



RECEIVED

2023 MAY -3 A 9:13

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 6, 2023

Updated LETTER OF DENIAL

Juan Pantiel
65 Porterfield Place
Freeport, NY 11520

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

Dear Sir/Madam:

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

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

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

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

RE: 65 Porterfield Place, Freeport, NY

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

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

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

Very truly yours,

Sergio A. Mauras

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

SITE PLAN APPROVAL NEEDED

Yes X No

RECEIVED
2023 MAY -3 A 9:13
CLERK'S OFFICE
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. 20212493

Location: 65 Porterfield Place, Freeport, NY

Applicant: Juan Pantiel

Description: Maintain existing accessory awning

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: March 6, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED

2023 MAY -3 A 9:13

SEC. 54 BLK. 92 LOT. 19

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Juan Puntiel
respectfully states and alleges:

Strike out
inapplicable
phrase

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

Obtain reason for
denial from
Department of
Buildings.

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

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

Describe fully and
clearly the use
desired.

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

Refer where possible
to paragraphs and
section by numbers.

1. That the applicant (resides at) (has its principal office for the conducting of its business at) 65 Porterfield PL
Freeport, NY 11520
2. That the premises affected by this application is located at 65 Porterfield PL Land Map of Nassau County
Sec. 54 Blk. 92 Lot(s) 19
and that the interest which the applicant has in the property concerned is that of Maintaining existing
accessory structure
3. That (the applicant) (the applicant's duly authorized Juan Puntiel) on or about the 27 day of October 2021, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:
Maintain existing accessory
structure
4. That on or about the 6 day of January, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: Village ordinance 210-6A
Village ordinance 210-43A (2)
5. That the nature of the improvements now upon said premises is as follows: Maintain
accessory structure
6. That said premises are now being used as follows: Accessory Structure
7. That the applicant seeks authority to make use of said premises as follows: Accessory
structure to cover outdoor BBQ area
to protect from rain and winter
8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York _____
9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: _____
NA

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

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

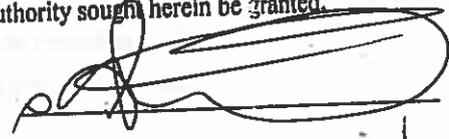
10. That the grounds for this application are as follows: maintain existing accessory structure

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

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

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

Dated: May 2nd, 2023.



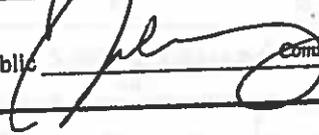
BY: Juan Puertiel
ITS: owner

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

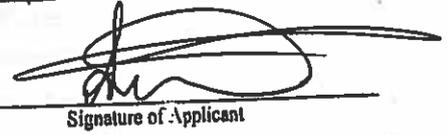
State of New York)
County of Nassau) ss:

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

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

Notary Public 

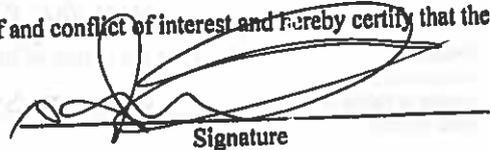
JOSE A GOMEZ
NOTARY PUBLIC, State of New York
No. 01GO6392689
Qualified in Nassau County
Commission Expires, June 3, 2023


Signature of Applicant

**Notice
Conflict of Interest**

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

May 2nd, 2023.
Date Year


Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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



617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

2023 MAY -3 A 9:14

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: <u>JUAN Puntiel</u>			
Project Location (describe, and attach a location map): <u>65 Porterfield place Freeport</u>			
Brief Description of Proposed Action: <u>MAINTAIN EXISTING accessory structure</u>			
Name of Applicant or Sponsor: <u>JUAN Puntiel</u>		Telephone: <u>917 335 4636</u>	
		E-Mail:	
Address: <u>65 Porterfield Pl.</u>			
City/PO: <u>Freeport,</u>		State: <u>NY</u>	Zip Code: <u>11520</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <u>Building Dept</u>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (Suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

RECEIVED

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

RECEIVED
 2023 MAR 3 11:14
 VILLAGE OF
 SOFIC
 FIRE DEPT.

RECEIVED

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: _____
Signature: _____

Date: 10/12/2021

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)?		

RECEIVED
 2023 MAY 30 9:14
 CLERK'S OFFICE
 VILLAGE OF WEST HERRI, NY

RECEIVED

	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.

RECEIVED
 2023 MAY - 3 A 9: 14
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date 10/27/21

Application for Erection of Buildings or Alterations

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

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

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

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

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>10,000.⁰⁰</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>MAINTAIN EXISTING ^{Accessory} Structure</u> <u>PERMIT STRUCTURE AND</u> <u>MAINTAIN EXISTING FENCE</u></p>
--	--

III. IDENTIFICATION - To be completed by all applicants

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

IV. OWNER - CONTRACTOR STATEMENT **V. FLOOD ZONE**

<p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner <u>JUAN PANTREL</u></p> <p>Address <u>65 PORTERFIELD PL.</u></p> <p>Phone <u>917 335 4636</u></p> <p>State of New York</p> <p>County of Nassau <u>JUAN PANTREL</u> being duly sworn, says that <u>He</u> 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 <u>HIS</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.</p> <p>Sworn to before me this <u>8TH</u> day of <u>SEPTEMBER</u>, 20<u>21</u></p> <p><u>JULIO W. PINA</u> Notary Public, Notary Public, County, N.Y.</p> <p style="text-align: center;">JULIO W. PINA NOTARY PUBLIC, State Of New York No. 01F16051774 Qualified in Kings County Commission Expires January 21st, 2022</p> <p style="text-align: center;">(Applicant Signature)</p>	<p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO _____ IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO _____</p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <input style="width: 100%;" type="text"/></p> <p>Upper Flrs Square Feet <input style="width: 100%;" type="text"/></p> <p># of Fixtures <input style="width: 100%;" type="text"/></p> <p># of Floors <input style="width: 100%;" type="text"/></p> <p>Occup. Type <input style="width: 100%;" type="text"/></p>
---	--

VI. VALIDATION (Official Use Only)

<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p>2023 MAY -3 A 4 14</p> <p style="font-size: 2em; opacity: 0.5;">RECEIVED</p>	<p>Approved by: _____</p> <p style="text-align: center;">Superintendent of Buildings</p>
---	---	--



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 MAY - 3 A 9: 18

RECEIVED



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

CLIENT INFORMATION
JUAN PUNTIEL
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

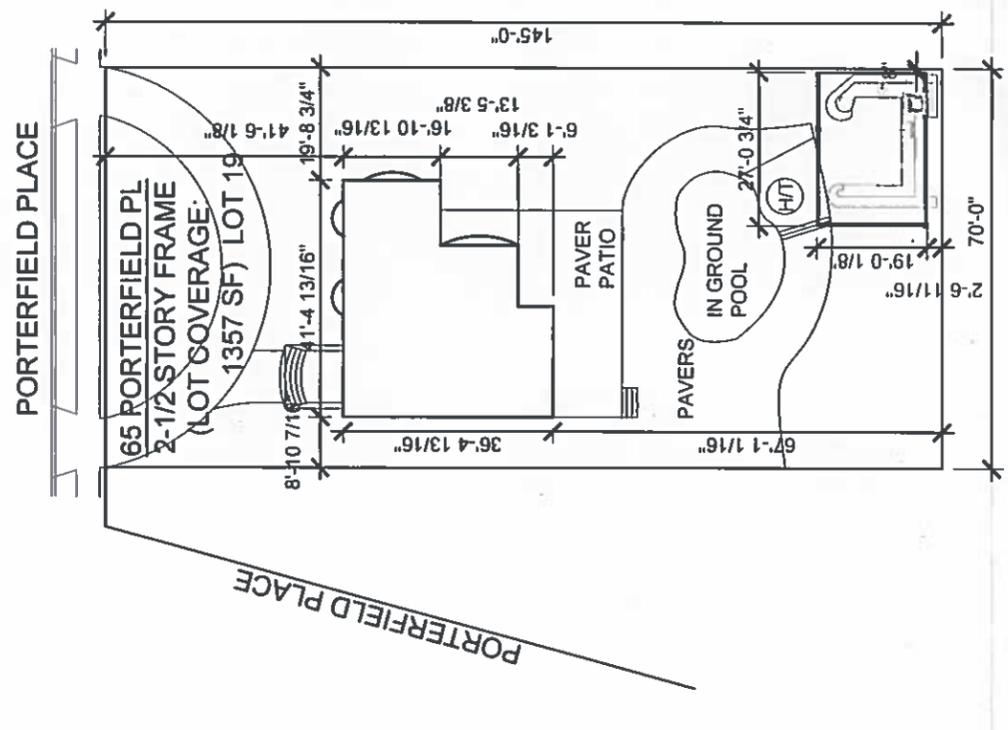
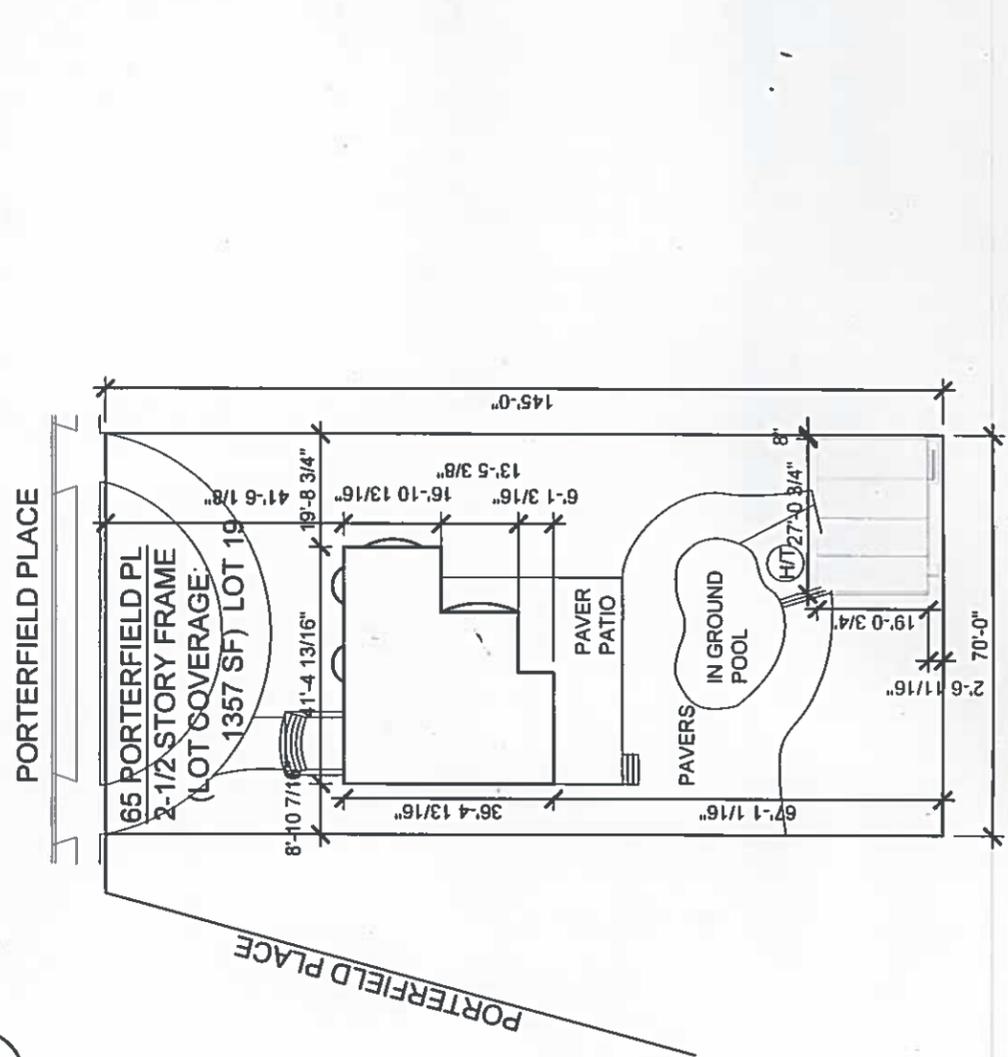
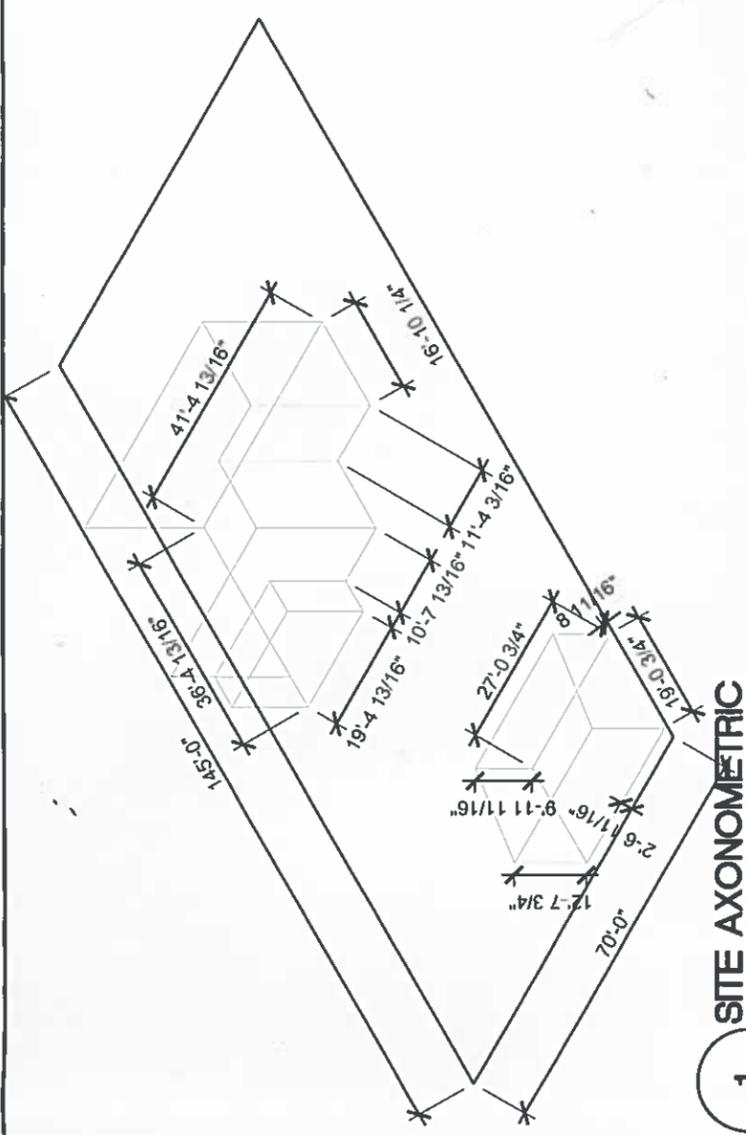
DISCLAIMER
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.
 THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF THE WORK OR BE RESPONSIBLE FOR CONSTRUCTION METHODS OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND TO THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
 NIZA WORKS AND ITS EMPLOYEES ARE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

RECEIVED
 2022 MAY -3
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

PROPERTY INFORMATION, GENERAL NOTES AND PLOT PLAN

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

G-101



ZONING INFORMATION--ACCESSORY STRUCTURE (R-A)

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

DEPARTMENT OF BUILDINGS INFORMATION

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

2 EXISTING PLOT PLAN
 SCALE: 1/32" = 1'-0"

3 PROPOSED GRILLE PLOT PLAN
 SCALE: 1/32" = 1'-0"

4 PROPOSED GAZEBO PLOT PLAN
 SCALE: 1/32" = 1'-0"

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

CLIENT INFORMATION
JUAN PUNTIEL
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

DISCLAIMER
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.

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

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

DATE PLOTTED

ARCHITECT'S SEAL



SHEET NAME
GENERAL NOTES

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

G-103

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

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

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

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

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

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

2023 MAY - 3 A 4 15

RECEIVED

RECEIVED
 2023 MAY -3 A 9 16
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



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

SURVEY INFORMATION
JUAN PUNTIEL
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

DISCLAIMER
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK.
 THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, WORKMANSHIP, SAFETY PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR.
 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAY OF THE WORK OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. DRAWINGS ARE NOT TO BE SCALED.
 NZZA WORKS AND ITS EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION

REVISIONS



SHEET NAME
PHOTOGRAPHS

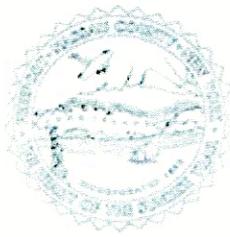
DATE: 7/15/2022 DRAWN BY: WL
 SCALE: AS NOTED CHECKED BY: NZ
 JOB NO: PAGE: 8 OF 8
 SHEET NO:



1 WEST SIDE PHOTO



2 NORTH SIDE PHOTO



RECEIVED

2023 JUL 20 P 3:03

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

June 29, 2023

LETTER OF DENIAL

only send app. letter here:

*253 Burlington Ave
Deer Park, NY 11729*

Azin Tarifard
226 Atlantic Ave
Freeport, NY 11520

RE: **226 Atlantic Ave Freeport, NY**

Zoning District – Ress AA Sec. 62 Blk. 119, Lot 220

Building Permit Application #20233281

Description– Maintain existing new garage (432.64) sq/ft

Dear Sir/Madam:

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

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

Village Ordinance §210-35. Required yards.

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

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

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

RE: 226 Atlantic Ave, Freeport, NY

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

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

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

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

Very truly yours,


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

c: Village Clerk

SITE PLAN APPROVAL NEEDED
Yes X No

RECEIVED
2023 JUL 20 P 3:03
CLERK'S OFFICE
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. 20233281

Location: 226 Atlantic Ave, Freeport, NY

Applicant: Azin Tarifard

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

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: June 29, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2023 JUL 20 P 3:03
VILLAGE OF FREEPORT, NY
DEPARTMENT OF BUILDINGS



RECEIVED

SEC. 62 BLK. 119 LOT. 220

2023 JUL 20 P 3:03

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Azin Tariford

respectfully states and alleges:

Strike out inapplicable phrase

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

Azin Tariford (Tariford Realty LLC)

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

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

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

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

Garage

3. That (the applicant) (the applicant's duly authorized Azin Tariford) on or about the 30th day of March, 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Plans + application

Obtain reason for denial from Department of Buildings.

4. That on or about the 29 day of June, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

required yards

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

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

garage reconstruction

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

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

Detached Garage used for Car parking

Describe fully and clearly the use desired.

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

garage

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

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

Refer where possible to paragraphs and section by numbers.

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

NA

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

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

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

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

Construct a garage

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

None

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

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

Dated: 7/19th, 20 23.

[Signature]

BY: Owner
ITS: Azin Tarifard

State of New York)
County of Nassau) ss:

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

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

Notary Public

[Signature]

[Signature]
Signature of Applicant
Notary Public, State of New York
Reg. No. 01DE5036122
Qualified in Nassau County
Commission Expires November 21, 2024

**Notice
Conflict of Interest**

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

7/19th, 20 23.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Signature

Notary Public _____

RECEIVED

2023 JUL 20 P 3: 04

617.20

Appendix B

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>Building New Garage</i>							
Project Location (describe, and attach a location map): <i>226 Atlantic Ave, Freeport NY 11520</i>							
Brief Description of Proposed Action: <i>The old Garage not restorable, has to be rebuilt to prevent future damages.</i>							
Name of Applicant or Sponsor: <i>Azin Tariford</i>		Telephone: <i>209482-2148</i>					
		E-Mail: <i>azintari.dob@gms.com</i>					
Address: <i>226 Atlantic Ave, Freeport NY 11520</i>							
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11520</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

RECEIVED

2023 JUL 20 P 3:04

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it rejoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>Garage - Not Needed</u>		<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>Garage - Not Needed</u>		<input type="checkbox"/>	<input type="checkbox"/>	
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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				

RECEIVED

2023 JUL 20 P 3:04

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain purpose and site: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Shaharz Torabi</u>	Date: <u>5/11/2023</u>	
Signature: <u>[Signature]</u>		

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

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

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

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

RECEIVED

2023 JUL 20 P 3:04

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)

RECEIVED

2023 JUL 20 P 3:04

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Filing Date _____

Application for Erection of Buildings or Alterations

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

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

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

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

C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$16000</u>	D. DESCRIPTION OF PROJECT <u>Renovation of existing detached garage.</u>
---	--

III. IDENTIFICATION - To be completed by all applicants

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

IV. OWNER - CONTRACTOR STATEMENT

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

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

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

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION
 Total/First Floor Square Feet
 Project Description

TYPE OF IMPROVEMENT

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

B. PROPOSED OR EXISTING USE

RESIDENTIAL

- 1 | | 1 Family
- 2 | | 2 Families
- 3 | | Apartment - Enter No. of Units
- 4 | | Transient hotel, motel, or dormitory - Enter No. of Units
- 5 | | Garage or Accessory Structure
- 6 | | Other - Specify

NON RESIDENTIAL - Complete Part "E"

- 7 | | Industrial
- 8 | | Office, bank, professional
- 9 | | Stores, mercantile
- 10 | | Church, other religious
- 11 | | Hospital, institutional
- 12 | | Other - Specify

COST

10 TOTAL COST OF IMPROVEMENT \$ 16000

D. DESCRIPTION OF PROJECT

Renovation of existing detached garage.

IDENTIFICATION - To be completed by all applicants

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

OWNER - CONTRACTOR STATEMENT

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

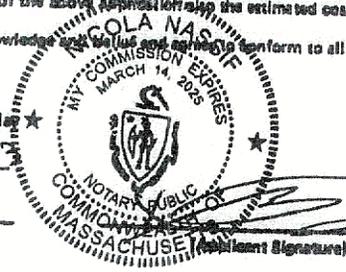
Contractor or Owner Azin Tarifard
 (Print)
 Address 226 Atlantic Ave
Freeport NY
 Phone 209.482.2143

State of New York

County of Nassau

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

Subscribed and sworn to before me this 30th day of March, 2022
 Notary Public, _____
 County, N.Y.



V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

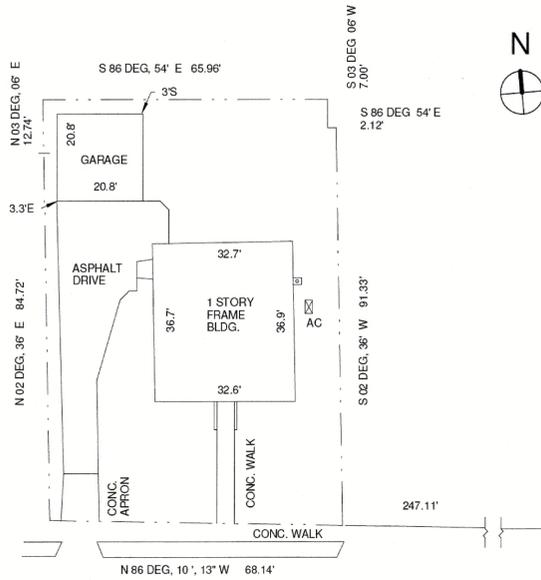
Occup. Type

VALIDATION (Official Use Only)

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

Approved by: _____

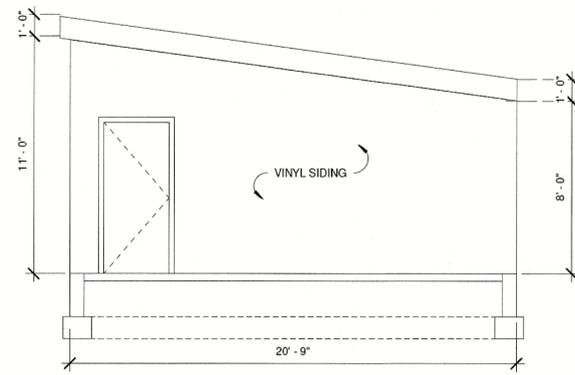
Superintendent of Buildings



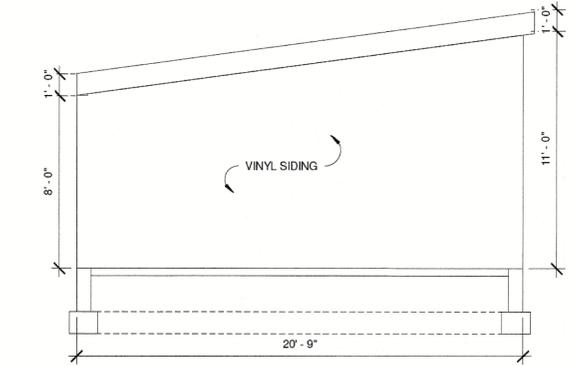
ATLANTIC AVE.

S. OCEAN AVE.

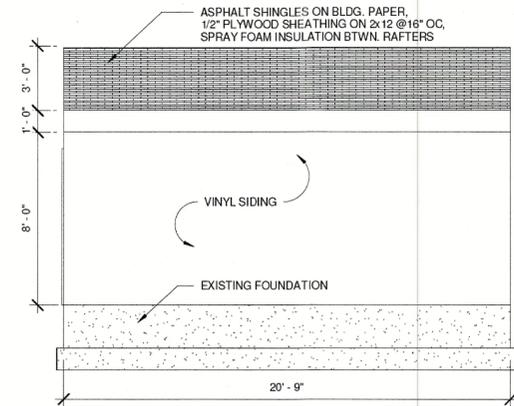
1 KEY PLAN
SCALE: 1/20



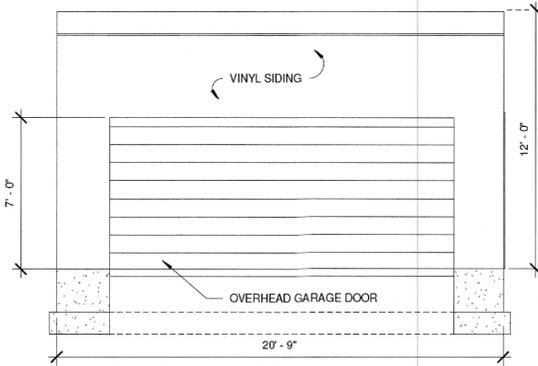
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



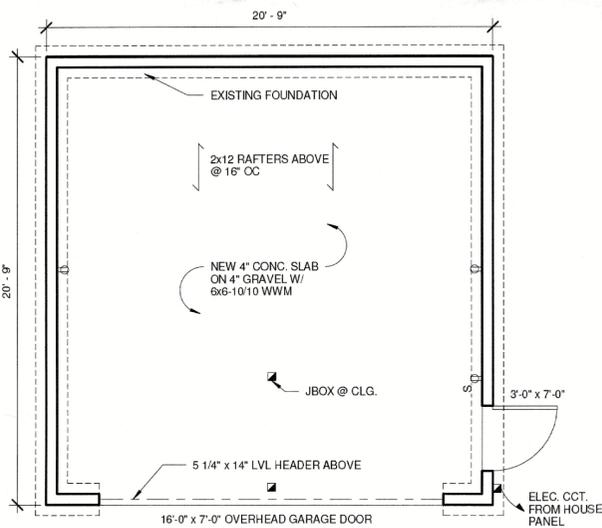
5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



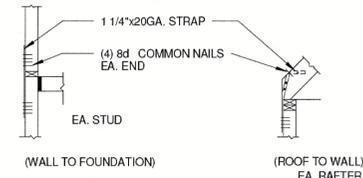
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



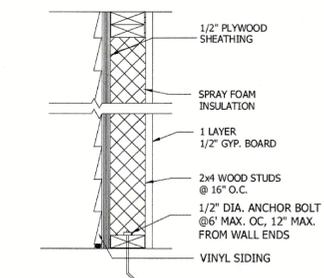
6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



7 STRAPPING DETAIL
SCALE: NONE



8 WALL DETAIL
SCALE: NONE

RECEIVED
2023 JUL 20 P 3:05
CLERK'S OFFICE
COUNTY OF FREEMONT, NY



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

PROJECT LOCATION
GARAGE
226 ATLANTIC AVE.
FREEPORT, NY

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

Revision Schedule		
Revision Number	Revision Date	Revision Description

GARAGE
A101



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

July 20, 2023

AMENDED LETTER OF DENIAL

Paul Burns
53 Hanse Ave
Freeport , NY 11520

RE: **53 Hanse Ave Freeport, NY**
Zoning District – Industrial B Sec. 62 Blk. 230, Lot 38
Building Permit Application #20233203
Description– Maintain existing steel assembly frame structure.

RECEIVED
2023 AUG - 3 P 1:11
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

Village Ordinance §210-148 Prohibited uses.

The following uses are prohibited:

A. All uses prohibited in the Industrial District.

The business is a steel fabrication shop which is prohibited as per Chapter 210-138 (Metal finishing, electroplating, metal cleaning, cleaning and etching or other processes which normally produce wastes containing metals and cyanide.)

Village Ordinance §210-172. Required parking spaces.

A. The following number of parking spaces shall be provided and satisfactorily maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes:

(10) Industrial and manufacturing establishments located in Industrial B District: at least one parking space for every 1,000 square feet of floor area, according to the plans they have 6.818sf which requires 7 parking spaces. The proposed plans that you have submitted indicates that you only have 3 parking spaces. You will be seeking a variance of 4 parking spaces.

RE: 53 Hanse Ave. Freeport, NY

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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

RECEIVED
2023 AUG - 3 P 1:12
CLERK'S OFFICE
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. 20233203

Location: 53 Hanse Ave, Freeport, NY

Applicant: Paul Burns

Description: Maitain existing steel assembly frame structure

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: July 20, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2023 AUG -3 P 1:12
VILLAGE OF FREEPORT, NY
CITY CLERK'S OFFICE



SEC. 62 BLK. 230 LOT. 38

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of
Bear Steel (Paul Burns)
To The Board of Appeals of the Village of Freeport, New York

Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of Bear Steel (Paul Burns) respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (~~resides at~~) (has its principal office for the conducting of its business at) 53 Hansc Avenue; Freeport, New York

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

2. That the premises affected by this application is located at 53 Hansc Ave; Freeport, NY **Land Map of Nassau County** Sec. 62 Blk. 230 Lot(s) 38 and that the interest which the applicant has in the property concerned is that of OWNER

Obtain reason for denial from Department of Buildings.

3. That (the applicant) (the ~~applicant's~~ duly authorized _____) on or about the 27th day of March 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Engineer plans to maintain existing conditions and steel frame assembly

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

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

Village Ordinance 210-6A Conformity and Village Ordinance 210-48 Prohibited Use; 210-172 Parking

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

5. That the nature of the improvements now upon said premises is as follows: steel frame assembly for lifting/moving structural steel

Describe fully and clearly the use desired.

6. That said premises are now being used as follows: lifting and movement of structural steel

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

7. That the applicant seeks authority to make use of said premises as follows: allowance of assembly to fabricate steel in Industrial B zone

Refer where possible to paragraphs and section by numbers.

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York 210-6A Conformity; 210-148 Prohibited uses; 210-172 Parking

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

RECEIVED
AUG 3 12:12
VILLAGE OF FREEPORT
CLERK OF THE BOARD OF APPEALS

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

10. That the grounds for this application are as follows: existing facility has been in use and compatible w/ Freeport Industrial B area and is classified Low hazard factory industrial F-2 per NYS code 306.3
11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

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

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

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

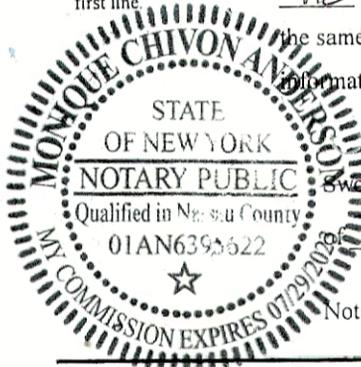
Dated: 7/27/2023, 2023

[Signature] sig
BY: Paul Burns part name
ITS: owner

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

State of New York)
County of Nassau) ss:

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



Sworn to before me this 27 day

July, 2023.

Notary Public [Signature]

[Signature]
Signature of Applicant

**Notice
Conflict of Interest**

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

07/27/2023, 2023
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Signature

Notary Public _____

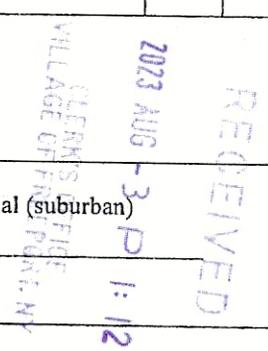
20233203

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: Bear Steel assembly structure							
Project Location (describe, and attach a location map): 53 Hanse Avej Freeport, NY							
Brief Description of Proposed Action: Maintain existing steel assembly frame structure							
Name of Applicant or Sponsor:		Telephone: 716-204-9824					
		E-Mail:					
Address: 53 Hanse Avenue							
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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td></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: Freeport Building Dept ZONING, + SITE PLAN			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td></td> <td>✓</td> </tr> </table>	NO	YES		✓
NO	YES						
	✓						
3.a. Total acreage of the site of the proposed action?		1 acres					
b. Total acreage to be physically disturbed?		1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, - a. A permitted use under the zoning regulations?	<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"/>	<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"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?			<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<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"/>	<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"/>		
b. Is the proposed action located in an archeological sensitive area?	<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?	<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"/>		
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 checked="" type="checkbox"/>
16. Is the project site located in the 100 year flood plain? AEB			<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 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
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: _____ Signature: _____	Date: _____	

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)?		

RECEIVED
 2023 JUN -3 P 1:13
 DEFRMS OFFICE
 VILLAGE DEPARTMENT

	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.

RECEIVED
2023 AUG - 3 P 1:13
CLERK'S OFFICE
VILLAGE OF FINE POINT, 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. 2023320

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>53 Hanse Ave</u> (No.) (Street)	ZONING DISTRICT <u>INDUSTRIAL B</u>
	BETWEEN <u>St. Marys Place</u> AND <u>Sidney Place</u> (Cross Street) (Cross Street)	
	SECTION <u>62</u> BLOCK <u>230</u> LOT <u>38</u> APPROX. LOT SIZE <u>88</u> X <u>161</u> LOT AREA <u>15,880</u> sq	

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 none-state none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 One Family 12 Two families 13 Apartment - Enter No. of Units _____ 14 Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 Garage or Accessory Structure 16 Other - Specify _____		NON-RESIDENTIAL - Complete Part "E" 17 <input checked="" type="checkbox"/> Industrial 18 Office, bank, professional 19 Stores, mercantile 20 Church, other religious 21 Hospital, Institutional 22 Other - Specify _____	
C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>109,000</u>		D. DESCRIPTION OF PROJECT <u>Maintain existing steel assembly frame structure</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>Paul Burns</u>	<u>53 Hanse Avenue</u> <u>Freeport, New York 11520</u>	<u>718-204-9824</u>
2. Contractor			
3. Architect or Engineer	<u>Robert Bennett</u>	<u>8 West Merrick Rd</u> <u>Freeport, New York</u>	<u>516-867-2036</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 _____

Contractor or Owner: [Signature] (Print) _____
Address: 53 Hanse Ave, Freeport NY
Phone: _____

My Commission Expires April 16, 2023
 NO. 01MA6164280
 NOTARY PUBLIC-STATE OF NEW YORK
 RHONDA MALDONADO
 State of New York

County of Nassau
Paul Burns being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 03rd day of January, 2023.
[Signature]
 Notary Public, _____ County, N.Y.

[Signature]
 (Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 4,320

Upper Flrs Square Feet _____

of Fixtures _____

of Floors i

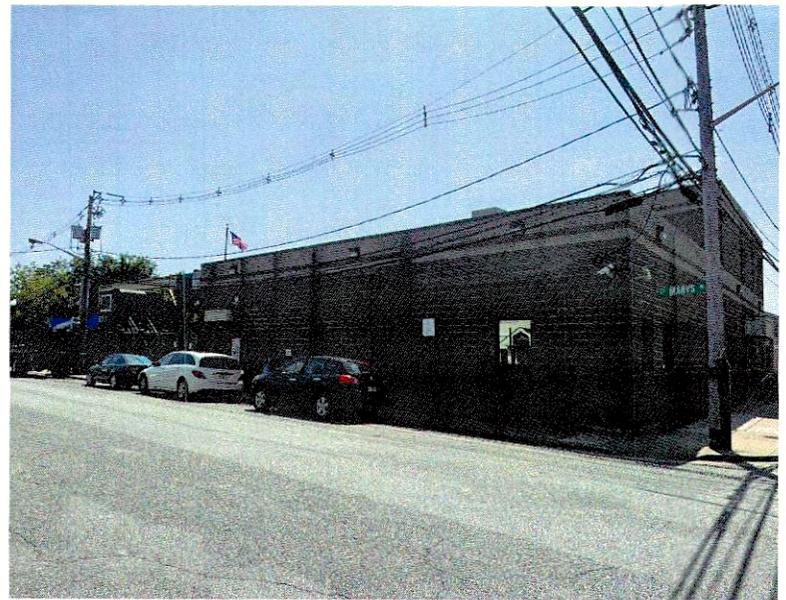
Occup. Type INDUST B

VI. VALIDATION (Official Use Only)

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



Bear Steel; 53 Hanse Avenue; Freeport, New York;
August 1, 2023; west face facade, looking southeast



Bear Steel; 53 Hanse Avenue; Freeport, New York;
August 1, 2023; northwest corner west facade, looking southeast



Bear Steel; 53 Hanse Avenue; Freeport, New York;
August 1, 2023; steel frame assembly structure north side looking south

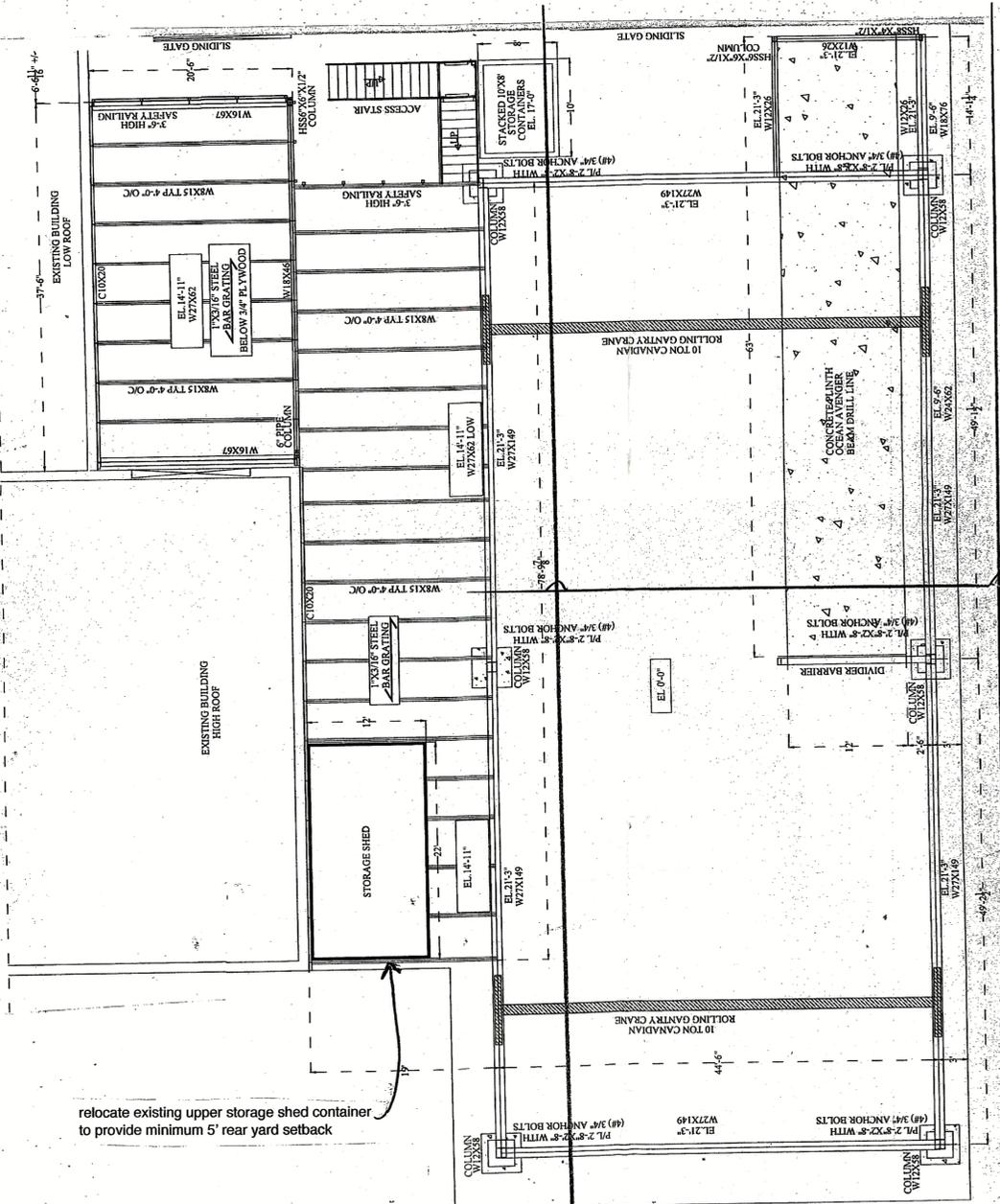


Bear Steel; 53 Hanse Avenue; Freeport, New York;
August 1, 2023; steel frame assembly structure looking east from interior

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 AUG - 3 P 1:13

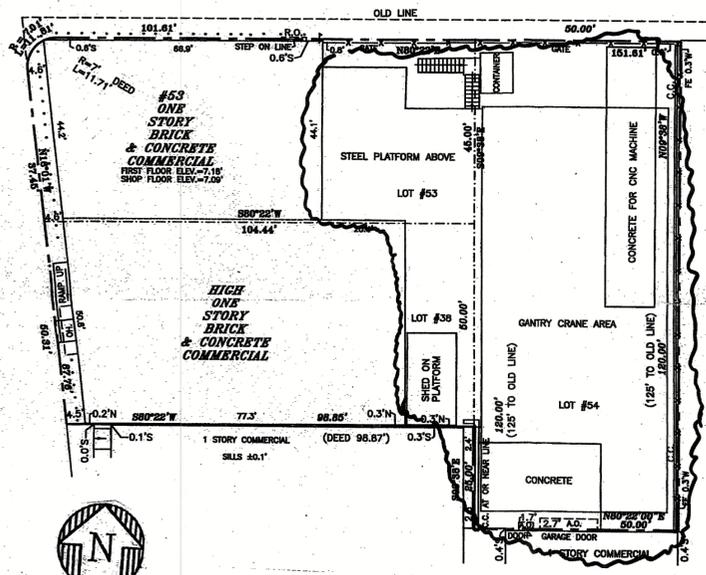
RECEIVED



Plan View
1/8" = 1'

ST. MARY'S PLACE
FORMERLY SIGMOND AVENUE

HANSE (PLACE) AVENUE
FORMERLY SHELL AVENUE/ROAD



Site Plan
1" = 20'

excerpted from survey by Barry M. Fahrer, LLS #49851
Freeport, NY last dated 10/17/22

VILLAGE OF FREEPORT ZONING TABLE: BEAR STEEL: 53 Hanse Avenue; Freeport, New York

	permitted/ required	existing	proposed	comments	Variance required
Zoning 210-147/148	Industrial B	Industrial B	Industrial B	Steel fabrication shop	Yes
Section		62			
Block		230			
Lot		38			
Lot Area 210-150	min 20,000 SF	15,880 SF	15,880SF	No change *	
Lot Coverage 210-151	75% of 15,880 = 11,910	6,818 SF	6,818 or 42.9%	OK no change	
Height 210-149	50'	34.58'	34.58'	OK no change	
Floor area Ratio				N/A	
front yard setback 210-152	35'	4.69'	4.69'	no change *	
rear yard setback 210-152	5'	20'	20'	no change	
side yard setback 210-152	5'/15'	0.2/ 0.0	0.2/ 0.0	no change *	
side yard aggregate 210-152	20'	50'	50'	no change	
Deck front yard setback				N/A	
Deck side yard setback				N/A	
Deck rear yard setback				N/A	
sky exposure plane F/R				N/A	
sky exposure plane side				N/A	
Vehicular access for loading 210-153	60' setback	67'	67'	OK no change	
Parking 210-172-A(10)	1 space / 1000 SF= 6,818/1000= 6.8 say 7		3	4 additional spaces required	Yes

These drawings are intended to document and maintain the existing structural assembly used for the operation of this facility in preparing standard delivered structural steel for erection at job sites elsewhere. The frame assembly is of non-combustible structural steel and allows lifting and movement of long and heavy framing components for detailing. The assembly is an open sided frame with no roof, enclosure, or habitable space. Per the Village of Freeport zoning code section 210-3, the assembly is not considered a Building, and as such all zoning references for setbacks refer to the actual existing 6,818 SF pre-approved building structure.

* part of 210-152 Area/ setback Variance requirement previously granted per Case # 1-06-98

The purpose of this drawing is to provide the general specifications and details for maintaining existing conditions. All work should be coordinated with this drawing, requirements of the Village of Freeport, 2020 NY State Building code, and any other agencies with jurisdiction. No other work, change in footprint, square footage, or occupancy of the property is shown or intended.

GENERAL NOTES

- All work shall be in compliance with codes of the Village of Freeport, NY State Building code of 2020, and any other authorities having jurisdiction.
 - The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for a workmanlike job are to be included by the contractor. All materials are to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
 - Contractor shall verify all dimensions and all conditions and shall report any discrepancies to Engineer prior to commencing work.
 - The contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to ensure the safety of all occupants, employees and the general public. Any materials and property not included in the scope of work shall be similarly protected from damage and if necessary, shall be restored to its original pre-construction state.
 - The contractor shall maintain workman's compensation, disability, and public liability insurance, (each of a type and in an amount to satisfy the law and the owner) for protection from any claims for damages arising from the contractor's operations under this project.
 - All plumbing, electrical, and other work as required is to be performed by licensed contractors approved by the Village of Freeport or any other required agency.
 - Contractor shall at all times keep the site free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work, all waste materials, rubbish, tools, equipment, and surplus materials shall be removed and the site left in a "broom clean" condition.
 - The Engineer has not been retained for controlled inspections only as indicated in this drawing.
- Concrete and Masonry**
- Provide cast-in place concrete, including formwork and reinforcement as required to complete the construction shown on the Drawings and as specified herein.
 - Comply with ACI 301, Specifications for Structural Concrete for Buildings, except as may be modified herein.
 - Provide transit-mix concrete complying with ASTM C94, to the compressive strength of 4,000 psi. All cast-in place concrete shall be tested by a pre-approved concrete testing laboratory. 4. Provide reinforcement of the types shown on the Drawings, and complying with ASTM A615, grade 60, unless otherwise indicated.
 - Concrete concrete in accordance with ACI 309.
 - Provide concrete that is dense and free from honeycomb and other defects. Repair defective concrete in accordance with ACI 301, Chapter 9.
 - Leave slab surfaces free from trowel marks, uniform in appearance, and with a surface plane tolerance not exceeding 1/8" in 10'-0" when tested with a 10'-0" straightedge.
 - Concrete masonry units shall be grade S for exposure. Solid load bearing block to comply with ASTM C-145-1986T.
 - The mortar is to comply with ASTM C-270-1964; Type M. Walls are to be bonded integrally with Dur-O-Wal reinforcing and vertical #4 reinforcing at 32" OC.
 - Brick must conform to the requirements for grade MW or SW as specified in ASTM C62 or C216. Mortar shall comply with either M, S, or N types as outlined in ASTM C270.

Carpentry and Finish Work

- Materials (other than non stress grade lumber), design, and construction methods shall comply with NY State Building Code. All lumber used for structural elements shall bear an identifying mark of an approved grading bureau or agency prior to its delivery at the site.
- All structural lumber (except microlam beams) is to be Douglas fir, or southern pine, no.1, all with a minimum bending fb of 850 psi and modulus of elasticity of E=1,100,000. Microlam beams shall have fb of 3100 psi and modulus of elasticity E=2,000,000.

Structural Steel

- All structural steel fabricated and erected is to be in accordance with the ASTM specs for steel design stresses of 50,000 psi as applicable and the AISC Manual.
- All connections to be 3/4" dia. bolts or greater as required unless noted or designated as welded.
- All beam connections, column connections, moment splices, are as indicated on plans and should be high strength bolts.
- All connections to be in compliance with AISC standards and to satisfy beam end reactions.
- All welding is to be performed by licensed welders and to meet the requirements of AWS, NY State, and the Town of Hempstead codes. All welds shall be performed with electrodes E70XX series.
- All lintels to be installed in accordance with applicable drawings.
- Special precautions to be taken during steel erection to insure stability until structure is completed.
- Owner shall procure testing lab to verify bolting/ welding per NY State special inspections.
- All connections shall be welded connections, except for field connection bolts. Plates for moment connections shall all be min 5/8" thick and 8" long. Field connection bolts shall be removed upon completion and holes plug welded.
- Provide pre-drilled holes in top flange of steel as required to provide 5/8" diameter bolts at 36" on center at top flange for sill plate anchorage. Indicate on shop drawings to be submitted prior to construction.
- Shop drawings must be submitted and approved by the Engineer prior to fabrication.



Rabco Engineering, P.C.
Engineering - Inspection - Construction Management

Robert A. Bennett P.E.
Principal

Tel: (516) 867-2936
Fax: (516) 867-2937
Email: rabco@rc.netcom.com
www.rabcoengineering.com

1 W. Merrick Rd. Suite 218
Freeport, New York 11520

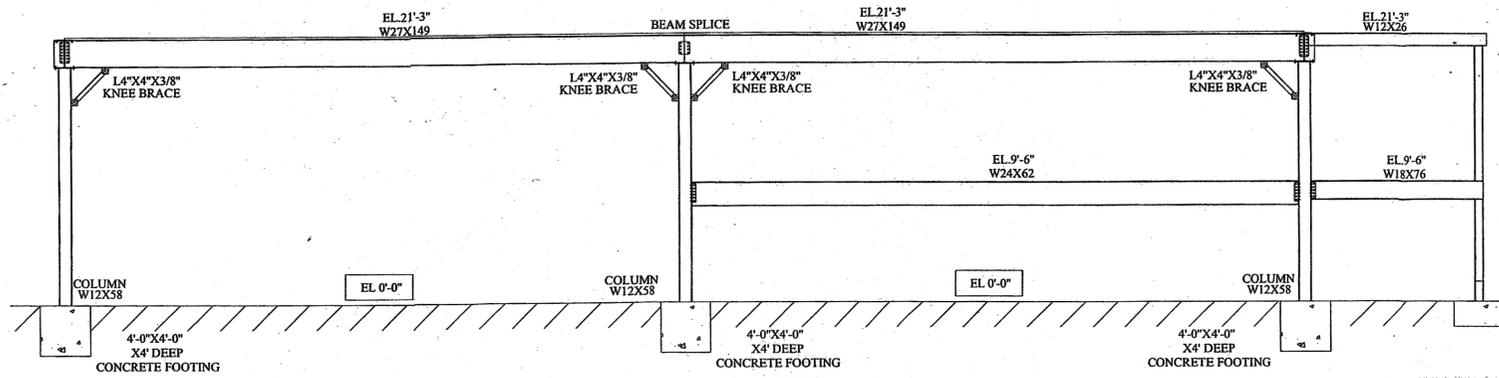
TOLERANCES	REVISIONS	Bear Steel	
DECIMAL	NO.	DATE	BY
±	1		
±	2		
±	3		
±	4		
±	5		

REVISIONS	NO.	DATE	BY
1			
2			
3			
4			
5			

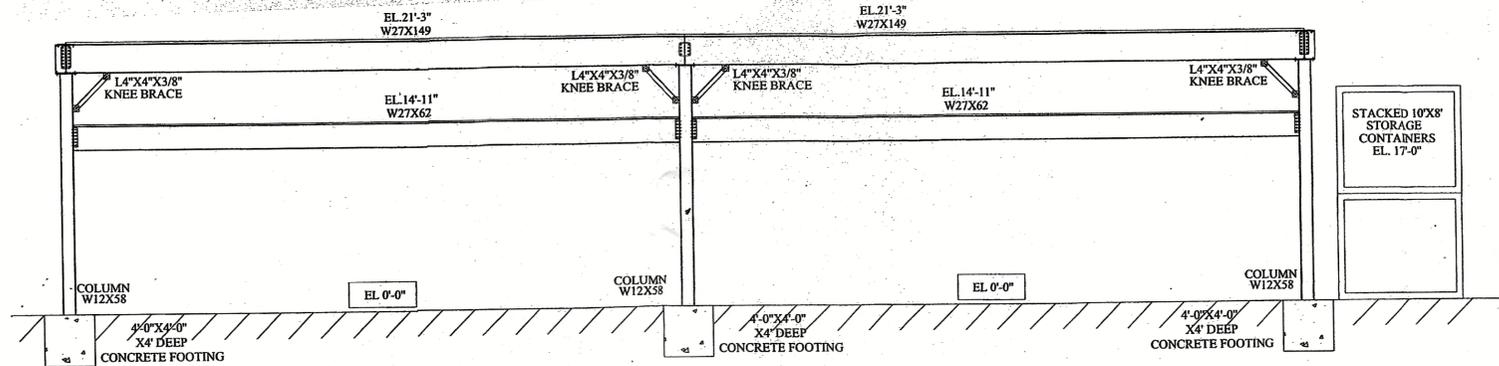
53 Hanse Avenue; Freeport, New York
Maintain Existing Exterior Conditions
Section 62; Block 230; Lot 38

DESIGNED BY: RAB
SCALE: as shown
DATE: 12-22
DRAWING NO.: S-101

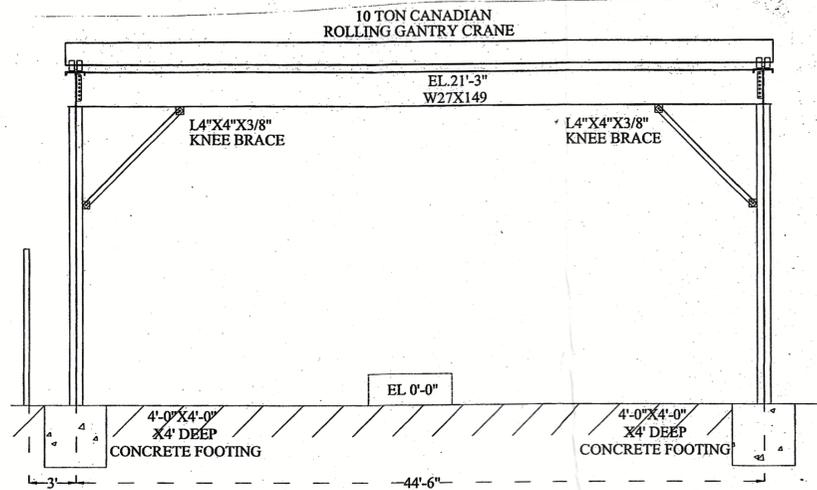
210-3 BUILDING
A combination of materials adapted to form a construction that is safe and stable and adapted to permanent or continuous occupancy for residence, business, assembly or storage purposes and having a roof. The term "building" shall be construed as though followed by the words "or part thereof."



Section A-A
3/16" = 1"
(from drawing S101)



Section B-B
3/16" = 1"
(from drawing S101)



Section C-C
3/16" = 1"
(from drawing S101)

Structural Steel

- All structural steel fabricated and erected is to be in accordance with the ASTM specs for steel design stresses of 50,000 psi as applicable and the AISC Manual.
- All connections to be 3/4" dia. bolts or greater as required unless noted or designated as welded.
- All beam connections, column connections, moment splices, are as indicated on plans and should be high strength bolts.
- All connections to be in compliance with AISC standards and to satisfy beam end reactions.
- All welding is to be performed by licensed welders and to meet the requirements of AWS, NY State, and the Town of Hempstead codes. All welds shall be performed with electrodes E70XX series.
- All lintels to be installed in accordance with applicable drawings.
- Special precautions to be taken during steel erection to insure stability until structure is completed.
- Owner shall procure testing lab to verify bolting/ welding per NY State special inspections.
- All connections shall be welded connections, except for field connection bolts. Plates for moment connections shall all be min 5/8" thick and 8" long. Field connection bolts shall be removed upon completion and holes plug welded.
- Provide pre-drilled holes in top flange of steel as required to provide 5/8" diameter bolts at 36" on center at top flange for sill plate anchorage. Indicate on shop drawings to be submitted prior to construction.
- Shop drawings must be submitted and approved by the Engineer prior to fabrication.

Freeport Zoning Board of Appeals
Grant letter of February 25, 1998

FREEPORT ZONING BOARD OF APPEALS
DECISION - AREA GRANT

Madam Chairwoman on Case No. 01-06-98, the applicant, B & B Holdings, comes before this Board seeking a variance for the property located at 53 Hanse Avenue, Freeport, New York, to construct a one-story addition having less than the required front yard and side yard set backs.

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

- This application will not produce an undesirable change in the character of the neighborhood nor will it result in a detriment to the surrounding properties.
- The benefit sought by the applicant cannot reasonably be achieved by any other method feasible other than through a variance.
- The variance requested is not substantial.
- The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.
- The difficulty is not self-created.
- On balance, the granting of this application will not be a detriment to the health, safety, and welfare of the neighborhood.
- The granting of this variance will not create nor tend to create a fire hazard or endanger the structure or premises wherein or whereon such use is sought.

I move that this Board grant this application upon the following condition(s):

- That the applicant comply with all the laws, rules and regulations of the Incorporated Village of Freeport, and the State of New York.

Motion by William White
Seconded by Wes Carman

William White In Favor
William Curran In Favor
Wes Carman In Favor
Jorge Martinez In Favor
Martha DeSalvo In Favor

February 25, 1998



The purpose of this drawing is to provide the general specifications and details for maintaining existing conditions. All work should be coordinated with this drawing, requirements of the Village of Freeport, 2020 NY State Building code, and any other agencies with jurisdiction. No other work, change in footprint, square footage, or occupancy of the property is shown or intended.

Rabco Engineering, P.C.
Engineering • Inspection • Construction Management
8 W. Merrick Rd. Suite 218
Freeport, New York 11520
Tel: (516) 867-2036
Fax: (516) 867-2037
Email: rabco@lx.netcom.com
www.rabcoengineering.com

TOLERANCES		REVISIONS		Bear Steel	
(EXCEPT AS NOTED)	NO.	DATE	BY	NO.	DATE
DECIMAL	1				
FRACTIONAL	2				
ANGULAR	3				
	4				
	5				

SCALE	AS SHOWN	MATERIAL	
DATE	12-13-22	DRAWING NO.	S-102
TRACED	APP'D		



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

July 26, 2023
LETTER OF DENIAL

Paul Singh
16 Niagara Ave
Freeport, NY 11520

1

RE: 16 Niagara Ave, Freeport, NY
Zoning District – Industrial B Sec. 62 Blk. D, Lot 366
Building Permit Application #20233401
Description– Chainlink fence 8’ high x 130 ft long.

RECEIVED
2023 AUG 17 P 3:48
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

Village Ordinance §210-171. Fences and enclosures.

E. Fences in all districts other than Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, Condominium and Cooperative Districts:

(2) Mapped within the floodplain as determined by FEMA and indicated on FIRM maps shall be limited to an open-style fence not to exceed six feet. According to the survey that you have submitted indicates that you have a chain-link fence of 8’ ft high. You will be seeking a variance of 2’.

RE: 16 Niagara Ave

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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes _____ No x

RECEIVED
2023 AUG 17 P 3:48
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

RECEIVED

2023 AUG 17 P 3:49

Positive Declaration

X Negative 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. 20233401

Location: 16 Niagara Ave, Freeport, NY

Applicant: Paul Singh

Description: Chainlink fence 8'high x 130ft long

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 26, 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.



SEC. 62 BLK. D LOT. 366

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Amritpal Singh respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at) 35 Kallas Court, Valley Stream, NY 11580

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

2. That the premises affected by this application is located at 16 Niagara Ave Freeport, NY 11520 **Land Map of Nassau County** Sec. 62 Blk. D Lot(s) 366 and that the interest which the applicant has in the property concerned is that of owner

Obtain reason for denial from Department of Buildings.

3. That (the applicant) the applicant's duly authorized _____ on or about the 24 day of July 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Property Survey

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

4. That on or about the 26 day of July, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: (2) Mapped within the floodplain as determined by FEMA and indicated on Firm maps shall be limited to an open style fence not to exceed six feet
5. That the nature of the improvements now upon said premises is as follows: Chainlink fence 8' High x 130ft Long.

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

6. That said premises are now being used as follows: Construction storage & light manufacturing.

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: 8ft Fence Height will add extra height capability to storage equipment higher. Will act as barrier, keep public safe & secure premises from theft & vandalism

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York I believe This will help our construction storage capability, safety of Building, equipment & vehicles. Safety of public

Refer where possible to paragraphs and section by numbers.

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

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 AUG 17 P 3:51

RECEIVED

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

10. That the grounds for this application are as follows: Theft, vandalism, Safety of vehicles & equipment, Safety of public
Additional height of storage accessible with variance

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

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

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

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

Dated: August 17, 2023

Amritpal Singh

BY: Amritpal Singh

ITS: Owner

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

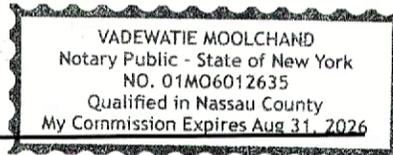
State of New York)
County of Nassau) ss:

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

Sworn to before me this 17th day
of August, 2023

Notary Public Vadewatie Moolchand

Amritpal Singh
Signature of Applicant



**Notice
Conflict of Interest**

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

August 17, 2023
Date Year

Amritpal Singh
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Signature

Notary Public _____

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: ChemLink Fence			
Project Location (describe, and attach a location map): 16 Niagara Ave Freeport, NY 11580			
Brief Description of Proposed Action: 8' High & 130ft Long ChemLink Fence			
Name of Applicant or Sponsor: Amritpal Singh		Telephone: 718 690-1361	
Address: 35 Killas Court		E-Mail: Lion Ho. Group@gmail.com	
City/PO: Valley Stream,	State: NY	Zip Code: 11580	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

2023 AUG 17 P 3:51



RECEIVED

JUL 24 2023

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

2023 AUG 17 P 3:51

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>Amritpal Singh</u>	Date: <u>07/11/23</u>	
Signature: <u>Amritpal Singh</u>		

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

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

2023 AUG 11 P 3:51

JUL 24 2023

FREEPORT BUILDING DEPT

	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 AUG 17 P 3:51

RECEIVED
 JUL 4 2023
 FREEPORT BUILDING DEPT.

**BUILDING PERMIT
 PUBLIC UTILITY
 DEPARTMENT OF ASSESSMENT
 NASSAU COUNTY
 240 Old Country Road, Mineola, NY 11501**

DATE REC'D: JUL 4 2023

Sec / Bk / Lot: 62 D 8166

PERMIT # / ISSUE DATE: _____

NASSAU COUNTY USE ONLY: _____

Property Location: N.E.S.W. Side OF (OR CORNER OF) _____

NAME OF BUSINESS/CONTRACTOR: _____

ADDRESS OF PROPERTY: 16 Niagara Ave
 CITY, TOWN, VILLAGE: Freeport, NY ZIP: 11520

OWNER OF PROPERTY: Amritpal Singh

Check one: OWNER OR LESSEE

CONTACT PERSON: _____
 ADDRESS: _____
 CITY, STATE, ZIP: _____
 PHONE: _____
 EMAIL: _____

OWNER'S NAME: Amritpal Singh
 ADDRESS OF PROPERTY: 16 Niagara Ave
 CITY, STATE, ZIP: Freeport, NY 11520
 PHONE: (718) 690-1361
 E-MAIL: Lionheartgroup@gmail.com

Building Classification - Circle Item Below
 Residential _____ Commercial _____
 Other (Specify): _____

DESCRIPTION OF WORK (PLEASE PRINT CLEARLY):
 Chainlink Fence 8' High x 130ft L

ESTIMATED COST OF CONSTRUCTION: \$7,000

LOT SIZE S.F.: _____ # BLDGS ON LOT: 1

PRINCIPLE TYPE OF CONSTRUCTION: STEEL MASONRY POLES, WIRES, CABLES

DATE TO BEGIN: _____ DATE TO COMPLETE: _____

Public Utilities		Cellular Communications (Wireless)	
Public Utilities	Carrier	Mounting Arrgmt	
Electric	AT&T	ROOF	
Pipelines	Metropcs	MONOPOLE	
Private Water Co.	Nextel	SATELLITE DISH	
Muni Water Dist	Sprint	ANTENNA	
Cables/Wires/Fiber Optics	T-Mobile	WATER TOWER	
Telecomm (Landlines)	Verizon	LATTICE TOWER	
	Other	Other	

Tanks: Concrete _____ gal. POWER PLANT Fuel Types: Natural Gas, Diesel Fuel, Turbine, Other _____
 Water: Steel _____ gal. TYPE: _____
 Fuel: Aluminum _____ gal. Model: _____
 Oil: Fiberglass _____ gal.
 Other: _____ gal. Capacity - MW: _____

PIPELINE GATE VALVE SPECIFICATIONS: _____
 PREFAB SHED/TER NOTES: _____
 NEW BUILDINGS
 ADDITION
 DEMOLITION
 INTERIOR OR EXTERIOR ALTERATION
 AIR CONDITIONING / HVAC
 ROOF
 RETIREMENT OF EQUIPMENT
 BACKUP GENERATOR KVA: _____
 OTHER (Describe): _____

SEPARATE APPLICATION SHALL BE MADE FOR EACH BUILDING

DATE OF GRANTING OF PERMIT: _____

Signature of Applicant/Contact Person: _____

Address of Applicant/Contact Person: _____

FIELD REPORT ON REVERSE

ZONING CLASSIFICATION: _____ TOWN: _____ SCHOOL DISTRICT: _____ SECTION: _____ DATE: 2023 AUG 17 P 3:51

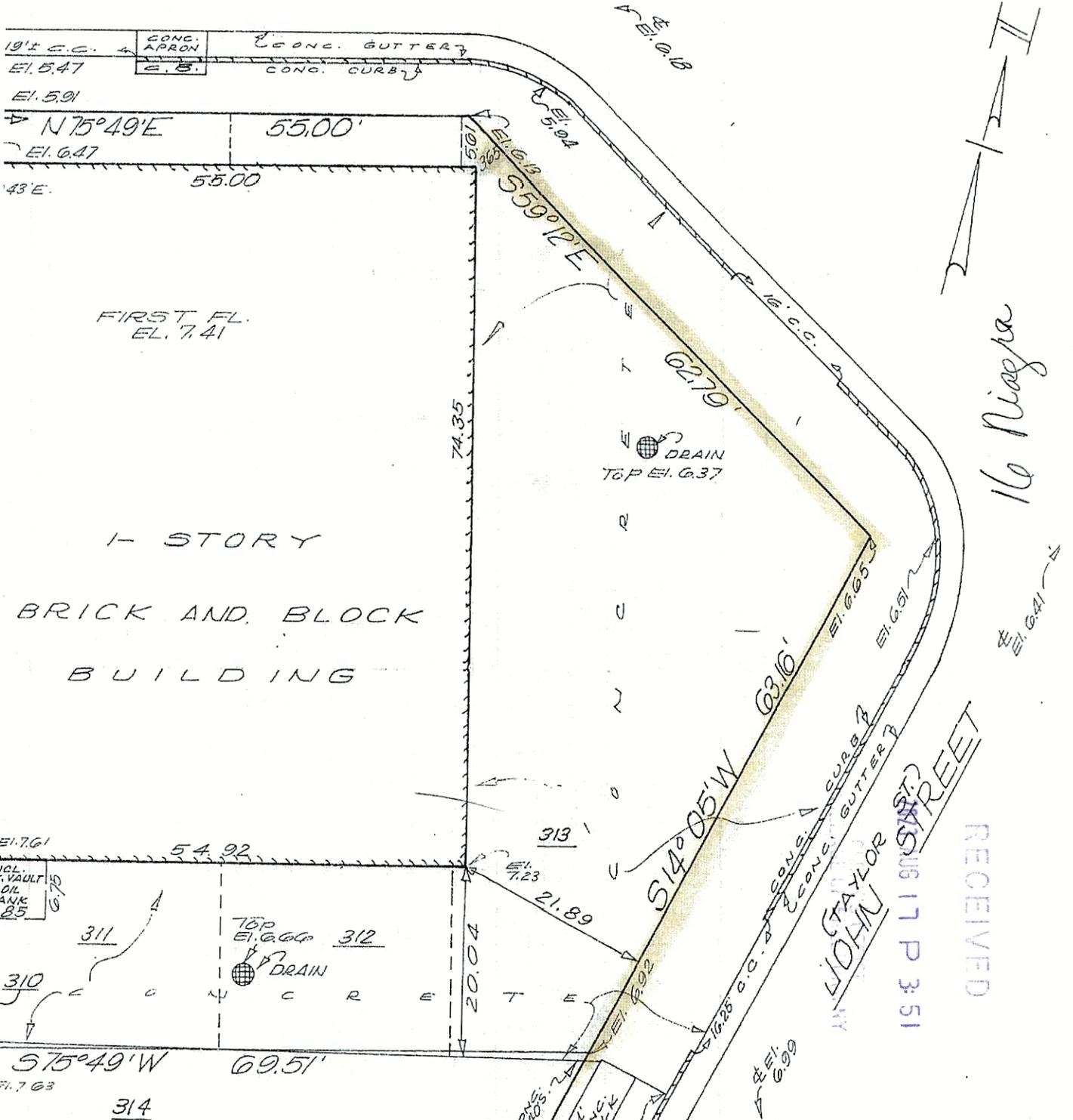
RECEIVED

(16 NIAGARA AVE)

NIAGARA AVENUE

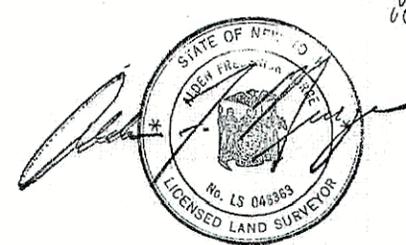
El. 62

DRAWN	CHECKED	DATE	SEC.	BLK.
G.W.R.	H.V.D.	5.21.74		"D"
			FILE NO.	
			JOB NO.	33080



El. 7.61
 VOL. VAULT
 OIL
 ANK
 85

El. 7.63



PART OF LOT NO 310
 AND LOTS NO 311, 312 & 313
 REVISED MAP OF
 FREEPORT CENTRE AMENDE.
 SITUATED AT
 FREEPORT, N.Y.
 SURVEYED MAY 21, 1974
 BALDWIN & CORNELIUS C.
 CIVIL ENGINEERS & SURVEYORS
 LIC. NOS. 22303PE-LS 32350PE-LS
 FREEPORT, L.I., N.Y.
 SCALE 1"=10'

FEB. 15, 1975
 275

HS A Fine Lines, Inc

CHRIS




RECEIVED

2023 AUG 21 A 8:52

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

August 3, 2023

AMENDED LETTER OF DENIAL

Christina Straub
56 West 1st St
Freeport, NY 11520

RE: **56 West 1st St Freeport, NY 11520**

Zoning District – Res A. Sec. 62 Blk. 61, Lot 182

Building Permit Application #20223056

Description– Install a 20'x12' Semi in-ground pool w/366sqft raised paver patio

AMENDED: MAINTAIN A 422 sq.ft DECK INSTEAD OF THE RAISED PAVER PATIO.

Dear Sir/Madam:

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

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

Village Ordinance §210-43. Required yards.

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

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans that you have submitted indicates that you have a rear set back of 7.5ft, you will be seeking a variance of 12.5ft.

RE: 56 West 1st Street

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

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

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

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

Robin

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes x No

RECEIVED
2023 AUG 21 A 8:52
VILLAGE CLERK'S OFFICE
VILLAGE OF HEMPSTADT, NY

RECEIVED



2023 AUG 21 A 8:52

SEC. 62 BLK. 61 LOT. 182

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter Of the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Christina Straub respectfully states and alleges:

Strike out inapplicable phrase

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

56 W 1st Street

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

2. That the premises affected by this application is located at

56 W 1st Street

Land Map of Nassau County

Sec. 62 Blk. 61 Lot(s) 182

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

OWNER

3. That (the applicant) (the applicant's duly authorized Christina Straub) on or about the 11th day of Nov 20 22, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

New 20' x 12' semi inground pool with 366 SF raised pavers deck

Obtain reason for denial from Department of Buildings.

4. That on or about the 4th day of August, 20 22, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

the rear yard set back is to be 20' 0" AS PER 210-43 rear yard require

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

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

New 20' x 12' semi inground pool with 422 SF wood frame deck

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

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

one family residence

Describe fully and clearly the use desired.

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

one family residence

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York

The wood frame deck will allow access for pool or deck repair + maintenance + better drainage

Refer where possible to paragraphs and section by numbers.

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

N/A

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

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

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

10. That the grounds for this application are as follows: The proposed deck is preferable to raised pavers to allow access to repair + maintain pool + allow better drainage

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

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

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

Dated: August 9, 20 23.

[Signature]
BY: Christina Staub
ITS: owner

State of New York)
County of Nassau) ss:

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

Sworn to before me this 9 day
of 8, 20 23.
Notary Public [Signature]

[Signature]
NATALIE M. CHALOM
Notary Public, State of New York
No. 01CH6328937
Qualified in Nassau County
Commission Expires August 10, 2027

Notice

Conflict of Interest

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

August 9, 20 23.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Signature

Notary Public _____

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

2023 AUG 21 A 8:52

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. 20223056

Location: 56 West 1st Street , Freeport, NY

Applicant: Christina Straub

Description: Install a 20'x12' Semi in-ground pool w/366sqft raised paver patio

AMENDED: MAINTAIN A 422 sq.ft DECK INSTEAD OF THE RAISED PAVER PATIO.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: August 3, 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.

RECEIVED

NOV 3 2022

FREEPORT BUILDING

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20223056

Filing Date 11/3/22

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: 56 W. 1st Street ZONING DISTRICT RES A
SECTION 62 BLOCK 61 LOT 182-11 APPROX. LOT SIZE 60 X 100 LOT AREA 6000

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

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

C. COST
10 TOTAL COST OF IMPROVEMENT \$ 42,000
D. DESCRIPTION OF PROJECT
20'x12' Semi in-ground pool w/ 366sf
Raised Paver Patio
AMENDED: Maintain a 422 sqft DECK instead of raised Paver patio.

III. IDENTIFICATION - To be completed by all applicants

Table with columns: NAME, MAILING ADDRESS - Number, street, city and state, Zip, TEL. NO.
1. Owner or Lessee: Christina Straub, 56 W. 1st Street, Freeport, NY 11520, 212-851-6076
2. Contractor
3. Architect or Engineer: Steven J. Treubert, P.E., 630 St. George Avenue, North Babylon New York, 11703, 631-242-1958

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.
Workmen's Compensation Certificate No. Company Exp. Date
Contractor or Owner
Address
Phone
State of New York
County of Nassau
Christina Straub being duly sworn, says that 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 her knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
Sworn to before me this 3rd day of November, 2022
Amarilis Ledesma
Notary Public, County, N.Y.
AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6392087
Qualified in Nassau County
Commission Expires October 15, 2024

Cell 212-851-6076

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES NO
IF YES, WHICH ZONE?
IS PROJECT TO REPAIR FLOOD DAMAGE? YES NO
PROJECT DESCRIPTION
Total/First Fire Square Feet
Upper Fire Square Feet
of Fixtures
of Floors
Occup. Type

VI. VALIDATION (Official Use Only)

Building Permit Number 20230115
Building Permit Issued 01-26-2023
Building Permit Fee \$ 1132.00
Approved by: [Signature] Superintendent of Buildings

RECEIVED

NOV 3 2022

617.20
Appendix B

Short Environmental Assessment Form

RECEIVED

2023 AUG 21 A 8:52

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		Christina Straub	
Name of Action or Project:			
Project Location (describe, and attach a location map): 56 WEST 1ST STREET, FREEPORT, NY 11520			
Brief Description of Proposed Action: 20'x12' Semi Above ground pool with 366sf paver patio AMENDED: Maintain a 422 sq. ft Deck instead of Raised Paver Patio.			
Name of Applicant or Sponsor: Christina Straub		Telephone: 212-851-6076	
		E-Mail:	
Address: 56 West 1st Street, Freeport, NY 11520			
City/PO: Freeport, NY 11520		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.137 acres	
b. Total acreage to be physically disturbed?		.0139 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.137 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
RECEIVED 5 Is the proposed action a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? <small>FREEPORT BUILDING DEPT.</small>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	

RECEIVED
 2023 AUG 21 11:5

RECEIVED

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

FREEPORT BUILDING DEPT.

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: CHRISTINA STRAUD

Date: _____

Signature: [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?"

RECEIVED
2023 AUG 21 10:53

	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"/>

<div style="border: 1px solid black; padding: 5px; width: fit-content;"> RECEIVED NOV 3 2022 FREEMONT BUILDING DEPT. </div>		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.

RECEIVED
 2023 AUG 21 A 8:53
 FREEMONT BUILDING DEPT.

NOT YOU

<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)

GENERAL NOTES
 The Engineer has not been retained for any supervision or observation of the work, and his responsibility is limited to the accuracy of the plans.

The contractor shall verify all existing conditions and dimensions before starting construction and shall notify the Engineer of any ambiguities or discrepancies before proceeding with the work. If any questions arise before or during construction as to the intent or details of the drawings, the contractor shall contact the Engineer for clarification and/or instructions. If the contractor fails to follow this procedure, he shall assume the responsibility for his actions and/or decisions.

All labor, materials, and construction methods shall comply with all rules, regulations, codes and local authorities having jurisdiction over the work design criteria: I.R.C. Codes (2020) - N.Y.S. Building Construction Code and N.Y.S. Energy Conservation Code (2020).

The contractor shall field verify the location and depth of all underground utility piping prior to any proposed construction excavation.

The contractor shall brace, shore, reinforce, and/or underpin all adjacent structures. Soil bearing capacity assumed at 2 tons per square foot. Concrete to have minimum compressive strength of 3000 p.s.i. @ 21 days, as per Table R402.2 (b) (2) (c) 2020. All new footings to bear on undisturbed virgin soil 3'-0" minimum below grade (Jordan City 4'-0" below grade), stepped down 2:1 to existing footings as per code. At attachment from old to new foundation, provide 5/8" epoxy coated dowels, 14" long, with 7" min. embedment, spaced 16" vertically. Gaps to be filled with high strength epoxy mortar.

Anchor bolts to be min. 1/2" diameter galvanized, located 30" o.c. maximum, 1'-0" from each end and maximum, 7" min. embedment into foundation per 3.2.1.7 and 3.2.2.3 of WFCM 2018. Provide 3" square washers as per 3.2.2.3 of WFCM 2018. Provide aluminum termite shield and sill seal from insulation of concrete.

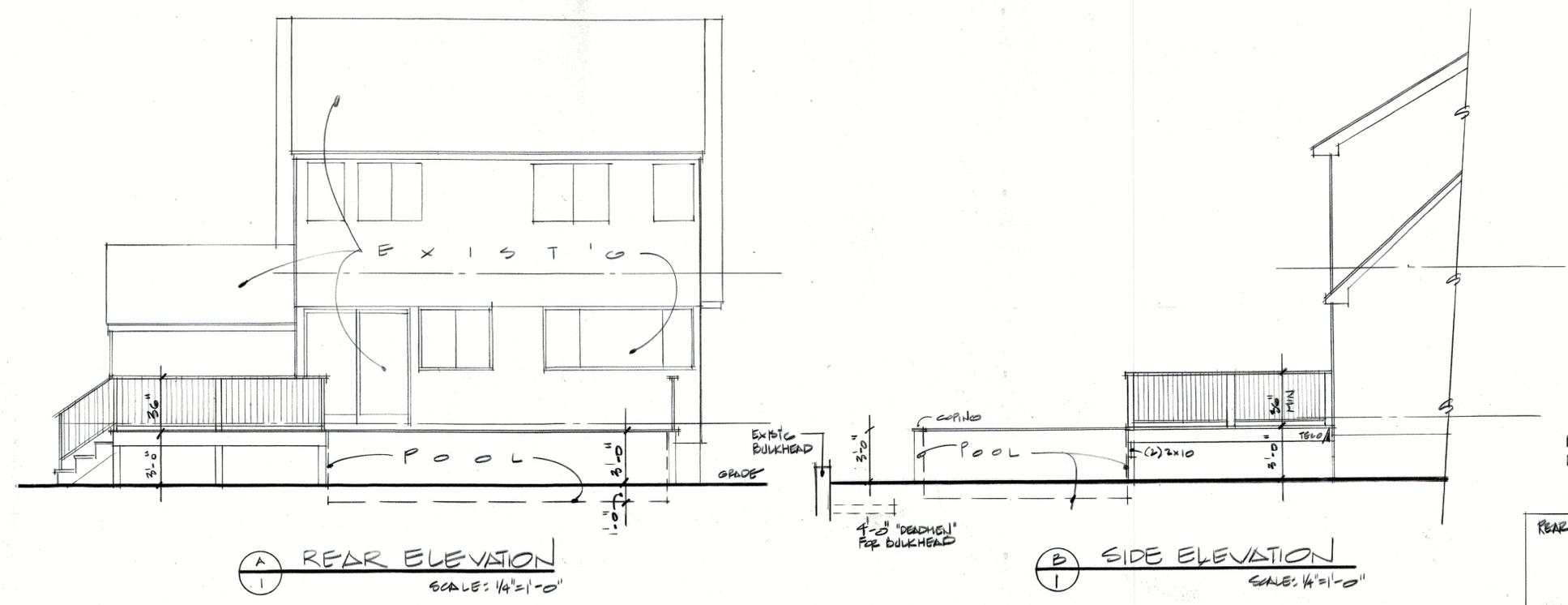
All lumber to be American Standard sizes, grade #2 S.P.S. minimum. Hem Fir (North) #2 or better. All structural lumber to be grade marked prior to delivery to the site, subject to inspection. E = 1,500,000.

Double studs at all openings in all walls. Double all joints, headers, and trimmers around all openings and install "Tee" hangers and connectors as required. Double floor joists under partitions running parallel to floor joists. All headers to be (2) 2 x 8 unless otherwise specified.

Provide metal flashing and "Geece" ice and water shield at all roof, wall and other intersections, over the heads of all openings, and under sills of all windows and doors. All joints to be caulked.

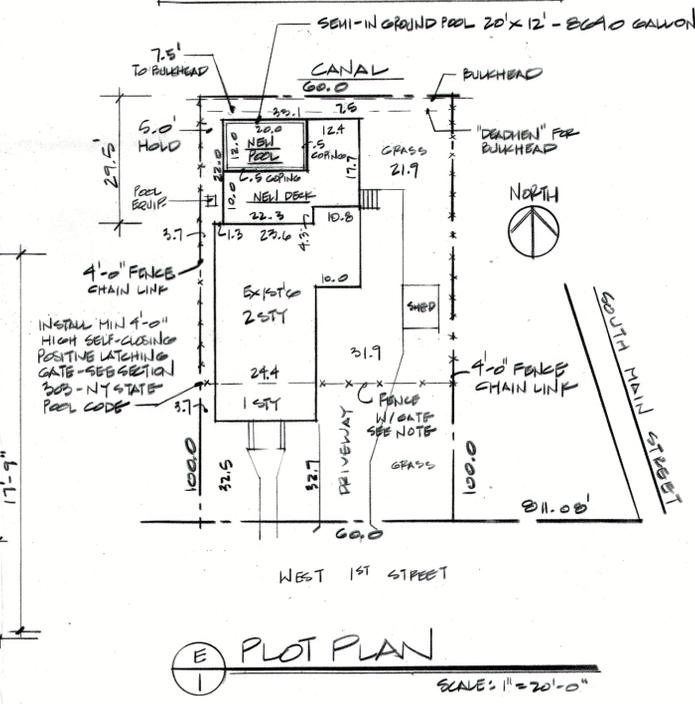
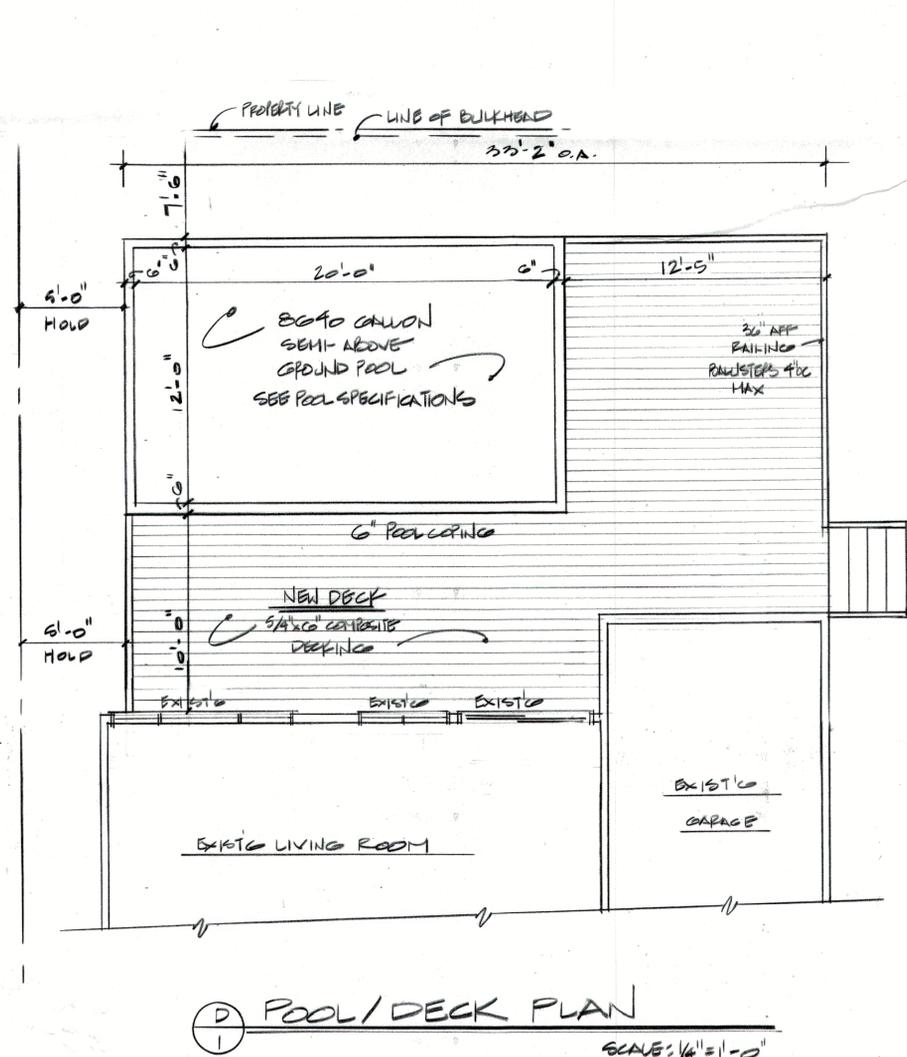
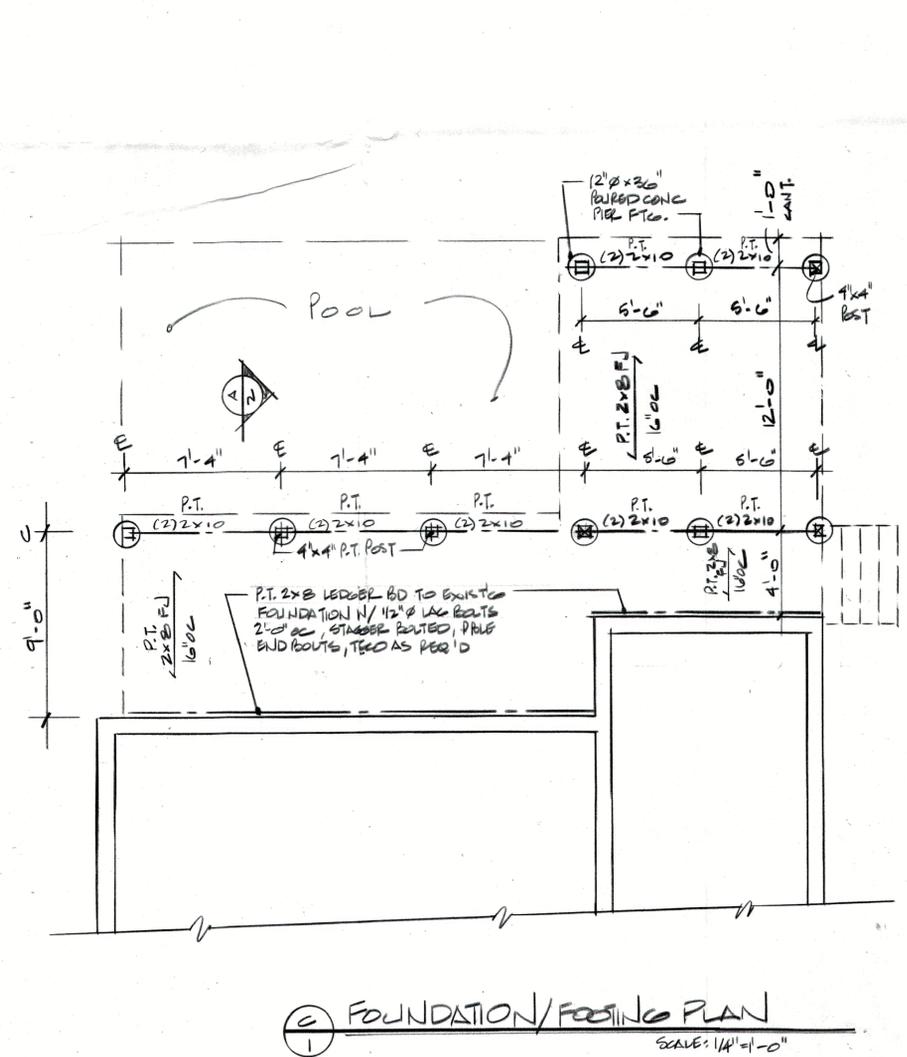
All electrical work shall be performed by a licensed electrician and inspected by the Board of Fire Underwriters as per the N.E.C. Hard wired single station smoke detecting alarm devices to be installed in and adjacent to all sleeping areas, located on or near the ceiling, and on each floor or level. Hard wired carbon monoxide detectors to be installed in boiler room and on each floor level as per 8114 & 8115 of the NYS (2020).

All structural steel to be min. 36,000 p.s.i.



POOL - 240 SF
 DECK - 441.76 SF

REAR LOT COVERAGE		REAR LOT = 1723.60 SF
MAX ALLOW	PROPOSED	
40%	79.54%	
689.16 SF	681.76 SF	



	PROPOSED POOL & DECK FOR CHRISTINA STRAUB 520 W. 1ST STREET FREEPORT, NEW YORK	
	DATE: 7/2023 DRAWN BY: POND	STEVEN J. TREUBERT, P.E. CONSULTING ENGINEER 600 ST. GEORGE AVENUE, N. BAYTON, NY 11703 601-242-1750

ES & S 12 NOV 2022
 05:00 PM
 05:00 PM

SECTION 303 - NYS PROPERTY MAINTENANCE CODE
SWIMMING POOLS, SPAS AND HOT TUBS

303.3 Outdoor swimming pool. An outdoor swimming pool shall comply with the following:

If the water for such pool is supplied from the public water supply system, the inlet shall be above the overflow level of the pool.
Bacterial standards. Such pool shall be chemically treated in a manner sufficient to maintain the bacterial standards established by the provisions of the New York State Sanitary Code relating to public swimming pools.
The pool shall be equipped with a powered safety cover in compliance with ASTM F1346.

Fence/Barrier

The top of the fence shall be at least 48" above grade measured on the side of the fence which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the fence shall be 2 inches measured on the side of the barrier which faces away from the swimming pool. Openings in the fence shall not allow passage of a 4" diameter sphere. Solid barriers which do not have openings, such as masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

Where the fence is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45", the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75" width.

Swimming Pool Alarm

Swimming pool shall be equipped with an acceptable pool alarm capable of detecting a child entering the water and of giving an audible alarm warning if a child falls into the water.

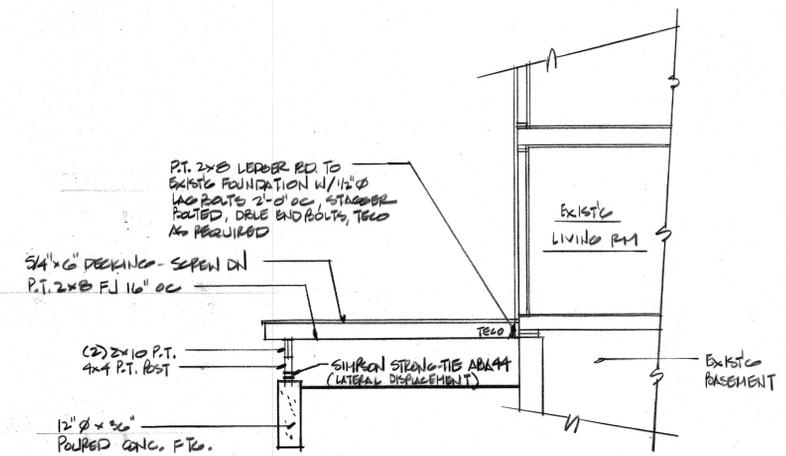
Capable of giving an audible alarm when it detects a child entering the water and is audible poolside and at another location on the premises where the swimming pool is located. Must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be installed.

Must be installed, used and maintained in accordance with the manufacturer's instructions and must be classified by Underwriter's Laboratory, Inc. to reference standard ASTM F2208, entitled "Standard Specification for Pool Alarms".

Gates & House Alarms

Access gates shall comply with the requirements of Section 303.3 and shall be securely locked with a key, combination, or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate. The release mechanism shall be located on the pool side of the gate at least 3" below the top of the gate and the gate and barrier shall have no opening greater than 0.5" within 18" of the release mechanism.

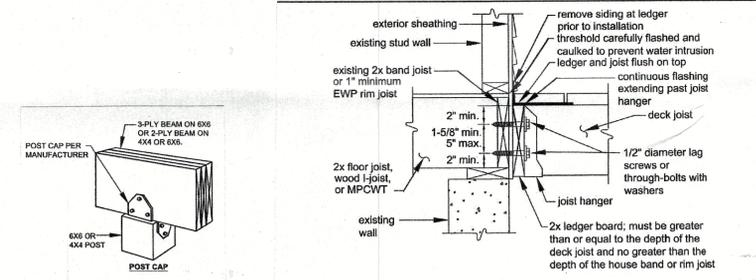
All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54" above the threshold of the door; or other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by items as described above.



NOTE: ALL WOOD IN CONTACT WITH THE GROUND IS TO BE PRESURE TREATED (2017.1.2)

SECTION "A-2"
SCALE: 1/4"=1'-0"

General Attachment of Ledger Board to Band Joist or Rim Joist.



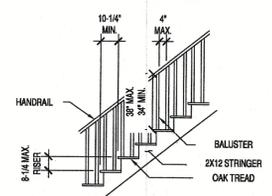
R311.5.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

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, FROM A POINT DIRECTLY ABOVE THE TOP RISES OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISES OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED 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 HANDRAILS.

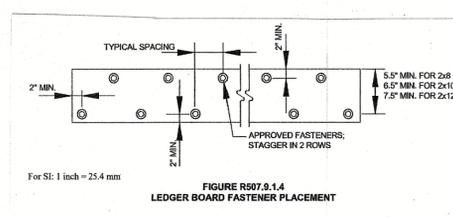
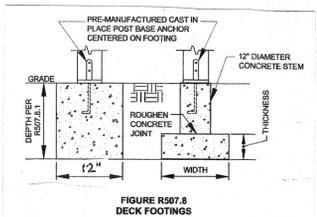
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

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.

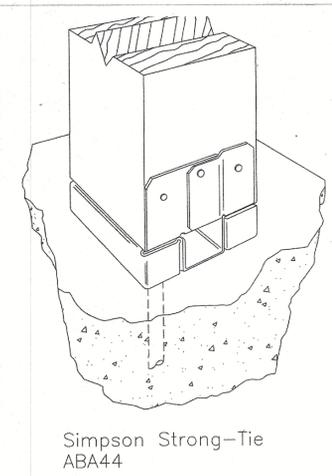
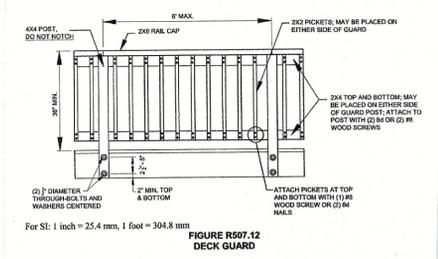


R312.1 GUARDS. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

1807.7.1.1 CONCENTRATED LOAD. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS (89 KN), APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOAD TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE PRECEDING PARAGRAPH.



DECK FRAMING DETAILS
N.T.S.



REVISED - WOOD FRAME DECK - 7/2023

	<p>PROPOSED POOL & DECK FOR CHRISTINA STRAUB</p> <p>60 W. 1ST STREET FREEPORT, NEW YORK</p>	
	<p>DATE: 7/2023 DRAWN BY: BAC</p>	<p>STEVEN J. TREUBERT, P.E. CONSULTING ENGINEER 600 ST. GEORGE AVE., N. BAYLOR, NY 11703 681-242-1956</p>



RECEIVED

2023 AUG 23 P 2:35

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

August 23, 2023

AMENDED LETTER OF DENIAL

Matthew Rinaldo
662 Miller Ave,
Freeport, NY 11520

RE: 662 Miller Ave Freeport, NY
Zoning District – Res. A Sec. 62 Blk. 183, Lot 368
Building Permit Application #20233390

Description – Install rear deck 1st floor (414.3 sq.ft) & install rear deck 2nd floor (91.8 sq.ft) and install front balcony at 1st floor (104 sq.ft)

Dear Sir/Madam:

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

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

Village Ordinance §210-43. Required yards.

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

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans that you have submitted indicates that you have a rear set back of 14.65ft, you will be seeking a variance of 5.35ft.

RE: 662 Miller Ave.

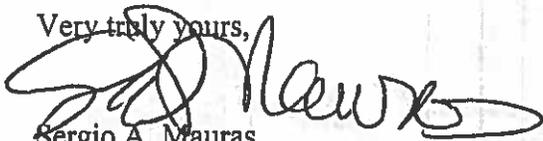
Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

RECEIVED
2023 AUG 23 P 2:35
VILLAGE CLERK'S OFFICE

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

2023 AUG 23 P 2:35

Notice

Negative Declaration

Positive Declaration

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

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. 20233390

Location: 662 Miller Ave

Applicant: Matthew Ranaldo

Description: Install rear deck 1st floor (414.3 sq.ft) & install rear deck 2nd floor (91.8 sq.ft) and install front balcony at 1st floor (104 sq.ft)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: August 23, 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.



2023-21

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

August 4, 2023
LETTER OF DENIAL

Mathew Ronaldo
662 Miller Ave,
Freeport, NY 11520

RE: 662 Miller Ave Freeport, NY
Zoning District – Res. A Sec. 62 Blk. 183, Lot 368
Building Permit Application #20233390
Description – Install deck (414sq.ft)

Dear Sir/Madam:

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

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

Village Ordinance §210-43. Required yards.

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

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans that you have submitted indicates that you have a rear set back of 14.65ft, you will be seeking a variance of 5.35ft.

RECEIVED

AUG 22 2023

CLERK
VILLAGE OF FR

RE: 662 Miller Ave.

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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

RECEIVED

AUG 22 2023

CLERK'S
VILLAGE OF PFT

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. 20233390

Location: 662 Miller Ave

Applicant: Mathew Ronaldo

Description: Install deck (414.3 sq.ft)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

RECEIVED

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

AUG 22 2023

CLERK'S OFFICE
VILLAGE OF FREEPORT

Dated: July 20, 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.



SEC. 62 BLK. 183 LOT. 368

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Matthew Rinaldo

respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (resides at) has its principal office for the conducting of its business at
662 Miller Ave Freeport NY 11520

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

2. That the premises affected by this application is located at 662 Miller Ave Freeport Land Map of Nassau County
Sec. 62 Blk. 183 Lot(s) 368
and that the interest which the applicant has in the property concerned is that of owner

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

Deck plans and building permit application

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 4 day of August, 2023, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:
Village ordinance 210-6A and Village ordinance 210.4B

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

5. That the nature of the improvements now upon said premises is as follows: Remove current
existing deck and rebuild deck to specs on plans

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

6. That said premises are now being used as follows: The same deck as
there is today

Describe fully and
clearly the use
desired.

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

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York _____

Refer where possible
to paragraphs and
sections by number

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

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

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

10. That the grounds for this application are as follows: Multiple residences have the same deck structure after raising their homes due to floods

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

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

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

Dated: Monday August 21st, 2023

[Signature]

BY: Matthew Ronaldo
ITS: Owner

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

State of New York)
County of Nassau) ss:

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

Sworn to before me this 21 day
of August, 2023.
Notary Public [Signature]

[Signature]
ANN KROLIKOWSKI
Notary Public, State of New York
Reg. No. 01KR6323053
Qualified in Nassau County
Commission Expires April 13, 2027

**Notice
Conflict of Interest**

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

August 21st, 2023.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I Matthew Ronaldo being duly sworn, depose and say:
That he/she (the owner of 642 Miller Ave Freeport NY 11050) (is the _____) of _____ the property concerned is correct to the best of the knowledge of

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

RECEIVED
 JUL 18 2023
 FREEPORT BUILDING DEPT.

Short Environmental Assessment Form
Part 1 - Project Information

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: Decks			
Project Location (describe, and attach a location map): 662 Miller Ave Freeport NY 11520			
Brief Description of Proposed Action: Decks			
Name of Applicant or Sponsor: Matthew Ronaldo		Telephone: 516 965 3565	
		E-Mail: Mronaldo99@gmail.com	
Address: 662 Miller Ave			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

RECEIVED

RECEIVED

JUL 18 2023

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

RECEIVED

AUG 22 2023

CLERK'S OFFICE
VILLAGE OF FREEPORT NY

RECEIVED
 JULY 18 2023
 FREEPORT BUILDING DEPT.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <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?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
16. Is the project site located in the 100-year flood plan?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
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: _____ _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
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: _____ _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Matthew Ronaldo</u> Date: <u>7/17/23</u></p> <p>Signature: <u></u> Title: <u>owner</u></p>									

PRINT FORM

RECEIVED
 AUG 22 2023
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233390
 Filing Date 7/17/23

Application for Erection of Buildings or Alterations

RECEIVED

JUL 18 2023

FREEPORT BUILDING DEPT

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

I. LOCATION OF BUILDING

AT LOCATION: 662 Miller Ave ZONING DISTRICT _____
 (No.) (Street)

BETWEEN _____ AND _____ (Cross Street) (Cross Street)

SECTION: 02 BLOCK: 103 LOT: 368 APPROX. LOT SIZE: _____ X _____ LOT AREA: _____

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

A. TYPE OF IMPROVEMENT

1 | New building
 2 | Addition-Alteration (if residential, enter number of new housing units added, if none-state none)
 3 | Swimming Pool
 4 | Repair (replacement)
 5 | Bulkhead (New, Repair)
 6 | Fence
 7 | Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

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

NON RESIDENTIAL - Complete Part "E"

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

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 4,000

D. DESCRIPTION OF PROJECT

Decking

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Matthew Rinaldo</u>	<u>662 Miller Ave Freeport NY 11520</u>	<u>516 965 3565</u>
2. Contractor	<u>Colossus Framing Inc</u>	<u>260 Lexington Ave West Babylon NY</u>	<u>631 365 6577</u>
3. Architect or Engineer			

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workman's Compensation Law.

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

Contractor or Owner: Matthew Rinaldo
 Address: 662 Miller Ave Freeport
 Phone: 516 965 3565

State of New York
 County of Nassau
Matthew Rinaldo 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 installation, is correct to the best of His knowledge and belief and under the penalty of perjury of this jurisdiction.

Sworn to before me this 17th day of July, 2023

Amarilis A Lebesma
 Notary Public, County, N.Y.

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet: _____
 Upper Flrs Square Feet: _____
 # of Fixtures: _____
 # of Floors: 26
 Occup. Type: _____

VI. VALIDATION (Official Use Only)

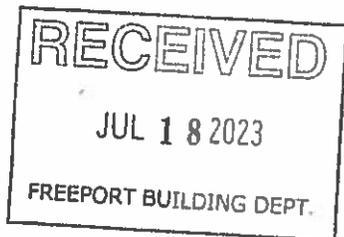
Building Permit Number _____
 Building Permit Issued _____
 Building Permit Fee \$ _____

Approved by: _____
 Superintendent of Buildings

RECEIVED
 22 2023

CLERK'S OFFICE
 VILLAGE OF FREEPORT

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



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: Decks			
Project Location (describe, and attach a location map): 662 Miller Ave Freeport NY 11520			
Brief Description of Proposed Action: Decks			
Name of Applicant or Sponsor: Matthew Ronaldo		Telephone: 516 965 3565	
		E-Mail: Mronaldo99@gmail.com	
Address: 662 Miller Ave			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

RECEIVED

RECEIVED

JUL 18 2023

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<input checked="" type="checkbox"/>	<input 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 services 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 the site of the proposed action?			<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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

RECEIVED

AUG 22 2023

CL...
VE...

RECEIVED

JUL 18 2023

FREEPORT BUILDING DEPT.

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

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

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

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

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

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

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

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

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

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe: _____

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

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe: _____

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

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

Applicant/sponsor/name: Matthew Ronaldo Date: 7/17/23

Signature: [Signature] Title: owner

RECEIVED

AUG 22 2023

CLERK'S OFFICE
VILLAGE OF FREEPORT, FL

PRINT FORM

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233390
 Filing Date 7/17/23

Application for Erection of Buildings or Alterations

RECEIVED

JUL 18 2023

FREEPORT BUILDING DEPT

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

I. LOCATION OF BUILDING

AT (LOCATION) 662 Miller Ave ZONING DISTRICT _____
(No.) (Street)

BETWEEN _____ AND _____
(Cross Street) (Cross Street)

SECTION 02 BLOCK B3 LOT 368 APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

A. TYPE OF IMPROVEMENT		B. PROPOSED OR EXISTING USE	
1 New building	RESIDENTIAL	11 One Family	NON RESIDENTIAL - Complete Part "E"
2 Addition/Alteration (if residential, enter number of new housing units added, if none-state none)		12 Two families	
3 Swimming Pool		13 Apartment - Enter No. of Units _____	
4 Repair (redirection)		14 Transient hotel, motel, or dormitory - Enter No. of Units _____	
5 Bulkhead (flow, repair)		15 Garage or Accessory Structure	
6 Fence		16 Other - Specify _____	
7 Moving (relocation)			

C. COST

10 TOTAL COST OF IMPROVEMENT \$4,000

D. DESCRIPTION OF PROJECT

Decking

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Matthew Ranaldo</u>	<u>662 Miller Ave Freeport NY 11520</u>	<u>516 965 3565</u>
2. Contractor <u>Colossus Framing Inc</u>	<u>260 Leffington Ave West Babylon NY</u>	<u>631 365 6577</u>
3. Architect or Engineer		

IV. OWNER - CONTRACTOR STATEMENT

Building permits 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 Matthew Ranaldo

Address 662 Miller Ave Freeport

Phone 516 965 3565

State of New York
 County of Nassau
Matthew Ranaldo 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 sworn to before me this 17th day of July, 2023.

Amarilis A Ledesma
 Notary Public, County, N.Y.

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet _____

Upper Flrs Square Feet _____

of Fixtures _____

of Floors 26

Occup. Type _____

VI. VALIDATION (Official Use Only)

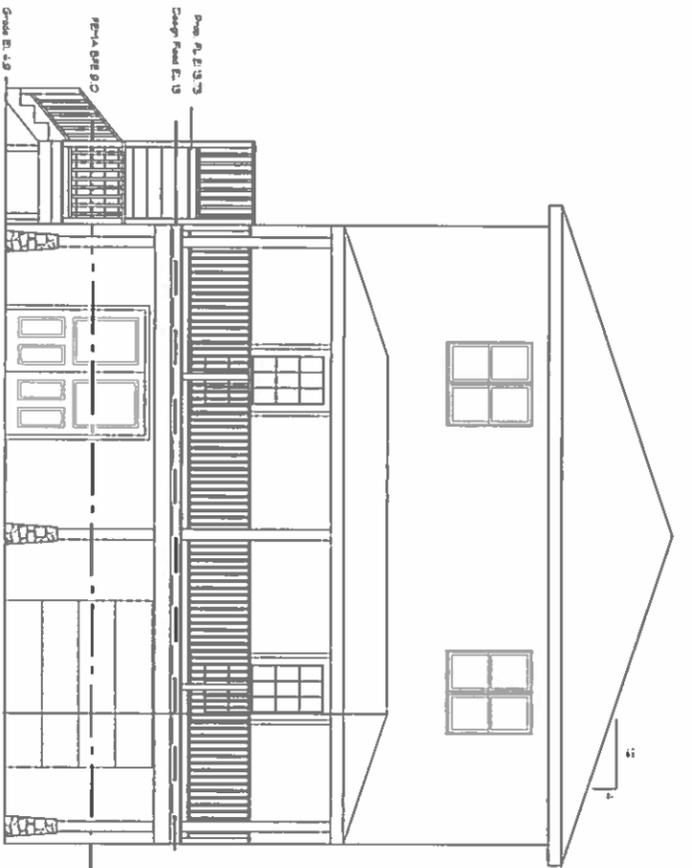
Building Permit Number _____

Building Permit Issued _____

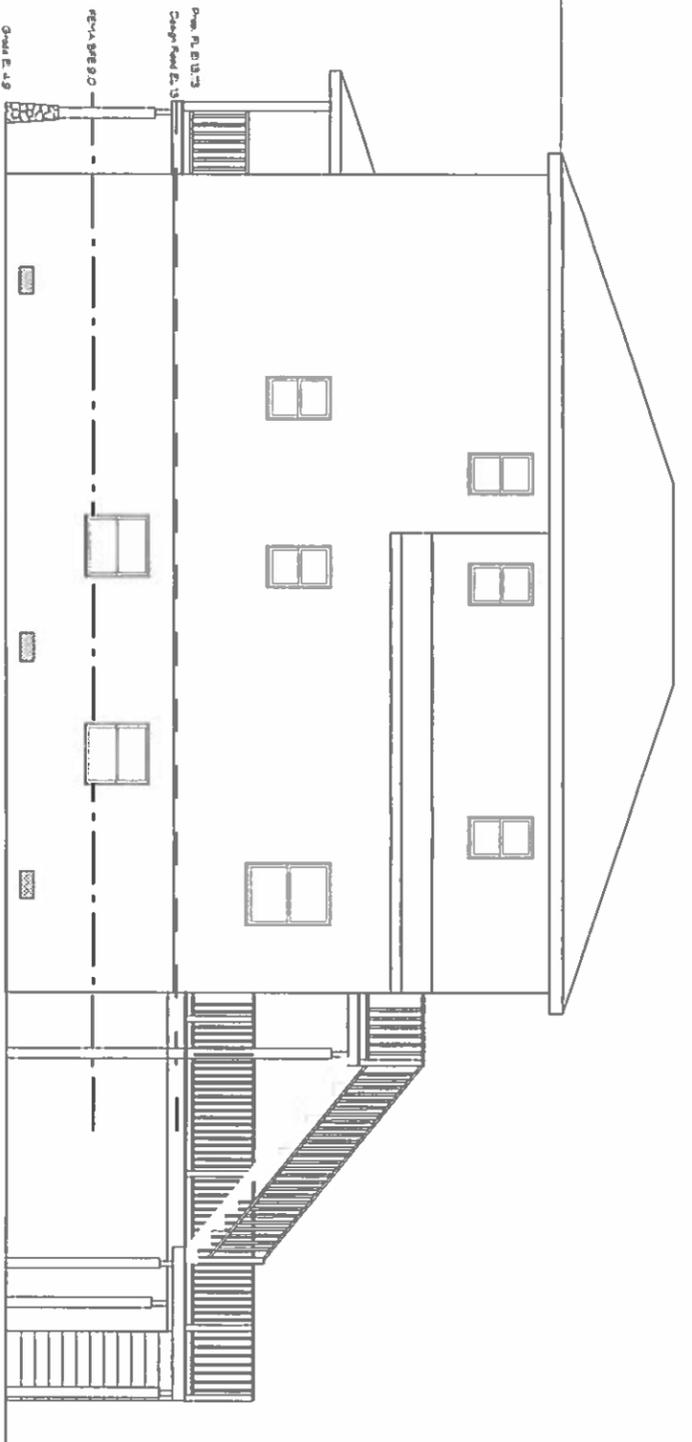
Building Permit Fee \$ _____

Approved by: _____
 Superintendent of Buildings

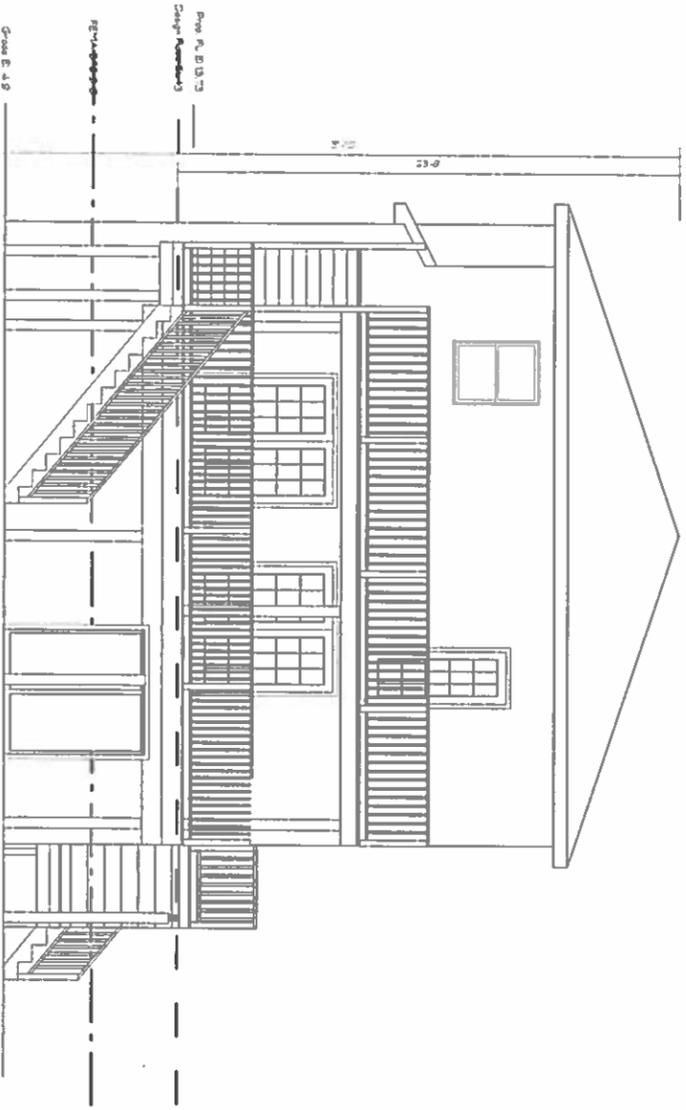
RECEIVED
 AUG 22 2023
 CLERK'S OFFICE



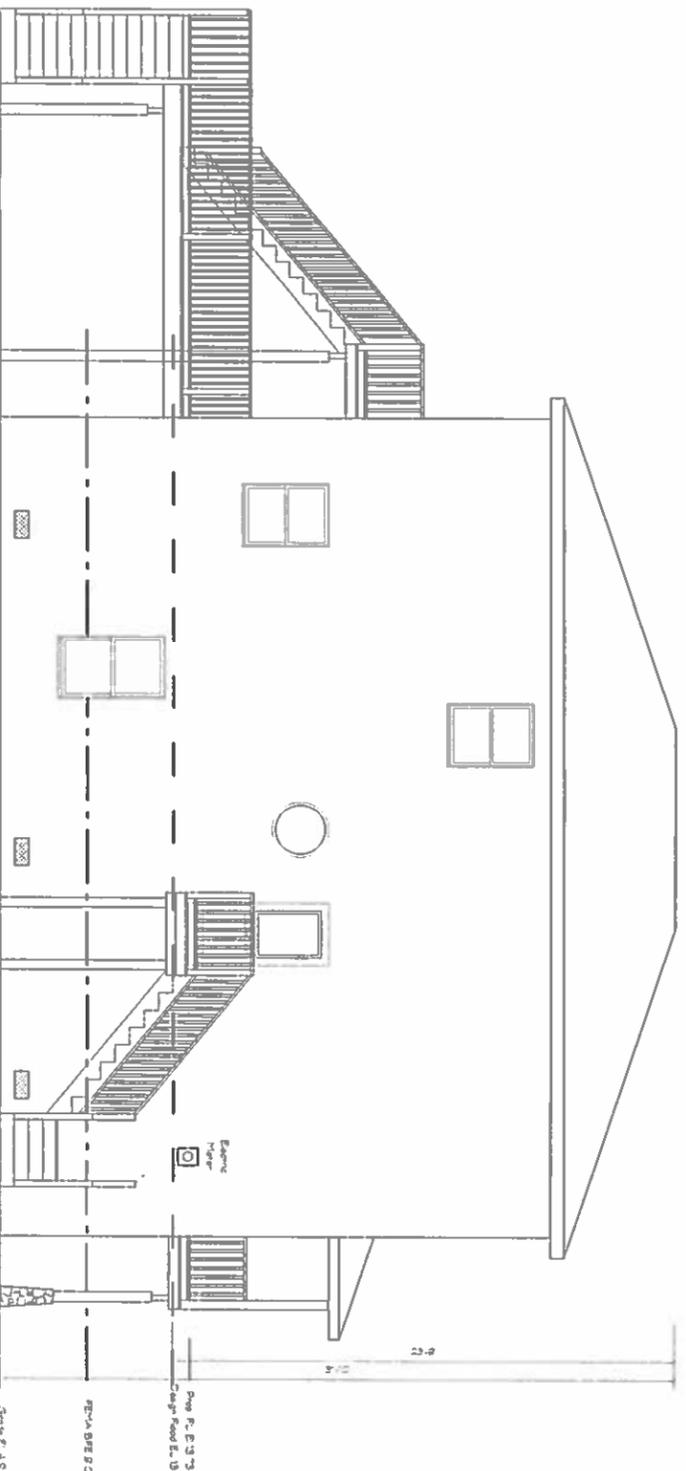
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

RECEIVED

AUG 22 2023

CLERK OF DISTRICT COURT
VILLAGE OF FREEPORT

FILE NO 23 17	REVISIONS
CAD DWG FILE Parulojrlt	1. Exp of 1 report Comments
DWG DATE 3/4/23	
DRAWN BY LGS	
CHECKED BY LGS	

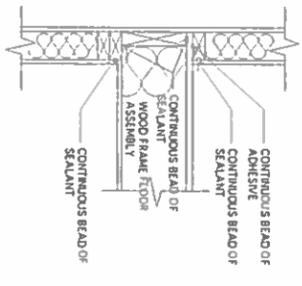
SCALE 1/4" = 1'

DESCRIPTION
HOUSE RAISING & ADDITION
RANALDO RESIDENCE
662 MILLER AVE
VILLAGE OF FREEPORT

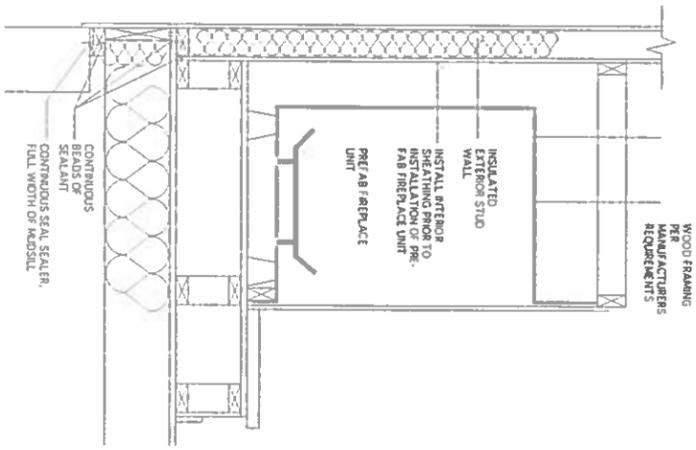
CONSULTANTS

TIDELMER ENGINEERING & DESIGN

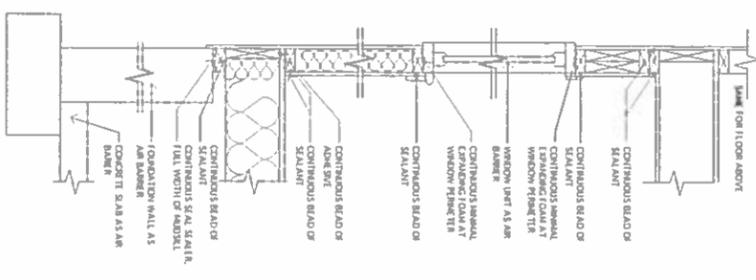
 7 RIDGWOOD ST
 BAY SHORE, NY 11706
 16311 839-4824



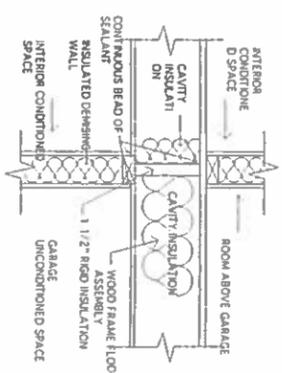
AIR SEALING @ UPPER FLOOR RIM JOIST



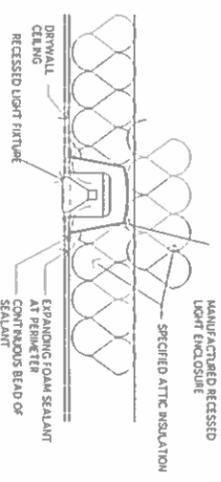
AIR SEALING @ PRE-FAB FIREPLACE PLATFORM



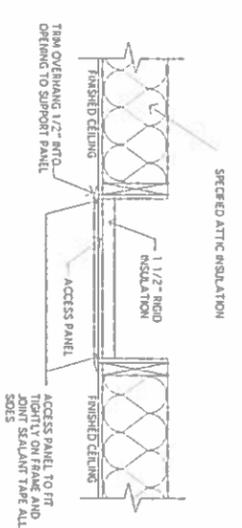
AIR SEALING @ EXTERIOR WALL



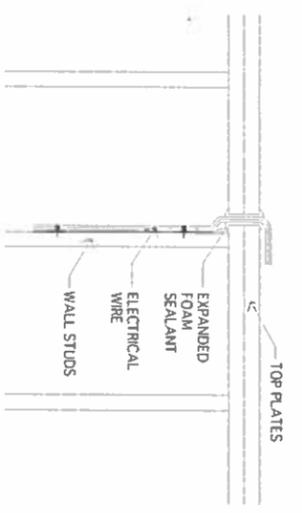
AIR SEALING @ UPPER FLOOR RIM JOIST



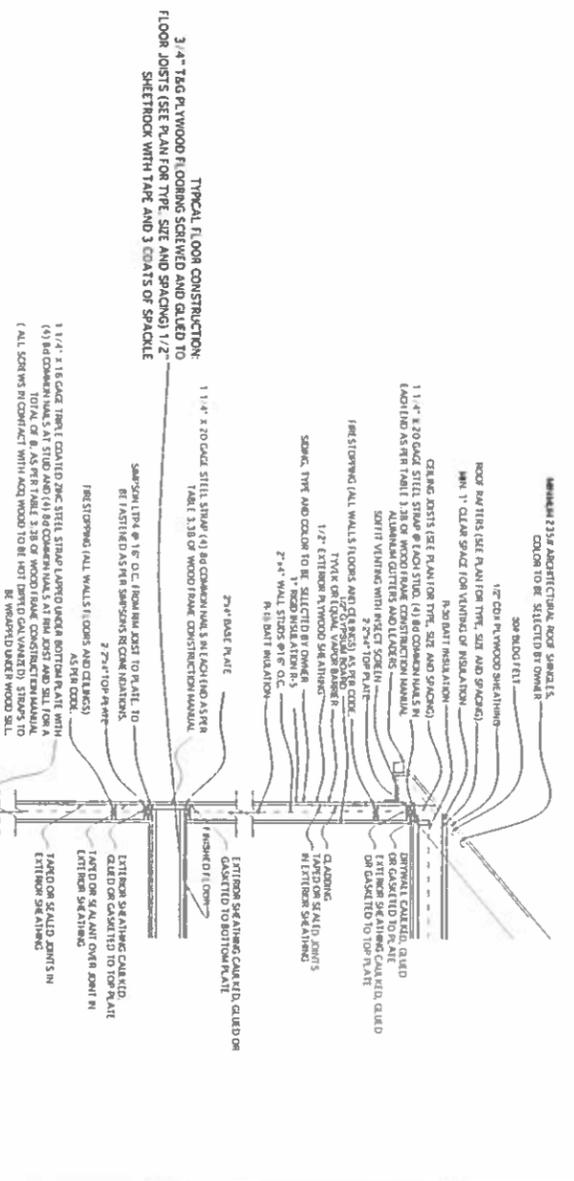
AIR SEALING @ ATTIC RECESSED LIGHTING



AIR SEALING @ ATTIC HATCH

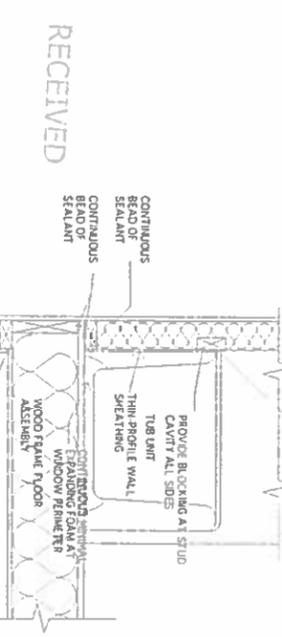


AIR SEALING @ TOP PLATE ELECTRICAL PENETRATION



NOTE:
SHADE COMPONENTS DESIGNATED AIR FLOW RETARDER SYSTEM.

TYPICAL WALL SECTION AND FLOW RETARDER DETAIL
SCALE: 3/4"=1'-0"



AIR SEALING BEHIND TUB

2023-22

RECEIVED

2023 AUG 23 P 2: 12

INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

July 17, 2023
LETTER OF DENIAL

Keenan Stokes.
213 Juanita Ave,
Freeport, NY 11520

RE: 213 Juanita Ave Freeport, NY 115520
Zoning District – Res A. Sec. 54 Blk. 199, Lot 327.
Building Permit Application #20233328
Description– 73.5 sq/ft Garage addition and new roof.

Dear Sir/Madam:

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

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

Village Ordinance §210-43 Required Yards.

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

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans that you have submitted indicates that you have 3.15ft on the rear yard. You will be seeking a variance of 1.85ft.

RE: 213 Juanita Ave

RECEIVED

2023 AUG 23 P 2: 12

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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

RECEIVED

X Negative Declaration

2023 AUG 23 P 2:12
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. 20233328

Location: 213 Juanita Ave

Applicant: Keenan Stokes

Description: 73.5 sq/ft Garage addition and new 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 17, 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.



RECEIVED

SEC. 54 BLK. 199 LOT. 327

2023 AUG 23 P 2: 12

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

VILLAGE OF FREEPORT, NY

In the Matter
Of

the Application of
KEENAN STOKES

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of KEENAN STOKES

respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) (~~has its principal office for the conducting of its business at~~)
213 JUANITA AVE FREEPORT NY 11520

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

2. That the premises affected by this application is located at 213 JUANITA AVE FREEPORT Land Map of Nassau County Sec 54 Blk 199 Lot(s) 327 and that the interest which the applicant has in the property concerned is that of OWNER

3. That (~~the applicant~~) (the applicant's duly authorized ARCHITECT) on or about the 7 day of JUNE 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were

as follows:

SURVEY, ENVIRONMENTAL FORM, NASSAU COUNTY FORM, PLANS

Obtain reason for denial from Department of Buildings.

4. That on or about the 17th day of JULY, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: REAR YARD NOT IN COMPLIANCE

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

5. That the nature of the improvements now upon said premises is as follows: DETACHED GARAGE SINGLE FAMILY HOUSE

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

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

Describe fully and clearly the use desired.

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

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York 210-12 H "YARD, LOT MODIFICATIONS"

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: NO SUBDIVISION.

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

10. That the grounds for this application are as follows: IT DOES NOT INCREASE THE DEGREE OF NON-COMPLIANCE AND IS NOT DETRIMENTAL TO THE NEIGHBORHOOD

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

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

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

Dated: August 7, 2023.

K. Stokes

BY: KEENAN STOKES
ITS: OWNER

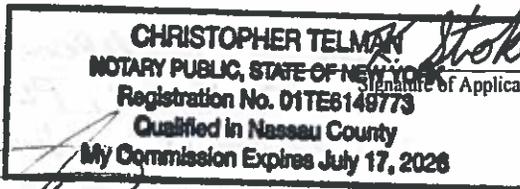
If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York)
County of Nassau) ss:

The applicant KEENAN STOKES named in the foregoing application, being duly sworn, depose and say that HE read the foregoing application subscribed by HIM and know the contents thereof; and that the same is true to HIS own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters HE believes S to be true.

Sworn to before me this 7th day
of August, 2023.

Notary Public [Signature]



Notice
Conflict of Interest

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

August 7, 2023.
Date Year

K. Stokes
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Signature

Notary Public _____

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233328

Filing Date 6/7/2023

RECEIVED

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: 213 JUANITA AVE ZONING DISTRICT: RES A
(No.) (Street)

BETWEEN SIEMOND ST AND MERRICK RD
(Cross Street) (Cross Street)

SECTION 54 BLOCK 199 LOT 327 APPROX. LOT SIZE 80 X 100 LOT AREA 8000

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

A. TYPE OF IMPROVEMENT

1 New Building
 2 Addition-Alteration (If residential, enter number of new housing units added. If non-residential, none)
 3 Swimming Pool
 4 Repair (replacement)
 5 Bulkhead (New, Repair)
 6 Fence
 7 Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

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

NON-RESIDENTIAL - Complete Part "E"

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

C. COST 13 (22) = \$286 + 300 = 586.

D. DESCRIPTION OF PROJECT
73.5 SQ FT GARAGE ADDITION AND NEW ROOF

10 TOTAL COST OF IMPROVEMENT \$14,700

73.5 (\$200/ft) = \$14,700

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>KEENAN STOKES</u>	<u>213 JUANITA AVE FREEPORT NY 11520</u>	<u>516 924 5121</u>
2. Contractor			
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 _____

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
 YES NO

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Floor Square Feet 554.5

Upper Floor Square Feet ATTIC

of Fixtures 0

of Floors 1

Occup. Type GARAGE

Notary Public: HIS. (Name)
 State of New York
 County of Nassau
 My Commission Expires July 17, 2028

Applicant Signature: K. Stokes
 County, N.Y.

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee \$ _____

Approved by: _____
 Superintendent of Buildings

RECEIVED
 JUN 07 2023
 STATE OF NEW YORK
 COUNTY OF NASSAU
 DEPT. OF BUILDINGS

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

2023 AUG 23 P 2:13
2023 33 320

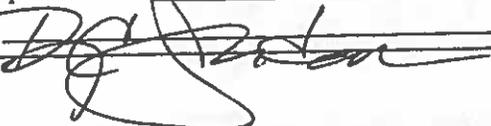
Instructions for Completing

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: STOKES GARAGE							
Project Location (describe, and attach a location map): 213 JUANITA AVE FREEPORT, NY 11520							
Brief Description of Proposed Action: 73.5 SQFT ADDITION TO GARAGE AND NEW ROOF							
Name of Applicant or Sponsor: RUSSELL JORDAN		Telephone: 516 241 5969	<div style="border: 2px solid black; padding: 5px; transform: rotate(-15deg);"> RECEIVED JUN 07 2023 FREEPORT BUILDING DEPT. </div>				
Address: 44 CASINO ST		E-Mail: RJARCHITECT@AOL.COM					
City/PO: FREEPORT NY	State: NY	Zip Code: 11520					
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	NO	YES	X	
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			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td></td> <td style="text-align: center;">X</td> </tr> </table>	NO	YES		X
NO	YES						
	X						
3.a. Total acreage of the site of the proposed action?		0.18 acres					
b. Total acreage to be physically disturbed?		0.0126 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.18 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? 7/17/99 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?			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____			<input 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? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <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 SEWER.</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

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	
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>3/20/2023</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?		
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?	<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"/>

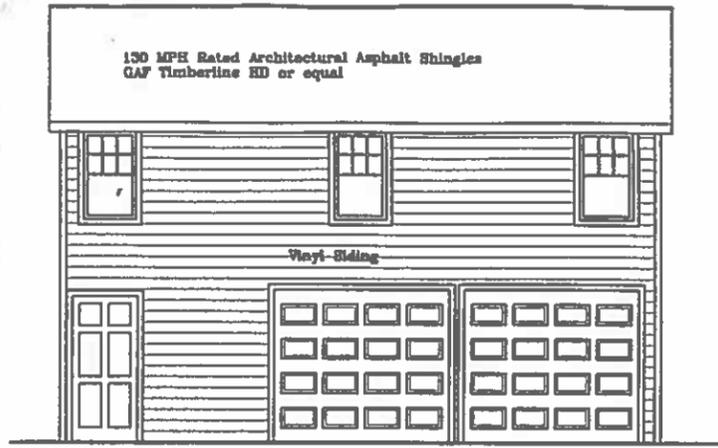
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.

RECEIVED

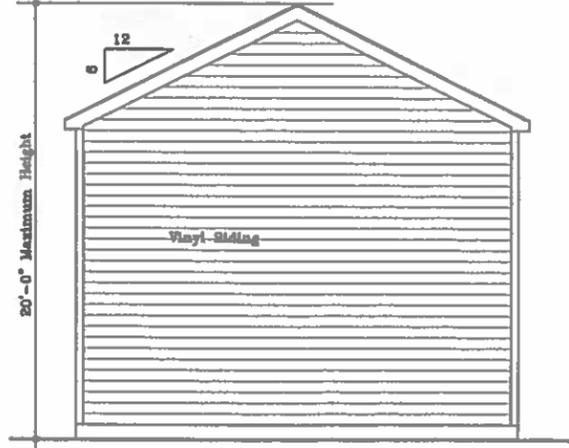
2023 AUG 23 P 2:13

CLERK'S OFFICE
COUNTY OF FULTON, GEORGIA

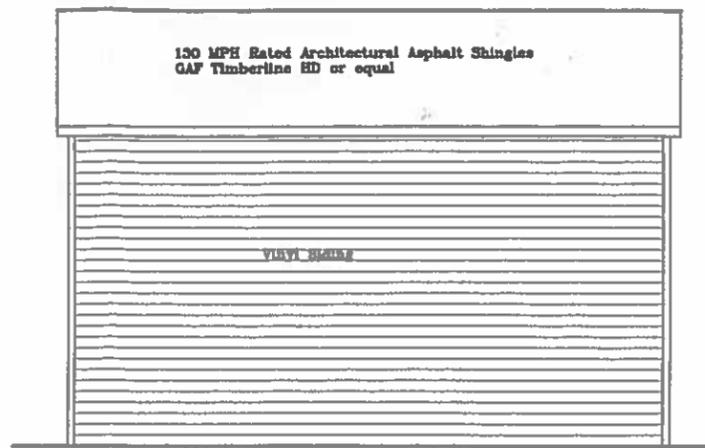
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input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



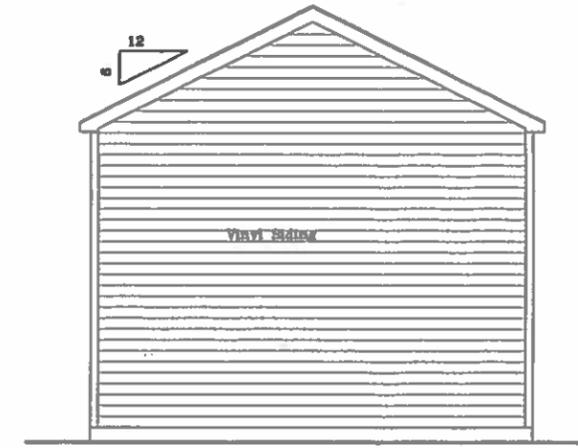
Garage Front (West) Elevation
Scale: 1/4" = 1'-0"



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



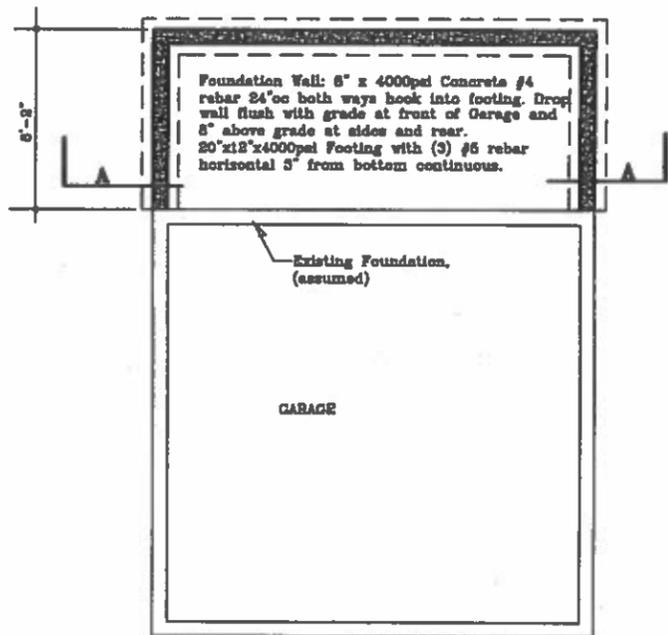
Garage Rear (East) Elevation
Scale: 1/4" = 1'-0"



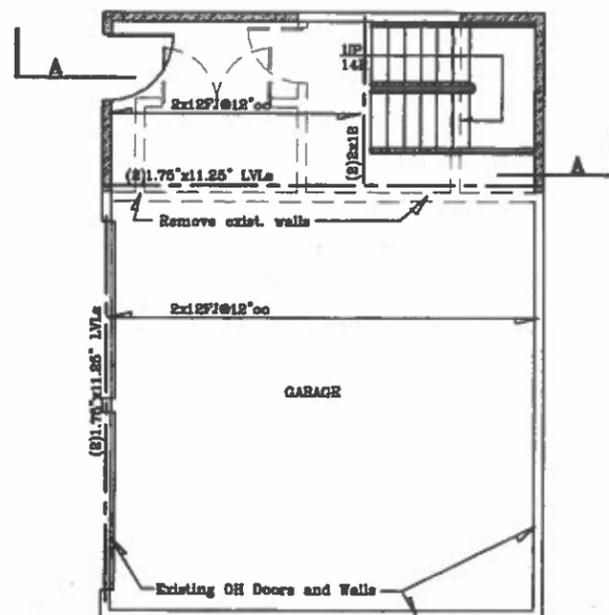
North Elevation
Scale: 1/4" = 1'-0"



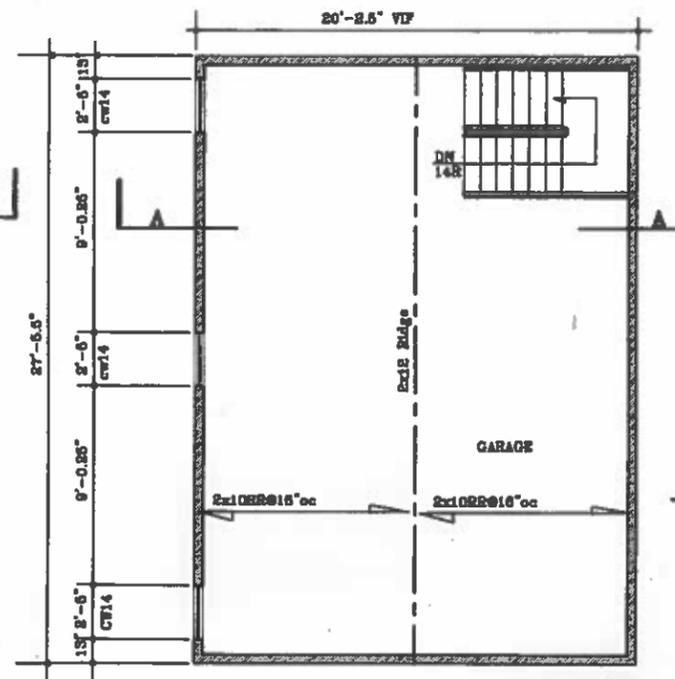
RECEIVED
AUG 23 2023
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



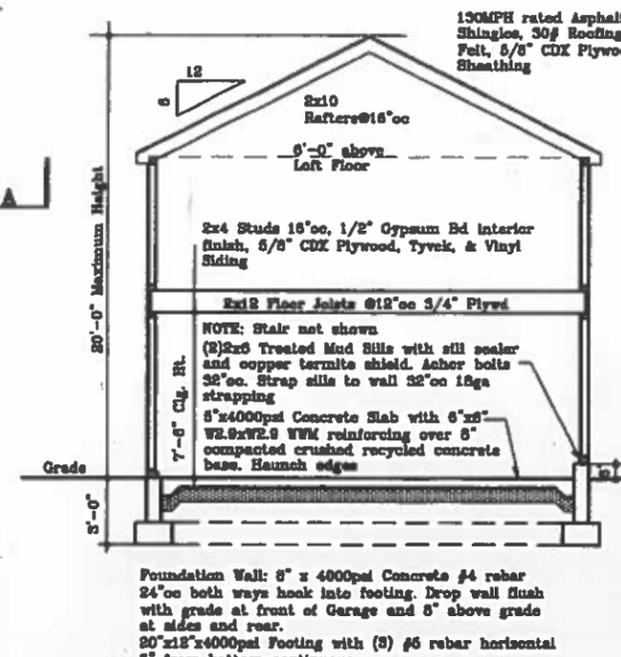
Foundation Plan
Scale: 1/4" = 1'-0"



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



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



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

© R.C. Jordan 2023
Russell C. Jordan Architect
44 Casino Street, Freeport, New York 11520
Phone: 516-841-6069
E-mail: Rjarchitect@aol.com

Stokes Residence
213 Juanita Avenue, Freeport, NY 11520

Proposed Garage Renovations, Section
Garage Plans, Elevations, Section

Revisions	Date	By	Check
1.00	11-17-2023		
2.00	11-17-2023		
3.00	11-17-2023		
4.00	2-15-2024		

Version: BD-1
For Filing with the Building Department

A-1.00



2023-23

RECEIVED

2023 AUG 24 A 10:30

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

August 1, 2023

AMENDED LETTER OF DENIAL

Nassau / Suffolk Partnership
20 Meister Blvd
Freeport, NY 11520

RE: 20 Meister Blvd Freeport, NY

Zoning District – Res A. Sec. 54 Blk. 333, Lot 30

Building Permit Application #20190788

Description – New FEMA compliant single family residence 1,194.21 sq ft two(2) stories

Dear Sir/Madam:

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

Village Ordinance §210-6A. Conformity Required. No building or land shall hereafter be used or occupied and no

building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

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

A. Which states in part, no building shall penetrate the sky exposure plane, except for those portions as permitted in § 210-3. No accessory building and/or detached garage shall exceed 15 feet in height if erected with a roof pitched less than six units vertically to 12 units horizontally, and 20 feet in height if erected with a roof pitched six units vertically to 12 units horizontally or steeper. The proposed plan that you have penetrates the sky exposure plane.

B. The following sky exposure planes shall apply:

(1) Along front and rear property lines, a SEP pitch of one unit vertical to one unit horizontal.

(2) Alongside property lines, a SEP pitch of 1.5 units vertical to one unit horizontal.

RE: 20 Meister Blyd.

Village Ordinance §210-40 -Lot area: No building shall be erected on a lot whose area is less than 5,000 square feet. The plans that you submitted shows a lot of 3,709 sq ft. You will be seeking a variance of 1,291 sq ft.

Village Ordinance §210-40 -Lot frontage: No building shall be erected on any lot which has a street frontage of less than 50 feet. The plans that you submitted shows a street frontage of 40 ft. you will be seeking a variance of 10 feet.

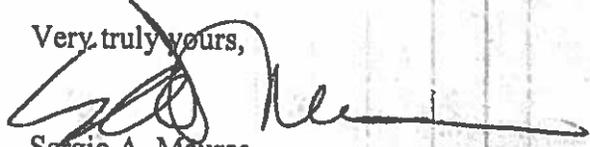
Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes x No

2023 AUG 24 A 10:30

RECEIVED

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

RECEIVED

X Negative Declaration

Positive Declaration AUG 21 10:30

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. 20190788

Location: 20 Meister Blvd, Freeport, NY

Applicant: Nassau / Suffolk Partnership

Description: New FEMA complaint single family residence 1,194.21 sq ft two (2) stories

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: August 1, 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.



SEC 54 BLK 333 LOT 30
31

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

To The Board of Appeals of the Village of Freeport, New York Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of Bauer Pfluger Architects - 20 Meister Blvd
respectfully states and alleges: 11HP #23

Strike out inapplicable phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)
85 East Main Street
Bay Shore NY 11706

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

2. That the premises affected by this application is located at 20 Meister Blvd, Freeport NY 11520
and that the interest which the applicant has in the property concerned is that of Architect
Land Map of Nassau County
Sec. 54 Blk 333 Lot(s) 30, 31

Obtain reason for denial from Department of Buildings.

3. That (the applicant) (the applicant's duly authorized _____) on or about the 11th day of April 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:
Building permit application #20190788

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

4. That on or about the 6th day of June, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: 1. § 210-6A conformity req. 2. § 210-39 - Building height, sky exposure plan. § 210-40 - Lot area § 210-40 - Lot Frontage

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

5. That the nature of the improvements now upon said premises is as follows:
Construct new FEMA compliant two story single family residence

Describe fully and clearly the use desired.

6. That said premises are now being used as follows:
single family dwelling - residential

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

7. That the applicant seeks authority to make use of said premises as follows:
single family dwelling - residential

Refer where possible to paragraphs and section by numbers.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York § 210-6A, § 210-40, § 210-39

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

STATE OF NEW YORK
COUNTY OF NASSAU
VILLAGE OF FREEPORT

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

10. That the grounds for this application are as follows: There is an existing non-conforming single family dwelling on the non-conforming lot and is beyond reple. Established lot size is less than current zoning allows

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

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

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

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

Dated: July 27th, 2023. [Signature]

BY: _____

ITS: _____

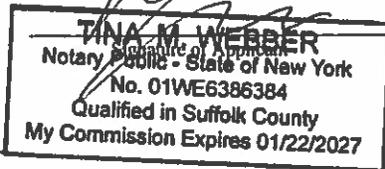
If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York)
County of Nassau) ss:

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

Sworn to before me this 27th day
of July, 2023.

Notary Public [Signature]



Notice
Conflict of Interest

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

July 27th, 2023.
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I James Britz (NSPHDFC) being duly sworn, depose and say:

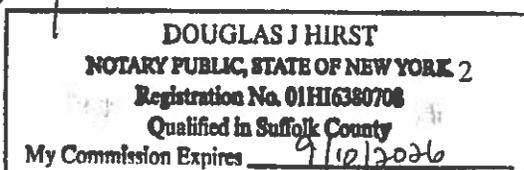
That he (the owner of property) (is the owner) of 20 Meister Blvd, Freeport NY 11520 the property concerned is correct to the best of the knowledge of deponent _____.)

That the owner NSPHDFC (James Britz) consents to the granting of the authority sought in the above application.

Sworn to before me this 27th day
of July, 2023.

[Signature]
Signature

Notary Public [Signature]



REVISED 2/2017

2023 AUG 24 A 10:50
RECEIVED

RECEIVED
APR 17 2003

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

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: LIHP #23-20 Meister Blvd S			
Project Location (describe, and attach a location map): 20 Meister Blvd South, Freeport NY SE corner of Meister Blvd & Buchanan			
Brief Description of Proposed Action: New FEMA compliant two story single family residence 1,194.21 (sq ft) on one story foundation			
Name of Applicant or Sponsor: Bowler Plinger Architects		Telephone: 631-969-3335	
Address: 85 East Main St		E-Mail: bpa@bparchs.com	
City/PO: Bay Shore	State: NY	Zip Code: 11706	
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?		85	acres
b. Total acreage to be physically disturbed?		18	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		85	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? 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? 2023 AUG 24 A 10:30			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>		
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? b. Is the proposed action located in an archeological sensitive area?	<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: _____	<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?	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?			<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"/>		

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>Nicholas Pfugger</u>	Date: <u>4/12/2023</u>	
Signature: <u>[Signature]</u>		

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

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

RECEIVED
 2023 AUG 24 A 10:30
 [Illegible Stamp]

<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. _____

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>20 Meister Blvd South</u> ZONING DISTRICT <u>Res A</u>
	<u>corner</u> BETWEEN <u>Meister Blvd South</u> AND <u>Buchanan Street</u>
	SECTION <u>54</u> BLOCK <u>333</u> LOT <u>30, 31</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

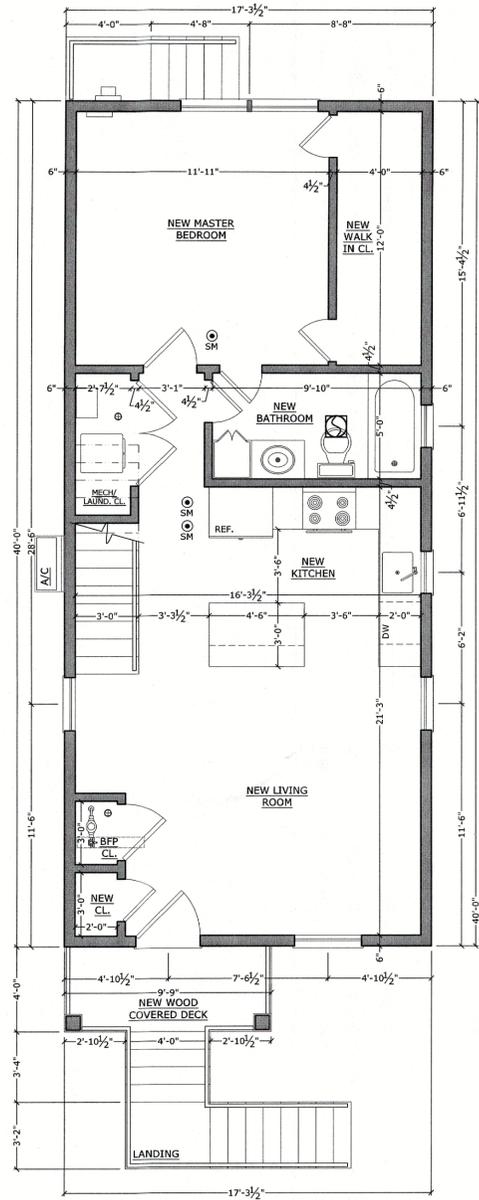
A. TYPE OF IMPROVEMENT 1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (if residential, enter number of new housing units added. If none-state none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/>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

C. COST 10 TOTAL COST OF IMPROVEMENT <u>\$274,775.91</u>	D. DESCRIPTION OF PROJECT <u>New Ferng compliant two story</u> <u>single family residence</u> <u>1,194 sq ft (sqft) on one</u> <u>story foundation</u>
--	---

III. IDENTIFICATION - To be completed by all applicants			
	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Nassau/Suffolk Partnership Housing Development Fund	180 Coker Ave, St 800 Hempstead NY 11788	631-435-4710
2. Contractor	Almas Construction	263 NY-25A Wading River NY 11792	631-929-6031
3. Architect or Engineer	Bouler Pfluger Architects	85 East Main St Bay Shore NY 11706	631-469-3355

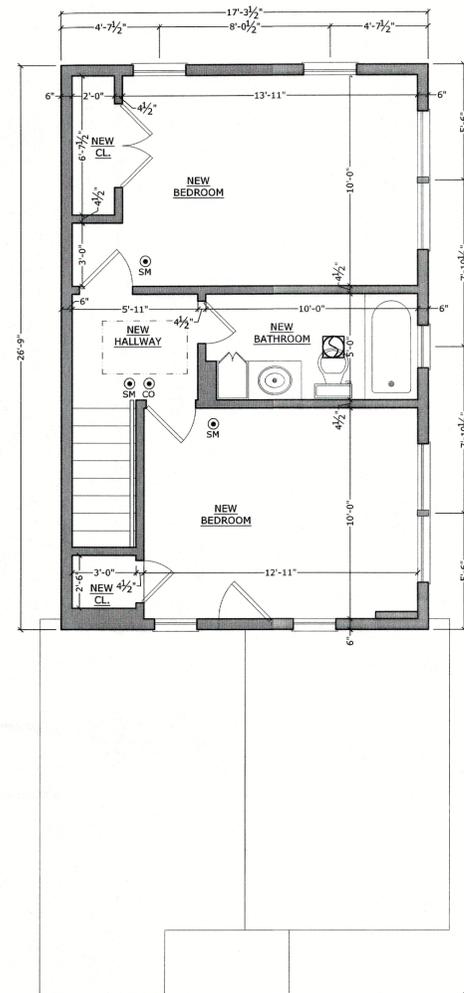
IV. OWNER - CONTRACTOR STATEMENT Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law. Workmen's Compensation Certificate No. <u>219 266</u> Company <u>Metropolitan Insurance Company</u> Exp. Date <u>12/31/23</u> Contractor or Owner <u>Almas construction</u> Address <u>263 NY-25A, Wading River</u> Phone <u>631-929-6031</u> NY <u>11792</u> State of New York County of Nassau <u>James Britz</u> being duly sworn, says that <u>James Britz</u> 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 <u>he</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>17</u> day of <u>April</u> , 20 <u>23</u> <u>Laura M. Savino</u> Notary Public, County, N.Y.	V. FLOOD ZONE IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF YES, WHICH ZONE? <u>AE8</u> IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PROJECT DESCRIPTION Total/First Floor Square Feet <u>692.26</u> Upper First Square Feet <u>462.95</u> # of Fixtures <input type="text"/> # of Floors <u>2</u> Occup. Type <u>Res</u>
---	---

VI. VALIDATION (Official Use Only) Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	RECEIVED Approved by: _____ Superintendent of Buildings
---	---



FIRST FLOOR PLAN - LAYOUT

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



SECOND FLOOR PLAN - LAYOUT

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

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
BOULER PFLUGER
 ARCHITECTS, P.C.
 85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
 www.bpcarcs.com | bpa@bpcarcs.com

REVISIONS		
NO.	DESCRIPTION	DATE



PROJECT:
NEW 2 STRY RESIDENCE
 20 MEISTER BLVD SOUTH
 FREEPORT, N.Y. 11502

DRAWING TITLE:
 FLOOR PLANS - LAYOUT

PAGE:
A300.00

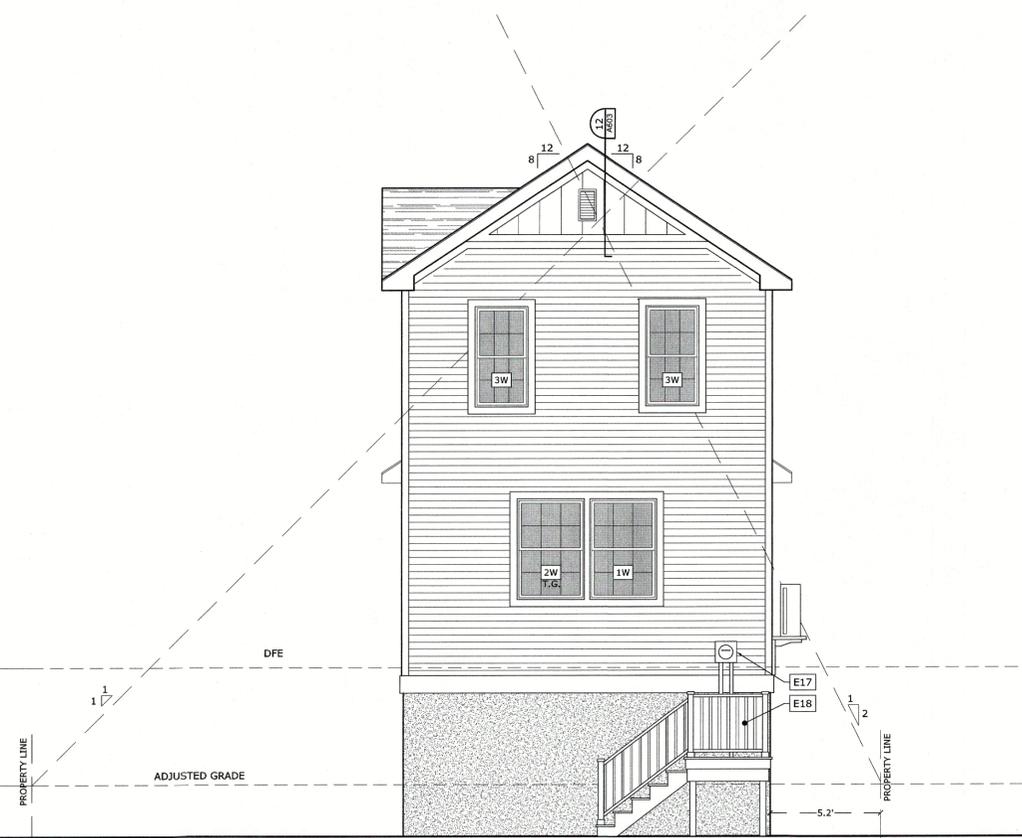
DATE:
 08/09/2023

2 OF 4

JOB #:
 BPA-18-0135



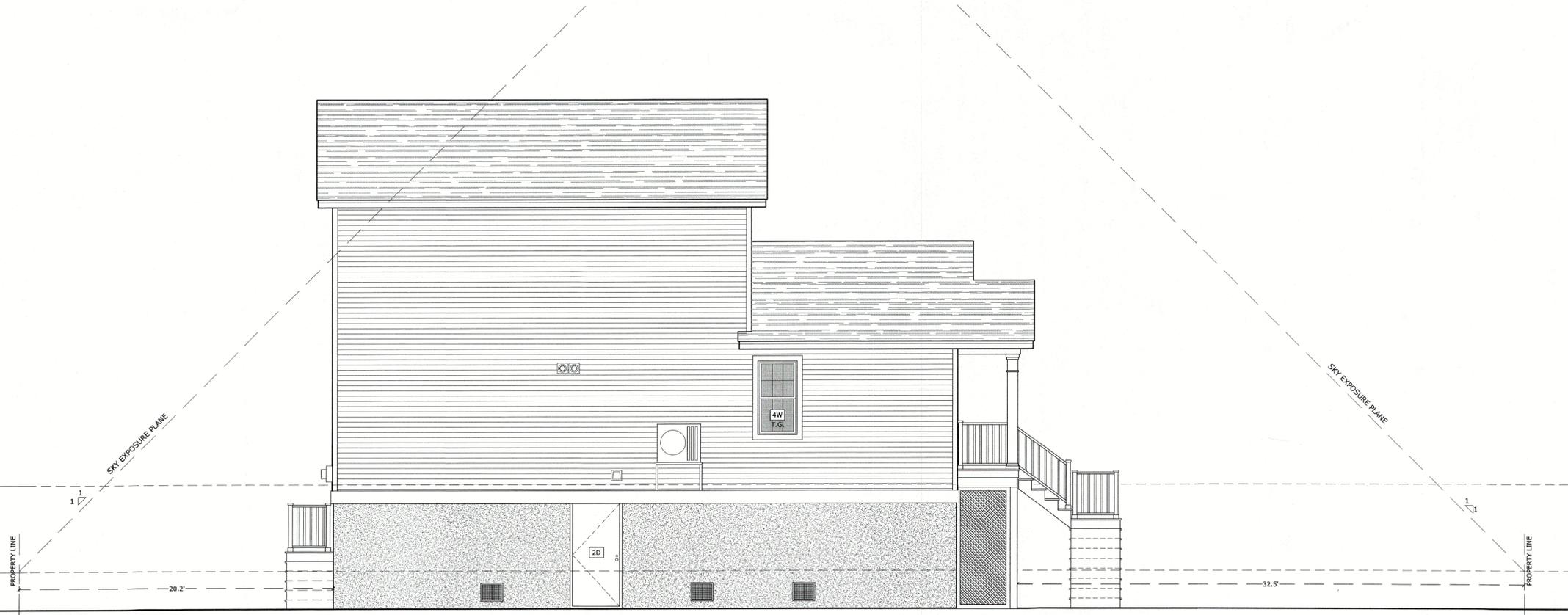
- T.O. HIGHEST RIDGE
ELEV. +36.8'
- SECOND FL. TOP PL.
ELEV. +30.5'
- SECOND SUBFLOOR
ELEV. +22.4'
- FIRST FL. TOP PL.
ELEV. +21.4'
- FIRST SUBFLOOR
ELEV. +13.3'
- DESIGN FLOOD ELEVATION (DFE) (BFE+4'-0")
ELEV. +12.0'
- EQUIV. TO ELEV. 10.0' IN NGVD 29 DATUM
ELEV. +8.9'
- FEMA BASE FLOOD ELEVATION (BFE)
ELEV. +8.0'
- ADJUSTED GRADE
ELEV. +6.4'
- AVG. GRADE
ELEV. +4.0'
- AVG. C.L. OF STREET
ELEV. +3.8'



NORTH ELEVATION (FRONT)

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

- T.O. HIGHEST RIDGE
ELEV. +36.8'
- SECOND FL. TOP PL.
ELEV. +30.5'
- SECOND SUBFLOOR
ELEV. +22.4'
- FIRST FL. TOP PL.
ELEV. +21.4'
- FIRST SUBFLOOR
ELEV. +13.3'
- DESIGN FLOOD ELEVATION (DFE) (BFE+4'-0")
ELEV. +12.0'
- EQUIV. TO ELEV. 10.0' IN NGVD 29 DATUM
ELEV. +8.9'
- FEMA BASE FLOOD ELEVATION (BFE)
ELEV. +8.0'
- ADJUSTED GRADE
ELEV. +6.4'
- AVG. GRADE
ELEV. +4.0'
- AVG. C.L. OF STREET
ELEV. +3.8'



WEST ELEVATION (LEFT SIDE)

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

ELEVATION KEY NOTES

E1	SIDING / CLADDING #1: 1. VINYL MONOGRAM DOUBLE 5" DUTCHLAP BY 'CERTAINTEED' (OR EQ.) 2. COLOR TO SELECT BY OWNER 3. INSTALL AS PER MANU.
E2	SIDING / CLADDING #2: 1. VINYL BOARD & BATTEN - SINGLE 8" BY 'CERTAINTEED' (OR EQ.) 2. COLOR TO SELECT BY OWNER 3. INSTALL AS PER MANU.
E3	MAIN ROOFING: 1. ASPHALT ROOFING SHINGLES BY 'GAF' (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
E4	WINDOWS / EXTERIOR DOORS: 1. ALL WINDOWS BY "ANDERSEN WINDOWS - 400 SERIES" 2. ALL EXTERIOR DOORS BY "THERMATRU (OR EQUAL)" 3. GRILLE PATTERN TO SELECT 4. INSTALL ALL AS PER MANU. SPEC.'s 5. SEE ALSO WINDOW AND EXTERIOR DOOR SCHEDULE
E5	3.5" VINYL WINDOW AND DOOR CASING BY "CERTAINTEED" (OR EQUAL) INSTALL AS PER MANU. SPEC.'s
E6	FASCIAS: 1. 5/4"x6" PVC FASCIAS BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E7	RAKES: 1. 5/4"x8" PVC RAKES BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E8	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "CERTAINTEED" (OR EQ.). CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E9	GUTTERS & LEADERS: 1. 4"x3" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E10	10" PVC TRIM BAND BY 'AZEK' (OR EQ.)
E11	3.5" VINYL GABLE TRIM BY "CERTAINTEED" (OR EQUAL) INSTALL AS PER MANU. SPEC.'s - (OPTIONAL)
E12	TYP. BARGE END CONSTRUCTION: 1. SIDING AS NOTED 2. UPON 2"x6" BARGE END 3. SEE NOTED DETAIL
E13	10"x18" DECORATIVE VENT (OPTIONAL - CONSULT W/ OWNER)
E14	8" POST ENCLOSURE BY "H8&G" (OR EQUAL)
E15	FLOOD VENTS AS PER FOUNDATION PLAN
E16	GAS METER (WHEN APPLICABLE) - SEE ALSO FLOOR PLAN NOTES. VENT ABOVE DFE
E17	ELEC. METER - SEE ALSO FLOOR PLAN NOTES
E18	VINYL RAILING TO SELECT
E19	VINYL/PVC LATTICE @ STAIR LANDING (MIN. 50% OPEN)
E20	WALL HUNG A/C & BRACKET ABOVE D.F.E.

ADDITIONAL ELEVATION NOTES:
1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
BOULER PFLUGER
 ARCHITECTS, P.C.
 85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
 www.bpaarchts.com | bpa@bpaarchts.com

REVISIONS

NO.	DESCRIPTION	DATE



PROJECT:
NEW 2 STRY RESIDENCE
 20 MEISTER BLVD SOUTH
 FREEPORT, N.Y. 11502

DRAWING TITLE:
ELEVATIONS

PAGE:
A401.00

DATE:
 08/09/2023

4 OF 4

JOB #:
 BPA-18-0135

