

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

SP# 3628

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

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

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

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

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

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

I request a preliminary meeting: YES YES NO

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

[Signature] 3/23/23
APPLICANT'S SIGNATURE DATE

Sworn to before me this 3
day of March, 2023



Notary Public [Signature]

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

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

Sworn to before me this 3
day of March, 2023



Notary Public [Signature]

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 18, 2023
SITE PLAN LETTER

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

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

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd

encl.

c: Village Clerk
SGG Desugb.

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20201574

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

Applicant: Island Beach Inc.

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

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: January 18, 2023



Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

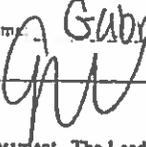
Instructions for Completing

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

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

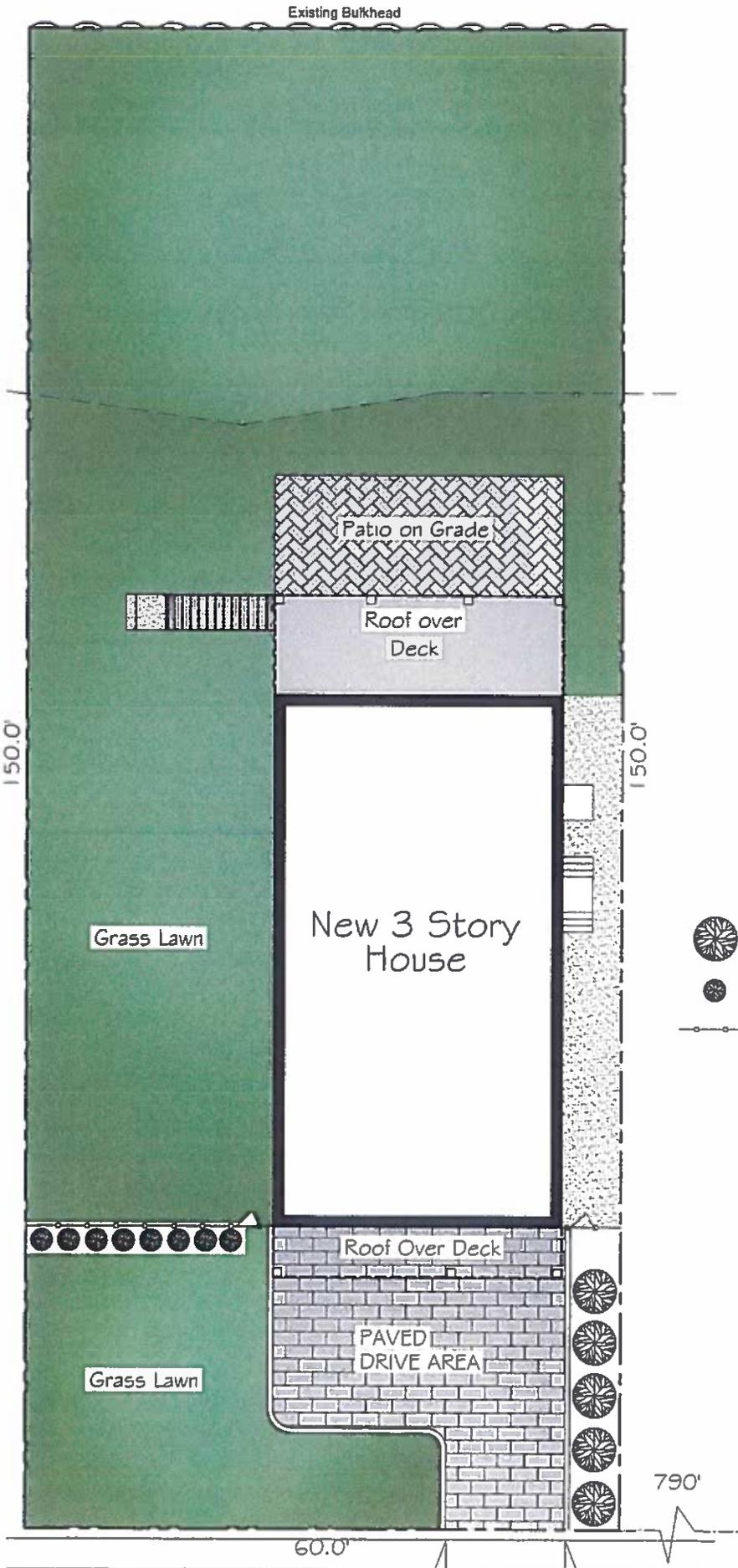
Part 1 - Project and Sponsor Information			
Name of Action or Project: (a) NEW 3074 SQ FT HOME WITH 290 SQ FT DECK			
Project Location (describe, and attach a location map): 862 S LONG BEACH AVE FREEPORT NY 11520			
Brief Description of Proposed Action: NEW HOUSE - 3074 SQ FT W REAR DECK (290 sq. ft. second story & 290 sq. ft. 3rd story deck)			
Name of Applicant or Sponsor: ISLAND BEACH INC		Telephone: E-Mail:	
Address: 40 CURLEY ST			
City/PO: LONG BEACH		State: NY	Zip Code: 11561
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			NO YES ✓
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify) <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant sponsor name: <u>Gabrielle Manara</u>	Date: <u>05-06-2021</u>	
Signature: 		

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

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



LEGEND

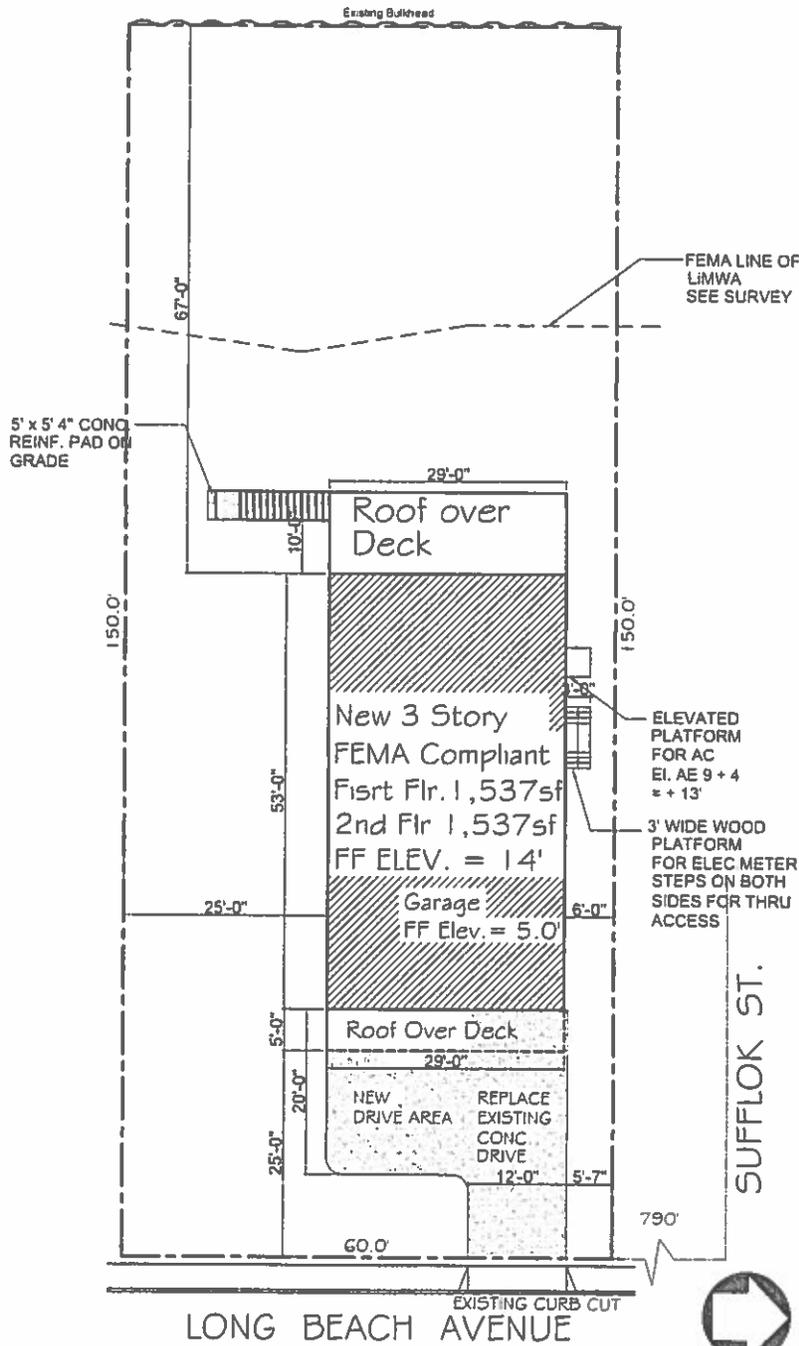
-  Existing Evergreen Trees
-  New Evergreen Trees
-  New & Existing Vinyl White Fence

SUFFLOK ST.

790'

862 South Long Beach Ave.





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

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

SCALE: 1" = 15'-0"

ZONING INFORMATION

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

NOTES:

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

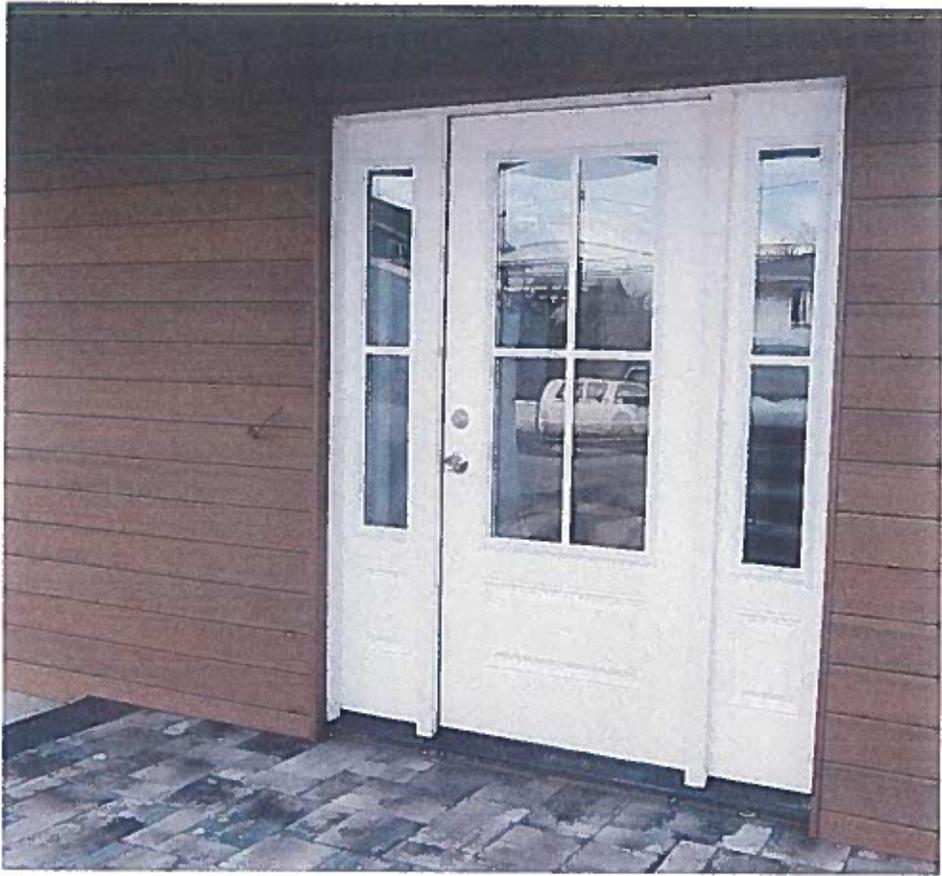
PROPOSED HOUSE
862 SOUTH LONG BEACH AVE
FREEPORT NY, 11520



Rear, West, Side of 862 South Long Beach



South Side of 862 South Long Beach



Front Door Detail 862 South Long Beach





House to the South of 862 South Long Beach



House to the North of 862 South Long Beach



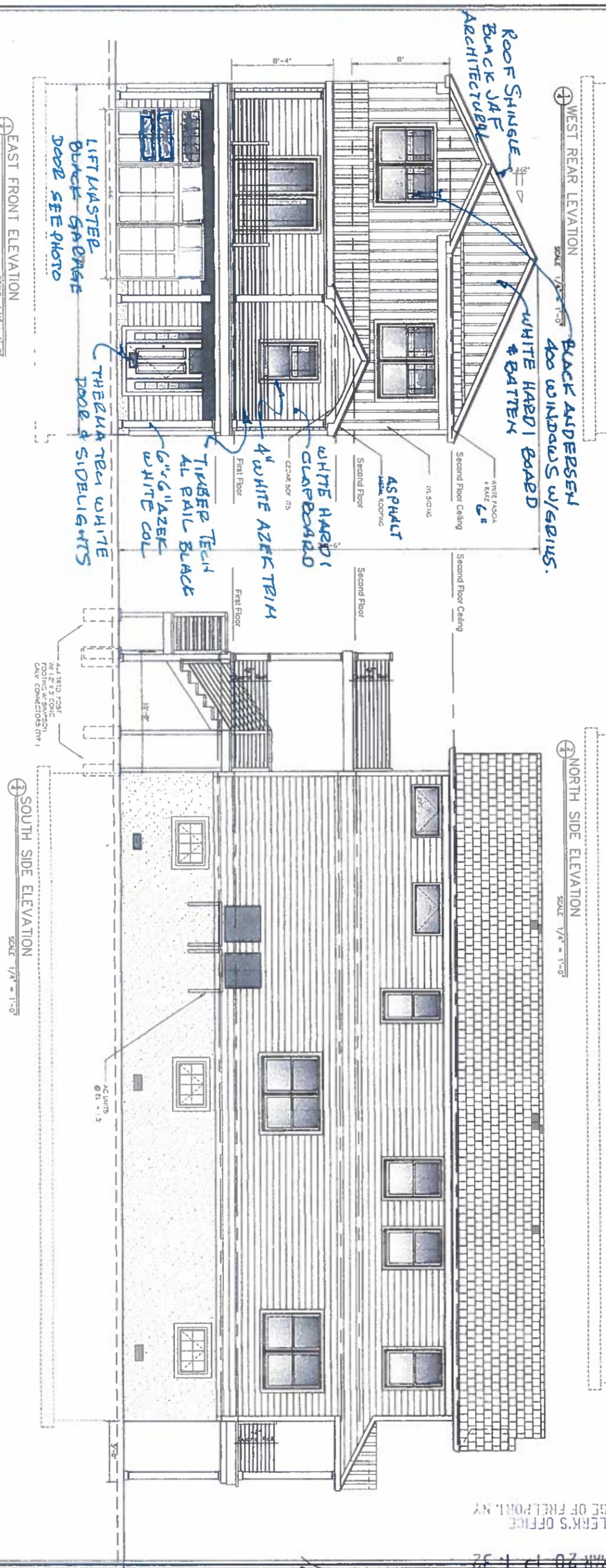
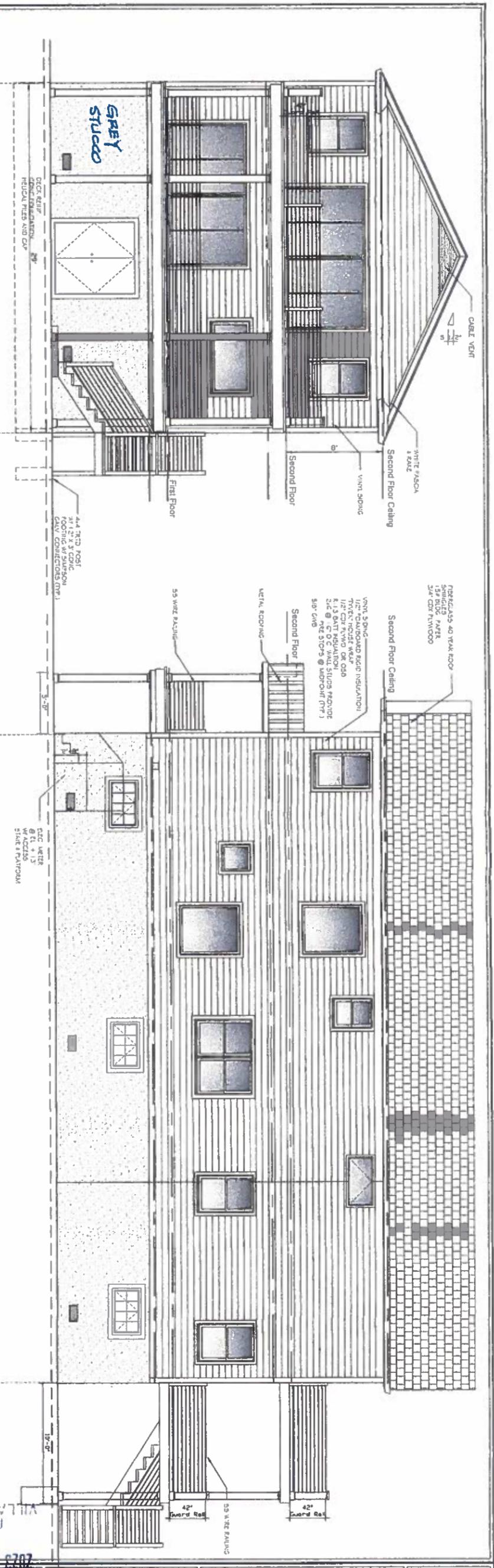
Houses across the street from 862 South Long Beach



Front, East Side, of 862 South Long Beach



East and North Sides of 862 South Long Beach



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

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

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

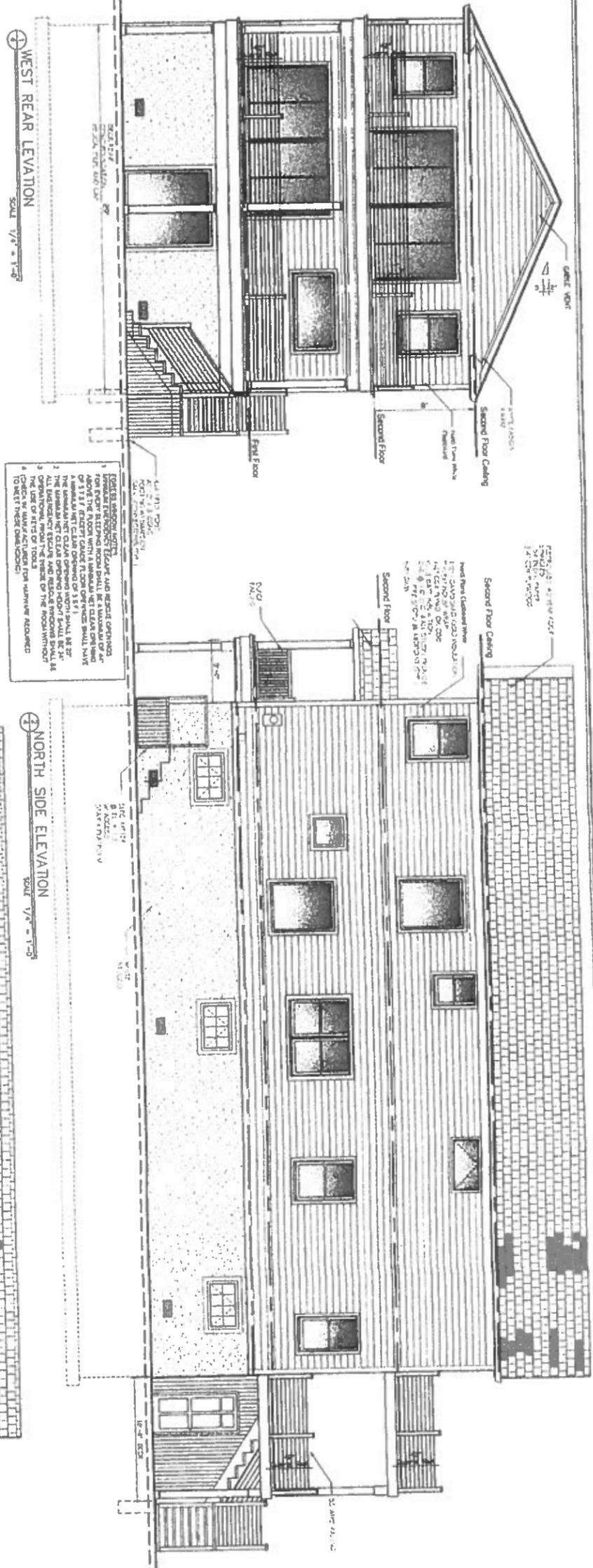
EXTERIOR ELEVATIONS



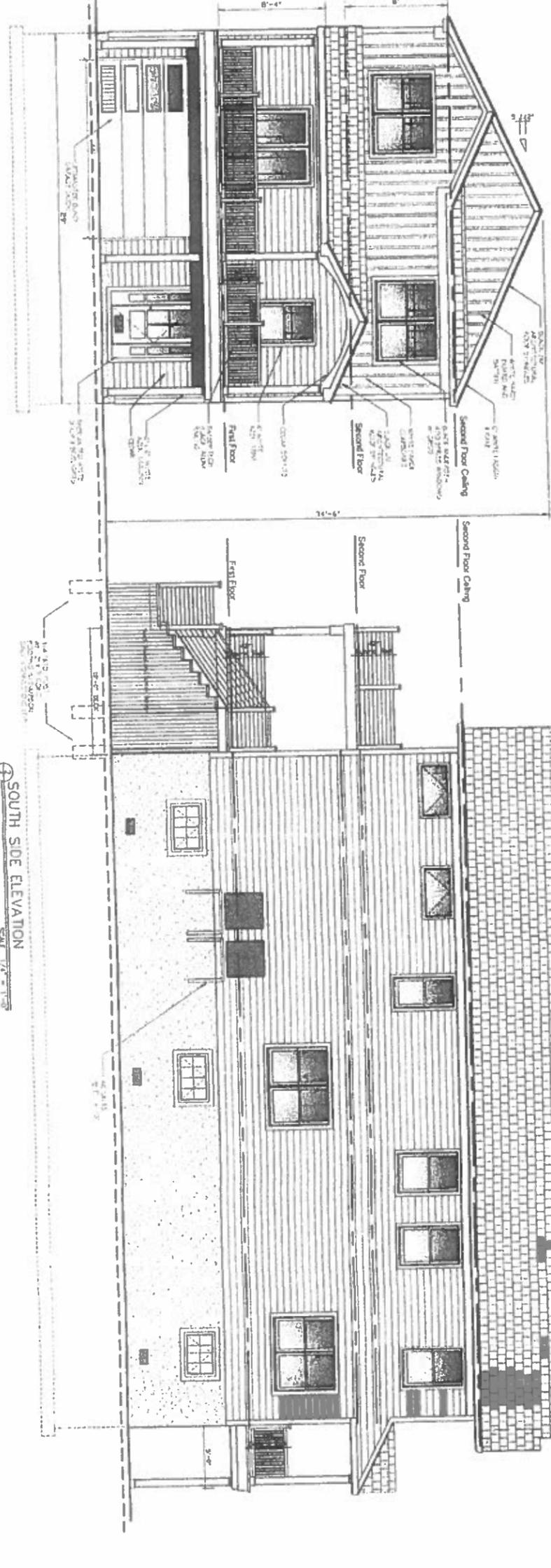
SGG Design & Architecture
 P.O. Box 476
 PH 516-221-0086
 WOODMERE, NY 11590
 Stephens@sgg.com

DATE: FEBRUARY 7, 2021
 BY: AS NOTED

A-3



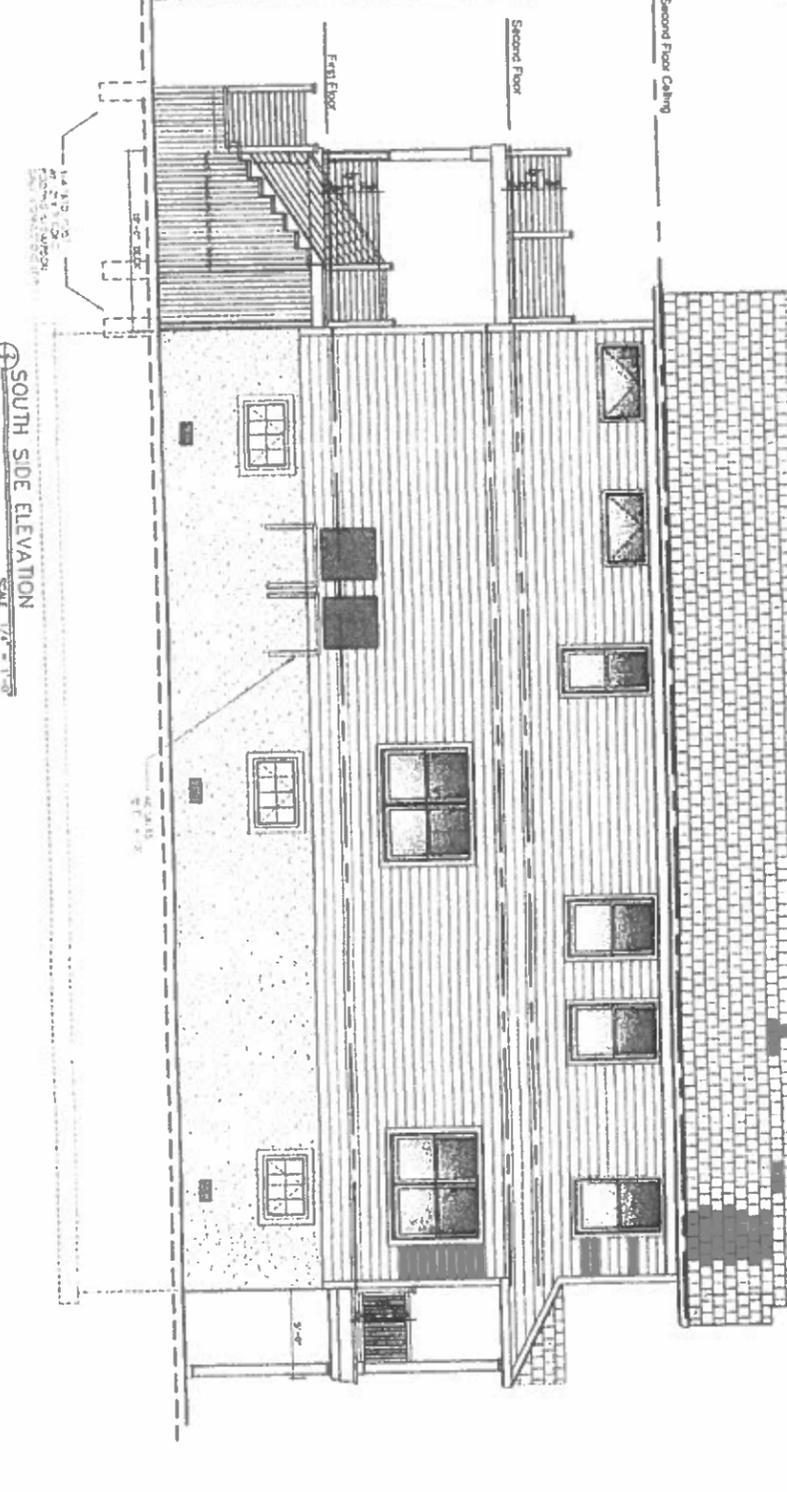
WEST REAR ELEVATION
SCALE 1/8" = 1'-0"



NORTH SIDE ELEVATION
SCALE 1/8" = 1'-0"



EAST FRONT ELEVATION
SCALE 1/8" = 1'-0"



SOUTH SIDE ELEVATION
SCALE 1/8" = 1'-0"

1. EXISTING ROOF WITH...
2. THE EXISTING ROOF SHALL BE...
3. ALL EXISTING ROOFING AND...
4. THE ROOF SHALL BE...
5. THE ROOF SHALL BE...
6. THE ROOF SHALL BE...

NO.	ISSUE	DATE
1	ADD SECOND FLOOR ROOFED PORCH	5-21-22
2	AS BUILT	5-1-23
3		
4		
5		
6		



S G G Design & Architecture
 P.O. Box 676
 516-221-0200
 WOODBRIDGE, NY 11798
 SGGARCH@GMAIL.COM

PROPOSED RESIDENCE
 882 SOUTH LONG BEACH AVE.
 FREEPORT, NY 11520

EXTERIOR ELEVATIONS

A-3

FEBRUARY 7, 2021
 AS NOTED

RECEIVED
 2023 JUL 25 P 3:37

PROPOSED HOUSE
862 SOUTH LONG BEACH AVE.
FREEPORT NY, 11520

ZONING INFORMATION

RESIDENCE "A"	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	9,000 SF	NO CHANGE
FRONT WIDTH	50 FT	90 FT	NO CHANGE
LOT AREA OCCUPIED	30 %	NEW	New Residence = 1,537sf 1,537sf / 5,000sf = 30.74% 20 % Max Coverage
SIDE YARD	5'-0" MIN	NEW	6'-0"
SIDE YARD ACCELERATE	25% of lot when = 1:1	NEW	25'-0" + 6'-0" = 31'-0"
REAR YARD	20' MIN TO 40' MAX OR AVERAGE OF 20' ON SAME SIDE OF ST	NEW	8'-0"
FRONT YARD HOUSE	20' MIN TO 40' MAX OR AVERAGE OF 20' ON SAME SIDE OF ST	NEW	25'-0" FRONT YARD SETBACK
HEIGHT	35' MAXIMUM THREE STORES		34'-0" MAXIMUM ROOF

RESIDENTIAL SPRINKLER SYSTEM REQUIRED IN ACCORDANCE WITH NFPA13D

FEMA FLOOD PLAN NOTE:
 PROPERTY SHOWS LIES WHOLLY WITHIN FLOOD ZONE AE ELEV. AS SHOWN ON PANEL 300802200 EPT. 3/11 BEING FIRST FLOOR ELEVATION WILL BE 14'-0"

FEMA TECHNICAL NOTE:

ALL OPENINGS IN FOUNDATION WALLS, FLOOD VENTS MUST BE IN ACCORDANCE WITH REEVALUATIONS OF THE NFIP AND FEMA AS PER FEMA TECHNICAL BULLETIN TB-1-90
 AS STATED IN FEMA TB-1-93 THE FOLLOWING DESIGN CRITERIA SHALL BE IMPLEMENTED IN THE PROPOSED FOUNDATION WALLS TO MEET THEIR GUIDELINES:
 1.0 TWO (2) OPENINGS ON EACH SIDE OF THE ENCLOSED DRYWALL SPACE AREA
 2.0 TOTAL OPENING AREA TO EQUAL SQUARE FOOTAGE OF ENCLOSED AREA AT 1 INCH PER 1 SQUARE FOOT THEREFORE:
 1,568 SF = 1568" / 200 SF = 7.8 USE 8 ENGINEERED SMART VENTS
 8 TOTAL OPENINGS TO BE 8" x 16" EACH (SEE FOUNDATION PLAN FOR LOCALATIONS)
 3.0 MAXIMUM HEIGHT OF OPENINGS TO BE 17" ABOVE ADJACENT EXTERIOR GRADE
 4.0 ANY LOWERS, SCREENS OR OPENINGS MUST NOT BLOCK OR IMPERE THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA
 5.0 HOUSE FIN. FIRST FLOOR ELEVATIONS TO BE - 14'4" AS PER VILLAGE CODE (FIRM 32 BC DATED SEPTEMBER 11, 2009 FLOOD ZONE AE EL. 8'0")

- NOTES:**
- 1) DRAWINGS ARE TO BE READ NOT SCALED
 - 2) SEC. 62
 - 3) BLOCK 196
 - 4) LOTS 343
 - 5) ALL WORK SHALL CONFORM TO THE NEW YORK STATE RESIDENTIAL CODE AS OF 2020
 - 6) PLANS CONFORM WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE

PROPOSED SITE PLAN
SECTION: 62 BLOCK: 156 LOTS: 343
LONG BEACH AVENUE
SUFFLOK ST.
NORTH

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

TABLE C-R301.2(4) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND LOAD	WIND SPEED (mph)	SEISMIC CATEGORY	SUBJECT TO DAMAGE FROM WIND	TERMINAL WINDSPEED	WINTER WIND DIRECTION	ICE SHEET LOADS	HAZARDOUS
45 PSF	110 MPH	SEVERE	3'-0"	HEAVY	NORWEST	13'	YES

PROJECT SITE IS EXPOSURE "D" AS PER SECTION R301.2(4)

DRAWING LIST

- 1.1 TITLE SHEET SITE PLAN ZONING CALCULATIONS, FEMA NOTES & ENERGY CONSERVATION NOTES
- F-1 FOUNDATION GRADE BEAM AND WALL PLANS
- F-2 FOUNDATION DETAILS AND NOTES
- A-1 FIRST, SECOND AND ROOF CONSTRUCTION PLANS
- A-2 TYPICAL BUILDING SECTION & CONSTRUCTION DETAILS
- A-3 EXTERIOR ELEVATIONS
- A-4 FIRST & SECOND FLOOR ELECTRIC PLANS
- A-5 FIRST & SECOND FLOOR HVAC PLANS
- A-6 DOOR & WINDOW SCHEDULES, DECK CONSTRUCTION DETAILS
- A-7 TYPICAL BUILDING CONSTRUCTION DETAILS
- A-8 DESIGN CRITERIA, FASTENER SCHEDULE & GENERAL NOTES
- A-9 PLUMBING RISER DIAGRAM, STEAM ROOM WP DETAIL, NOTES

ENERGY CONSERVATION NOTES

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BUILDING ENVELOPE COMPLIES TO THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, 2020 EDITION, 910 DETACHED ONE- AND TWO-FAMILY DWELLINGS - WINDOW AREA 25 PERCENT OF GROSS EXTERIOR WALL AREA

TABLE 502.2(4) PREScriptive BUILDING ENVELOPE REQUIREMENTS

CLIMATE DESIGN CATEGORY	HEATING DESIGN DAYS (MASSACHUSETTS COUNTY ZONE 11B)	GLAZING U-FACTOR	CEILING R-VALUE	EXTERIOR WALL R-VALUE	BASEMENT WALL R-VALUE (IF FLOOR AOV IS UNINSULATED)	SLAB FLOORING R-VALUE (IF FLOOR AOV IS UNINSULATED)	CHANCE SPACE OVER UNHEATED SPACE	FLOORS OVER OUTDOOR AIR (OVERHUNG)	MOISTURE CONTROL
4	4310	R-10	R-13	R-13	R-5, 2 FT.	R-17	R-18	R-18	1. IN CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS, SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL INSULATION
									2. WHERE OTHER APPROVED MEANS TO AVOID CONDENSATION IN UNVENTILATED FRAME WALL, FLOOR, ROOF AND CEILING CAVITIES ARE PROVIDED

502.11 MOISTURE CONTROL
 FRAME WALLS, FLOORS AND CEILING NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE SHALL BE PROVIDED WITH AN APPROVED MEANS TO AVOID RETAINING A WARMER PREVALENT RAINING OF 10 PERCENT. THE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL INSULATION

502.12 MASONRY VENTERS
 WHEN INSULATION IS PLACED ON THE EXTERIOR OF A FOUNDATION SUPPORTING A MASONRY VENTER CRITERIA:
 1. THE HORIZONTAL FOUNDATION SURFACE SUPPORTING THE VENTER IS NOT REQUIRED TO BE INSULATED TO SAISFYT ANY FOUNDATION INSULATION REQUIREMENT.

502.13 RECESSED LIGHTING FIXTURES
 WHEN INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS:
 1. TYPE IC RATED, MANUFACTURED WITH NO PENETRATIONS BETWEEN THE FIXTURE AND THE SURFACE
 2. TYPE IC OR NON-IC RATED, INSTALLED INSIDE THE BUILDING ENVELOPE WITH A MINIMUM 0.5-INCH-THICK GYPSUM BOARD OR CONSTRUCTION THIS PURPOSE, WHILE MAINTAINING REQUIRED CLEARANCES OF NOT LESS THAN 0.5 INCH ASSEMBLY DETAIL MATERIAL AND NOT LESS THAN 3 INCHES FROM INSULATION MATERIAL
 3. TYPE IC RATED, IN ACCORDANCE WITH ASTM E 2632 ADMITTING NO MORE THAN 23 CFM OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AND SHALL BE LABELED FROM THE MANUFACTURER

502.14 AIR LEAKAGE
 PROVISIONS FOR AIR LEAKAGE SHALL BE IN ACCORDANCE WITH SECTIONS 502.1(4) AND 502.1(4.2)

502.1(4) WINDOW AND DOOR ASSEMBLIES INSTALLED IN THE BUILDING ENVELOPE SHALL COMPLY WITH THE MAXIMUM U-FACTOR AND PERMEATION RATES IN TABLE 502.1(4.4), ALL EXCEPTED SITE-CONSTRUCTED WINDOWS AND DOORS SEALED IN ACCORDANCE WITH SECTION 502.1(4.2)

TABLE 502.1(4.1) ALLOWABLE AIR INFILTRATION RATES

VENTING TYPE	PER SQUARE FOOT OF WINDOW AREA	PER SQUARE FOOT OF WINDOW AREA
DOORS - STANDING WITH PER SQUARE FOOT OF WINDOW AREA	0.1	0.1
DOORS - STANDING WITH PER SQUARE FOOT OF WINDOW AREA	0.1	0.1

502.1(4.2) CALCULATING AND SEALING PENETRATIONS IN THE BUILDING ENVELOPE THAT ARE SUBJECT OF AIR LEAKAGE SHALL BE PERFORMED AS FOLLOWS:
 1. ALL PENETRATIONS SHALL BE SEALED WITH COVERED WITH MOISTURE RESISTANT MATERIALS
 2. SEALING MATERIALS SHALL BE APPLIED TO THE EXTERIOR OF THE BUILDING ENVELOPE
 3. SEALING MATERIALS SHALL BE APPLIED TO THE INTERIOR OF THE BUILDING ENVELOPE
 4. SEALING MATERIALS SHALL BE APPLIED TO THE EXTERIOR OF THE BUILDING ENVELOPE
 5. SEALING MATERIALS SHALL BE APPLIED TO THE INTERIOR OF THE BUILDING ENVELOPE
 6. SEALING MATERIALS SHALL BE APPLIED TO THE EXTERIOR OF THE BUILDING ENVELOPE
 7. SEALING MATERIALS SHALL BE APPLIED TO THE INTERIOR OF THE BUILDING ENVELOPE
 8. SEALING MATERIALS SHALL BE APPLIED TO THE EXTERIOR OF THE BUILDING ENVELOPE
 9. SEALING MATERIALS SHALL BE APPLIED TO THE INTERIOR OF THE BUILDING ENVELOPE
 10. SEALING MATERIALS SHALL BE APPLIED TO THE EXTERIOR OF THE BUILDING ENVELOPE

NO	ISSUE	DATE
1	REVISED AS BUILT	8-12-22
2	REVISED AS BUILT	8-1-23
3		
4		
5		
6		

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

FOUNDATION PLAN W/ HELICAL PILE LAYOUT

S G G Design & Architecture
 11596 Woodhull Rd.
 Freeport, NY 11520
 (516) 221-0096
 www.sggdesign.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 No. 11596
 EXPIRES 12/31/2024

DATE: FEBRUARY 7, 2023
 AS NOTED

T-1

Application Date: 8/3/2023
Fees Paid: \$ 225

SP# 3655

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 250 miller ave ZONING DISTRICT Res a
SECTION 02 BLOCK 162 LOT 216 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Amelio Githens</u>			Name: <u>Amelio Githens</u>
Address: <u>250 miller ave</u> <u>Freeport NY 11520</u>			Address: <u>250 miller ave</u> <u>Freeport NY 11520</u>
Telephone #: <u>646-261-4435</u>			Telephone #: <u>646-261-4435</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: 397 sq ft 1 story addition.

I request a preliminary meeting: _____ YES NO

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

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

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Amelio Githens
APPLICANT'S SIGNATURE

8/1/2023
DATE

Sworn to before me this 1st
day of August, 2023.

Joan Colletto
Notary Public

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

Amelio Githens
PROPERTY OWNER'S SIGNATURE

8/1/2023
DATE

Sworn to before me this 1st
day of August, 2023.

Joan Colletto
Notary Public

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

July 31, 2023

Amelio Gittens
250 Miller Ave
Freeport, NY 11520

RE: 250 Miller Avenue, Freeport, NY 11520
Zoning District: Res A Sec 62, Blk 162, Lot 216
Building Permit Application #20233300
Description: 1 Story addition (397sq.ft).

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No_X_

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233300

Location: 250 Miller Ave, Freeport NY 11520

Applicant: Amelio Gittens

Description : 1 Story addition (397sq.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: July 31, 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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DEPT OF BUILDINGS

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
GITTENS RESIDENCE			
Name of Action or Project: 250 MILLER AVE FREEPORT NY 11520			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: 397 SQ FT ONE STORY ADDITION			
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241 5969	
		E-Mail: RJARCHITEC@AOL.COM	
Address: 44 CASINO ST			
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
FREEPORT BUILDING PERMIT			RECEIVED
3.a. Total acreage of the site of the proposed action?		<u>0.15</u> acres	
b. Total acreage to be physically disturbed?		<u>0.009</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.15</u> 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 2-8-2003			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>MUNICIPAL STORM DRAINS.</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>RUSSELL JORDAN</u>		Date: <u>5-5-2023</u>
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input 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"/>

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

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

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 VILLAGE OF FREEPORT, NY

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233300

Filing Date May 23, 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>250 MILLER</u> (No.) (Street)	ZONING DISTRICT: <u>RES A</u>
	BETWEEN: <u>CEDAR</u> (Cross Street) AND <u>RAY</u> (Cross Street)	
	SECTION: <u>02</u> BLOCK: <u>162</u> LOT: <u>216</u> APPROX. LOT SIZE: <u>60</u> x <u>110</u> LOT AREA: <u>6600</u>	

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

A. TYPE OF IMPROVEMENT <input type="checkbox"/> 1 New building <input checked="" type="checkbox"/> 2 Addition-Alteration (if residential, enter number of new housing units added. If non-reside none) <input type="checkbox"/> 3 Swimming Pool <input type="checkbox"/> 4 Repair (replacement) <input type="checkbox"/> 5 Bulkhead (New, Repair) <input type="checkbox"/> 6 Fence <input type="checkbox"/> 7 Moving (relocation)		B. PROPOSED OR EXISTING USE <table border="0"> <tr> <td>RESIDENTIAL</td> <td>NON RESIDENTIAL - Complete Part "E"</td> </tr> <tr> <td><input checked="" type="checkbox"/> 11 One Family</td> <td><input type="checkbox"/> 17 Industrial</td> </tr> <tr> <td><input type="checkbox"/> 12 Two families</td> <td><input type="checkbox"/> 18 Office, bank, professional</td> </tr> <tr> <td><input type="checkbox"/> 13 Apartment - Enter No. of Units _____</td> <td><input type="checkbox"/> 19 Store, mercantile</td> </tr> <tr> <td><input type="checkbox"/> 14 Transient hotel, motel, or dormitory - Enter No. of Units _____</td> <td><input type="checkbox"/> 20 Church, other religious</td> </tr> <tr> <td><input type="checkbox"/> 15 Garage or Accessory Structure</td> <td><input type="checkbox"/> 21 Hospital, institutional</td> </tr> <tr> <td><input type="checkbox"/> 16 Other - Specify _____</td> <td><input type="checkbox"/> 22 Other - Specify _____</td> </tr> </table>		RESIDENTIAL	NON RESIDENTIAL - Complete Part "E"	<input checked="" type="checkbox"/> 11 One Family	<input type="checkbox"/> 17 Industrial	<input type="checkbox"/> 12 Two families	<input type="checkbox"/> 18 Office, bank, professional	<input type="checkbox"/> 13 Apartment - Enter No. of Units _____	<input type="checkbox"/> 19 Store, mercantile	<input type="checkbox"/> 14 Transient hotel, motel, or dormitory - Enter No. of Units _____	<input type="checkbox"/> 20 Church, other religious	<input type="checkbox"/> 15 Garage or Accessory Structure	<input type="checkbox"/> 21 Hospital, institutional	<input type="checkbox"/> 16 Other - Specify _____	<input type="checkbox"/> 22 Other - Specify _____
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<input type="checkbox"/> 15 Garage or Accessory Structure	<input type="checkbox"/> 21 Hospital, institutional																
<input type="checkbox"/> 16 Other - Specify _____	<input type="checkbox"/> 22 Other - Specify _____																
C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>\$ 79,400</u>		D. DESCRIPTION OF PROJECT <u>397 SQ FT 1 STORY ADDITION</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>ADRIELINE & ANILIO GITTENS</u>	<u>250 MILLER AVE FREEPORT, NY 11520</u>	<u>646 261-4435</u>
2. Contractor	<u>BEHS GENERAL</u>	<u>19 SUFFOLK ST FREEPORT NY 11520</u>	<u>516 623-2945</u>
3. Architect or Engineer	<u>RUSSELL JORDAN</u>	<u>44 CASINO ST FREEPORT NY 11520</u>	<u>516 241-5969</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. _____ Company _____ Exp. Date _____

Contractor or Owner _____ (Print)
 Address _____
 Phone _____

I, Angella Adamson (Print) being duly sworn, says that He (He or She) 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 _____ knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

(Notary Public - State of New York)
ANGELLA ADAMSON
 NO. 01AD6136962
 Qualified in Nassau County
 My Commission Expires Nov 14, 2025

Sworn to before me this _____ day of _____, 2023.

Notary Public _____
 Nassau County, N.Y.

(Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Floor Square Feet 1634
 Upper First Floor Square Feet 584
 # of Fixtures 10
 # of Floors 2
 Occup. Type 1 FAMILY

VI. VALIDATION (Official Use Only)

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

Approved by: _____

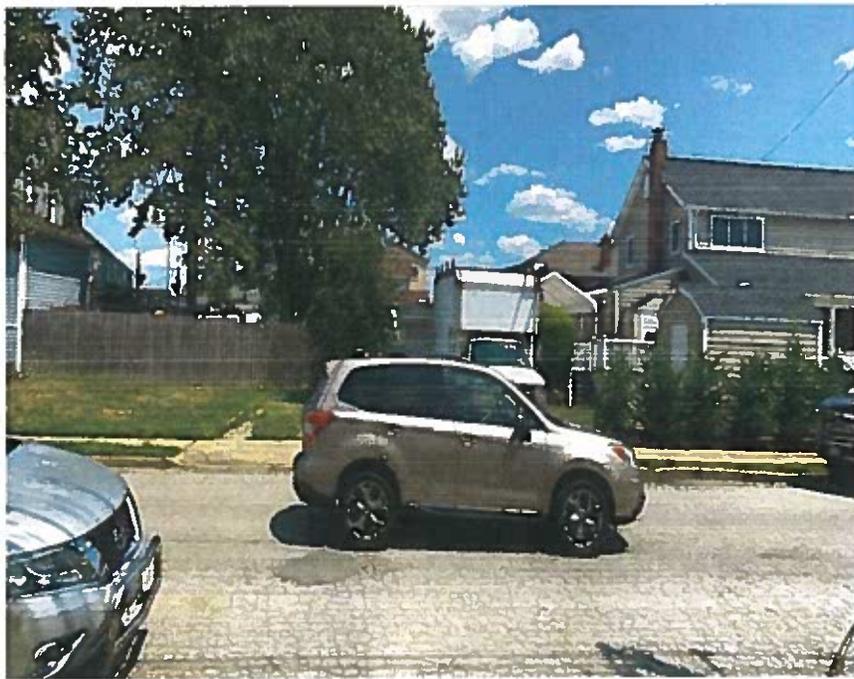
Superintendent of Buildings

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Front of house



East- across the street

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VILLAGE OF I BELLOMONT, NY



East- across the street



North side of house

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VILLAGE OF FREEBORO, NJ



North neighbor



North neighbor

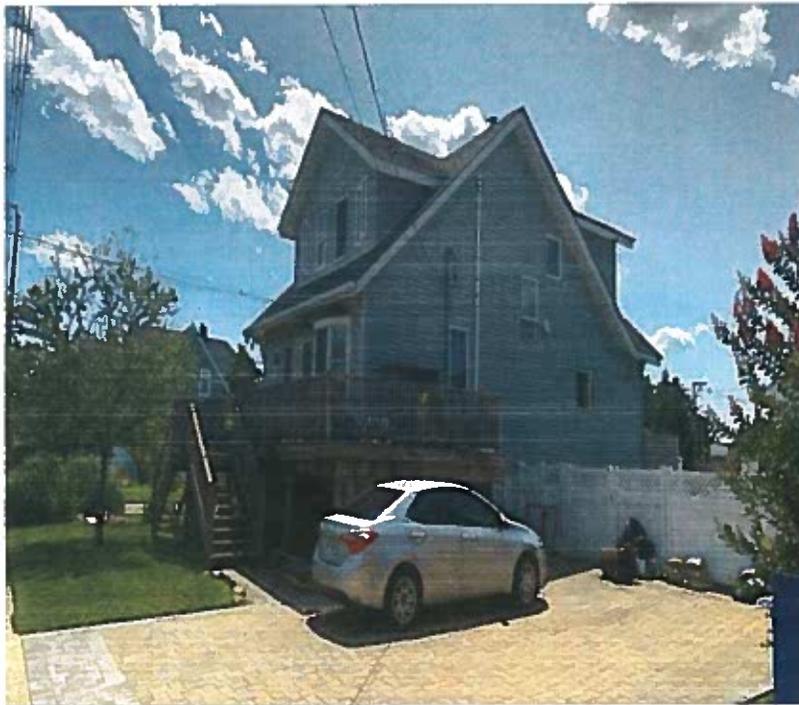
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VILLAGE OF TICEFORD, NY



South side of house



South neighbor

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2020 JUN 03 AM 9:30
CLERK'S OFFICE
VILLAGE OF BELLEVILLE, NY



West side of house



West neighbor

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VILLAGE OF TAIKESVILLE, NY

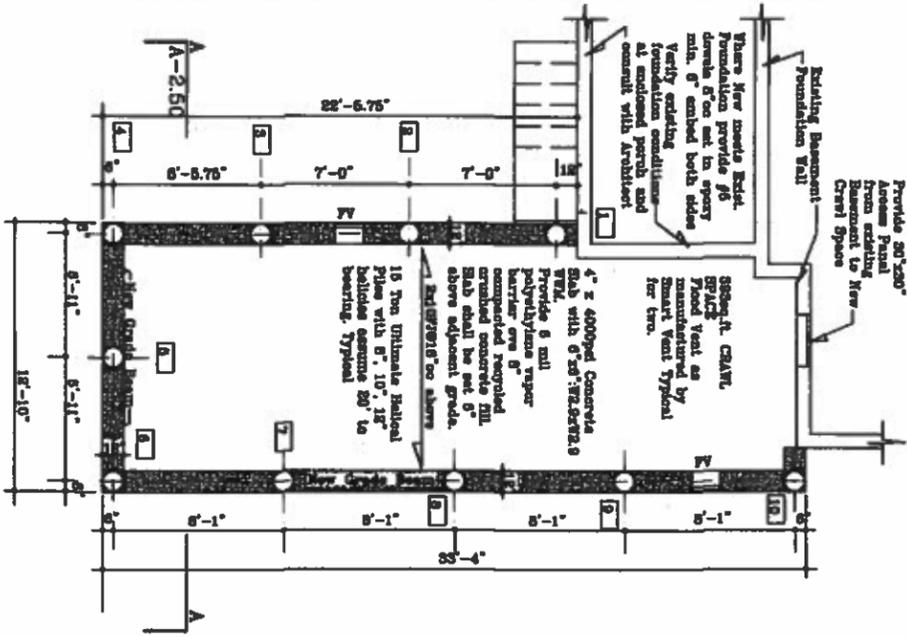


West neighbor

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2025 MAR 03 AM 9:30

POSTMAN'S OFFICE
VILLAGE OF FORT FORT, NY

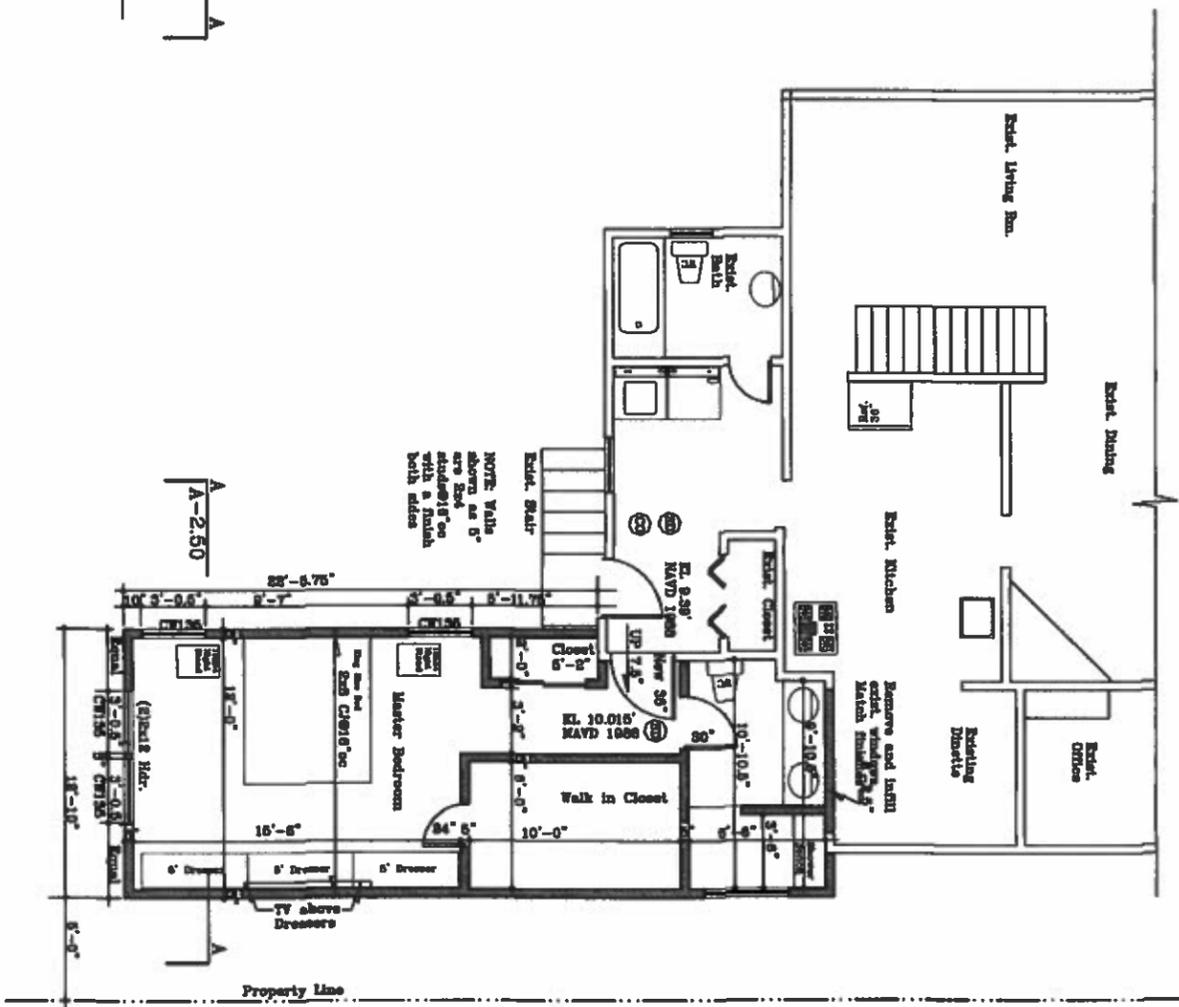


Partial Pile and Foundation Plan
Scale: 1/4" = 1'-0"

HELICAL PILE NOTES

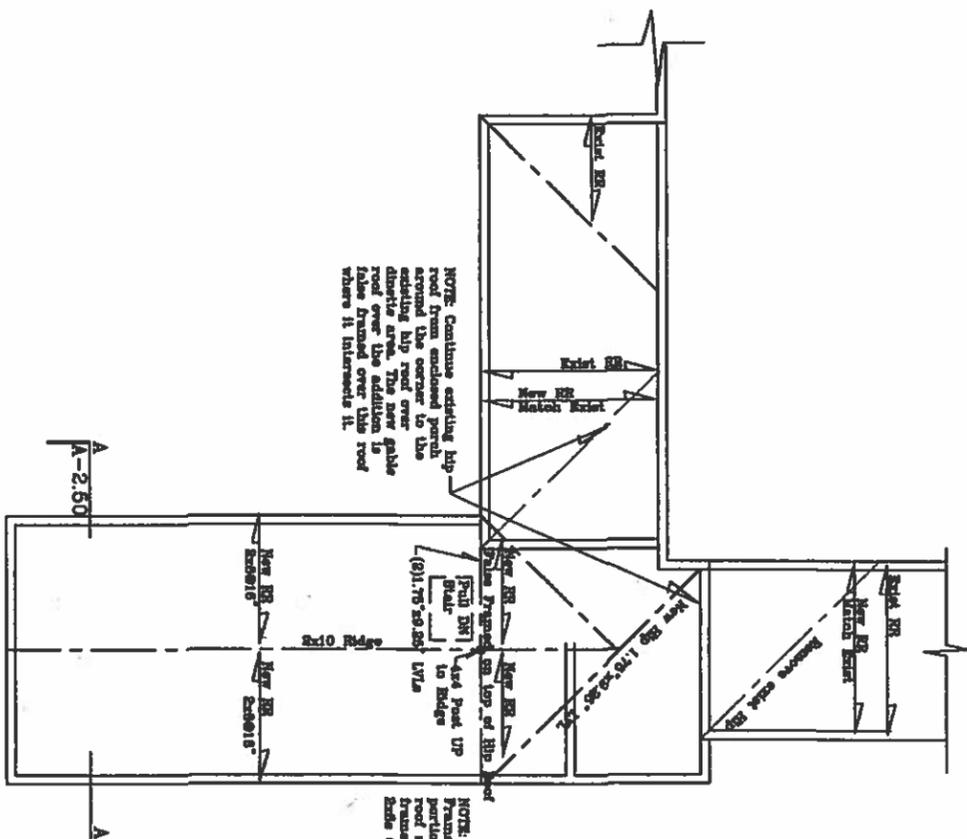
The Helical Pile Contractor shall supply the Architect with a helical pile log for all piles driven showing finished depth, ultimate capacity achieved, pile at the torque head, and capacity of the drive head, and soil conditions as indicated on the pile plan, and all information used. Log shall be certified by a NY State Registered Architect or Professional Engineer.

Piles shall be as manufactured by Chance 888 square drive or equal and meet the capacity as indicated on the Pile Plan.



Partial 1st Floor Plan
Scale: 1/4" = 1'-0"

Hard wired Smoke Detector
Hard wired Carbon Monoxide Detector
See Notes



Roof Framing
Scale: 1/4" = 1'-0"

Revisions	Date	By	Check
1.00	4-18-2023		
1.01	4-18-2023		
1.02	4-18-2023		
1.03	4-18-2023		
1.04	4-18-2023		
1.05	4-18-2023		
1.06	4-18-2023		
1.07	4-18-2023		
1.08	4-18-2023		
1.09	4-18-2023		
1.10	4-18-2023		
1.11	4-18-2023		
1.12	4-18-2023		
1.13	4-18-2023		
1.14	4-18-2023		
1.15	4-18-2023		
1.16	4-18-2023		
1.17	4-18-2023		
1.18	4-18-2023		
1.19	4-18-2023		
1.20	4-18-2023		

Gittens Residence
250 Miller, Freeport, NY 11520

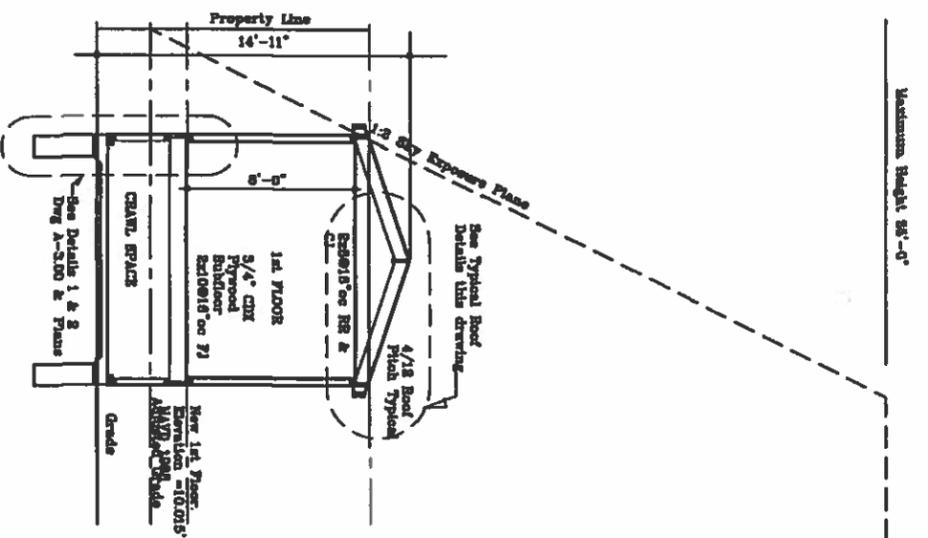
Proposed 1 Story addition
Proposed Foundation, Floor, and Roof Plans

Russell C. Jordan Architect
44 Casino Street, Freeport, New York 11520
Phone: 516-941-5988 E-mail: Rjarchitect@aol.com

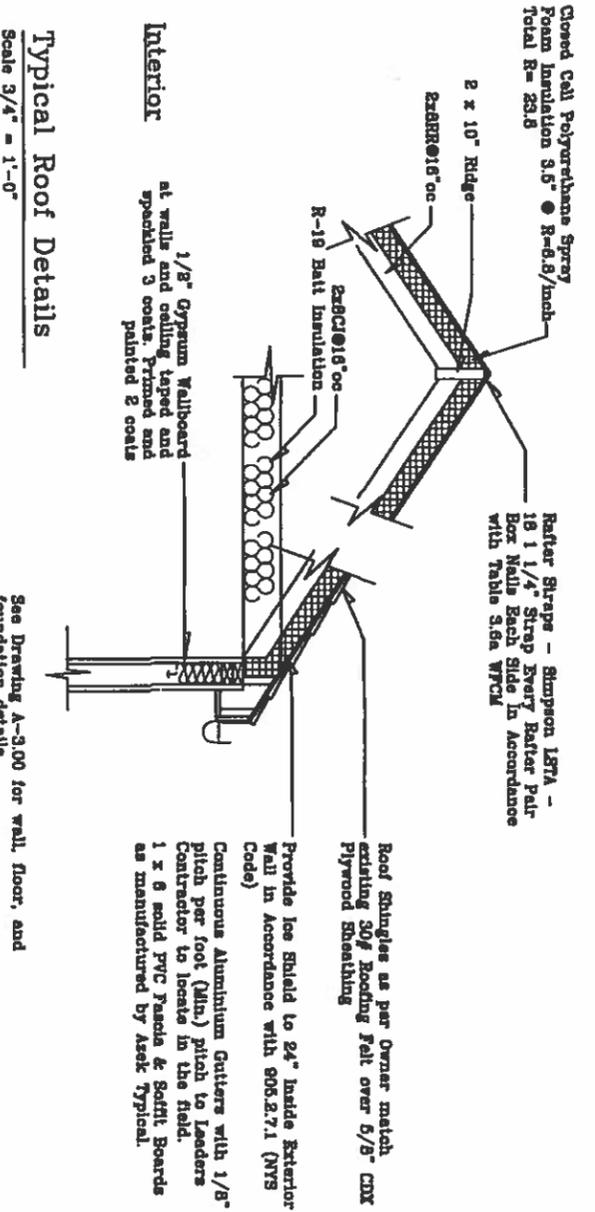


A-1.00

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Section A-A
Scale: 1/4" = 1'-0"



Typical Roof Details
Scale 3/4" = 1'-0"

Closed Cell Polyurethane Spray
Foam Insulation 3.5" @ R-6.5/inch
Total R = 23.8

Rafter Straps - Simpson LRTA -
18 1 1/4" Strip Every Rafter Pair
with Table Side in Accordance
with Table 3.9a WFCM

Roof Shingles as per Owner match
existing 30# Roofing felt over 5/8" CDX
Plywood Sheathing

Provide Ice Shield to 24" Inside Exterior
Wall in Accordance with 905.2.7.1 (NYS
Code)

Continuous Aluminum Gutters with 1/8"
pitch per foot (Min.) pitch to leaders
Contractor to locate in the field.
1 x 6 solid PVC Fascia & Soffit Boards
as manufactured by Aseel Typical.



Russell C. Jordan Architect
44 Casino Street, Freeport, New York 11520
Phone: 616-241-5999 E-mail: Rjarchitect@aol.com

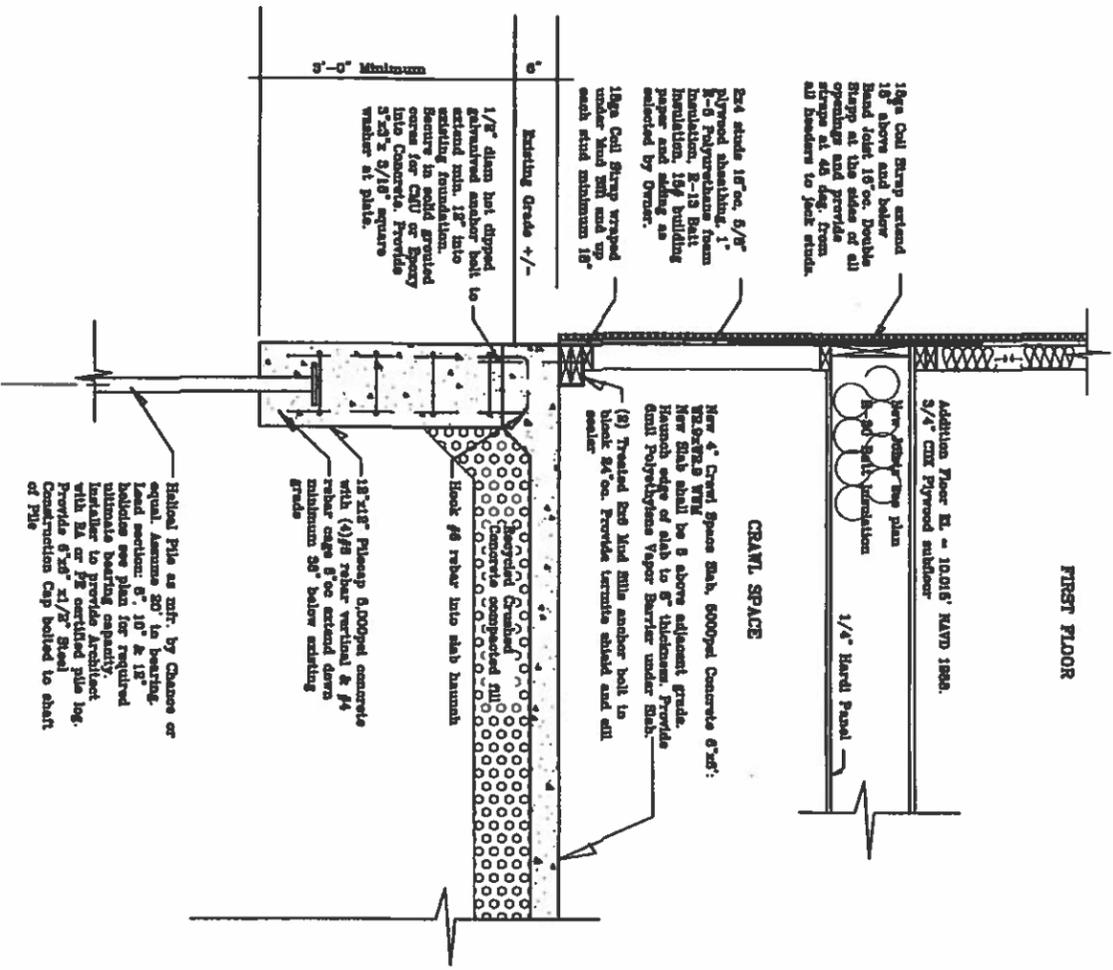
Gittens Residence
260 Miller, Freeport, NY 11520

Proposed 1 Story addition
Proposed Building Sections & Details

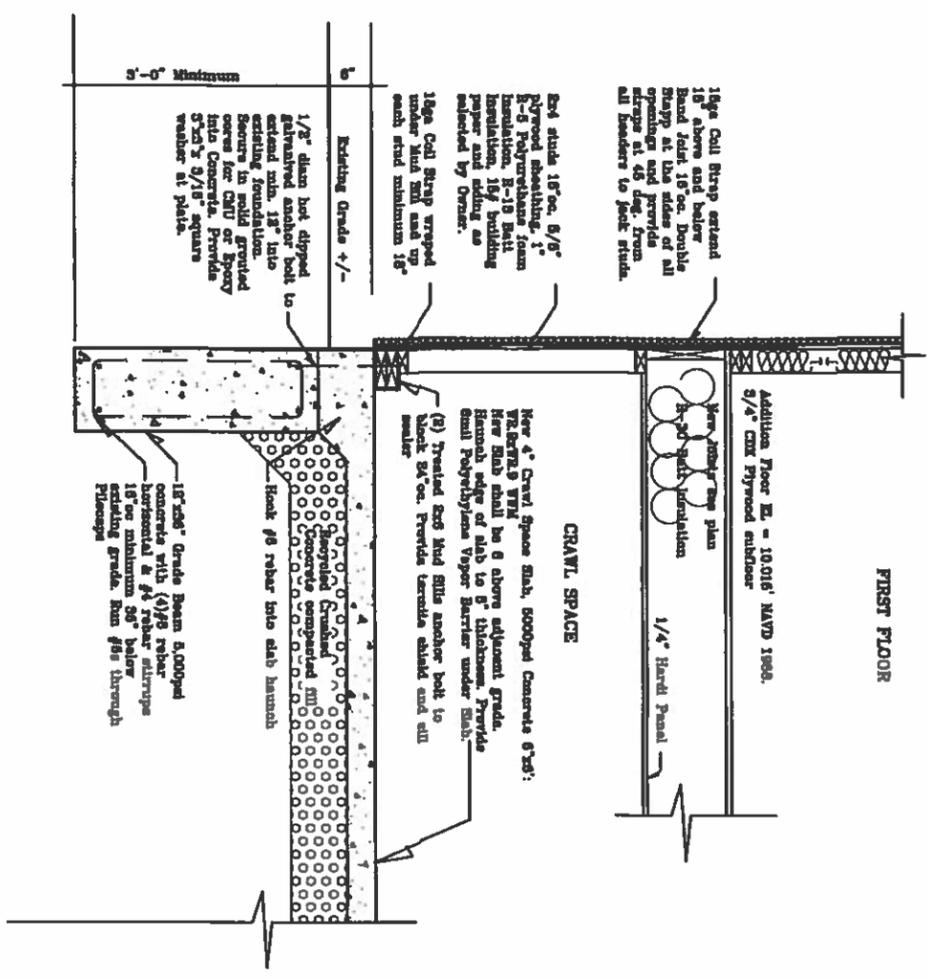
Revisions
4000
1.00 5-1-2003

VERSION: BD-1
For Review with the
Building Department

A-2.50



1
A-3.0
Detail Wall, Pile Cap, & Pile.
Scale: 1" = 1'-0"



1
A-3.0
Detail Wall, & Grade Beam Detail.
Scale: 1" = 1'-0"

Revisions 1.00 5-1-2023	Gittens Residence 250 Miller, Freeport, NY 11520	Russell C. Jordan Architect 44 Casino Street, Freeport, New York 11520 Phone: 516-241-5000 E-mail: Rjarchitect@aol.com	
	Proposed 1 Story addition Proposed Details		
Version: BD-1 Not Filing with the Building Department		A-3.00	

TAX DESIG: Sec. 62, Block 162, Lots 216-218
 LOCATED AT:
 230 Miller Avenue, Freeport
 County of Nassau
 State of New York

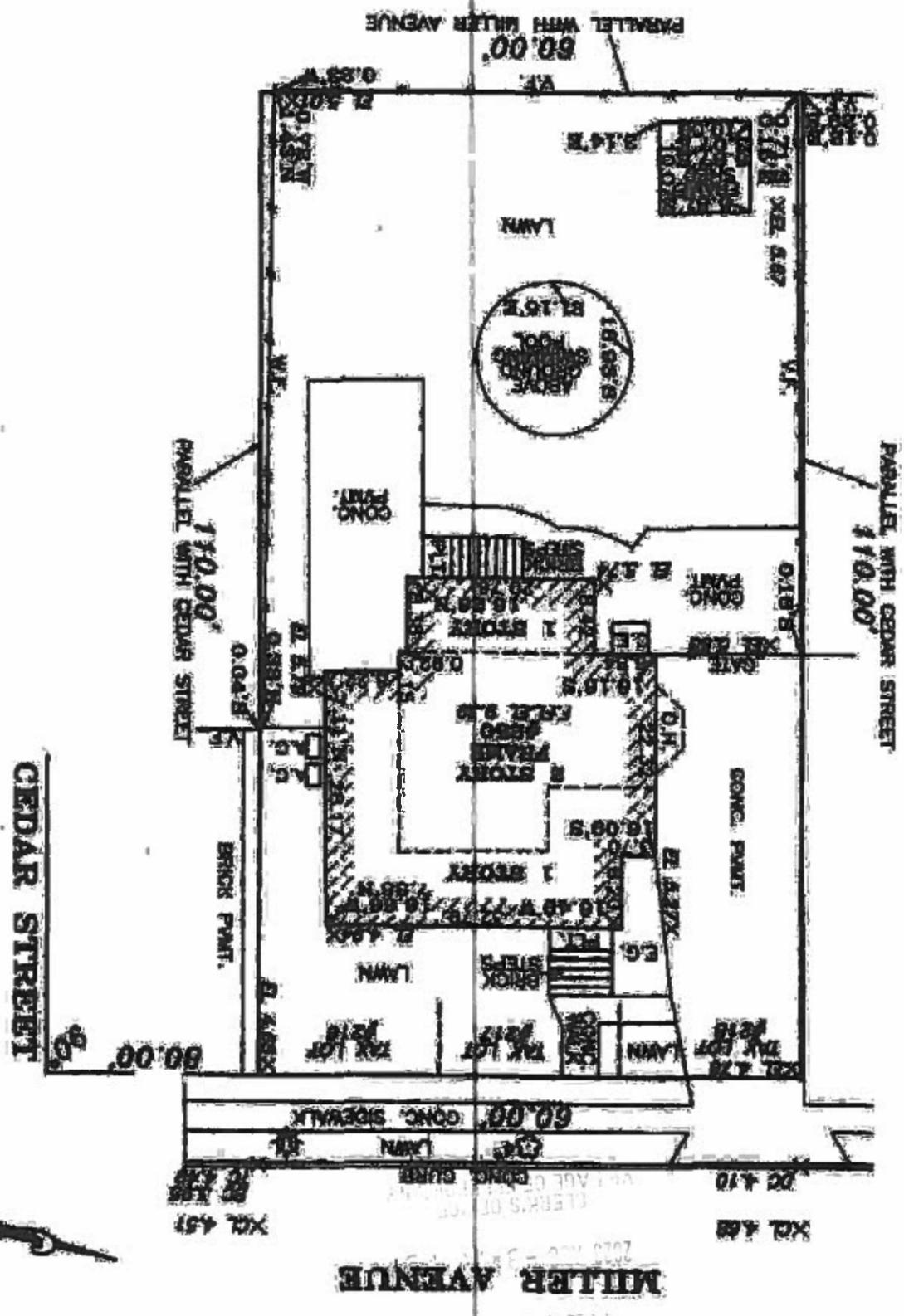
DATE: July 9, 2023
 SCALE: 1"=20'
 CERTIFIED TO:
 Adhene Ottens

UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE TO THE CENTER OF WALLS UNLESS OTHERWISE NOTED.
 DIMENSIONS SHOWN FROM THE STRUCTURE TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND DIMENSIONS ARE NOT INTENDED TO GUIDE THE ERECTION OF STRUCTURES, FENCES, POOLS, PATIOS, ETC.
 THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

PRECISION SURVEYS
 TITLE ARCHITECTURAL BOUNDARY CONSTRUCTION
 40 FREDERICK AVE. GARDEN SQUARE, N.Y. 11010
 MR. CHRISTOPHER M. BUCKLEY
 PROFESSIONAL LAND SURVEYOR

TOTAL LOT AREA IS 6600.0 sq.ft.
 TOTAL HOUSE FOOTPRINT IS 1242.6 sq.ft.
 HOUSE FOOTPRINT IS 18.8% OF LOT AREA
 FOR BUILDING DEPARTMENT USE ONLY
 ELEVATIONS DATUM: NAVD83

- 01 - CENTER LINE OF STREET
- 02 - EASEMENT
- 03 - AREA OF CURB
- 04 - TOP OF CURB
- 05 - BOTTOM OF CURB
- 06 - FIRST FLOOR ELEVATION
- 07 - DRIVEWAY
- 08 - WOODEN DECK
- 09 - WALKWAY
- 10 - FLOORING
- 11 - PAINT
- 12 - CONCRETE
- 13 - FURNISHINGS
- 14 - APPROXIMATE
- 15 - AIR CONDITIONING
- 16 - OBSERVED



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Application Date: 8/4/23
Fees Paid: \$ 225.00

SP# 3656

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 180 SOUTH BAY ZONING DISTRICT RES A
SECTION 62 BLOCK 149 LOT 436 LOT SIZE: 70 x 100

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>OWNER</u>		Name: <u>NEVELLE MCWATT</u>
Address:		Address: <u>180 SOUTH BAY</u> <u>FREEPORT NY 11520</u>
Telephone #:		Telephone #: <u>917 733 3317</u>

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

Present Land Use: SINGLE FAMILY RESIDENCE Proposed Land Use: SINGLE FAMILY RESIDENCE

Description of Proposed Work: CONSTRUCT ~~600~~ 628 SQFT GARAGE 79 SQFT DECK AND 37 SQFT ELEVATOR

I request a preliminary meeting: YES NO

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

N. McWatt
APPLICANT'S SIGNATURE
Sworn to before me this 3rd day of August, 2023
Ann Krolkowski
Notary Public

8/3/23
DATE
ANN KROLIKOWSKI
Notary Public, State of New York
Reg. No. 01KR6323053
Qualified in Nassau County
Commission Expires April 13, 2027

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

N. McWatt
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 3rd day of August, 2023
Ann Krolkowski
Notary Public

8/3/23
DATE
ANN KROLIKOWSKI
Notary Public, State of New York
Reg. No. 01KR6323053
Qualified in Nassau County
Commission Expires April 13, 2027

FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

July 25, 2023

Neville Mc Watt
180 S Bay Ave
Freeport, NY 11520

RE: 180 S Bay Avenue, Freeport, NY 11520

Zoning District: Res A Sec 62, Blk 149, Lot 436

Building Permit Application #20233130

Description: Construct a (628sq.ft) one car garage, extended existing deck (79sqft) and a (37sq.ft) Elevator.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233130

Location: 180 S Bay Ave, Freeport NY 11520

Applicant: Neville Mc Watt

Description : Construct a (628sq.ft) one car garage, extended existing deck (79sqft) and a (37sq.ft) Elevator

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 25, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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VILLAGE OF FREEPORT NY

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

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JAN 26 2023

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 202331E

Filing Date 1/26/23

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) <u>180 S. BAY</u> (No.) (Street)	ZONING DISTRICT <u>RES A</u>
	BETWEEN <u>CASINO</u> (Cross Street) AND <u>CEDAR</u> (Cross Street)	
	SECTION <u>62</u> BLOCK <u>149</u> LOT <u>436</u>	APPROX. LOT SIZE <u>70' x 100'</u> LOT AREA <u>7000</u>

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

A. TYPE OF IMPROVEMENT 1 New building 2 <input checked="" type="checkbox"/> 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 <table border="0"> <tr> <td>RESIDENTIAL</td> <td>NON RESIDENTIAL - Complete Part "E"</td> </tr> <tr> <td>11 <input checked="" type="checkbox"/> One Family</td> <td>17 Industrial</td> </tr> <tr> <td>12 Two families</td> <td>18 Office, bank, professional</td> </tr> <tr> <td>13 Apartment - Enter No. of Units _____</td> <td>19 Stores, mercantile</td> </tr> <tr> <td>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</td> <td>20 Church, other religious</td> </tr> <tr> <td>15 Garage or Accessory Structure</td> <td>21 Hospital, Institutional</td> </tr> <tr> <td>16 Other - Specify _____</td> <td>22 Other - Specify _____</td> </tr> </table>		RESIDENTIAL	NON RESIDENTIAL - Complete Part "E"	11 <input checked="" type="checkbox"/> One Family	17 Industrial	12 Two families	18 Office, bank, professional	13 Apartment - Enter No. of Units _____	19 Stores, mercantile	14 Transient hotel, motel, or dormitory - Enter No. of Units _____	20 Church, other religious	15 Garage or Accessory Structure	21 Hospital, Institutional	16 Other - Specify _____	22 Other - Specify _____
RESIDENTIAL	NON RESIDENTIAL - Complete Part "E"																
11 <input checked="" type="checkbox"/> One Family	17 Industrial																
12 Two families	18 Office, bank, professional																
13 Apartment - Enter No. of Units _____	19 Stores, mercantile																
14 Transient hotel, motel, or dormitory - Enter No. of Units _____	20 Church, other religious																
15 Garage or Accessory Structure	21 Hospital, Institutional																
16 Other - Specify _____	22 Other - Specify _____																

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>34,920</u> $(37 \times 200) = \$7,400$ $(688)(40) = \$27,520$	D. DESCRIPTION OF PROJECT <u>628</u> <u>CONSTRUCT 688 SOFT DECK / Garage AND ELEVATOR . 37 SOFT. AND 79 SOFT DECK.</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>NEVILLE McWATT</u>	<u>180 S. BAY</u> <u>917</u> <u>FREEPORT NY 11520</u>	<u>733</u> <u>3317</u>
2. Contractor			
3. Architect or Engineer	<u>RUSSELL JORDAN</u>	<u>44 CASINO ST</u> <u>516</u> <u>FREEPORT NY 11520</u>	<u>241</u> <u>5969</u>

IV. OWNER - CONTRACTOR STATEMENT

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

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

ANN KROLIKOWSKI
Notary Public - State of New York
NO. 01466321053
Qualified in Nassau County
My Commission Expires Apr 13, 2023

Contractor or Owner _____ (Print)
Address _____
Phone _____

State of New York
County of Nassau
NEVILLE McWATT being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO

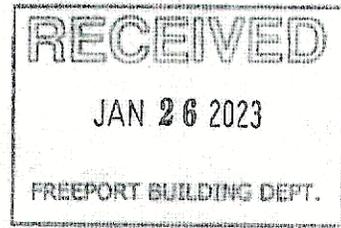
PROJECT DESCRIPTION

Total/First Flr Square Feet 1049

Upper Flrs 1249

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617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: MCWATT RESIDENCE			
Project Location (describe, and attach a location map): 180 S. BAY AVE, FREEPORT, NY 11520			
Brief Description of Proposed Action: 628 CONSTRUCT 608 SQFT DECK / GARAGE AND 37 SQFT ELEVATOR AND 79 SQFT DECK			
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241-5969	E-Mail:
Address: 44 CASINO ST			
City/PO: FREEPORT		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES X
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: FREEPORT BUILDING PERMIT			NO YES X
3.a. Total acreage of the site of the proposed action?		0.16 acres	
b. Total acreage to be physically disturbed?		0.016 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.16 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			

2023 NOV 4 P 3 11
 FREEPORT BUILDING DEPT.

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 JAN 20 2023
 FREEPORT BUILDING DEPT.

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO		YES <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: _____		NO		YES <input checked="" 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?		NO	YES <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: _____		NO		YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO		YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO		YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		NO		YES <input checked="" 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: _____		NO		YES <input checked="" 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?		NO		YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO		YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>EXISTING STORM DRAINS.</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		NO		YES <input checked="" type="checkbox"/>

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 JAN 20 2023
 FREEPORT BUILDING DEPT.

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JAN 26 2023

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	

FREEPORT BUILDING DEPT

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: RUSSELL JORDAN Date: 12/31/2022

Signature: [Handwritten Signature]

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

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

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 VILLAGE OF FREEPORT, NY

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JAN 26 2023

	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.

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

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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

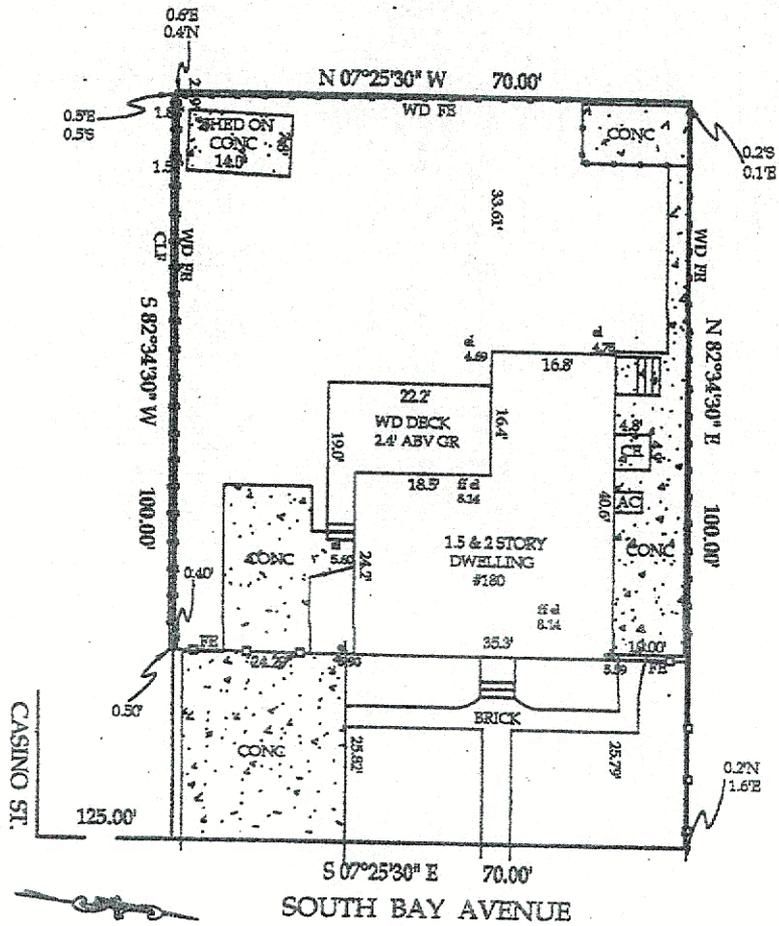
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

2023 NOV - 4 P 3:11
CLERK OF THE SUPERIOR COURT
VILLAGE OF FRENCH CREEK

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JOB #14-159-N



ZONE AE
BFE 8

ELEVATIONS IN
NAVD 1988 DATUM

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

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

THE OFFSETS OR DIMENSIONS SHOWN
HEREIN FROM THE STRUCTURES TO
THE PROPERTY LINE ARE FOR A SPECIFIC
PURPOSE AND USE, AND THEREFORE ARE
NOT INTENDED TO SHOW THE LOCATION
OF FENCES, SETBACKS, WALLS, POLES,
PAGES, PLANTING (REAL), ANTIENERS TO ANY
BUILDING OR ANY OTHER CONSTRUCTION

COPIES OF THIS SURVEY MAP NOT BEARING
THE LAND SURVEYOR'S ENGISED SEAL OR
ENGISED SEAL, SHALL NOT BE CONSIDERED
TO BE VALID TRUE COPY

GUARANTEES INDICATED HEREON SHALL RUN
ONLY TO THE PERSON FOR WHOM THE SURVEY
IS PREPARED, AND ON HIS BEHALF TO THE
TITLE COMPANY, GOVERNMENTAL AGENCY AND
LANSING CORPORATION LISTED HEREON, AND
TO THE ASSIGNEES OF THE LAND SURVEYOR.
TUTORA GUARANTEES ARE NOT TRANSFERABLE
TO ANOTHER INSTITUTION OR SUBSEQUENT
PURCHASER

PREPARED BY:
DONALD L. MALM, JR
LAND SURVEYOR
61 NASSAU AVE
ISLIP, NY 11751
631-581-0003
SCALE: 1"= 20'
DATE: APRIL 24, 2014

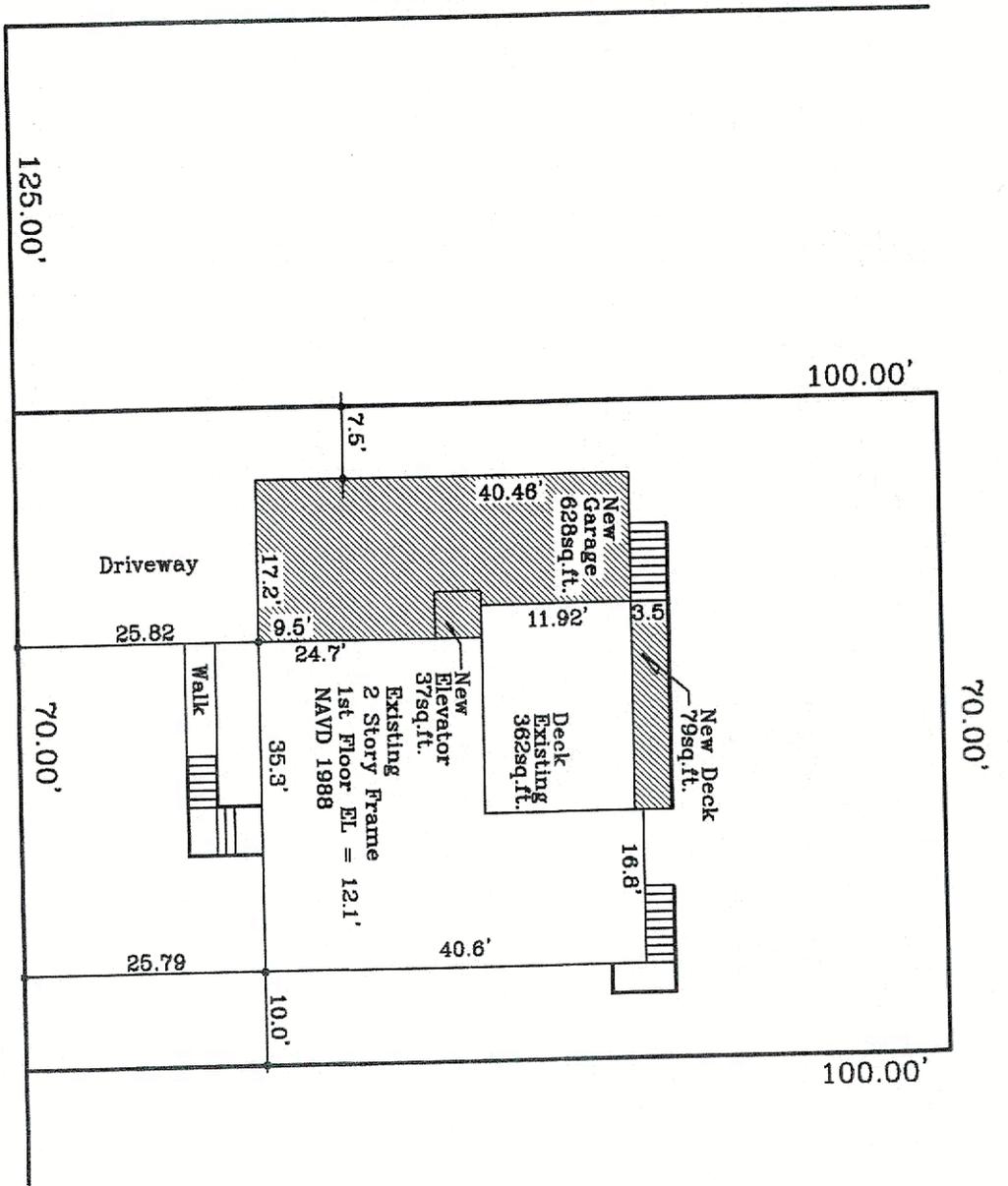


SURVEY OF PROPERTY
LOCATED AT INC. VILLAGE
OF FREEPORT
TOWN OF HEMPSTEAD
NASSAU COUNTY, NY
N.C.T.M. 62-149-436
CERTIFIED TO:
NEVILLE McWATT

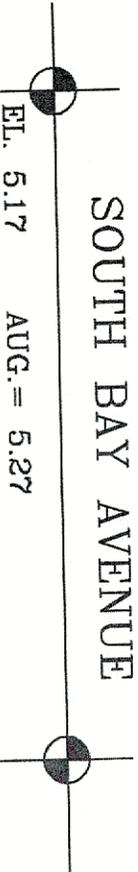
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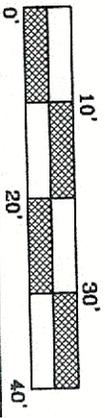
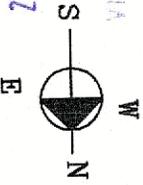
CASINO STREET



Russell C. Jordan Architect
 44 Casino Street
 Freeport, NY 11520
 7-25-2023

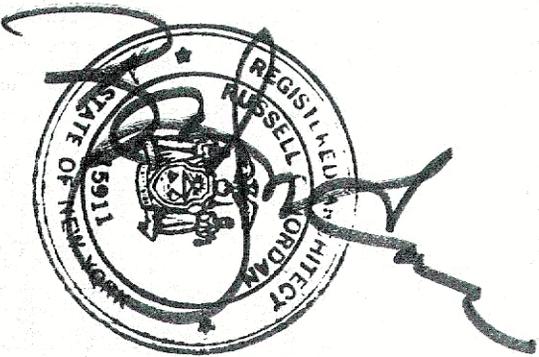


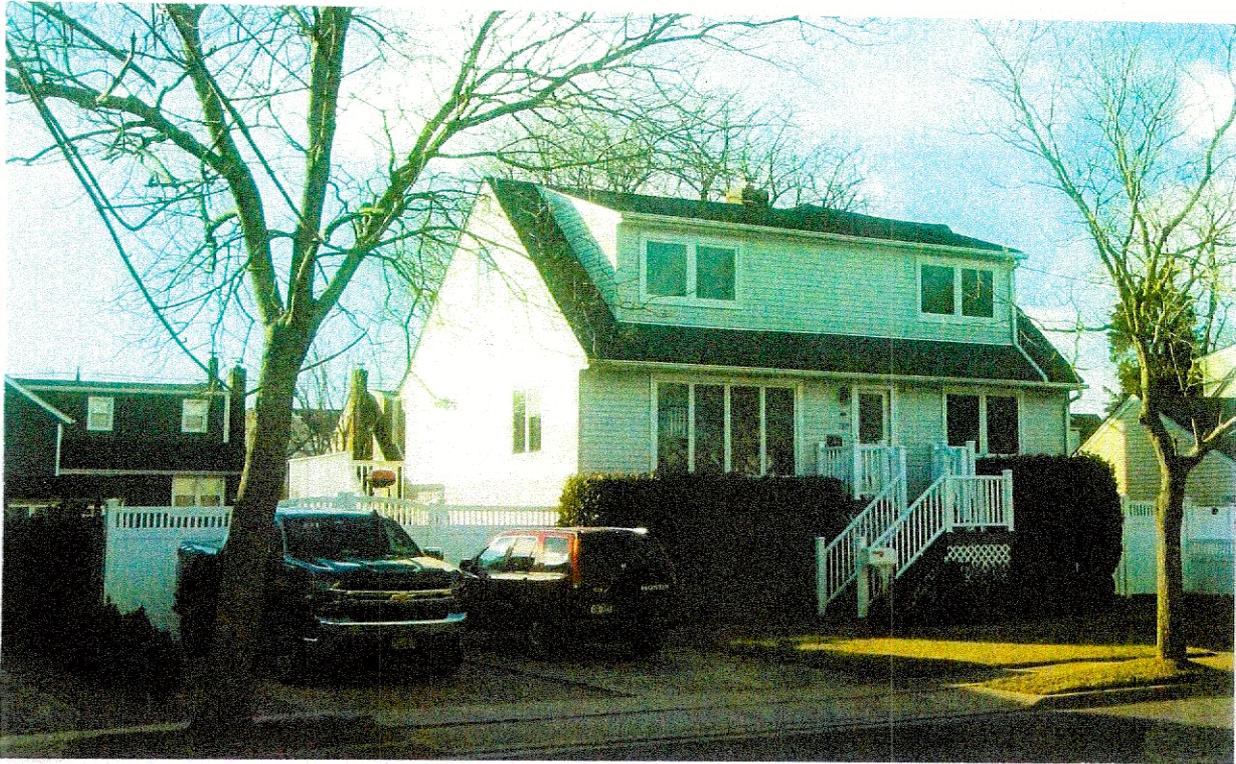
NY 11520
 WILLIAMSON
 OFFICE OF ENGINEERING
 1130 4th Ave
 Freeport, NY 11520



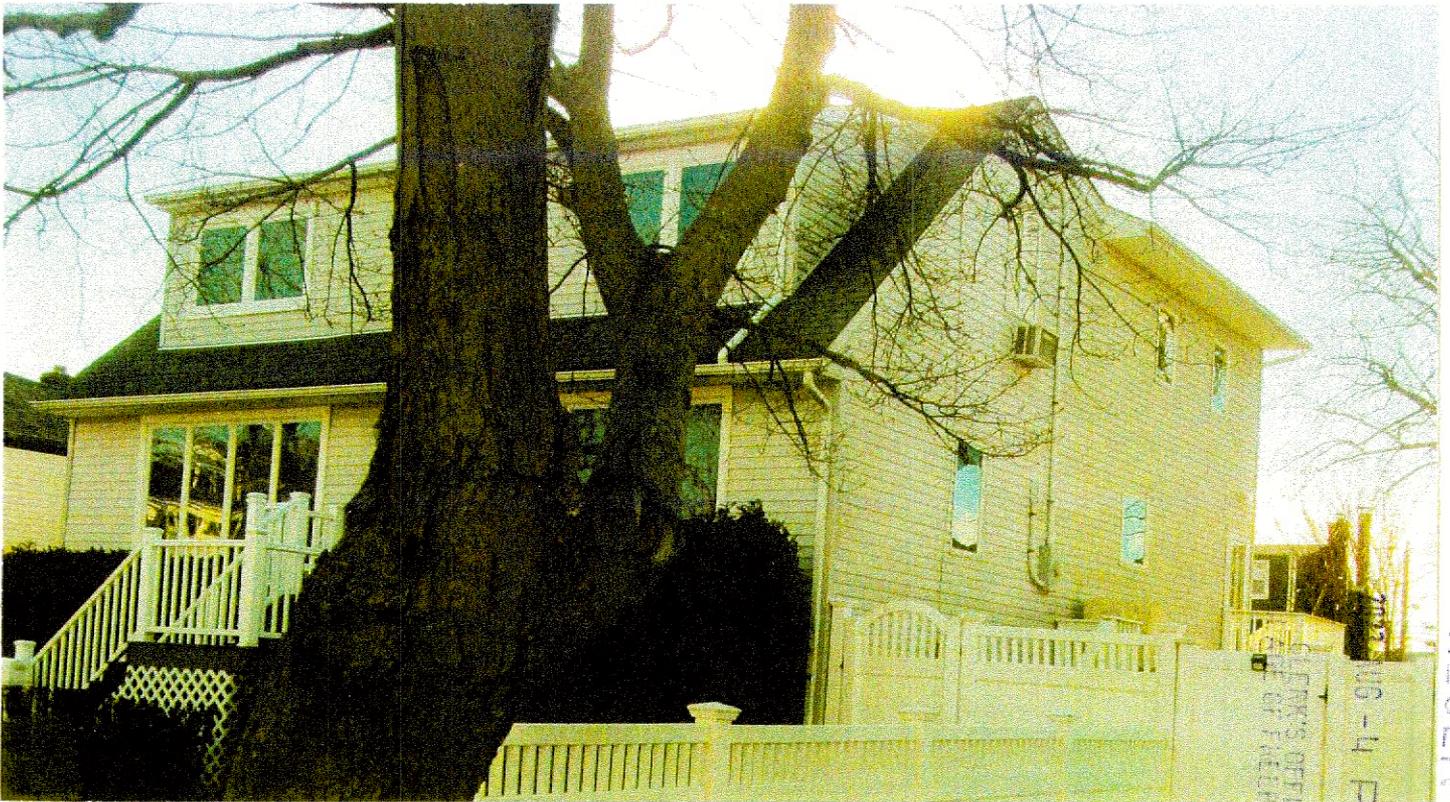
1130 4th Ave
 Freeport, NY 11520
 WILLIAMSON
 OFFICE OF ENGINEERING

180 South Bay Avenue, Freeport New York 11520





South Side and Front of 180 South Bay



North Side and Front of 180 South Bay

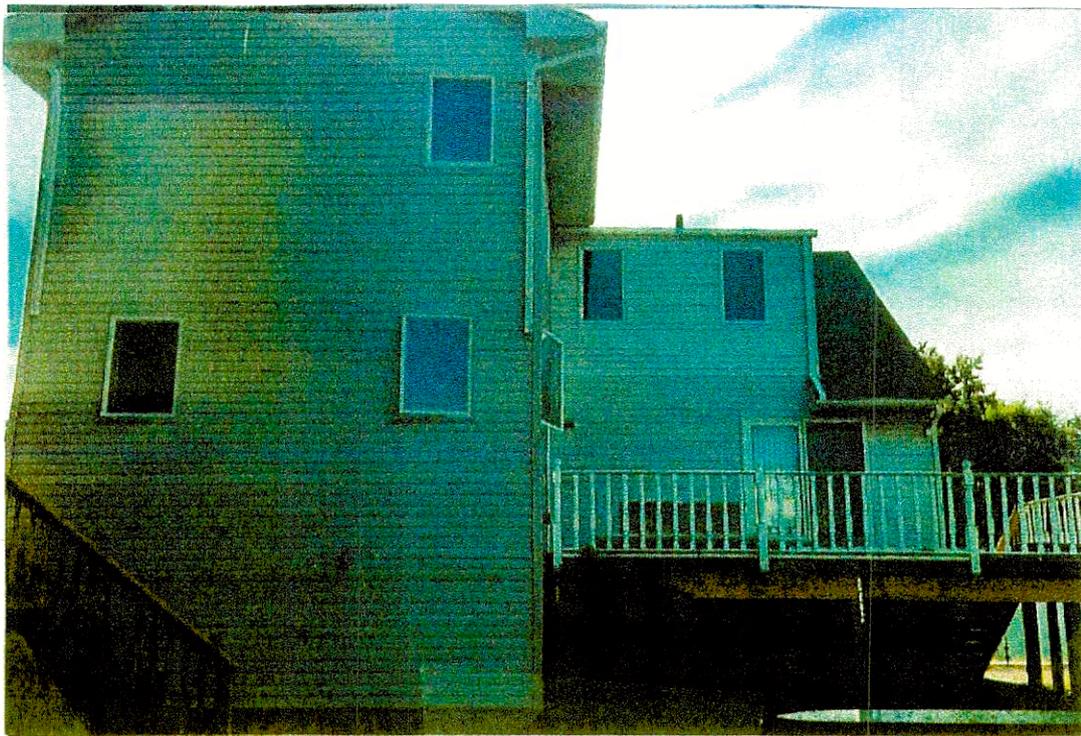
CLERK'S OFFICE
CITY OF FREEPORT, NY

2017-06-14 P 3:12

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Front (East) Side of 180 South Bay



Rear (West) Side of 180 South Bay

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2023 AUG -4 P 3:12
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



House across the street from 180 South Bay



House to the South of 180 South Bay

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2023 AUG -4 P 3:12
R.L. NY

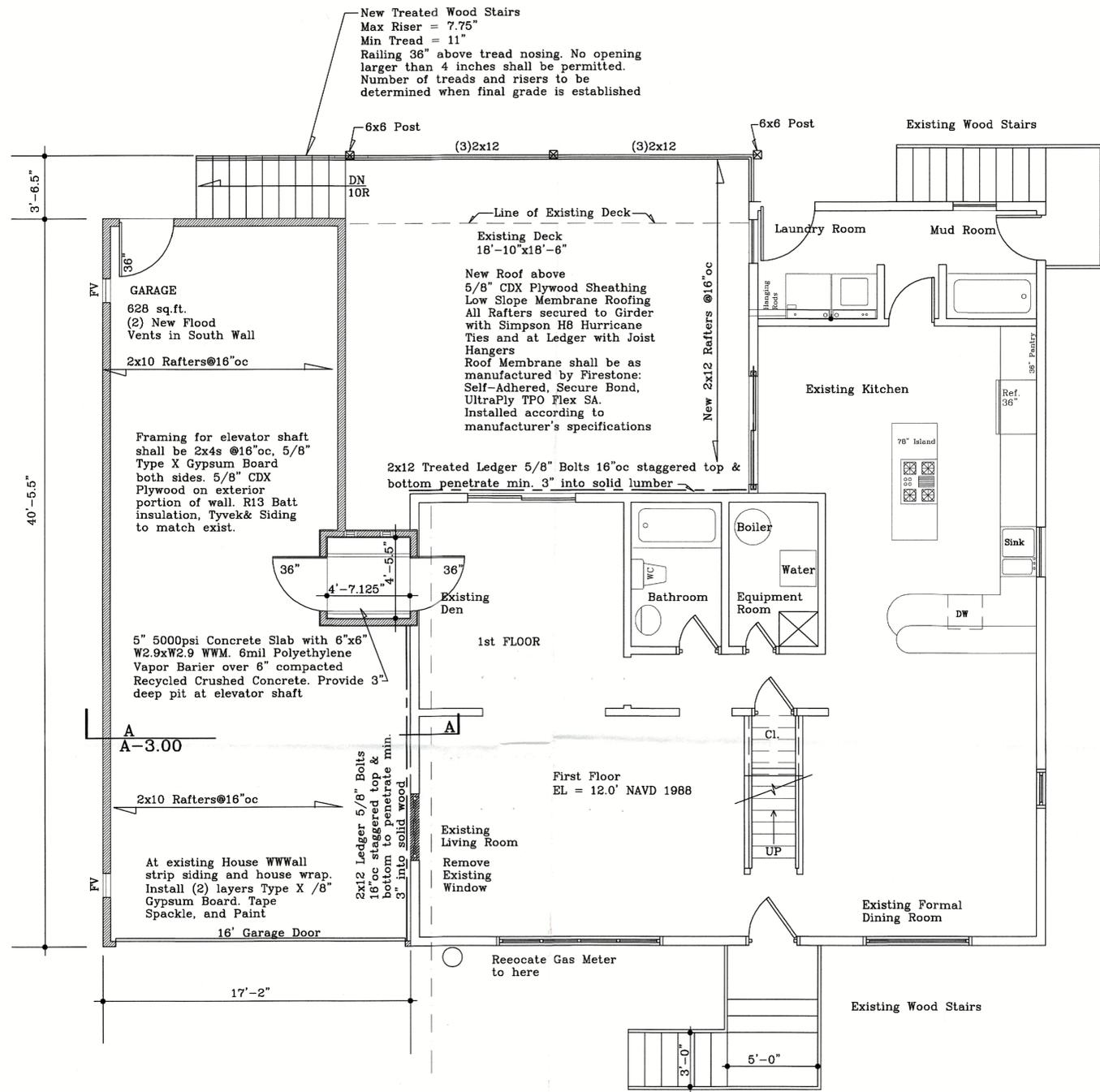


House to the North of 180 South Bay

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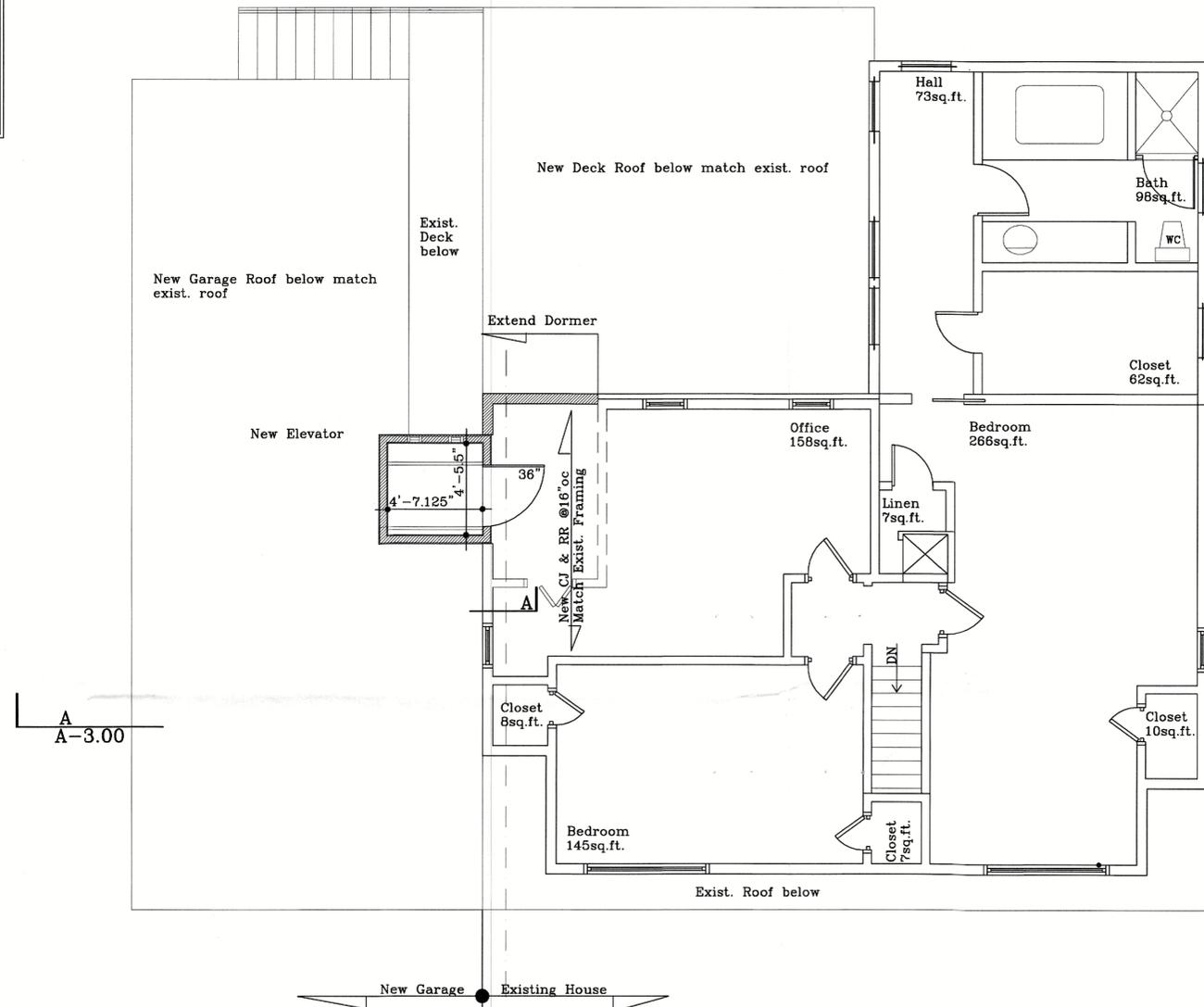
2023 AUG -4 P 3:12

CLERK'S OFFICE
VILLAGE OF FAIRPORT, NY



Proposed Garage & 1st Floor Plan

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



Proposed 2nd Floor Plan

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



Russell C. Jordan Architect
 44 Casino Street, Freeport, New York 11520
 Phone: 516-241-5969
 E-mail: Rjarchitect@aol.com

McWatt Residence
 180 South Bay Ave. Freeport, NY 11520

Proposed One Story Garage and Elevator
 Garage, 1st Floor, and 2nd Floor Plans

Revisions	
#000	5-31-2022
1.00	6-10-2022
2.00	8-12-2022
3.00	10-30-2022
4.00	12-28-2022
5.00	2-1-2023
6.00	5-26-2023
Convert to Garage	
Move Elevator	

Version: BD-3-SP
 For Filing with the
 Building Department

A-1.00

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 2023 JUN -4 P 3:12
 OFFICE OF BUILDING DEPARTMENT
 VILLAGE OF FREEPORT, NY



Russell C. Jordan Architect
 44 Casino Street, Freeport, New York 11520
 E-mail: RMarchitec@aol.com
 Phone: 516-241-5989

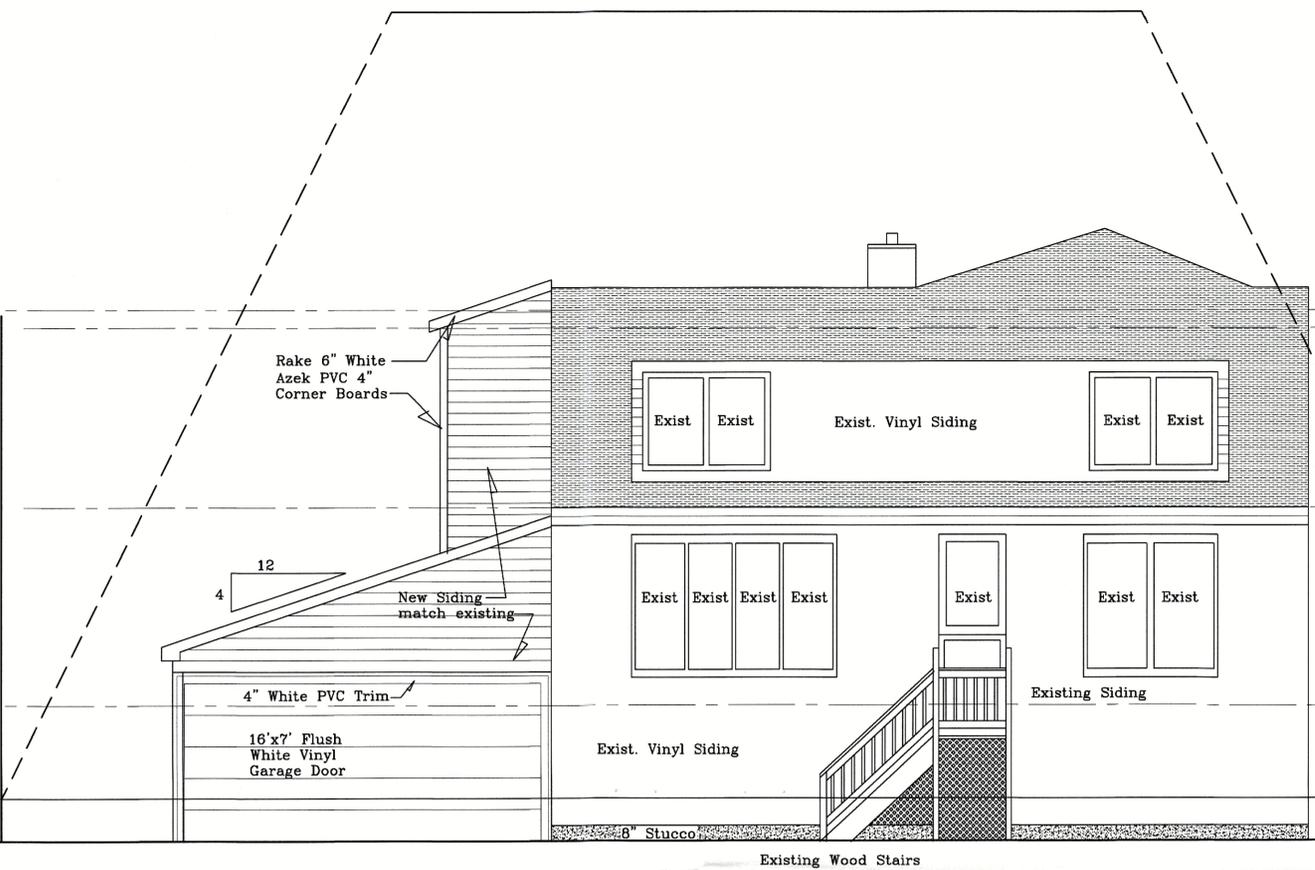
McWatt Residence
 180 South Bay Ave. Freeport, NY 11520

Proposed One Story Garage and Elevator
 Proposed Elevations

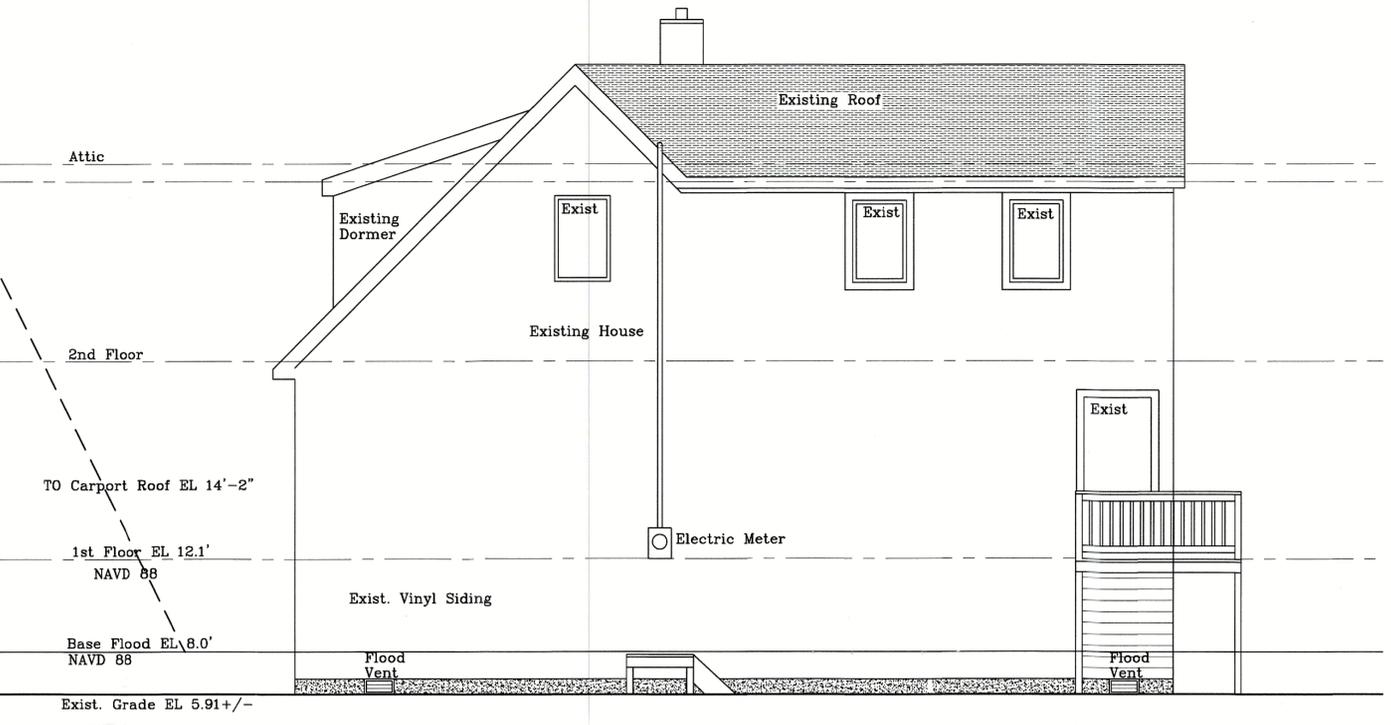
Revisions	
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1.00	6-10-2022
2.00	8-12-2022
3.00	10-30-2022
4.00	12-28-2022
5.00	2-1-2023
6.00	5-26-2023
	Site Plan
	Convert to Garage
	Move Elevator

Version: BD-3-SP
 For Filing with the Building Department

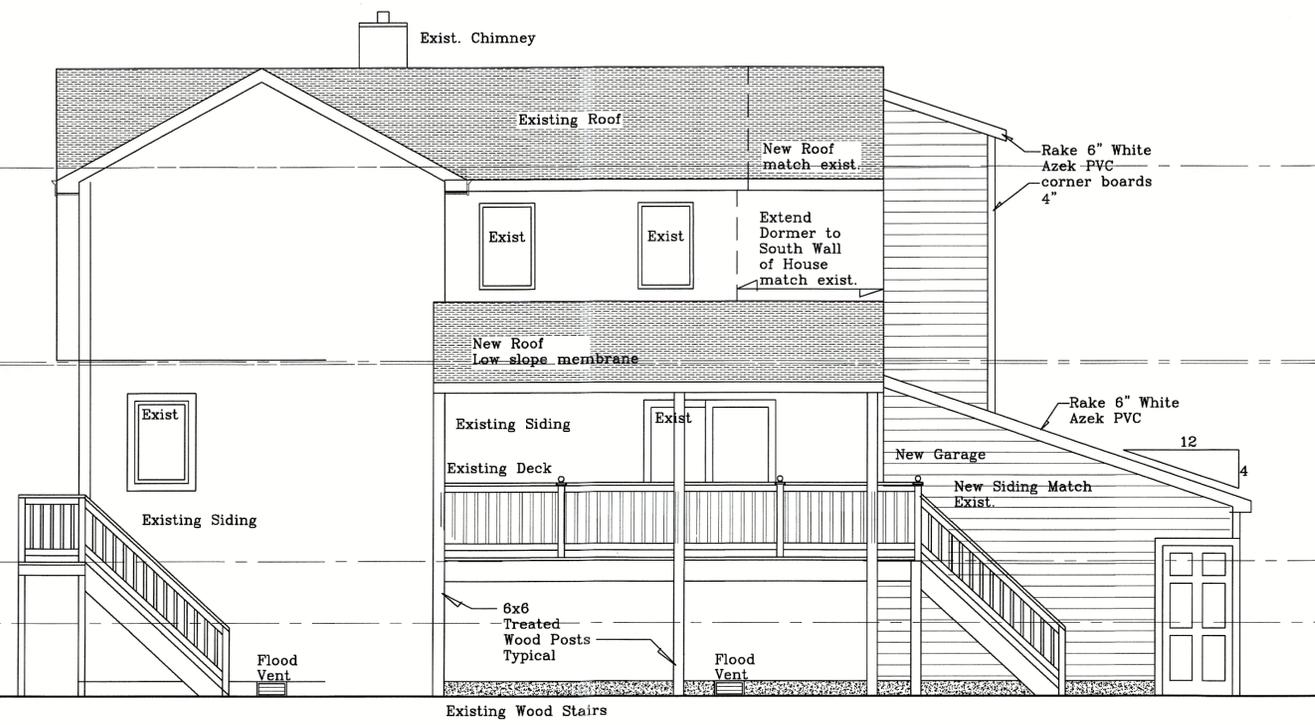
A-2.00



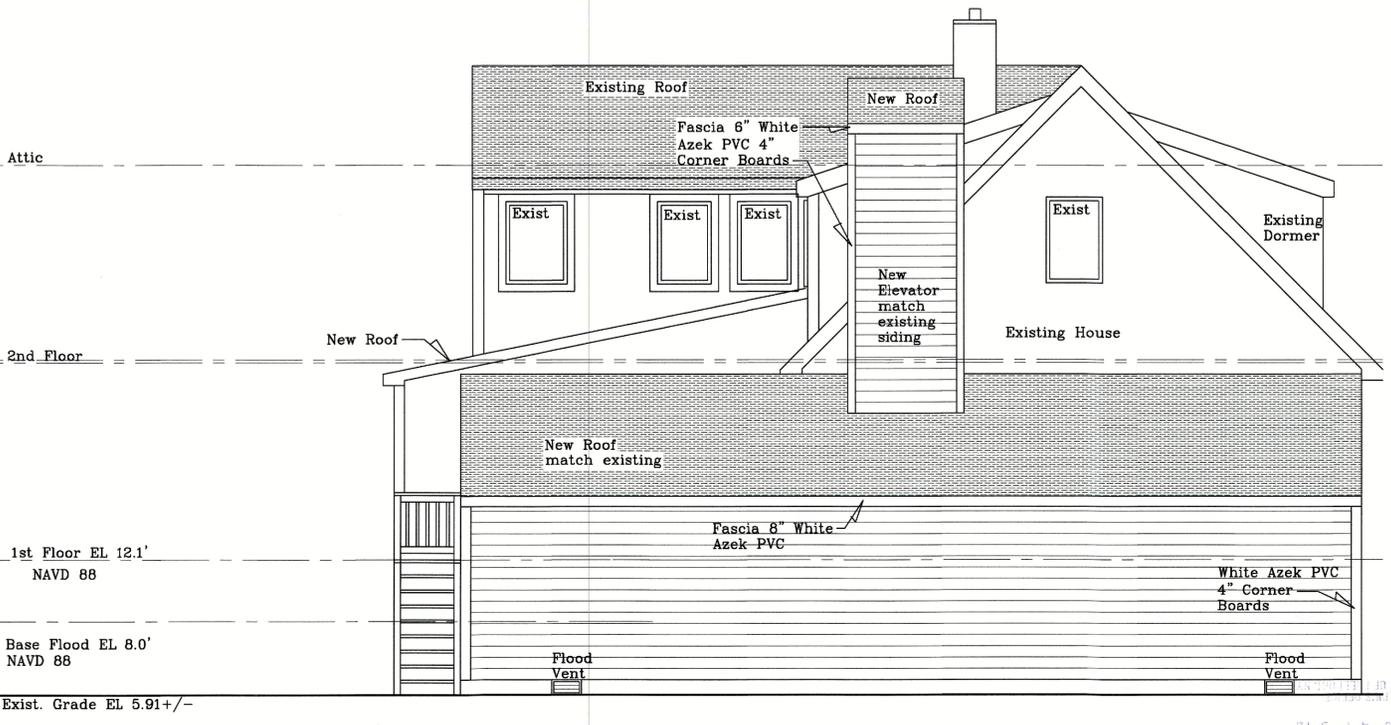
Front (East) Elevation
 Scale: 1/4" = 1'-0"



North Elevation
 Scale: 1/4" = 1'-0"



West (Rear) Elevation
 Scale: 1/4" = 1'-0"



South Elevation
 Scale: 1/4" = 1'-0"

Application Date: 8/8/2023
Fees Paid: 1200.00

SP# 3657

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

2023 AUG - 8 P 1:51

PROPERTY ADDRESS: 75 Cary Place ZONING DISTRICT Res "A"
SECTION 62 BLOCK 54 LOT 33 LOT SIZE: 50 x 105

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:			Name:
<u>Same as owner</u>			<u>Dianelis Sime</u>
Address:			Address:
			<u>75 Cary Place</u>
Telephone #:			Telephone #:
			<u>(631) 432-2153</u> <u>(516) 305-7225</u>

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

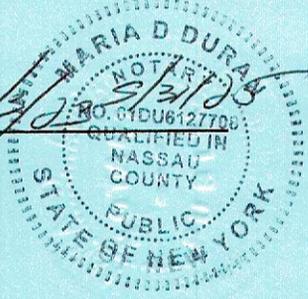
Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Construct a new 613 sq. ft. Second story addition, a new 589 sq. ft. rear 1st story addition, rebuild existing 120.6 sq. ft. rear room a new portico, a new 131 sq. ft. rear balcony and removing existing window size and the location of the windows changed of roofing from shingles Sunroom. to metal roof.
I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

Dianelis Sime
APPLICANT'S SIGNATURE

8/8/23
DATE



Sworn to before me this 8th day of August, 2023
Notary Public

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

Dianelis Sime
PROPERTY OWNER'S SIGNATURE

8/3/23
DATE



Sworn to before me this 3rd day of August, 2023
Notary Public

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <u>YES</u> <input type="checkbox"/> <u>NO</u> <input checked="" type="checkbox"/>	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	Approved <u>8/3/23</u> Denied _____ Date: _____
Planning Board Signature: _____	Date: _____



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2023 AUG -8 P 1:51

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

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY
MAYOR

July 28, 2023
AMENDED SITE PLAN LETTER

Dianelys Sime
75 Cary Place
Freeport, NY 11520

RE: 75 Cary Place, Freeport, NY
Zoning District – Residence A Sec. 54 Blk. 321 Lot 3
Building Permit Application #20212564

Description– Construct a new 613 sq. ft. second story addition, a new 58 sq. ft. rear 1st story addition, rebuild existing 126.6 sq. ft. rear room, a new portico, a new 131 sq. ft. rear balcony and removing existing sunroom.

CHANGES MADE TO WHAT WAS ORIGINALLY APPROVED (Windows size and the location of the windows and change of roofing material from shingles to a metal roof)

Dear Sir/Madam:

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

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

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

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

Lisa

Very truly yours,


Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. # 20212564

Location: 75 Cary Place, Freeport, NY

Applicant : Dianelys Sime

Description: Construct a new 613 sq. ft. second story addition, a new 58 sq. ft. rear 1st story Addition, rebuild existing 126.6 sq. ft. rear room, new portico, new 131 sq. ft. rear balcony and remove existing sunroom.

CHANGES MADE TO WHAT WAS ORIGINALLY APPROVED (Windows size and the location of the windows and change of roofing material from shingles to a metal roof)

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

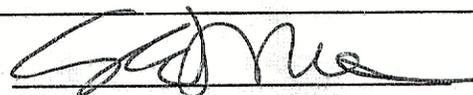
REASON(S) FOR DETERMINATION

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 28, 2023
Amended



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.

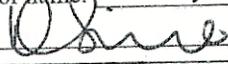
2021/2564

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: Addition and Renovation to Existing 1 1/2-Story 1-Family Residence			
Project Location (describe, and attach a location map): No. 75 On SOUTH side of Cary Place at 331.05 ft. WEST of Bayview Ave			
Brief Description of Proposed Action: Install Wood Frame with stucco finish First and 2nd Floor (671.2 s.f.) addition to Existing wood frame with brick and vinyl siding 1-1/2 Story 1-Family Residence INSTALL NEW FRONT PORCH AND REMOVE EXISTING REAR SUN ROOM CHANGES MADE TO WHAT WAS ORIGINALLY APPROVED (WINDOW SIZE & THE LOCATION OF THE WINDOWS & CHANGE OF ROOFING MATERIAL FROM SHINGLES TO METAL ROOF.)			
Name of Applicant or Sponsor: Dianelys Sime		Telephone: (631) 432-2153 E-Mail: simedianelis@gmail.com	
Address: 75 Cary Place			
City/PO: Freeport		State: New York	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3.a. Total acreage of the site of the proposed action?		0.12	acres
b. Total acreage to be physically disturbed?		0.12	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.12	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			

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>Dianelys Sime</u>		Date: <u>12/23/2021</u>
Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
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.

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

_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

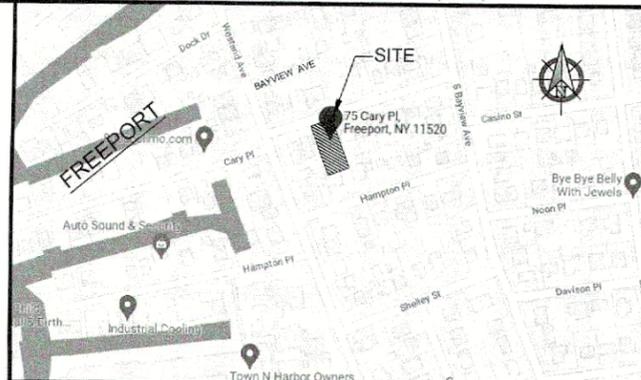
GENERAL NOTES 1

- All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable.
- Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
- In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
- Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify the Architect of any discrepancies, conflicts, and/or omissions which would interfere with the satisfactory completion of the work. Should he fail to follow this procedure and continue with the work, he shall assume responsibility and liability arising therefrom.
- All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted.
- All new materials and installations shall be in accordance with manufacturers' latest printed specifications, and with all applicable code requirements.
- All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion.
- Proprietary names identifying items of work are used to designate the standard of construction. Items of equal quality may be submitted for the Architect's review.
- Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
- Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required for installation of new work.
- Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the contractor and removed from the premises.
- At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
- Drywall Construction
 - Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth.
 - Provide all metal corner beads, stops, edge trim, casing, beads, etc., as required to finish all drywall surfaces with flush level edges.
 - Use Fiberglas "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and plans for exact locations.
- Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
- Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
- All existing floor slabs which are damaged as a result of any demolition and new work to be restored as required to match and be level with contiguous surfaces.
- Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM E-84) or Class "1" (Radiant Panel Test) requirements.
- All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations.
- Plumbing work shall be installed, by a plumber licensed with the Village of Freeport, in accordance with New York State and National Plumbing Codes.
- Electrical work shall be installed by an electrician licensed in Nassau County, in accordance with New York State and National Electrical Codes. A Fire Underwriter's Laboratory certificate shall be obtained for all electrical work, and supplied to the Owner and the Architect.
- All cabinetry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code.
- During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
- Soil pressure assumed at 3,000 Lbs. per sq. ft..
- All new construction is to conform to the latest Energy Conservation Construction Code of N.Y. State, effective August 5, 2007.

GENERAL CODE NOTES 2

- SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES.
- SEE DRAWING C-1 AND C-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/WALING & STRAPPING SCHEDULES.
- NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH SECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WITH SECTION R313.1.2 OF THE NYS RESIDENTIAL CODE (TYP).
- NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED LISTED AND LABELED AS COMPLYING WITH 2004-2003 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER RULES SECTION R 313.4.
- MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 903.3.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE.
- PLEASE CONFIRM THAT ALL APPLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE. SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G247.06(A), FURTHERMORE FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH SECTION R105.0 OF R.C.O.N.Y.S.
- MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOFCEILING COMPOSING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R216 OF R.C.O.N.Y.S.
- PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 903.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE C10.03 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE "L" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETTER.
- ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 33 THROUGH 41 OF R.C.O.N.Y.S. WIRE INSULATION TO BE RHW OR BETTER (50 C MAX. CONDUCTOR TEMP) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E362.2 OF R.C.O.N.Y.S.
- THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E307. SIZED IN ACCORDANCE WITH SECTION E303.1. THE ROD ELECTRODE IS TO BE MADE OF ZINC COATED IRON OR STEEL. SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2" IN MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 358.3 OF R.C.O.N.Y.S.
- CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
- A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET.
- CIRCUIT RATINGS TO BE IN ACCORDANCE WITH SECTION E302. GROUNDING-FULL INTERLUPTER PROTECTION IS TO BE PROVIDED FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E362.2 OF R.C.O.N.Y.S.
- STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303 & THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND AT THE BOTTOM OF EACH STAIRWAY, IN ACCORDANCE WITH SECTION R303.6.1 OF R.C.O.N.Y.S.
- DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R321 OF R.C.O.N.Y.S.
- ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 32 OF R.C.O.N.Y.S.
- PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 24 OF R.C.O.N.Y.S.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOLDS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 80" (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

LOCATION MAP (N.T.S.)



PROPOSED WOOD FRAME WITH STUCCO ADDITION AND RENOVATION TO EXISTING 1 1/2-STORY 1-FAMILY RESIDENCE

75 CARY PLACE, FREEPORT, N.Y. 11520
SEC. 54 BLK 321 LOT 3

RESIDENTIAL CODE OF NEW YORK STATE -2020

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOWLOAD As per figure R301.2(5)	WIND SPEED (mph) As per figure R301.2(4)	SEISMIC DESIGN CATEGORY As per figure R301.2(2)	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP As per Table N1101.2	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX As per Table R403.3(1)
			WEATHERING As per figure R301.2(3)	FROST LINE DEPTH	TERMITE As per figure R301.2(6)	DECAY As per figure R301.2(7)				
20 psf	120 mph	B	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU - 13	YES		NASSAU - 496

GENERAL STRUCTURAL NOTES

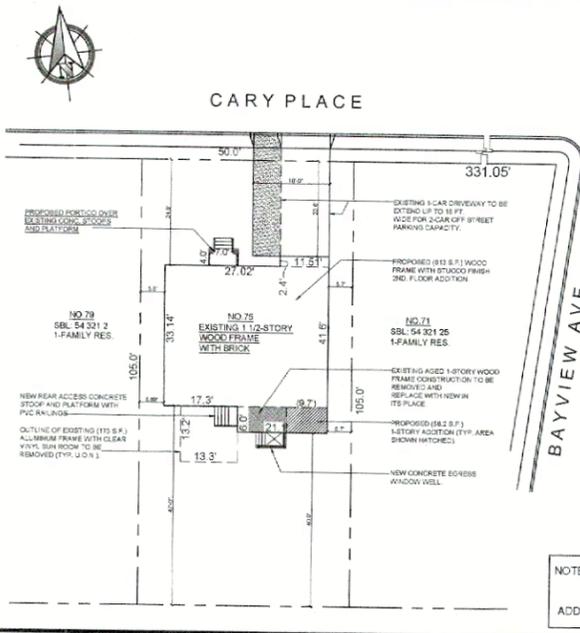
- ALLOWABLE WOOD STRESSES**
CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1
F_b = 1200 PSI
F_v = 675 or 525 PSI IF > 4" WIDTH (COMPRESSION PARALLEL TO GRAIN)
F_c = 800 PSI (COMPRESSION PARALLEL TO GRAIN)
F_c = 245 PSI (COMPRESSION PERPENDICULAR TO GRAIN)
F_v = 90 PSI (HORIZONTAL SHEAR)
- REFERENCES:**
BUILDING CODE OF NEW YORK STATE
RESIDENTIAL CODE OF NEW YORK STATE
AMERICAN FOREST & PAPER ASSOCIATION (WFPA) - 2021 EDITION
TIMBER CONSTRUCTION MANUAL (ATC)
MANUAL OF STEEL CONSTRUCTION (AISC)
AMERICAN CONCRETE INSTITUTE (ACI)
- CONCRETE**
1. Design, materials and methods of construction shall comply with the Building Code Requirements for Reinforced Concrete ACI 318-09 of the American Concrete Institute. Compressive strength at 28 days (f_c) for reinforced concrete in footings and slabs shall be 3500 psi.
2. Concrete and reinforcing materials shall conform to the following standards:
A. Portland cement as per ASTM C150-04.
B. Air-entraining Admixtures shall conform to ASTM C-260-77 & Section R 402.2 of R.C. of N.Y.S.
C. Concrete aggregates as per ASTM C33-04.
D. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salt, organic materials and deleterious substances.
E. Deformed reinforcing bars shall conform to ASTM A615-02(31) Grade 60.
F. Welded smooth wire fabric for concrete reinforcement shall conform to ASTM A185-79 and A82-79.
3. All bars shall be securely held in proper position while placing concrete. If required, additional bars or stirrups shall be provided by the contractor to that effect.
4. Minimum concrete cover of reinforcement shall be as follows:
A. Footings and other principal structural members cast against ground, 3".
B. Concrete after removal of forms exposed to weather or in contact with ground to be 2" for sizes larger than #5 and 1 1/2" for #5 or smaller.
C. Slabs and walls not exposed to ground or weather to be 3/4" and beams and girders to be 1 1/2".
5. All dowels, anchor bolts, embedded steel, electrical conduits, pipe sleeves, waterstops, inserts, grounds and all other embedded items shall be in place before placement of concrete.

2018 IECC CODE NOTES

- 2018 IECC, Section R403.3 Mechanical system piping insulation (Mandatory)**
Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3.
- Protection of piping insulation**
- Piping from the water heater to kitchen outlets.
 - Piping located outside the conditio space.
 - Buried piping.
 - Supply and return piping in recirculation systems other than demand recirculation systems.
 - Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in Table 403.4.2. All remaining piping shall be insulated to at least R-3 or meet the run length requirements of Table R403.4.2.
- 2018 IECC, Electrical Power and Lighting System**
Section R404.1 Lighting Equipment.
Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.

PLOT PLAN

LOT SIZE: 5,250 S.F. (0.12 ACRE)
SCALE: 1"=15'
ZONE: RES. "A"



NOTE: SITE PLAN INFORMATION TAKEN FROM BALDWIN & CORNELIUS CO. LICENSED LAND SURVEYOR, ADDRESS: FREEPORT, NEW YORK 11520

BUILDING CODE OF NYS 2020 ANALYSIS

CONSTRUCTION CLASSIFICATION:
TYPE VB- WOOD FRAME

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
AS PER TABLE 601-NO FIRE RESISTANCE RATING REQUIRED FOR ANY BUILDING ELEMENTS.

CHAPTER 11 - ACCESSIBILITY (SECTION 1103)
1103.2.4 DETACHED ONE AND TWO FAMILY DWELLINGS AND ACCESSORY STRUCTURES, AND THEIR ASSOCIATED SITES AND FACILITIES AS APPLICABLE IN SECTION 101.2, ARE NOT REQUIRED TO BE ACCESSIBLE.

SYMBOL LIST

	North Arrow
	Detail No. (See Detail Schedule)
	Section Number (See Drawing Schedule)
	New Window Number Designation (See Window Schedule)
	New Door Number Designation (See Door Schedule)
	Furniture Designation
	Partition Type Designation
	Fire Stop Designation (See Detail Schedule)
	Exhaust Fan
	Existing Contribution to Rainfall
	Existing Contribution to be Removed (D.O.N.)
	New Drywall Partition
	Existing Door & Frame to Remain
	Existing Door & Frame to Remove

SCOPE OF WORK

- FINISH EXISTING UNFINISHED CELLAR FOR STORAGE AND INSTALL NEW 3-BATHROOM AND EGRESS WINDOW WITH CONCRETE WINDOW WELL.
- REMOVE EXISTING 13.2' X 13.3' ALUMINUM WITH CLEAR VINYL SUN ROOM.
- REMOVE AND REPLACE WITH NEW EXISTING 9' X 6' 1-STORY AGED CONSTRUCTION.
- REMOVE EXISTING 2-FLOOR ROOF STRUCTURE AND DORMER IN ORDER TO INSTALL NEW 613 S.F. 2ND. FLOOR ADDITION.
- INSTALL NEW 6' X 21.1' BALCONY OVER PARTIAL FLAT ROOF OVER KITCHEN AREA.

ZONING CALCULATIONS

ZONING: PER VILLAGE OF FREEPORT (ZONED RES- "A")

BUILDING HEIGHT:
35' OR 3 STORIES MAX. HEIGHT)

BUILDING AREAS:
ATTACHED GARAGE: EXISTING 0 S.F. PROPOSED 0 S.F.
CELLAR: EXISTING 1,089 S.F. PROPOSED 1,220 S.F.
CELLAR BATHROOM: EXISTING 0 S.F. PROPOSED 61 S.F.
FIRST FLOOR: EXISTING 1,373 S.F. PROPOSED 1,436 S.F.
SECOND FLOOR: EXISTING 664 S.F. PROPOSED 1,277 S.F.

ROOFED OVER
PORCHES & DECKS: EXISTING 175 S.F. PROPOSED 28 S.F.

OPEN DECKS: EXISTING 0 S.F. PROPOSED 131 S.F. (BALCONY)

ACCESSORY STRUCTURES: EXISTING 0 S.F. PROPOSED 0 S.F.

INGROUND POOL: EXISTING 0 S.F. PROPOSED 0 S.F.

ABOVE GROUND POOL: EXISTING 0 S.F. PROPOSED 0 S.F.

TOTAL BUILDING AREA: 2,801 S.F. (INCLUDE FIRST FL., SECOND FL., CELLAR BATHROOM, ACCESSORY BUILDING AND SHEDS)

LOT COVERAGE: 30% MAX = 5250 x 0.30 = 1,575 S.F.
ACTUAL COVERAGE: 1,433 < 1,575 S.F. = 28 %
(ACTUAL COVERAGE INCLUDES 161 FL. PORCHES AND ACCESSORY STRUCTURES)

DRAWINGS LIST

- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL NOTES & LOCATION MAP
- C-1 NEW YORK STATE CODE - REQUIREMENTS - DETAILS
- C-2 NEW YORK STATE CODE - REQUIREMENTS - DETAILS
- A-1 PROPOSED CELLAR/FOUNDATION AND FIRST FLOOR PLANS
- A-2 PROPOSED 2ND. FLOOR & ROOF FRAMING PLANS
- A-3 PROPOSED FRONT & RIGHT SIDE ELEVATIONS
- A-4 PROPOSED LEFT SIDE AND REAR ELEVATIONS
- A-4 BUILDING SECTION AND CONSTRUCTION DWG DETAILS

FRANCISCO PEREZ, PE
Professional Engineer
1503 91st. Street
North Bergen, NJ 07047
Phone: (201)908-9009
E-mail: fperez.eng@gmail.com



MAR DRAFTING
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REVISIONS

NO.	DATE	DESCRIPTION
1	01/2022	REVISED AS PER VILLAGE OF FREEPORT COMMENTS
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7	JULY /2023	REVISED AS BUILT

APPLICATION NO.

APPLICANT/OWNER
ANTHONY & DIANELIS SIME
ADDRESS:
75 Cary Place
FREEPORT, N.Y. 11520
PHONE:
(631)432-2153
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED WD. FRAME WITH STUCCO FINISH ADDITION AND RENOV. TO 1-FAMILY RESIDENCE
75 CARY PLACE
FREEPORT, N.Y. 11520
SEC. 54 BLK 321 LOT 3

DRAWING TITLE
TITLE INFORMATION
PLOT PLAN, LOCATION MAP AND SYMBOL LIST AND ENERGY CALC.

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. T-1
CHECKED BY: FP	PROJECT NO. 1
DATE: DEC 2021	SCALE: AS SHOWN
SCALE: AS SHOWN	9

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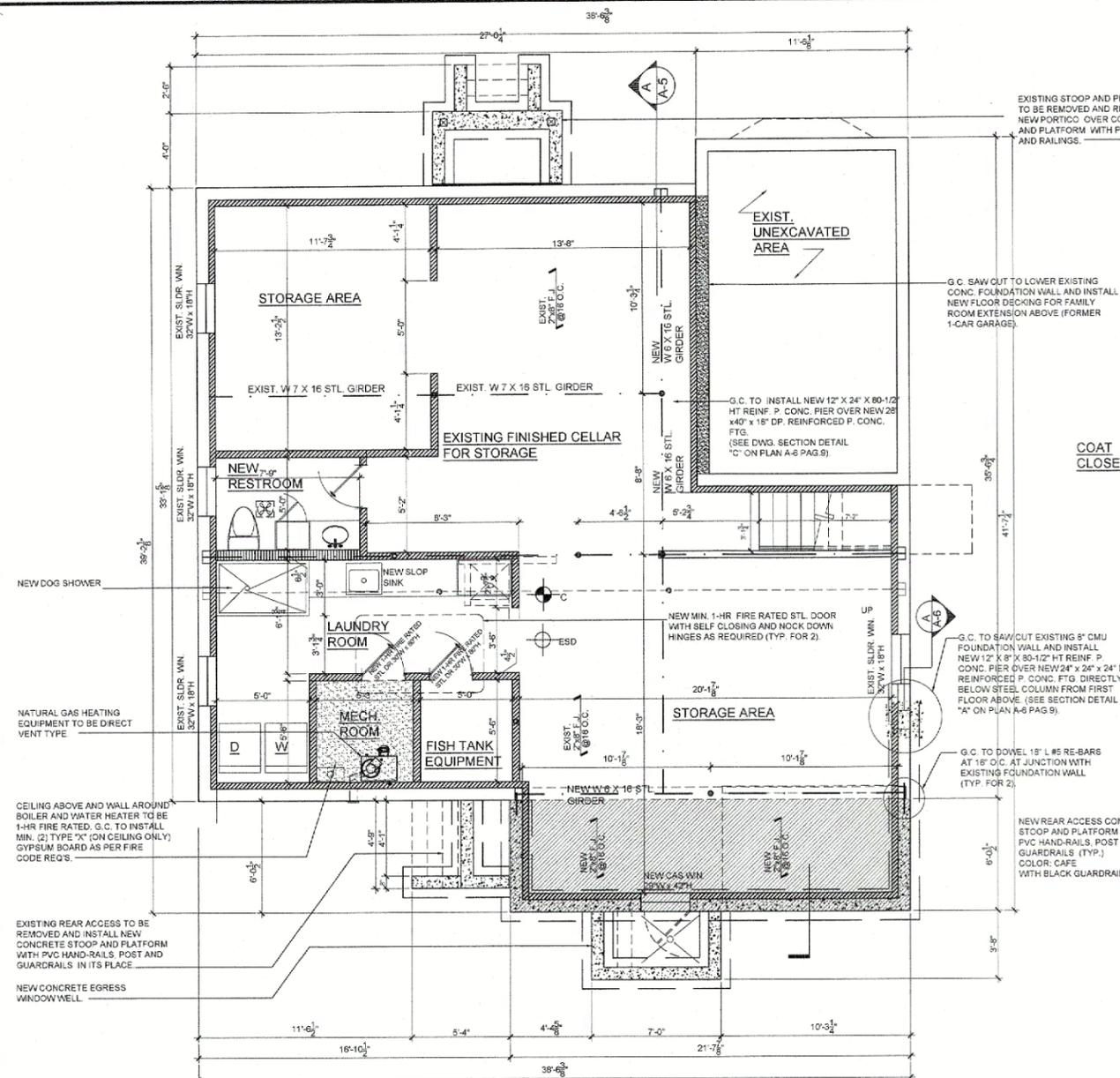
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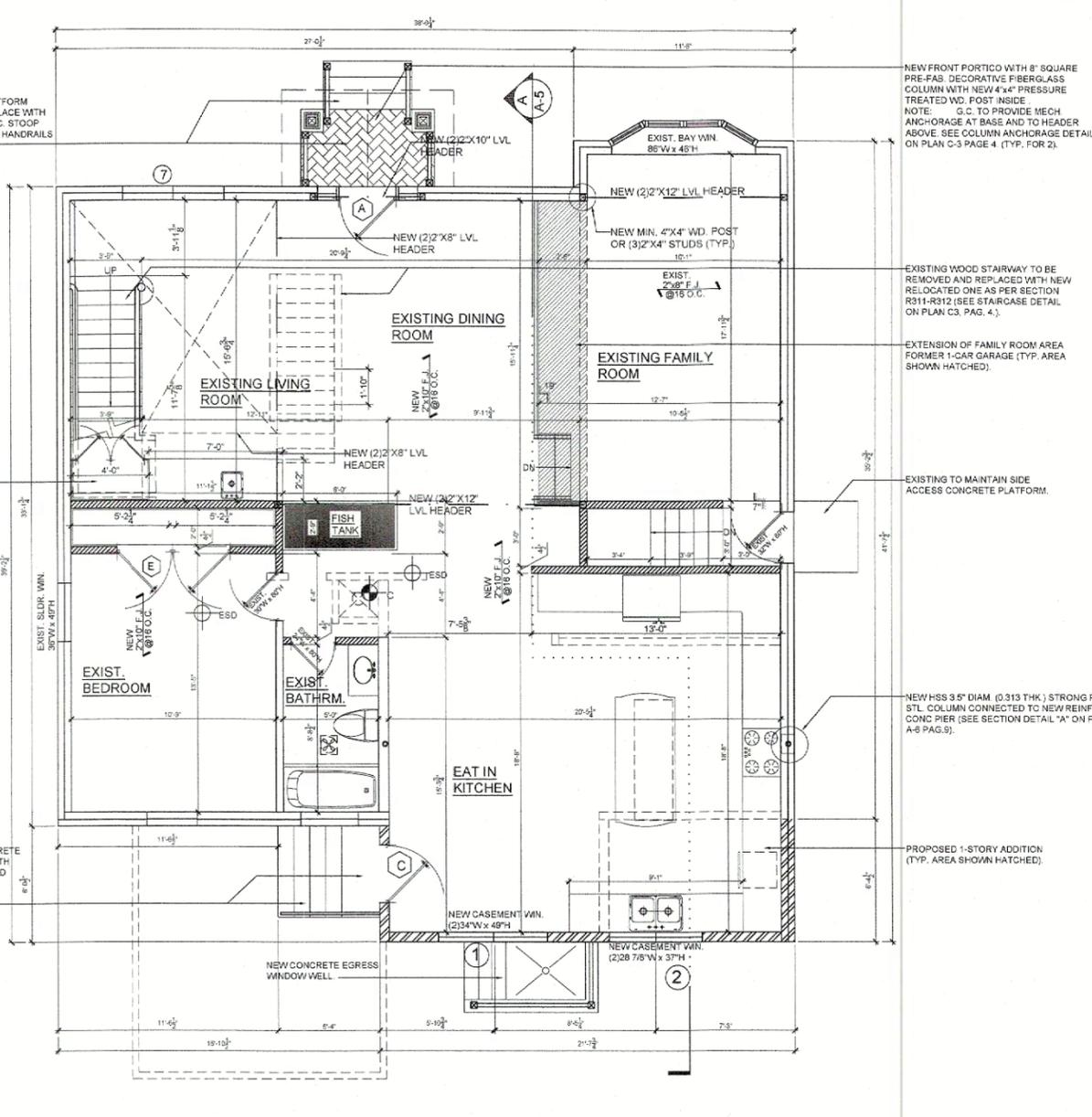
DRAWING TITLE

CELLAR FOUNDATION
& FIRST FLOOR PLAN
WALL TYPE LEGEND AND
GENERAL CONST. NOTES

DRAWN/DESIGN BY: MIGUEL RAMIREZ	DRAWING NO. A-1
CHECKED BY: FP	PROJECT NO. 4
DATE: DEC 2021	SCALE: 2021014
SCALE: AS SHOWN	9



A EXISTING CELLAR FLOOR PLAN WITH PROPOSED ADDITION
SCALE: 1/4"=1' (AREA: 1,220 S.F.)



B EXISTING 1-FLOOR PLAN WITH PROPOSED ADDITION
SCALE: 1/4"=1' (AREA: 1,435 S.F.)

WALL TYPE LEGEND

	EXISTING TO REMAIN EXT. 8" LOAD BEARING CONC. BLOCK. FOUNDATION WALL WITH NEW INTERIOR FURRED OUT
	EXISTING WALL AND/OR EXISTING CONSTRUCTION TO BE REMOVED
	NEW 8" REINFORCED POURED CONCRETE FOUND. WALL WITH NEW INTERIOR FURRED OUT OVER 20" W. X 12" DP. POURED CONCRETE FOOTING (TYP. SHOWN HATCHED THUS)
	EXISTING INTERIOR & EXTERIOR WALL FRAME TO REMAIN.
	NEW EXTERIOR WALL CONSTRUCTION OF CEMENTITIOUS FINISH OVER VINYL MESH FASTENED TO MIN. 1 1/2" RIGID INSULATION (R-8) OVER TYVECK VAPOR BARRIER OVER 1/2" CDX PLWD. SHEATHING OVER 2"x4" STUDS @ 16" O.C. G.C. PROVIDE 3 1/2" FOIL-FACED BATT INSUL. (R-19) BETWEEN STUDS. FINISH INTERIOR 1/2" GYP. BD. (TYP.)
	INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP. BD. EACH SIDE OF 3 1/2" WD. STUDS @ 16" O.C. FROM FLOOR TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE
	1-HR FIRE RATED INTERIOR WALL PARTITION CONSISTING OF (1) LAYER OF 5/8" TYPE 'X' GYP. BD. EACH SIDE OF 3 1/2" WD. STUDS @ 16" O.C. FROM FLOOR TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE (TYP. AT BOILER ROOM AREA)

SIMBOL LIST

	ELECTRIC INTERCOM. SMOKE DETECTOR (TYP.)
	ELECT. CARBON MONOXIDE DETEC. (TYP.)
	WINDOW NUMBER DESIGNATION (SEE WINDOW SCHEDULE ON PLAN A-7, PAG.11)
	DOOR LETTER DESIGNATION (SEE DOOR SCHEDULE ON PLAN A-7, PAG.11)
	EXHAUST FAN FOR MECHANICAL VENTILATION TO EXTERIOR WMIN. 90 CFM. CAPACITY.
	1-HR FIRE RATED CEILING ABOVE 1-CAR GARAGE AREA WITH (2) LAYERS OF TYPE 'X' GYPSUM BOARD.

GENERAL NOTES:

- SEE DRAWING A-2 FOR NEW DOOR AND WINDOW SCHEDULES.
- SEE DRAWING C-1 AND C-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/ANGLING & STRAPPING SCHEDULES.
- NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH SECTION R311.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WITH SECTION R311.2 OF THE NYS RESIDENTIAL CODE (TYP.).
- NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING WITH UL 203-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- FOR BASEMENT & CELLAR WALLS, FOUND. WALLS, EXT. WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER USE 3,000 PSI AIR ENTRAINED CONCRETE.
- PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS USE 3,000 PSI AIR ENTRAINED CONCRETE.

HEADER SCHEDULE:

ALL HEADERS OVER WINDOWS AND OPENINGS TO BE AS FOLLOWS:

- (2) 2x8" FOR OPENINGS LESS THAN 3' WIDE
- (2) 2x10" FOR OPENINGS BETWEEN 3' AND 8' WIDE
- (2) 2x12" FOR OPENINGS BETWEEN 8' AND 12' WIDE FOR LARGER OPENINGS, SEE FLOOR PLANS.

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CONSULTANT



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PROPOSED WD. FRAME
WITH STUCCO FINISH
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75 CARY PLACE
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& FIRST FLOOR PLAN
WALL TYP LEGEND AND
GENERAL CONST. NOTES

DRAWN/DESIGN BY:

MIGUEL RAMIREZ

CHECKED BY:

FP

DATE:

DEC 2021

SCALE:

AS SHOWN

DRAWING NO.

A-2

PROJECT NO.

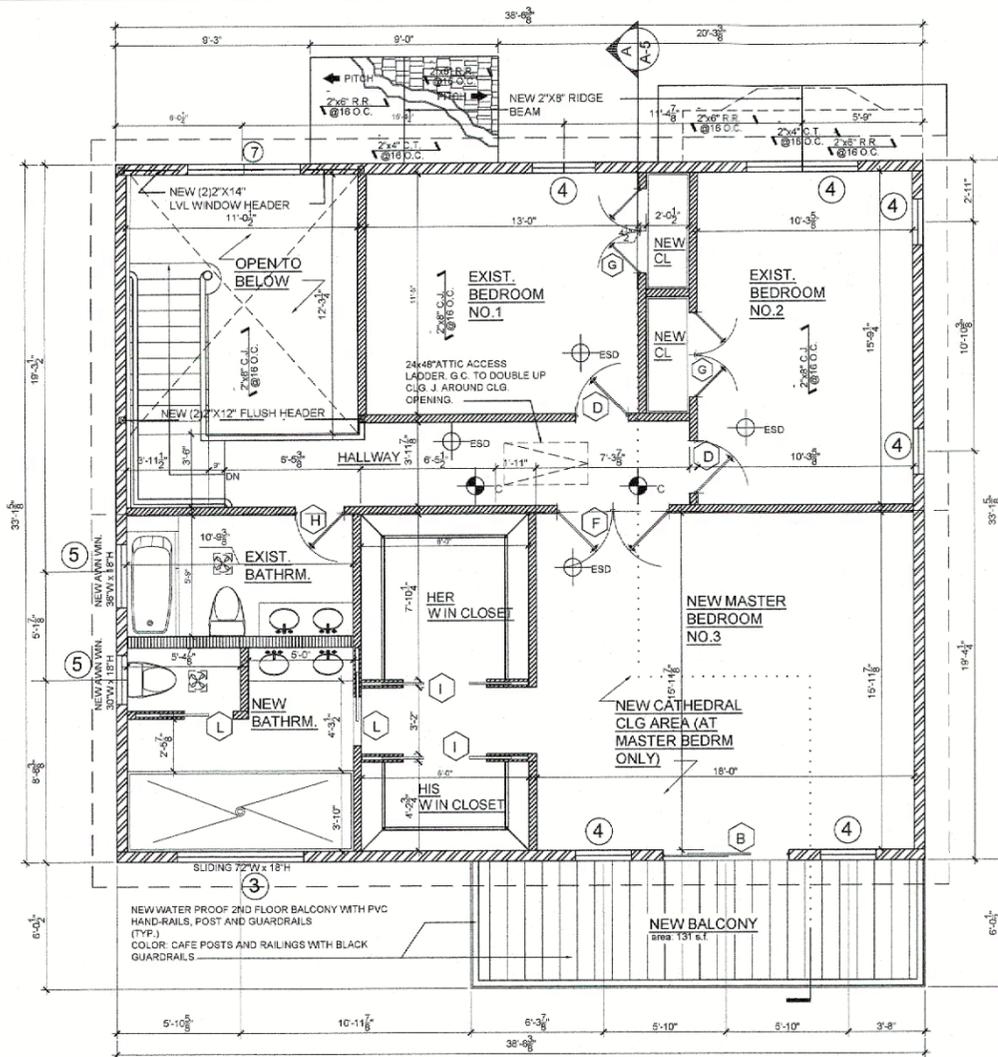
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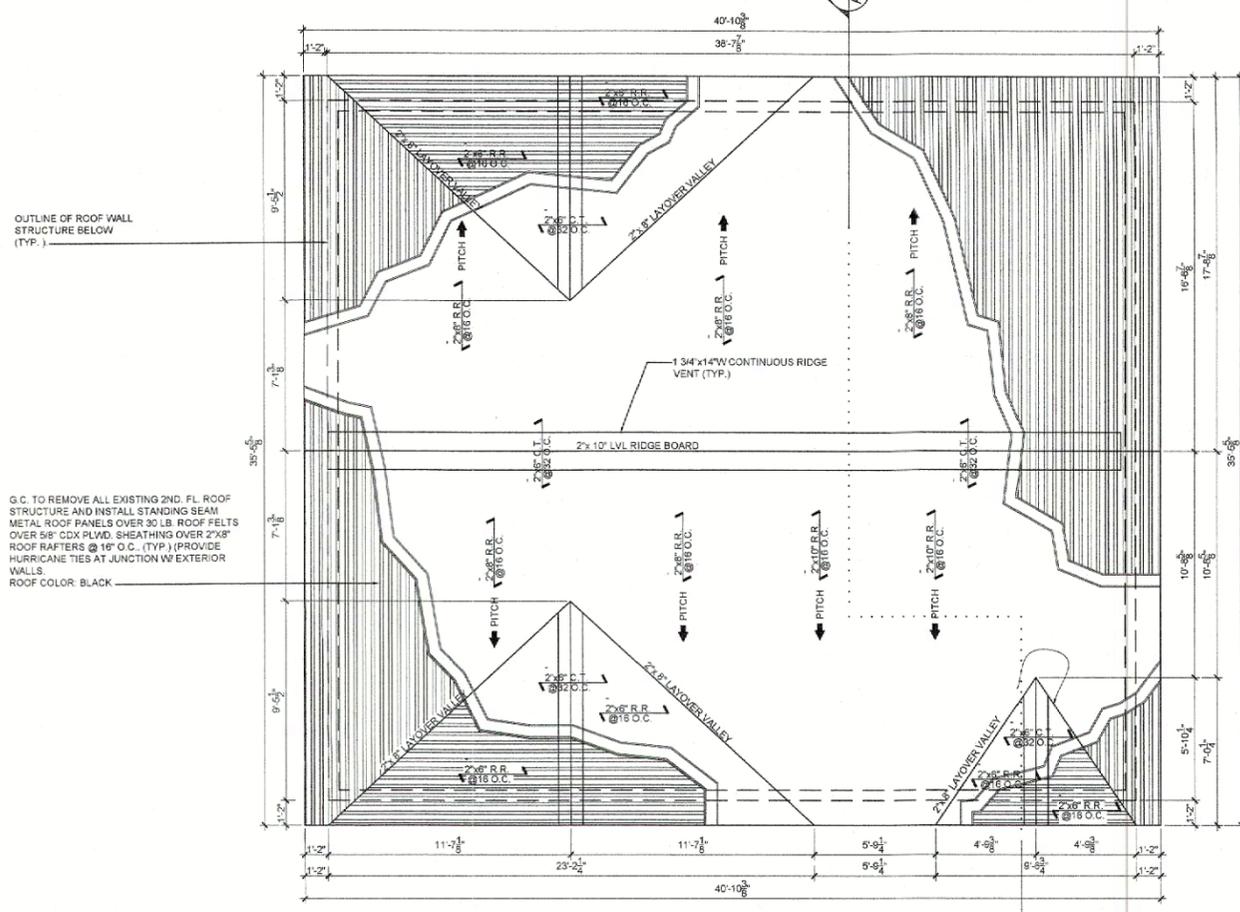
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SCALE:

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A
A-2
EXISTING 2ND FLOOR PLAN WITH PROP. ADDITION
SCALE: 1/4"=1' (AREA: 1,277 S.F.)



B
A-2
ROOF FRAMING PLAN
SCALE: 1/4"=1' (AREA: 1,288 S.F.)

DOOR SCHEDULE (NEW)

SYMBOL	DOOR SIZE	DESCRIPTION	QTY.
A	5'-0" X 6'-8"	SCWD PANELLED DOOR W SIDE LIGHTS	1
B	6'-0" X 6'-8"	VINYL CLAD WD. SLDR. DOOR	2
C	3'-0" X 6'-8"	VINYL CLAD WD. FRENCH DOOR	1
D	2'-6" X 6'-8"	PRE-FIN. SCWD. PANEELED DOOR	3
E	(2)30" X 6'-8"	PRE-FIN. HCWD PANEELED DOOR	1
F	(2)32" X 6'-8"	PRE-FIN. SCWD. PANEELED DOOR	1
G	(2)30" X 6'-8"	PRE-FIN. HCWD PANEELED DOOR	2
H	2'-4" X 6'-8"	PRE-FIN. SCWD PANEELED DOOR	2
I	(2)2'-0" X 6'-8"	PRE-FIN. SCWD PANEELED POCKET DOOR	2
J	(2)2'-5" X 6'-8"	PRE-FIN. SCWD BI-FOLD DOOR	0
K	(2)2'-0" X 6'-8"	PRE-FIN. HCWD, BI-FOLD DOOR	0
L	2'-4" X 6'-8"	PRE-FIN. SCWD PANEELED POCKET DOOR	2
TOTAL QUANTITY NEEDED FOR THIS JOB			17

1. FOR ALL EXISTING DOORS TO REMAIN, SEE PLANS.
2. "SCWD" DENOTES - SOLID-CORE WOOD
3. "HCWD" DENOTES - HOLLOW-CORE WOOD

WINDOW SCHEDULE 1,2., (NEW)

NUMBER	ROUGH OPENING DIM.	WINDOW MODEL	STYLE	QTY.
1	2'-6 5/8" W x 1'-7 1/4" H	2817	AWNING	6
2	2'-8 1/8" W x 4'-9 1/4" H	20846	DOUBLE-HUNG	14
3	2'-2 1/8" x 3'-1 1/4" H	20210	DOUBLE-HUNG	3
4	3'-2 1/8"X3'-8"	3032	DOUBLE-HUNG	3
5	60"W X 24" HT	AFCW4924	SPECIALTY WINDOW	2
6	3'-2 1/8" W x 4'-9 1/4" H	3046	DOUBLE-HUNG	5
7	2'-6 1/8" x 3'-6 1/4" H	CA-2636	FIX WINDOW	4
8	5'-1 1/4" x 3'-2 1/2" H	CTN28-2	CIRCLE TOP	1
TOTAL QUANTITY NEEDED FOR THIS JOB				38

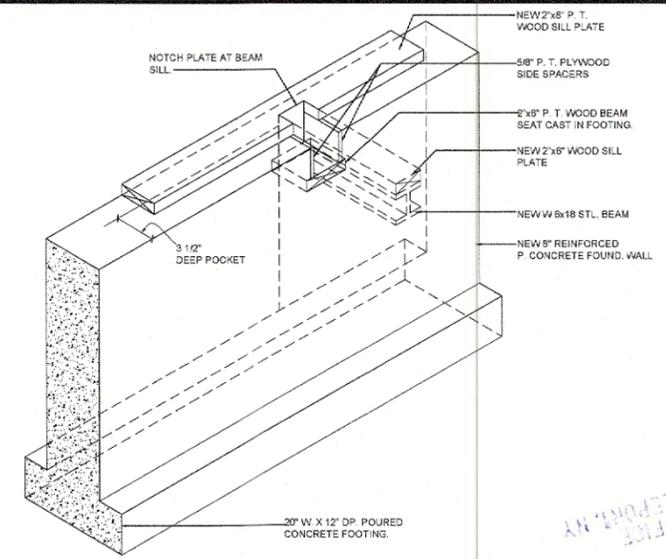
WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)

- WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)
PROVIDE AT LEAST (1) WINDOW (OR DOOR) IN EACH HABITABLE SPACE FOR EMERGENCY ESCAPE IN CONFORMANCE WITH N.Y.S. CODE SEC. R310 MIN OPENING OF 5.7 SQ. FEET (5.0 SQ. FEET @ GRADE LEVEL WHEN GRADE TO SILL IS LESS THAN 44" OR LESS) W/ MINIMUM NET HEIGHT 24" AND MINIMUM NET WIDTH OF 20" (OPERATION W/O NEED FOR TOOLS) BOTTOM OF OPENING @ 44" MAXIMUM A.F.F.
- ALL WINDOW MODEL NUMBERS SHOWN ARE ANDERSEN WINDOW 400 SERIES BRAND, U.O.N. (NOTE: G.C. CAN SUBSTITUTE WITH ANOTHER WINDOW MANUF. AS LONG AS IT MEETS THE SAME CODE REQUIREMENTS.)
- ALL WINDOWS MUST BE ANDERSEN "LOW E"
- FOR ALL EXISTING WINDOWS TO REMAIN, SEE PLANS.
- ALL WINDOWS TO MEET 110 MPH WIND CRITERIA WITH CODE REQUIRED GLAZING.

LIGHT, VENTILATION AND HEATING

USE	AREA (R)	WIDTH	AVERAGE CEILING	MINIMUM CEILING	NATURAL LIGHT	NATURAL VENTILATION*
LIVING	120	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
DINING	70	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
KITCHEN	50	N.A.	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
BEDROOM	70	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
BATHROOM	N.A.	N.A.	7'-0"	5'-0"	3 SQUARE FEET	1-1/2 SQUARE FEET
BASEMENT	-	-	7'-0"	5'-0"	-	-

* See sections R303.1 & R303.3 for mechanical ventilation and artificial light.



C
A-2
BEAM POCKET, FOOTING/FOUND. WALL DETAIL
NOT TO SCALE

FRANCISCO PEREZ, PE
Professional Engineer
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North Bergen, NJ 07047
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REVISIONS

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4	NOV/2022	REVISED AS BUILT
5	JAN/2023	REVISED AS BUILT
6	JUNE/2023	REVISED AS BUILT
7	JULY/2023	REVISED AS BUILT

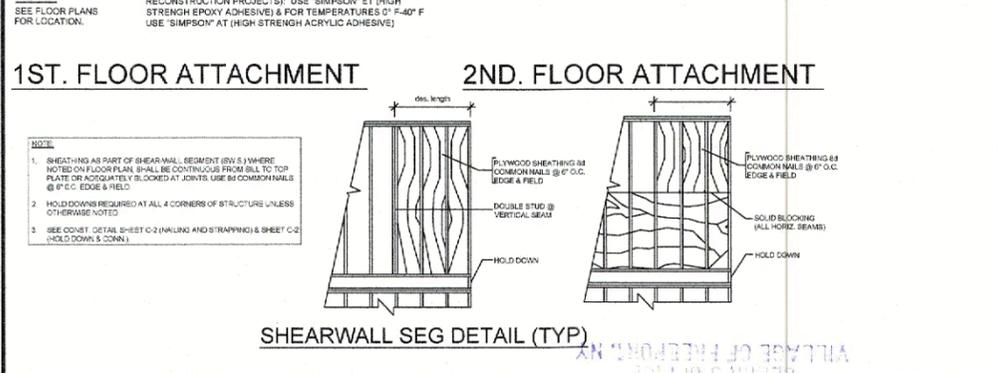
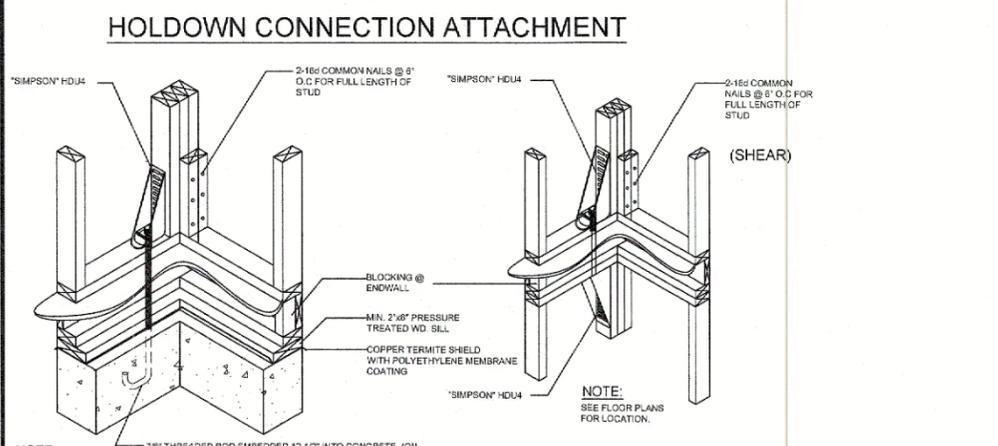
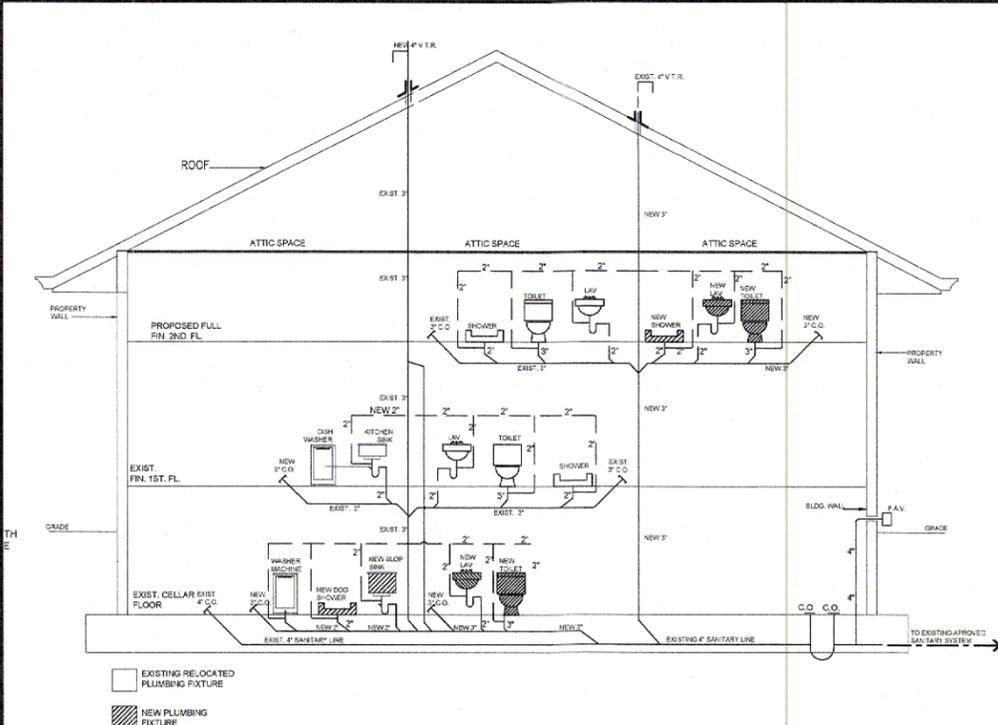
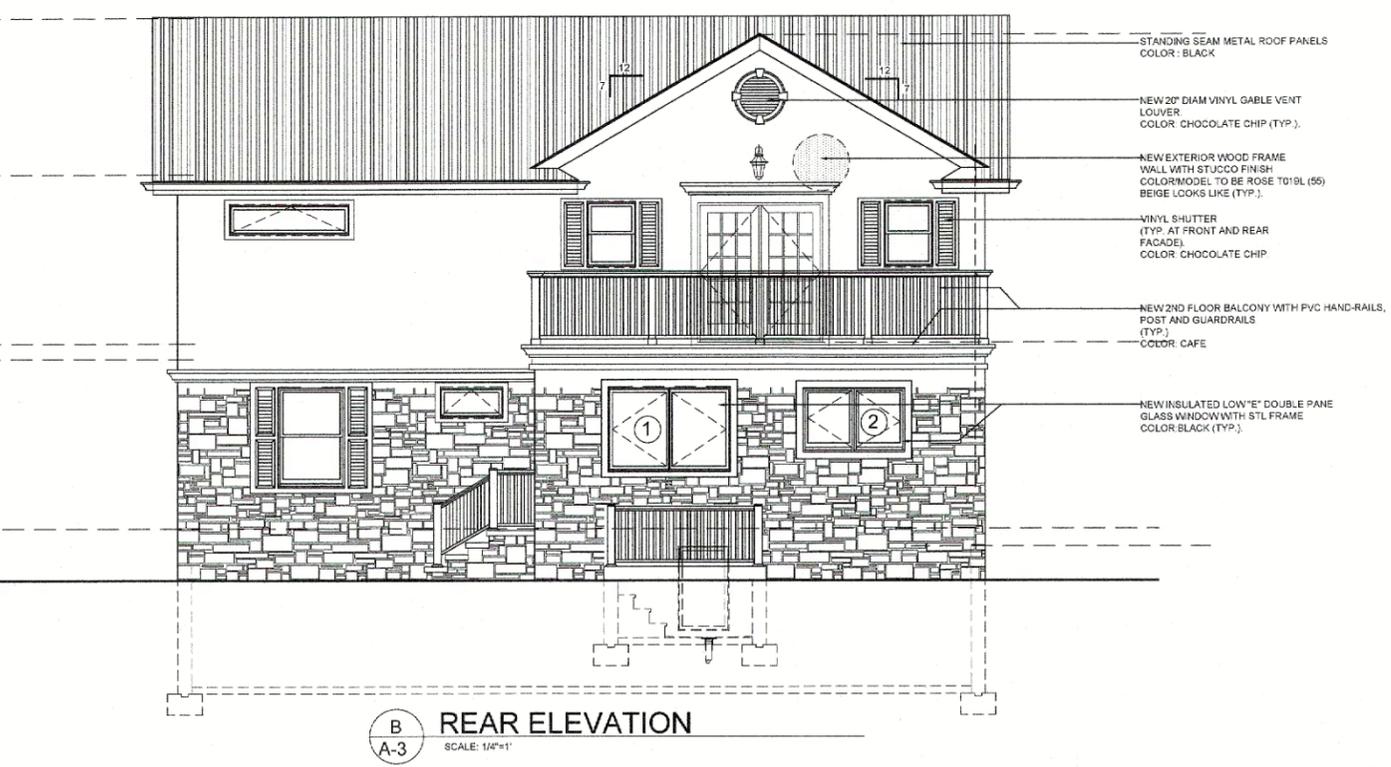
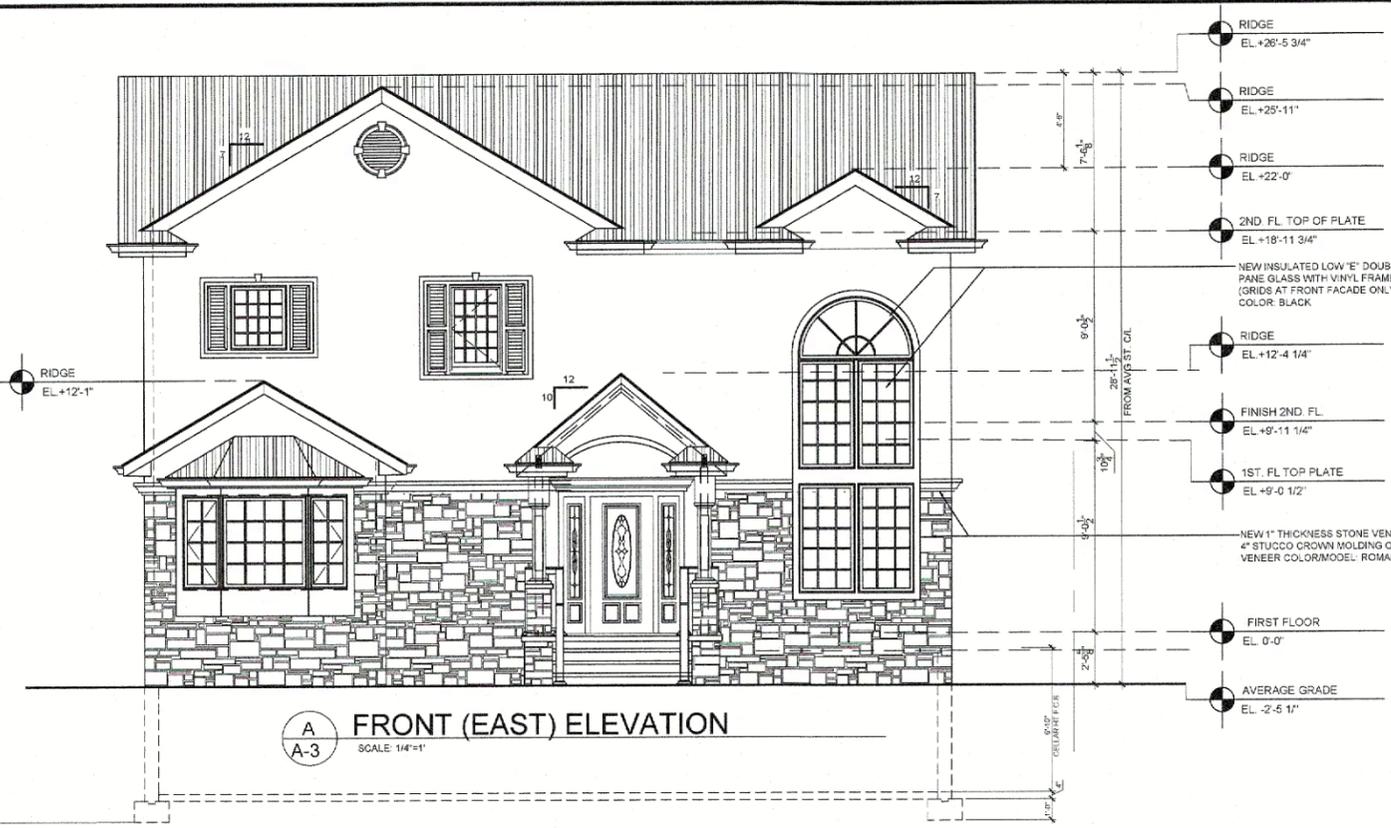
APPLICATION NO.

APPLICANT/OWNER
ANTHONY & DANIELS SIME
ADDRESS:
75 Cary Place
FREEPORT, N.Y. 11520
PHONE:
(631) 432-2153
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631) 704-6601

PROJECT TITLE
PROPOSED WD. FRAME WITH STUCCO FINISH ADDITION AND RENOV. TO 1-FAMILY RESIDENCE
75 CARY PLACE
FREEPORT, N.Y. 11520
SEC. 54 BLK 321 LOT 3

DRAWING TITLE
FRONT AND REAR ELEVATIONS, PLUMBING RISER DIAGRAM AND CONSTRUCTION DETAILS

DRAWN/DESIGN BY: MIGUEL RAMIREZ	DRAWING NO. A-3
CHECKED BY: FP	PROJECT NO. 6
DATE: DEC 2021	2021014
SCALE: AS SHOWN	9



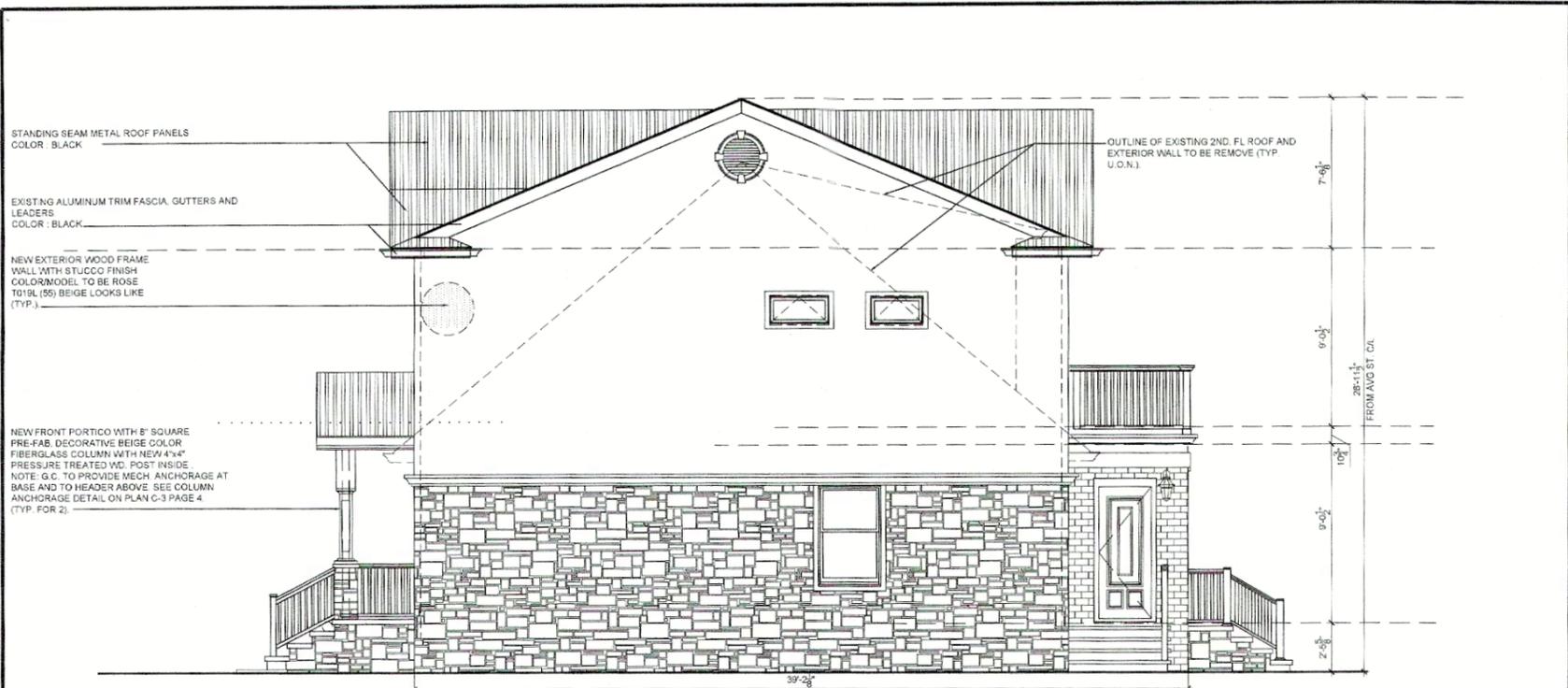
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
(PER TABLE R402.1.1)

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 FT.	10/13

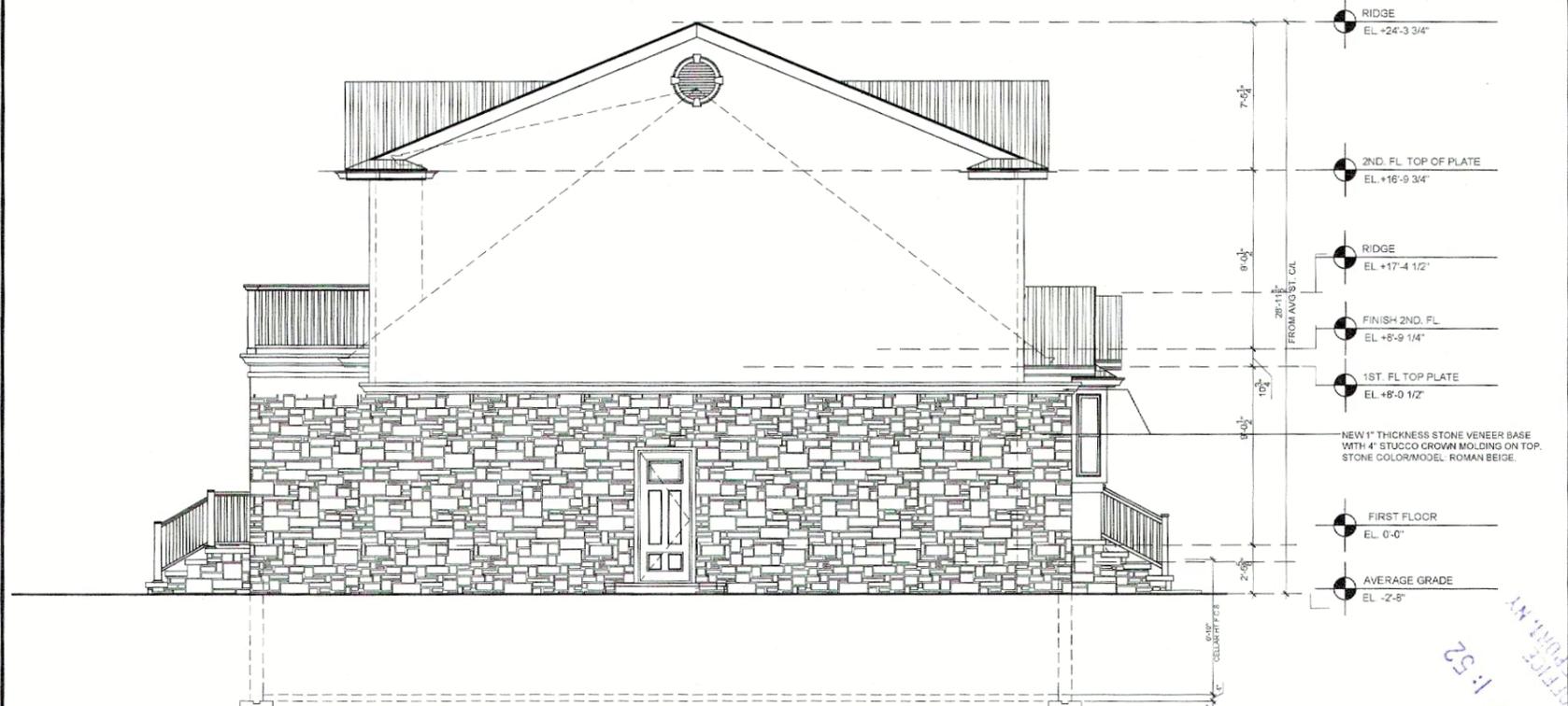
For S1 1 foot= 304.8mm.
a. R-Values are minimums. U-Factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2x6 cavity.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
d. R-5 shall be added to the required slab edge R-values for heated slabs.
e. There are no SHGC requirements in the Marine zone.
f. Or insulation sufficient to fill the framing cavity, R-19 minimum.
g. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulation sheathing is not required where structural sheathing is used.
If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

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RECEIVED



A RIGHT SIDE ELEVATION
SCALE: 1/4"=1'



B LEFT SIDE ELEVATION
SCALE: 1/4"=1'

STAIR/GUARDRAIL DETAIL SECTION 311, R312

(S) increased vertically from the sloped plane adjoining the tread string or from the floor surface of the landing or platform.

R311.5.3 Stair treads and risers.

R311.5.3.1 Rise height. The maximum rise height shall be 8 1/2 inches (215 mm). The rise shall be measured vertically between leading edges of the adjacent treads. The greatest rise height indicates a flight of treads shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.5.3.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the remaining projection of adjacent treads set at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall exceed the smallest by more than 1/8 inch (3.2 mm). Wider treads shall have a minimum tread depth of 10 inches (254 mm) measured as shown in a prior 12 inches (305 mm) from the side where the treads are narrower. Wider treads shall have a minimum tread depth of 10 inches (254 mm) in any case. Within any flight of stairs, the greatest wider tread depth at the 12 inch (305 mm) width line shall not exceed the smallest by more than 1/8 inch (3.2 mm).

R311.5.3.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than 3/8 inch (9.5 mm). A nosing section that is 1/2 inch (12.7 mm) wide and not more than 1/2 inch (12.7 mm) high shall be provided on stairways with solid treads. The greatest nosing projection shall not exceed the smallest nosing projection by more than 1/8 inch (3.2 mm) between two nosings, including the nosing at the level of those nosings. Rounding of nosing shall not exceed 1/8 inch (3.2 mm). Risers shall be vertical or sloped from the outside of the leading edge of the tread above at an angle not more than 30 degrees (1.65 radians) from the vertical. Open risers are permitted, provided that this opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exceptions:

- A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
- The opening between adjacent treads is not limited on treads with a total rise of 30 inches (762 mm) or less.

R311.5.4 Landings for stairways. There shall be a floor or landing at the top or bottom of each stairway.

Exception: A floor or landing is not required at the top of an exterior flight of stairs, provided a show does not project over the stairs.

A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.5.5 Stairway walking surfaces. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.5.6 Handrails. Handrails shall be provided on at least one side of each outdoor run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight to a point directly above the top riser of the flight in a point directly above lowest riser of the flight. Handrails shall be hand-rail or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrail.

Exceptions:

- Handrails shall be permitted to be interrupted by a newel post at the top.
- The use of a volute, urn, or similar ending or starting newel shall be allowed over the lowest tread.

R311.5.6.3 Handrail grip size. All required handrails shall be one of the following types or provide equivalent gripability:

- Type I: Handrails with a circular cross section shall have an outside diameter of at least 1 1/2 inches (38 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 5 1/2 inches (140 mm) in any direction across a section of dimension of 2 1/2 inches (64 mm).
- Type II: Handrails with a perimeter greater than 6 1/2 inches (165 mm) shall provide a protruding grip surface on both sides of the profile. The finger recess shall begin within a distance of 1/2 inch (12.7 mm) from the top edge of the profile and extend to a depth of at least 1/2 inch (12.7 mm) within 1/2 inch (12.7 mm) below the widest portion of the profile. This required depth shall commence at least 1/2 inch (12.7 mm) below the widest portion of the profile. The minimum width of the rail above the recess shall be 1/2 inch (12.7 mm) to a maximum of 2 1/2 inches (64 mm). Ridges shall have a maximum width of 0.63 inches (16 mm).

R311.5.7 Handrails on ramps. All stairs shall be provided with handrails in accordance with Section R309.6.

R311.5.8 Special stairways. Circular stairways, spiral stairways, winders and helical exterior stairways shall comply with all requirements of Section R311.5 except as specified below.

R311.5.8.1 Spiral stairways. Spiral stairways are permitted for interior use as a component of the means of egress for four buildings or less. Spiral stairways shall have a minimum width shall be 20 inches (508 mm) with each tread having a 7 1/2 inch (190 mm) minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9 1/2 inches (241 mm). A maximum headroom of 6 feet 6 inches (1982 mm) shall be provided. A spiral stair is not permitted to be the only means of egress from a story of a building.

R311.5.8.2 Helical and exterior stairways. Stairways serving buildings enclosed by part of the required building egress, providing access from the building grade level to the basement shall be exempt from the requirements of Section R311.5.8.1.3 where the maximum height from the basement finished floor level to grade adjacent to the stairway does not exceed 8 feet (244 mm), and the grade level adjoining the stairway is covered by a finished enclosure with lapped doors or other approved means.

R311.6 Ramps.

R311.6.1 Maximum slope. Ramps shall have a maximum slope of one unit vertical in eight units horizontal (12.5-percent slope).

R311.6.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

- At the top and bottom of ramps.
- Where doors open onto ramps.
- Where ramps change direction.

R311.6.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.6.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.6.3.2 Handrail grip size. Handrails on ramps shall comply with Section R311.5.6.3.

R311.6.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be rounded or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrail.

SECTION R312

R312.1 Guards required. Porches, balconies or raised floor enclosures located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. One side of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

Exceptions:

- The triangular openings formed by the stair, tread and bottom rail of a guard on the open side of a stairway are permitted to be of such a size that a sphere is unable (152 mm) to pass through.
- Openings for required guards on the sides of stair treads shall not allow a sphere 4 inches (102 mm) to pass through.

170° WOOD BALUSTERS (Ø 75" O. C. ON SIDES OF STAIRS TREADS SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH

TYPE I - HANDRAIL 1 1/2" MIN. AND NOT GREATER THAN 2" (IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION ON AT LEAST 4 INCHES (102mm) AND NOT GREATER THAN 6 INCHES (152mm) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 1 1/2 INCHES (38mm).

3/4" MIN 1 1/4" MAX. NOSING

3/4" WID LANDING

WOOD HEADER

12" GYP. BD W/ NAILER

HOUSING IN STRINGER

WEDGE

3/4" MIN 1 1/4" MAX NOSING

12" W/ STRINGER

1/2" W/ WOOD TREAD & RISER

HOUSING IN STRINGER

WEDGE

4" MAX

5" MAX

3" O" MIN.

HANDRAIL REQUIRED WITH 3 OR MORE RISERS.

2" O" BALUSTERS

STOOPS AND LANDING MUST BE ILLUMINATED

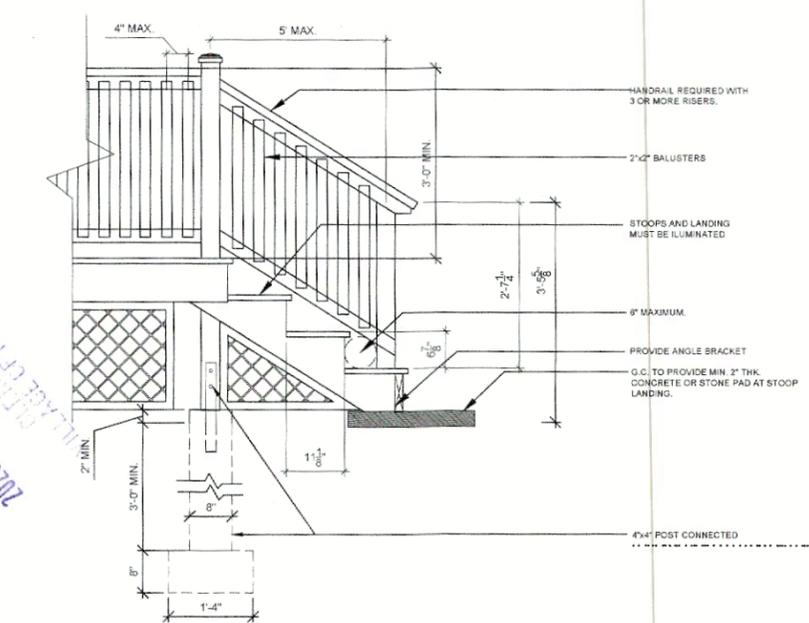
8" MAXIMUM.

PROVIDE ANGLE BRACKET

G.C. TO PROVIDE MIN. 2" THK. CONCRETE OR STONE PAD AT STOOP LANDING.

4"x4" POST CONNECTED

INTERIOR STAIRWAY DETAIL



STOOPS DETAIL

FRANCISCO PEREZ, PE
Professional Engineer
1503 91st. Street
North Bergen, NJ 07047
Phone: (201)908-9009
E-mail: fperez.eng@gmail.com

CONSULTANT

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RESIDENTIAL & COMMERCIAL DESIGN

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REVISIONS		
NO.	DATE	DESCRIPTION
1	01/2022	REVISED AS PER VILLAGE OF FREEPORT COMMENTS
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7	JULY /2023	REVISED AS BUILT

APPLICATION NO.

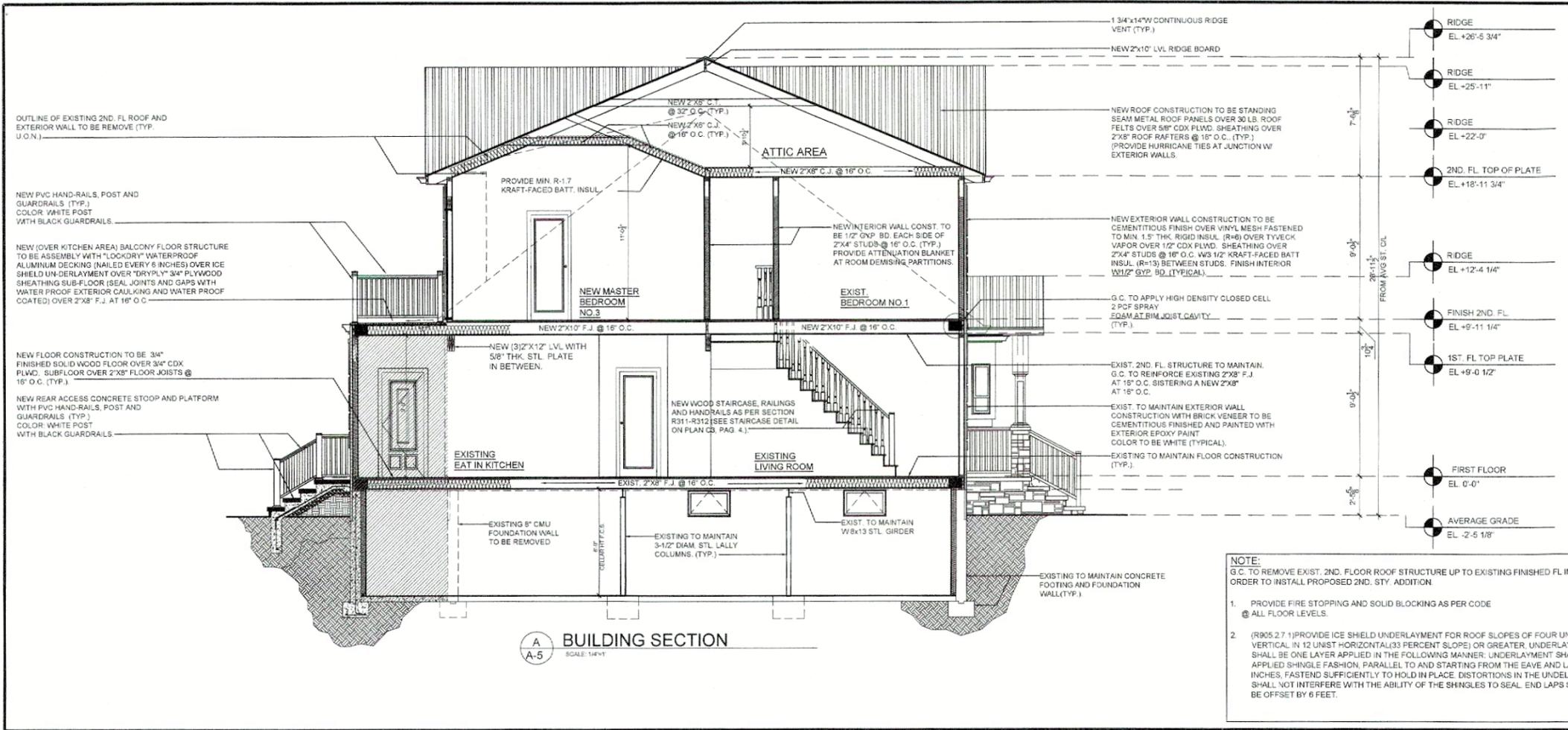
APPLICANT/OWNER
ANTHONY & DIANELIS SIME
ADDRESS:
75 Cary Place
FREEPORT, N.Y. 11520
PHONE:
(631)432-2153
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED WD. FRAME
WITH STUCCO FINISH
ADDITION AND RENOV.
TO 1-FAMILY RESIDENCE
75 CARY PLACE
FREEPORT, N.Y. 11520
SEC. 54 BLK 321 LOT 3

DRAWING TITLE
RIGHT AND LEFT SIDE
ELEVATIONS, STAIRWAY
AND GUARDRAILS CODE
REQUIREMENTS DETAILS

DRAWN/DESIGN BY: MIGUEL RAMIREZ	DRAWING NO. A-4
CHECKED BY: FP	PROJECT NO. 7
DATE: DEC 2021	SCALE: AS SHOWN
AS SHOWN	2021014
	9

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2023 AUG - 8 P. 1:52
MIGUEL RAMIREZ
MARDRAFTING@GMAIL.COM



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 2023 AUG - 8 P 1:53
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

NOTE:
 G.C. TO REMOVE EXIST. 2ND. FLOOR ROOF STRUCTURE UP TO EXISTING FINISHED FL IN ORDER TO INSTALL PROPOSED 2ND. STY. ADDITION.

1. PROVIDE FIRE STOPPING AND SOLID BLOCKING AS PER CODE @ ALL FLOOR LEVELS.
2. (R905.2.7.1) PROVIDE ICE SHIELD UNDERLAYMENT FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT SLOPE) OR GREATER. UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. FASTEN SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE OFFSET BY 6 FEET.

FRANCISCO PEREZ, PE
 Professional Engineer
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 Phone: (201)908-9009
 E-mail: fperez.eng@gmail.com



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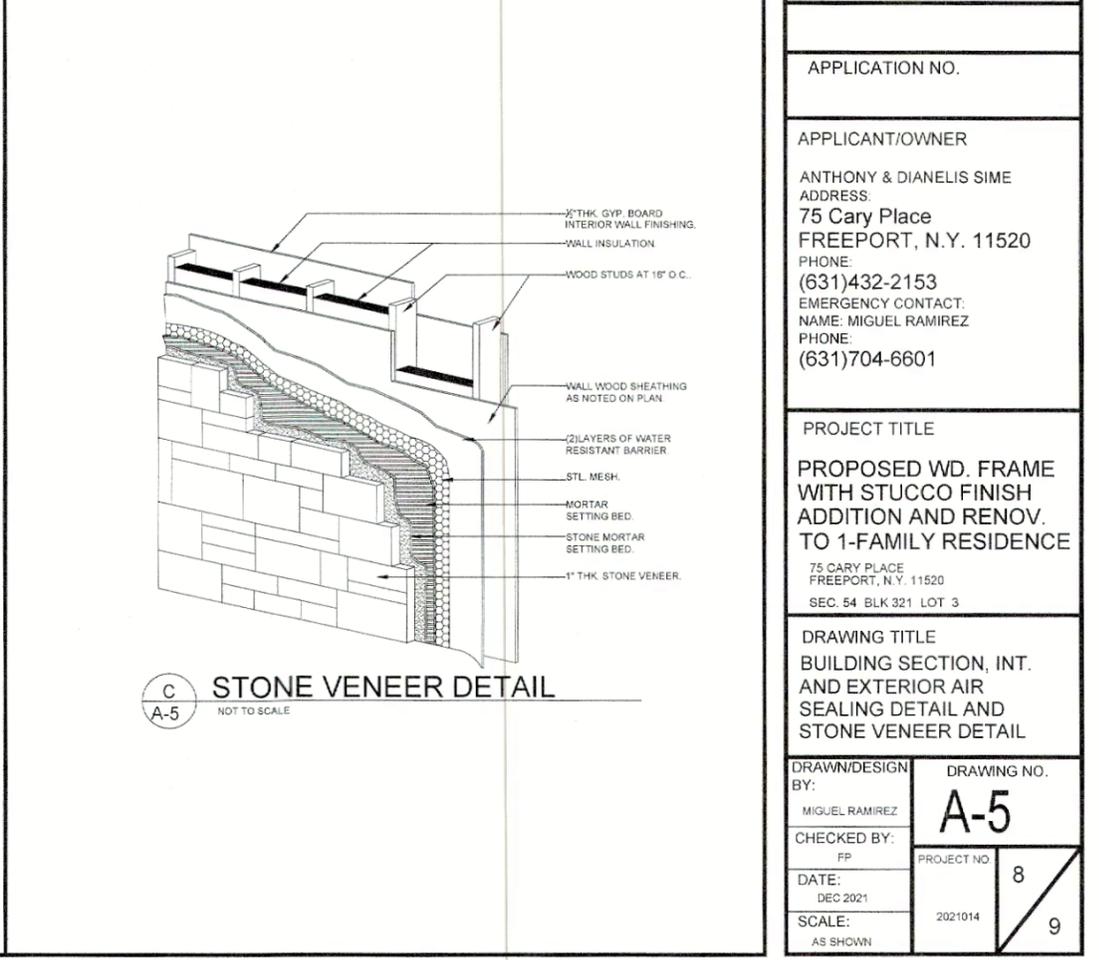
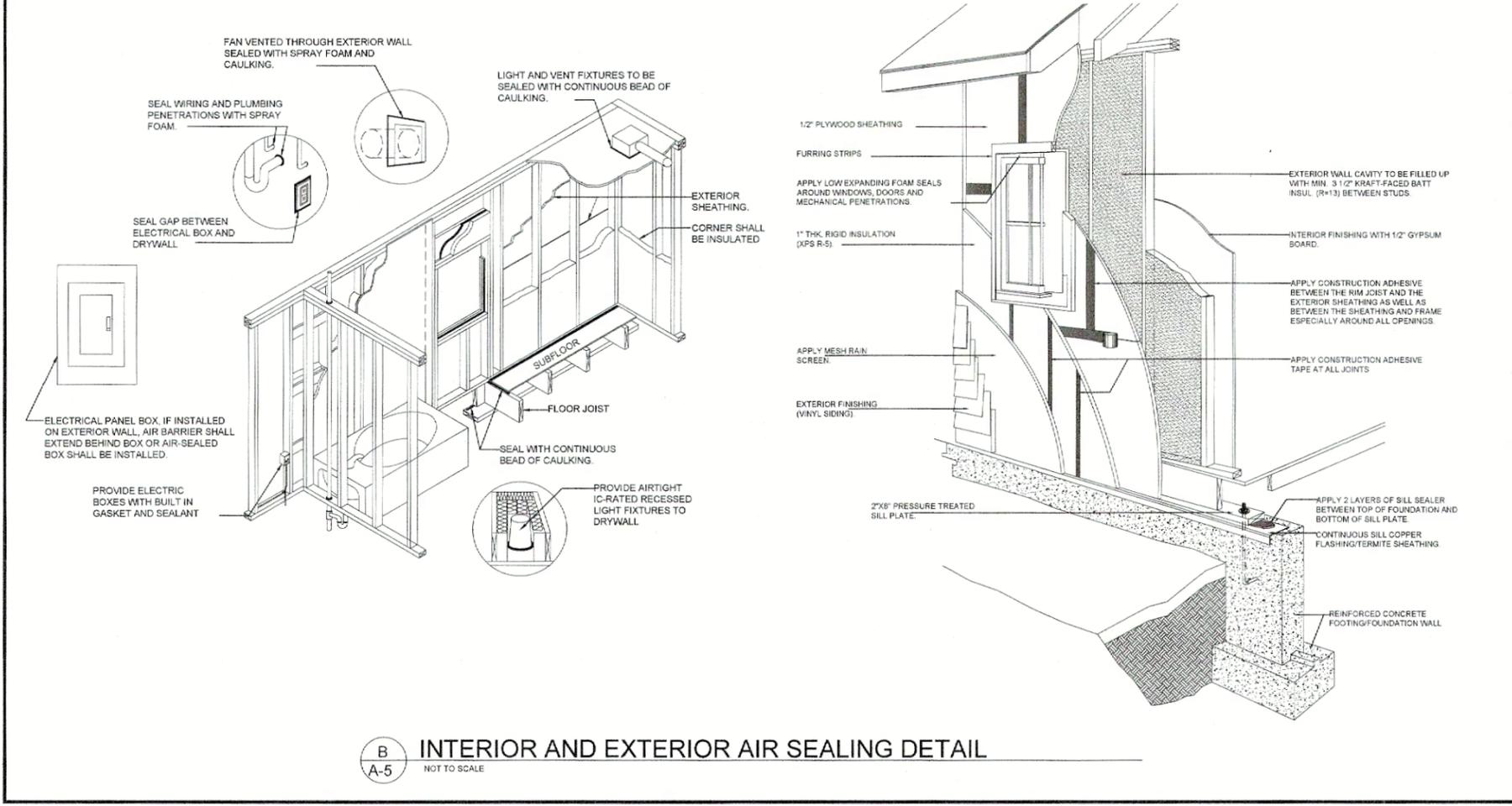
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 PHONE:
 (631)432-2153
 EMERGENCY CONTACT:
 NAME: MIGUEL RAMIREZ
 PHONE:
 (631)704-6601

PROJECT TITLE
 PROPOSED WD. FRAME WITH STUCCO FINISH ADDITION AND RENOV. TO 1-FAMILY RESIDENCE
 75 CARY PLACE
 FREEPORT, N.Y. 11520
 SEC. 54 BLK 321 LOT 3

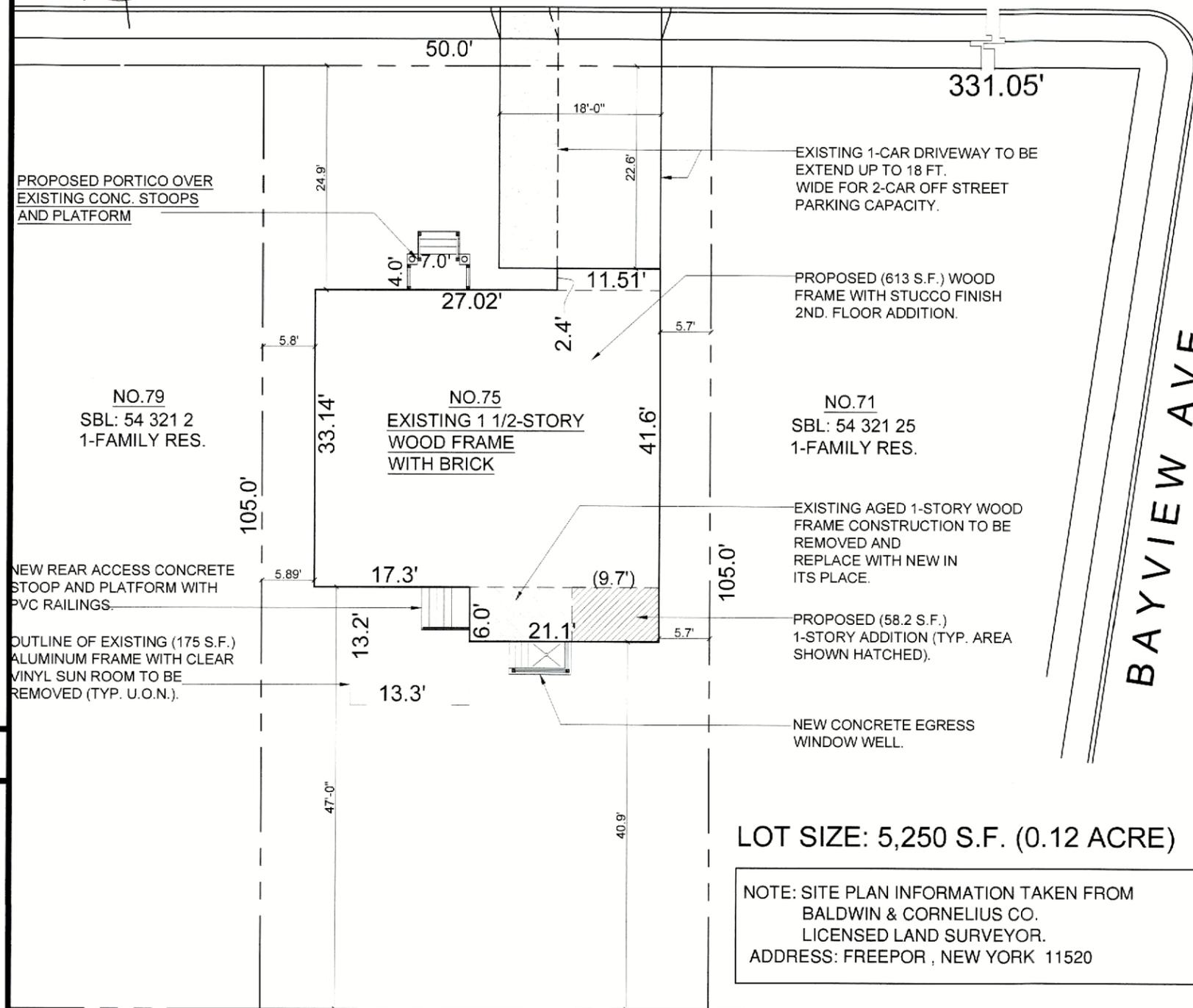
DRAWING TITLE
 BUILDING SECTION, INT. AND EXTERIOR AIR SEALING DETAIL AND STONE VENEER DETAIL

DRAWN/DESIGN BY: MIGUEL RAMIREZ	DRAWING NO. A-5
CHECKED BY: FP	PROJECT NO. 8
DATE: DEC 2021	SCALE: AS SHOWN
SCALE: AS SHOWN	9





CARY PLACE



PROPOSED PORTICO OVER EXISTING CONC. STOOPS AND PLATFORM

EXISTING 1-CAR DRIVEWAY TO BE EXTEND UP TO 18 FT. WIDE FOR 2-CAR OFF STREET PARKING CAPACITY.

PROPOSED (613 S.F.) WOOD FRAME WITH STUCCO FINISH 2ND. FLOOR ADDITION.

NO.79
SBL: 54 321 2
1-FAMILY RES.

NO.75
EXISTING 1 1/2-STORY
WOOD FRAME
WITH BRICK

NO.71
SBL: 54 321 25
1-FAMILY RES.

NEW REAR ACCESS CONCRETE STOOP AND PLATFORM WITH PVC RAILINGS.

EXISTING AGED 1-STORY WOOD FRAME CONSTRUCTION TO BE REMOVED AND REPLACE WITH NEW IN ITS PLACE.

OUTLINE OF EXISTING (175 S.F.) ALUMINUM FRAME WITH CLEAR VINYL SUN ROOM TO BE REMOVED (TYP. U.O.N.).

PROPOSED (58.2 S.F.) 1-STORY ADDITION (TYP. AREA SHOWN HATCHED).

NEW CONCRETE EGRESS WINDOW WELL.

LOT SIZE: 5,250 S.F. (0.12 ACRE)

NOTE: SITE PLAN INFORMATION TAKEN FROM BALDWIN & CORNELIUS CO. LICENSED LAND SURVEYOR. ADDRESS: FREEPOR, NEW YORK 11520

PLOT PLAN

SCALE: 1"=15'

ZONING CALCULATIONS

ZONING: PER VILLAGE OF FREEPORT
(ZONED: RES- "A")

BUILDING HEIGHT:
35' OR 3 STORIES MAX. HEIGHT)

BUILDING AREAS:

ATTACHED GARAGE: _____ EXISTING _____ 0 S.F. PROPOSED: 0 S.F.
CELLAR: _____ EXISTING 1,089 S.F. PROPOSED: 1,220 S.F.
CELLAR BATHROOM _____ EXISTING 0 S.F. PROPOSED: 61 S.F.
FIRST FLOOR: _____ EXISTING 1,373 S.F. PROPOSED: 1,435 S.F.
SECOND FLOOR: _____ EXISTING 664 S.F. PROPOSED: 1,277 S.F.

ROOFED OVER

PORCHES & DECKS: _____ EXISTING 175 S.F. PROPOSED: 28 S.F.

OPEN DECKS: _____ EXISTING 0 S.F. PROPOSED: 131 S.F. (BALCONY)

ACCESSORY STRUCTURES: _____ EXISTING 0 S.F. PROPOSED: 0 S.F.

INGROUND POOL: _____ EXISTING 0 S.F. PROPOSED: 0 S.F.

ABOVE GROUND POOL: _____ EXISTING 0 S.F. PROPOSED: 0 S.F.

TOTAL BUILDING AREA: _____ 2,801 S.F. (INCLUD. FIRST FL., SECOND FL., CELLAR BATHROOM, ACCESSORIES BUILDING AND SHEDS)

LOT COVERAGE: _____ 30% MAX.=5,250 x 0.30=1,575 S.F.

ACTUAL COVERAGE: _____ 1,463 < 1,575 S.F.= 28 %

(ACTUAL COVERAGE INCLUDES 1ST FL, PORCHES AND ACCESSORY STRUCTURES)

FRANCISCO PEREZ, PE

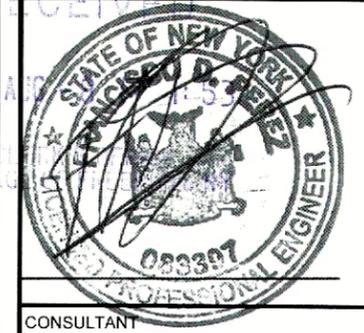
Professional Engineer

1503 91st. Street

North Bergen, NJ 07047

Phone: (201)908-9009

E-mail: fperez.eng@gmail.com



CONSULTANT



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REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

PROJECT TITLE

PROPOSED WD. FRAME WITH STUCCO FINISH ADDITION AND RENOV. TO 1-FAMILY RESIDENCE

75 CARY PLACE
FREEPORT, N.Y. 11520
SEC. 54 BLK 321 LOT 3

DRAWING TITLE

PROPOSED SITE PLAN

DRAWN/DESIGN

BY:

MIGUEL RAMIREZ

CHECKED BY:

FP

DATE:

DEC 2021

SCALE:

AS SHOWN

DRAWING NO.

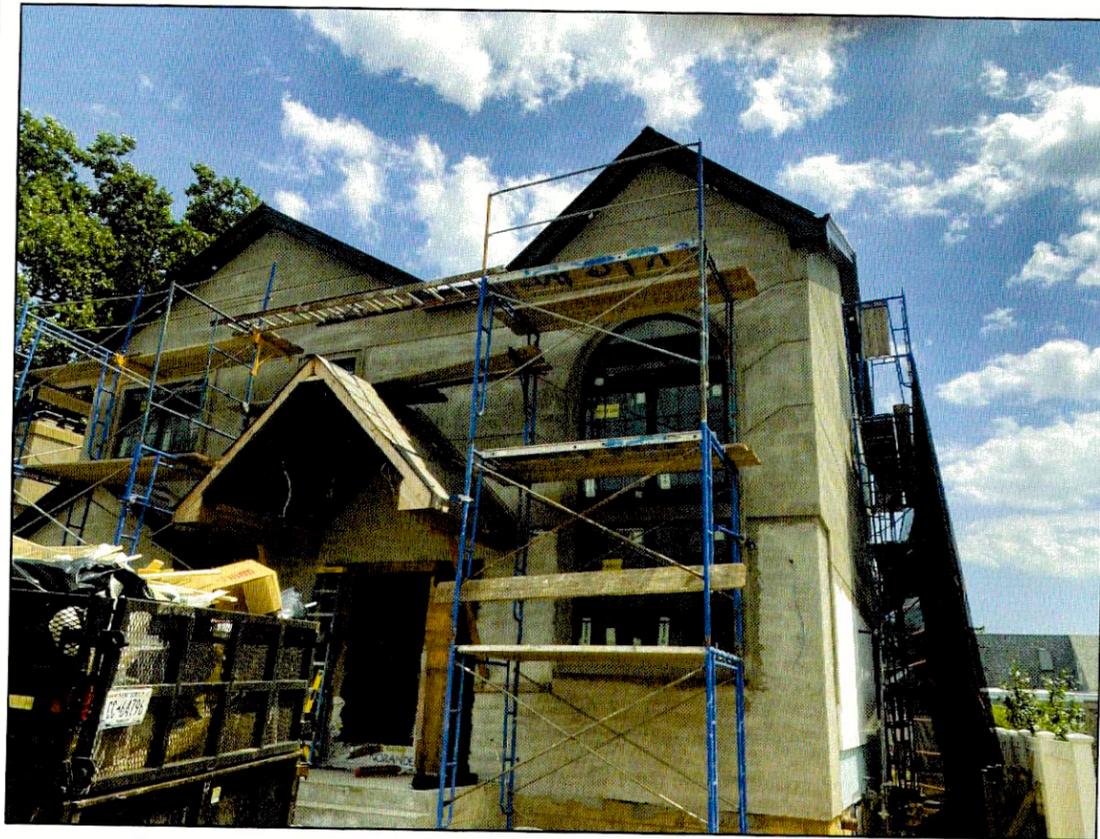
SP-1

PROJECT NO.

1

2021014

1



1.-EXISTING FRONT FACADE (NORTH-WEST)



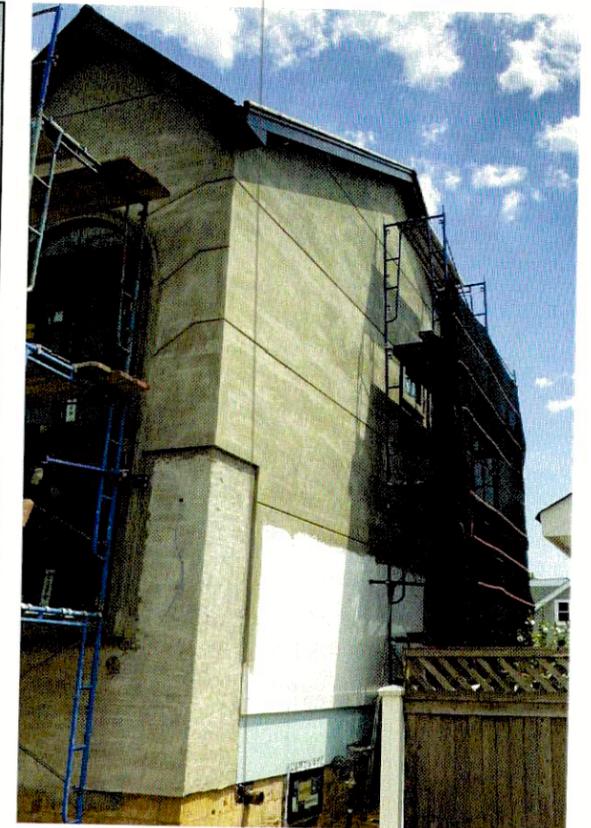
2.-EXISTING FRONT FACADE (NORTH-EAST)



3.-EXISTING LEFT SIDE FACADE (EAST SIDE)



4.-EXISTING REAR FACADE (SOUTH SIDE)



5.-EXISTING RIGHT SIDE FACADE (WEST SIDE)

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2017 JUN 29 10 43 AM
SUBJECT PROPERTY
PICTURES.NY



71 CARY PLACE



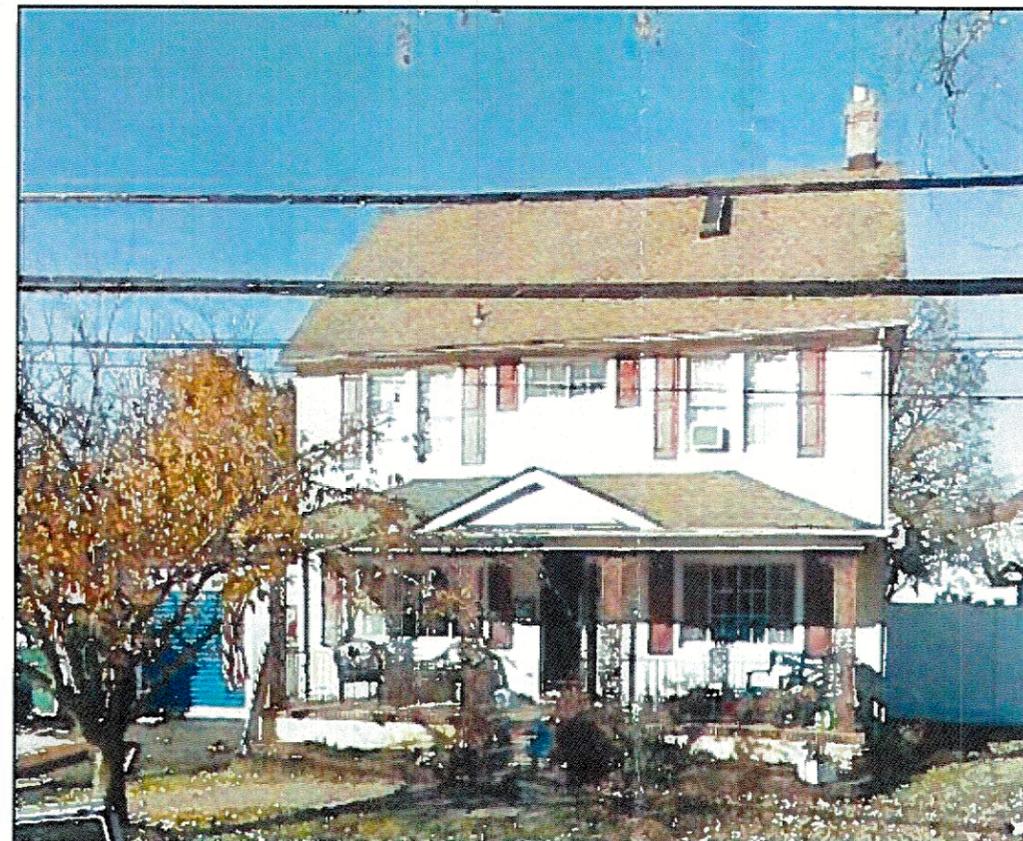
75 CARY PLACE (SUBJECT PROPERTY)



79 CARY PLACE



32 CARY PLACE



30 CARY PLACE



22 CARY PLACE

RECEIVED
2022 APR 12 P 3 01
CLERK'S OFFICE
VILLAGE OF T. HEMPST. NY

Application Date: 8/9/2023
Fees Paid: \$ 225.00

SP# 3658

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 766 GUY LOMBARDO AVE ZONING DISTRICT RES-A
SECTION 62 BLOCK 102 LOT 804 LOT SIZE: 7,500 S.F.

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>MARCELO KOHAN, RA</u>			Name: <u>RUDY GAMMO</u>
Address: <u>2963 HOLIDAY PARK DR.,</u> <u>FREEPORT, NY 11566</u>			Address: <u>30320 ROSEMOND DR.,</u> <u>Franklin, Michigan 48025</u>
Telephone #: <u>516-378-2178</u>			Telephone #: <u>248-563-7393</u>

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

Present Land Use: _____ Proposed Land Use: _____

Description of Proposed Work: - ADDITION OF BALCONIES AT REAR OF BLDG.
- ROOF EXTENSION AT REAR
- NEW FRONT STOOP TO REPLACE EXISTING

I request a preliminary meeting: YES NO

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

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

YES NO

[Signature]
APPLICANT'S SIGNATURE

Sworn to before me this 8TH
day of AUGUST, 2023

Peggy M. Lester
Notary Public

PEGGY M. LESTER

Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025

DATE

8/8/2023

Property Owner's Consent:

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

[Signature]
PROPERTY OWNER'S SIGNATURE

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

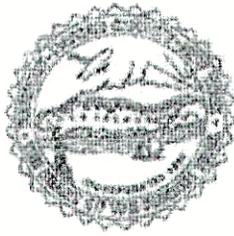
[Signature]
Notary Public

DATE
BRITTNEY ROSE SADRO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Nov. 01, 2026
Acting in the County of Oakland



FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 17, 2023

Rudy Gammo

RE: 766 Guy Lombardo Ave, Freeport, NY

Zoning District: Res A Sec 62 Blk 102 Lot 804

Building Permit Application #20233367

Description: Addition of balconies at 1st & 2nd floor rear of building, New front stoop, Roof extension at rear.

Dear Sir/Madam:

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

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

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

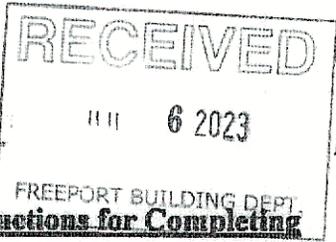
If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-2300.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No X



617.20
Appendix B
Short Environmental Assessment Form

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: <p style="text-align: center; font-size: 1.2em;">GAMMO'S RESIDENCE</p>							
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">766 GUY LOMBARDO AVE, FREEPORT, N.Y., 11520</p>							
Brief Description of Proposed Action: <ul style="list-style-type: none"> - ADDITION OF BALCONIES AT REAR - EXTENSION OF ROOF AT REAR - REPLACEMENT OF FRONT STOOP. 							
Name of Applicant or Sponsor: <p style="font-size: 1.2em;">MARCELO KOHAN, RA</p>		Telephone: <p style="font-size: 1.2em;">516-378-2178</p>					
Address: <p style="font-size: 1.2em;">2963 HOLIDAY PARK DR.</p>		E-Mail: <p style="font-size: 1.2em;">MARK@DEARGENTDESIGN.COM</p>					
City/PO: <p style="font-size: 1.2em;">MERRICK</p>		State: <p style="font-size: 1.2em;">NY</p>	Zip Code: <p style="font-size: 1.2em;">11566</p>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50px;">NO</td> <td style="width: 50px;">YES</td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50px;">NO</td> <td style="width: 50px;">YES</td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
3.a. Total acreage of the site of the proposed action?		.17 acres					
b. Total acreage to be physically disturbed?		- acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		- acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

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JUL 16 2005
 FREEPORT BUILDING DEPT.

5. Is the proposed action, a. Permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____ <u>NOT APPLICABLE. WORK IS OUTSIDE OF THE HOUSE</u>	NO	YES	
	<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: _____ <u>NOT APPLICABLE</u>	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>EXISTING LEADERS (1ST FLOOR ONLY)</u>			

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FREEMPORT BUILDING DEPT.

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>MARCELO KOHAN, RA</u> Date: <u>5/25/23</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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RECEIVED JUL 6 2023		No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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

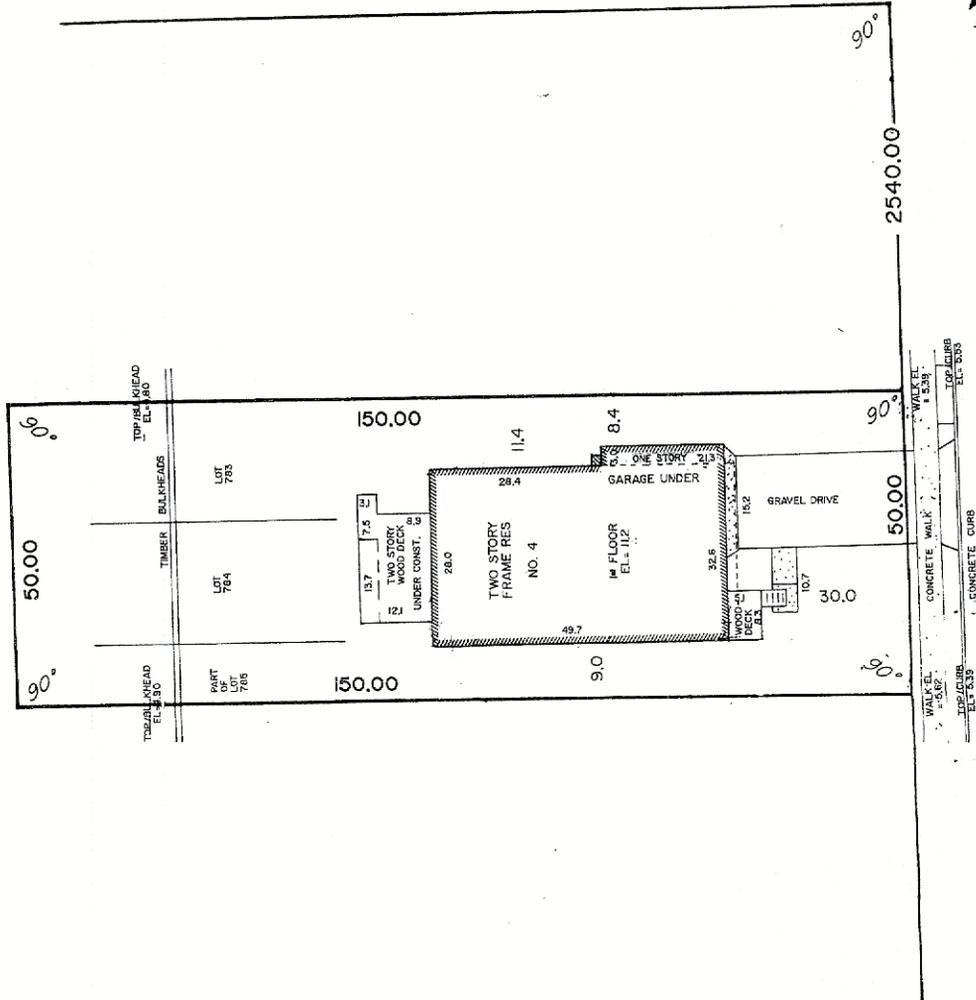
LOT NUMBERS SHOWN REFER TO
 MAP OF FREEPORT GABLES, NASSAU
 COUNTY CASE NO. 3657

766 Guy Lombardo Av

TITLE NO. 610N590

WOODCLEFT BAY

FRONT STREET



766 GUY LOMBARDO AVENUE
 ELEV. 5.95

ELEVATIONS SHOWN ARE GROUNDED
 OF FREEPORT VILLAGE DATUM

FINAL SURVEY SEPT. 3 1986
 FOUNDATION LOCATION DECEMBER 10, 1985
 PROPOSED PLOT PLAN AUGUST 7, 1985

RECORD DESCRIPTIONS NOT FURNISHED
 FOR USE IN PREPARING THIS SURVEY

TITLE SURVEY OF PROPERTY AT
FREEPORT
Nassau County, L.I., New York

CERTIFIED COPIES ARE ON FILE WITH AND GUARANTEED TO:
 TOWN OF HEMPSTEAD VILLAGE OF FREEPORT
 FIRST AMERICAN TITLE INS. CO. OF N.Y.
 FIDELITY NEW YORK

FOR
Frederic Associates

The New York Land Survey Co. (p. c.)

300 OLD COUNTY
 110 HIGHLAND AVE.
 7751 SUNRISE HWY. 11257
 5181 889-1957

NEW YORK CITY
 100 WILLIAMS BRIDGE
 30 CONSOLEA STREET 11211
 12121 384-1808

File No. **15075-D** Date **Dec 28, 1984**

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF SUBD. 3 SEC 1309 OF THE N.Y.S. EDUCATION LAW

PREPARED IN ACCORDANCE WITH THE UNIFORM CODE OF PRACTICE FOR THE PREPARATION OF TITLE SURVEYS AS APPROVED AND ADOPTED BY THE NEW YORK STATE LAND TITLE ASSOCIATION ON JUNE 7, 1972



August 8th, 2023

To: Village of Freeport
Municipal Building
46 North Ocean Ave., Freeport, NY, 1520

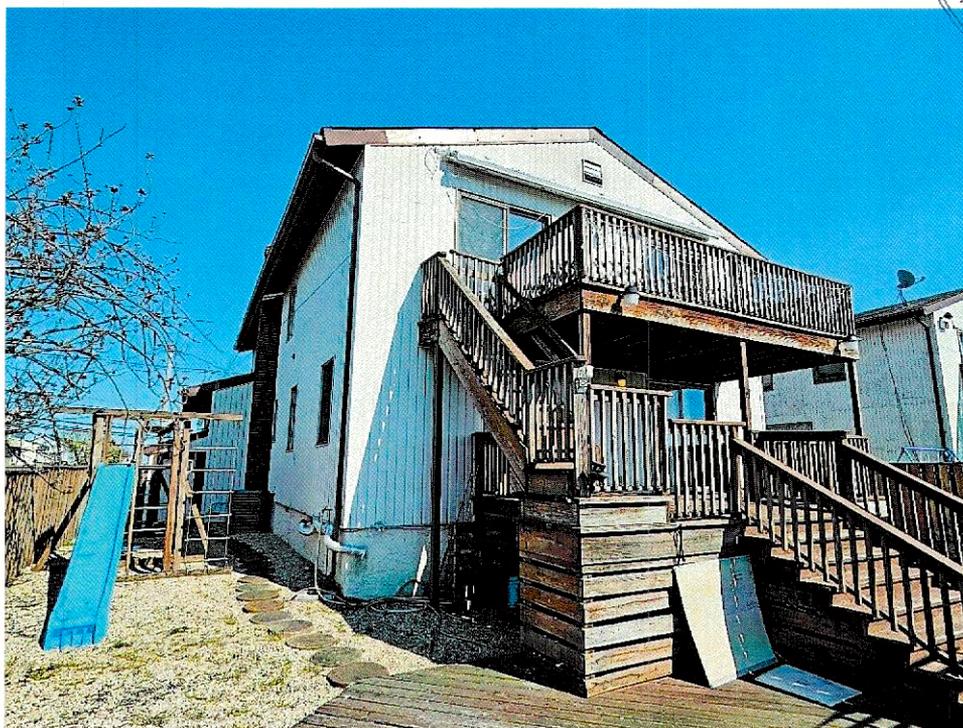
RE: Pictures of the existing (2) story residence.
766 Guy Lombardo Ave, Freeport, NY, 11520



766 Guy Lombardo, Freeport, NY, 11520



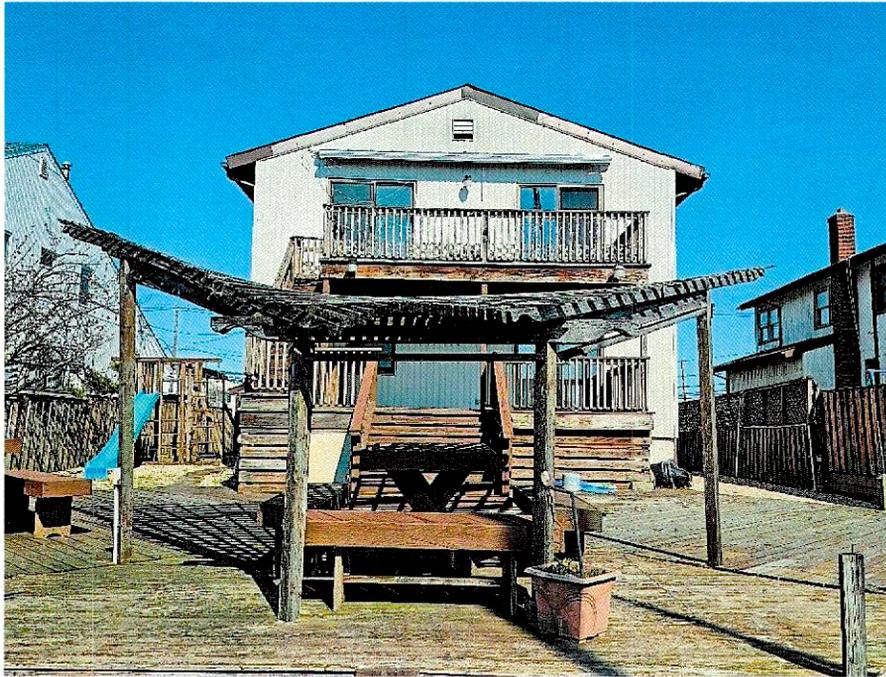
FRONT ELEVATION



SIDE ELEVATION



766 Guy Lombardo Ave., Freeport, NY, 11520



REAR ELEVATION



SIDE ELEVATION



766 Guy Lombardo Ave, Freeport, NY, 11520



NEIGHBORING HOUSES



766 Guy Lombardo Ave, Freeport, NY, 11520



NEIGHBORING HOUSES



HOME OUR STORY PRODUCTS REQUEST SAMPLES PROJECTS REQUEST A QUOTE RESOURCES

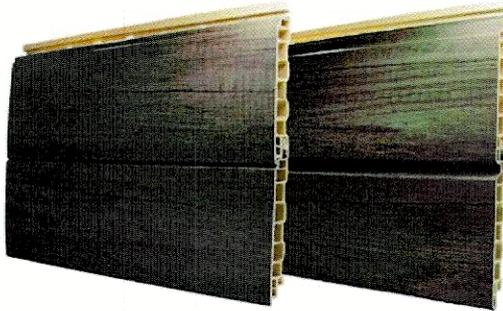
Exterior cladding that is stylish and modern

SAGIWALL provides quality covering solutions for all types of building structures, from your family home to large scale commercial projects.

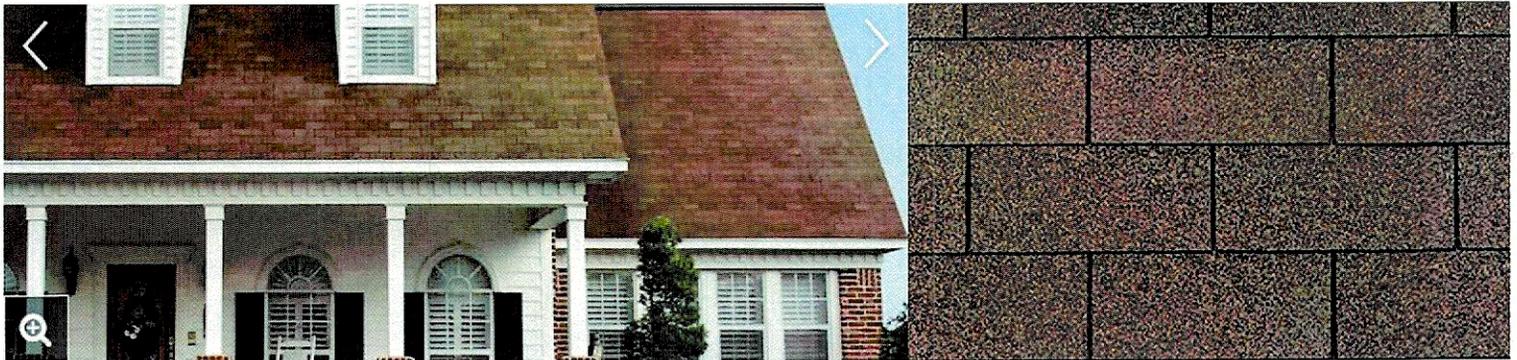
SAGIWALL has been specifically designed for exterior use providing unique solutions which fulfil the most demanding requirements of the architectural and construction sectors.

Available in two profiles: SAGIWALL Channels with 1 cm of separation and SAGIWALL V-Groove with a 4mm separation. Panels and trims come in standard 12ft and 19ft lengths.

A variety of realistic wood tones, RAIS (European Color Chart) and metallic finishes providing a wide range of aesthetic alternatives from classic to contemporary and rustic to urban.



ALUM. SIDING, BY SAGIPER NORTHAMERICA; COLOR: BRAZILIAN REDWOOD (or similar)



ASPHALT SHINGLES, BY OWENS CORNING; COLOR: AUTUMN BROWN (or similar)



WHERE TO BUY

ORDER SAMPLES

FIND A BUILDER

LITERATURE

SIGN UP



Products ▾

Ideas ▾

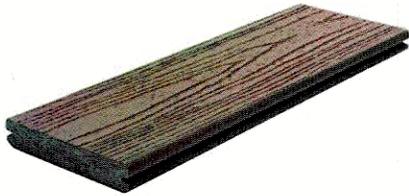
Why Trex ▾

Start Your Project ▾

Shop Trex ▾

Decking / Transcend® / Lava Rock

SHARE    



Trex Transcend® Composite Decking Sample in Lava Rock

SKU: LRT90000 | 12 Inch Composite Deck Board Sample

Featuring rich reddish-black undertones, Lava Rock looks and feels like magnificent redwood, with its true-to-nature vibrancy and realistic grain pattern.

FREE SHIPPING

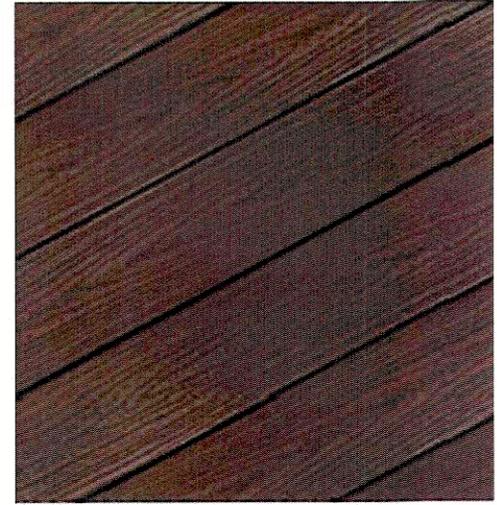
\$5.00

Color: Lava Rock

PREMIUM TROPICALS

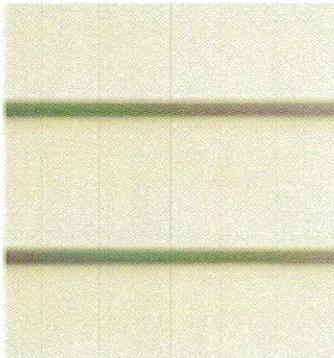


CLASSIC EARTH TONES



**COMPOSITE DECKING, BY TREX; COLOR: LAVA ROCK
(or similar)**

Certainteed brand (Wolverine American Legend)
Double 4" Woodgrain Clapboard
Shade : Desert Tan



DESERT TAN

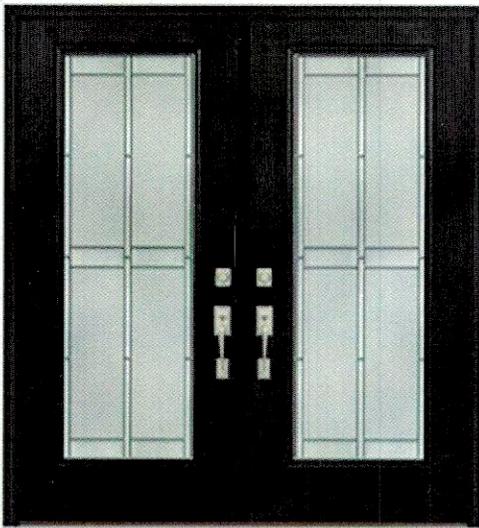
**VINYL SIDING, BY CERTAINTEED; COLOR: DESERT TAN
(or similar)**



MCI

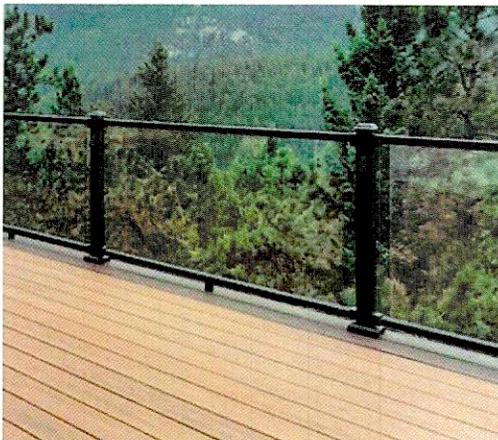
Golden White Ledger Panel 6 in. x 24 in. Natural Quartzite Floor and Wall Tile (4 sq. ft./case)

STONE PANEL, BY MCI STONE; COLOR: GOLDEN WHITE VENEER



OUTSIDE VIEW

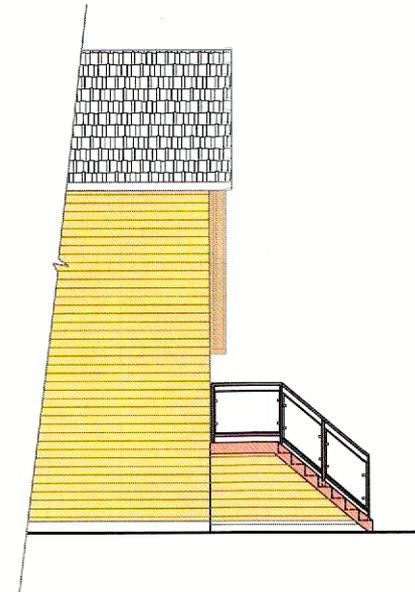
ENTRY DOOR, BY MIKITA DOORS; FRAME COLOR: BRONZE



**ALUMINUM-GLASS RAILING, BY DECKS DIRECT, COLOR: BRONZE
(or similar)**



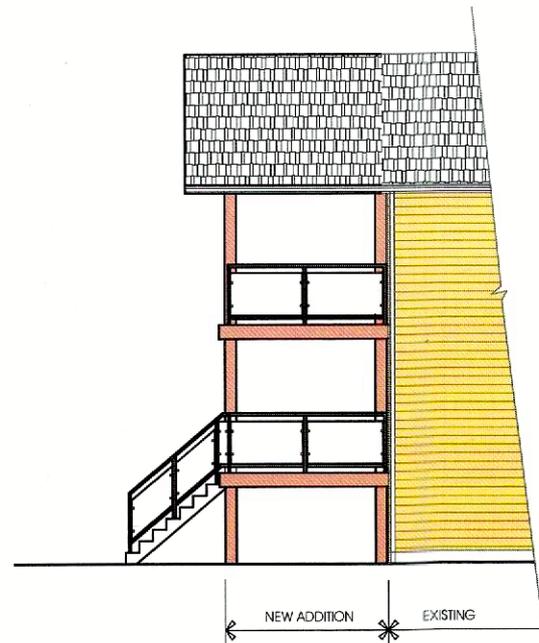
Proposed Front Elevation



Partial Right Side Elevation



Proposed Rear Elevation



Partial Left Side Elevation

GAMMO'S RESIDENCE

766 Guy Lombardo Ave., Freeport, NY, 11520

Delargent Design Architecture, PC

2963 Holiday Park Drive
Merrick, New York, 11566

Phone: 516.378.2178
Email: mak@delargentdesign.com



CONSULTANTS

AVA ENGINEERING, PC
188 COMMACK ROAD, SUITE 4882, COMMACK, NY 11725
TELEPHONE: 609.397.0000

DOB APPROVAL

2023 AUG - 9 A

PROJECT INFORMATION

Existing Two (2) Story Residence

766 Guy Lombardo Ave,
Freeport, NY, 11520

SECTION: 62
BLOCK: 102
TAX LOT(S): 804

SUBMISSIONS

No.	DATE	DESCRIPTION
	5/15/23	FOR DOB FILING

PROJECT NO: 2309

CAD DWG FILE:

DATE: 5/23/2023

DRAWN BY: JFK / MAK

SHEET TITLE

Site Plan /
Zoning Information

SHEET NUMBER PAGE NO.

SP-001.00 1 of -

PERMIT NUMBER

20233367

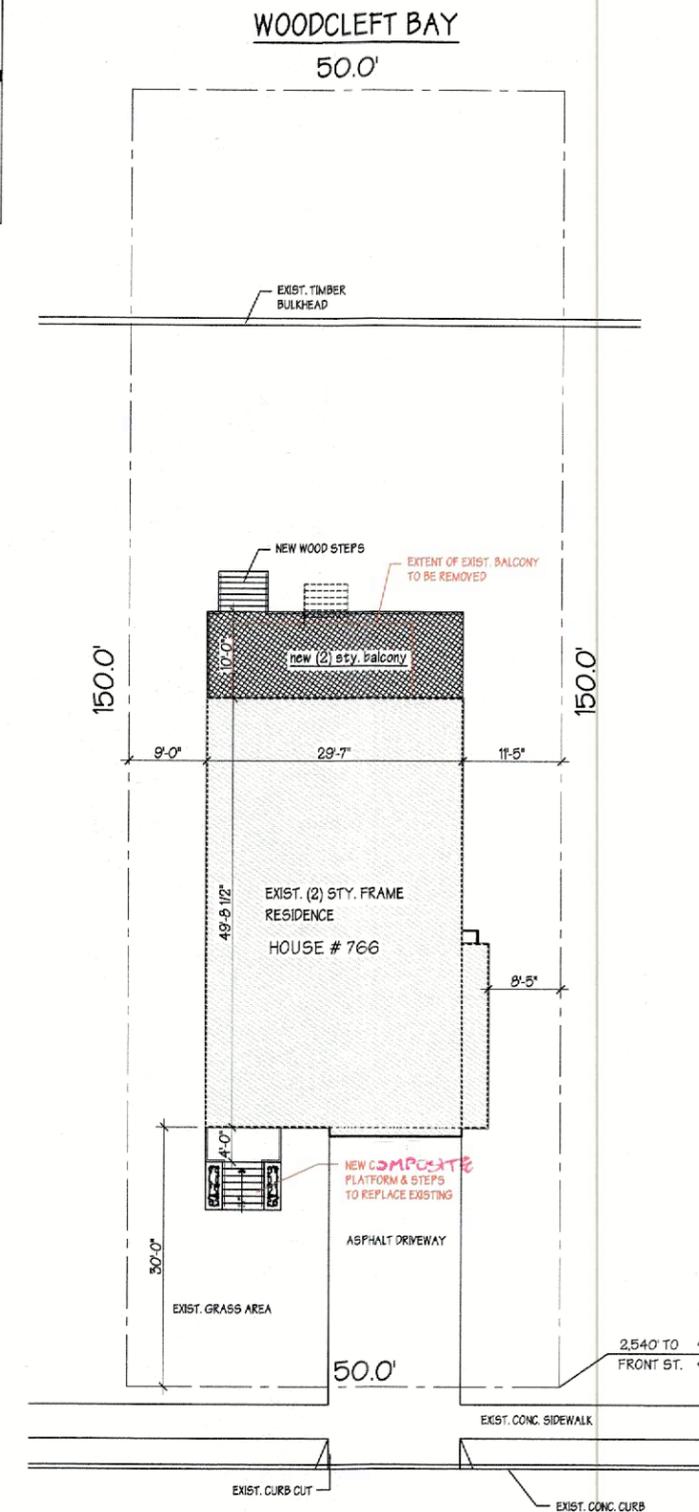
ZONING CALCULATIONS EXISTING SINGLE FAMILY RESIDENCE		
	LOT AREA =	7,500 S.F.
SEC. 210-39	MAX. BLDG. HEIGHT; SKY EXPOSURE PLANE ACTUAL BLDG. HEIGHT =	(3) STORIES; 35' (2) STORIES; + 27'-6" < 35' OK
SEC. 210-40	MIN. LOT AREA; STREET FRONTAGE; LOT WIDTH ACTUAL LOT AREA; STREET FRONTAGE; LOT WIDTH	5,000 S.F.; 50' 10,006 S.F.; 42.06' MIN. EXISTING / NO CHANGE
SEC. 210-41	MAX. LOT COVERAGE; FLOOR AREA RATIO ACTUAL LOT COVERAGE = ACTUAL FLOOR AREA = ACTUAL FLOOR AREA RATIO =	30% + 10% FOR ACCESSORY BLDG.; 50% OF LOT AREA 1,448 SF + 400 SF (GARAGE) + 100 (SHED) = 1,642 SF = 14.5% < 30% OK 1,142 SF (1ST FL) + 672 SF (2ND FL) + 168 (ATTIC) = 1,982 SF 1,982 SF x 100 / 11,149 = 17.8% < 50% OK
SEC. 210-42	MINIMUM FLOOR AREA = ACTUAL FLOOR AREA =	800 SF PER DWELLING UNIT 1,142 SF (1 DWELLING), 840 SF (2ND DWELLING) OK
SEC. 210-43	MINIMUM REQUIRED YARDS = ACTUAL SIDE YARDS = 8'-5" + 8'-5" =	F.Y. = 20'; R.Y. = 20% MIN OF LOT DEPTH; S.Y. = 5' EA MIN. (25% LOT WIDTH MIN.) 16'-10" (EXIST.) OK

ZONING DATA	
ZONE	RES. DISTRICT 'A'
TOWN	VILLAGE OF FREEPORT
SECTION	62
BLOCK	102
LOT (s)	804
HOUSE#	766

SCOPE OF WORK

- EXTERIOR ALTERATIONS.
- ADDITION OF A 2 TIER BALCONY AT REAR.
- NEW ENTRY PLATFORM

NOTE:
EXISTING SITE AND RESIDENCE'S DIMENSIONS ARE BASED ON SURVEY PREPARED BY: 'THE NY LAND SURVEY CO', ON SURVEY DATED 12/28/84

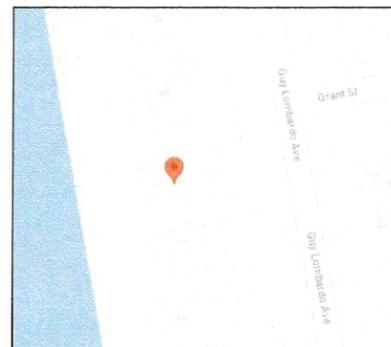
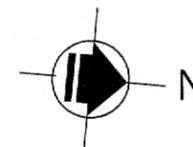


GUY LOMBARDO AVE.
ASPHALT PAVEMENT

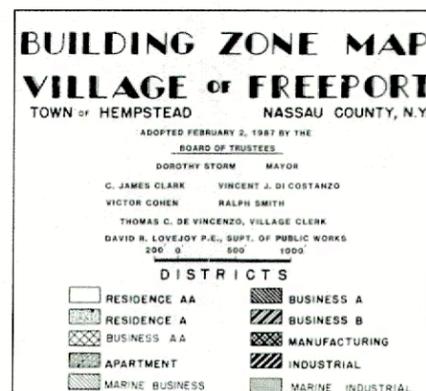
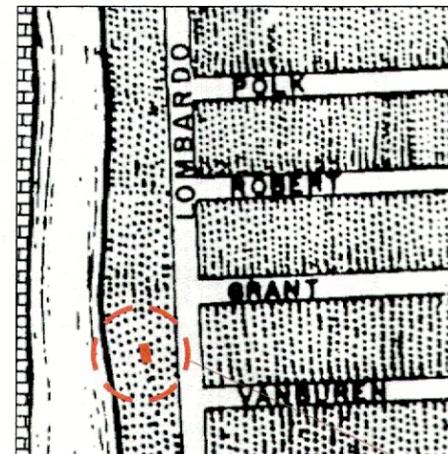


Site Plan

Scale: 1" = 10'



Block Diagram
Not To Scale



Zoning Map
Not To Scale



Existing Residence
Not To Scale



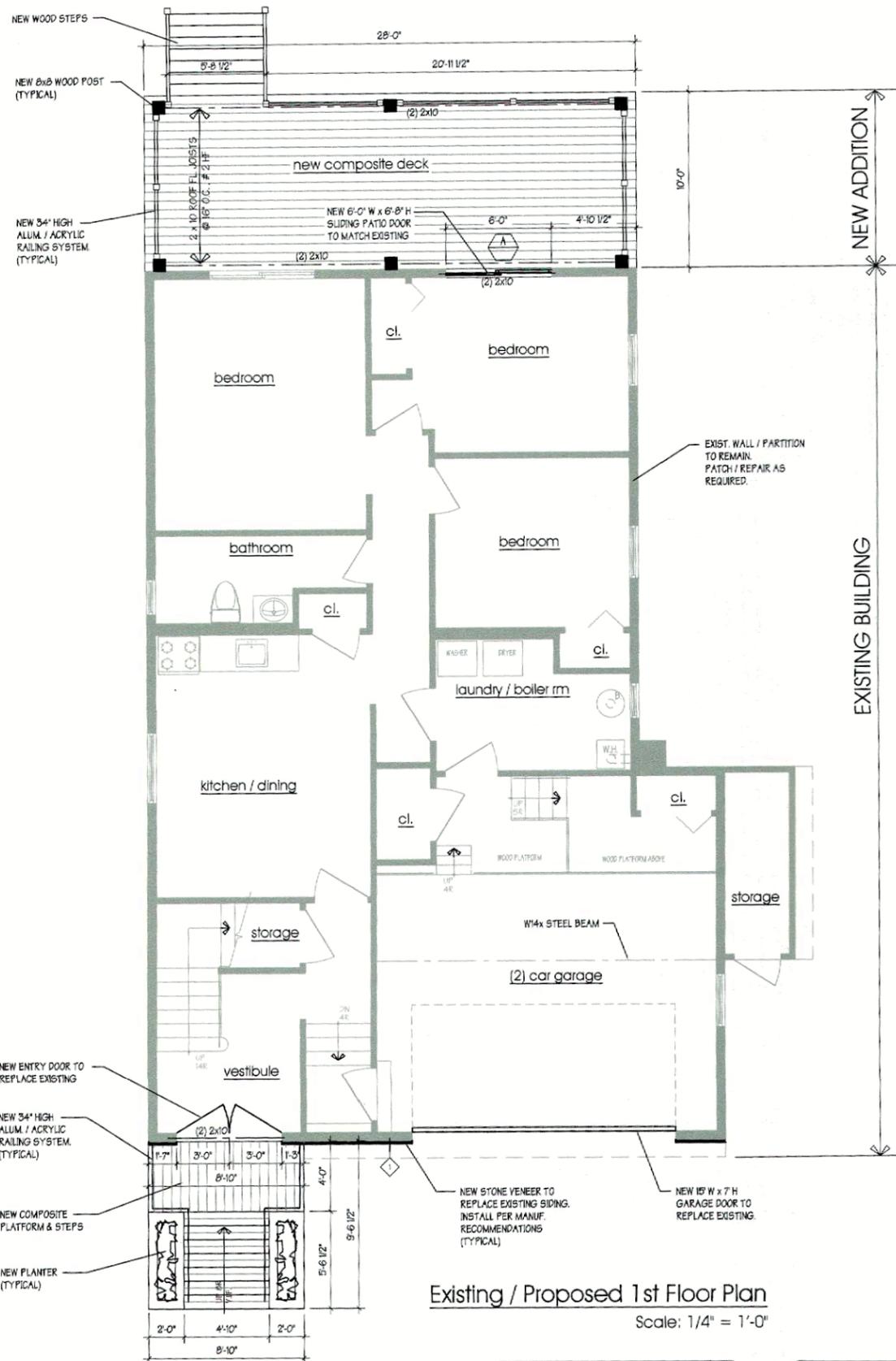
CONSULTANTS
AVA ENGINEERING, PC
185 COMMACK RD. SUITE 402 COMMACK, NY 11738
TELEPHONE: 609.337.9999

DOB APPROVAL
2023

PROJECT INFORMATION
Existing Two (2) Story Residence
766 Guy Lombardo Ave,
Freeport, NY, 11520
SECTION: 62
BLOCK: 102
TAX LOT(S): 804

SUBMISSIONS		
No.	DATE	DESCRIPTION
1	6/15/23	FOR DOB FILING

PROJECT NO: 2309
CAD DWS FILE:
DATE: 5/23/2023
DRAWN BY: MAK
SHEET TITLE
Existing / Proposed 1st & 2nd, Floor Plans
SHEET NUMBER: **A-001.00** PAGE NO: 5 of
PERMIT NUMBER: **20233367**



Existing / Proposed 1st Floor Plan
Scale: 1/4" = 1'-0"

NOTES:

PLANS WERE CREATED BASED UPON THE AVAILABLE INFORMATION OBTAINED, AND THE EXISTING CONDITIONS OF THE VISIBLE SURFACES ONLY AT THE TIME THE SITE VISIT WAS CONDUCTED.

THE ARCHITECT IS NOT RESPONSIBLE FOR ANY STRUCTURAL AND UNSEEN CONDITIONS PRESENT ON THE INNER SURFACE OF THE WALLS AND FLOORS WHICH ARE OUTSIDE THE SCOPE OF WORK.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES CONCERNING THE AREA WHERE WORK IS TO BE PERFORMED.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFELY REMOVAL AND STORAGE OF ALL DEBRIS.

CONTRACTOR SHALL BE RESPONSIBLE TO ABIDE WITH THE LOCAL CODES CONCERNING THE ALLOWABLE WORKING HOURS

LEGEND:

- EXIST. WALL / PARTITION TO REMAIN
- NEW WALL / PARTITION
- PARTITION REMOVED
- WALL TYPE
- SMOKE / CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- MECHANICAL VENTILATION
- SECTION MARK
- CEILING HEIGHT
- NEW DOOR TYPE

NEW WINDOW NOTE

REFER TO DEG. A-002 FOR NEW WINDOW INFORMATION

LINTEL SCHEDULE:

Type	Span	Size of Member
A	Up to 4'-0"	(2) 2x6
B	4'-1" to 5'-0"	(2) 2x6
C	5'-1" to 6'-0"	(2) 2x10
D	6'-1" to 8'-0"	(2) 2x12
E	8'-1" to 10'-0"	(5) 2x12

ENERGY CERTIFICATION

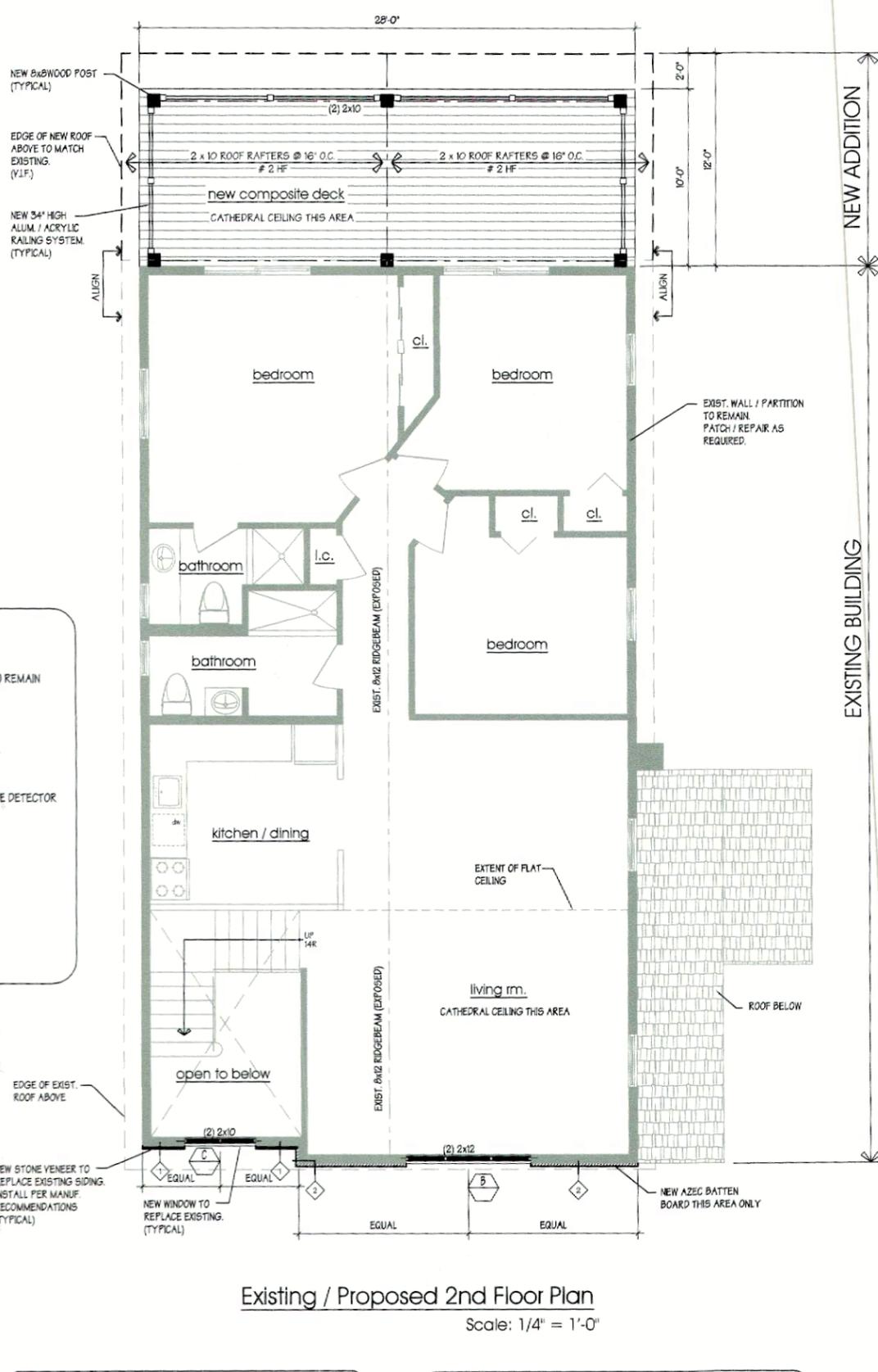
THESE DRAWINGS HAVE BEEN PREPARED BY THE UNDERSIGNED, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THEY MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE 2020.

STRUCTURAL NOTE

REFER TO STRUCTURAL DRAWINGS FOR NEW STRUCTURAL WORK ONLY.

M.E.P. NOTE

ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO REMAIN



Existing / Proposed 2nd Floor Plan
Scale: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY THAT MAY BE FOUND BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS, SHALL BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.

G.C. TO BE FAMILIAR WITH THE SCOPE OF WORK OF THE PROJECT.

DEMOLITION PERFORMANCE DISCLAIMER

THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED, THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER, IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

2020 NYS CODE COMPLIANCE

ALL WALL CONSTRUCTION TO COMPLY W/ CHAPTER 6 OF THE 2020 NYS RESIDENTIAL BUILDING CODE



ALL INFORMATION, DESIGN, DETAIL, AND INFORMATION SHOWN ON THIS DRAWING REMAINS THE PROPERTY OF DELARGENT DESIGN ARCHITECTURE, PC, AND MAY NOT BE REPRODUCED WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION. INFORMATION SHOWN ON THIS DRAWING HAS BEEN PRODUCED TO CONFORM TO JURISDICTION BUILDING CODES. CHANGES TO THE ARCHITECT'S PLANS, DETAILS, & SPECIFICATIONS, WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT, IS THE SOLE RESPONSIBILITY OF THE INDIVIDUALS IN CHARGE OF CONSTRUCTION. THIS DRAWING BEARS NO LEGAL VALUE UNLESS IT SHOWS THE ARCHITECT'S ORIGINAL SIGNATURE AND SEAL.

CONSULTANTS
AVA ENGINEERING, PC
189 CONTRACT RD. SUITE 200 CONTRACT, NY 11728
TELEPHONE: 845-397-0000

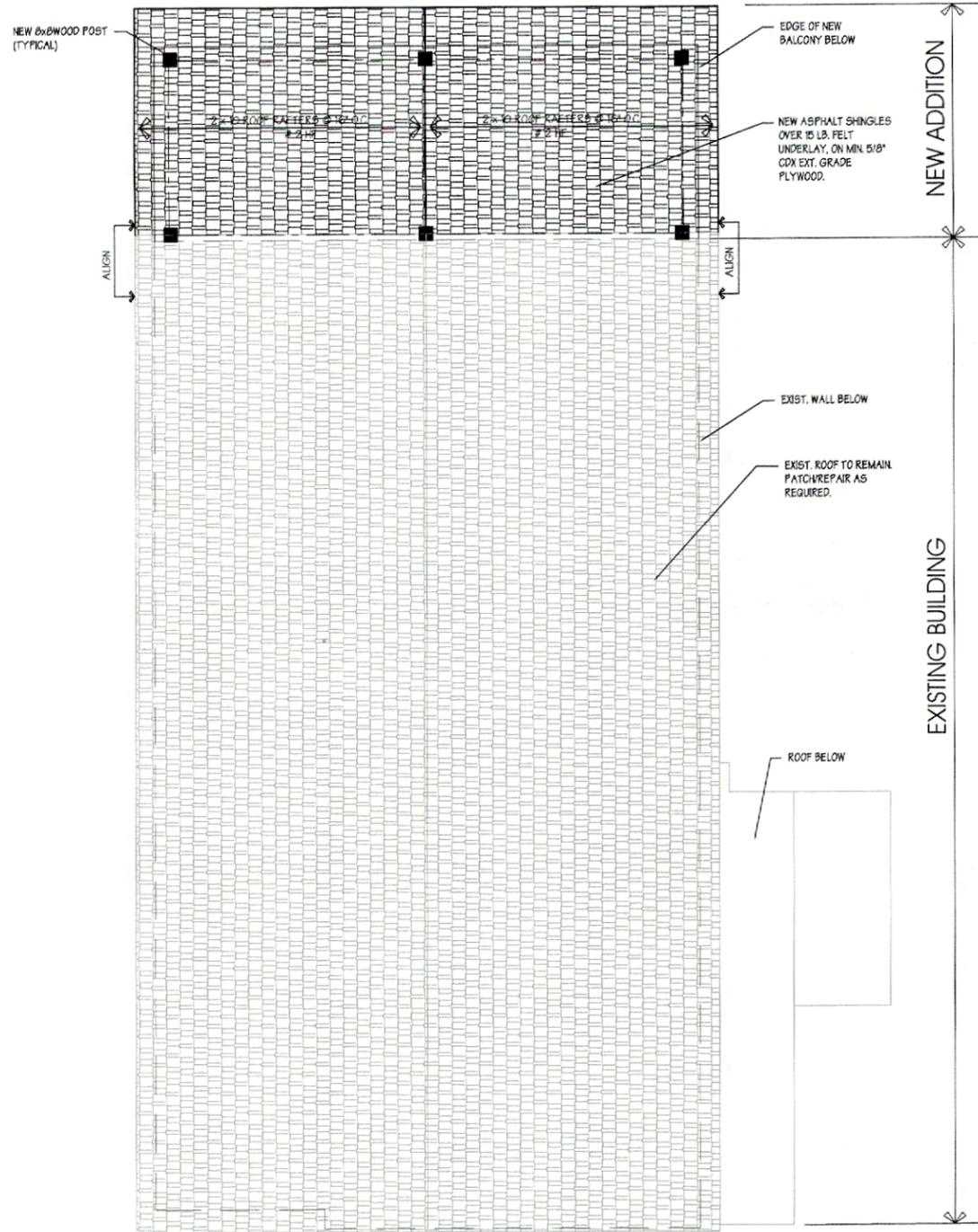
DOB APPROVAL
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STATE OF NEW YORK

PROJECT INFORMATION
Existing Two (2) Story Residence
766 Guy Lombardo Ave,
Freeport, NY, 11520
SECTION: 62
BLOCK: 102
TAX LOT(s): 804

SUBMISSIONS		
No.	DATE	DESCRIPTION
	8/15/23	FOR DOB FILING

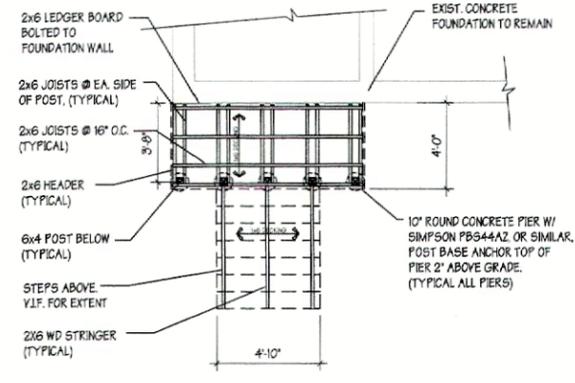
PROJECT NO: 2309
CAD DWG FILE:
DATE: 5/23/2023
DRAWN BY: MAK

SHEET TITLE
Exist. / Proposed Roof Plan - Stoop Foundation Plan
SHEET NUMBER: **A-002.00** PAGE NO. **6** of
PERMIT NUMBER: **20233367**

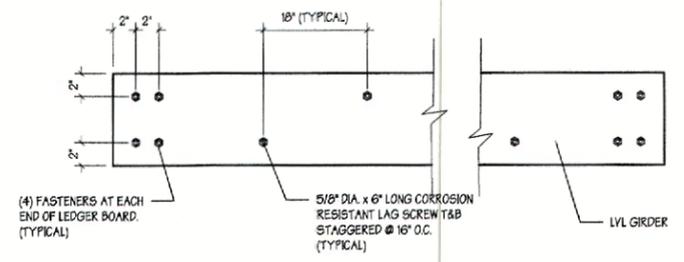


Existing / Proposed Roof Plan
Scale: 1/4" = 1'-0"

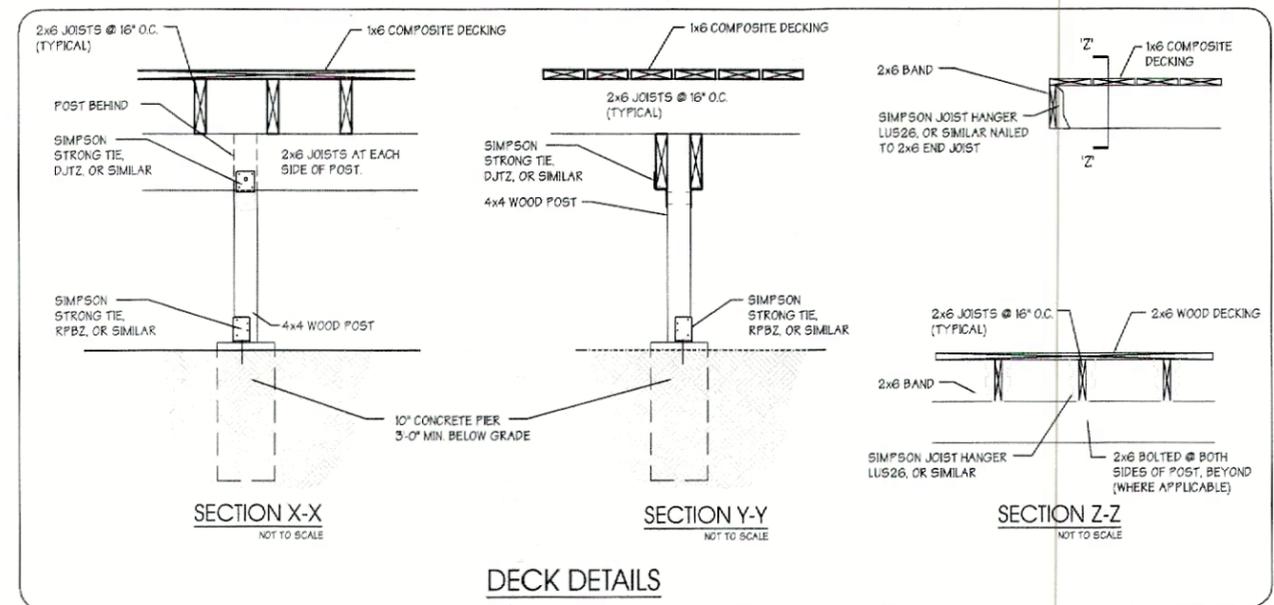
STRUCTURAL NOTE
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION



Front Stoop Foundation Plan
Scale: 1/4" = 1'-0"



Ledger Board Fastening
NOT TO SCALE



DECK DETAILS
NOT TO SCALE

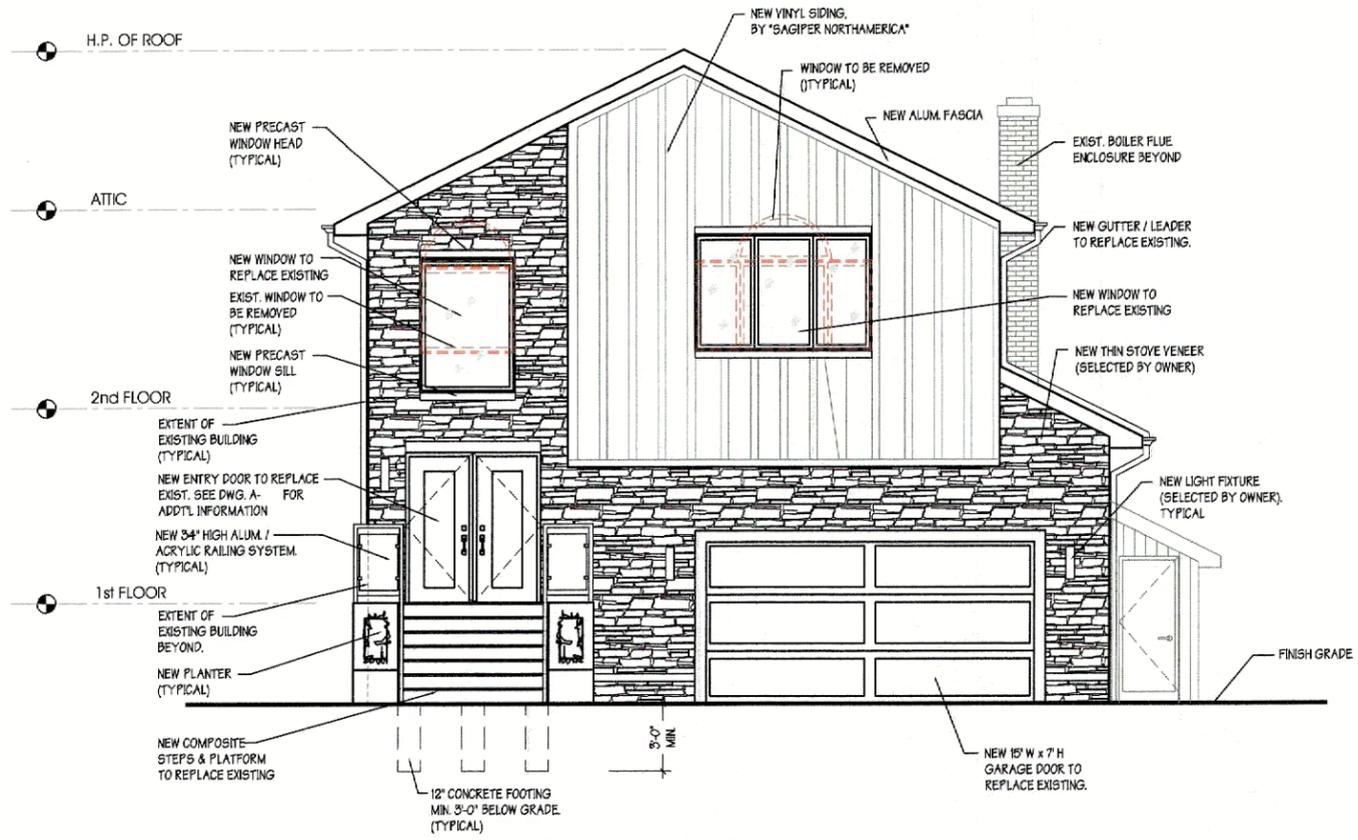
Window Schedule (FOR NEW WINDOWS ONLY)

Opening Mark	Type	# of Units	Nominal Size		Material	Finish	Glazing	Remarks
			Width	Height *				
A	SLD	1	6'-0"	6'-8"	Vinyl	V	7/8" SIG	Tempered Glass / Screen
B	CSMT	3	3'-2"	5'-0"	Vinyl	V	7/8" SIG	Screen
C	FIX	1	3'-10"	6'-0"	Vinyl	V	7/8" SIG	

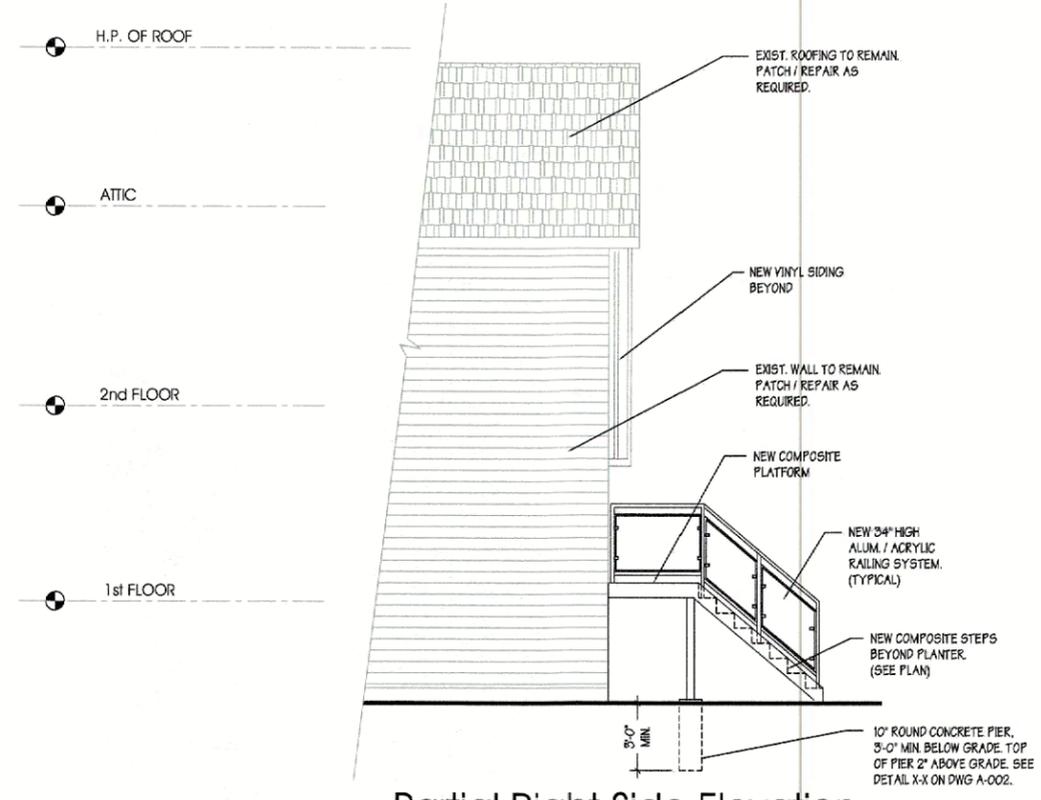
Legend

SLD = SLIDING	SIG = SEALED INSULATED GLASS, LOW E
FIX = FIXED	V = VINYL
CSMT = CASEMENT	

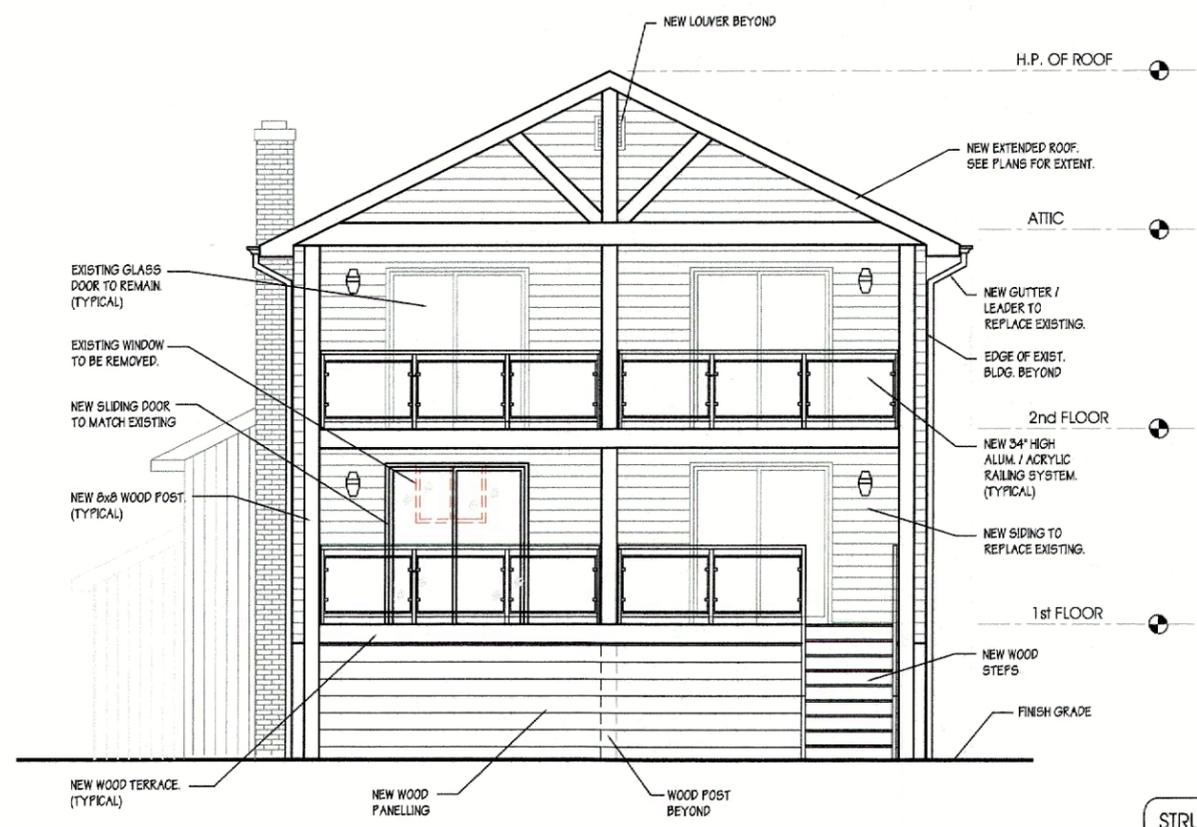
ALL WINDOWS TO BE "VINYL-PRO", OR SIMILAR (as selected by owner)
ALL WINDOWS TO BE DOUBLE GLAZED, THERMAL-BREAK, WITH LOW 'E'



Proposed Front Elevation
SCALE = 1/4" = 1'-0"

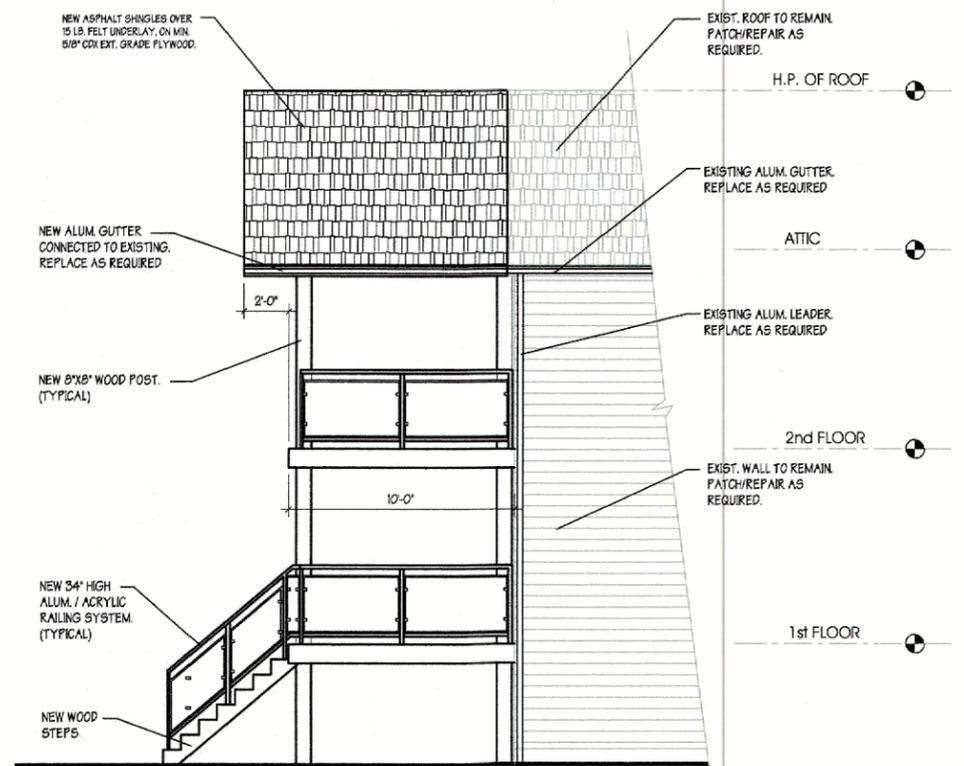


Partial Right Side Elevation
SCALE = 1/4" = 1'-0"



Proposed Rear Elevation
SCALE = 1/4" = 1'-0"

STRUCTURAL NOTE
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION



Partial Left Side Elevation
PARTIAL RIGHT SIDE ELEVATION SAME BUT OPPOSITE
SCALE = 1/4" = 1'-0"



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180 COLMAN AVE. SUITE 400 COLMANVILLE NY 11704
TELEPHONE: 845-379-0000

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2023 AUG - 9
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PROJECT INFORMATION
Existing Two (2) Story Residence
766 Guy Lombardo Ave,
Freeport, NY, 11520
SECTION: 62
BLOCK: 102
TAX LOT(s): 804

SUBMISSIONS		
No.	DATE	DESCRIPTION
1	6/7/23	FOR DOB FILING

PROJECT NO: 2309
CAD DWG FILE:
DATE: 5/23/2023
DRAWN BY: MAK
SHEET TITLE

Proposed Elevations

SHEET NUMBER: A-003.00 PAGE NO: 7 of

PERMIT NUMBER: 20233367