

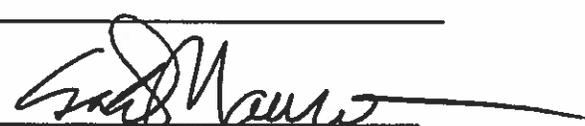
This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) \_\_\_\_\_

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

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Dated: May 3, 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.

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: BOSFA Development LLC Petition for Change of Zone		
Project Location (describe, and attach a general location map): Parcels bounded by Sunrise Highway, Buffalo Avenue, East Merrick Road, Albany Avenue and near Meadowbrook Parkway to the east		
Brief Description of Proposed Action (include purpose or need): Petition to the Board of Trustees of the Incorporated Village of Freeport for: 1. A change of zone of the real property known as Section 55; Block 190, Lots 51, 52, 53, 54, 55, and 63 from "Industrial-B District" to "Residence Apartment District"; and 2. To classify the South Easterly corner/ portion of Section: 55; Block: 190; Section 63 as a "Golden Age Zone" overlay.		
Name of Applicant/Sponsor: BOSFA Development LLC	Telephone:	E-Mail:
Address: 301A Central Avenue		
City/PO: Lawrence	State: New York	Zip Code: 11559
Project Contact (if not same as sponsor; give name and title/role): Jack M. Martins, Esq. / Harris Beach PLLC, Attorneys for Owner/Applicant	Telephone: (516) 880-8484	E-Mail: jmartins@harrisbeach.com
Address: 333 Earle Ovington Boulevard, Suite 901		
City/PO: Uniondale	State: New York	Zip Code: 11553
Property Owner (if not same as sponsor): Incorporated Village of Freeport (Applicant/Sponsor is contract vendee)	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

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**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Board of Trustees, Incorporated Village of Freeport	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals, Incorporated Village of Freeport	
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nassau County Planning Commission	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No

If Yes, what is the zoning classification(s) including any applicable overlay district?  
Industrial-B (Village Code, Chapter 210, Article XVI)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,  
i. What is the proposed new zoning for the site? Residence Apartment District (Village Code, Chapter 210, Article VI)

**C.4. Existing community services.**

a. In what school district is the project site located? Freeport Area School District

b. What police or other public protection forces serve the project site?  
Freeport Police Department

c. Which fire protection and emergency medical services serve the project site?  
Freeport Fire Department

d. What parks serve the project site?  
\_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-Family Residential, including a focus on housing for veterans and seniors for a portion of the project.

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 2.8 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? \_\_\_\_\_ 2.8 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase I (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

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f. Does the project include new residential uses?

Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase as approved	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?

Yes  No

If Yes,

- i. Total number of structures \_\_\_\_\_
- ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

### D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

Yes  No

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials? If yes, describe. \_\_\_\_\_

Yes  No

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?

Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes  No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

i. Total anticipated water usage/demand per day: TBD by environ. consultant gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: Freeport Water
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): ordinary residential wastewater, TBD by environmental consultant

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: As existing with Freeport Sanitary Sewer Department
- Name of district: Freeport Sanitary Sewer
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

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 DEPT. OF ENVIRONMENTAL  
 PROTECTION

- Do existing sewer lines serve the project site?  Yes  No
- Will a line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

c. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)

ii. Describe types of new point sources. \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

• Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 Ordinary residential use, TBD by environmental consultant

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 Existing power grid \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ TBD, as approved</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ typical residential</li> <li>• Saturday: _____ typical residential</li> <li>• Sunday: _____ typical residential</li> <li>• Holidays: _____ typical residential</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration: \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: standard safety lighting, as approved \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

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s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acre +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities:  
 unknown  
 \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection:  
 \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
 \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
 \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  
 Yes - Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes - Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures:  
 \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
 \_\_\_\_\_

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v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained: \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.  
 i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:  
 i. Name of aquifer: Sole Source Aquifer Names Nassau-Suffolk SSA \_\_\_\_\_

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m. Identify the predominant wildlife species that occupy or use the project site:  
\_\_\_\_\_  
\_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):  
Low Salt Marsh, High Salt Marsh, Salt Pannes

ii. Source(s) of description or evaluation: \_\_\_\_\_

iii. Extent of community/habitat:  
• Currently: 168.0, 7242.0, 292.0 acres  
• Following completion of project as proposed: \_\_\_\_\_ acres  
• Gain or loss (indicate + or -): no change proposed acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No

If Yes:  
i. Species and listing (endangered or threatened): \_\_\_\_\_  
\_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

If Yes:  
i. Species and listing: \_\_\_\_\_  
\_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
\_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
i. If Yes: acreage(s) on project site? \_\_\_\_\_  
ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No

If Yes:  
i. Nature of the natural landmark:  Biological Community  Geological Feature  
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:  
\_\_\_\_\_  
\_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
If Yes:

i. CEA name: \_\_\_\_\_  
ii. Basis for designation: \_\_\_\_\_  
iii. Designating agency and date: \_\_\_\_\_

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c. 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?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Jones Beach State Park, Causeways and Parkways System

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

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f. 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?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

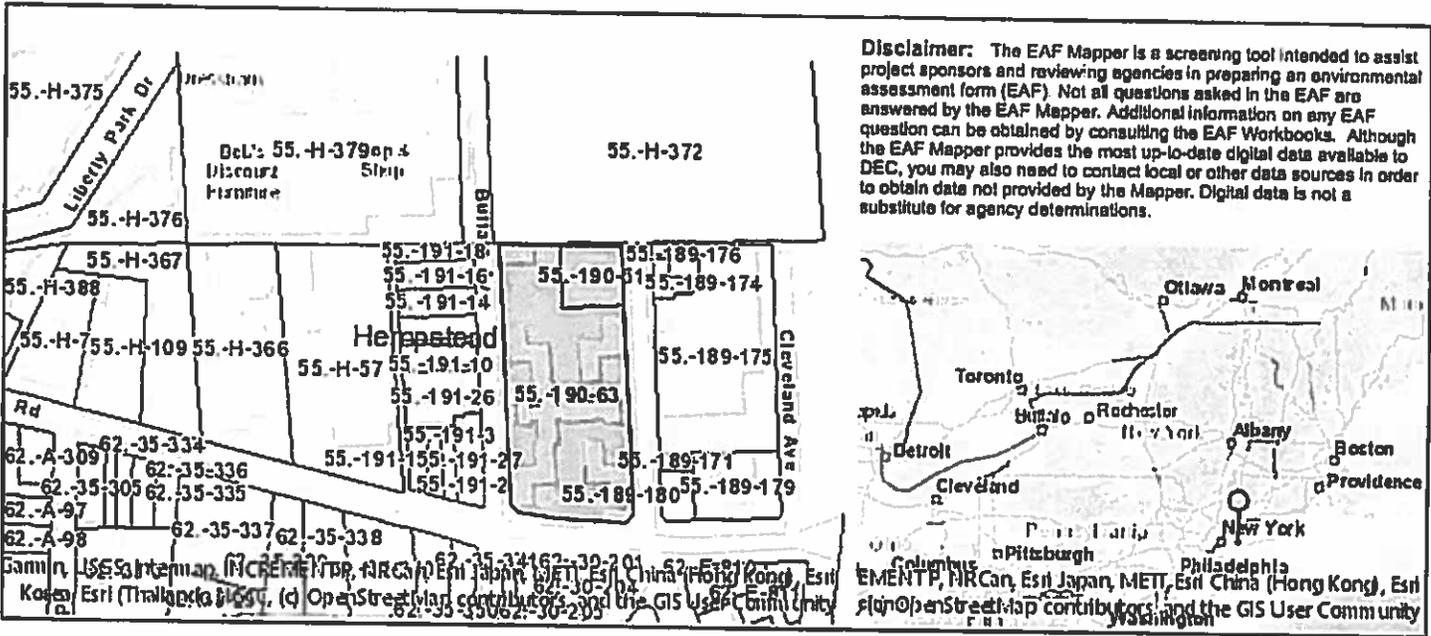
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name BOSFA Development LLC Date 03/09/2023

Signature \_\_\_\_\_ Title Paulo Coelho, attorney and agent for applicant

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B.1.i [Coastal or Waterfront Area]	Yes
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names: Nassau-Suffolk SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Low Salt Marsh, High Salt Marsh, Salt Panne

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E.2.b. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Jones Beach State Park, Causeways and Parkways System
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

**DATE: April 20, 2023**

**APPROVAL**

Building Department Permit Application #20233192

Chairman, regarding Application #2023-4 for the premises located at 17-33 Buffalo Avenue (AKA 3 Buffalo Avenue) and 80-84 Albany Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-47A, 210-49B, 210-49C, 210-172A2a, 210-276K, 210-279, 210-280, 210-287A, and 210-290A seeking approval to renovate existing structure and add 2 stories at the property known as 17-33 Buffalo Avenue (AKA 3 Buffalo Avenue) to create a total of 200 new apartment units and to construct stacked parking on the parcel known as 80-84 Albany Avenue.

I, Drew Scopelitis, move that this Board make the following findings of fact:

The Board notes that the publication noted a required variance from §210-148A, which is for a prohibited use. The Board notes that this section was not in the denial letter issued, and applies to the Industrial B Zone, which after the rezoning of the property, granted by the Board of Trustees, is no longer a variance required.

At the outset, this Board takes notice that on April 11, 2023, the Superintendent of Buildings received a letter from architect Emilio Susa, requesting waivers and modifications of the Village Code, pursuant to §86-6E(1) and (2) where strict adherence would result in practical difficulty and unnecessary hardship on the part of the applicant. On April 13, 2023, Superintendent of Buildings, Sergio Mauras, granted waivers for §210-48B, 210-50, 210-51, 210-281, 210-282, 210-283, 210-288, 210-291, and 210-294. As such, these variances outlined in the denial letter dated April 6, 2023 are no longer before this Zoning Board in this hearing. The variances remaining before this Board for action are those outlined above, specifically, §210-6A, 210-47A, 210-172A2a, 210-276K, 210-279, 210-280, 210-287A, 210-49B, 210-49C and 210-290A.

Additionally, this Board notes that §210-287A is a variance related to separation of buildings on a property. As the plans show, and applicant has explained, this project consists of a single building joined such that any part of the building may be accessed from inside without going outside. As such, the need for a variance for distance between individual buildings is rendered moot.

The variances before this Board are divided into 4 categories: height (§210-47A and 210-279), lot coverage (§210-49B and 210-280), open space/green space (§210-49C and 210-276K), and parking (§210-172A2a and 210-290A). Each variance comes in a pair due to the fact that the project is a mix of the Residence Apartment Zone, with a partial overlay of the Golden Age District.

A public hearing was held on April 20, 2023, wherein applicant was represented by attorney Jack Martins. He explained that the property is the old Moxey Rigby apartment complex. It has been vacant. The property has been rezoned to Residence Apartment, with a Golden Age overlay. The intention is to create generational housing, with market housing, senior housing, and veteran housing. The original Moxey Rigby consisted of 3 buildings. The proposal is to create one connected five-story building. By doing so, they can modernize and increase accessibility by including elevators. A 200-unit development is proposed. Originally, there were 102 units with

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12 units. This proposal will provide 177 parking spaces. The units will be 10 studios, 100 one-bedroom, 70 two-bedrooms, and 20 three bedrooms.

Senior and veteran each have 40 units out of the 200. 30 one-bedroom, 5 two-bedrooms and 5 three-bedrooms.

BOFSA is a contract vendee. They previously applied for a change of zone, which was unanimously granted. Now they are before the zoning board.

Emilio Susa, the architect on the project spoke. He explained the vision of the project. The original building was based on a pod concept where parts of a single building could not access each other without going outside and back in. They want to remove the entire existing façade. The existing windows are small and larger floor to ceiling windows will be introduced. The current building is not handicapped accessible, but the new one will be. New heating, air conditioning, electric, and plumbing. Each unit will have individual controls for heat and air conditioning. Each unit also will have its own washer and dryer.

The highest point of the building is 58 feet, but the wall of the parapet is likely to be the highest point seen from the street, and that height is about 54 feet.

The former Moxey Rigby office will be used as common space.

VHB traffic consultant, Aaron Machtay spoke. VHB has prepared a traffic and parking analysis. 325 spaces are required by code, 177 are provided. 132 are provided as part of the stacker system. 45 are provided at ground level. There will be a valet service provided 24 hours a day. To figure out parking demand, they consult the manuals. Different data sets might be considered applicable for how people will own vehicles and occupy these units. They expect the range to be about 160 parked vehicles to over 200 vehicles. The highest amount of anticipated parking demand for residential use occurs at night, and the study shows that there will be adequate parking for the expected demand between the on-site parking and street parking, which will open up after 5PM.

Green space can be provided on the roof of the senior housing building, and to the extent possible, applicant pledged to provide rooftop greenspace on other buildings, subject to the concern about structural load on the building. However, the Board clarified that by greenspace, they are not anticipating grass and irrigation system, rather that they are looking for common space, gathering space.

Height

As to the requested variance for height under §210-47A and 210-279, the Board as determined:

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. Under the Golden Age District, a height of 50 feet is permitted, and 32 feet is permitted under the Residence Apartment district. The Board takes note that the new Moxey Rigby apartment building across the street at 195 East Merrick Road was approved by this Board at a height of 62 feet

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10 inches. At 58 feet, the proposed project is shorter than it's neighbor across the street.

- 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, but this factor is not dispositive.

Lot Coverage/Building Area

As to the requested variance for lot coverage/building area under §210-49B and 210-280, the Board as determined:

- 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. As outlined in the denial letter, a lot coverage or building area for either residence apartment districts or for golden age is permitted to be 40% of the lot area. Applicant proposes a lot coverage of 41.87%.
  - 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. The additional 1.87% lot coverage sought by applicant is de minimis in nature.
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty was not self-created. This issue may be considered self-created as it appears that this variance is due in part to enclosing and joining the buildings. This is a benefit to the future residents of this building, so while the issue might be self-created, it alone is not determinative.

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Green Space/Open Space

As to the requested variance for green space/open space under §210-49C and 210-276K, the Board as determined that applicant must put green space on the roof of the senior housing, as well as other rooftop greenspace on the veteran and market area, to the extent possible. The Board is requiring open space available for recreation. However, to the extent that this does not meet the total requirements under the code:

3. 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, but this factor is not dispositive.

Parking

As to the requested variance for parking under §210-172A2a and 210-290A, the Board as determined:

4. 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 parking study provided by VHB shows that during peak hours, the anticipated parking demand will be met either solely by on-site parking, or by a combination of on-site and off-site parking.
  - 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, but this factor is not dispositive.
5. The Zoning Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A full environmental assessment form; Part 1 has been completed by the applicant and this Board has completed parts 2 and 3. The Board

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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. Applicant must provide rooftop green space on the Golden Age Portion. By green space, the Board means open space, common space, designed to facilitate community, gatherings, socialization and recreation. No fields or grass with irrigation is required.
5. Applicant expressed concerns about structural load in providing more green space on the rooftops of other buildings. However, now that it has been clarified that the Board is not seeking grass or irrigation systems, to the extent practicable, applicant must put open space to facilitate community on the veteran's building and market rent building as well.
6. Applicant must provide 24 hour access to stacked parking, ensuring that there are ample attendants to meet the needs of the residents during peak hours.

Second by: Charles Hawkins

The Clerk polled the Board:

Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Scopelitis	In Favor
Chairperson Rhoden	In Favor

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May 9th, 2023

BOSFA Development LLC  
Gardens at Buffalo  
17-33 Buffalo Avenue (AKA 3 Buffalo Avenue & 80-84 Albany Avenue),  
Freeport, NY 11520  
SBL: 55 - 190 - 51-55,63

Exterior Materials List

Trespa "Meteon Metallics" metal panel façade.  
Color: Copper Red  
Finish: Satin

Color Swatch

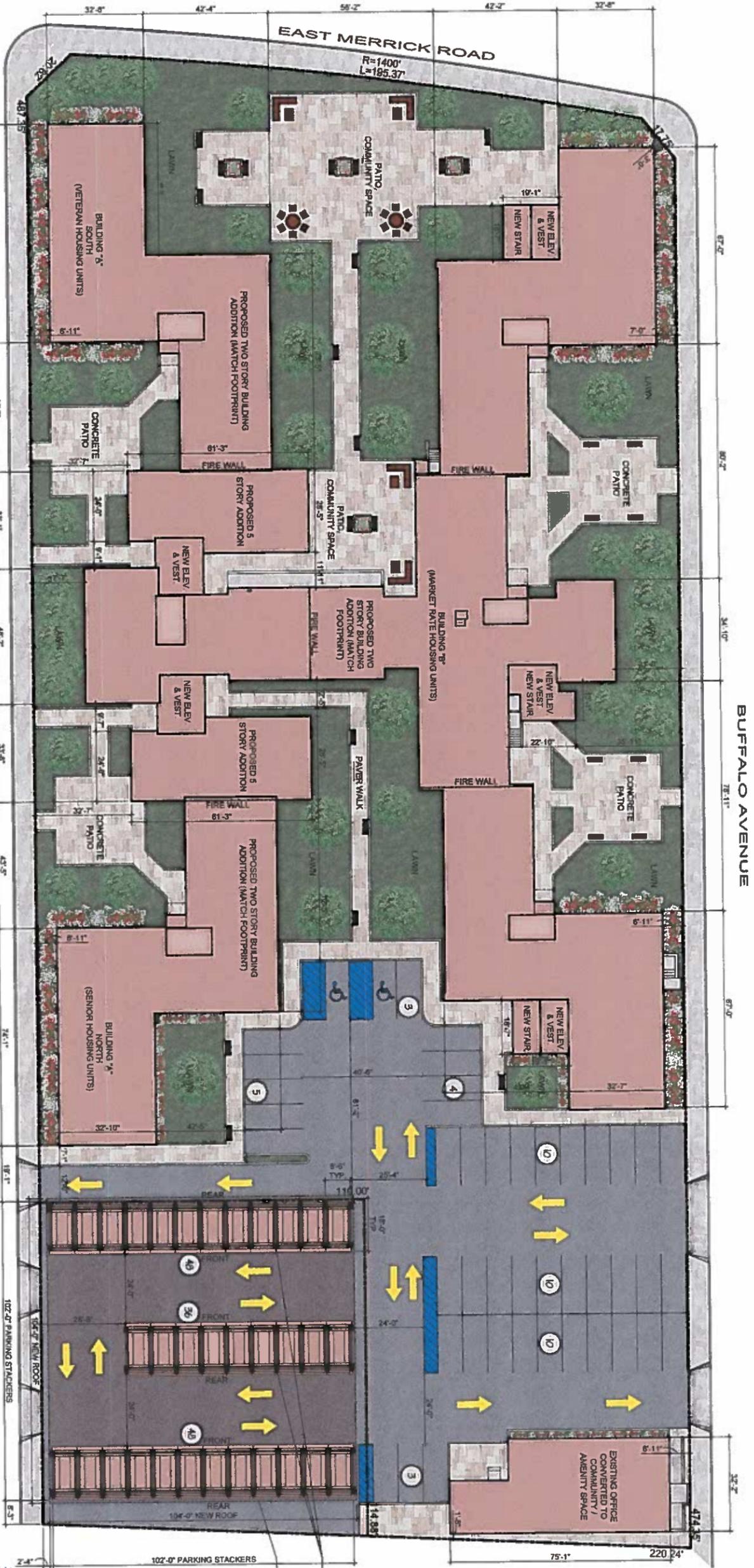


Trespa "Meteon Metallics" metal panel façade.  
Color: Titanium Bronze  
Finish: Satin



EFCO "Series 401" 2" x 4.5" aluminum storefront.  
Color: Black Frame  
Finish: Smooth





**SITE DATA:** SECTION: 55 BLOCK: 180 (LOTS) 51, 53  
 EXISTING ZONING: MANUFACTURING  
 PROPOSED CHANGE OF ZONE REQUEST: RESIDENCE APARTMENT DISTRICT / GOLDEN AGE FLOATING ZONE (SENIOR HOUSING)  
 OCCUPANCY CLASS: R-2

**ZONING ANALYSIS**

ACTUAL	REQUIRED
LOT AREA 109,482.7 SF.	15,000 B.F. MIN.
200 TOTAL UNITS (NEW + EXISTING)	900 B.F. OF LOT AREA PER UNIT MIN.
DENSITY 54.5 UNITS PER ACRE PER UNIT	
200 TOTAL UNITS (NEW + EXISTING)	
40 UNITS PER LEVEL (4 STY)	
STUDIO 2 PER LEVEL = 10 TOTAL	
MARKET 2 PER LEVEL UNDER 600 SF. MIN.	
-2 UNITS PER FLOOR UNDER 600 SF. MIN.	
1 BEDROOM 20 PER LEVEL = 100 TOTAL	
MARKET 10 PER LEVEL	
SENIOR 6 PER LEVEL	
VETERAN 8 PER FLOOR UNDER 600 SF. MIN.	
8 UNITS PER FLOOR UNDER 600 SF. MIN.	
2 BEDROOM 14 PER LEVEL = 70 TOTAL	
SENIOR 11 PER LEVEL	
VETERAN 1 PER LEVEL	
3 BEDROOM 4 PER LEVEL = 20 TOTAL	
MARKET 7 PER LEVEL	
SENIOR 1 PER LEVEL	
VETERAN 1 PER LEVEL	
MARKET UNITS 24 PER LEVEL = 120 TOTAL	
SENIOR UNITS 6 PER LEVEL = 40 TOTAL	
VETERAN UNITS 8 PER LEVEL = 40 TOTAL	
-10 UNITS PER FLOOR UNDER 600 SF. MIN. = 90 TOTAL	

**CONSTRUCTION CLASSIFICATION (A)**  
 SPRINKLER SYSTEM: YES (TO BE INSTALLED)  
 FIRE ALARM: REQUIRED (TO BE INSTALLED)

**% OF LOT COVERAGE**  
 30,088 S.F. ALL EXISTG. BUILDINGS  
 4,828 S.F. NEW ADDITION ROOF STRUCTURE  
 10,518 S.F. TOTAL CR. 41.87%  
 43,572 S.F. TOTAL CR. 41.87%  
 80,004 S.F. TOTAL 183,800 SF (3 STY)  
 PROPOSED ADDITIONS & 2 ADDITIONAL STY = 1 SF OF OPEN SPACE PER 2 SF OF FLOOR AREA  
 PROVIDED: 63,450.7 SF

**OPEN RECREATION SPACE** TOTAL REC. SPACE PROVIDED: 42,730 SF  
 TOTAL REC. SPACE REMAIN: 10,600 SF

**MIN. APARTMENT AREA** 450 SF  
**FRONT YARD (MERRICK ROAD)** 3'-0" (EXISTING)  
**FRONT YARD (ALBANY AVENUE)** 6'-11" (EXISTING)  
**FRONT YARD (BUFFALO AVENUE)** 7'-4" (PROPOSED) (MINIMUM 100' STRUCTURE)  
**REAR YARD** 18'-2" (EXISTING)  
**SIDE YARD** 1'-0" (EXISTING)  
**BUILDING HEIGHT** 50'-0" (PROPOSED)

**PARKING CALCULATIONS**

**PROPOSED BREAKDOWN**

STUDIO = 10 TOTAL	10 SPACES REQUIRED
1 BEDROOM = 20 TOTAL	15 SPACES REQUIRED
2 BEDROOM = 65 TOTAL	105 SPACES REQUIRED
3 BEDROOM = 13 TOTAL	130 SPACES REQUIRED
2 SPACES PER UNIT = 130 SPACES REQUIRED	
120-130-30 = 275 SPACES REQUIRED	

**SENIOR GOLDEN AGE ZONE**

1 BEDROOM = 30 TOTAL	30 SPACES REQUIRED
2 BEDROOM = 9 TOTAL	9 SPACES REQUIRED
3 BEDROOM = 3 TOTAL	3 SPACES REQUIRED
40 TOTAL	42 SPACES REQUIRED
EVERY 4 UNITS = 5 SPACES	
404 = 10 * 5 = 50 SPACES REQUIRED	

**TOTAL REQUIRED PARKING = 325 PARKING SPACES**

**PROVIDED**

OFF STREET / ON-PREMISES PARKING PROVIDED = 177 SPACES PROVIDED  
 PARKING STALLS (8-5'20" TRP. STALL) 45 PROVIDED  
 QUAD STACKERS (13) QUAD STACKERS) 132 SPOTS PROVIDED

**Multi - Generational  
 Living Community**  
 Village of Freeport • New York  
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(3) PARKING SPACES ABOVE STRUCTURE ABOVE ENTRANCE OF PARKING STACKERS SYSTEM

PROPOSED ROOF STRUCTURE ABOVE ENTRANCE OF PARKING STACKERS



View from East Merrick Road

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Entrance View from Buffalo Avenue  
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View from Albany Avenue

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Parking Structure View from Albany Avenue  
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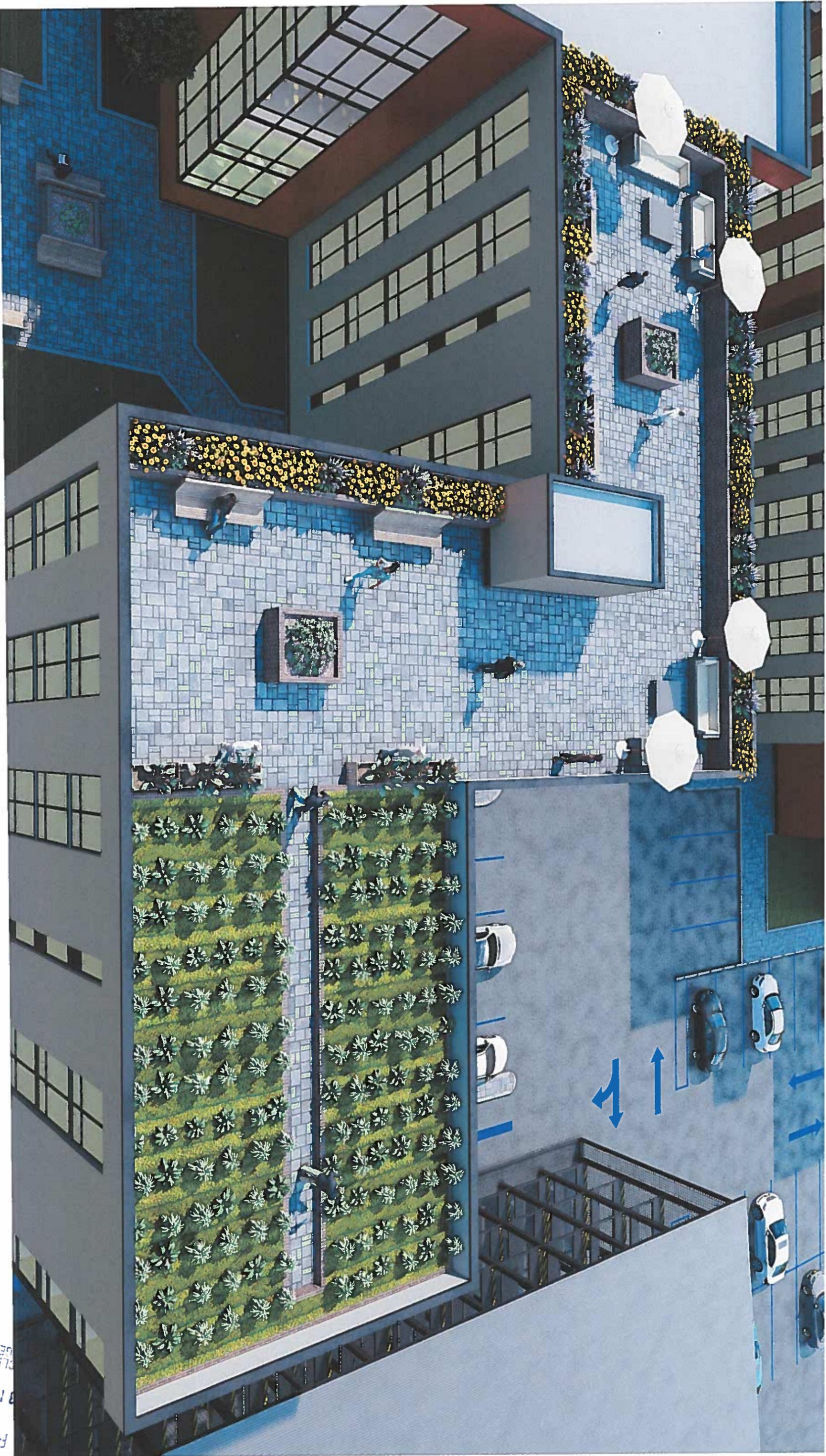


Rear View from Parking Lot

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**Bird's Eye View of Rooftop Garden (Senior Building)**

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**Bird's Eye View Corner of Buffalo Avenue & East Merrick Road**

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Bird's Eye View East Merrick Road  
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Bird's Eye View Corner of Albany Avenue & East Merrick Road  
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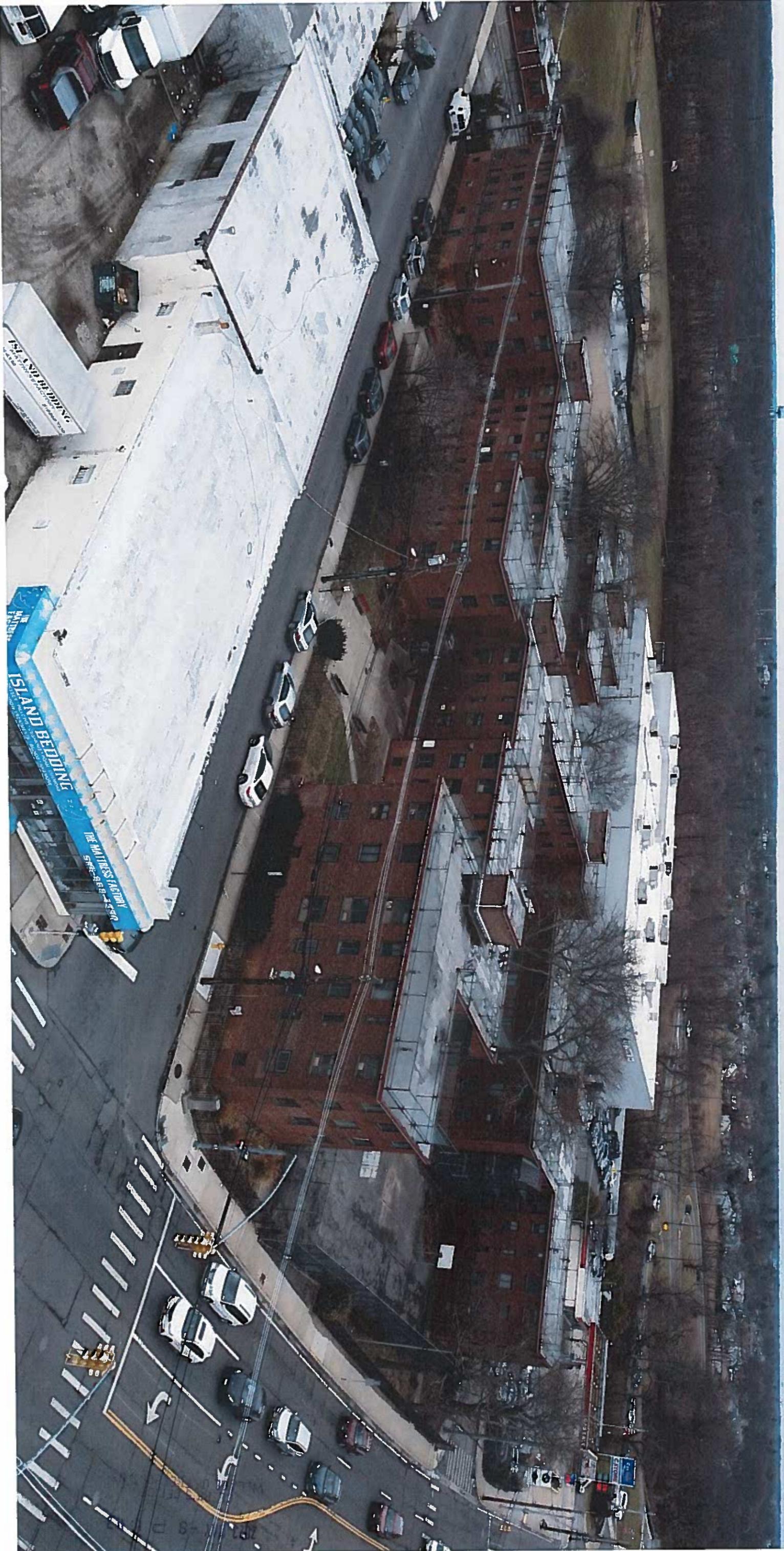
**View of Interior Apartment**

**Multi - Generational Living Community**

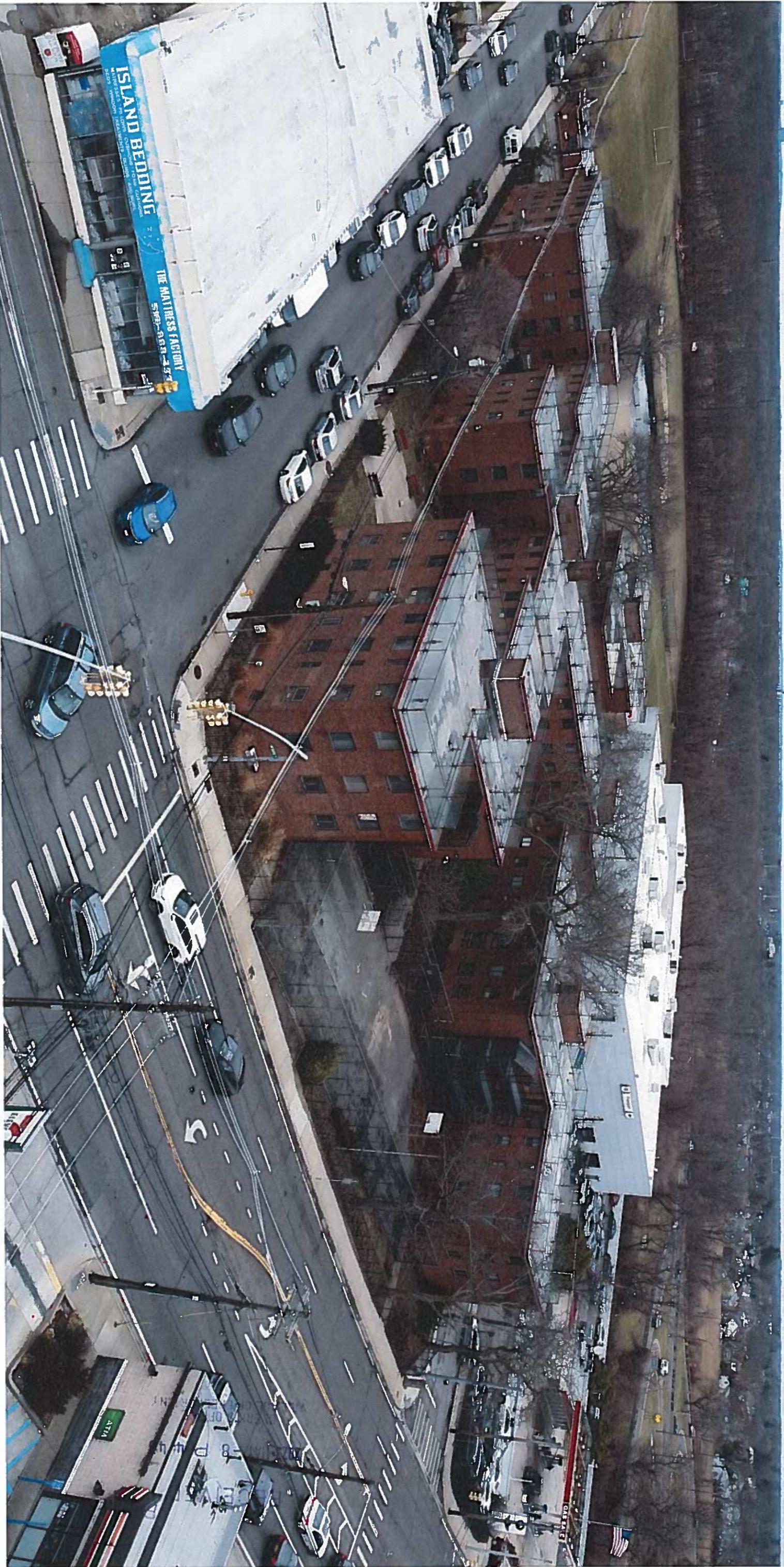
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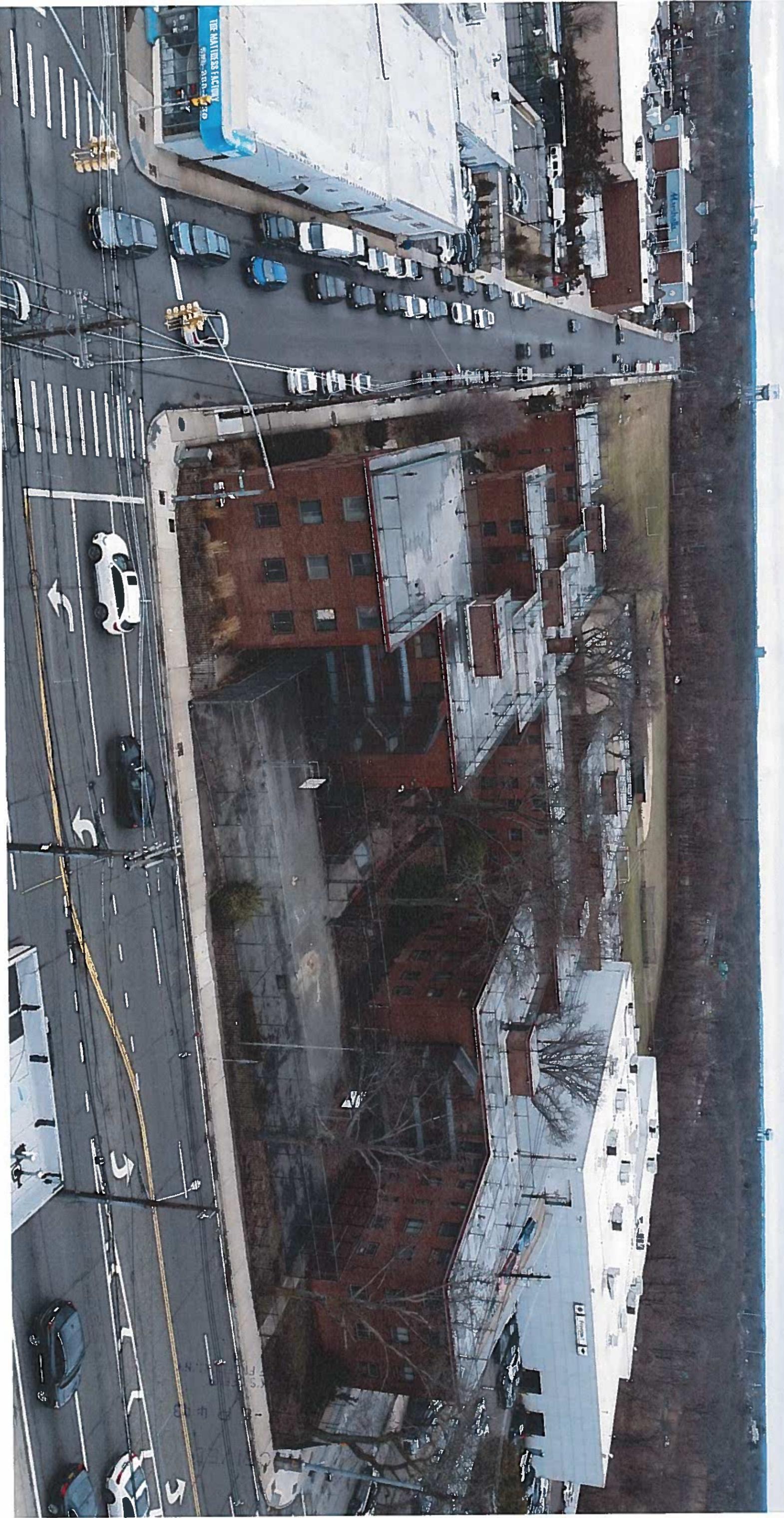
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BUFFALO SIDE



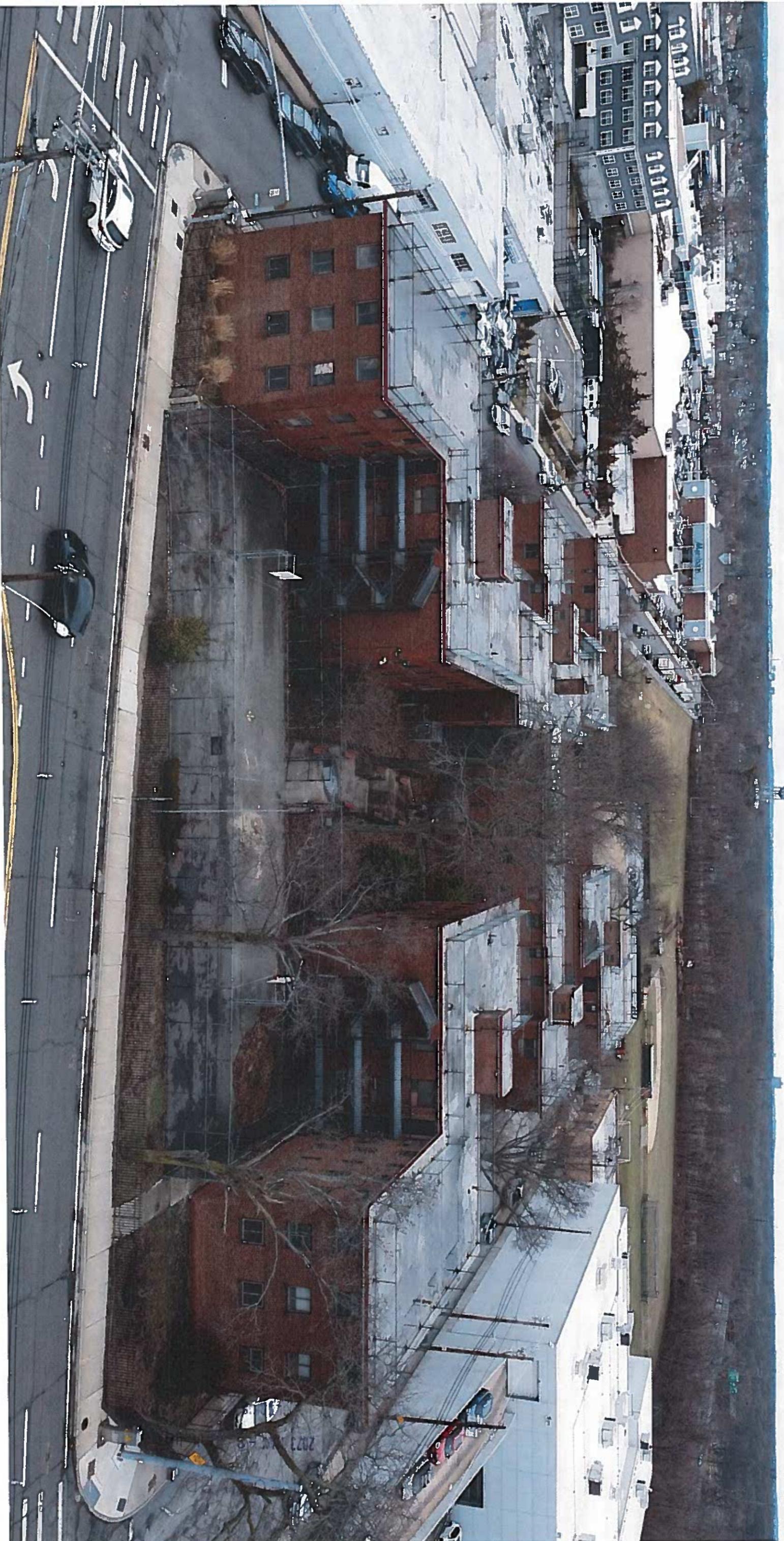
SUBJECT PARCEL  
CORNER



SUBJECT PARCEL  
FRONT



SUBJECT PARCEL  
FRONT

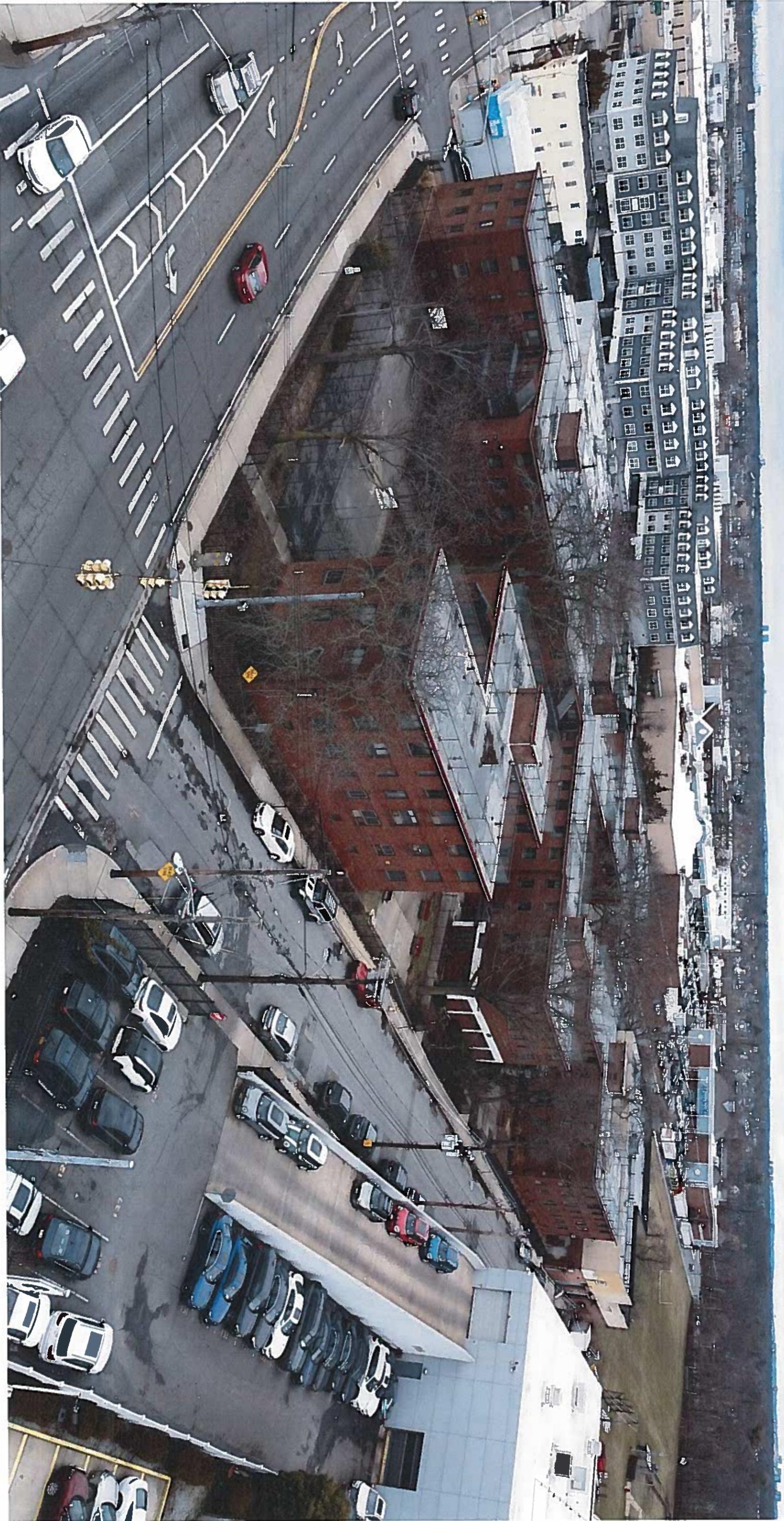


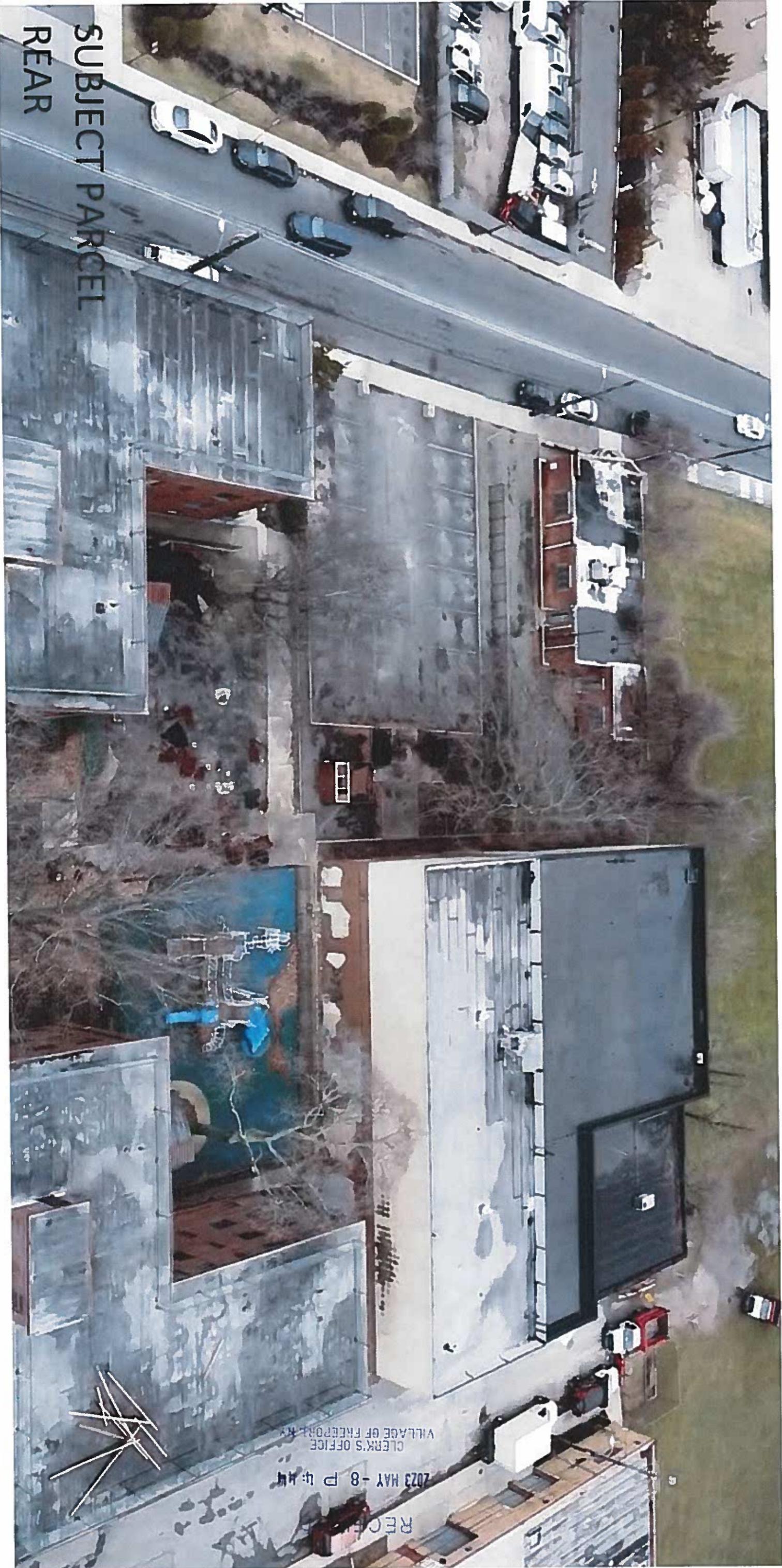
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SUBJECT PARCEL  
ALBANY SIDE





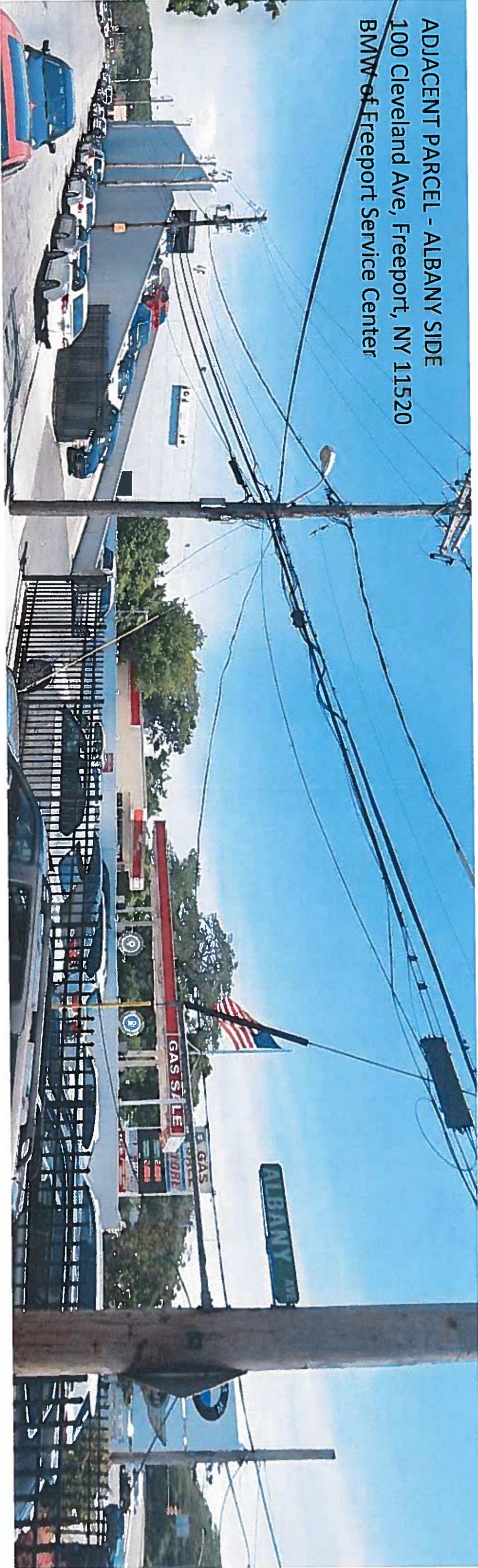
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REAR

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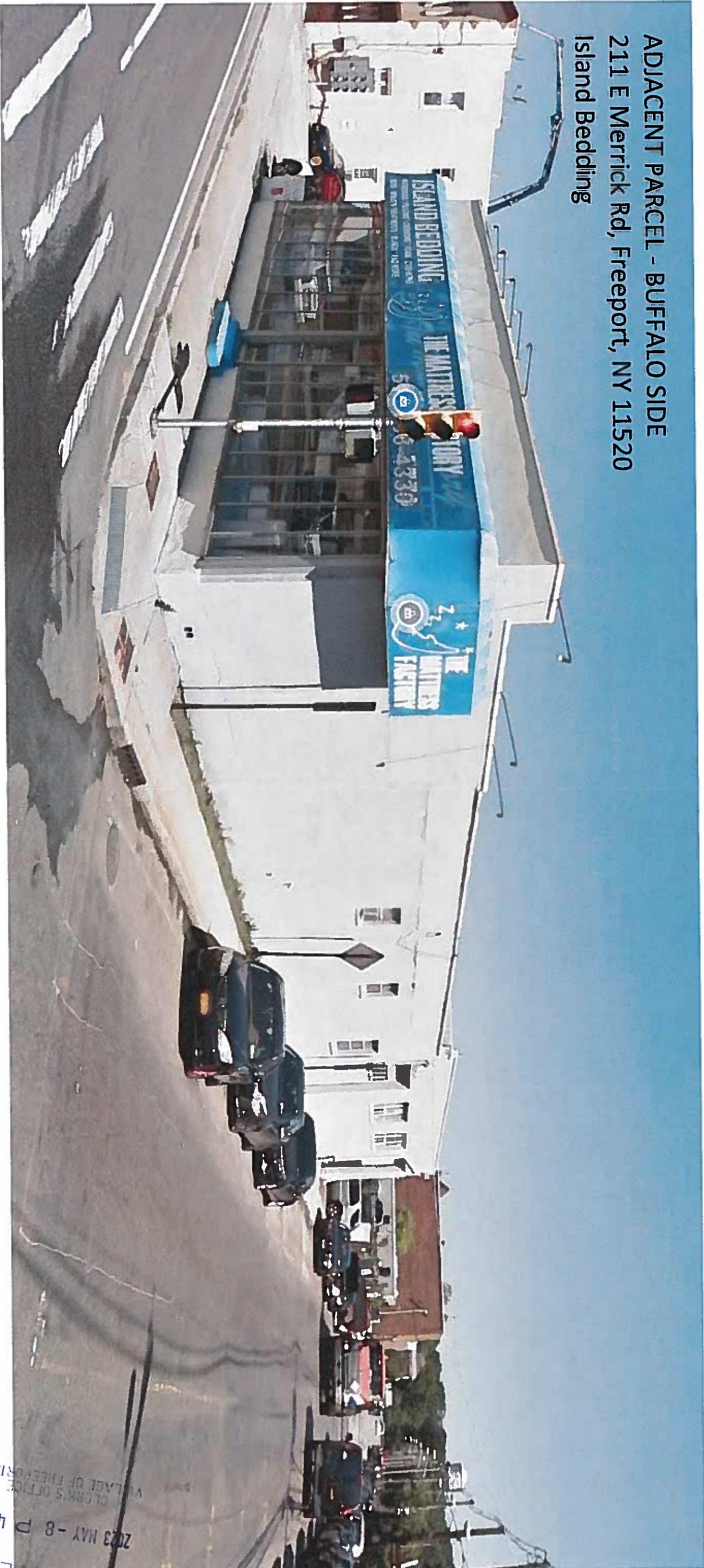
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ADJACENT PARCEL - ALBANY SIDE  
100 Cleveland Ave, Freeport, NY 11520  
BMW of Freeport Service Center



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ADJACENT PARCEL - BUFFALO SIDE  
211 E Merrick Rd, Freeport, NY 11520  
Island Bedding



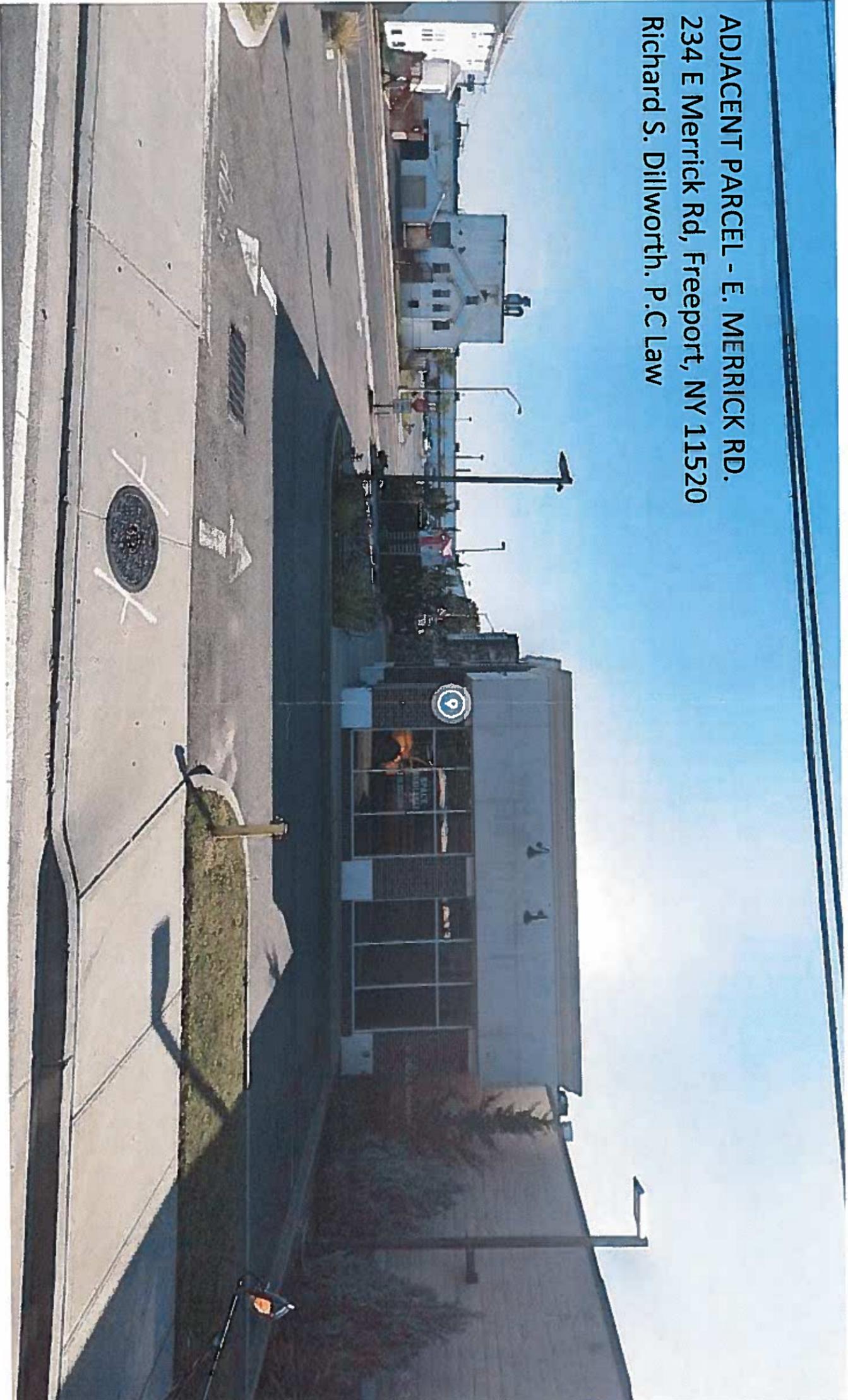
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ADJACENT PARCEL - E. MERRICK RD.  
200 E Merrick Rd, Freeport, NY 11520  
7-Eleven



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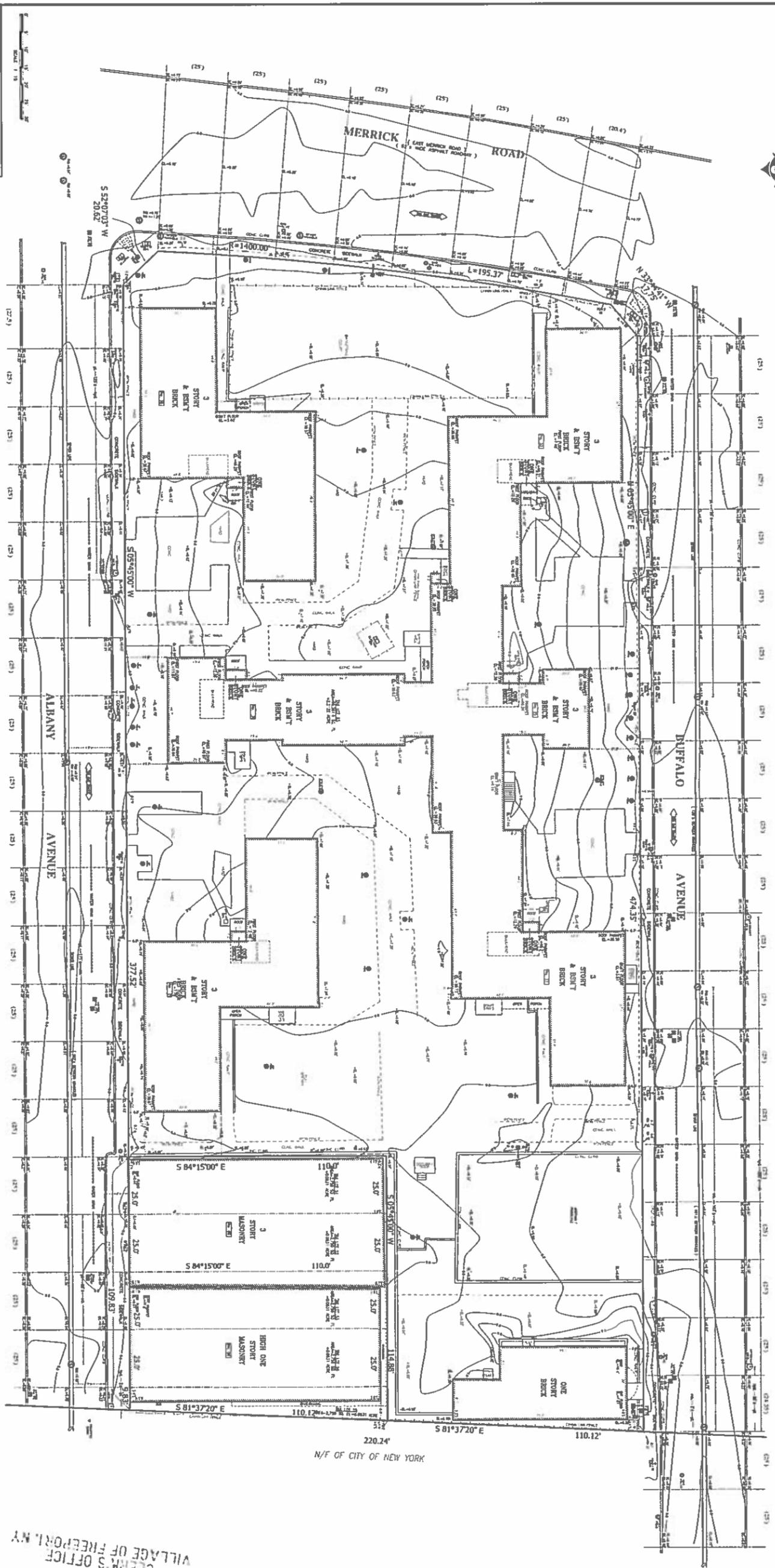
ADJACENT PARCEL - E. MERRICK RD.  
234 E Merrick Rd, Freeport, NY 11520  
Richard S. Dillworth. P.C Law



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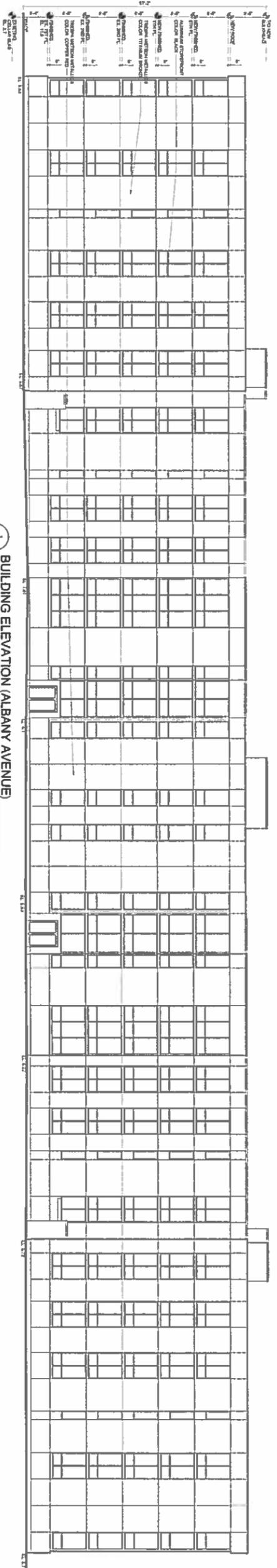


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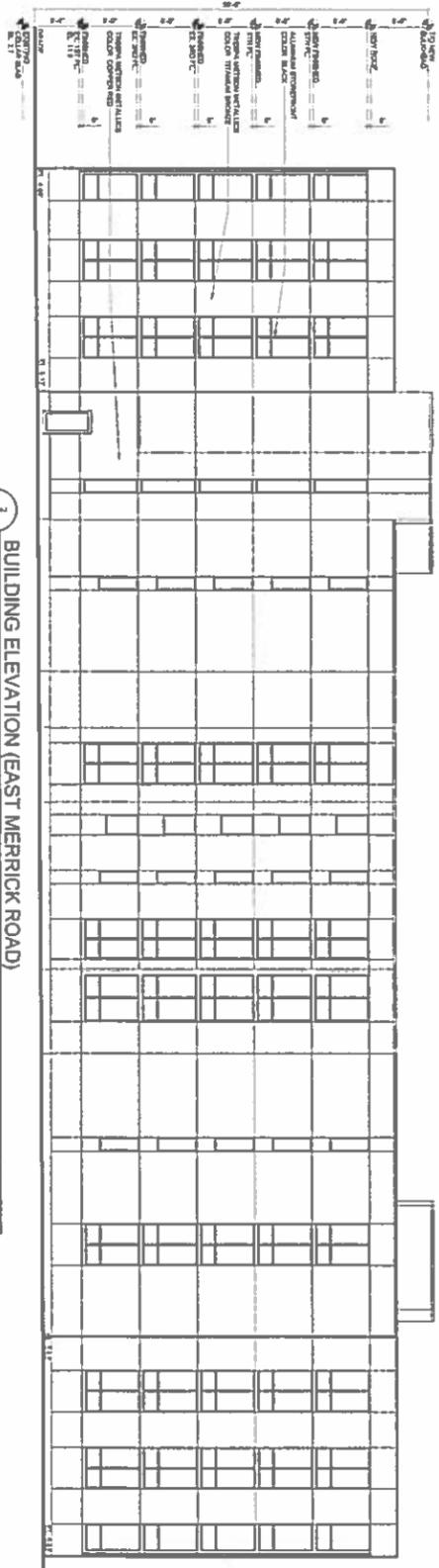
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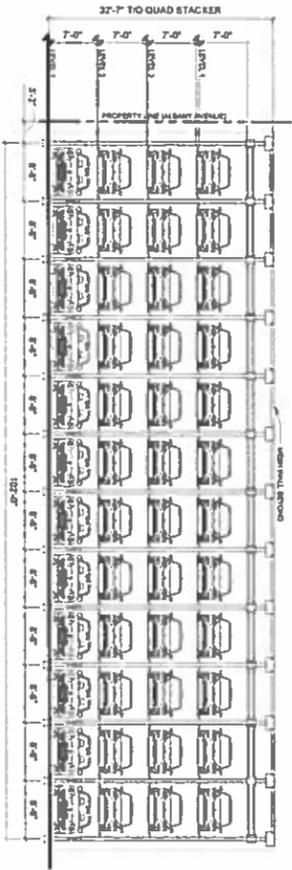




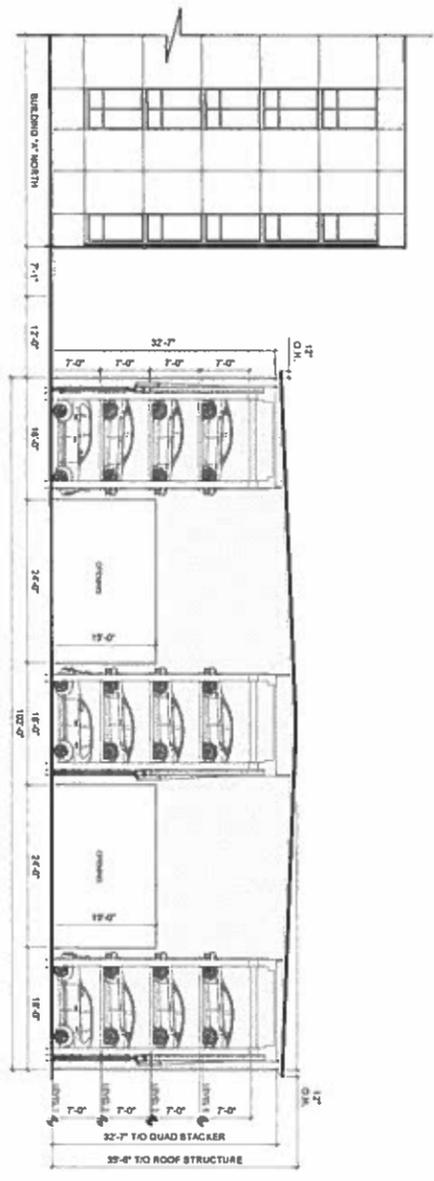
1 BUILDING ELEVATION (ALBANY AVENUE)



2 BUILDING ELEVATION (EAST MERRICK ROAD)



3 "PARKPLUS" QUAD STACKER ELEVATION (INTERIOR) (TYPICAL)



4 "PARKPLUS" QUAD STACKER ELEVATION (ALBANY AVENUE) (PARTIAL)

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BY LOCATION:  
**GARDINO AT BUFFALO**  
 1703 Buffalo Avenue (aka 3 Buffalo Avenue & 8084 Albany Avenue)  
 FREEPORT, NY



IT IS A CONDITION OF THE CONTRACT AND A CONDITION OF THE LICENSED PROFESSIONAL ARCHITECT'S LIABILITY INSURANCE POLICY THAT THE ARCHITECT SHALL MAINTAIN AND DEFEND THE ARCHITECT'S LIABILITY INSURANCE POLICY THROUGHOUT THE TERM OF THE CONTRACT.

Drawings Title:  
**EXTERIOR ELEVATIONS, QUAD STACKER ELEVATIONS**

**Emilio S. A. Architect**  
 36 Lake Street, Suite 200  
 Freeport, NY 11520  
 Phone: 516.794.8888  
 Fax: 516.794.8888  
 Website: emilioarchitect.com

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1	ISSUED FOR PERMIT	05/08/23
2	ISSUED FOR PERMIT	05/08/23
3	ISSUED FOR PERMIT	05/08/23
4	ISSUED FOR PERMIT	05/08/23
5	ISSUED FOR PERMIT	05/08/23
6	ISSUED FOR PERMIT	05/08/23
7	ISSUED FOR PERMIT	05/08/23
8	ISSUED FOR PERMIT	05/08/23
9	ISSUED FOR PERMIT	05/08/23
10	ISSUED FOR PERMIT	05/08/23

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PROJECT NO.:  
 DRAWN BY: MC  
 SCALE: AS NOTED  
 DATE: 05/08/23

**A-4**



**Jamel Kizel**  
 ARCHITECTURE INC.  
 40 CENTER AVENUE  
 LIVINGSTON, NEW JERSEY 07039  
 TEL: 973 994-4400  
 WWW.JAMELKIZEL.COM

Architecture  
 Engineering  
 Interior Design  
 Implementation Services

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NO.	DATE	DESCRIPTION	BY

PROJECT: MULTI-GENERATIONAL LIVING COMMUNITY VILLAGE OF FREEPORT, NEW YORK

ARCHITECT: JAMEL KIZEL ARCHITECTURE INC.

DESIGNED BY: GPO

APPROVED BY: GPO

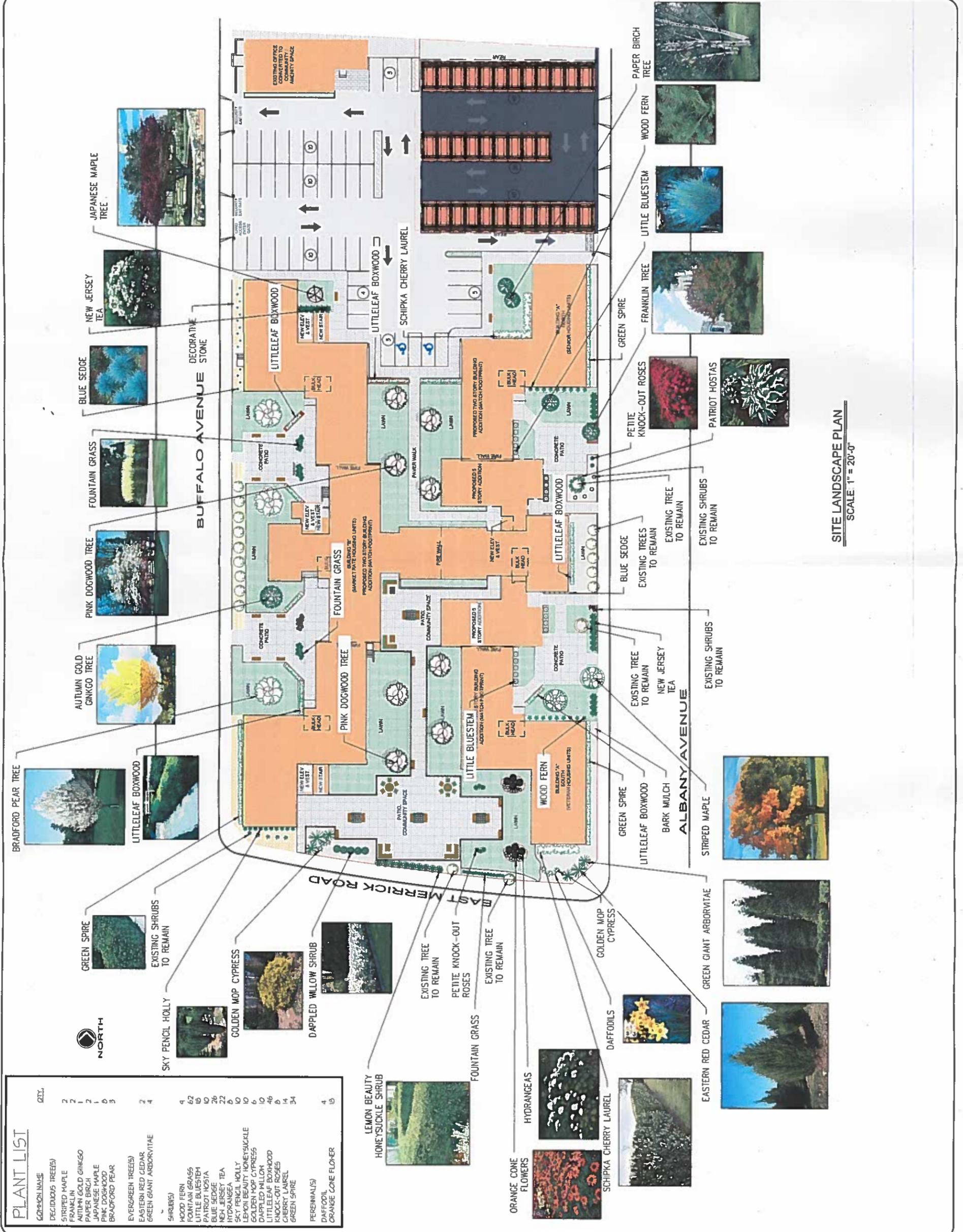
DATE: MAY 17, 2018

SCALE: 1" = 20'-0"

PROJECT NUMBER: LS-100

1 OF 1

*[Signature]*



**PLANT LIST**

COMMON NAME	QTY
DECIDUOUS TREES	2
STRIPED MAPLE	2
FRANKLIN	1
AUTUMN GOLD GINKGO	1
PAPER BIRCH	1
JAPANESE MAPLE	3
PINK DOGWOOD	3
BRADFORD PEAR	
EVERGREEN TREES	2
EASTERN RED CEDAR	4
GREEN GIANT ARBORVITAE	
SHRUBS	4
WOOD FERN	62
FOUNTAIN GRASS	10
LITTLE BUESTEM	10
PATRIOT HOSTA	26
BLUE SEDGE	22
NEW JERSEY TEA	10
SCHIPKA CHERRY LAUREL	10
LEMON BEAUTY HONEYUCKLE	10
GOLDEN MOP CYPRESS	6
DAPPLED WILLOW	10
LITTLELEAF BOXWOOD	46
KNOCK-OUT ROSES	8
CHERRY LAUREL	14
GREEN SPIRE	34
PERENNIALS	4
DAFFODIL	13
ORANGE CONE FLOWER	

**SITE LANDSCAPE PLAN**  
 SCALE 1" = 20'-0"

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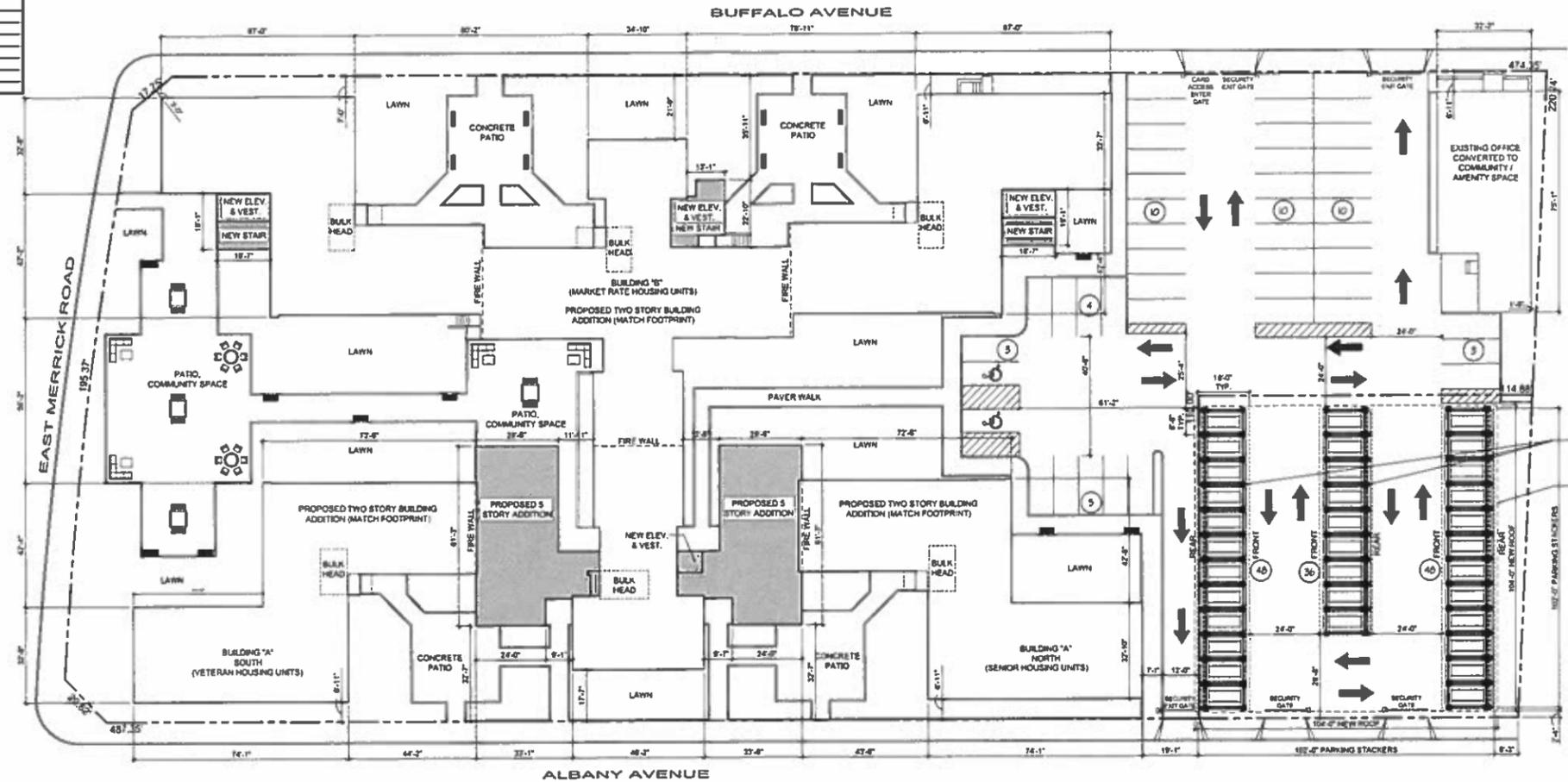


# PROPOSED ADDITIONS & INTERIOR ALTERATIONS GARDENS AT BUFFALO

17-33 Buffalo Avenue (AKA 3 Buffalo Avenue & 80-84 Albany Avenue), Freeport, NY 11520

2023 JUL 28 P 2: 28

DRAWING INDEX	
T-1	TITLE SHEET, PLOT PLAN, PARKING CALCULATION & ZONING ANALYSIS
A-1	GROUND FLOOR PLAN
A-2	FIRST FLOOR PLAN (TYP)
A-3	2ND FLOOR PLAN
A-4	3RD FLOOR PLAN
A-5	4TH FLOOR PLAN
A-6	5TH FLOOR PLAN
A-7	6TH FLOOR PLAN
A-8	7TH FLOOR PLAN
A-9	8TH FLOOR PLAN
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A-79	78TH FLOOR PLAN
A-80	79TH FLOOR PLAN
A-81	80TH FLOOR PLAN
A-82	81ST FLOOR PLAN
A-83	82ND FLOOR PLAN
A-84	83RD FLOOR PLAN
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A-92	91ST FLOOR PLAN
A-93	92ND FLOOR PLAN
A-94	93RD FLOOR PLAN
A-95	94TH FLOOR PLAN
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A-97	96TH FLOOR PLAN
A-98	97TH FLOOR PLAN
A-99	98TH FLOOR PLAN
A-100	99TH FLOOR PLAN
A-101	100TH FLOOR PLAN



1 ARCHITECTURAL SITE PLAN  
T-1 SCALE: 1" = 20'-0"

**SITE DATA:** SECTION 55 BLOCK 190 LOTS 51-53 43  
EXISTING ZONING: MANUFACTURING  
ZONING DISTRICT: RESIDENCE APARTMENT DISTRICT / GOLDEN AGE FLOATING ZONE (SENIOR HOUSING)  
OCCUPANCY CLASS: R-2

**ZONING ANALYSIS**

ACTUAL	REQUIRED
LOT AREA: 108,162.7 S.F. / 2.5 ACRES	13,000 S.F. MIN.
DENSITY: 200 TOTAL UNITS (NEW + EXISTING) / 545.8 SF OF LOT AREA PER UNIT	980 S.F. OF LOT AREA PER UNIT MIN.
PROPOSED UNIT BREAKDOWN: 200 TOTAL UNITS (NEW + EXISTING) / 40 UNITS PER LEVEL (5 STY.)	
STUDIO: 2 PER LEVEL = 10 TOTAL	
MARKET: 3 PER LEVEL	
2 UNITS PER FLOOR UNDER 800 SF. MIN.	
1 BEDROOM: 20 PER LEVEL = 100 TOTAL	
MARKET: 10 PER LEVEL	
SENIOR: 8 PER LEVEL	
VETERAN: 8 PER LEVEL	
8 UNITS PER FLOOR UNDER 800 SF. MIN.	
2 BEDROOM: 14 PER LEVEL = 70 TOTAL	
MARKET: 7 PER LEVEL	
SENIOR: 1 PER LEVEL	
VETERAN: 1 PER LEVEL	
3 BEDROOM: 4 PER LEVEL = 20 TOTAL	
MARKET: 2 PER LEVEL	
SENIOR: 1 PER LEVEL	
VETERAN: 1 PER LEVEL	
MARKET UNITS: 24 PER LEVEL = 120 TOTAL	
SENIOR UNITS: 8 PER LEVEL = 40 TOTAL	
VETERAN UNITS: 8 PER LEVEL = 40 TOTAL	
10 UNITS PER FLOOR UNDER 800 SF. MIN. = 50 TOTAL	

**CONSTRUCTION CLASSIFICATION: I A**  
SPRINKLER SYSTEM: YES (TO BE INSTALLED)  
FIRE ALARM: REQUIRED (TO BE INSTALLED)

ACTUAL	REQUIRED
% OF LOT COVERAGE: 30,008 S.F. ALL EXIST'G BUILDINGS / 4,828 S.F. NEW ADDITIONS / 10,816 S.F. NEW PARKING ROOF STRUCTURE / 45,712 S.F. TOTAL OR 41.87 %	108,162.7 X .40% = 43,265.08 S.F. MAX
OPEN SPACE: EXIST'G BUILDING 63,796 SF (3 STY.) / PROPOSED ADDITIONS & 2 ADDITIONAL STY = 80,004 SF	1 SF OF OPEN SPACE PER 2 SF OF FLOOR AREA
TOTAL: 163,800 SF (5 STY.)	TOTAL 163,800 SF
PROVIDED: 63,490.7 SF	TOTAL REQUIRED: 81,900 SF
OPEN RECREATION SPACE: TOTAL REC SPACE PROVIDED: 42,780 SF	TOTAL REQUIRED: 13,800 SF
MIN. APARTMENT AREA: 450 SF	600 SF MIN.
FRONT YARD (MERRICK ROAD): 3'-0" (EXISTING)	25'-0" MIN.
FRONT YARD (BUFFALO AVENUE): 9'-11" (EXISTING)	25'-0" MIN.
FRONT YARD (ALBANY AVENUE): 2'-0" (PROPOSED) (PARKING ROOF STRUCTURE)	25'-0" MIN.
REAR YARD: 18'-7" (EXISTING)	25'-0" MIN.
SIDE YARD: 1'-0" (EXISTING)	25'-0" MIN.
BUILDING HEIGHT: 56'-0" (PROPOSED)	2-12 STY. / 32' MAX. / 90' MAX. STRUCTURES

**PARKING CALCULATIONS**

**PROPOSED BREAKDOWN**

STUDIO = 10 TOTAL  
1.2 SPACES PER UNIT = 10 SPACES REQUIRED

1 BEDROOM = 70 TOTAL  
1.5 SPACES PER UNIT = 105 SPACES REQUIRED

2 BEDROOM = 85 TOTAL  
2 SPACES PER UNIT = 170 SPACES REQUIRED

3 BEDROOM = 15 TOTAL  
2 SPACES PER UNIT = 30 SPACES REQUIRED

10 \* 105 + 130 + 30 = 275 SPACES REQUIRED

**SENIOR HOUSING ZONE**

1 BEDROOM = 30 TOTAL  
2 BEDROOM = 5 TOTAL  
3 BEDROOM = 5 TOTAL  
50 TOTAL

EVERY 4 UNITS = 9 SPACES

40 \* 4 = 160 SPACES REQUIRED

**TOTAL REQUIRED PARKING = 325 PARKING SPACES**

**PROVIDED**

OFF STREET / ON-PREMISES PARKING PROVIDED = 177 SPACES PROVIDED

PARKING STALLS (8.5x20' TYP. STALL): 45 PROVIDED

QUAD STACKERS (33 QUAD STACKERS): 132 SPOTS PROVIDED

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678 LOCATION:  
**GARDENS AT BUFFALO**  
17-33 Buffalo Avenue (AKA 3 Buffalo Avenue & 80-84 Albany Avenue)  
FREEPORT, NY



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**EMILIO BUSS ARCHITECT**  
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**TITLE SHEET, ARCHITECTURAL SITE PLAN, ZONING, PARKING & OCCUPANCY CALCULATIONS**

**Emilio Buss Architect**

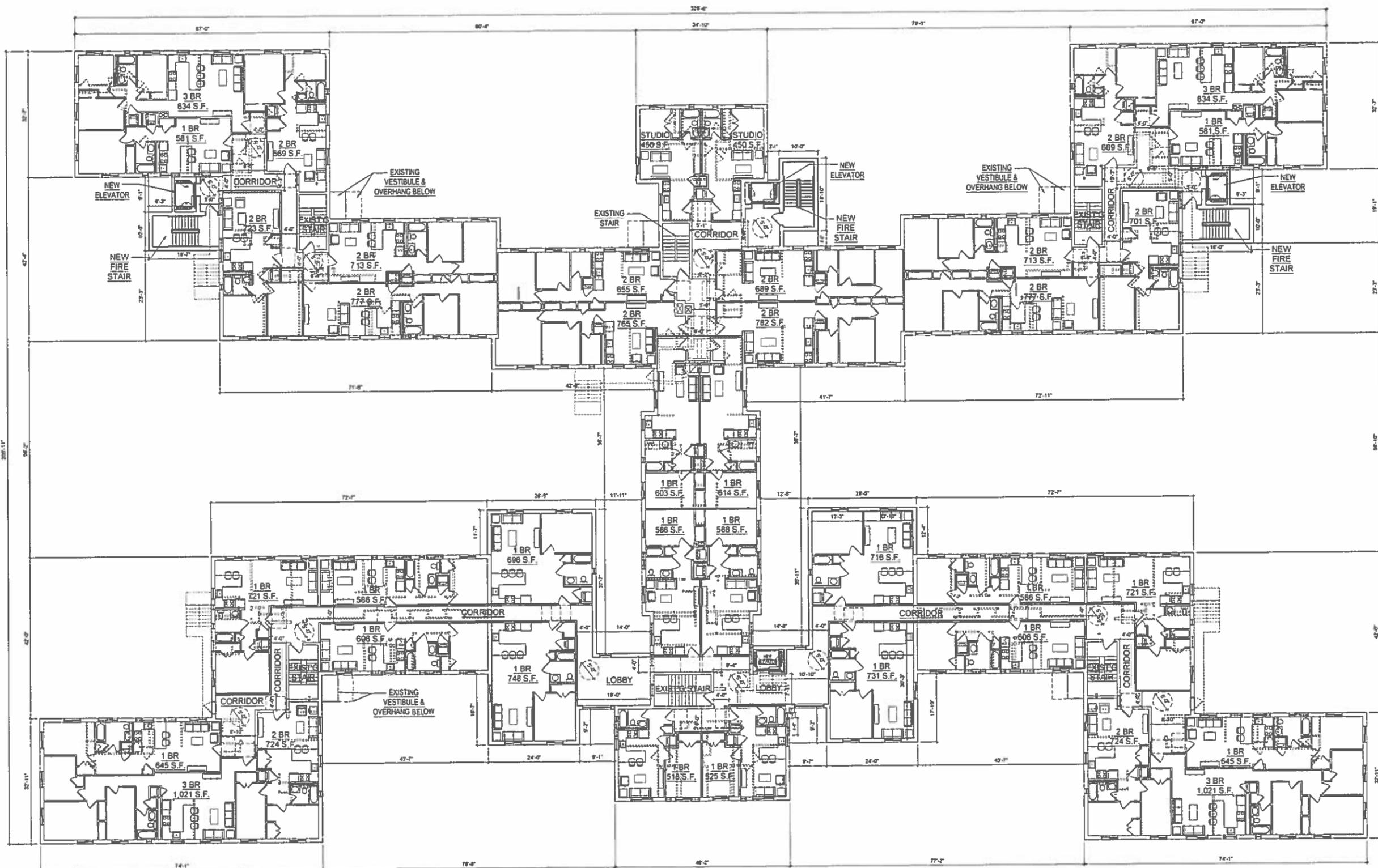
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**T-1**





1 TYPICAL FLOORS 1 - 5  
A-2

SCALE 1/8" = 1'-0"

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675E LOCATION:  
**GARDENS AT BUFFALO**  
17-03 Buffalo Avenue (aka 3 Buffalo Avenue & 80-64 Albany Avenue)  
FREEPORT, NY



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CONTRACT TITLE:  
**FIRST-FIFTH FLOOR PLANS**

**Emilio S. Sosa**  
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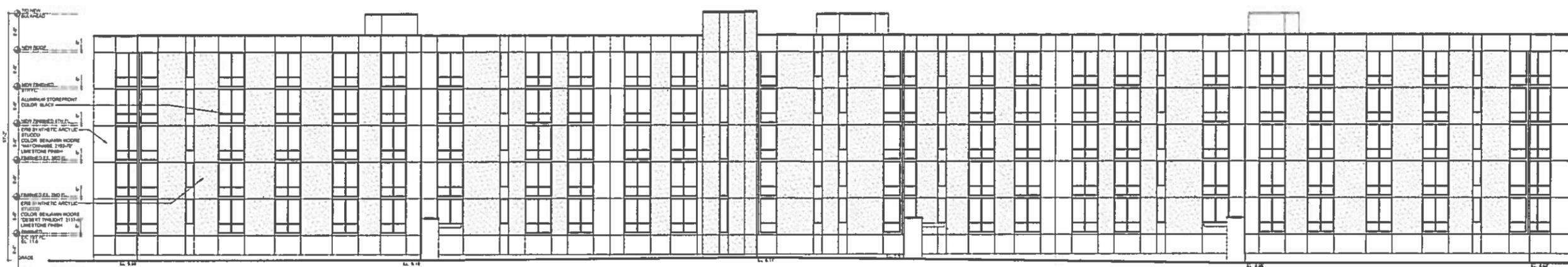
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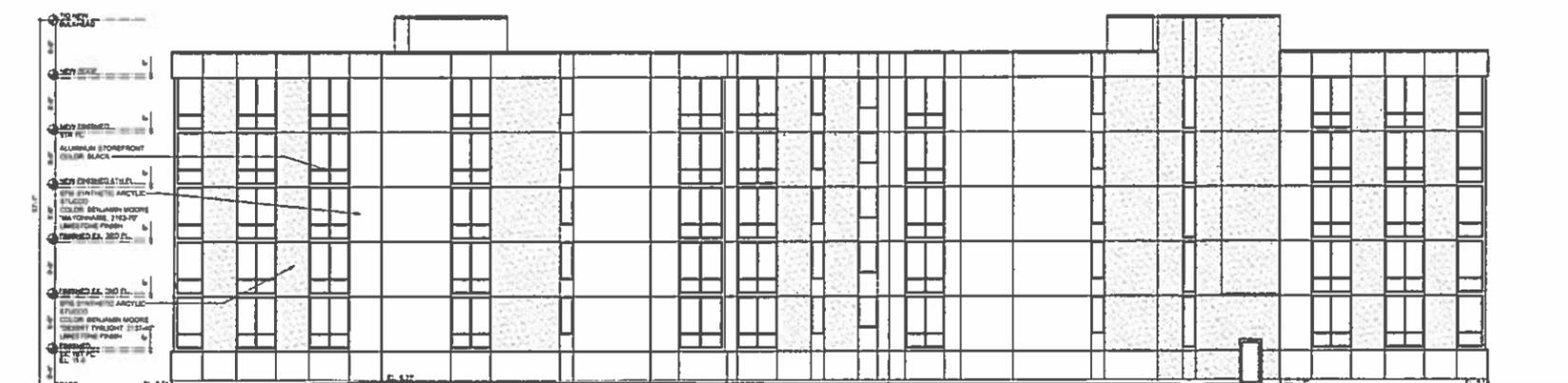
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**A-2**





1 BUILDING ELEVATION (BUFFALO AVENUE) SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION (REAR / PARKING LOT) SCALE: 1/8" = 1'-0"

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DRAWING TITLE:  
 EXTERIOR ELEVATIONS

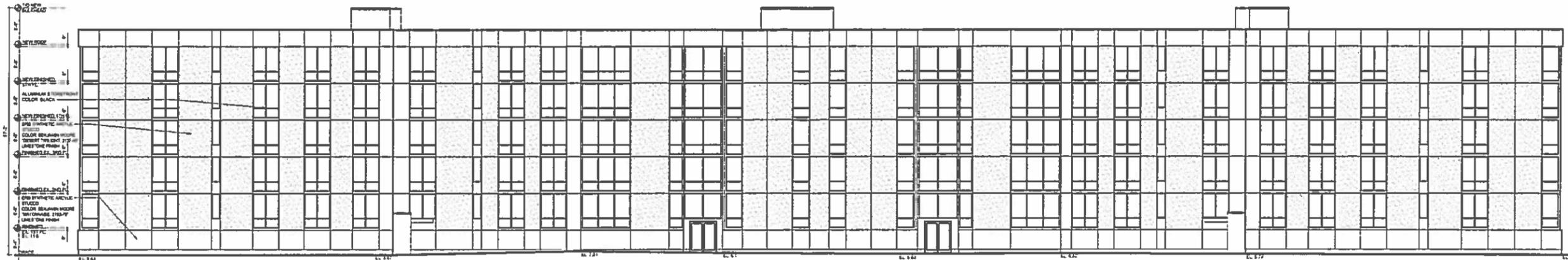
Emilio Gusa Architect  
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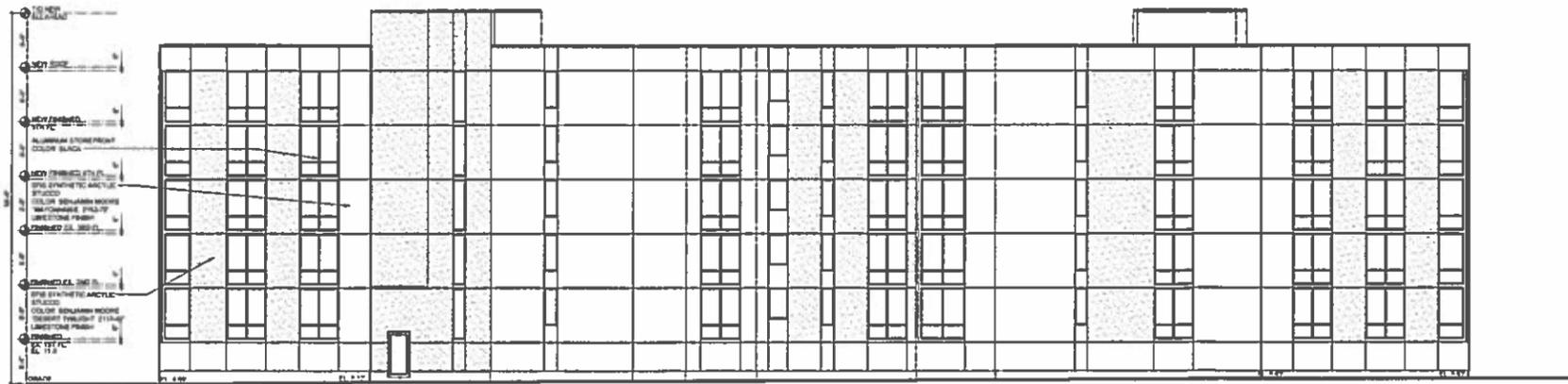
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SHEET NO.:  
 A-3



1 BUILDING ELEVATION (ALBANY AVENUE)  
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION (EAST MERRICK ROAD)  
SCALE: 1/8" = 1'-0"

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019 LOCATION:  
**GARDENS AT BUFFALO**  
17-23 Buffalo Avenue (AKA 3 Buffalo Avenue & 20-24 Albany Avenue)  
PRESPORT, NY



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DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

**Emilio Buser Architect**  
25 South Service Road, Suite 202  
Jamaica, NY 11432  
PHONE: 516-384-3628  
FAX: 516-774-8991  
EMAIL: ebbuser@emilioarch.com  
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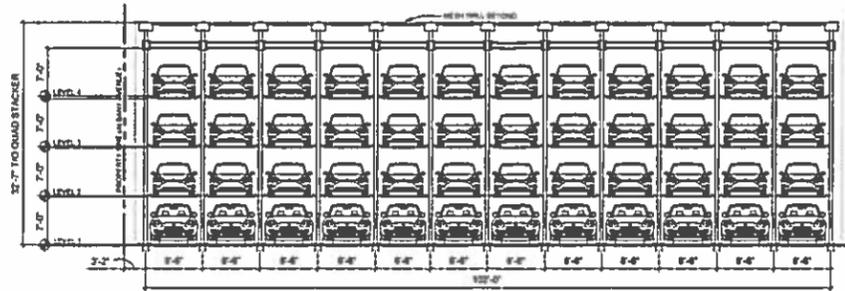
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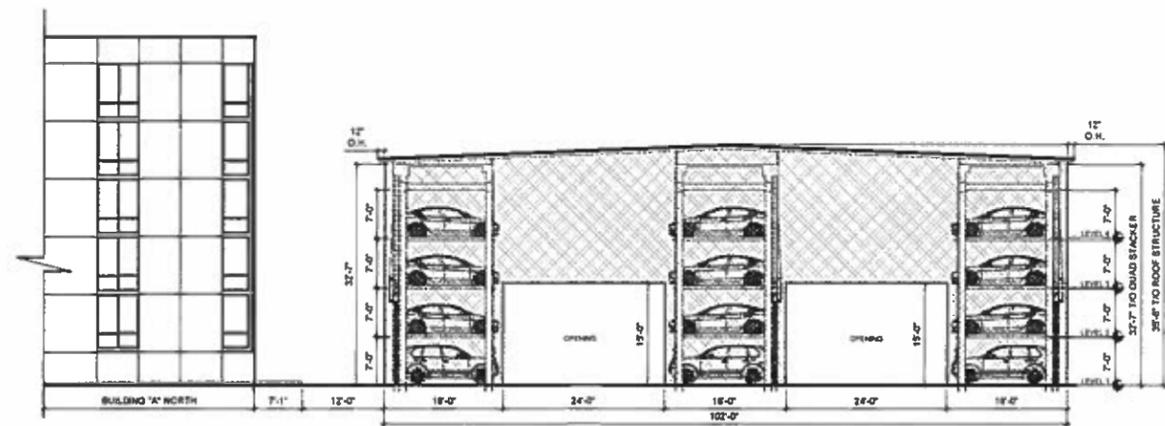
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SHEET NO. 1  
**A-4**



1 "PARKPLUS" QUAD STACKER ELEVATION (INTERIOR) (TYPICAL)



2 "PARKPLUS" QUAD STACKER ELEVATION (ALBANY AVENUE) (PARTIAL)

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0716 LOCATION:  
**GARDENS AT BUFFALO**  
 17-23 Buffalo Avenue (AKA 3 Buffalo Avenue & 60-84 Albany Avenue)  
 PRESPOST, NY



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DRAWING TITLE:  
**QUAD STACKER ELEVATIONS**

**Emilio Sosa Architect**  
 23 South Service Road, Suite 207  
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 PHONE: 516-264-2660  
 FAX: 516-264-2661  
 EMAIL: esosa@emilio-sosa.com  
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