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2023 JUL 20 P 3:03

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

only send a pp. letter here

June 29, 2023
LETTER OF DENIAL

Azin Tarifard
226 Atlantic Ave
Freeport, NY 11520

*253 Burlington Ave
Deer Park, NY 11729*

RE: **226 Atlantic Ave Freeport, NY**
Zoning District – Ress AA Sec. 62 Blk. 119, Lot 220
Building Permit Application #20233281
Description– Maintain existing new garage (432.64) sq/ft

Dear Sir/Madam:

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

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

Village Ordinance §210-35. Required yards.

C. Yards of the following depths or widths shall be provided for accessory buildings, detached garages, accessory structures, barbecue pits and breezeways on the lot:

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans that you have submitted indicated that you have 3'ft on the rear.

(3) Side yards width: No accessory building, accessory structure, barbecue pit, detached garage or breezeway shall be erected in any side yard. According to the plans that you have submitted indicated that you have 3.3'ft on the left side.

RE: 226 Atlantic Ave, Freeport, NY

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

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

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

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

Very truly yours,


Sergio A. Maura
Superintendent of Buildings
Daniela Hernandez , Plans Examiner

c: Village Clerk

SITE PLAN APPROVAL NEEDED
Yes X No

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233281

Location: 226 Atlantic Ave, Freeport, NY

Applicant: Azin Tarifard

Description: Maitain existing new garage. (432.64) sq/ft

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: June 29, 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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DEPARTMENT OF BUILDINGS



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SEC. 62 BLK. 119 LOT. 220

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BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Azin Tariford

respectfully states and alleges:

Strike out inapplicable phrase

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

Azin Tariford (Tariford Realty LLC)

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

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

226 Atlantic Ave, Freeport NY 11520 Sec. 62 Blk. 119 Lot(s) 220

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

Garage

3. That (the applicant) (the applicant's duly authorized Azin Tariford) on or about the

30th day of March 2023, filed in the office of the Department of Buildings of the Village of

Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Plans + application

Obtain reason for denial from Department of Buildings.

4. That on or about the 29 day of June, 2023, the Department of Buildings denied said

application; upon information and belief that the reason for said denial was as follows:

required yards

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

5. That the nature of the improvements now upon said premises is as follows:

garage reconstruction

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

6. That said premises are now being used as follows:

Detached Garage used for Car parking

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows:

garage

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

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by

virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the

application involves a subdivision of property, describe the existing property:

NA

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

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

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

10. That the grounds for this application are as follows: _____

Construct a garage

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

None

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

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

Dated: 7/19th, 20 23.



BY: Owner
ITS: Azin Tarifard

State of New York)
County of Nassau) ss:

The applicant Azin Tarifard named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by myself and know the contents thereof; and that the same is true to my own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters I believe said to be true.

Sworn to before me this 19th day
of July, 20 23.

Notary Public




Signature of ROBERT J. KEANE
Notary Public, State of New York
Reg. No. 01DE5036122
Qualified in Nassau County
Commission Expires November 21, 2026

**Notice
Conflict of Interest**

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

7/19th, 20 23.
Date Year


Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

That he/she (the owner of _____) (is the _____ of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

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

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

Signature

Notary Public _____

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617.20

Appendix B

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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: <i>Building New Garage</i>							
Project Location (describe, and attach a location map): <i>226 Atlantic Ave, Freeport NY 11520</i>							
Brief Description of Proposed Action: <i>The old Garage not restorable, has to be rebuilt to prevent future damages.</i>							
Name of Applicant or Sponsor: <i>Azin Tarifard</i>		Telephone: <i>209482-2148</i>					
		E-Mail: <i>azintari.dob@gms.d.c</i>					
Address: <i>226 Atlantic Ave, Freeport NY 11520</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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input 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:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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VILLAGE OF 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"/>	<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 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"/>	<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 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: <u>Garage - Not Needed</u>	<input 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: <u>Garage - Not Needed</u>	<input 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 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"/>

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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 site: _____ _____	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>Shaharz Torabi</u>	Date: <u>5/11/2023</u>	
Signature: <u>[Signature]</u>		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<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? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" 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 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"/>

	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 FREDONIA, NJ

<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)

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DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>226 Atlantic Ave. Freeport</u> ZONING DISTRICT _____ (No.) (Street)
	BETWEEN <u>Atlantic Ave.</u> AND <u>Ocean Ave.</u> (Cross Street) (Cross Street)
	SECTION <u>62</u> BLOCK <u>119</u> LOT <u>220</u> APPROX. LOT SIZE <u>67</u> x <u>87</u> LOT AREA <u>5830</u>

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

A. TYPE OF IMPROVEMENT 1 New building 2 Addition-Alteration (If residential, enter number of new housing units added. If non-residential, none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 One Family 12 Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____ NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, institutional 22 Other - Specify _____	
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C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$16000</u>	D. DESCRIPTION OF PROJECT <u>Renovation of existing detached garage.</u>
---	--

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Azin Tarifard	226 Atlantic Ave Freeport, NY 11720	209-482-2143
2. Contractor	Alexis Carrion Corp	17 Birch Ave. Bay Shore, NY 11706	631-796-3268
3. Architect or Engineer	Richard B. Kornblau	7 Harbour Lane #5B Oyster Bay, NY 11771	516-732-1650

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 87 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. 12345373 Company NYSIF Exp. Date 10/3/23

Contractor or Owner Azin Tarifard
(Print)
 Address 226 Atlantic Ave
Freeport NY
 Phone 209.482.2143

State of New York
 County of Nassau
Azin Tarifard being duly sworn, says that She is the contractor or owner of the above mentioned building. That the items of the above application are the actual and cost of said building or alterations.

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION
 Total/First Floor Square Feet
 Other

TYPE OF IMPROVEMENT

- 1 | | New building
- 2 | | Addition-Alteration (If residential, enter number of new housing units added. If non-state name)
- 3 | | Swimming Pool
- 4 | | Repair (replacement)
- 5 | | Bulkhead (New, Repair)
- 6 | | Fence
- 7 | | Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

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

NON RESIDENTIAL - Complete Part "E"

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

COST

10 TOTAL COST OF IMPROVEMENT \$ 16000

D. DESCRIPTION OF PROJECT

Renovation of existing detached garage.

IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
owner Azin Tarifard	226 Atlantic Ave Freeport, NY 11520	209. 482. 2143
contractor Alexis Corrion Corp	17 Birch Ave. Bay Shore, NY 11706	631. 796. 3208
direct or owner Richard B. Kornblau	7 Harbour Lane #5B Oyster Bay, NY 11771	516. 732. 1650

OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 87 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. 12345373 Company NYSIF Exp. Date 10/3/23

Contractor or Owner Azin Tarifard
 (Print)
 Address 226 Atlantic Ave
Freeport NY
 Phone 209.482.2143

State of New York

County of Nassau

Azin Tarifard being duly sworn, says that She is the contractor or owner of the above mentioned building. That the items of the above certificate and the estimated cost of said building or alteration, is correct to the best of her knowledge and belief and conforms to all applicable laws of this jurisdiction.
 (His or Her)

Witness to before me this 30th day of March, 2022
 Notary Public,
 County, N.Y.



V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

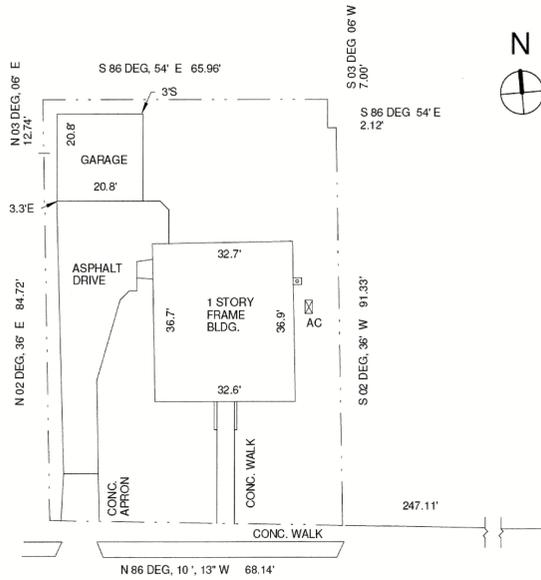
Occup. Type

VALIDATION (Official Use Only)

Building Permit Number _____
 Building Permit Issued _____
 Building Permit Fee \$ _____

Approved by: _____

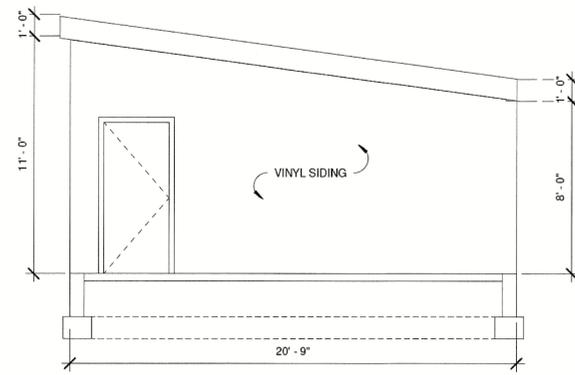
Superintendent of Buildings



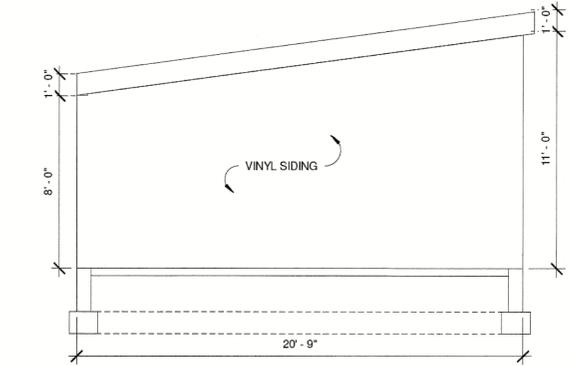
ATLANTIC AVE.

S. OCEAN AVE.

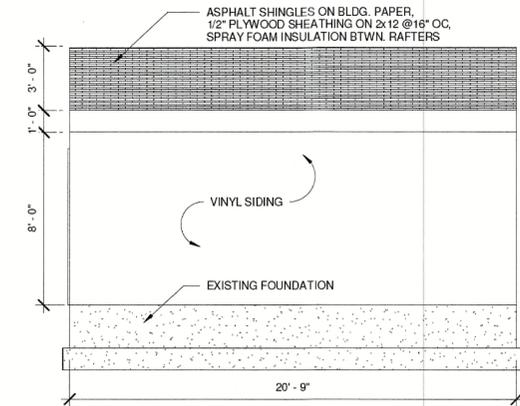
1 KEY PLAN
SCALE: 1/20



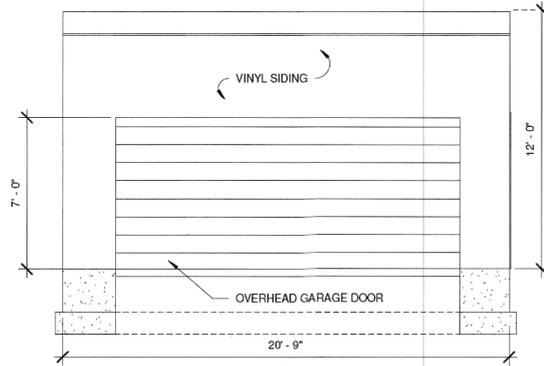
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



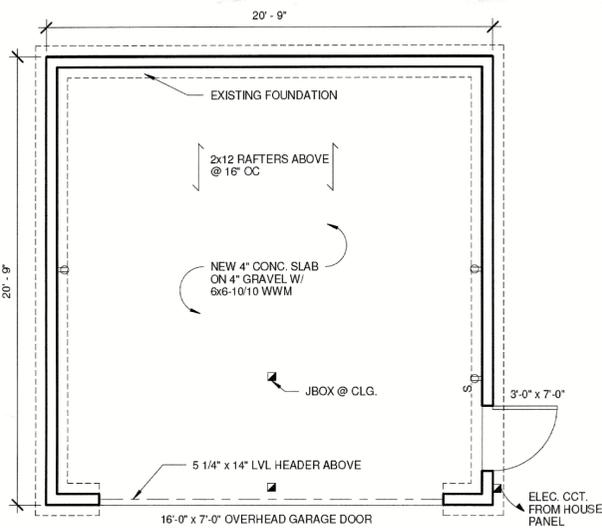
5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



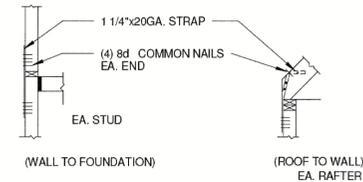
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



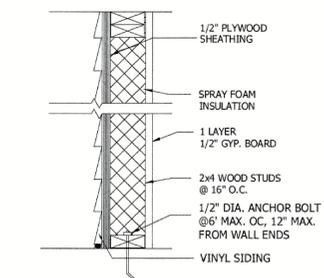
6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE PLAN
SCALE: 1/4" = 1'-0"



7 STRAPPING DETAIL
SCALE: NONE



8 WALL DETAIL
SCALE: NONE

RECEIVED
2023 JUL 20 P 3:05
RICHARD B. KORNBLOU
ARCHITECT
FREEMONT, NY



RICHARD B. KORNBLOU, AIA
ARCHITECT
7 HARBOUR LN #5B
OYSTER BAY, NY
11771
PH: 516-732-1650

PROJECT LOCATION

GARAGE
226 ATLANTIC AVE.
FREEPORT, NY

DWG. #	AT-23-01	SCALE:	AS NOTED
DR. BY:	RK	DATE:	5/8/23
SHEET	1	OF	1

Revision Schedule		
Revision Number	Revision Date	Revision Description

GARAGE

A101



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2023 JUL 28 P 12: 08

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

July 20, 2023

LETTER OF DENIAL - AMENDED

Lorena Idrovo
284 Miller Ave,
Freeport, NY 11520

RE: **284 Miller Ave Freeport, NY**
Zoning District – Res. A Sec. 62 Blk. 163, Lot 192
Building Permit Application #20233307
Description – 2nd floor front and rear addition totaling (439.85ft)

Dear Sir/Madam:

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

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

Village Ordinance §210-39 Building height; sky exposure plane.

B. The following sky exposure planes shall apply:

- (1)** Along front and rear property lines, a SEP pitch of one unit vertical to one unit horizontal. The proposed violates the sky exposure plane.

Village Ordinance §210-43. Required yards.

A. Yards of the following depths or widths shall be provided for the principal building on the lot:

- (3)** Side yards width: minimum five feet; the sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. According to the plans that you have submitted indicates that you have a 3.7ft on the right side yard.

RE: 284 Miller Ave.

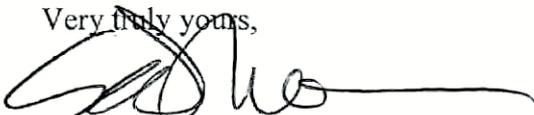
Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the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

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

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
Danila Hernandez , Plans Examiner

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

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VILLAGE OF FREEPORT
OFFICE OF THE VILLAGE CLERK

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

0116
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. 20233307

Location: 284 Miller Ave

Applicant: Lorena Idrovo

Description: 2nd floor front and rear addition totaling (439.85ft)

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 20, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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VILLAGE OF FREEPORT, NY
DEPARTMENT 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

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Instructions for Completing

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

2023 JUL 28 P 12:01
VILLAGE OF FREEPORT, NY

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:			
Project Location (describe, and attach a location map): W/SI MILLER AVE. 365' S/OF CEDAR ST., FREEPORT, NY			
Brief Description of Proposed Action: RESIDENTIAL REPLACEMENT OF WINDOWS, ROOF & SIDING, SITING, PROPOSED 2ND STY. FRONT 25.3 X 25' AND REAR 2ND STY. Addition 25.3 x 22 irregular. REAR 1st floor addition 4.6 x 5.3			
Name of Applicant or Sponsor: LORENA IDROVO		Telephone: 347-502-9174	
		E-Mail: Loripao@aol.com	
Address: 284 MILLER AVENUE			
City/PO: FREEPORT		State: NY	Zip Code:
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
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: BZA & BUILDING PERMIT			NO YES
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		N/A _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

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>LORENA LOROVO</u>		Date: _____
Signature: <u>[Handwritten Signature]</u>		

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

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

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

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

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 COUNTY OF ALBANY

<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)



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2023 JUL 28 P 12:09

SEC. 62 BLK. 163 LOT. 192

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of LORENA IDROVO

respectfully states and alleges:

Strike out
inapplicable
phrase

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

284 MILLER AVENUE
FREEPORT, NY 11520

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

2. That the premises affected by this application is located at 284 MILLER AVE., FREEPORT **Land Map of Nassau County**
Sec. 62 Blk. 163 Lot(s) 192
and that the interest which the applicant has in the property concerned is that of OWNER

Obtain reason for
denial from
Department of
Buildings.

3. That (the applicant) (the applicant's duly authorized Nick Cacoperto) on or about the 25th day of MAY 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows: REPLACEMENT OF WINDOWS AND ROOF, SIDING, SHEATHING
PROPOSED 2ND STY. FRONT ADDITION 25'x8.5' and Prop. rear
2ND STORY ADD. 25'x27'x9' irregular.

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

4. That on or about the 20th day of JULY, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: CONFORMITY,
ⓑ BUILDING HEIGHT-SKY EXPOSURE PLANE, & SIDE YARD
SETBACKS.

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

5. That the nature of the improvements now upon said premises is as follows: LIVING AREA,
2ND FLOOR FRONT AND REAR ADDITIONS (439.85 SF).

Describe fully and
clearly the use
desired

6. That said premises are now being used as follows: 1 FAMILY RESIDENCE

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

7. That the applicant seeks authority to make use of said premises as follows: EXPAND BEDROOM FLOOR AREA & CEILING HEIGHTS

Refer where possible
to paragraphs and
section by numbers.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York THE LIVING AREA UPSTAIRS HAS A RESTRICTED
CEILING HEIGHT. OWNER REQUESTS TO RAISE ROOF PITCH
TO INCREASE CEILING HEIGHT & FLOOR AREA.

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

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

10. That the grounds for this application are as follows: PERMISSION TO EXPAND TWO 2ND FLOOR BEDROOMS FOR ADDED LIVING AREA & CEILING HEIGHTS. (439.85 sq ft).

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

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

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

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

Dated: July 13th, 20 23

[Signature]

BY: LORENA IDROVO
ITS: OWNER

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

State of New York)
County of Nassau) ss:

The applicant Lorena Idrovo named in the foregoing application, being duly sworn, depose and say that SHE read the foregoing application subscribed by HER and know the contents thereof; and that the same is true to HER own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters she believe she to be true.

Sworn to before me this 13th day
of July, 20 23.

[Signature]
Signature of Applicant

Notary Public Amarilis Ledesma

AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 15, 20 26

**Notice
Conflict of Interest**

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

Date 7-13, 20 23
Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

That he/she (the owner of _____) (is the _____ of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

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

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

Signature

Notary Public _____

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233307
 Filing Date May 25, 2023

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>284 Miller Ave</u> ZONING DISTRICT <u>RES. A</u>
	(No.) (Street)
	BETWEEN <u>365¹ S/O CEDAR STREET</u> AND <u>N/O FRONT STREET</u>
	(Cross Street) (Cross Street)
SECTION <u>02</u> BLOCK <u>103</u> LOT <u>192+193</u> APPROX. LOT SIZE <u>40</u> x <u>110</u> LOT AREA <u>4400</u>	

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

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

C. COST	D. DESCRIPTION OF PROJECT
10 TOTAL COST OF IMPROVEMENT <u>36,500.</u>	<u>Replacement of windows and roof, siding, sheathing</u> <u>Proposed 2nd Story First Addition 25' x 5' +</u> <u>REAR 2nd Story Add. 25' x 27' + 9' (vertical)</u> <u>4 First floor Addition 53' x 46'</u>

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>LORENA Idrovo</u>	<u>284 Miller Ave Freeport NY 11520</u>	<u>347 502-9174</u>
2. Contractor	<u>* WESTBURY ROOFING & CONTRACTING INC.</u>	<u>426 KING STREET WESTBURY, NY 11590</u>	<u>516-603 1809 6402</u>
3. Architect or Engineer	<u>* ANGELA MARGES, PA AM ARCH. DESIGNS</u>	<u>55 Circle Dr. N. FARMOUSE, NY 11772</u>	<u>516-848-8232</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. 322321 Company WESTBURY ROOFING CONTRACTING INC Exp. Date 5/5/24

Contractor or Owner LORENA Idrovo
 Address 284 MILLER AVE, FREEPORT
 Phone 347-502-9174

State of New York
 County of Nassau
LORENA Idrovo being duly sworn, says that SITE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HER knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 17 day of April, 2023
[Signature]
 Notary Public,
 County, NY

V. FLOOD ZONE

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

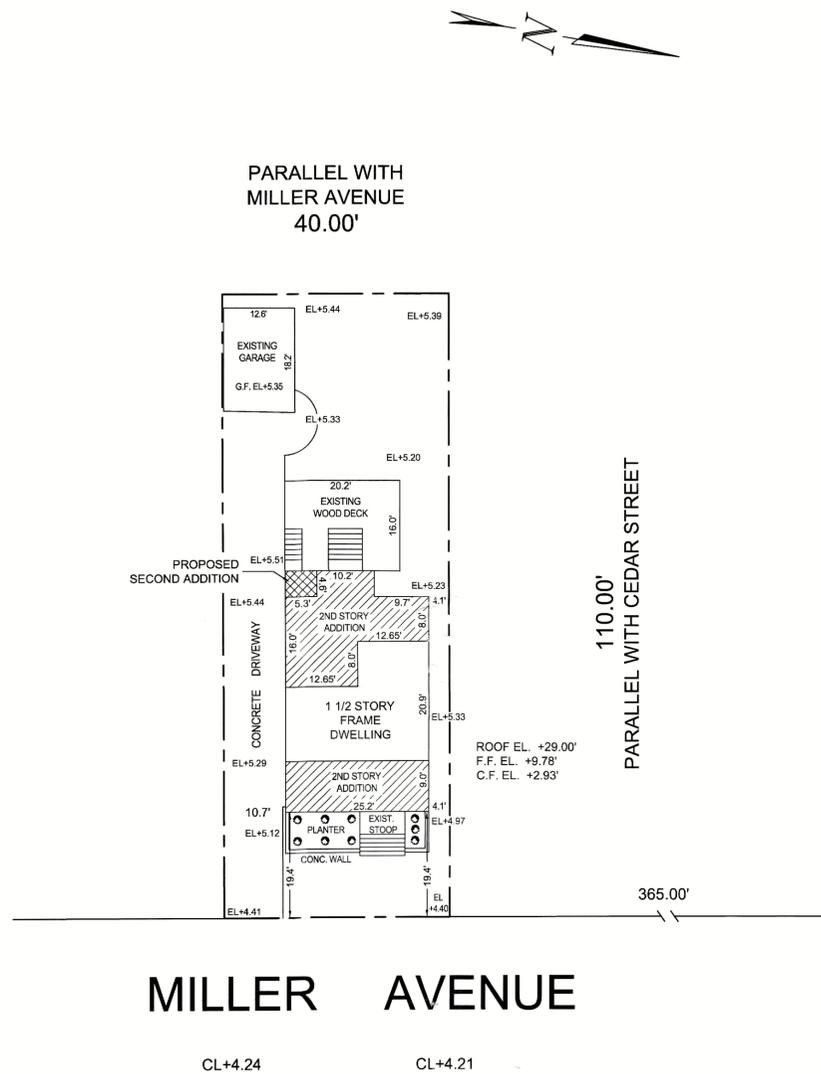
IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet	<input type="text"/>
Upper Flrs Square Feet	<input type="text"/>
# of Fixtures	<input type="text"/>
# of Floors	<input type="text"/>
Occup. Type	<input type="text"/>

VI. VALIDATION (Official Use Only)

Building Permit Number _____	Approved by: _____ RECEIVED Superintendent of Buildings
Building Permit Issued _____	
Building Permit Fee \$ _____	



PLOT PLAN

SCALE: 1" = 15'

LEGEND:

- CL - CENTER LINE ELEVATION
- EL - SPOT ELEVATION
- G.F. - GARAGE FLOOR ELEVATION
- F.F. - FIRST FLOOR ELEVATION
- C.F. - CELLAR FLOOR ELEVATION

NOTE:

THIS SITE PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES WERE TAKEN FROM SURVEY PREPARED BY: C.O.C. MAPPING CORP. COORDINATES OF CONSTRUCTION
Licensed Land Surveyor
91-22 215th PLACE
QUEENS VILLAGE, New York 11428
Phone: (347) 239-8844
EMAIL: - COCMAPPING@GMAIL.COM
Dated: 07/07/2023

BUILDING DEPARTMENT DATA			
Floor Area Ratio			
EXISTING	Total Lot Area	Sq. Ft. 4400.0	%FAR
	Existing Main Structure		
	Cellar (Unfinished)	N.A.	N.A.
	1st Floor	1007.86	22.9
	2nd Floor	593.31	13.48
Square Footage	1601.17	36.39	
PROPOSED		Sq. Ft.	%FAR
	1st Floor Rear Platform	N.A.	N.A.
	2nd Floor	439.85	9.99
Square Footage	439.85	9.99	
Combined Total		Sq. Ft.	%FAR
	Combined Total	2041.02	46.38
	Allowable FAR	1320.00	30.00
Excess FAR?		Fail	
Residential Zoning Analysis			
Average Front Yard Setback (within 200')			
Determined through field measurement		18.59'	
Front Yard Provided		19.4'	
Side Yard Minimum		5.0'	
Side Yard Provided		4.1'	
Side Yard Aggregate Req'd		10.0'	
Side Yard Aggregate Provided		14.8'	
Sky Exposure Plane			
Front Yard Sky Exposure Plane		Fail	
Rear Yard Sky Exposure Plane		Pass	
Side Yard Sky Exposure Plane		Fail	

R303.1 LIGHT AND VENT CALCULATIONS

MASTER BED ROOM

464 sq. ft. floor area	Req'd	Provided	
Glazing 8%	37.12 sq. ft.	50.54 sq.ft.	passes
Vent 4%	18.56 sq. ft.	28.38 sq.ft.	passes

BED ROOM 2

311 sq. ft. floor area	Req'd	Provided	
Glazing 8%	24.88 sq. ft.	35.58 sq.ft.	passes
Vent 4%	12.44 sq. ft.	19.94 sq.ft.	passes

EXISTING ENCLOSED PORCH

214 sq. ft. floor area	Req'd	Provided	
Glazing 8%	17.12 sq. ft.	42.3 sq.ft.	passes
Vent 4%	8.56 sq. ft.	40.4 sq.ft.	passes

PROPOSED / MAINTAIN & LEGALIZATION NOTES

THESE DRAWINGS SHOW PROPOSED & EXISTING CONDITIONS AS BEST COULD BE DETERMINED BY A VISUAL AND NON-INVASIVE WALL INSPECTION.

CONCEALED AREAS ARE ASSUMED TO BE CONSTRUCTED AS PER ACCEPTED CONSTRUCTION METHODS AND PRACTICES.

INFORMATION IS BASED ON PHYSICAL AND NON-INVASIVE EVIDENCE & INFORMATION OBTAINED FROM HOMEOWNER OR CONTRACTOR.

SCOPE OF WORK

SEE PLOT PLAN.

Section: 62 Block: 163 Lot: 192 & 193

Client Name: Lorena Idrvo
Address: 284 Miller Avenue
Town: FREEPORT
State: New York

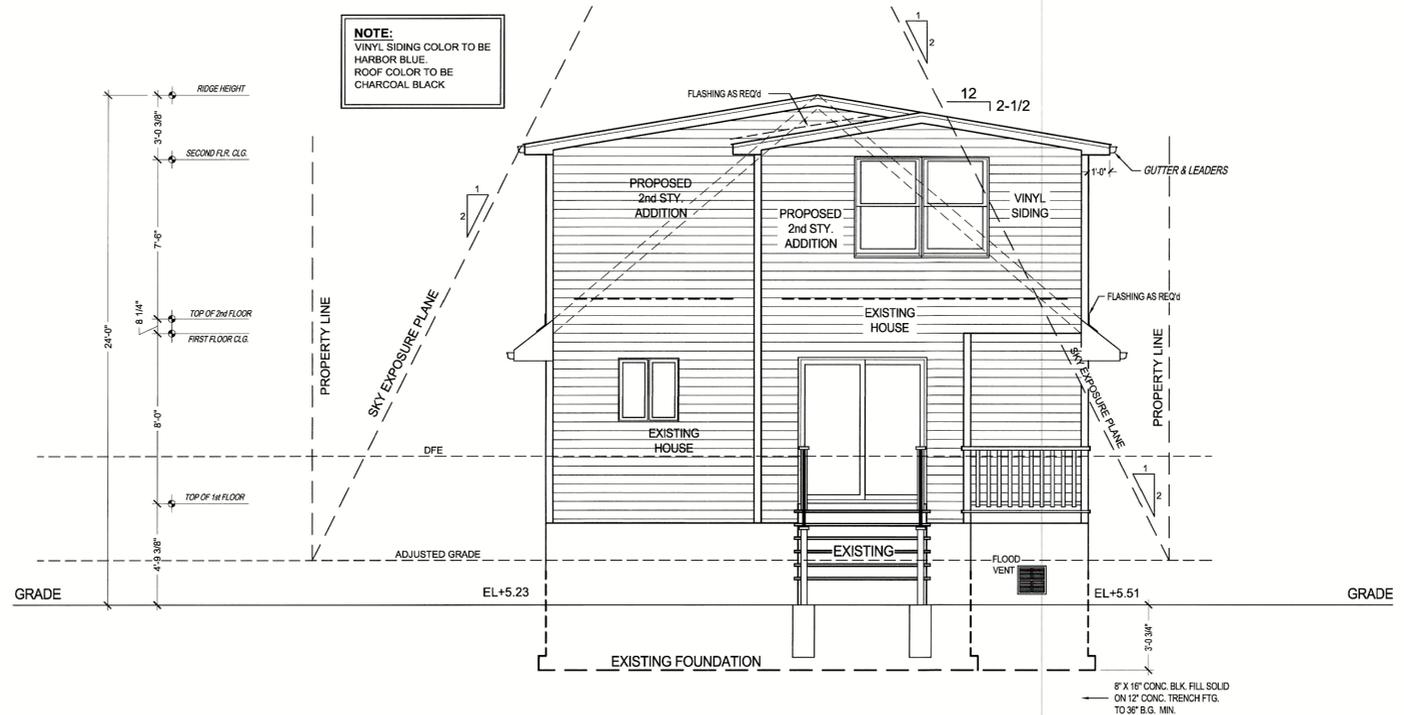
2023-258
4-2023
As Noted
1 OF 7

2023 JUL 28
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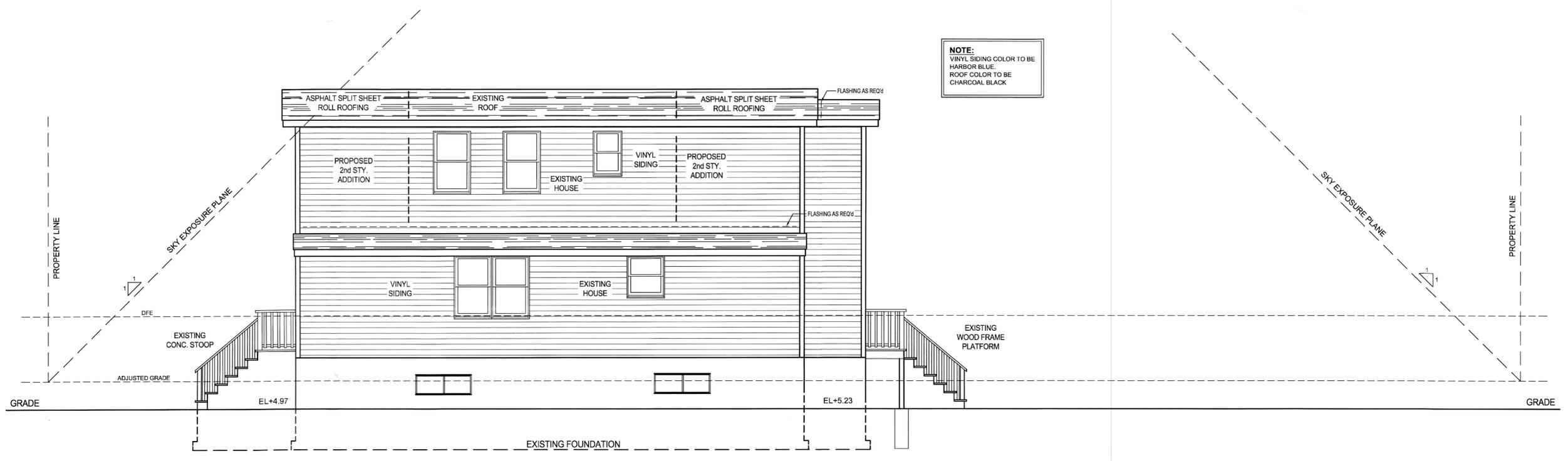
Stamp: ANGELA MANGELS, R.A. AM ARCHITECTURAL DESIGNS
55 Circle Drive N Patchogue, N.Y. 11772
(516) 848-8232
amdesignpermits@aol.com

Stamp: STATE OF NEW YORK
ANGELA MANGELS
REGISTERED ARCHITECT
No. 10000
EXPIRES 12/31/2024

Stamp: GNC DESIGN CONSULTANTS
847 ROUTE 117
SUITE 100
ROSELAND, NJ 07068



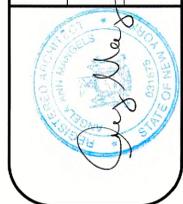
REAR ELEVATION
SCALE: 1/4"=1'-0"



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

Section: 62 Block: 163 Lot: 192 & 193

2023-258 Date: 4-2023 Scale: As Noted Sheet No.: 5 OF 7	Client Name: Lorena Idrovo Address: 284 Miller Avenue Town: FREEPORT State: New York	192 & 193 01-21-23 DEAR DEN Revision:	ENGINEER Angela Mangels, R.A. AM Architectural Designs 55 Circle Drive N Patchogue, N.Y. 11772 Phone: (516) 848-8232 amdesignpermits@aol.com
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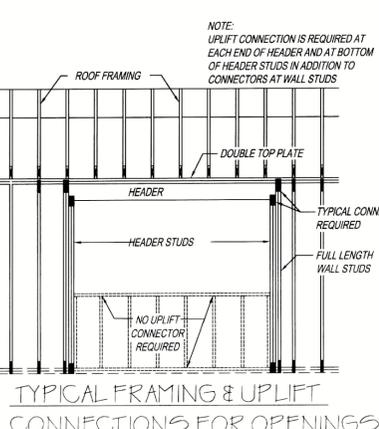


GENERAL NOTES

- THIS PROJECT COMPLETES WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODES. BUILDINGS & STRUCTURES & ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD, LIVE, WIND, SEISMIC, FLOOD, FLOOR LOADS, SNOW LOADS, WIND LOADS & SEISMIC LOADS AS PRESCRIBED BY NYC 2020 RESIDENTIAL CODE (R301.2.1) CLIMATE AND GEOPHYSICAL DESIGN CRITERIA.
- CONSTRUCTION IN AREAS WHERE THE BASIC WIND SPEEDS FROM FIGURE R301.2 (4) EQUAL OR EXCEED 110 MPH SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICA FOREST & PAPER ASSOCIATION (AF&P) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFDM).
- ALL ELECTRICAL WORK IS TO BE I.A.M. THE NEW YORK BOARD OF ELECTRICAL FIRE UNDERWRITERS. ELECTRICAL EQUIPMENT AND WIRING SHALL BE INSTALLED I.A.M. PART III, CHAPTERS 3-4.2 OF THE RESIDENTIAL CODE OF N.Y. CERTIFY THAT EXISTING EQUIPMENT WILL NOT BE OVERRIDDEN BY THE NEW ADDITION.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE WORK RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
- ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR #2 OR BETTER. W/ UNIT STRESS OF 3000 PSI & MODULUS OF ELASTICITY 1,800,000. ALL EXTERIOR WALLS TO BE OF 2" MIN. CONSTRUCTION. ALL INTERIOR WALLS TO BE OF 2" MIN. CONSTRUCTION. DOUBLE STUDS AT ALL OPENINGS AND BEARING PARTITIONS. ALL STRUCTURAL PARTS ARE TO BE BOLDED TO CONNECTION WALL OR FOUNDATION WALL OR SUPPORT COLUMN BELOW.
- DOUBLE ALL JOISTS, HEADERS & TRIMMERS AROUND ALL OPENINGS & UNDER ALL PARTITIONS. USE TECH W/ WOODS. PROVIDE MIN. 3/4" O.C. & CONTINUOUS WHERE POSSIBLE. BEAMS & HEADERS OF ENGINEERED WOOD ARE TO BE MIN. OF MICRO LAM. MIN. 2" THICKNESS. RESTRICTION MEMBERS 2" OR BETTER.
- DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS & GRADES AT THE TIME OF CONSTRUCTION. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- INSULATION TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - EXTERIOR WALL - R-19 FIBERGLASS INSULATION.
 - CEILING - R-30 FIBERGLASS INSULATION.
 - FLOORS AT CHIMNEY SPACE - R-19 RAFTER FACED FIBERGLASS INSULATION.
- INSTALL AS PER MANUFACTURER SPECIFICATIONS. MOISTURE VAPOR RETARDER IS TO BE INSTALLED ON THE WARMER INNER SIDE OF THE INSULATION IN WALLS, FLOORS, ROOF AND CEILING ELEMENTS OF THE BUILDING THERMAL ENVELOPE I.A.M. SECTION R302.
- TAPE AND SPACKLE ALL GYPSUM BOARD READY FOR PAINTING. USE 1/2" GYPSUM BOARD FOR ALL WALLS & CEILING. ALL MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS. WALL AND CEILING FINISHES SHALL BE I.A.M. SECTION R319 AND INSULATION SHALL BE I.A.M. SECTION R320.
- INTERIOR WALL COVERING SHALL BE I.A.M. SECTION R322 AND INTERIOR WALL COVERING SHALL BE I.A.M. SECTION R323.
- ALL FOUNDATIONS SHALL REST ON UNDISTURBED, WELL COMPACTED GRANULAR SOIL OF 1 TON PER SQUARE FOOT. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI 318-89 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (FCI-300) AND REINFORCING STEEL SHALL CONFORM TO ASTM A618 GRADE 60. ALL FOUNDATION WALLS TO BE 8" THK. A Poured CONCRETE FOOTINGS. ALL TRENCH FOOTINGS TO FOLLOW LOCAL CODES.
- SILL ANCHORS IN FOUNDATION WALLS TO BE 5/8" Ø X 12" LONG WITH 3" X 3" METAL WASHERS UNDERNO UNLOCATED TOP. FROM EACH CORNER OF SILL & NEVER TO EXCEED 6" O.C. MAX. USING MIN. OF (2) TWO ANCHORS PER SILL. PIECE FOR UPLIFT AND 2" O.C. FOR LATERAL AND SHEAR. SEE 2017 WFCM TABLE 3.2B FOR RIGID SOIL SCHEDULING. ALL NEW SILLS TO BE OF CCA TREATED LUMBER W/ SIL INSULATION BETWEEN SILLS & CONCRETE BLOCK.
- THE MASONRY CHIMNEY SHALL BE CONSTRUCTED I.A.M. SECTION 1001.
- MECHANICAL WORK SHALL BE INSTALLED I.A.M. PARTS V & VI, CHAPTER 12-24 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. CERTIFY THAT EXISTING SYSTEM WILL NOT BE OVERRIDDEN BY THE NEW ADDITION.
- PLUMBING WORK SHALL BE INSTALLED I.A.M. PART VII, CHAPTERS 25-32 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. CERTIFY THAT EXISTING EQUIPMENT WILL NOT BE OVERRIDDEN BY THE NEW ADDITION.
- CONTRACT SPECIFICATIONS SUPERSEDES ITEMS ON THIS DRAWING WHEN CONCERNING INTERIOR AND EXTERIOR FINISHES, WINDOWS & DOORS.
- THE ENGINEER HAS NOT BEEN RETAINED TO PERFORM FIELD SUPERVISION DURING CONSTRUCTION.
- IF IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK & NOTIFY THE ENGINEER. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE & CONTINUE TO WORK, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY & LIABILITY ARISING THEREFROM.

MEP COMPLIANCE STATEMENT INFORMATION

- EXHAUSTING SYSTEM IS CAPABLE OF HANDLING THE IMPOSED LOADS OF THE PROPOSED ADDITION(S) SEE CHAPTERS 12-24 FOR MECHANICAL.
- EX PLUMBING IS CAPABLE OF HANDLING THE IMPOSED LOADS OF THE PROPOSED ADDITIONS) SEE CHAPTERS 25-32 FOR PLUMBING.
- EX ELECTRICAL IS CAPABLE OF HANDLING THE IMPOSED LOADS OF THE PROPOSED ADDITIONS) SEE CHAPTERS 31-42 FOR ELECTRICAL.



ENERGY NOTES

- THESE PLANS ARE IN STRICT CONFORMANCE WITH THE NEW YORK ENERGY CONSERVATION CODES 2015 EBC.
- THE MINIMUM TEMPERATURE CONTROLS MAY NOT EXCEED 2°F FOR HEATING & 1°F FOR COOLING. PROVIDE EITHER SWITCHED CLOCK OR MANUAL CONTROL SYSTEM.
- ALL LAUNDRY & SHOWER FIXTURES PROVIDED IN ENERGY CONSERVATION CONTROLS NOT TO EXCEED 0.5 GPM.
- INSULATION TO BE INSTALLED IN A MANNER TO PROVIDE CONTINUITY OF INSULATION & MOISTURE BARRIER AT SILLS, CORNER PLATES ETC. MOISTURE VAPOR RETARDER IS TO BE INSTALLED ON THE WARMER INNER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS, ROOF AND CEILING COMPOSING ELEMENTS OF THE BUILDING THERMAL ENVELOPE I.A.M. SECTION R302.
- CALLING WEATHER STRIP PROVIDED AT ALL WINDOWS, DOORS, SILLS, CRACKS, JOINTS, WALL PANELS AND UTILITY SERVICE PROTECTIONS, ETC.
- INFILTRATION RATES ARE NOT TO EXCEED THE FOLLOWING: WINDOWS 0.3 CFM/5F, SLIDING GLASS DOORS 0.3 CFM/5F, SWINGING DOORS 1.0 CFM/5F.
- ALL GLAZING SHALL BE INSULATED WITH UFACTOR NOT TO EXCEED 0.36.
- ALL FOUNDATIONS PROVIDED WITH R-10 RIGID INSULATION MIN. 2" BELOW GRADE.
- UFACTOR FOR EXTERIOR DOORS SHALL NOT EXCEED 0.40.
- THESE PLANS & SPECIFICATIONS HAVE BEEN PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED, TO THE BEST OF THE KNOWLEDGE, EXPERIENCE, INFORMATION & BELIEF TO CONFORM TO THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE.

INSTRUCTIONS FOR THE INSTALLER

- ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON WOOD CONSTRUCTION CATALOG (2020). INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL. FASTENERS ARE COMMON NAILS (Ø 5/8" X 18" CANNOT BE REPLACED BY 1/2" Ø 18" UNLESS OTHERWISE SPECIFIED).
- BOLT HEADS SHOULD BE A MINIMUM OF 1" AND MORE THAN A MAXIMUM OF 1" LARGER THAN THE BOLT (1" PER 1987 NDS, SECTION 8.2.1).
- INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
- USE PROPER SAFETY EQUIPMENT.
- WELDING GALVANIZED STEEL MAY PRODUCE HARMFUL FUMES. FOLLOW PROPER WELDING PROCEDURES & SAFETY PRECAUTIONS. WELDING SHOULD BE IN ACCORDANCE WITH AWS STANDARDS.
- PNEUMATIC OR POWDER-ACTUATED FASTENERS MAY DEFLECT & INJURE THE OPERATOR OR OTHERS. NAIL TOOLS MAY BE USED TO INSTALL CONNECTORS PROVIDED THE CORRECT QUANTITY & TYPE OF NAILS ARE PROVIDED & INSTALLED IN THE NAIL HOLES. TOOLS IN NAIL HOLE MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURERS INSTRUCTIONS & USE THE APPROPRIATE SAFETY EQUIPMENT.
- JOIST SHALL BEAR COMPLETELY ON THE CONNECTION SEAT & THE GAP BETWEEN THE JOIST END & THE JOIST SHALL NOT EXCEED 1/4" PER ASTM TEST STANDARDS.
- FOR HOLDINGS, ANCHOR BOLT NUTS SHOULD BE FINGER TIGHT PLUS 1 TO 1 1/2 TURN IN A BENCH. W/ CONSIDERATION GIVEN TO THE LOCAL FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN TO NOT OVERTIGHTEN THE NUT.
- JOIST CONNECTORS AS PER DETAILS.

EGRESS WINDOWS

- R310.1 WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- R310.1.1 MIN. OPENING AREA: ALL EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SF.
- R310.1.2 MIN. OPENING HEIGHT: THE MIN. OPENING HEIGHT SHALL BE 20".
- R310.1.3 MIN. OPENING WIDTH: THE MIN. NET CLEAR OPENING WIDTH SHALL BE 20".
- R310.1.4 OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE & RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM W/O THE USE OF KEYS OR TOOLS.

LIGHT, VENTILATION AND HEATING IN ACCORDANCE W/ SECTION R303.1

MATERIAL NOTES

- 3/4" OAK PL WOOD SUBFLOOR (RECOMMEND 8D NAIL FOR EVERY 7')
- 10 PLY COMMON NAU FOR FRAMING
- DOUBLE FLOOR JOISTS AROUND ALL SKYLIGHTS, STAIRS & OPENINGS
- UNDER FLOOR SPACE VENTED I.A.M. SECTION 1001.1 & 1001.2

ROOF CONSTRUCTION

- ASPHALT SHINGLES ARE TO BE INSTALLED I.A.M. SECTION R305.2 (Ø 1/2" ROOFING NAILS PER SHINGLE, 10 YEAR WARRANTY).
- 3/8" FELT PAPER (MIN OR CDS) ON 4:12 OR LOWER PITCH I.A.M. R305.2.7
- 1/2" OAK PL WOOD SHEATHING
- ROOF RAFTERS @ 16" O.C. AS NOTED
- CEILING JOISTS @ 16" O.C. AS NOTED
- 2" X 4" COLLAR TIES @ 32" O.C. OR AS NOTED
- 2" X 4" STRONG BACKS ON CEILING SYSTEMS
- 1" X 4" FASCS & RAKE BOARDS WRAPPED W/ ALUMINUM CLIPPING
- OVERHANGS AS NOTED
- VINYL FULL VENTING SUFFITS

WALL CONSTRUCTION

- VINYL SIDING
- 3/8" FAN FOLD RIGID INSULATION (R-4.5)
- TYVEC HOUSE WRAP OR EQUAL
- 2" X 4" STUDS @ 16" O.C. W/ SINGLE 2" X 4" SHOE PLATE & DOUBLE TOP PLATE
- 1/2" GYPSUM BOARD
- 5/8" FIRE RATED GYPSUM BOARD IN ATTACHED GARAGES

INSULATION

- R-19 IN ALL EXTERIOR WALLS COMMON W/ LIVING AREAS & LIVING AREAS COMMON W/ GARAGE
- R-30 IN ALL ATTACHED CEILING W/ HURRICANE TIES UNLESS NOTED OTHERWISE
- R-30 IN ALL FLAT CEILING

FRAMING NOTES

- ALL HEADERS ARE TO BE SIZED AS CALLED OUT IN PLAN & A DOUBLE JOIST STUDS ARE TO BE PROVIDED AT ALL OPENINGS 5" Ø OR MORE
- ALL CORNERS ARE SILE
- DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS
- PROVIDE FIRE STOPPING AS PER NYS CODE
- RATFER NEEL JOISTS SHALL NOT EXCEED 4"
- WHERE JOISTS ARE NOTCHED TO HEADERS TO REDUCE BEAM DEPTH USE METAL CONNECTORS
- JOIST CONNECTORS AS PER DETAILS

FOUNDATION NOTES

- 5/8" ANCHOR BOLTS AS CALLED OUT IN PLAN & 12" MAX FROM ANY CORNER AND CONFORM TO 2019 WFCM TABLE 3.2B
- 8" CONCRETE FOUNDATION WALL, 3500 PSI @ 28 DAYS
- 16" X 16" CONCRETE WALL FOOTING, 3500 PSI (MINIMUM BEARING 12" FOR STORY, 16" FOR 2-STORY)
- 2" X 4" X 2" X 1" CONCRETE COLUMN FOOTING, 3500 PSI @ 28 DAYS
- 8" CONCRETE FLOOR SLAB, 3500 PSI W/ #4@12" MESH & VAPOR BARRIER (NEW CONSTRUCTION)
- CAMP PROTECT & EXTERIOR FOUNDATION BELOW GRADE (NEW CONSTRUCTION)
- FOUNDATION WALL TO EXTEND A MIN OF 8" ABOVE FINISH GRADE (NEW CONSTRUCTION)
- ASSUMED SOIL BEARING CAPACITY, 1 TON PSF. SUBJECT TO INSPECTION & VERIFICATION
- ALL FOOTINGS TO BE CARRIED DOWN TO UNDISTURBED SOIL
- NEW STRUCTURES WILL MEET 110 MPH WIND ZONE REQUIREMENTS

FOUNDATION ANCHOR BOLT CONNECTION REQUIREMENTS

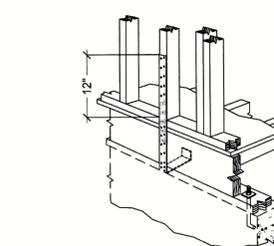
ANCHOR BOLT CONNECTION	FOUNDATION SUPPORTING	5/8" Ø ANCHOR BOLTS		
		FASTEST MILE WINDSPEED (mph)		
		90	100	110
SILL PLATE TO FOUNDATION (GRAVEL SPACE OR BRACKET)	1 STORY 2 STORY 3 STORY	48		
WALL BOTTOM PLATE TO FOUNDATION (SLAB ON GRADE)	1-3 STORIES	48		

WFCM 3.2B

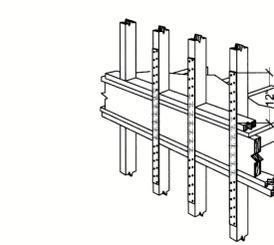
SHEATHING ATTACHMENT REQUIREMENTS

LOCATION	NAIL SPACING	
	EDGES	FIELD
4' PERIMETER ZONE	6"	6"
INTERIOR ZONES	6"	12"
GABLE ENDWALL RAKE WITH LOOKOUT BLOCKS	4"	4"

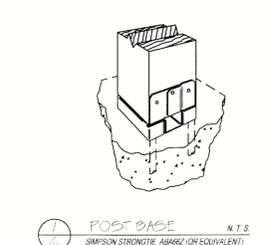
WFCM 3.2.4.1



FLOOR-FOUNDATION CONNECTION N.T.S.



FLOOR-FLOOR CONNECTION NOT TO SCALE



POST BASE N.T.S.

CLIMATE ZONE 4a

TABLE R301.3(1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQ'D	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region		Weathering	Frost Line Depth	Turbulence					
20 PSF	130 Vult	no	no	B	Severe	BOF 3 FT BFG	Moderate To Heavy	See Below	Yes	Call the Plans Examiners Office	599	51° F

MANUAL J CRITERIA REQ'D IN SUBMITTED CALCULATIONS

ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
108 FT	41° N	15° F	86° F	1.00	70° F	75° F	55° F
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
11° F	15 MPH	7.5 MPH	72° F	Medium (M)	40%	32 GR @ 50% RH	

THESE PLANS WERE PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO BEST OF KNOWLEDGE, EXPERIENCE, INFORMATION & BELIEF, TO CONFORM TO AND BE IN ACCORDANCE WITH THE METHODS SPECIFIED IN THE 2018 EDITION WFCM WOOD FRAME CONSTRUCTION MANUAL AND COMPLIES WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE & 2020 FIRE CODE OF NEW YORK STATE

RIDGE TENSION STRAP CONNECTION REQUIREMENTS

ROOF PITCH	ROOF SPAN (ft)	FASTEST MILE WINDSPEED (mph)			
		90	100	110	120
5:12	12	1	1	1	2
	16	1	1	2	2
	20	1	2	2	2
	24	2	2	2	3
6:12	12	1	1	1	2
	16	1	1	2	2
	20	1	2	2	3
	24	2	2	3	3

WFCM TABLE 3.6A

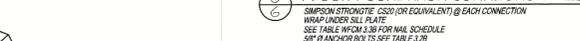
UPLIFT STRAP CONNECTION REQUIREMENTS

Framing Spacing (ft)	ROOF SPAN (ft)	NUMBER OF 8d COMMON NAILS IN EACH END OF 1-1/4" X 2.0 GAGE STRAP			
		90	100	110	120
12	12	1	1	2	2
	16	1	1	2	2
	20	1	2	2	2
	24	1	2	2	3
16	12	1	2	3	3
	16	1	2	3	3
	20	2	2	3	4
	24	2	2	3	4

WFCM TABLE 3.4 B



HEADER TO JACK STUD CONNECTION N.T.S.



FLOOR-FOUNDATION CONNECTION N.T.S.



HURRICANE TIE N.T.S.



RIDGE STRAPPING N.T.S.



OUTSIDE CORNER DETAIL N.T.S.



INSIDE CORNER DETAIL N.T.S.

TABLE R301.5

MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
Atria with storage	20 PSF	10 PSF
Atria without storage	10 PSF	5 PSF
Decks	40 PSF	10 PSF
Exterior balconies	60 PSF	10 PSF
Fire Escapes	40 PSF	10 PSF
Guardrails and handrails	20 PSF	10 PSF
Guardrails on all components	50 PSF	10 PSF
Passenger vehicle garages	50 PSF	10 PSF
Rooms other than sleeping rooms	40 PSF	10 PSF
Sleeping rooms	30 PSF	10 PSF
Stairs	40 PSF	10 PSF
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)	45 PSF	12 PSF FOR ATIC 15 PSF FOR CATHEDRAL

TABLE R301.7

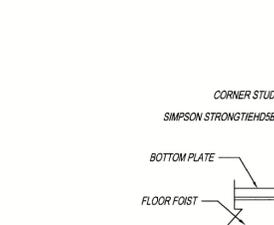
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	ALLOWABLE DEFLECTION
STRUCTURAL MEMBER	L/180
RAFTERS HAVING SLOPES GREATER THAN A 1/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS & PARTITIONS	H/160
FLOORS & PLASTERED CEILING	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS W/ PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS & W/ BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS & W/ FLEXIBLE FINISHES	L/120

WINDOW OPENING SPECIFICATIONS

QTY	TYPE	MODEL #	EGRESS AREA (5.7 SF MIN)	CLEAR OPG WIDTH (20" MIN)	CLEAR OPG HEIGHT (20" MIN)	SQ. FT. OF GLASS	SILL HEIGHT AFF (44" MAX)
4	TW	TW004F	5.7 SF	35 7/8"	24 1/4"	10.31 SF	26 1/2"
2	TW	TW003F	4.20 SF	28 1/8"	20 1/4"	7.48 SF	26 1/2"
1	CSMT	6025 CSMT	8.8 SF	25 1/16"	55"	14.2 SF	24 1/16"
1	CSMT	5948 CSMT	10.0 SF	30 1/8"	47 1/16"	18.1 SF	31 7/8"

AS PER ANDERSEN 400 SERIES FACTORY SPECIFICATIONS

WINDOW OPENING SPECIFICATIONS



ANCHOR HOLD DOWN N.T.S.



FACE MOUNT HANGER NOT TO SCALE

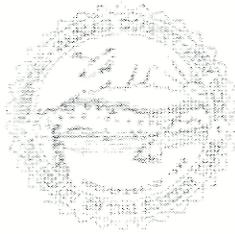
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400 SHOREWAY DRIVE
PATCHOGUE, NY 11772

2023-258
4-2023
As Noted
7 OF 7

Client Name: Lorena Idrovo
Address: 284 Miller Avenue
Town: FREEPORT
State: New York

Section: 62
Block: 163
Lot: 192 & 193



RECEIVED

2023 JUL -5 A 11:35

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

May 5, 2023

AMENDED LETTER OF DENIAL

John F. Capobianco
159 Doughty Boulevard
Inwood, NY 11096

RE: **355 Atlantic Avenue, Freeport, NY**
Zoning District – Business A Sec. 64 Blk. 144 Lot 565
Building Permit Application #20233151
Description– Change of use to Day Care

Dear Sir/Madam:

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

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

Village Ordinance §210-172A(12) – Required Parking Spaces - . All non-residential buildings in any zoning district except as otherwise required in this section: at least one parking space for each 400 sq. ft. of the floor area of the building or structure plus parking space for two cars for each individual store, shop or business in the building or structure. The plans submitted indicate a combined floor area of 1640 sq. ft. requiring 4 spaces. The 4 spaces, in addition to the 2 spaces for the individual store, require a total of 6 parking spaces. Your application does not indicate any parking.

Village Ordinance §210-70 - Prohibited Uses – All uses not specifically permitted are prohibited. The application submitted indicates a proposed change of use to Day Care. Day Care is not specifically permitted and is therefore, prohibited.

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

application. Changes or additional information may be required for the application; therefore, only

RE: 355 Atlantic Avenue, Freeport, NY

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jeff Gallo, Building Inspector

c: Village Clerk
John F. Capobianco, R.A.

SITE PLAN APPROVAL NEEDED

Yes _____ No X

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**-VILLAGE OF FREEPORT
Department of Buildings
Recommendation**

Notice

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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. 20233151

Location: 355 Atlantic Avenue, Freeport, NY

Applicant: Esther White

Description: Change of use to Day Care

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

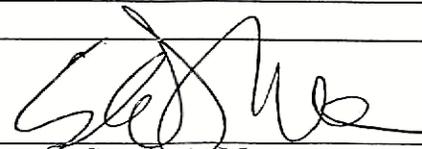
REASON(S) FOR DETERMINATION

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 27, 2023



Sergio A. Mauras
Superintendent of Buildings

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

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SEC. 64 BLK. 144 LOT. 565

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BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of
ESTHER WHITE
To The Board of Appeals of the Village of Freeport, New York } Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of ESTHER WHITE respectfully states and alleges:

Strike out inapplicable phrase

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

351 ATLANTIC AVENUE
FREEPORT, NY 11520

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

2. That the premises affected by this application is located at 355 ATLANTIC AVENUE Land Map of Nassau County Sec. 64 Blk. 144 Lot(s) 565 and that the interest which the applicant has in the property concerned is that of OWNER

3. That (the applicant) (the applicant's duly authorized ESTHER WHITE) on or about the 17TH day of FEBRUARY 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

BUILDING APPLICATION, SURVEY, PLANS

Obtain reason for denial from Department of Buildings.

4. That on or about the 5TH day of MAY, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

VILLAGE ORD. §210-6A CONFORMITY REQUIRED, VILLAGE ORD. §210-172A (12) REQ. PARKING SPACES, VILLAGE ORD. §210-70 PROHIBITED USES.

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

5. That the nature of the improvements now upon said premises is as follows: CHANGE OF USE TO DAY CARE

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

6. That said premises are now being used as follows: VACANT

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: DAY CARE

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

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York FOR CONFORMITY REQUIRED, REQUIRED PARKING SPACES, & PROHIBITED USES.

Refer where possible to paragraphs and section by numbers.

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

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

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

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

10. That the grounds for this application are as follows: EXISTING DAY CARE CURRENTLY EXISTS NEXT DOOR, WILL PROVIDE A BENEFIT TO THE COMMUNITY.

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

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

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

Dated: MAY 6, 20 23. esther white

BY: _____
ITS: OWNER

State of New York)
County of Nassau) ss:

The applicant ESTHER WHITE named in the foregoing application, being duly sworn, depose and say that SHE read the foregoing application subscribed by HER and know the contents thereof; and that the same is true to HER own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters SHE believe 3 to be true.

Sworn to before me this 6 day
of May, 20 23.

Notary Public David Shoestack

esther white
Signature of Applicant
David Shoestack
Notary Public, State of New York
No. 015146378982
Qualified in Nassau County
Commission Expires August 6 20 26

**Notice
Conflict of Interest**

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

_____, 20_____
Date Year Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I ESTHER WHITE being duly sworn, depose and say:

That he/she (the owner of 355 ATLANTIC AVE.) (is the OWNER of 355 ATLANTIC AVENUE the property concerned is correct to the best of the knowledge of deponent _____.)

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

Sworn to before me this 6 day
of May, 20 23.

Notary Public David Shoestack

esther white
Signature

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David Shoestack
Notary Public, State of New York
No. 015146378982
Qualified in Nassau County
Commission Expires August 6 20 26

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617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: CAROUSEL OF LEARNING							
Project Location (describe, and attach a location map): 355 ATLANTIC AVENUE, FREERPORT, NY 11520							
Brief Description of Proposed Action: PROPOSED CHANGE OF USE - DAY CARE							
Name of Applicant or Sponsor: ESTHER WHITE		Telephone: 516-662-6901					
		E-Mail:					
Address: 351 ATLANTIC AVENUE							
City/PO: FREERPORT		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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		.14 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?		.14 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

FEB 17 2003

FREEPORT BUILDING DEPT.

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<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?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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: _____

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: _____

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
18.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20.	<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: Esther white Date: January 16, 2023
Signature: (Esther white)

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: 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"/>

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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 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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<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)

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FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233157

Filing Date 2/17/23

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING
AT LOCATION: 355 ATLANTIC AVENUE
BETWEEN SE 1/4 OF ATLANTIC AVE. AND ST. MARKS AVENUE
SECTION 62 BLOCK 144 LOT 565 APPROX. LOT SIZE 50 X 120 LOT AREA 6000

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

A. TYPE OF IMPROVEMENT
1. [] New building
2. [] Addition-Alteration
3. [] Sewerage Post
4. [] Repair (replacement)
5. [] Sidewalk (New, Repair)
6. [] Fence
7. [] Moving (relocation)
B. PROPOSED OR EXISTING USE
RESIDENTIAL: 11. [] One Family, 12. [] Two families, 13. [] Apartments...
NON-RESIDENTIAL: 17. [] Industrial, 18. [] Office, bank, professional, 19. [] Shop, mercantile, 20. [] Church, other religious, 21. [] Hospital, institutional, 22. [] Other - Specify

C. COST
10. TOTAL COST OF IMPROVEMENT \$
D. DESCRIPTION OF PROJECT
CHANGE OF USE TO DAY CARE

III. IDENTIFICATION - To be completed by all applicants

Table with 3 columns: NAME, MAILING ADDRESS, TEL. NO.
1. Owner or Lessee: ESTHER WHITE, 351 ATLANTIC AVENUE, FREEPORT, NY 11520, 516-662-6901
2. Contractor:
3. Architect or Engineer: JOHN F. CAROBIANCO, 159 DOUGHERTY BLVD., INWOOD, NY 11096, 516-239-6775

IV. OWNER-CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.
Contractor or Owner: ESTHER WHITE
Address: 351 ATLANTIC AVE. FREEPORT NY
Phone: 516-662-6901
Notary Public: [Signature]
Applicant Signature: Esther White

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES [] NO []
IS PROJECT TO REPAIR FLOOD DAMAGE? YES [] NO [X]
PROJECT DESCRIPTION
Total/First Flr []
Square Feet []
Upper Flr []
Square Feet []
of Fixtures []
of Floors []
Occup. Type []

VI. VALUATION (Include Use Only)

Building Permit Number []
Building Permit Issued []
Building Permit Fee \$ []
Approved by: [Signature]
Superintendent of Buildings

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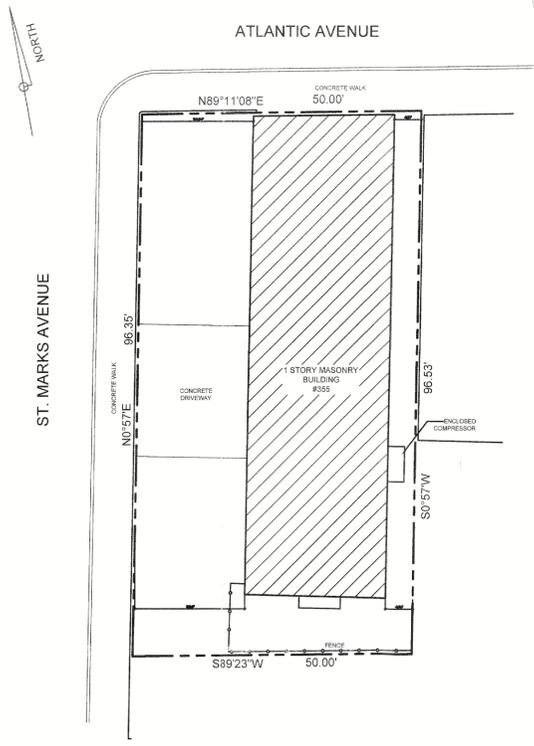
Notary Public, State of New York

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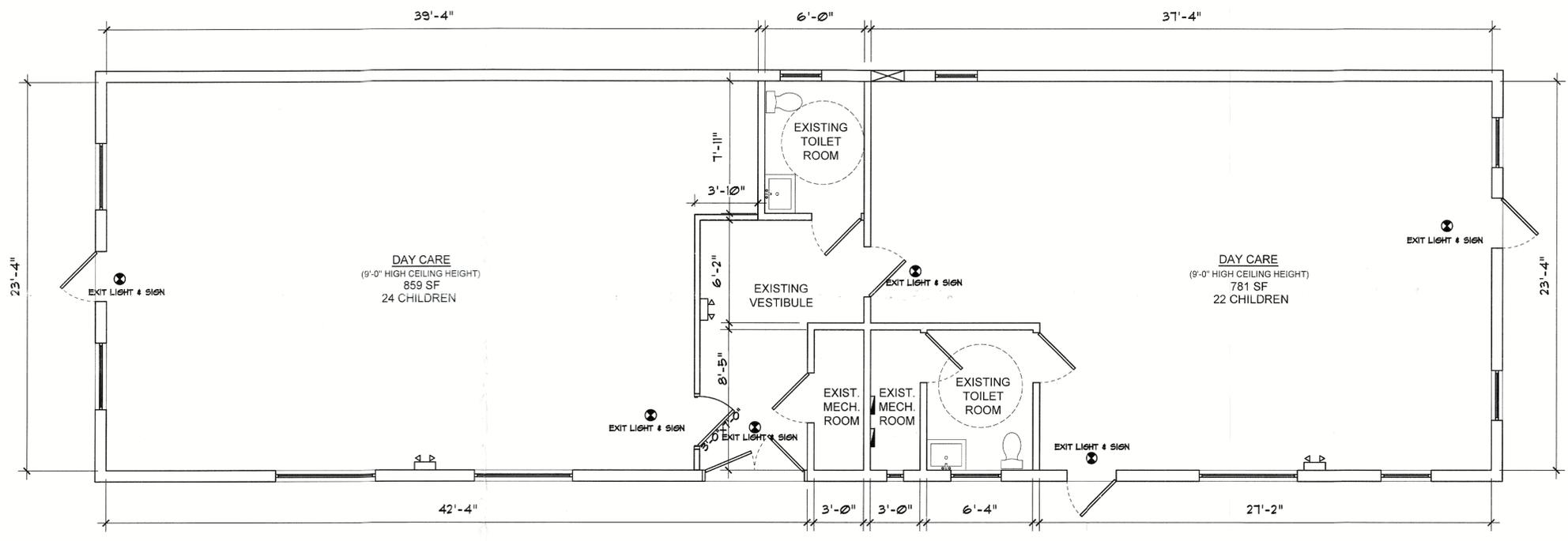
John F. Capobianco
Architect - Interior Design - Planning - A.I.A.
159 Doughty Boulevard, Inwood NY 11066
(516) 238-9775 Fax: (516) 238-0449

BY	REVISIONS	DATE

NOTICE: These drawings are instruments of service and are the property of the Architect, and they are available only for review and use in accordance with the Notice. The designs shown and described herein, including all technical drawings and details thereof, are proprietary and cannot be copied, duplicated or otherwise commercially exploited, in whole or part, without the expressed written permission of the Architect. All rights reserved.
Copyright © JOHN F. CAPOBIANCO AIA



PLOT PLAN
SCALE = 1" = 15'-0"



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

- LIGHTING LEGEND:**
- ILLUMINATED EXIT SIGN
 - BATTERY PACK EMERGENCY LIGHTS (2 BULBS)

CAROUSEL OF LEARNING
CHANGE OF USE - PROPOSED DAY CARE
355 ATLANTIC AVENUE
FREEPORT, NY



TITLE	
PLOT PLAN FLOOR PLAN	
DATE	1-11-23
SCALE	AS NOTED
DRAWN BY	JN
CHECKED BY	JFC
JOB #	DRAWING #
	A-1 OF

Bruce Blakeman
County Executive



Kenneth G. Arnold, PE
Commissioner

William Nimmo
Deputy Commissioner

Nassau County Department of Public Works Nassau County Planning Commission

1194 Prospect Avenue
Westbury, New York 11590-2923
www.nassaucountyny.gov

Leonard Shapiro
Chair

Jeffrey Greenfield
1st Vice-Chair
Neal Lewis
3rd Vice Chair
Dana Durso
Ronald J. Ellerbe
Murray Forman
Denise Gold
Khandan Kalaty
Reid Sakowich

July 5, 2023

Robin Cantelli
BZA
Village of Freeport
46 North Ocean Avenue
Freeport, New York 11520

Dear Ms. Cantelli:

Please be advised that pursuant to Section 239-L&M of the General Municipal Law, the following case(s) have been reviewed and are hereby deferred to the Village to take action as deemed appropriate.

- **BZA Application # 2023-13 - 355 Atlantic Ave. (Day Care)**

Sincerely,

A handwritten signature in cursive script that reads "Martin Katz".

Martin Katz
Nassau County DPW, Planning Division

July 28, 2023

Incorporated Village of Freeport
Building Department
46 North Ocean Avenue
Freeport, NY 11520

Project: Freeport Hilton Garden Inn
435 Woodcleft Avenue, Freeport, NY 11520

Re: Increase Height for Additional Floor and Number of Rooms

Dear Superintendent Maura,

As previously discussed with Mayor Kennedy, NBD and potential investors, in order for this project to be financially viable we must increase the number of rooms thus increasing the height of the building by at least 12'-0".

The newly proposed room count is 144 rooms with very minor reconfigurations on all floors. We are also increasing the number of people in the banquet hall from 125 to 175 people. However, the footprint of the entire building will remain the same. This also impacts the required number of parking space to accommodate the increase.

Currently, we are respectfully submitting the attached plans to amend the original approved plans for an additional height and parking variance due to this proposed change.

The maximum building height for the entire structure needs to increase from 52'-5.5" to 64'-5.5" above the Design Flood Plain and as approved by the Village of Freeport. The maximum building height above the average grade level is 75'-0.5". These calculations have been taken from the assigned NAVD levels and the average street crown along Woodcleft Avenue per the latest survey by the Ferrantello Group, Engineers + Surveyor Planners.

Thank you again for your expedient assistance as you know this is a time-sensitive matter to finalizing the Construction Documents pending the variances requested.

If you have any questions regarding this letter, please do not hesitate to call me.

Sincerely,



Willy L. Zambrano, FAIA, LEED, AP
Design Principal in Charge

CC: NBD



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

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CITY CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 08, 2023

AMENDED LETTER OF DENIAL

NBD Holding Inc.
333 Jericho Tpke
Suite 126
Jericho, NY 11753-1105

RE: 435 Woodcleft Avenue, Freeport, NY

Zoning District – Marine Commerce Sec. 62 Blk.177 Lot 339,520,541,542,540.

Building Permit Application #20201438 – Proposed Hotel and utilize lots 2 & 3 on block 233, section 62 for additional accessory use off-site parking. Lot 410 on block 183, section 62 for additional accessory use off-site parking.

Dear Sir/Madam:

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

1) **Village Ordinance §210-6A. Conformity required:** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. The proposed plan that you have submitted indicates that the property will not be in conformity.

2) **Village Ordinance §210-239. Building Height:** No building or structure shall exceed 40 feet in height or have more than three stories, except that such height restrictions shall not apply to a flagpole, a water tank, an elevator or stair bulkhead, an antenna for radio or television purposes or a crane or derrick used for marine purposes. Height shall be measured from the average level of the street curb grade to the highest point of the building. A prior variance was approved on 06/16/2022 for the construction of a new commercial hotel with a total height of 52'- 5.5" above the floodplain. The applicant has submitted an amendment for a total height of 64'-5.5" above the design flood elevation. The measurement of the structure above the average grade plane is 75'- 0.5". You will be seeking a variance of an additional 12' from what was originally approved. You will also be seeking a variance for quantity of stories as you are proposing 4 stories when only 3 are permitted.

RE: 435 Woodcleft Ave., Freeport NY

3) **Village Ordinance §210-3**. "Parking Space": As defined, requires parking spaces to be an accessible area of not less than 9' wide and 20' long. The parking spaces provided indicate their dimensions to be 8.5' wide by 18' long. You will be seeking a variance for undersized parking spaces.

4) **Village Ordinance §210-172(6)**. **Required Parking Spaces:** Hotels, motels and boatels: at least one parking space per rentable room plus one parking space for each two employees. The proposed indicates 145 rentable rooms requiring 145 parking spaces. The restaurant requires 1 parking space per every 3 occupants. The occupant load for the restaurant is 100 persons. The restaurant requires 34 parking spaces. It is proposed that there will be 48 employees which requires 1 parking space for every 2 employees, therefore 24 parking spaces will be required for the employees. The areas of public assembly indicates 175 occupants which requires 1 parking space for every 3 occupants, therefore 59 parking spaces will be required. The total parking spaces required is 262. The proposed is providing 184 parking spaces. You will be seeking a variance for 78 parking spaces.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

Enclosure
cc: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes: X No: _____

RECEIVED
2023 AUG - 8 P 3: 26
VILLAGE CLERK'S OFFICE
OFFICE OF BUILDING DEPT. 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. # 20201438

Location: 435 Woodcleft Avenue, Freeport, NY

Applicant: NBD Holding Inc.

Description: Propose Hotel and utilize lots 2 & 3 on block 233, section 62 for additional accessory use off-site parking. Lot 410 on block 183, section 62 for additional accessory use off-site parking.

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) _____

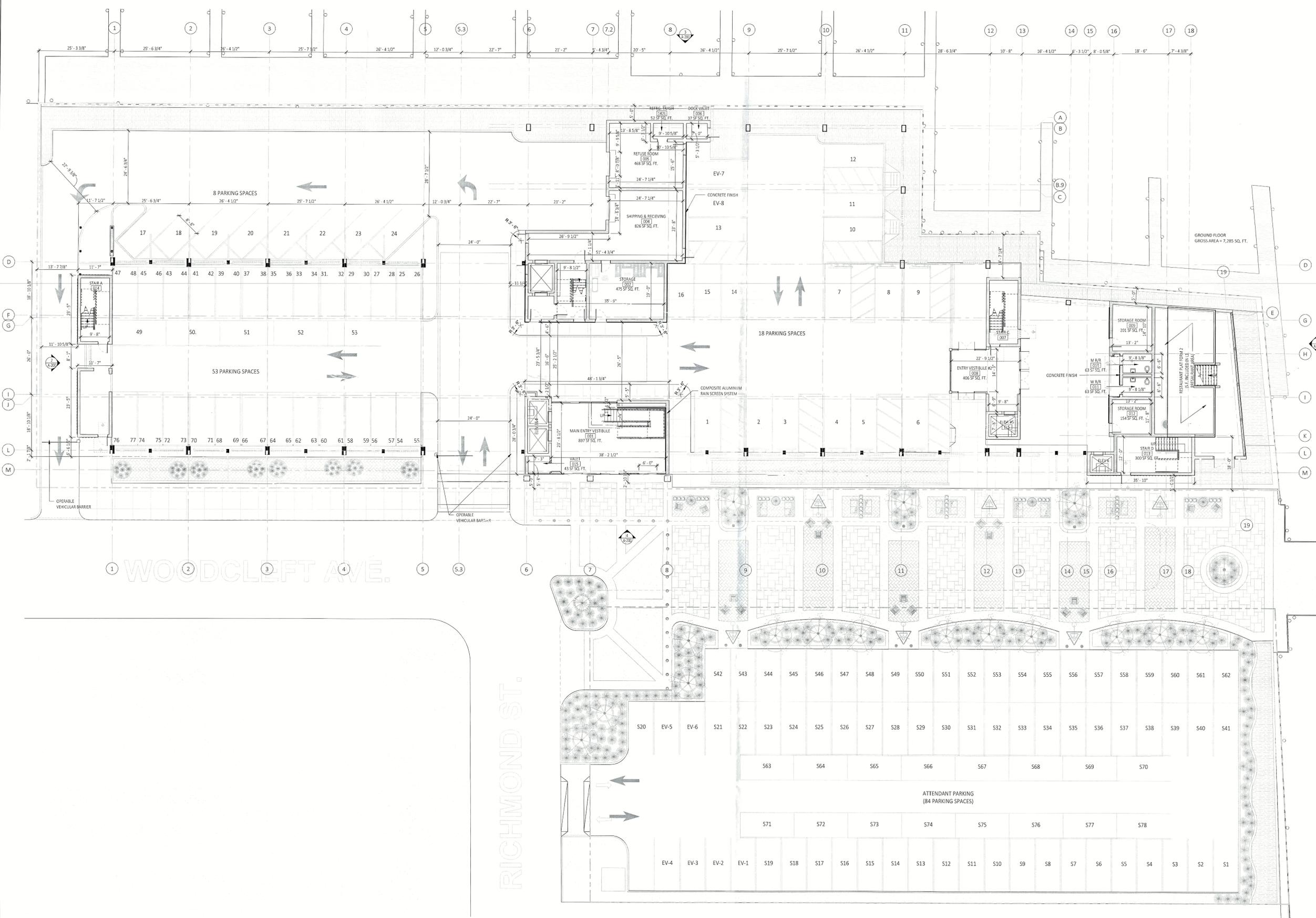
B) Possible environment effects identified:
(only if positive determination)

DATED: August 08, 2023

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2023 AUG - 8 P 3: 27
VILLAGE OF FREEPORT, NY



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



AMBRANO ARCHITECTURAL DESIGN
ZAMBRANO ARCHITECTS . COM
410 ATLANTIC AVENUE
FIFTH FLOOR NEW YORK, NY 10014
T: 516.327.0851 | F: 516.326.2712

H2M
MEP + CIVIL
H2M ARCHITECTS + ENGINEERS
538 BROAD HOLLOW ROAD, 4TH FLOOR
EAST MELVILLE, NY 11747
631.756.0000

CONSULTANTS
STRUCTURAL
STRUCTURAL WORKSHOP
115 ROUTE 46, SUITE C23
MOUNTAIN LAKE, NJ 07046
973.771.6970

LANDSCAPE
RDA LANDSCAPE ARCHITECTURE
220 LAKE AVE, SUITE 2
ST. JAMES, NY 11780
631.979.5600

LIGHTING
ESSENTIAL LIGHT DESIGN STUDIO
99 BROAD STREET, SUITE 1803
NEW YORK, NY 10004
214.995.0447

INTERIOR
ZAMBRANO ARCHITECTURAL DESIGN & VINTAGE INTERIOR DESIGN
104 FREDRICK AVENUE
BELLMORE, NY 11710
516.826.5059

ELEVATOR
LERCH BATES
1420 BRADDOCKWAY, SUITE 908
NEW YORK, NY 10018
347.786.7235

KITCHEN
THE SAM TELL COMPANIES
1375 BROADWAY, SUITE 502
NEW YORK, NY 10018

ACOUSTICS
CERAMI
1001 AVENUE OF THE AMERICAS, 4TH FL
NEW YORK, NY 10018
212.616.4167

NO.	DATE	DESCRIPTION	DATE
01	07/28/2023	V.C.D. SUBMISSION	

ISSUED DATE

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND BEFORE ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES HAVING JURISDICTION BEFORE STARTING WORK AND SHALL OBTAIN EITHER A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL NOT HAVE CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, MATERIALS, TECHNIQUES, SEQUENCE OF OPERATIONS, OR SAFETY PRECAUTIONS AND PROVISIONS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DIMENSIONS ARE NOT TO BE SCALE. ONLY ZAMBRANO ARCHITECT, P.C. AND ITS PRINCIPAL EMPLOYEES WERE NOT REFERRED FOR ANY CONSTRUCTION SUPERVISION.

OWNER NAME:
NBD HOLDING LLC
333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME:
FREEPORT HOTEL
435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

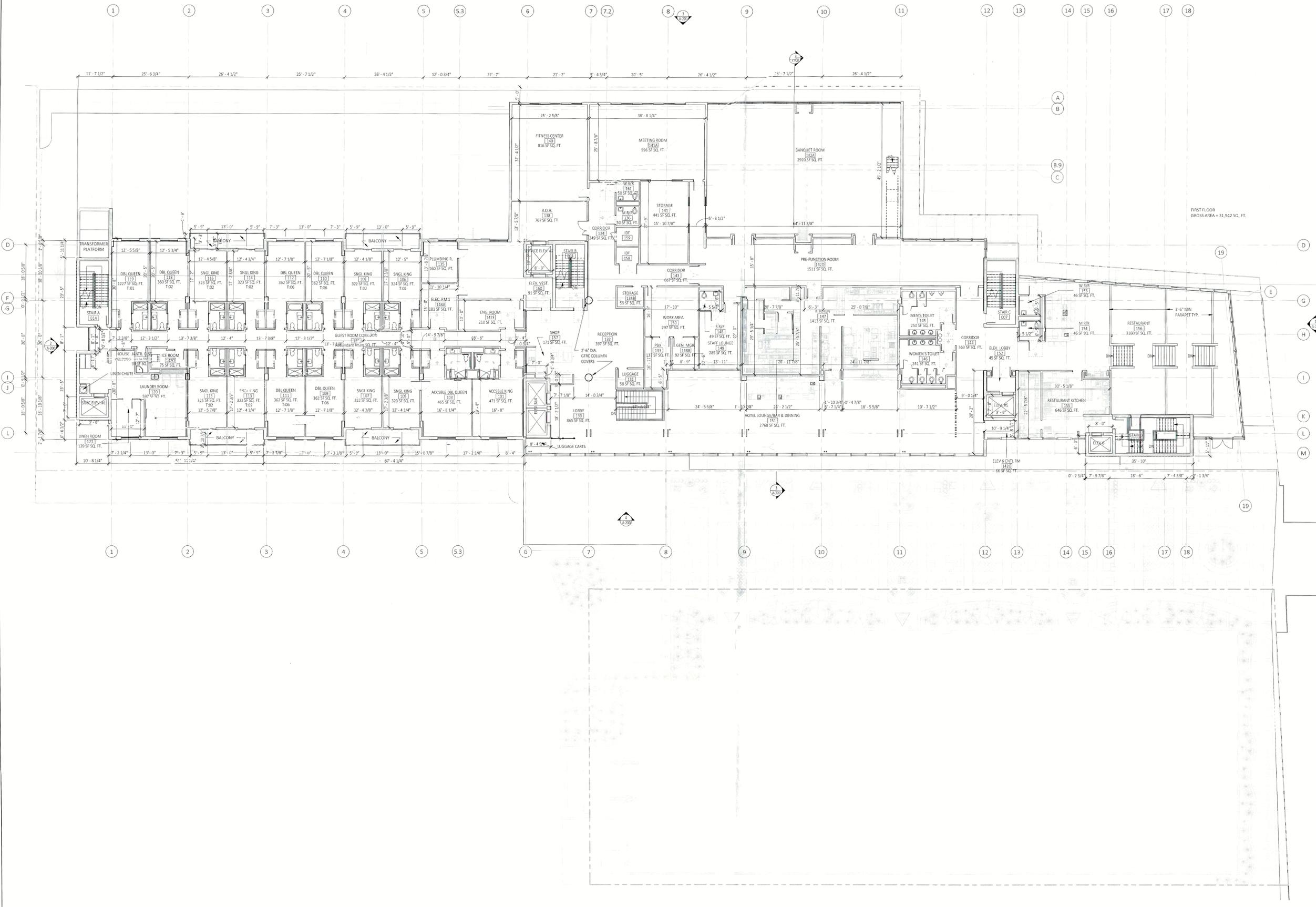
DRAWING NAME:
GROUND CONSTRUCTION PLAN

PROJECT NO.	DATE
17-124	3/26/2021

SCALE: As Indicated
DRAWING NO.: **A-100**

DATE: 8/2/2023 11:47:20 AM

- CONSULTANTS**
- STRUCTURAL**
 STRUCTURAL WORKSHOP
 115 ROUTE 46, SUITE C23
 MOUNTAIN LAKE, NJ 07046
 973.771.6970
 - LANDSCAPE**
 RDA LANDSCAPE ARCHITECTURE
 220 LAKE AVE, SUITE 2
 ST. JAMES, NY 11780
 631.979.5600
 - LIGHTING**
 ESSENTIAL LIGHT DESIGN STUDIO
 90 BROAD STREET, SUITE 1803
 NEW YORK, NY 10004
 214.993.0447
 - INTERIOR**
 ZAMBRANO ARCHITECTURAL DESIGN &
 VINTAGE INTERIOR DESIGN
 104 FREDRICK AVENUE
 BELMONT, NY 11710
 516.826.5059
 - ELEVATOR**
 LERCH BATES
 1420 BROADWAY, SUITE 908
 NEW YORK, NY 10018
 347.786.7235
 - KITCHEN**
 THE SAM TELL COMPANIES
 1375 BROADWAY, SUITE 502
 NEW YORK, NY 10018
 - ACOUSTICS**
 CERAMI
 1000 AVENUE OF THE AMERICAS, 4TH FL.
 NEW YORK, NY 10018
 212.616.4167



FIRST FLOOR
 GROSS AREA = 31,942 SQ. FT.

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

NO.	DATE	ISSUED DATE	DESCRIPTION	BY
01	01/26/2023	ISSUED DATE		JAD

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE WORKING AGENCIES HAVING JURISDICTION BEFORE STARTING WORK AND SHALL OBTAIN EITHER A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION FROM COMMISSION OF THE WORK.
 WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY THESE OR THESE PLANS.
 THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROVISIONS IN CONNECTIONS WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DIMENSIONS ARE NOT TO BE SCALED. WELLY ZAMBRANO ARCHITECT, P.C. AND ITS EMPLOYEES EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

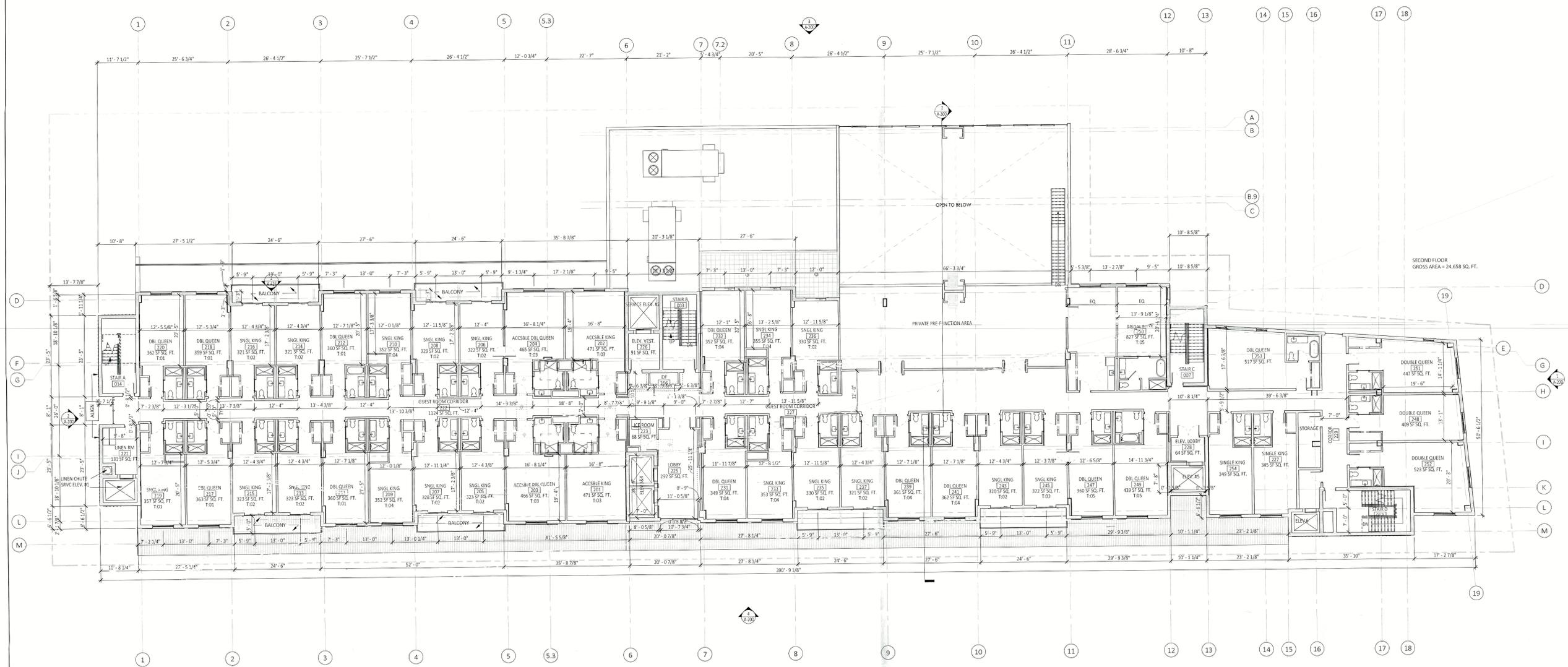
OWNER NAME:
NBD HOLDING LLC
 333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME:
FREEPORT HOTEL
 435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

DRAWING NAME:
FIRST FLOOR CONSTRUCTION

STAMP: PROJECT NO: 17-124 DATE: 3/26/2021
 DRAWN BY: As Indicated BY: SM
 CHECKED BY: DATE: 3/26/2021
 DRAWING NO: **A-101**
 OF

7/28/2023 4:27:30 PM



1 2ND FLOOR
SCALE: 3/32" = 1'-0"

ZAD
ZAMBRANO ARCHITECTURAL DESIGN
ZAMBRANO ARCHITECTS, P.C.
410 ATLANTIC AVENUE
FREEPORT, NEW YORK, 11520
T: 516.327.0851 | F: 516.326.2712

H2M
MEP + CIVIL
H2M ARCHITECTS + ENGINEERS
538 BROAD HOLLOW ROAD, 4TH
FLOOR
EAST MELVILLE, NY 11747
631.756.0000

- CONSULTANTS**
- STRUCTURAL**
STRUCTURAL WORKSHOP
115 ROUTE 46, SUITE C23
MOUNTAIN LAKE, NJ 07046
972-71-6970
 - LANDSCAPE**
RDA LANDSCAPE ARCHITECTURE
230 LAKE AVE, SUITE 2
ST. JAMES, NY 11780
631-979-5600
 - LIGHTING**
ESSENTIAL LIGHT DESIGN STUDIO
90 BROAD STREET, SUITE 1803
NEW YORK, NY 10004
214-995-0447
 - INTERIOR**
ZAMBRANO ARCHITECTURAL DESIGN &
VINTAGE INTERIOR DESIGN
104 FREDRICK AVENUE
BELLMORE, NY 11710
516.826.5059
 - ELEVATOR**
LERCH BATES
1430 BROADWAY, SUITE 908
NEW YORK, NY 10018
347-286-2335
 - KITCHEN**
THE SAM TEL COMPANIES
120 BROADWAY, SUITE 502
NEW YORK, NY 10018
 - ACOUSTICS**
CERAMI
1101 AVENUE OF THE AMERICAS, 4TH FL.
NEW YORK, NY 10018
212.616.4167

NO.	DATE	DESCRIPTION	ISSUED DATE
01	07/28/2021	2021 REVISION	

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY PERMS ON THESE PLANS.
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OWNER NAME
NBD HOLDING LLC
333 BEICHO TURNPIKE STE. 126, JERICO, NY 11753

PROJECT NAME
FREEPORT HOTEL
435 WOODLEAF AVE, FREEPORT, N.Y. 11520

2ND FLOOR CONSTRUCTION PLAN

7/28/2023 4:27:32 PM

17-124
3/26/2021
As Indicated
SM
A-102
OF

CONSULTANTS

STRUCTURAL
STRUCTURAL WORKSHOP
115 ROUTE 46, SUITE C23
MOUNTAIN LAKES, NJ 07046
973.271.6970

LANDSCAPE
RDA LANDSCAPE ARCHITECTURE
220 LAKE AVE, SUITE 2
ST. JAMES, NY 11750
631.979.5600

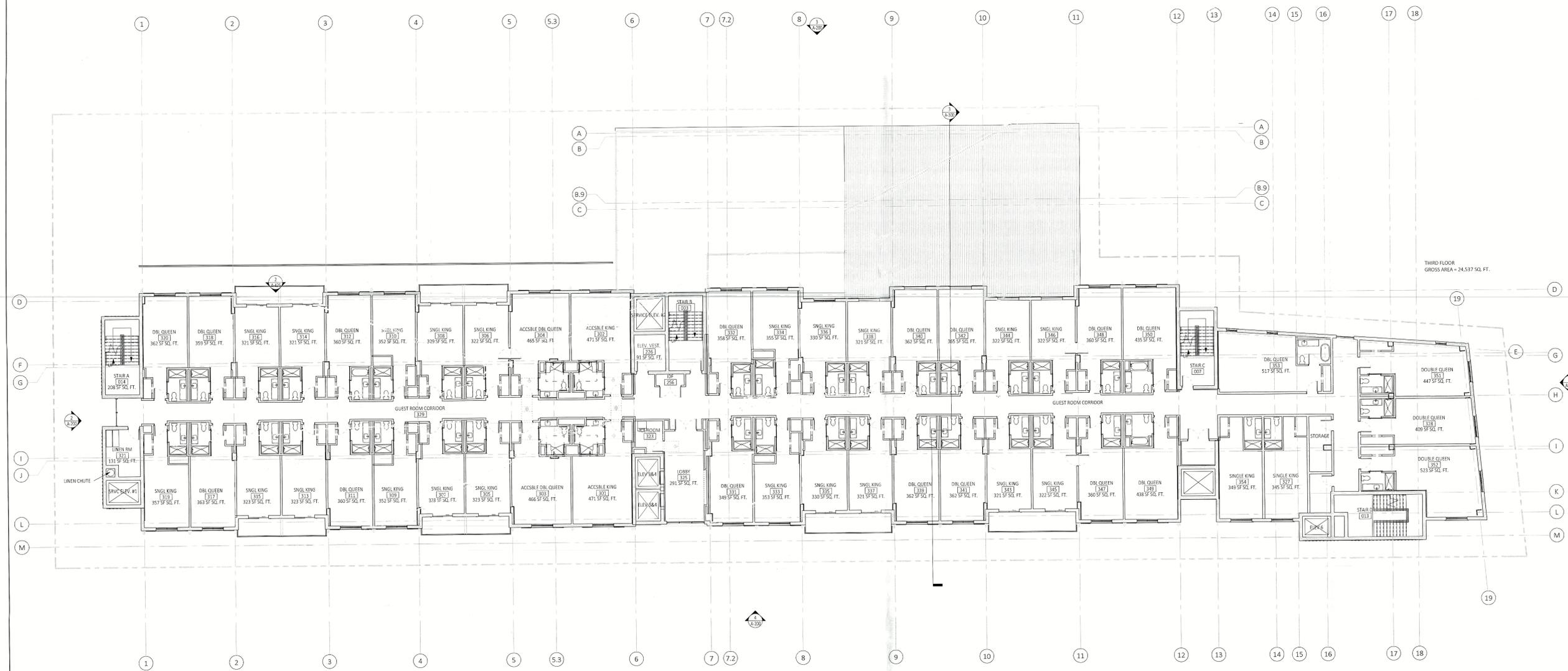
LIGHTING
ESSENTIAL LIGHT DESIGN STUDIO
90 BROAD STREET, SUITE 1803
NEW YORK, NY 10004
214.995.0447

INTERIOR
ZAMBRANO ARCHITECTURAL DESIGN &
VINTAGE INTERIOR DESIGN
104 FREDRICK AVENUE
BELLMORE, NY 11710
516.826.5059

ELEVATOR
LERCH BATES
1400 BRADWAY, SUITE 908
NEW YORK, NY 10018
347.786.7235

KITCHEN
THE SAA TEL COMPANIES
1372 BROADWAY, SUITE 502
NEW YORK, NY 10018

ACOUSTICS
CERAMI
1001 AVENUE OF THE AMERICAS, 4TH FL
NEW YORK, NY 10018
212.616.4167



THIRD FLOOR
GROSS AREA = 24,537 SQ. FT.

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

NO.	DATE	DESCRIPTION	ISSUED DATE
01	07/28/2023	100% SUBMISSION	08/01/2023

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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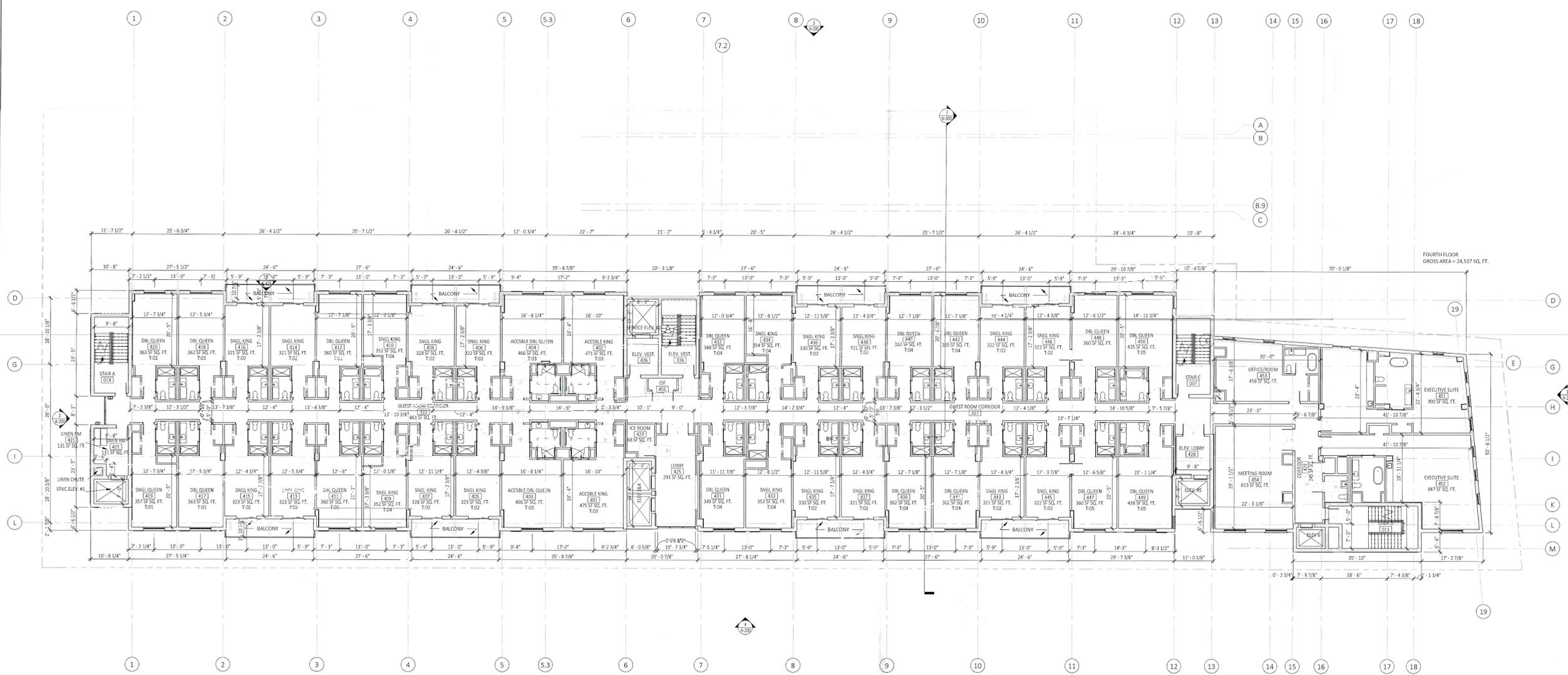
OWNER NAME
NBD HOLDING LLC
333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME
FREEPORT HOTEL
435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

3RD FLOOR CONSTRUCTION PLAN

GROUP	PROJECT NO.	DATE
17-124	3/26/2021	
SCALE	BY	
3/32" = 1'-0"	Author	
DRAWING NO.		
A-103		
		OF

- CONSULTANTS**
- STRUCTURAL**
 STRUCTURAL WORKSHOP
 115 ROUTE 46, SUITE C23
 MOUNTAIN LAKE, NJ 07046
 973.771.6970
 - LANDSCAPE**
 RDA LANDSCAPE ARCHITECTURE
 220 LAKE AVE, SUITE 2
 ST. JAMES, NY 11750
 631.979.5600
 - LIGHTING**
 ESSENTIAL LIGHT DESIGN STUDIO
 99 BROAD STREET, SUITE 1803
 NEW YORK, NY 10004
 214.995.0447
 - INTERIOR**
 ZAMBRANO ARCHITECTURAL DESIGN &
 VINTAGE INTERIOR DESIGN
 104 FREDRICK AVENUE
 BELLMORE, NY 11710
 516.826.5059
 - ELEVATOR**
 LERCH BATES
 1430 BRACKENWAY, SUITE 908
 NEW YORK, NY 10018
 347.786.7235
 - KITCHEN**
 THE SAM TELL COMPANIES
 1375 BROADWAY, SUITE 602
 NEW YORK, NY 10018
 - ACCOUNTICIES**
 CERAMI
 1001 AVENUE OF THE AMERICAS, 4TH FL
 NEW YORK, NY 10018
 212.616.4167



1 4TH FLOOR
 SCALE: 3/32" = 1'-0"

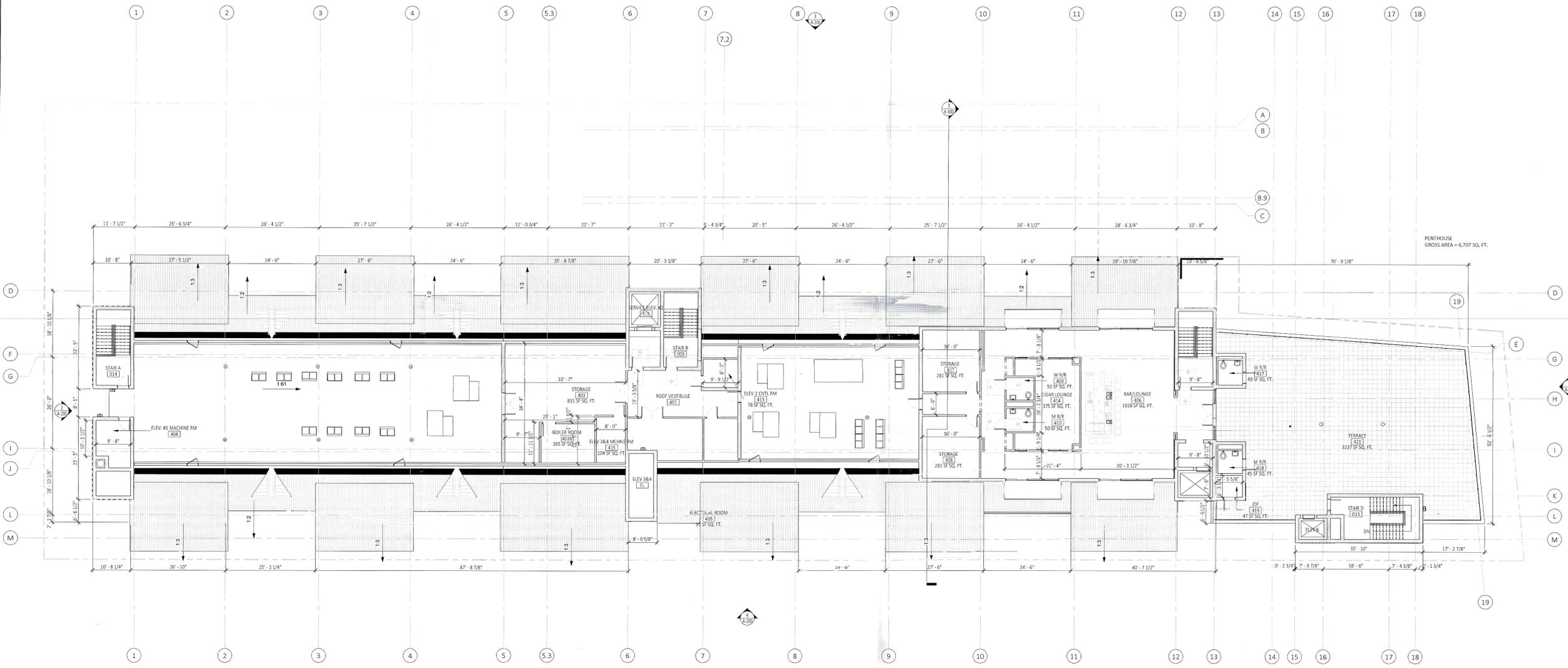
NO.	DATE	DESCRIPTION	BY
01	07/26/2023	ISSUED DATE	NBD

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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 CONTRACTOR IS RESPONSIBLE FOR ANY OTHER PERSONS REMOVAL OF ANY OF THE WORK OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DIMENSIONS ARE NOT TO BE SCALED. WITH ZAMBRANO ARCHITECT, P.C. AND ITS PRINCIPAL EMPLOYEES WHERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

DRAWER NAME:
NBD HOLDING LLC
 333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753
 PROJECT NAME:
FREEPORT HOTEL
 435 WOODCLEFT AVE, FREEPORT, NY, 11520

4TH FLOOR CONSTRUCTION PLAN

STAMP	PROJECT NO.	DATE
	17-124	3/26/2021
	SCALE: As Indicated	BY: SM
	DRAWING NO. A-104	OF



1 ROOF/CIGAR LOUNGE
 SCALE: 3/32" = 1'-0"

NO.	DATE	DESCRIPTION	BY
01	07/26/2023	ISSUANCE	ZAD

ISSUED DATE
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL OFFICE HAVING JURISDICTION BEFORE STARTING WORK AND SHALL OBTAIN EITHER A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION UPON COMPLETION OF THE WORK.
 WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY ITEMS ON THESE PLANS.
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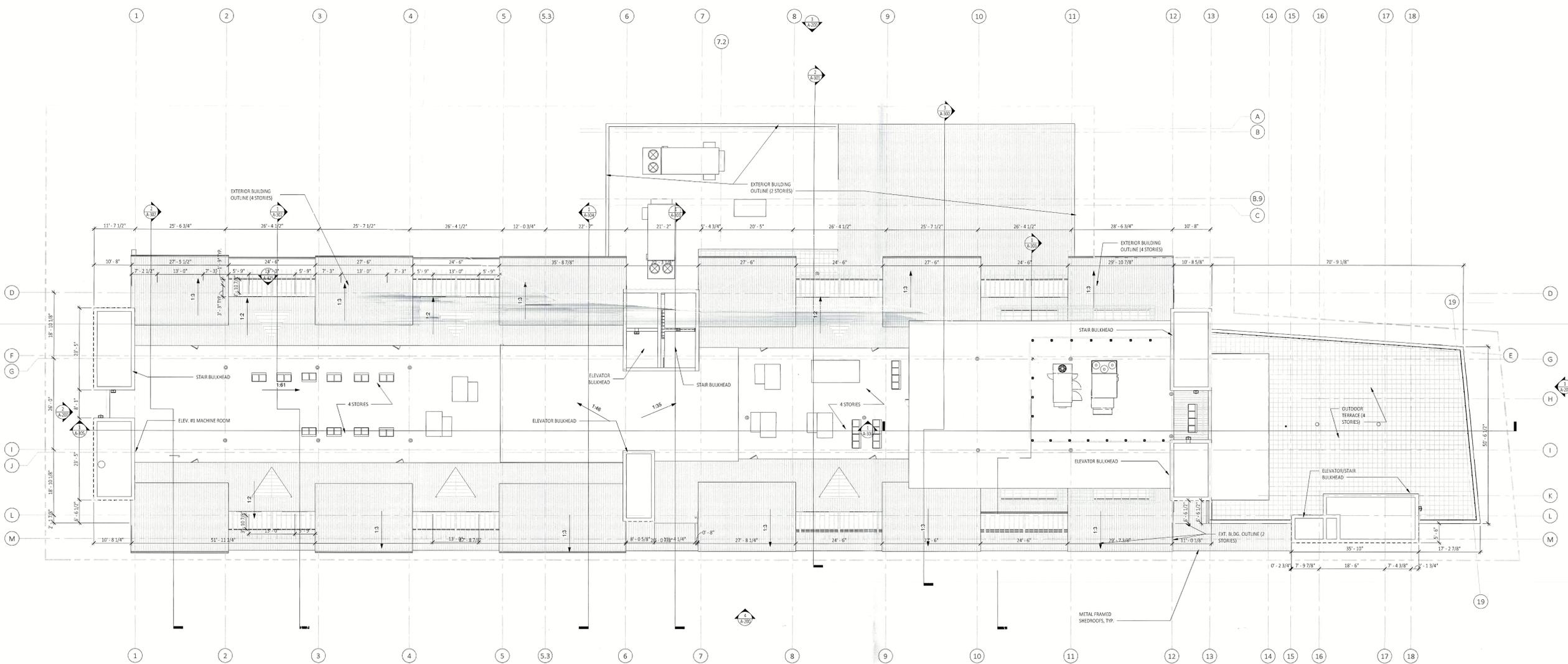
OWNER NAME:
NBD HOLDING LLC
 333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME:
FREEPORT HOTEL
 435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

DRAWING NAME:
ROOF & LOUNGE FLOOR CONSTRUCTION PLAN

STAMP	PROJECTAL	DATE
	17-124	3/26/2021
SCALE	As Indicated	BY SM
DRAWING NO.	027090	A-105

- CONSULTANTS**
- STRUCTURAL**
 STRUCTURAL WORKSHOP
 115 ROUTE 46, SUITE C23
 MOUNTAIN LAKE, NJ 07046
 973.771.6970
 - LANDSCAPE**
 RDA LANDSCAPE ARCHITECTURE
 220 LAKE AVE, SUITE 2
 ST. JAMES, NY 11780
 631.979.5600
 - LIGHTING**
 ESSENTIAL LIGHT DESIGN STUDIO
 90 BROAD STREET, SUITE 1803
 NEW YORK, NY 10004
 214.995.0447
 - INTERIOR**
 ZAMBRANO ARCHITECTURAL DESIGN &
 VINTAGE INTERIOR DESIGN
 104 FREDRICK AVENUE
 BELMONT, NY 11710
 516.826.5059
 - ELEVATOR**
 LERCH BATES
 1430 BRADWAY, SUITE 908
 NEW YORK, NY 10018
 347.786.7235
 - KITCHEN**
 THE SAM TELL COMPANIES
 1375 BROADWAY, SUITE 502
 NEW YORK, NY 10018
 - ACOUSTICS**
 CERAMI
 1001 AVENUE OF THE AMERICAS, 4TH FL
 NEW YORK, NY 10018
 212.616.4167



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

NO.	DATE	DESCRIPTION	BY
01	07/29/2023	ISSUANCE	SM
ISSUED DATE			

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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OWNER NAME
NBD HOLDING LLC
 333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME
FREEPORT HOTEL
 435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

TOP OF ROOF CONSTRUCTION PLAN

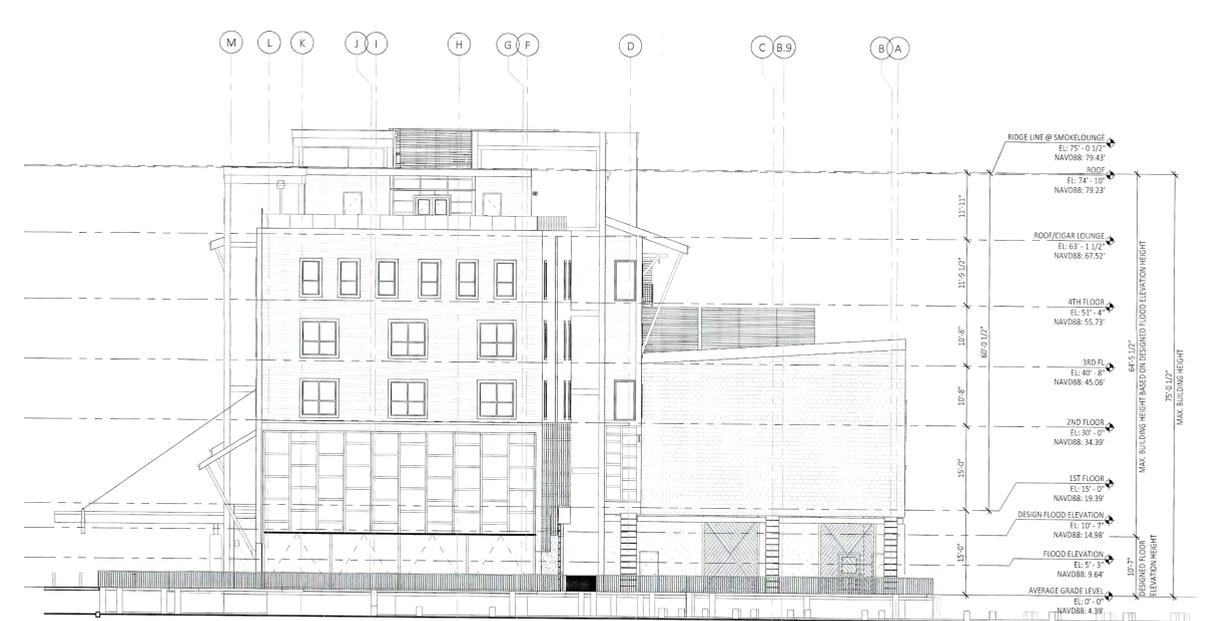
STAMP	PROJECT NO.	DATE
	17-124	3/26/2021
SCALE	BY	
As Indicated	SM	
DRAWING NO.	A-106	
	OF	



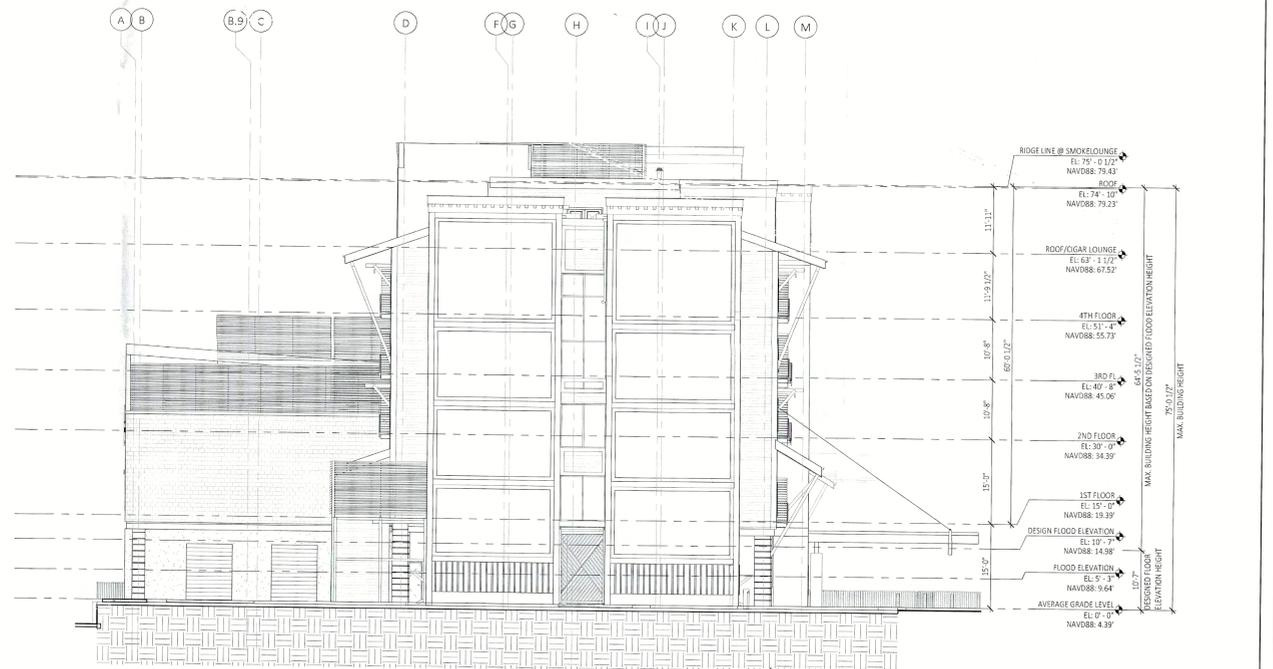
3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ZAD

ZAMBRANO ARCHITECTURAL DESIGN
ZAMBRANO ARCHITECTS, COM
410 ATLANTIC AVENUE
FREDERICK, NY 11752
TEL: 516.327.0831 | FAX: 516.326.2712

H2M
MEP + CIVIL
ZAMBRANO ARCHITECTS + ENGINEERS
538 BROAD HOLLOW ROAD, 4TH
FLOOR
EAST MELVILLE, NY 11747
631.756.0000

CONSULTANTS

STRUCTURAL
STRUCTURAL WORKSHOP
115 ROUTE 46, SUITE C23
MOUNTAIN LAKE, NJ 07046
973.771.6570

LANDSCAPE
RDA LANDSCAPE ARCHITECTURE
220 LAKE AVE, SUITE 2
ST. JAMES, NY 11780
631.979.5600

LIGHTING
ESSENTIAL LIGHT DESIGN STUDIO
90 BROAD STREET, SUITE 1803
NEW YORK, NY 10004
214.995.0447

INTERIOR
ZAMBRANO ARCHITECTURAL DESIGN &
VINTAGE INTERIOR DESIGN
104 FREDRICK AVENUE
BELLINGHUE, NY 11710
516.826.5059

ELEVATOR
LERCH BATES
1430 BRADDOCKWAY, SUITE 908
NEW YORK, NY 10018
347.786.7235

KITCHEN
THE SAM TELL COMPANIES
1375 BROADWAY, SUITE 502
NEW YORK, NY 10018

ACOUSTICS
CERAMI
1001 AVENUE OF THE AMERICAS, 4TH FL
NEW YORK, NY 10018
212.616.4167

NO.	DATE	DESCRIPTION	BY	CHK.
01	02/20/23	TRUCK SUBMISSION		

ISSUED DATE

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
ARCHITECT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK AND SHALL OBTAIN EITHER A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION UPON COMPLETION OF THE WORK.
WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY ITEMS ON THESE PLANS.
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, TECHNIQUES, CONSTRUCTION WITH THE WORK OR FOR ANY OTHER PERSONS PERFORMANCE OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. WILLIAM ZAMBRANO ARCHITECT, P.C. AND ITS PRINCIPALS, EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

NBD HOLDING LLC
333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

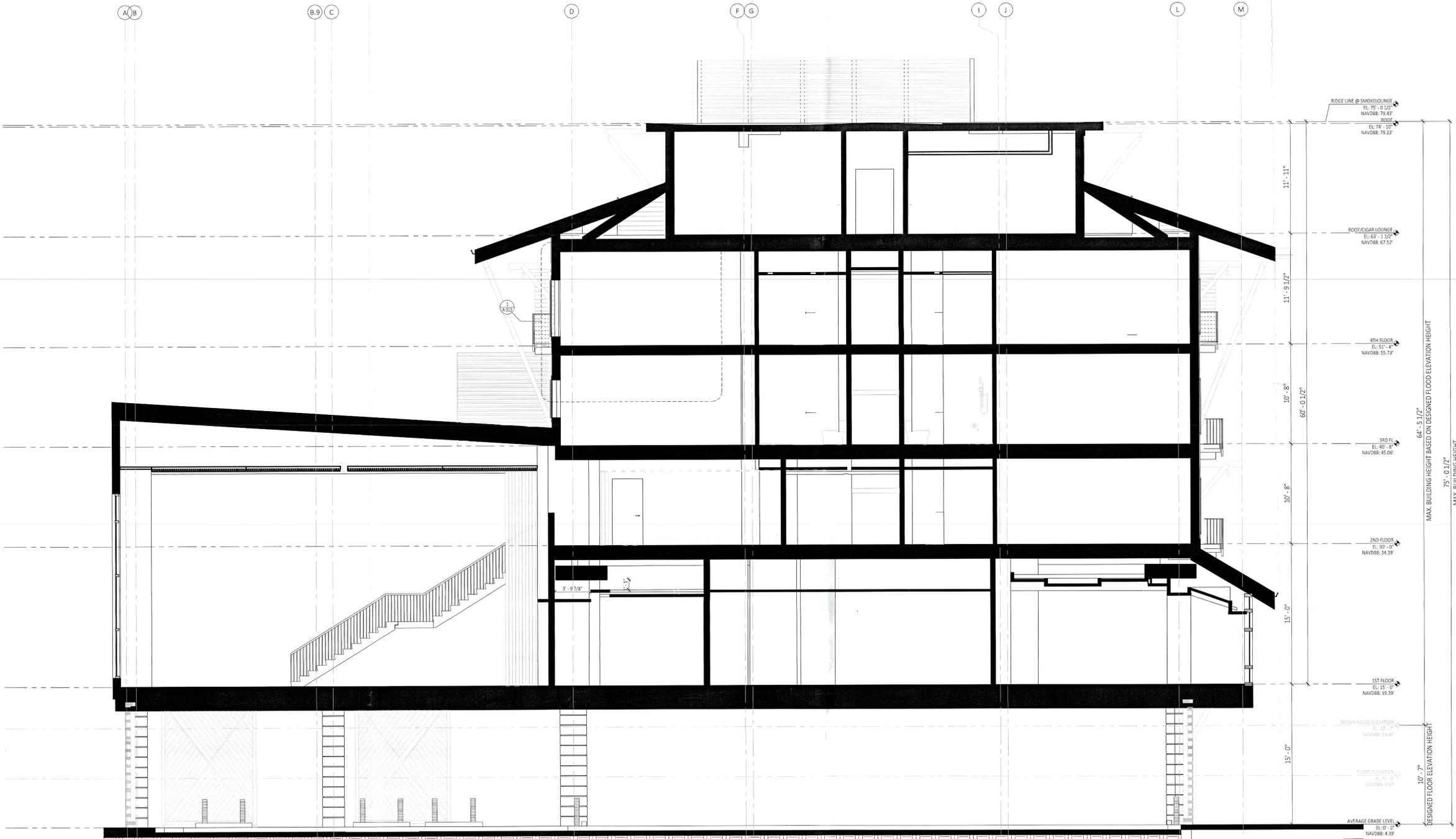
FREEMPORT HOTEL
435 WOODCLIFF AVE, FREEMPORT, N.Y. 11520

ELEVATIONS

STAMP	PROJECT NO.	DATE
	17-124	3/26/2021
	SCALE	BY
	3/32" = 1'-0"	SM
	DRAWING NO.	

A-200

- CONSULTANTS**
- STRUCTURAL**
 STRUCTURAL WORKSHOP
 115 ROUTE 46, SUITE C23
 MOUNTAIN LAKES, NJ 07046
 973.771.6970
 - LANDSCAPE**
 RDA LANDSCAPE ARCHITECTURE
 220 LAKE AVE, SUITE 2
 ST. JAMES, NY 11780
 631.979.5600
 - LIGHTING**
 ESSENTIAL LIGHT DESIGN STUDIO
 60 BROAD STREET, SUITE 1803
 NEW YORK, NY 10004
 214.995.0447
 - INTERIOR**
 ZAMBRANO ARCHITECTURAL DESIGN & VINTAGE INTERIOR DESIGN
 104 FREDERICK AVENUE
 BELLEVILLE, NY 11710
 516.826.5059
 - ELEVATOR**
 LERCH BATES
 1400 BRADDOCKWAY, SUITE 908
 NEW YORK, NY 10018
 347.786.7235
 - KITCHEN**
 THE SAM TEL COMPANIES
 1375 BRADDOCKWAY, SUITE 502
 NEW YORK, NY 10018
 - ACOUSTICS**
 CERAMI
 1001 AVENUE OF THE AMERICAS, 4TH FL
 NEW YORK, NY 10018
 212.616.4167



3 @ROOF OFFICE & BALCONIES
 SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY
03/26/2021	100% DESIGN DEVELOPMENT		SM

ISSUED DATE

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 ARCHITECT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK AND SHALL OBTAIN EITHER A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION UPON COMPLETION OF THE WORK.
 WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY ITEMS ON THESE PLANS.
 THE ARCHITECT SHALL NOT HAVE CONTROL, OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MATERIALS, METHODS, SEQUENCES, TECHNIQUES, SCHEDULES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALE. WWS ZAMBRANO ARCHITECT, P.C. AND ITS PRINCIPAL EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

OWNER NAME:
NBD HOLDING LLC
 333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME:
FREEPORT HOTEL
 435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

DRAWING NAME:
BUILDING SECTION

PROJECT NO.:	17-124	DATE:	3/26/2021
SCALE:	1/4" = 1'-0"	BY:	SM
DRAWING NO.:	A-300	OF:	

