

Application Date: 8/18/2023
Fees Paid: \$225

SP# 3659

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 4 Prato ct ZONING DISTRICT Res A
SECTION 62 BLOCK 143 LOT 45 LOT SIZE: _____

| | | |
|--|---------------------------------|--|
| <input checked="" type="checkbox"/> TENANT APPLICANT | <input type="checkbox"/> LESSEE | PROPERTY OWNER |
| Name: | | Name: <u>Jose A Rodriguez</u> |
| Address: <u>Same as owner</u> | | Address: <u>4 Prato Ct</u> <u>Freeport NY 11520</u> |
| Telephone #: | | Telephone #: <u>516-943-3792</u> |

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

Present Land Use: Residential One Family Dwelling Proposed Land Use: Residential

Description of Proposed Work: Maintain extended & widening of Driveway 270 sq. Ft.

I request a preliminary meeting: _____ YES NO

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

Jose Aridio Almonte
APPLICANT'S SIGNATURE

8/15/23
DATE

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

Notary Public

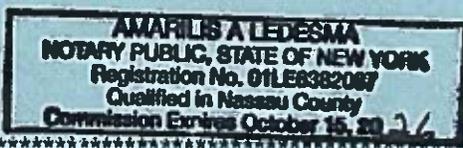
Property Owner's Consent:
I, Jose A. Rodriguez am (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature]
PROPERTY OWNER'S SIGNATURE

8/14/23
DATE

Sworn to before me this 14th day of August, 2023

Amarilis Ledesma
Notary Public



FOR VILLAGE USE ONLY

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

2023 AUG 18 2:42
RECEIVED
OFFICE OF THE VILLAGE CLERK
INCORPORATED VILLAGE OF FREEPORT, NY



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 8, 2023

Jose A Rodriguez
4 Prato Ct
Freeport, NY 11520

RE: 4 Prato Ct, Freeport, NY 11520
Zoning District: Residence A Sec 62, Blk 143, Lot 45
Building Permit Application #20233419
Description: Maintain extended & widening of driveway (270 sq/ft)

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

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VILLAGE CLERK'S OFFICE
FREEPORT, NY

ZBA Approval Needed: Yes__ No_x

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233419

Location: 4 Prato Ct, Freeport NY 11520

Applicant: Jose A Rodriguez

Description : Maintain extended & widening of driveway (270 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 8, 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 18 P 2:42

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: <i>Widening of Driveway</i> | | | |
| Project Location (describe, and attach a location map): <i>4 Prato Ct Freeport NY 11520</i> | | | |
| Brief Description of Proposed Action: <i>Maintain Extended & Widening of driveway 270 sq. ft.</i> | | | |
| Name of Applicant or Sponsor: <i>Rose A Rodriguez</i> | | Telephone: <i>516-943-3792</i> | |
| Address: <i>4 Prato Ct</i> | | E-Mail: | |
| City/PO: <i>Freeport</i> | | State: <i>NY</i> | Zip Code: <i>11520</i> |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

| | | NO | YES | N/A |
|---|--|-------------------------------------|--------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input 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"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | <input 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 checked="" 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 checked="" 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"/> |
| | | <input 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"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" 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"/> | <input type="checkbox"/> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
|---|---|---------------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO <input checked="" type="checkbox"/> | YES <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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>José A Rodriguez</u> Date: <u>8/6/23</u> Signature: <u>[Signature]</u> | | |

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

| | No, or small impact may occur | Moderate to large impact may occur |
|--|--|--|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> 2013 | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> AUG | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> 18 | <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"/> 2012 | <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"/> 42 | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | <input type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

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

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



2012

| | |
|--|--|
| <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) |

| DRAWN | CHECKED | JOB NO. | FILE NO. | SEC. | BLK. |
|-------|---------|---------|----------|------|------|
| I.N. | J.D.C | 25854 | F-291 | | |

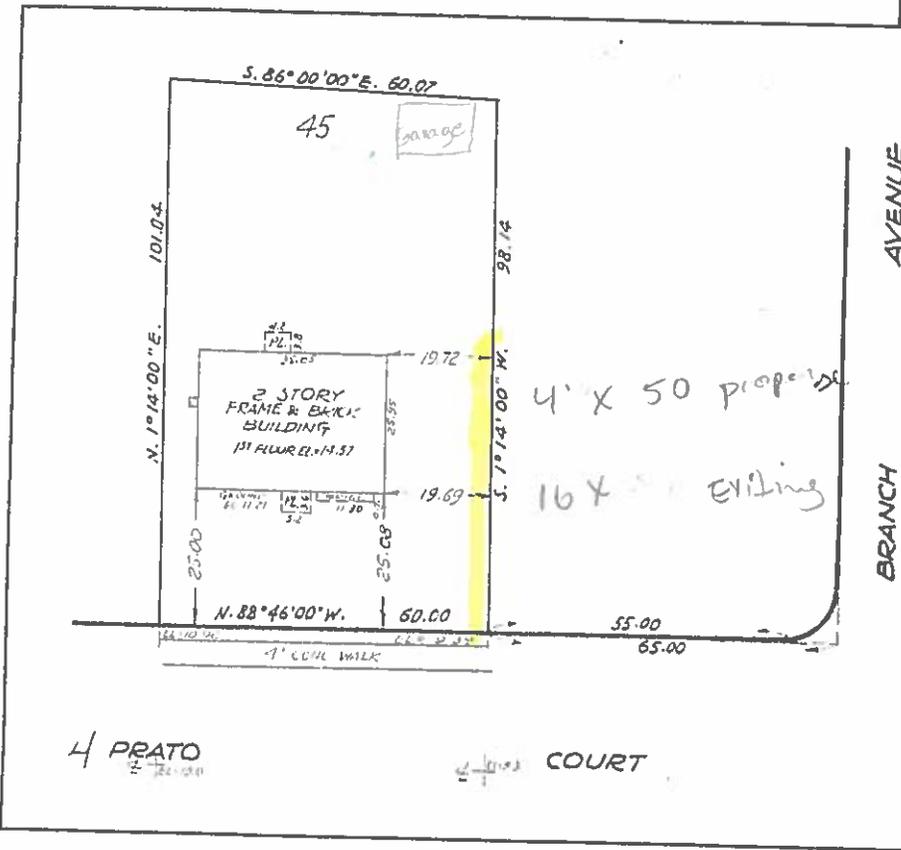
GUARANTEED TO:
 UNITED TITLE & MORTGAGE GUARANTY CO.
 COUNTY FEDERAL SAVINGS & LOAN ASSOCIATION
 Baldwin & Cornelius Co.
 In J.C.C.

NOTE:
 LOCATIONS TO FOUND.
 STREET UNDER CONJST

RE-DATED: DEC. 16, 1952
 RE-DATED: OCT. 24, 1952

LOT 45
 BLOCK 143
 MAP OF PRATO GARDENS
 FREEPORT, N.Y.

SURVEYED OCT. 3, 1952
 BALDWIN & CORNELIUS CO.
 CIVIL ENGINEERS & SURVEYORS
 LICENSE NO. 793 & 527
 FREEPORT, L.I., N.Y.
 SCALE 1"=20' N.Y. STATE STANDARD



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2023 AUG 18 P 2:42

OFFICE OF THE CLERK
 COUNTY OF SULLY, N.Y.



4 prate ct



2 prato Ct



3 prato Ct



9 prato Ct



Application Date: 8/21/2023
Fees Paid: \$325.00

SP# 3660

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 27 Lenox Place ZONING DISTRICT Residence A
SECTION 62 BLOCK 058 LOT 16 LOT SIZE: 62'x153'

| <input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE | PROPERTY OWNER |
|--|---|
| Name: <u>Joseph Arqueta</u> | Name: <u>Joseph Arqueta</u> |
| Address: <u>27 Lenox Place</u> <u>Freeport, NY 11520</u> | Address: <u>27 Lenox Place</u> <u>Freeport, NY 11520</u> |
| Telephone #: <u>516-670-2933</u> | Telephone #: <u>516-670-2933</u> |

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

Present Land Use: Residential Proposed Land Use: Residential
one family one family

Description of Proposed Work: Remove existing garage. Install
23'x23' frame garage and a 12x8 ft rear portico.

I request a preliminary meeting: ___ YES ___ NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this _____
day of _____, 20____.

RECEIVED
023 AUG 21 P 2:40
8/18/23
DATE

Notary Public

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 18
day of August, 2023
[Signature]
Notary Public

8/18/23
DATE
[Signature]
Notary Public State of NY
No 01S06155858
Qualified in Nassau County
My Commission Expires
November 20, 2026

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 12, 2023
SITE PLAN LETTER

Joseph Argueta
27 Lenox Place
Freeport, NY 11520

RE: 27 Lenox Place, Freeport, NY
Zoning District: Residence A Sec. 62 Blk. 058 Lot 16
Building Permit Application #20233171
Description: Maintain a 23' x 23' detached wood frame garage

Dear Sir/Madam:

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

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

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

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

Very truly yours,


Sergio A. Mauras
Superintendent of Buildings

c/d
encl.
c : Village Clerk

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233171

Location: 27 Lenox Place, Freeport, NY

Applicant: Joseph Argueta

Description: Maintain a 23'x23' detached wood frame garage

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

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

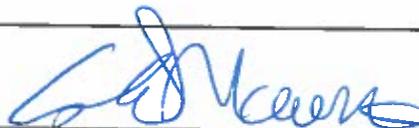
REASON(S) FOR DETERMINATION

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

A)

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

Dated: April 12, 2023



Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

| | | | |
|--|--|-------------------------|--------------------|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: Garage Installation at 27 Lenox Place | | | |
| Project Location (describe, and attach a location map): 27 Lenox Place, Freeport, NY 11520 | | | |
| Brief Description of Proposed Action: Remove existing frame garage. Install 23'x23' frame garage. 120' sq. ft. rear portico | | | |
| Name of Applicant or Sponsor: Joseph Argueta | | Telephone: 516-670-2933 | |
| | | E-Mail: | |
| Address: 27 Lenox Place | | | |
| City/PO: Freeport | | State: NY | Zip Code: 11520 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO YES |
| | | | x |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO YES |
| | | | x |
| 3.a. Total acreage of the site of the proposed action? | | .2129 acres | |
| b. Total acreage to be physically disturbed? | | 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | .2129 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? | | | x |
| b. Consistent with the adopted comprehensive plan? | | | x |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | | | x |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | | | x |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | | | x |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | | x |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | | x |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | NO | YES | |
| | | | x |
| 10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____ | NO | YES | |
| | | | x |
| 11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | | | x |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | | | x |
| b. Is the proposed action located in an archeological sensitive area? | | | x |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | | | x |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | | x |
| | | | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES | |
| | | | x |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | | | x |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES | |
| | | | x |
| 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 | | | |
| | | | |

| | | |
|---|----|---------------------|
| 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>Joseph Argueta</u> | | Date: <u>3/3/23</u> |
| Signature: _____ | | |

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

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

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

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

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

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

DATE: July 20, 2023

APPROVAL

Building Department Permit Application #20233171

Chairman, regarding Application #2023-9 for the premises located at 27 Lenox Place, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-39A seeking approval to maintain a 23 foot by 23 foot detached wood frame garage.

I, Jennifer Carey, move that this Board make the following findings of fact: A public hearing was held on June 15, 2023 wherein the applicant was represented by Luis Rodriguez. Mr. Rodriguez explained that the applicant purchased the house in November 2020 and has made numerous repairs since then. The garage was falling apart and Mr. Argueta attempted to rebuild it without a permit. He has constructed a garage which has a sky exposure plane violation. The garage is permitted to be 20 feet and is 20 feet 9 inches, and it can be 6 units vertically, and it is 7 units vertically. Just south of this property is 74 Atlantic Avenue, which has a home with a larger garage than the proposed garage. The garage is used for storage purposes, and possibly for gym equipment in the future. The garage meets rear and side yard setbacks.

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. There is a larger garage on the property abutting the subject property.
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. As the garage is built, there is no easy way to reduce the height by 9 inches.
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created. This issue is self-created, but that is not dispositive.

The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

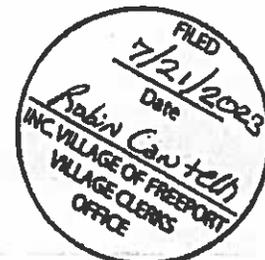
I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.

Second by: Charles Hawkins

The Clerk polled the Board:

| | |
|--------------------|----------|
| Deputy Carey | In Favor |
| Member Mineo | In Favor |
| Member Hawkins | In Favor |
| Chairperson Rhoden | In Favor |



Rear Garage and Portico
27 Lenox Place
Freeport, NY 11520



Photo #1- Frame garage looking East



Photo #2- Frame garage looking South

Rear Garage and Portico
27 Lenox Place
Freeport, NY 11520

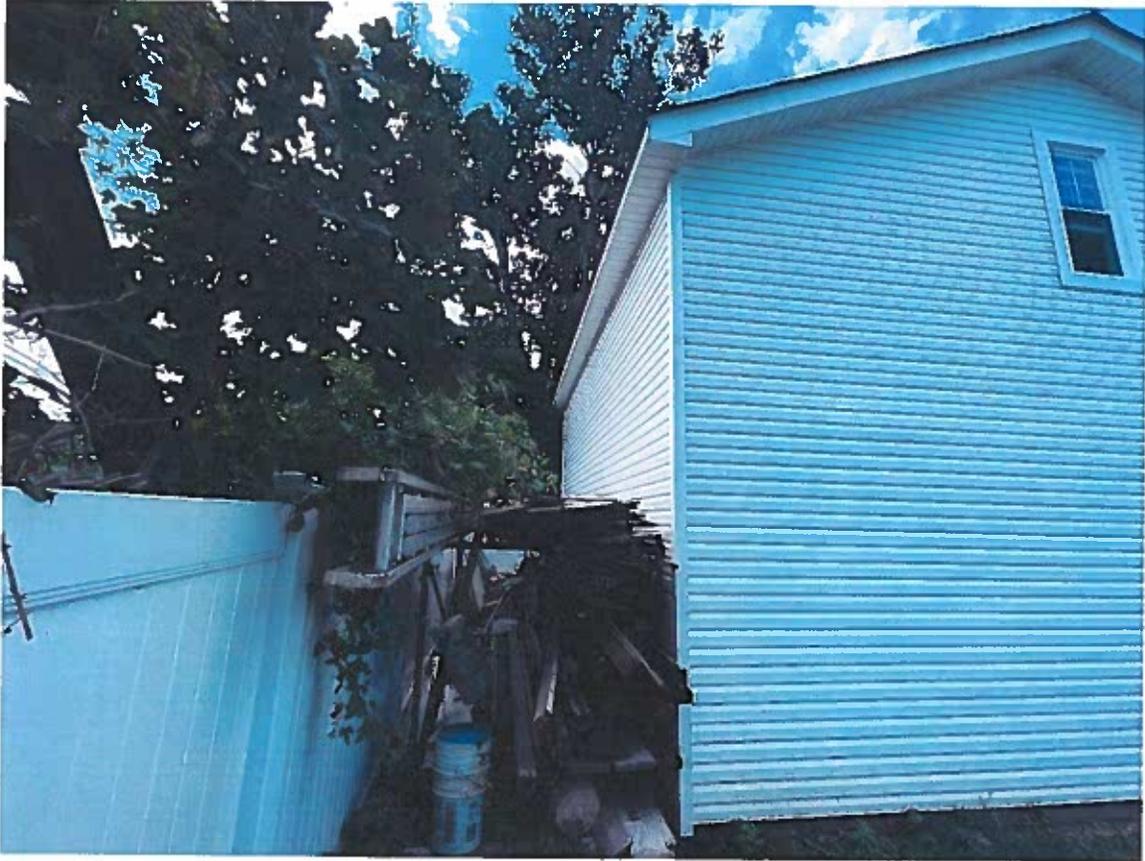


Photo #3- Frame garage looking South

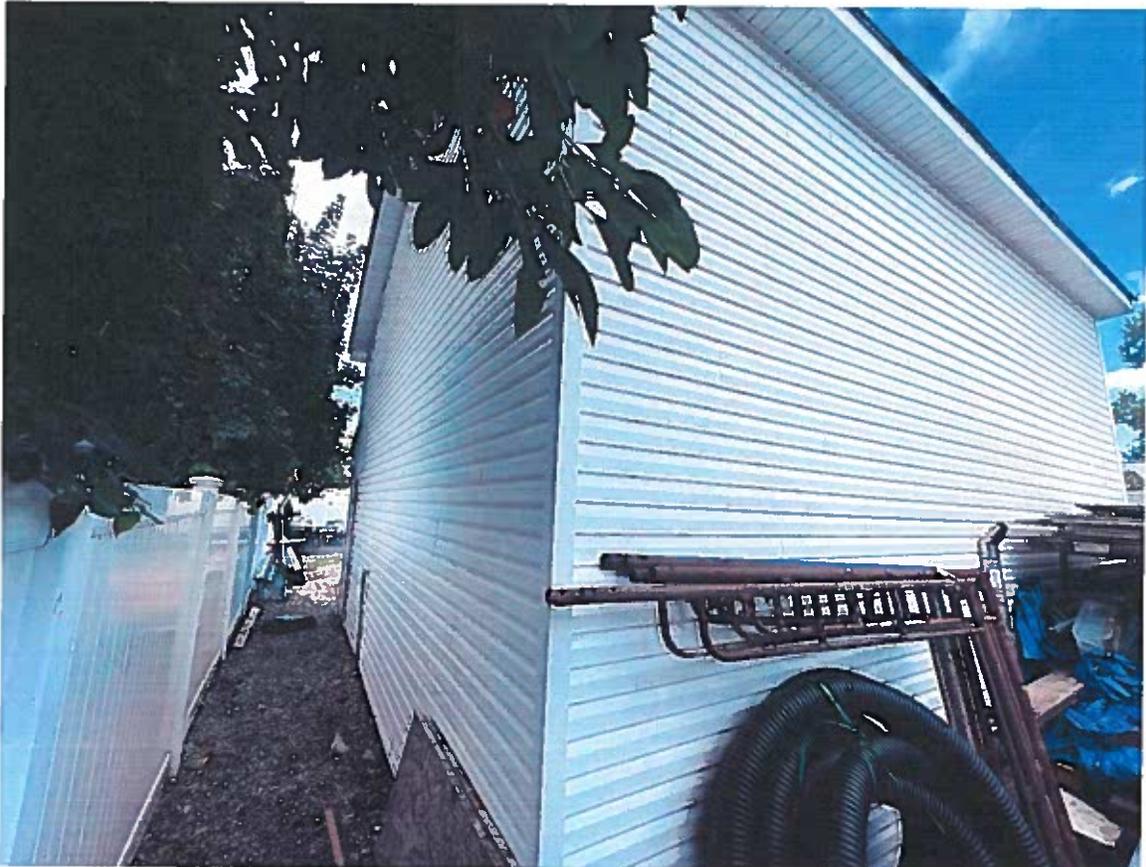


Photo #4- Frame garage looking Northwest

Rear Garage and Portico
27 Lenox Place
Freeport, NY 11520



Photo #5- Frame garage looking East



Photo #6- Rear Portico looking South

Four Sides Property Photos
27 Lenox Place
Freeport, NY 11520



Photo #1- Front of property (west side) looking east.



Photo #2- South side of property looking east.

Four Sides Property Photos
27 Lenox Place
Freeport, NY 11520



Photo #3- Rear of property (east) looking east



Photo #4- North side of property looking northwest.

Adjacent Property Photos
for 27 Lenox Place
Freeport, NY 11520

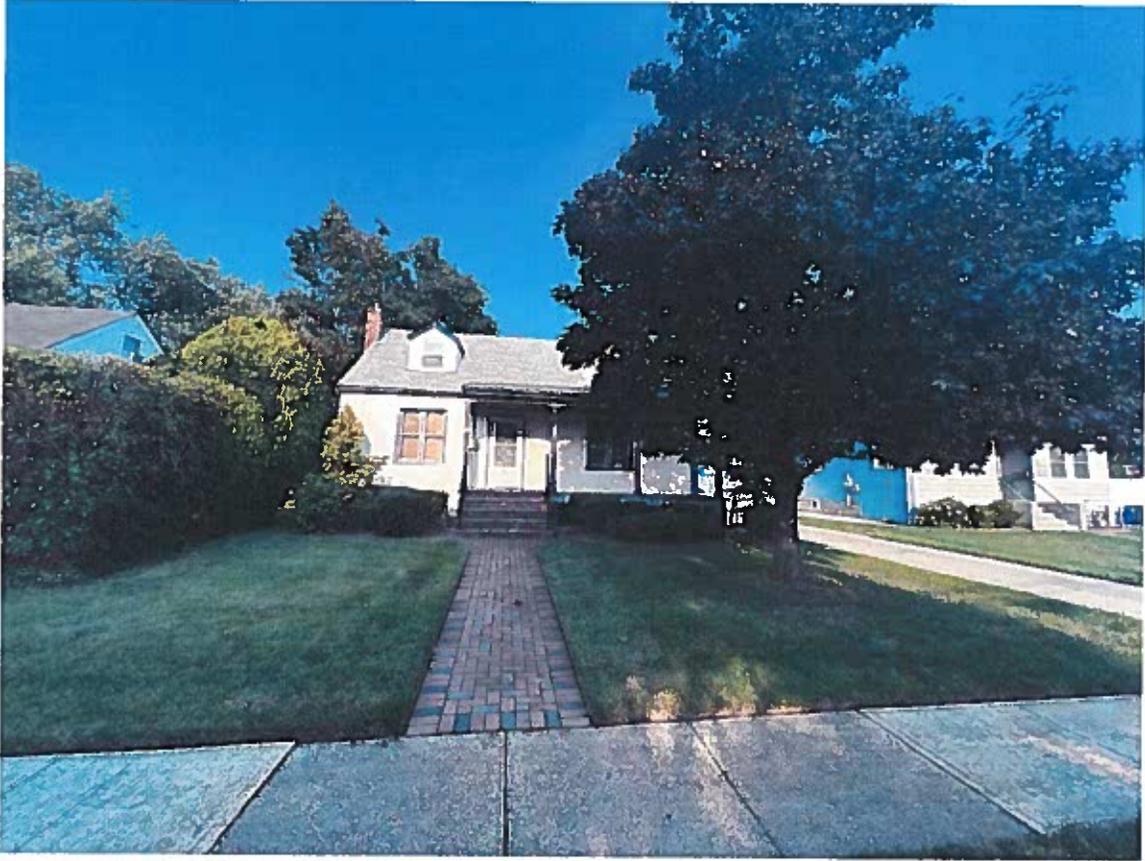


Photo #1- 23 Lenox Place (adjacent property to the north)



Photo #2- 74 Atlantic Avenue (adjacent property to the south)

Adjacent Property Photos
for 27 Lenox Place
Freeport, NY 11520

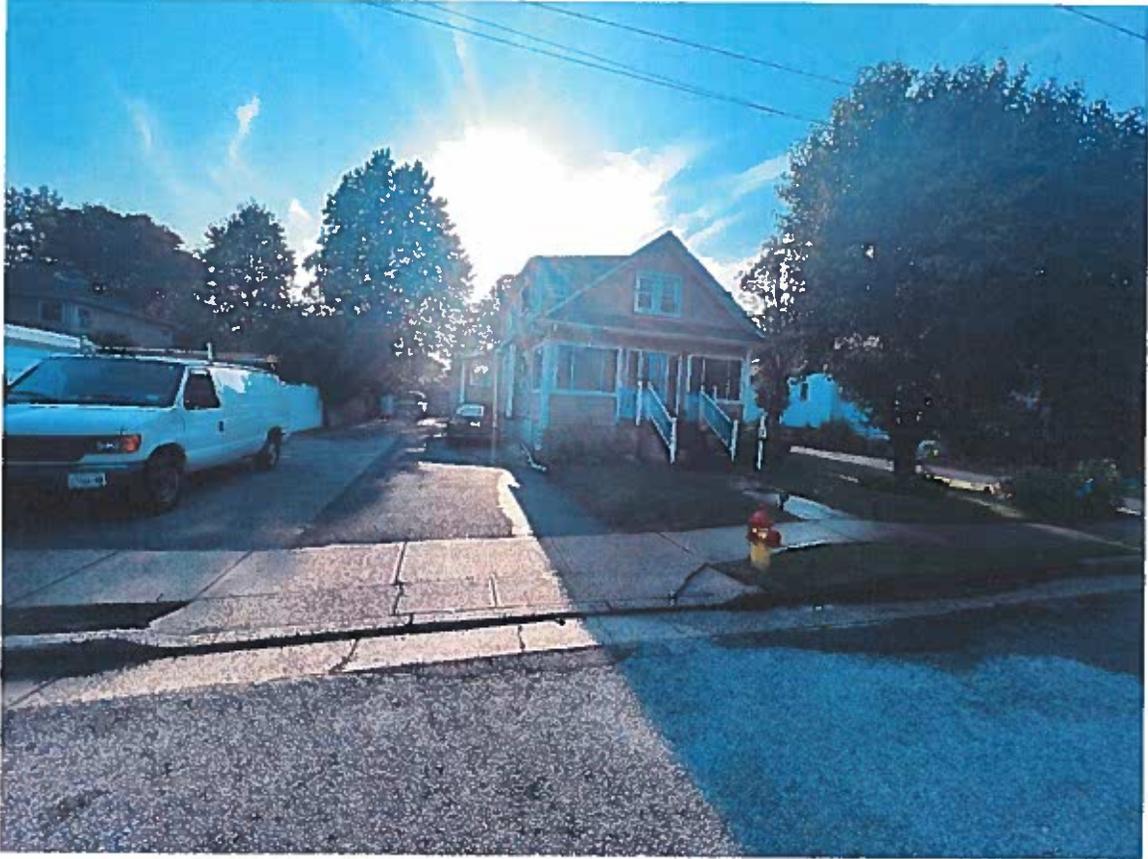


Photo #3- 28 Lenox Place (directly across the street)



Photo #4- 24 Lenox Place (same side of street, two houses north)

Adjacent Property Photos
for 27 Lenox Place
Freeport, NY 11520



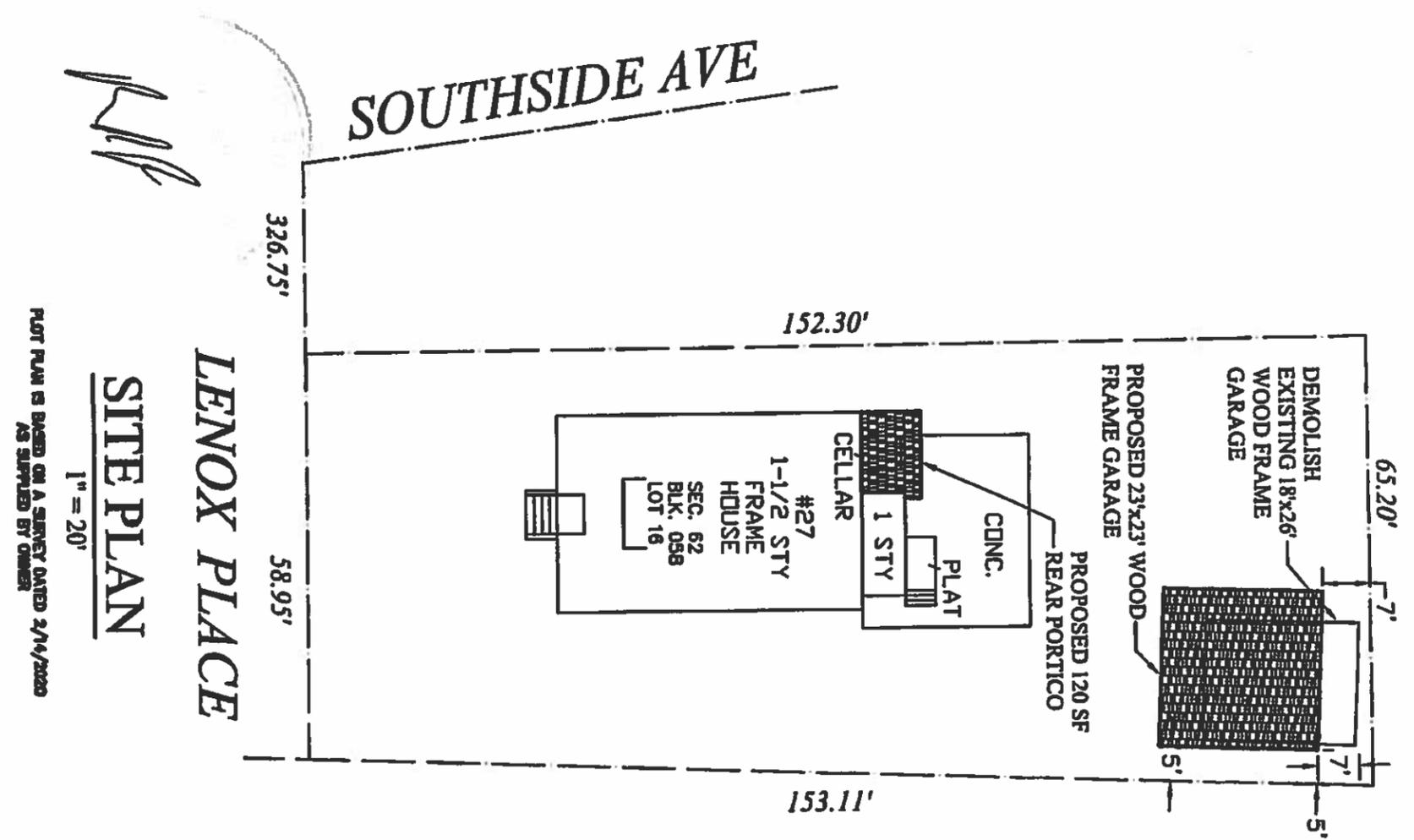
Photo #5- 26 Lenox Place (across the street diagonal)

GARAGE CONSTRUCTION AT 27 LENOX PLACE FREEPORT, NY 11520

DRAWING INDEX

- A.1-TITLE SHEET
- A.2-NYS CODE COMPLIANCE DETAILS
- A.3-NYS CODE COMPLIANCE NOTES
- A.4-GENERAL NOTES
- A.5-NORTH GARAGE ELEVATION
- A.6-WEST GARAGE ELEVATION
- A.7-TYPICAL GARAGE SECTION
- A.8-GARAGE FOUNDATION & FLOOR PLAN
- A.9-REAR PORTICO PLAN & SECTION

MAR 7
FREEPORT BU



SITE PLAN

1" = 20'

PLOT PLAN IS BASED ON A SURVEY DATED 2/14/2020
AS SUPPLIED BY OWNER

| | |
|---------|-----------|
| Project | 00812 |
| Date | 12/7/2012 |
| Scale | AS NOTED |
| Sheet | A.1 |

**GARAGE & REAR PORTICO
AT 27 LENOX PLACE
FREEPORT, NY 11520**
SEC 62, BLK 05B, LOT 16

| Revision/Issue | Date |
|----------------|------|
| | |
| | |
| | |
| | |

THIS PLAN IS DRAWING
REPRESENTATIVE OF THE
PROPOSED CONSTRUCTION
AND DOES NOT CONSTITUTE
A GUARANTEE OF THE
ACCURACY OF THE
INFORMATION HEREON
OR THE RESULTS OF THE
CONSTRUCTION.

R301.2.1.1 - WIND LIMITATION DESIGN CRITERIA CONSTRUCTION IN REGIONS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 110 MILES PER HOUR ARE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS WFCM-95 (PRESCRIPTIVE DESIGN METHOD)

R301.2.1 - INTERNAL PRESSURE UPON COMPLETION, CONTRACTOR SHALL PROVIDE 1/2" PLYWOOD PANELS (6'0" MAXIMUM SPAN) SIZED TO FIT OVER EACH GLAZED OPENING. EACH PANEL MUST BE SECURED WITH ENOUGH 2-1/2" #8 WOOD SCREWS TO ATTACH EACH PANEL AT 16" O.C. SPACING. SCREWS MUST BE ATTACHED TO EACH PANEL AND LABELED, AND PANELS MUST BE STORED ON SITE TO BE MOUNTED IN EVENT OF A STORM TO PROTECT AGAINST WIND-BORNE DEBRIS.

R301.2.2 - SEISMIC PROVISIONS PROJECT LIES WITHIN SEISMIC ZONE 9 OR C AND AS A ONE OR TWO FAMILY RESIDENCE IS EXEMPT FROM SEISMIC REQUIREMENTS OF THIS CODE.

R302.4 - SAFETY GLASS IN HAZARDOUS LOCATIONS GLAZING IN THE FOLLOWING AREAS SHALL BE TEMPERED SAFETY GLAZING: GLASS IN SWINGING AND SLIDING DOORS AND FIXED SKYLIGHTS, TUB AND SHOWER ENCLOSURES, ADJACENT TO DOORS WITHIN 24", AREAS OF GLASS GREATER THAN 9 SQUARE FEET AND LESS THAN 18" TO THE FLOOR

R310.1 - EMERGENCY ESCAPE AND RESCUE OPENINGS BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING MEETING THE FOLLOWING REQUIREMENTS:
 1. SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR
 2. MINIMUM NET CLEAR OPENING OF 3.7 SQUARE FEET (GRADE FLOOR CLEAR MINIMUM OPENING 3.0 SQUARE FEET)
 3. MINIMUM OPENING HEIGHT SHALL BE 24 INCHES
 4. MINIMUM OPENING WIDTH SHALL BE 20 INCHES
 5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS

R314.1 - STAIRWAY WIDTH STAIRWAYS SHALL NOT BE LESS THAN 36" CLEAR AT ALL POINTS ABOVE THE HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.3 INCHES ON EITHER SIDE OF THE STAIRWAY.

R314.2 - STAIRWAY TREADS AND RISERS MAXIMUM RISER HEIGHT SHALL BE 8-1/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 8 INCHES

R315.1 - STAIR HANDRAILS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. HANDRAILS SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE STAIR TREAD NOSING.

R316.1 - GUARDS REQUIRED PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36 INCHES HIGH. SUPPORT RAILS FOR GUARDS SHALL BE SPACED AT A MAXIMUM OF 4" APART.

R317.1 - SMOKE ALARMS HAND WHEELED, INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING.

R318.1 - FLAME SPREAD FOR WALL AND CEILING FINISHES WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200

R320.1 - INSULATION INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR - CEILING ASSEMBLIES, ROOF - CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 74 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

R323.1 - PROTECTION AGAINST DECAY AREAS SUBJECT TO DECAY DAMAGE REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER OR PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH APWA. THESE AREAS INCLUDE ALL WOOD SILL OR PLATE THAT REST ON CONCRETE, SILL AND SLEEPERS ON A CONCRETE SLAB, ENDS OF WOOD GRADERS EXTERIOR FOUNDATION WALLS. ALL WOOD IN CONTACT WITH THE GROUND SHALL BE PRESERVE TREATED.

R327 - FLOOD-RESISTANCE CONSTRUCTION WALLS, IN ALL BUILDINGS AND STRUCTURES ERRECTED IN FLOOD HAZARD AREAS (A ZONES) OR COSTAL HIGH HAZARD AREAS (V ZONES) SHALL BE CONSTRUCTED AND ELEVATED AS REQUIRED BY THE PROVISIONS OF THIS SECTION.

R401.4.1 - GEOTECHNICAL EVALUATION UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT

R401.4.4 - MINIMUM FOOTING DEPTH ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE TO A MINIMUM OF 3'-0" BELOW GRADE.

R403.1.6 - FOUNDATION ANCHORAGE ALL WOOD SILL PLATES TO BE PRESERVE TREATED AGAINST DECAY. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER, WITHIN 12 INCHES OF THE END OF EACH PLATE SECTION, AND AT EACH CORNER.

R404.1.7 - BACKFILL PLACEMENT BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL THE WALL HAS BEEN BRACED BY THE INSTALLATION OF THE FLOOR SYSTEM, AND THE CONCRETE HAS DEVELOPED SUFFICIENT STRENGTH.

R408.1 - CONCRETE AND MASONRY FOUNDATION DAM PROOFING EXCEPT AS SPECIFIED IN R408.2, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAM PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE 3/8" MINIMUM PORTLAND CEMENT PARING APPLIED TO THE EXTERIOR OF THE WALL PARING SHALL BE DAM PROOFED WITH A BRITANNIUS COATING, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, 1/8" COAT OF SURFACE BONDING MORTAR COMPLIING WITH ASTM C687

R408.2 - CONCRETE AND MASONRY FOUNDATION WATERPROOFING IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS EXIST EXTERIOR FOUNDATION WALLS THAT ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MAPPED FELTS, 55 POUND ROLL ROOFING, 5-LIBL POLYVINYL CHLORIDE 6-LIBL POLYETHYLENE OR 40-LIBL POLYMER MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE.

R407.1-2 - COLUMN PROTECTION OR EMBEDDED IN CONCRETE SHALL BE PRESERVE TREATED. STEEL COLUMN SHALL BE CONTACT WITH A SHOP COAT OF RUST INHIBITIVE PAINT.

R407.3 - COLUMN STRUCTURAL REQUIREMENTS SQUARE FOOT PER 150 SQUARE FEET OF CRAWLSPACE AREA. ONE VENT OPENING SHALL BE WITHIN 5 FEET OF EACH CORNER. CLEAR AREAS OF CRAWLSPACE SHALL BE 18" MINIMUM FROM SLAB TO UNDERSIDE OF JOIST. ONE ACCESS OPENING OF 18" X 24" REQUIRED FOR CRAWLSPACE ACCESS.

R408 - CRAWL SPACE VENTILATION CRAWLSPACES SHALL BE VENTED WITH OPENINGS IN THE FOUNDATION WALLS OF NOT LESS THAN 1 SQUARE FOOT PER 150 SQUARE FEET OF CRAWLSPACE AREA. ONE VENT OPENING SHALL BE WITHIN 5 FEET OF EACH CORNER. CLEAR AREAS OF CRAWLSPACE SHALL BE 18" MINIMUM FROM SLAB TO UNDERSIDE OF JOIST. ONE ACCESS OPENING OF 18" X 24" REQUIRED FOR CRAWLSPACE ACCESS.

R 502.2 - WOOD FLOOR FRAMING - DESIGN AND CONSTRUCTION ALL LOAD BEARING FLOOR JOISTS AND BEAMS SHALL BE IN COMPLIANCE WITH DOC P5 20

R502.8 - DRILLING AND NOTCHING NOTCHES IN SOLID JOISTS AND BEAMS SHALL NOT EXCEED 1/8" MEMBER DEPTH. SHALL NOT BE LONGER THAN 1/3 OF THE MEMBER DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED 1/4 THE MEMBER DEPTH. THE DIAMETER OF HOLES BORED INTO MEMBERS SHALL NOT EXCEED 1/3 OF THE MEMBER DEPTH. SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE IN THE MEMBER.

R602 - WOOD WALL FRAMING ALL LOAD BEARING STUDS, PLATES, HEADERS, ETC. SHALL BE IN COMPLIANCE WITH DOC P520.

R602.3.1 - STUD SPACING ALL STUDS SHALL BE INSTALLED AT A MAXIMUM OF 16" IN CENTER

R602.3.2 TOP PLATE WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS SHALL BE OFFSET AT LEAST 24"

R602.8 DRILLING AND NOTCHING - STUDS ANY EXTERIOR STUD MAY NOT BE CUT OR NOTCHED TO A DEPTH GREATER THAN 25% OF ITS WIDTH. (NON-BEARING STUDS 40X WIDTH MAX). ANY STUD MAYBE BORED OR DRILLED PROVIDING THE DIAMETER IS NO GREATER THAN 40% OF THE STUD WIDTH, AND THE EDGE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

R604.1 - GENERAL MASONRY CONSTRUCTION MASONRY CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE AND WITH THE PROVISIONS OF ACI 530/ASCE 1/TMS 402

R602 - WOOD ROOF FRAMING ALL LOAD BEARING LUMBER FOR RAFTERS, TRUSSES AND CEILING JOISTS SHALL BE IN COMPLIANCE WITH DOC P5 20. ROOF - CEILING ASSEMBLIES TO CONFORM TO AFPA /NDS AND ASCE 7

R602.3 FRAMING DETAILS RAFTERS SHALL BE FRAMED TO RIDGE OR EACH OTHER WITH A GUSSET PLATE AS A TIE. DEPTH OF RIDGE, HIP AND VALLEY RAFTERS SHALL NOT BE LESS THAN THE CUT END OF THE ADJACENT RAFTER, AND WIDTH AS INDICATED ON DRAWINGS. SLOPES LESS THAN 3 ON 12 REQUIRE ADDITIONAL MEMBERS FOR SUPPORT.

R603.3.1 CEILING JOIST AND RAFTER CONNECTIONS CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER AND NAILED TO THE TOP WALL PLATE. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS AND NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN JOISTS ARE PARALLEL TO THE RAFTERS. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, METAL STRIPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING. OR RAFTERS SHALL BE TIED TO 1" X 4" MINIMUM SIZED CROSS TIES

R602.7 - CUTTING AND NOTCHING OF RAFTERS NOTCHES AT THE ENDS OF RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. THE DIAMETER OF HOLES BORED INTO MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OF THE MEMBER, OR AN OTHER HOLE.

THIS PLAN SHOWS THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

| Revisions/Notes | Date |
|-----------------|------|
| | |
| | |
| | |

**GARAGE & REAR PORTICO
AT 27 LENOX PLACE
FREEPORT, NY 11520**
88 82 24 068, 1st Fl 18

| | |
|---------|-----------|
| Project | 02313 |
| Date | 1/27/2022 |
| Notes | AS NOTED |
| Sheet | A.3 |

Handwritten signature/initials

GENERAL NOTES

- 1 THE ALL GENERAL CONDITIONS (ALL DOC A201) ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREBY WRITTEN IN FULL.
- 2 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THESE DRAWINGS ARE NOT TO BE SCALED
- 3 LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PROVIDE FOR A COMPLETE JOB IN ALL RESPECTS AND NO EXTRAS WILL BE ALLOWED FOR MATERIALS AND OR LABOR REQUIRED TO COMPLETE THE WORK AS INDICATED.
- 4 THE CONTRACTOR SHALL INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.
- 5 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING. PROVIDED DIMENSIONS ARE SUBJECT TO ACTUAL FIELD CONDITIONS AND NO CEMENTS OR EXTRAS WILL BE ALLOWED FOR ANY DISCREPANCIES UP TO 2'-0" IN ANY MEASUREMENT.
- 6 CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE.
- 7 THE WORK SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE CONSTRUCTION AS SHOWN ON THE DRAWINGS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE. THE DESIGNER IS NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY CLAIMS, LOSSES, SUITS OR LEGAL ACTIONS ARISING FROM THE PERFORMANCE OF THE WORK ON THIS PROJECT.
- 8 ALL WORK IS TO CONFORM TO THE NYS ENERGY CONSERVATION CODE, GLAZED LOW E HIGH PERFORM. GLAZING WITH A MINIMUM U VALUE OF .34. ALL EXTERIOR DOORS SHALL HAVE INSULATED CORES WITH A MIN U VALUE OF .40
- 9 CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- 10 CONTRACTOR SHALL DISCONNECT, CAP AND REMOVE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATIONS AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
- 11 THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL, FIRE DEPARTMENT REQUIREMENTS AND REGULATIONS, PROOF OF WHICH SHALL BE FURNISHED TO THE FIRE MARSHAL PRIOR TO THE INSTALLATION OF SUCH MATERIALS AND PRODUCTS.
- 12 MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO THE FINISHES, LIGHTING COURSES, DIMENSIONS, HEIGHT ALIGNMENT, ETC. MOVE AND RELOCATE ANY PARTITIONS, WIRING, PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILING BEING REMOVED, TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
- 13 PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
- 14 FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOF, WALLS AND PENETRATIONS, TO FORM A WATER TIGHT ASSEMBLY. ALL FLASHING TO BE 18 OZ. AND EXTEND AT LEAST 6" ABOVE INTERSECTING SURFACES.
- 15 ALL ELECTRICAL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND THE N.Y. STATE BOARD OF FIRE UNDERWRITERS. THE FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER PRIOR TO FINAL PAYMENT.
- 16 THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
- 17 REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUB CONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.
- 18 PERMIT FEES FOR ANY AND ALL GOVERNING AGENCIES ARE THE OWNER'S RESPONSIBILITY. THE ARCHITECT OR ENGINEER TAKES NO RESPONSIBILITY FOR DELAYS OF GOVERNMENT AGENCIES.
- 19 THE INFORMATION SHOWN ON THESE DRAWINGS CONSTITUTES THE EXTENT OF THE DESIGN SERVICES RENDERED TO THE CLIENT. THE DESIGNER HAS NO FURTHER CONTRACTUAL OBLIGATIONS TO THE CLIENT BEYOND THE PREPARATION OF DRAWINGS SUITABLE FOR BUILDING PERMIT. THE DESIGNER LIMITS HIS RESPONSIBILITY IN REGARD TO THESE DRAWINGS TO THE DIMENSIONS AND MATERIALS. BEFORE PROCEEDING THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF THE CONTRACTOR DISCOVERS A DISCREPANCY, THE DESIGNER WILL CLARIFY SAME. THE DESIGNER DISCLAIMS ALL RESPONSIBILITY IF THE BUILDING IS CONSTRUCTED WITH DIMENSIONS, SIZES OR MATERIALS THAT DEVIATE FROM THESE DRAWINGS.

CONSTRUCTION NOTES

- 1 ALL LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR EQUAL, WITH A MINIMUM FIBER STRESS OF 1000 PSI AND A MODULUS OF ELASTICITY OF 1,800,000, UNLESS OTHERWISE NOTED
- 2 ALL ENGINEERED STRUCTURAL WOOD MEMBERS, INCLUDING ENGINEERED BEAMS AND JOISTS, TO BE MANUFACTURED BY TRUSS JOIST MANUFACTURER OR APPROVED EQUAL, AND INSTALLED AS PER MANUFACTURER'S SPECS.
- 3 ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD FOR STUD WALLS, OR FACE OF MASONRY WALLS, UNLESS OTHERWISE NOTED.
- 4 DOUBLE ALL BEAMS OR JOISTS UNDER BATHROOM(S), HEAVY APPLIANCES, PARALLEL PARTITIONS AND AROUND OPENINGS IN FLOOR, CEILING, AND ROOF, UNLESS OTHERWISE NOTED.
- 5 PROVIDE METAL SUPPORT HANGERS AT ALL FLUSH FRAMED FLOOR AND CEILING JOISTS, ROOF RAFTERS, HEADERS AND BEAMS
- 6 PROVIDE METAL STRAP AND CLIPS AT ALL CONNECTIONS IN ACCORDANCE WITH APCA WFGA-95
- 7 MINIMUM (2) 2X8 HEADERS OVER ALL OPENINGS, UNLESS OTHERWISE NOTED.
- 8 ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10 FEET ARE TO HAVE STUD BRIDGING OTHERWISE BE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8 FEET.
- 9 ALL STUD BEARING WALLS TO HAVE STUD BRIDGING AT MID-HEIGHT
- 10 ALL FIRESTOPPING AND BLOCKING TO BE INSTALLED AS PER NYS CODE
- 11 USE WATERPROOF MEMBRANE FLASHING AROUND ALL OUTSIDE DOORS AND WINDOWS
- 12 FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS, ROOF VENTILATORS, HIP, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, AND GABLE ENDS.
- 13 WATERPROOF GYP. BD. TO BE PROVIDED AROUND TUB AND ON WET WALL IN ALL BATHROOMS.
- 14 ALL GYP. BD WALLS AND CEILING TO BE TAPED, SPACKLED 3 COATS, AND SANDED READY FOR PAINT.
- 21 GC TO INSTALL ALUM GUTTERS AND LEADERS IN LOCATIONS SPECIFIED BY OWNER - COLOR AS PER OWNER.

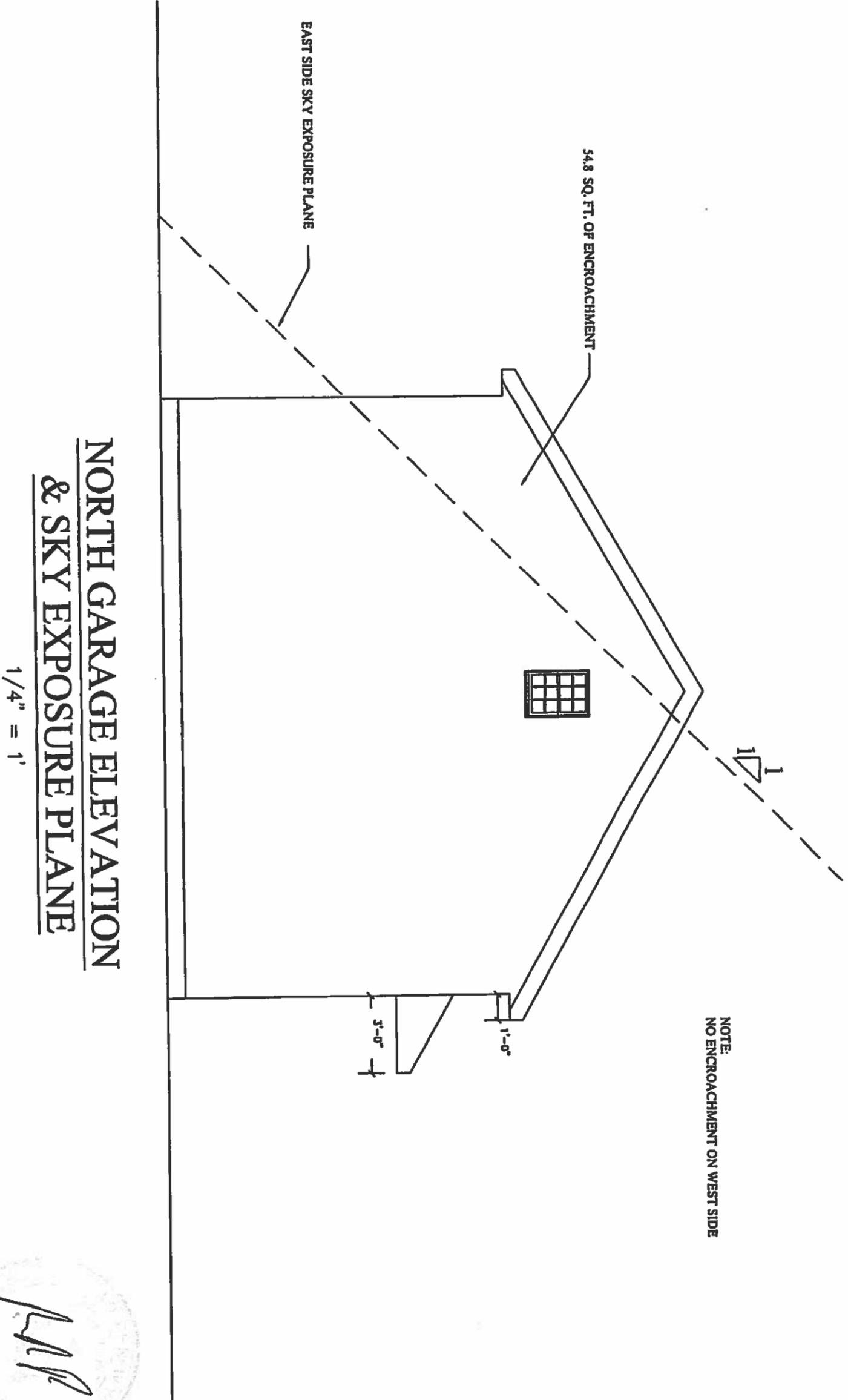
ALL

| | |
|---------|-----------|
| Project | 02122 |
| Date | 1/27/2012 |
| Scale | AS NOTED |
| Sheet | A.4 |

**GARAGE & REAR PORTICO
AT 27 LENOX PLACE
FREEPORT, NY 11520**

| | |
|---------------|--|
| Revision/Date | |
| | |
| | |
| | |
| | |

THIS IS A MEASUREMENT OF THE PROJECTED AREA OF THE BUILDING. THE PERMITTED AREA IS SUBJECT TO THE APPROVAL OF THE LOCAL ZONING DEPARTMENT. THE PERMITTED AREA IS NOT TO BE EXCEEDED.



**NORTH GARAGE ELEVATION
& SKY EXPOSURE PLANE**

1/4" = 1'

NOTE:
NO ENCROACHMENT ON WEST SIDE



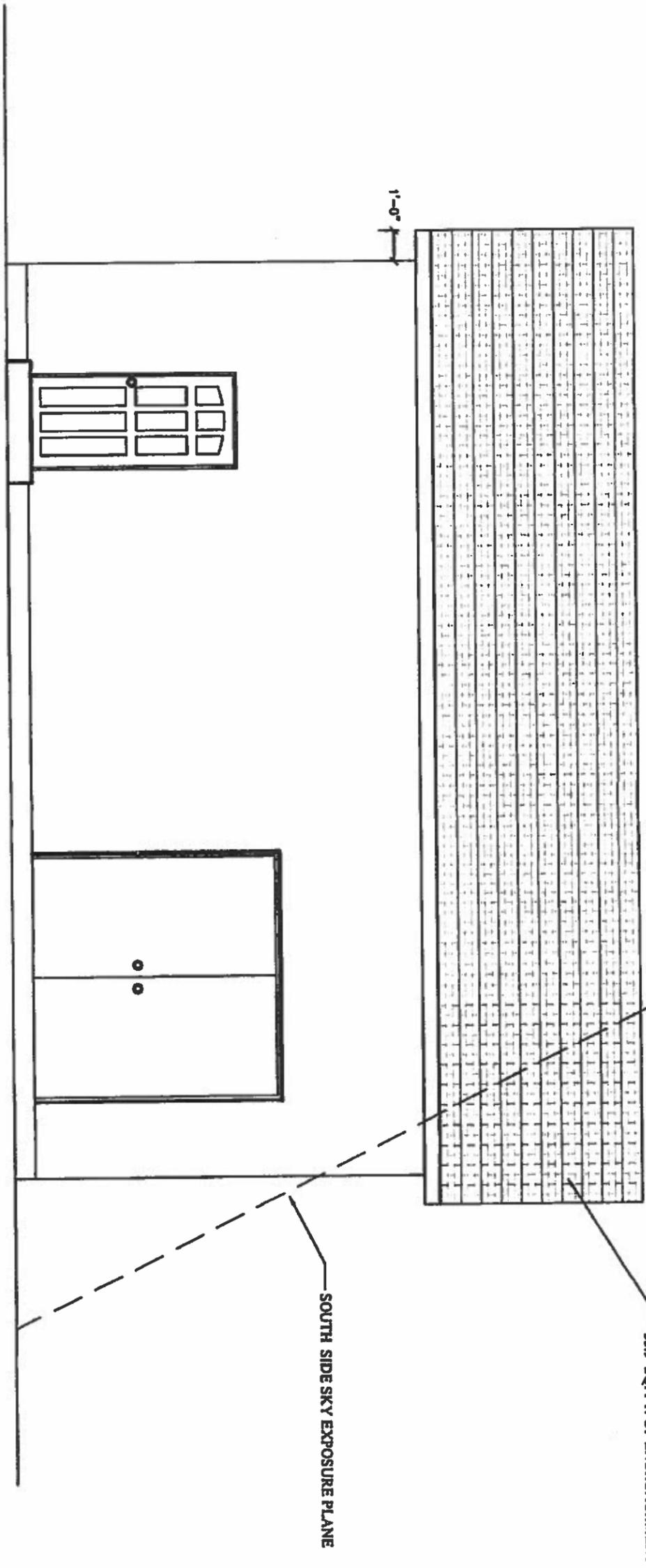
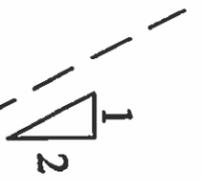
| | |
|---------|-----------|
| Project | 03E2 |
| Date | 1/27/2023 |
| Scale | AS NOTED |
| Sheet | A.5 |

Garage & Rear Portico
 AT 27 LENOX PLACE
 FREEPORT, NY 11520
 sec 62, blk 068, lot 18

| Revision/Issue | Date |
|--------------------------|---------|
| 1 ADD SKY EXPOSURE PLANE | 3/31/23 |

THESE PLANS SHOWING THE PROPOSED ALTERNATION AND ENCROACHMENT HAVE BEEN APPROVED UNDER THE JURISDICTION

NOTE:
NO ENCROACHMENT ON NORTH SIDE



**WEST GARAGE ELEVATION
& SKY EXPOSURE PLANE**

1/4" = 1'

33.9 SQ. FT. OF ENCROACHMENT

SOUTH SIDE SKY EXPOSURE PLANE

THESE PLANS SHOWED
THE PROPOSED
ENCROACHMENT
AND THE
ADDITIONAL SKY EXPOSURE
PLANE TO THE
ENCROACHMENT.

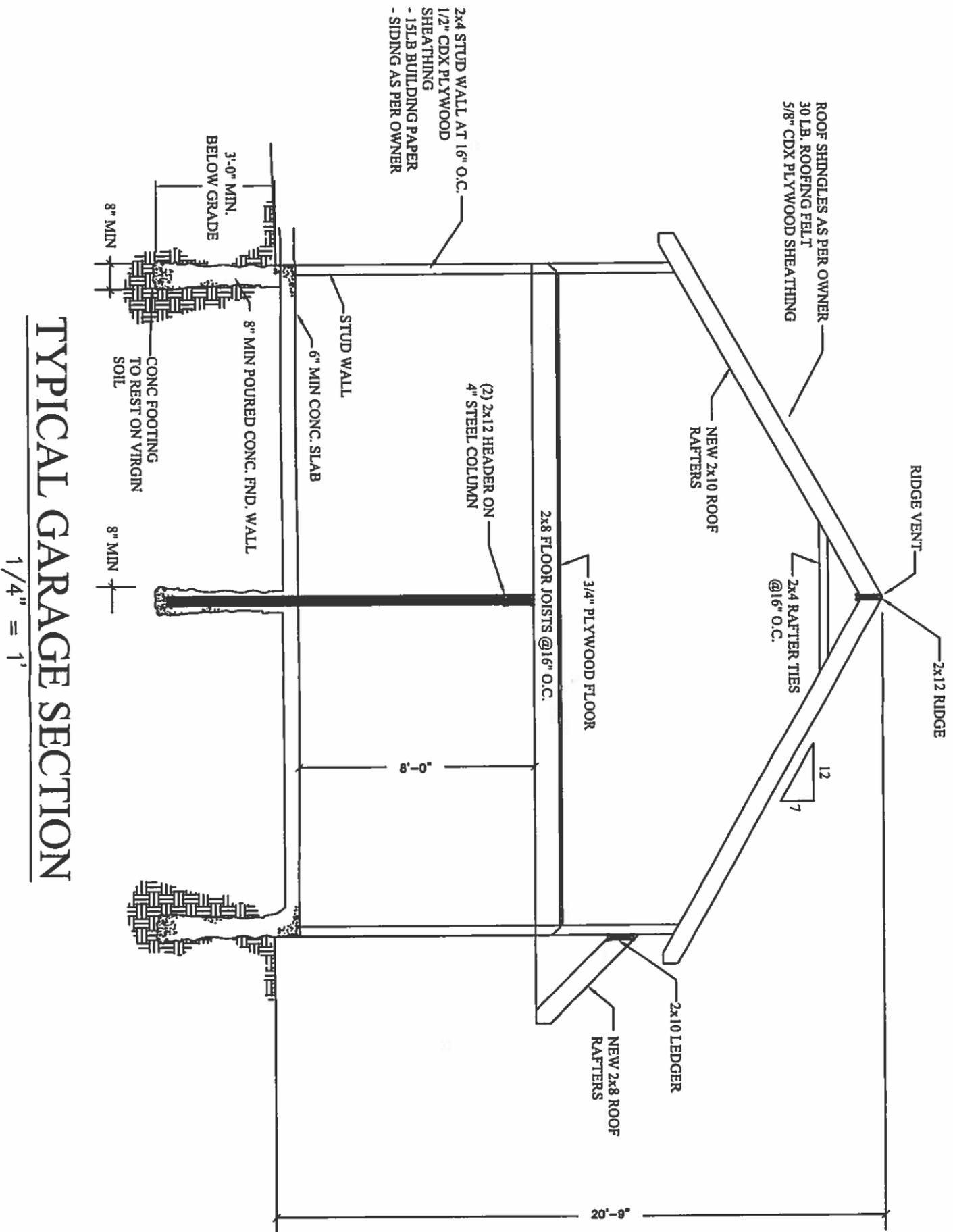
| Revisions/Issue | Date |
|--------------------------|---------|
| 1 ADD SKY EXPOSURE PLANE | 3/31/23 |

Project Name and Address
**GARAGE & REAR PORTICO
 AT 27 LENOX PLACE
 FREEPORT, NY 11520**
 sec 82, blk 068, lot 18

| | |
|---------|----------|
| Project | 02122 |
| Date | 12/27/22 |
| Scale | AS NOTED |
| Sheet | A.6 |



FNAME



TYPICAL GARAGE SECTION
 1/4" = 1'

THESE PLANS SHOWING THE PROPOSED REPAIRS AND ALTERATIONS HAVE BEEN PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED.

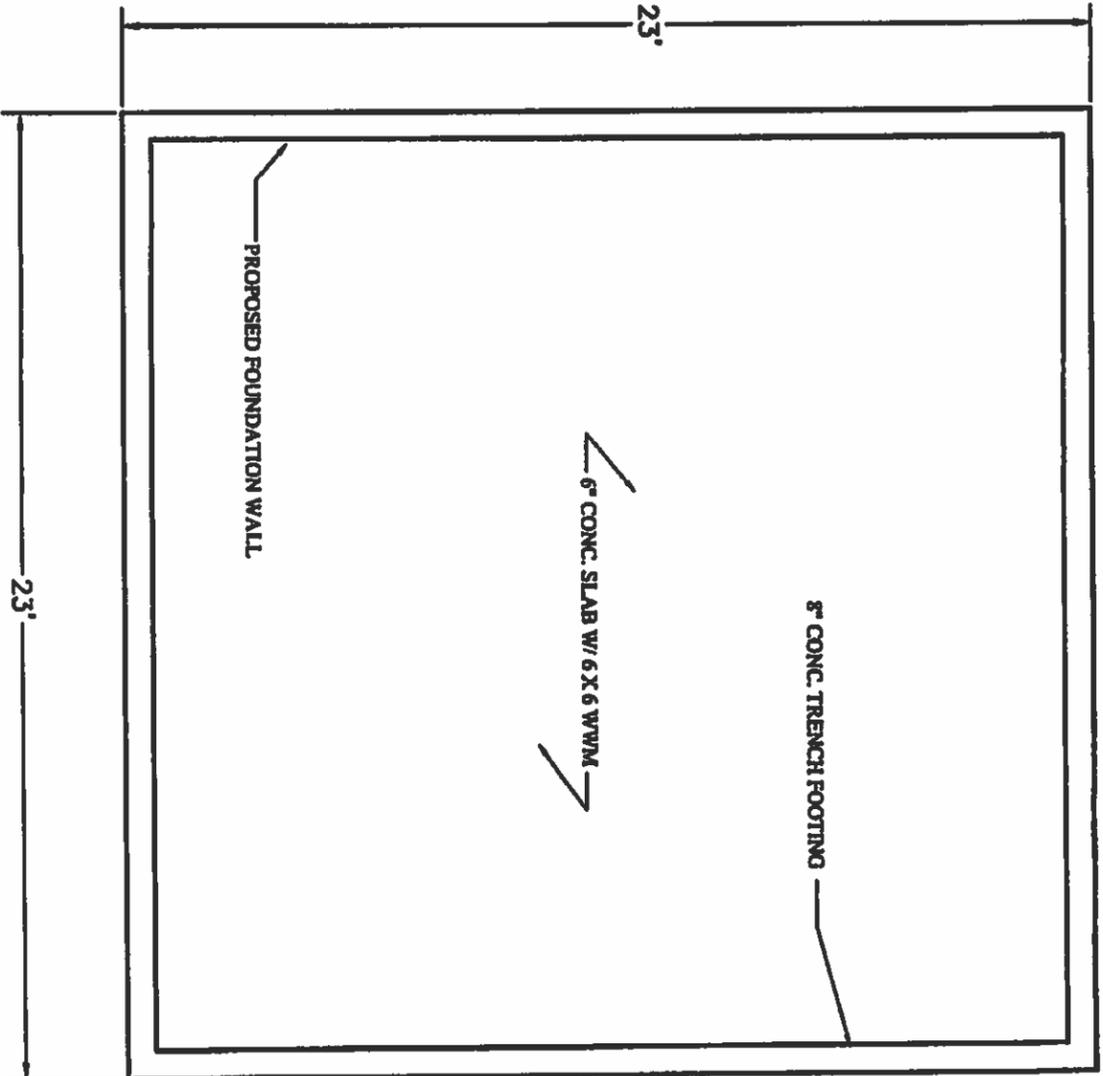
| Revision/Issue | Date |
|----------------|------|
| | |
| | |
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| | |

**GARAGE & REAR PORTICO
 AT 27 LENOX PLACE
 FREEPORT, NY 11520**
 sec 82, blk 068, lot 18

| | |
|---------|-----------|
| Project | 02822 |
| Date | 12/2/2022 |
| Notes | AS NOTED |
| Sheet | A.7 |

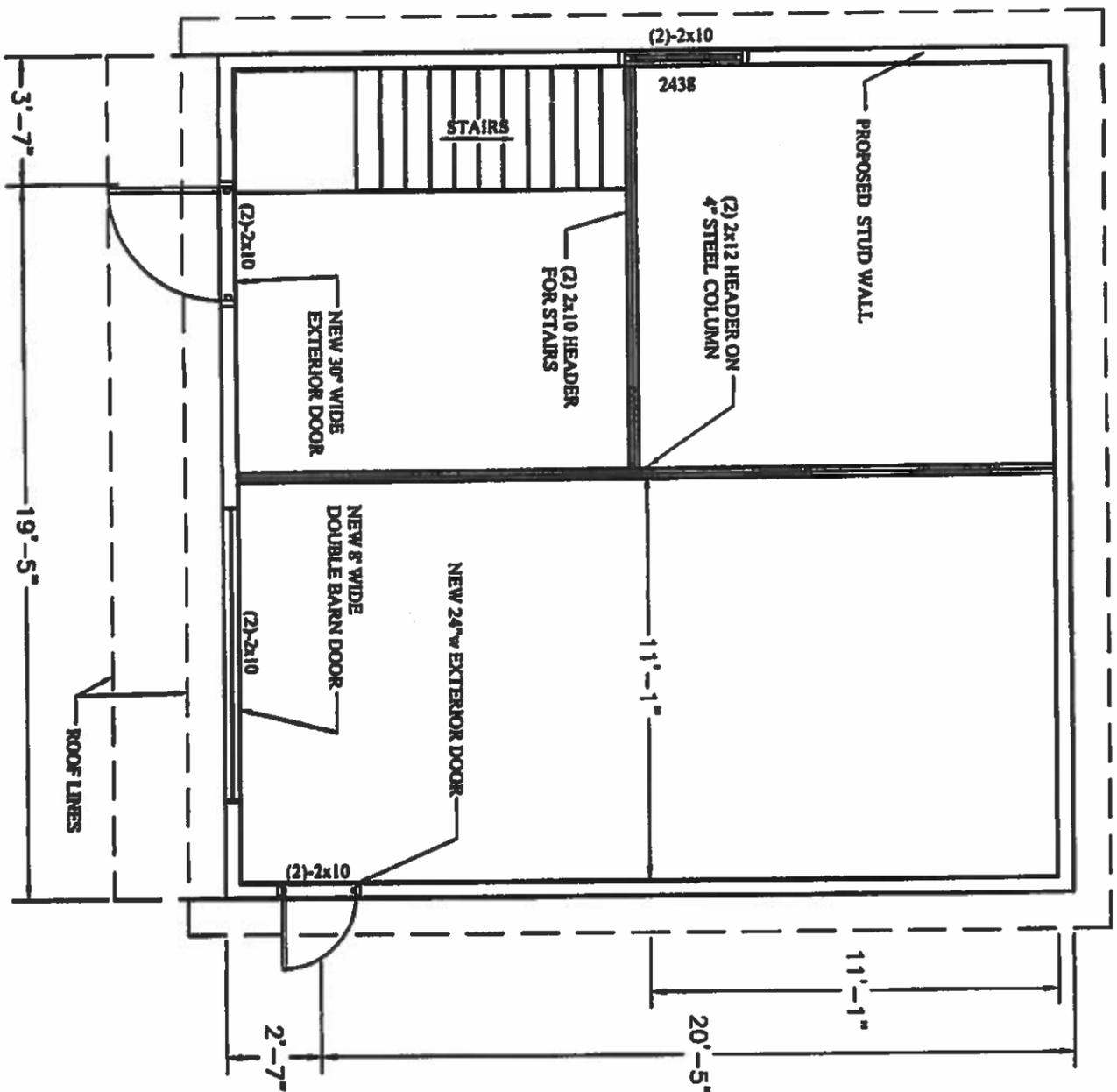
GARAGE FOUNDATION PLAN

1/4" = 1'



GARAGE FLOOR PLAN

1/4" = 1'



MLL

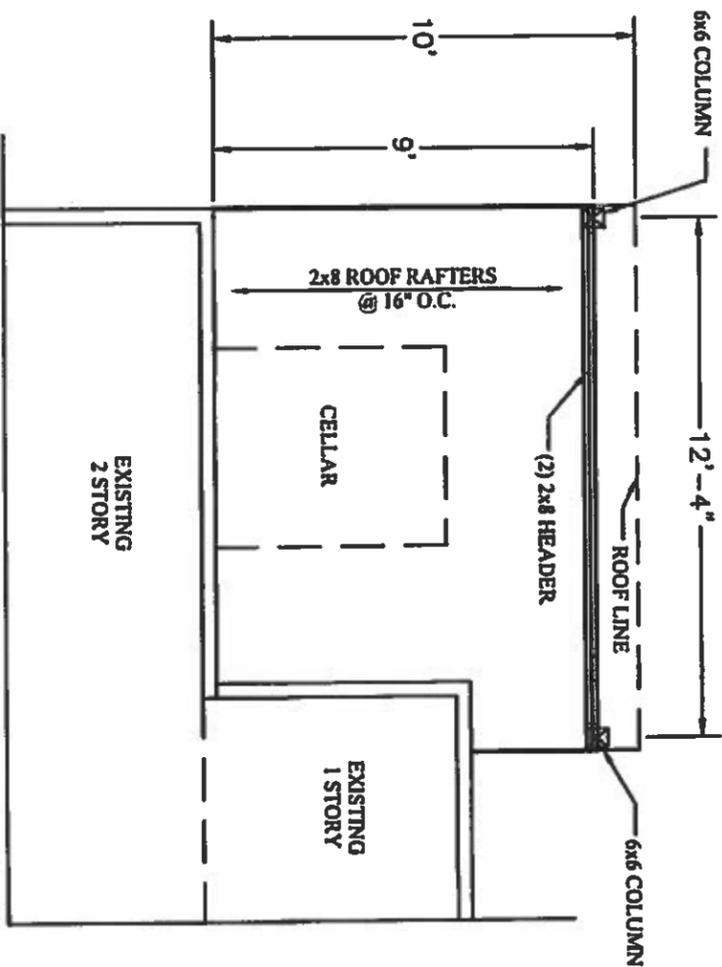
Project Name and Address

GARAGE & REAR PORTICO
AT 27 LENOX PLACE
FREEPORT, NY 11520
 see 62, blk 066, lot 18

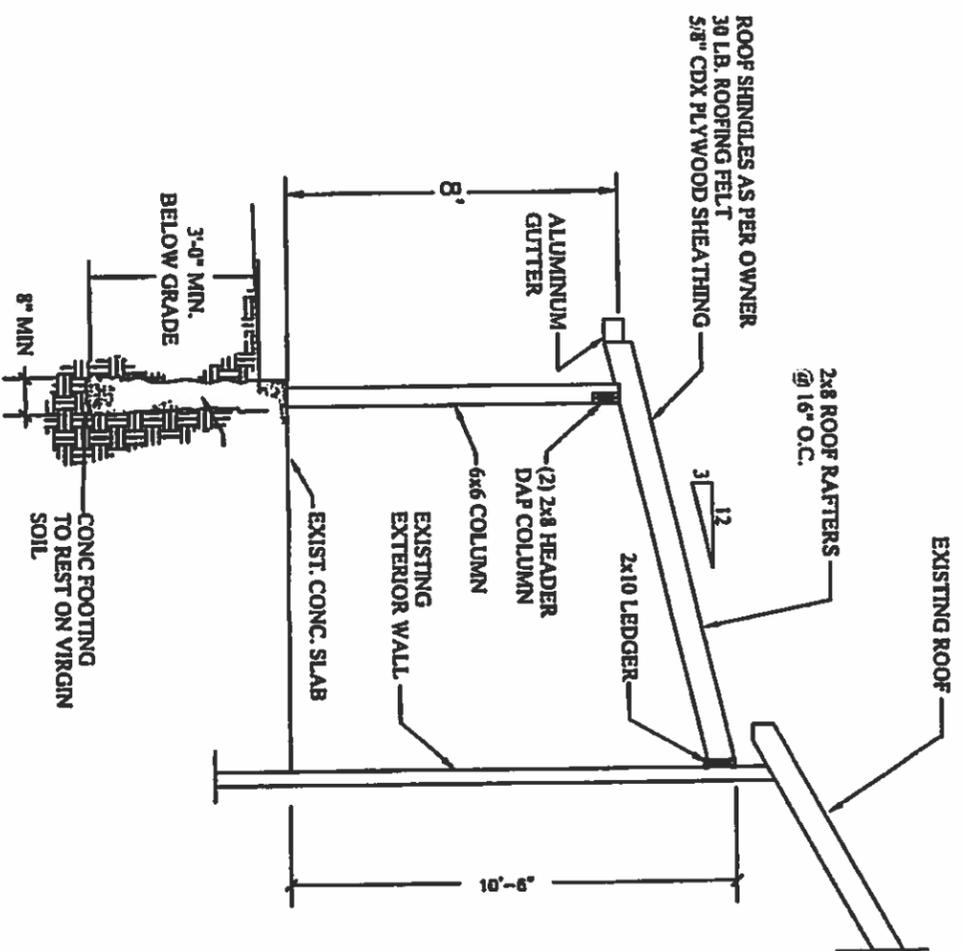
| Revised/Issue | Date |
|---------------|------|
| | |
| | |
| | |
| | |

THIS IS A PRELIMINARY
 DESIGN. ALL DIMENSIONS
 ARE APPROXIMATE AND
 SUBJECT TO CHANGE
 WITHOUT NOTICE.
 THE ENGINEER'S
 RESPONSIBILITY IS
 LIMITED TO THE
 DESIGN OF THE
 STRUCTURE.

| | |
|-----------|----------|
| Sheet No. | 68022 |
| Date | 12/20/02 |
| Scale | AS NOTED |
| Sheet | A.8 |



PORTICO PLAN
1/4" = 1'



PORTICO SECTION
1/4" = 1'



| | |
|---------|----------|
| Project | 02832 |
| Date | 12/2/02 |
| Notes | AS NOTED |
| Scale | A.9 |

GARAGE & REAR PORTICO
AT 27 LENOX PLACE
FREEPORT, NY 11520
see 02, blk 000, lot 10

| Revisions/Issues | Date |
|------------------|------|
| | |
| | |
| | |

THIS IS A PRELIMINARY DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Application Date: 8/23/23
Fees Paid: # 225

SP# 3661

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 948 S. LONG BEACH ZONING DISTRICT RES A
SECTION 62 BLOCK 156 LOT 535 LOT SIZE: 45 x 173

| | | |
|--|--|-----------------------|
| <input type="checkbox"/> TENANT <u>APPLICANT</u> | <input type="checkbox"/> LESSEE | PROPERTY OWNER |
| Name: <u>OWNER</u> | Name: <u>STEVE BORIELLO</u> | |
| Address: | Address: <u>948 S LONG BEACH AVE</u> <u>FREEPORT NY 11520</u> | |
| Telephone #: | Telephone #: <u>516 860 5294</u> | |

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

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

Description of Proposed Work: CONVERT 160 SQ FT DECK INTO PORCH ^{2nd floor rear}

I request a preliminary meeting: YES NO

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

[Signature]
APPLICANT'S SIGNATURE
DATE 8/21/2023

Sworn to before me this 21st day of August, 2023
[Signature]
Notary Public
CLAIRES HARGREAVES
Notary Public, State of New York
No. 01HA6247772
Qualified in Nassau County
Commission Expires September 12, 2023

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

[Signature]
PROPERTY OWNER'S SIGNATURE
DATE 8/21/2023

Sworn to before me this 21st day of August, 2023
[Signature]
Notary Public
CLAIRES HARGREAVES
Notary Public, State of New York
No. 01HA6247772
Qualified in Nassau County
Commission Expires September 12, 2023

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 4, 2023

Steve Boriello
948 S long Beach Ave
Freeport, NY 11520

RE: 948 S long Beach Avenue, Freeport, NY 11520
Zoning District: Residence A Sec 62, Blk 156, Lot 535
Building Permit Application #20233398
Description: Convert 160 sq.ft deck into porch

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

2023 AUG 23 P 2:55
RECEIVED

c: Village Clerk

ZBA Approval Needed: Yes__ No_X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233398

Location: 948 S long Beach Ave, Freeport NY 11520

Applicant: Steve Boriello

Description : Convert 160 sq.ft deck into porch

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)

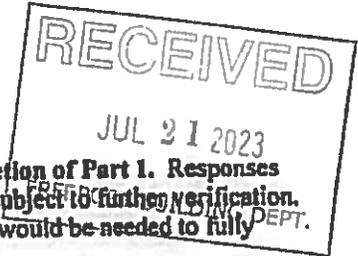
Dated: August 4, 2023

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.

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.

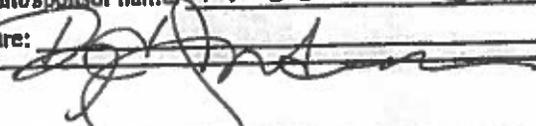
| | | | |
|--|--|-------------------------------------|--|
| Part 1 - Project and Sponsor Information | | | |
| BORIELLO RESIDENCE | | | |
| Name of Action or Project: | | | |
| 948 S. LONG BEACH AVE | | | |
| Project Location (describe, and attach a location map): | | | |
| FREEPORT NY 11520 | | | |
| Brief Description of Proposed Action: | | | |
| CONVERT 2ND FLOOR 160 SQ FT DECK INTO PORCH | | | |
| Name of Applicant or Sponsor: | | Telephone: 516 860 5294. | |
| STEVE BORIELLO | | E-Mail: | |
| Address: | | | |
| 948 S. LONG BEACH AVE | | | |
| City/PO: | State: | Zip Code: | |
| FREEPORT | NY | 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 X 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 2023 YES X |
| 3.a. Total acreage of the site of the proposed action? | | | 0.175 acres |
| b. Total acreage to be physically disturbed? | | | 0.0 acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | 0.175 acres |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban | <input type="checkbox"/> Rural (non-agriculture) | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) |
| <input type="checkbox"/> Forest | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Aquatic | <input type="checkbox"/> Other (specify): _____ |
| <input type="checkbox"/> Parkland | | | |

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| | 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input 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: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? 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 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"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? | <input type="checkbox"/> | <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 type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: <u>NOT APPLICABLE NO ADDITIONAL DISCHARGE CREATED.</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

JUL 21 2023

| | | |
|--|---|---|
| <p>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: _____</p> | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |
| <p>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: _____</p> | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |
| <p>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: _____</p> | <p>NO <input checked="" type="checkbox"/></p> | <p>YES <input type="checkbox"/></p> |
| <p>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>7/15/2023</u> Signature: </p> | | |

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

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

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

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

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 JUL 21 2023
 FREEPORT BUILDING DEPT.

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 OFFICE OF THE CLERK OF SUPERIOR COURT
 FREEPORT, FLORIDA

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.

_____ Date

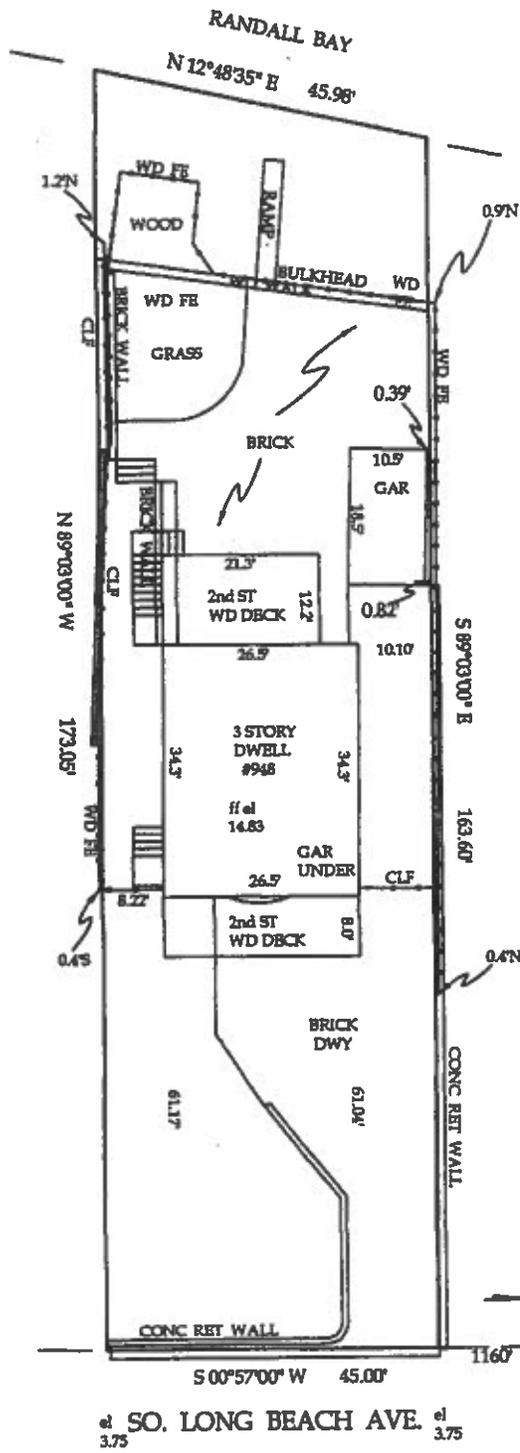
_____ Title of Responsible Officer

_____ Signature of Preparer (if different from Responsible Officer)

_____ Name of Lead Agency

_____ Print or Type Name of Responsible Officer in Lead Agency

_____ Signature of Responsible Officer in Lead Agency



ZONE AE
SFE 9
ELEVATIONS IN
NAVD 1988 DATUM

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

THE OFFSETS OR EMBODIMENTS SHOWN
HEREON FROM THE STRUCTURES TO
THE PROPERTY LINE ARE FOR A SPECIFIC
PURPOSE AND USE AND THEREFORE ARE
NOT INTENDED TO GUARANTEE THE LOCATION
OF FENCES, RETAINING WALLS, POLES,
PATIOS, PLANTING AREAS, ROOSTERS TO ANY
BUILDINGS OR ANY OTHER CONSTRUCTION

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF
SECTION 7609 OF THE NEW YORK STATE
EDUCATION LAW

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

GUARANTEES INDICATED HEREON SHALL RUN
ONLY TO THE PERSON FOR WHOM THE SURVEY
IS PREPARED, AND ON HIS BEHALF TO THE
TITLE COMPANY, ADJUDICATOR, AGENCY AND
LENDING INSTITUTIONS LISTED HEREON, AND
TO THE ASSIGNEES OF THE LENDING INSTI-
TUTIONS. GUARANTEES ARE NOT TRANSFERABLE
TO ADJUDICATORS, INSTITUTIONS OR SUBSEQUENT
OWNERS

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PREPARED BY:
DONALD L. MALM, JR

LAND SURVEYOR
61 NASSAU AVE
ISLIP, NY 11751
631-581-0003
SCALE: 1" = 20'
DATE: APRIL 4, 2014
UPDATE: SEPT. 30, 2016

SURVEY OF LOTS 535, 536
AND P/O LOT 534
MAP OF
FREEPORT BEACH SEC. 1
FILED: AUG. 27, 1925 #572 (#569)
LOCATED AT INC. VILLAGE OF
FREEPORT
TOWN OF HEMPSTEAD
NASSAU COUNTY, NY
N.C.T.M.: 62-156-535,536,751
CERTIFIED TO:
STEVEN BORRIELLO



FRONT OF 948 S. LONG BEACH

073 AUG 23 P 2:56

073 AUG 23



FRONT & NORTH SIDE 948 S. LONG BEACH

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JUN 3 P 2:56



REAR OF 948 S. LONG BEACH

3 P 2:56

1/27/77



REAR & SOUTH SIDE OF 948 S. LONG BEACH

2023 AUG 23 P 2:57

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HOUSE TO NORTH OF 948 S. LONG BEACH

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PHOTOGRAPHED



HOUSE TO SOUTH SIDE OF 948 S LONG BEACH

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Land Records Viewer

(<http://lr.v.nassaucountyny.gov>)

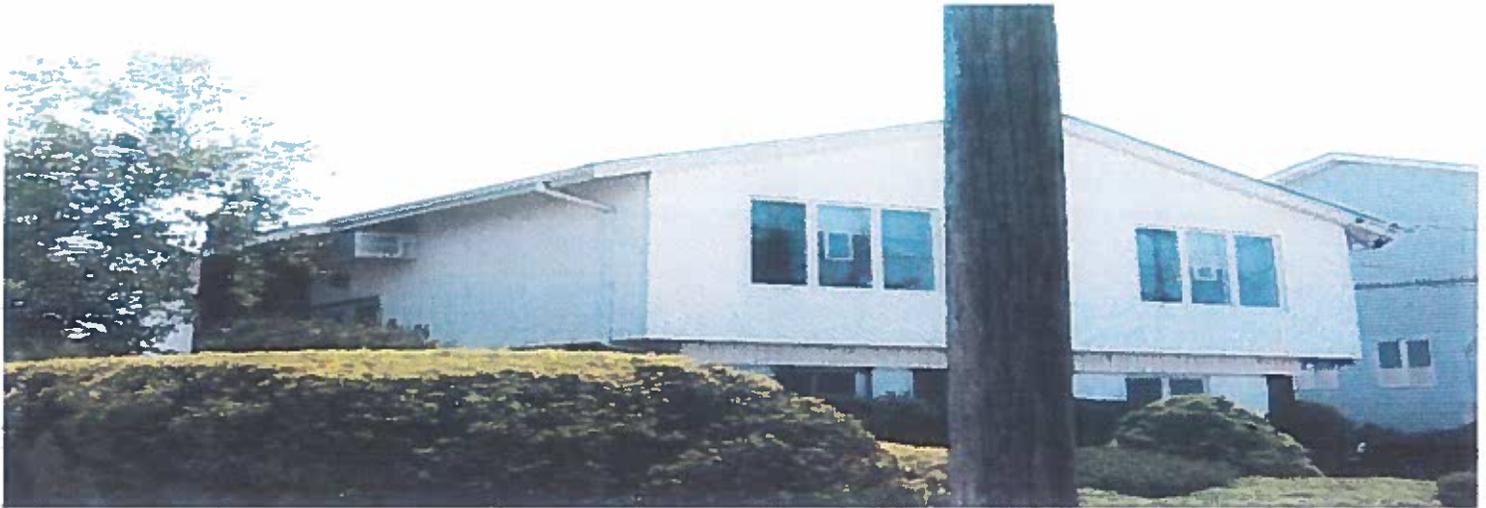
[Search \(/\)](#)

[Land Records Viewer ▾](#)

[ASIE \(https://apps.nassaucountyny.gov/ASIE/\)](https://apps.nassaucountyny.gov/ASIE/)

[Tax Map Verification \(/tmv/\)](#)

[Login \(/login/\)](#)



HOUSE ACROSS THE STREET FROM
948 S. LONG BEACH .

Date Taken: 06/10/2008

12

Address: 949 SOUTH LONG BEACH AVE. FREEPORT, 11520

Village: Incorporated Village of Freeport -

School: Freeport - 9

Town: Hempstead

For translation services of all documents, please contact LanguageLine Solutions at 1-800-752-6096 (tel:+1-800-752-6096) / www.languageline.com (<https://www.languageline.com>)

Section: 62

Block: 186

Lot: 501

Condo:

Unit:

Select Language ▾

Powered by Google Translate (<https://translate.google.com>)

GENERAL NOTES

1. All work shall be in compliance with codes of the Village of Freeport, N.Y. State Building and Fire Prevention Code, NYC, Board of Fire Underwriters and any other applicable Building Regulations.
2. The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as indicated on these drawings. The contractor shall be responsible for obtaining all necessary permits and for the safety of all occupants, employees and general public. The contractor shall be responsible for the safety of the work and shall be liable for any damage to the property of the owner or third parties. The contractor shall be responsible for the safety of the work and shall be liable for any damage to the property of the owner or third parties.
3. The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
4. The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public. The contractor shall be responsible for the safety of the work and shall be liable for any damage to the property of the owner or third parties.
5. The Contractor shall maintain workman's compensation, disability, and public liability (each type and in any amount) to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
6. All Plumbing, Electrical and other work as required is to be performed by Report approved licensed contractors.
7. The Contractor shall at all times keep the site free from the accumulation of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

STRUCTURAL LOADS

Live Loads, minimum lbs. per square foot

| | |
|--------------------|-------|
| Exterior Balcony | 40psf |
| Attic with Storage | 20psf |
| Sleeping Rooms | 30psf |
| Kitchen | 40psf |
| Roof | 20psf |
| Snow Load | 20psf |
| Dead Loads | |

WEIGHTS OF MATERIALS (lbs per sq.ft.)

| | |
|------------------------------|----------|
| Concrete 150 lbs/cu yd | 150 psf |
| 1" mortar base | 10.0 psf |
| Hardwood Flooring 3/4" thick | 4.0 psf |
| Lumber Joists | 3.0 psf |
| 5/8" Gypsum Board w/spackle | 2.5 psf |

Typical Dead Loads per square foot
Floor with hard wood finish = 21 psf
Floor with hard wood finish = 12 psf

MAINTENANCE DETECTION

| | |
|---|--------------------|
| Floor and Ceiling Joists | Live Load = 1/2800 |
| Total Load = 1/480 | |
| Roof Barriers with an interior finish ceiling | Live Load = 1/1000 |
| Total Load = 1/240 | |
| Roof Barriers with interior finish ceiling | Live Load = 1/2800 |
| Total Load = 1/480 | |

WALL LEGEND

- New Partition or Wall
- New 1 1/2" Baked Wall
- New 2 1/2" Baked Wall
- Existing Wall to Remain
- Existing Wall to be Removed

CO DETECTOR NOTES

Carbon Monoxide detectors/alarm shall be listed and labeled as complying with UL 2004-2002 and shall be installed in accordance with the manufacturer's installation instructions. Detectors shall be hard wired to the building's wiring system and shall have a battery back up system. Detectors shall be interconnected so that a single detector is triggered all alarms that are part of the system shall sound. Alarm sound emitted by the detector shall be differentiated from other types of alarms installed in the building. (smoke, fire, security, etc.)

SNOKE DETECTOR NOTES

All smoke detectors shall conform to the requirements of the N.Y. State Building Code section E017. Smoke detectors shall be required as follows:
1. In all sleeping rooms
2. Immediately outside of all sleeping rooms.
3. At a minimum one per floor level enclosing crawl spaces.

All detectors shall be interconnected such that if one detector is triggered the alarm of all detectors will sound. All detectors shall be hard wired and have battery back up in the event of a power outage. Equipment and installation shall conform to NFPA 72 for household fire warning equipment.

STRUCTURAL WOOD NOTES

All Structural Lumber including Plates, Studs and Blocking shall be Construction Grade Hem-Fir #2 surface dried to maximum moisture content. Lumber shall have the following minimum stress properties:
F_b = 850
F_v = 75
E = 1,300,000 Psi

All Structural Lumber shall comply with the National Design Specification for Wood Construction, or equal. All lumber shall be grade stamped by an approved grading agency prior to delivery at the job site.
Provide Joint Brackets for all finish framed conditions, as manufactured by Simpson, or equal. Install in accordance with manufacturer's instructions.
All Floor Joists & Barriers shall be bridged at midspan or at intervals not to exceed 8'-0" on center, and wood blocking and (3) 3/4" x 5" blocking in rafter bays. Joists and Barriers may be notched max 1/2" and may not be located in middle 1/3rd of span.

All Wall Openings, 4'-0" wide or less, shall have double studs at jambs. Openings wider than 4'-0" shall have double studs for header bearing plus jamb stud. Joists shall be doubled around all openings, under all parallel walls and partitions, and at cantilevers beyond the foundation wall.
Where Member Beams or Joists are cut for they shall have 10d-100psf and a modulus of elasticity E=2,000,000psi. If these beams are cut out as a structural dimension such as "bays" they will have an actual dimension close to match conventional framing lumber such as 1 1/2" x 11.25" where lumber is used to match the supporting stud wall. The terms 1 1/2" and 11.25" shall be used and understood to be synonymous and interchangeable.

The Sheathing: All walls and partitions extending more than ten feet in height shall receive solid wood blocking at mid height and/or not to exceed eight foot intervals. All floor partitions and stud walls shall be three-topped.
Stud Size & Spacing: In all two story structures let floor wood stud bearing walls shall be 2x6 @ 16" or 2x4 @ 12" on center. In one story structures the second floor of two story structures shall be 2x4 @ 16" on center unless otherwise noted. Wood stud bearing walls shall not exceed 10 ft. in height unless specifically approved by the architect. All studs shall be supported by minimum "stud grade" joist or better.
Headers: All headers with a maximum span of up to 8 ft. shall be on solid cut on plan joist or better. Headers over 8 ft. shall be on 2x6 or 2x8. Maximum span shall be (1) 6 ft. for 2x6 or better. All headers with a span greater than 8 ft. shall be on solid cut on plan joist or better. If not noted on plan consult with the architect.

Provide solid blocking behind all horizontal joists in wall sheathing.

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

| Ground Snow Load Sg (psf) | Wind Speed V (mph) | Seismic Design Category SDC (I, II, III) | Subject to damage from: Weathering, Temblor | Decay | Front Footing Depth | Winter Design Temperature Degree F | Flood Hazard Zone | Ice Shield Underlayment Required |
|---------------------------|--------------------|--|---|-----------------|---------------------|------------------------------------|-------------------|----------------------------------|
| 30 psf | 120 mph | C | Severe | Medium to Heavy | 36" | 11 F | AE 100 yr. Flood | As per Sec. 906.2.7.1 |

WINDOW NOTES

All windows shall be as manufactured by Andersen 400 series unless otherwise noted. Windows shall be double glazed insulated for a glass. Windows are indicated on the drawings they shall be 7/8" wide permanently adhered to the glass on both sides with a spacer. Color of windows shall be as noted on the drawings and as selected by the owner. All opening height shall be 1/2" greater than the window height. All opening width shall be 1/2" greater than the window width. Unless otherwise noted windows shall be StormWise or StormWise High Performance Impact Resistant or StormWise High Performance Impact Resistant or StormWise High Performance Impact Resistant. Impact resistant glass listed in accordance with ASTM E1886/E1887 is NOT provided. The contractor must supply storm panels for all windows as follows in accordance with 906.1.4 of the New York State Building Code:

1/2" CIX plywood with a maximum dimension of 8'-0". Panels must be identified and marked for each window opening. This contractor shall supply the owner with sufficient 8 1/2" x 8 1/2" wood screws based on a spacing of 12" on center and the perimeter of all panels to install the storm panels.
The Owner of the building will be responsible for installing the panels in the event of a wind storm or hurricane. For panel dimensions of less than 6'-0" screws shall be spaced 18" along the edge of the panel. For panel dimensions greater than 6'-0" up to 8'-0" screws shall be spaced 12" along the edge of the panel.

ELECTRICAL NOTES

All electrical work shall be done by a Licensed electrician. All work shall conform to the New York State Building Code & NEC, the requirements of the Department of Building and Fire Prevention, and the requirements of the Department of Environmental Conservation. The electrician shall file for all required permits and present copies of all permits, certifications, and municipal sign out and an Underwriters' Lab Certificate to the Owner.

ROOFING NOTES:

Asphalt Strip Shingles shall have a minimum of six fasteners per shingle in the 110-130mph wind zones.
Ice Protection: In areas where the Average Daily Temperature in January is 28°F (-4°F) or less or when Table 906.2.1(1) criteria for degradation, an Ice Barrier of a Self-Adhering Polymer Modified Bitumen Sheet, shall be used in lieu of normal underlayment and extend 24 inches inside the exterior wall line of the Building.
For roof slopes of 4 units vertical in 12 units horizontal (33% Slope) or greater, underlayment shall be two layer applied in the following manner:
Underlayment shall be applied shingle fashion, parallel to and overlapping the eave and lapped 6 inches. Fasteners shall be offset 6 feet.
EPDM 3.5 Flashing: Flashing for asphalt shingles shall comply with this section.
EPDM 3.5.1 Base and Cap Flashing: Base and Cap Flashing shall be installed in accordance with Manufacturer's installation instructions. Base Flashing shall be of either corrosion resistant metal or minimum nominal 0.019 inch thick stainless steel. Cap Flashing shall be of either corrosion resistant metal or minimum nominal 0.019 inch thick stainless steel. Cap Flashing shall be installed in accordance with the manufacturer's instructions.

EPDM 3.5.2 Other Flashing: Flashing shall be of either corrosion resistant metal or minimum nominal 0.019 inch thick stainless steel. Flashing shall be installed in accordance with the manufacturer's instructions. All pipe penetrations shall receive pre-formed rubber boot seal to fit the pipe.
EPDM 3.5.3 Other Flashing: Flashing shall be of either corrosion resistant metal or minimum nominal 0.019 inch thick stainless steel. Flashing shall be installed in accordance with the manufacturer's instructions. All pipe penetrations shall receive pre-formed rubber boot seal to fit the pipe.
EPDM 3.5.4 Siderall Flashing: Flashing shall be of either corrosion resistant metal or minimum nominal 0.019 inch thick stainless steel. Flashing shall be installed in accordance with the manufacturer's instructions. All pipe penetrations shall receive pre-formed rubber boot seal to fit the pipe.

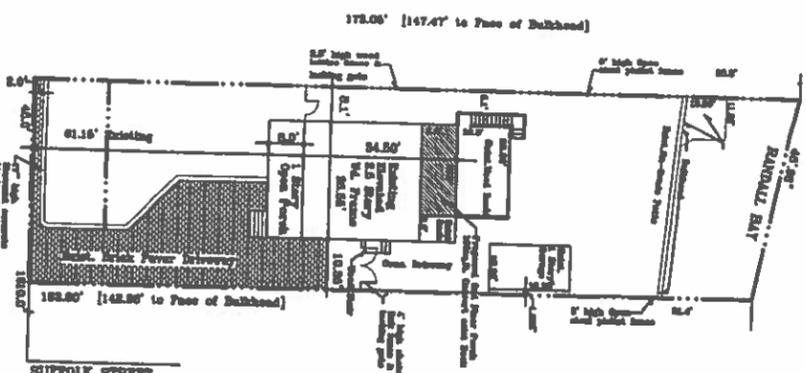
LIGHT & VENTILATION NOTES

All habitable rooms containing bathrooms, bedrooms, and closets shall have at minimum:
1. Clear unobstructed glass equal in area to 8% of the floor area in which the glass is located.
2. Operable sources of ventilation with clear unobstructed area equal to 4% of the floor area in which the opening/s are located.
Bathrooms shall have mechanical ventilation equal to a minimum of 90 cfm.

Stairs shall be provided with artificial lights located at the landings and controlled by a three way switch located at the top and bottom of the stair. Cables from shall be vented to the exterior of the building. Ventilation duct work shall be rigid metal a minimum of .016" thick. Duct run shall not exceed 20'-0" and the maximum length shall be reduced by 5'-0" for each 90 degree bend in the run and 2'-0" for each 45 degree bend in the run. Exhaust ducts shall be equipped with a backdraft damper.

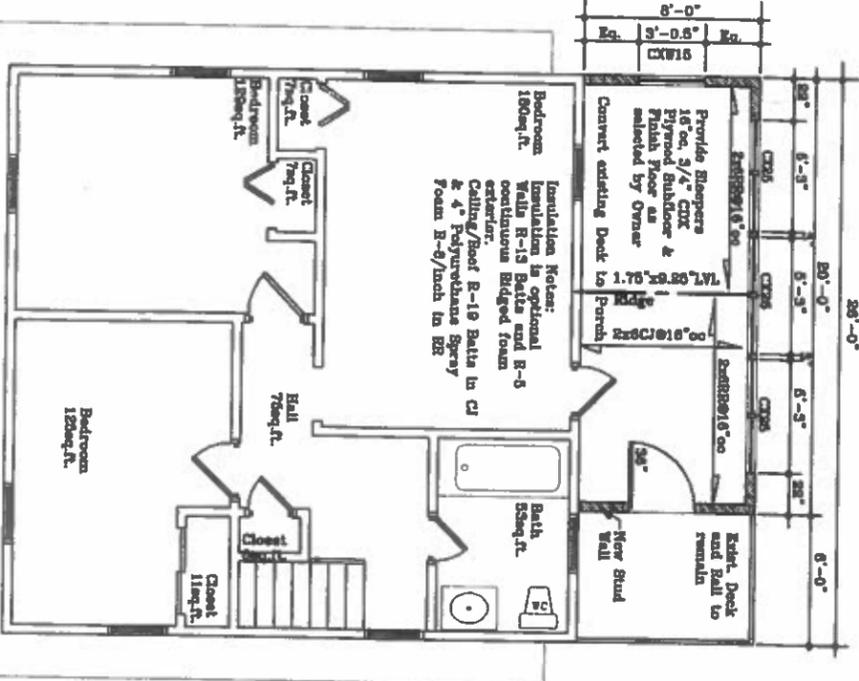
EMERGENCY EGRESS OPENING NOTES

Rooms with habitable space and all sleeping rooms shall have at least one emergency egress opening which shall be operable from the interior without the use of a key or special tool.
The minimum size of the opening shall be as follows:
1. Minimum Opening Area = 5.7sq.ft.
2. Minimum opening height = 20"
3. Minimum Opening width = 20"
4. Maximum sill height above adjacent floor = 44"
The location and size of Emergency Egress Openings are indicated on the plans as "EEO". If an EEO is basement the contractor shall contact the Architect prior to the start of construction.



SITE PLAN

Scale: 1" = 20'-0"



Second Floor Plan

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

Boriello Residence
848 South Long Beach Ave. Freeport, NY 11520

Russell C. Jordan Architect
44 Casino Street, Freeport, New York 11520
Phone: 516-241-6969
E-mail: Rjarcht@aol.com

Convert Rear 2nd Floor Deck into Porch

General Notes, Site Plan, 2nd Floor Plan

© R.C. Jordan 2023

Version: BD-2
Date: 7-11-2023
Project: Boriello Residence

Application Date: 8/28/2023
 Fees Paid: \$200.00

SP# _____

INCORPORATED VILLAGE OF FREEPORT
 SITE PLAN REVIEW APPLICATION
 PLANNING BOARD

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

PROPERTY ADDRESS: 452 Miller AVE RESIDENCE A
 ZONING DISTRICT 45205c
 SECTION 62 BLOCK 181 LOT 178 LOT SIZE: _____

| | | | |
|---------------------------------|---|---|---|
| <input type="checkbox"/> TENANT | <input checked="" type="checkbox"/> APPLICANT | <input type="checkbox"/> LESSEE | <input type="checkbox"/> PROPERTY OWNER |
| Name: <u>SAME AS OWNER</u> | | Name: <u>Sean A Christian</u> | |
| Address: _____ | | Address: <u>452 Miller AVE Freeport</u> | |
| Telephone #: _____ | | Telephone #: <u>917 981 5670</u> | |

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

Present Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Description of Proposed Work: REPLACING EXISTING 9' driveway WITH NEW 20' WIDE DRIVEWAY IN PAVERS (TOTAL 500 sq ft)

I request a preliminary meeting: _____ YES NO

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

APPLICANT'S SIGNATURE: [Signature] YES NO
 DATE: 8/25/23

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

Notary Public
 Property Owner's Consent:
 I, Sean A Christian am (are) the owner(s) of the subject property and consent to the filing of this application.
 PROPERTY OWNER'S SIGNATURE: [Signature] NOTARY PUBLIC, State of New York
 Sworn to before me this 23rd day of August 2023
 Notary Public: Nadège Jean
 Commission Expires: 10/27/26

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 2023 AUG 28 AM 10:01

FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

August 15, 2023

Sean Christian
452 Miller Ave
Freeport, NY 11520

RE: 452 Miller Ave , Freeport, NY 11520

Zoning District: Residence A Sec 62, Blk 181, Lot 178

Building Permit Application #20233421

Description: Replacing existing 9' driveway with new 20' wide driveway in pavers (Totaling 500 sq. ft)

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No_X

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 AUG 28 A 10:07

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project : Building Permit App. 20233421

Location: 452 Miller Ave , Freeport NY 11520

Applicant: Sean Christian

Description : Replacing existing 9' driveway with new 20' wide driveway in pavers (Totaling 500 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 15, 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

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: <p style="text-align: center;">Driveway Expansion</p> | | | |
| Project Location (describe, and attach a location map): <p style="text-align: center;">452 Miller Ave. Freeport, N.Y. 11520</p> | | | |
| Brief Description of Proposed Action: <p style="text-align: center;">Replacing Existing 4' Driveway with new 20' wide driveway in pavers (Total 500 sq ft)</p> | | | |
| Name of Applicant or Sponsor: <p style="text-align: center;">Futured Designs, Inc.</p> | | Telephone: (516) 244-8999 E-Mail: Futuredny@gmail.com | |
| Address: <p style="text-align: center;">119 E. Dean Street, Freeport</p> | | | |
| City/PO: <p style="text-align: center;">Freeport</p> | | State: <p style="text-align: center;">N.Y.</p> | Zip Code: <p style="text-align: center;">11520</p> |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | 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? | | .132 | acres |
| b. Total acreage to be physically disturbed? | | .011 | acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

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

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| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Maximo Ventura</u> | Date: <u>8/9/2023</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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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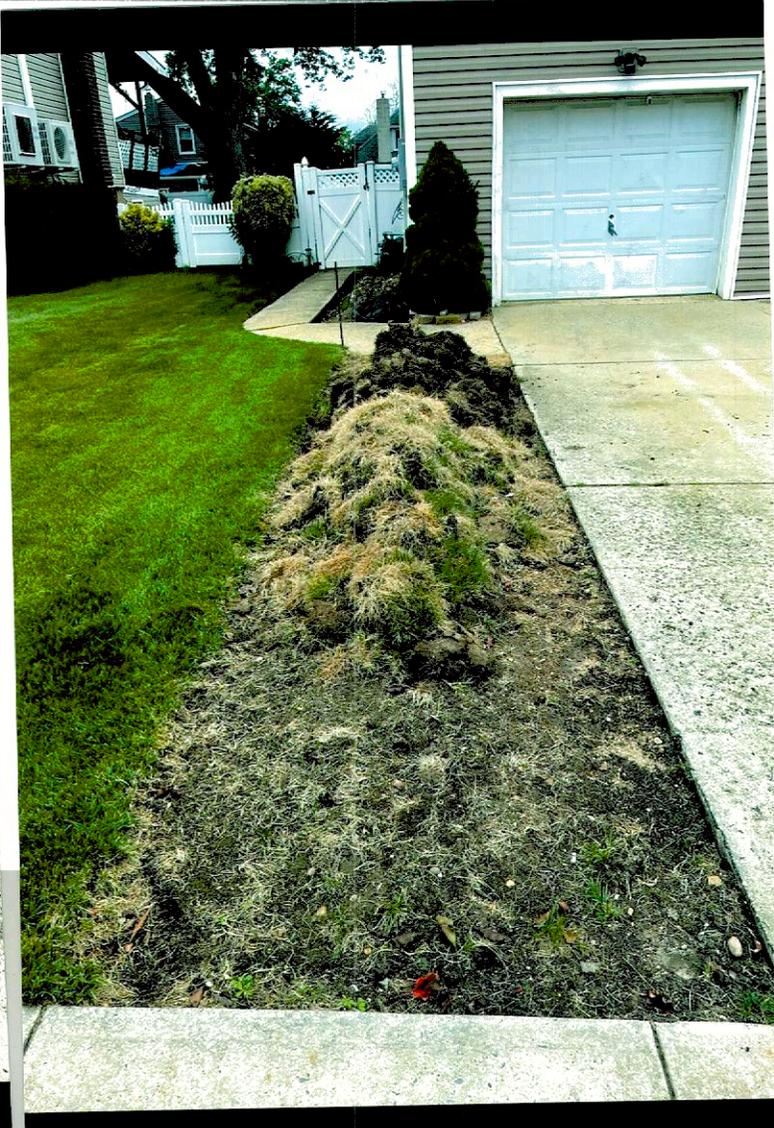
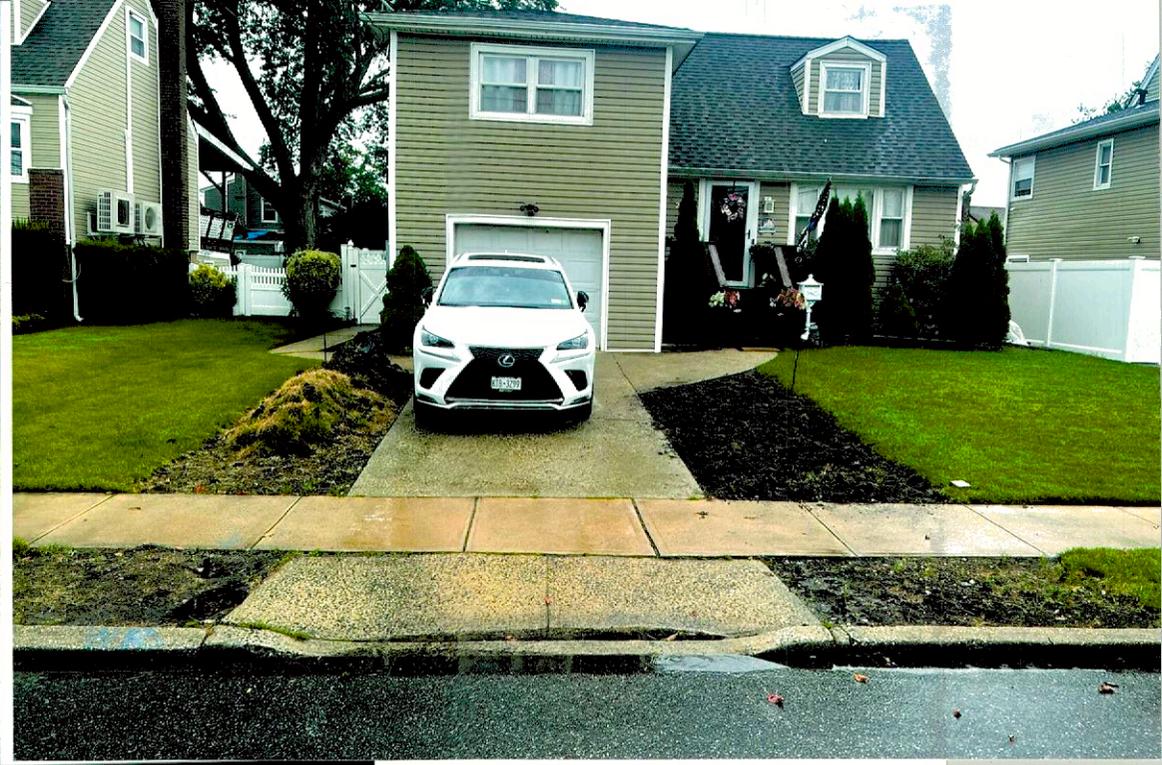
| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/>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

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

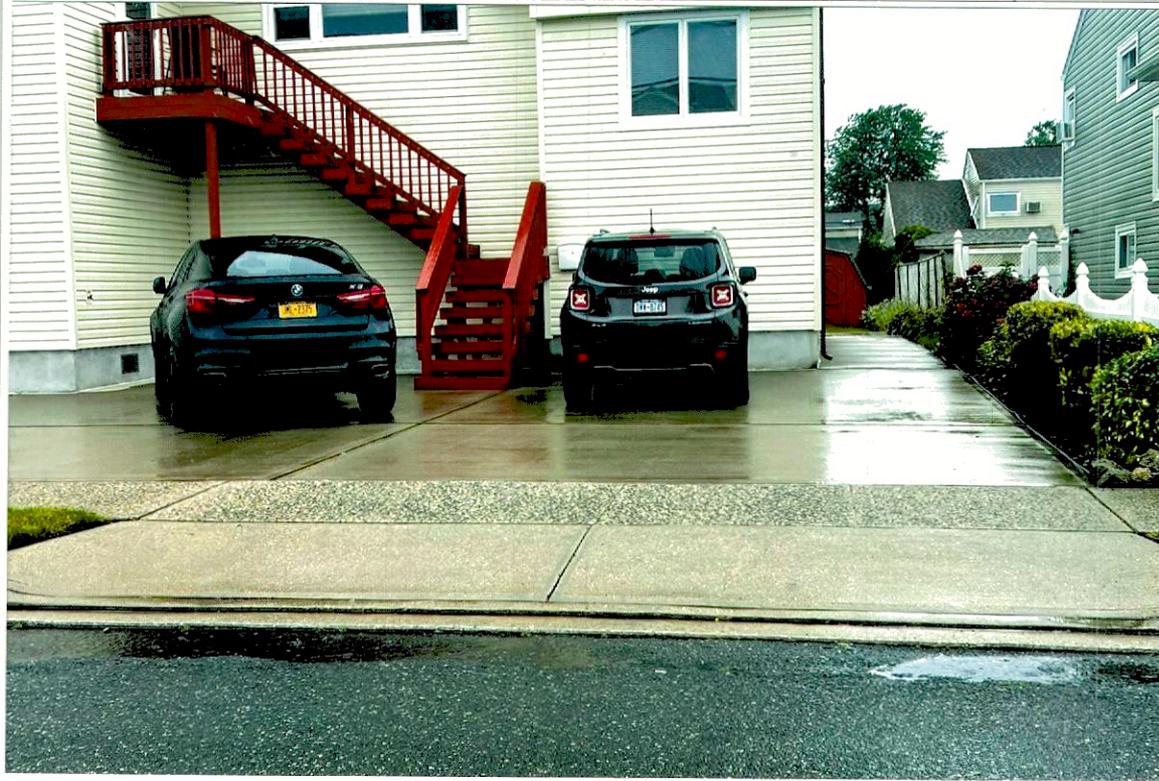
| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input checked="" 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. |
| <u>Futured Designs, Inc.</u> | <u>8/9/2023</u> |
| Name of Lead Agency | Date |
| <u>Maximo Ventura</u> | <u>Project Manager</u> |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| <u>[Signature]</u> | <u>[Signature]</u> |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

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Application Date: 8/28/2023
Fees Paid: \$225.00

SP# 3663

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 14 E. Woodbine Dr. ZONING DISTRICT Resident A
SECTION 55 BLOCK 171 LOT 108 LOT SIZE: _____

| | |
|--|---|
| <input type="checkbox"/> TENANT APPLICANT <input type="checkbox"/> LESSEE | PROPERTY OWNER |
| Name: <u>Same as owner</u> | Name: <u>Leo McCray</u> |
| Address: _____ | Address: <u>14 E. Woodbine Dr.</u> <u>Freeport, NY 11520</u> |
| Telephone #: _____ | Telephone #: <u>(917) 324-5047</u> |

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Widen Driveway (40x4) 160 sq ft

I request a preliminary meeting: _____ YES NO

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

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

YES NO

Leo B. McCray
APPLICANT'S SIGNATURE

08/16/2023
DATE

Sworn to before me this 16TH
day of AUGUST, 2023

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

Notary Public

Property Owner's Consent:

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

Leo B. McCray
PROPERTY OWNER'S SIGNATURE

08/16/2023
DATE

Sworn to before me this 16TH
day of AUGUST, 2023

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

Notary Public

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 25, 2023

Leo McCray
14 East Woodbine Dr
Freeport, NY 11520

RE: 14 East Woodbine Dr, Freeport, NY 11520
Zoning District: Residence A Sec 55, Blk 171, Lot 108
Building Permit Application #20233370
Description: Widen Driveway (40x4)(160sf.ft)

Dear Sir/Madam:

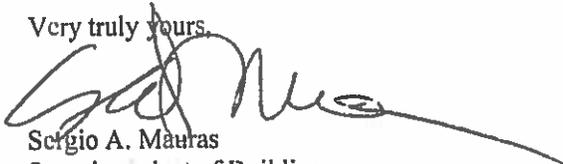
The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

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

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

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

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No_x_

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. 20233370

Location : 14 East Woodbine Dr, Freeport NY 11520

Applicant: Leo McCray

Description : Widen Driveway (40x4)(160sf.ft)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: July 25, 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.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

2023370

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>Driveway Expansion</u> | |
| Project Location (describe, and attach a location map): <u>14 E. Woodbine Dr. Freeport, NY 11520</u> | |
| Brief Description of Proposed Action: <u>Expand the width of the driveway by 4 feet. 4 feet addition to the left of the existing driveway.</u> | |
| Name of Applicant or Sponsor: <u>Leo McCray</u> | Telephone: <u>(917) 324-5047</u> E-Mail: <u>leob25@aol.com</u> |
| Address: <u>14 E Woodbine Dr.</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"/> 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 | <u>40' x 4' = 160' Sq. Ft.</u> |
| 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 | <u>JUL - 7 2023</u> FREEPORT BUILDING DEPT. |

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



| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Leo McCray</u> | Date: <u>06/28/2023</u> | |
| Signature: <u>[Signature]</u> | | |

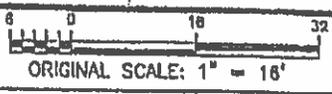
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| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning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

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

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

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

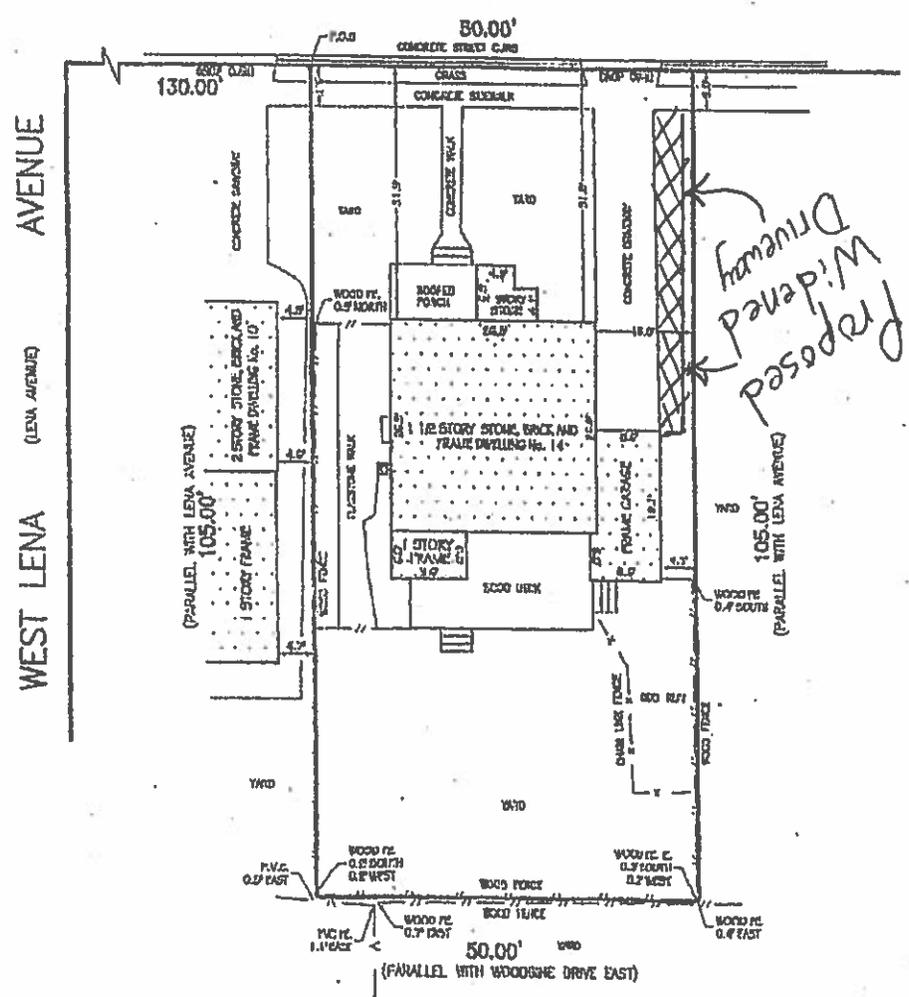


FOR TITLE PURPOSES ONLY
 SURVEYED FOR UNION LAND ABSTRACT, INC.
 AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS
 NOT VALID FOR ANY OTHER PURPOSES OR FOR ANYONE ELSE.

MAP OF PROPERTY SITUATED AT
 INCORPORATED VILLAGE OF FREEPORT-NASSAU COUNTY, N.Y.
 TOWN OF HEMPSTEAD
 TAX SECTION: 88 TAX BLOCK: 171 TAX LOT: 108



14 WOODBINE DRIVE EAST



*Proposed
 Widened
 Driveway*

NOTES

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREIN SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND NOT TO THE TITLE COMPANY, CREDITORS, AGENCY AND LENDING INSTITUTION LISTED HEREIN, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNINTENDED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7200 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEALED SEAL OR THE FINGERED SEAL SHALL BE CONSIDERED TO BE VALID HERE CORNER.
5. EASEMENTS OF RECORD ARE ONLY CLAIMED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.

GUARANTEED TO:

UNION LAND SURVEYING PLLC
 CITY & LAND SURVEYORS
 RECORDS DATING BACK TO 1900'S
 172-24 93rd AVENUE
 JAMAICA, N.Y. 11433
 TELEPHONE (917)882-7394
 FAX (718)206-2814
 EMAIL: RCP@UNIONLANDSURVEYING.COM

TITLE No. 19-ULA-2009-11

| DATE | DESCRIPTION |
|--------------------|--------------|
| JANUARY 28th, 2020 | TITLE SURVEY |

UNION LAND SURVEYOR
ADRIAN L. LAPEA
 No. 08085
 STATE OF NEW YORK

© ALL RIGHTS RESERVED 2014

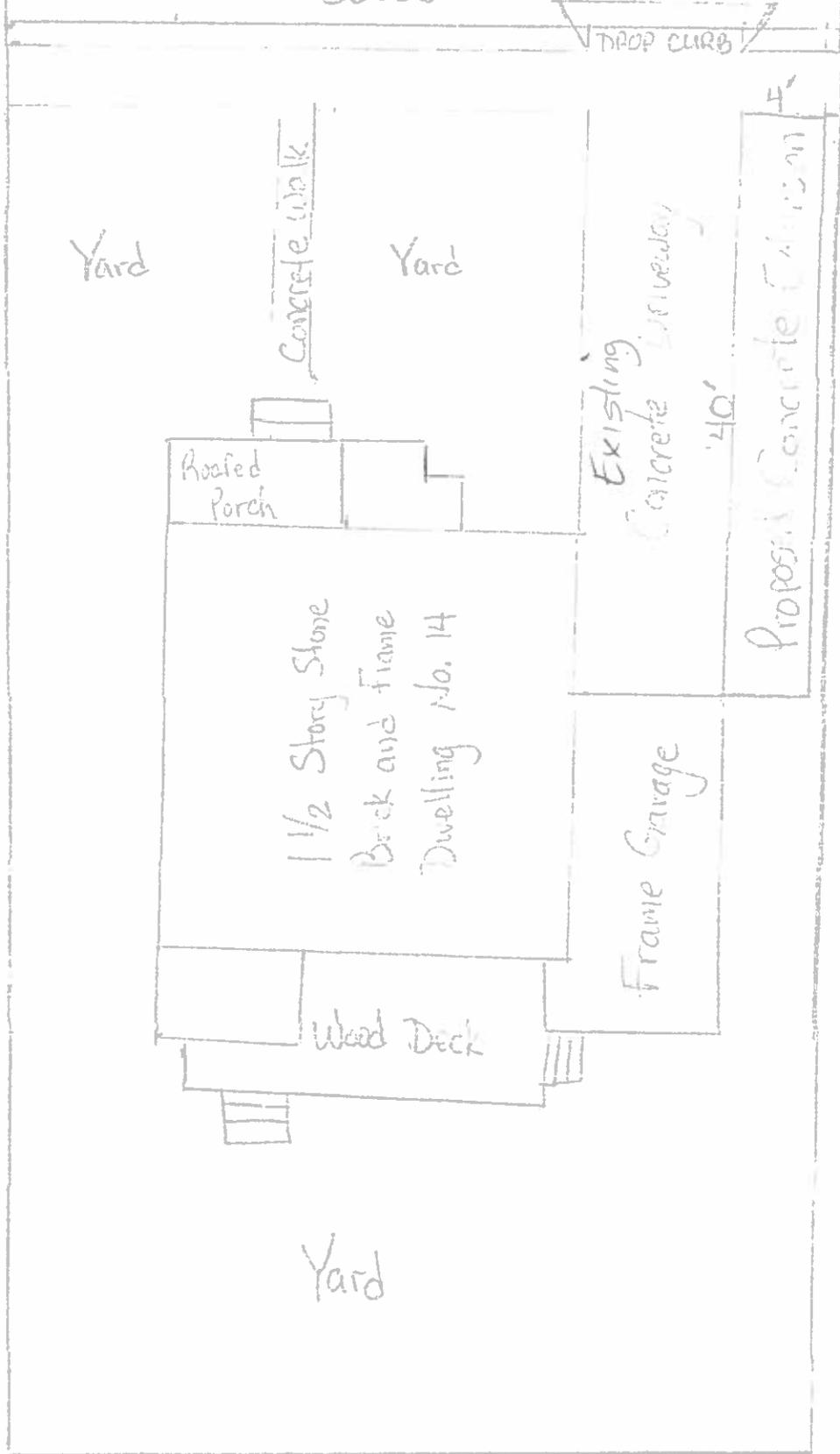
Woodbine Dr.

Property Line

50.00'

Property Line

105'



Yard

Yard

Concrete Walk

Roofed Porch

1 1/2 Story Stone
Brick and Frame
Dwelling No. 14

Wood Deck

Frame Garage

Existing
Concrete Driveway

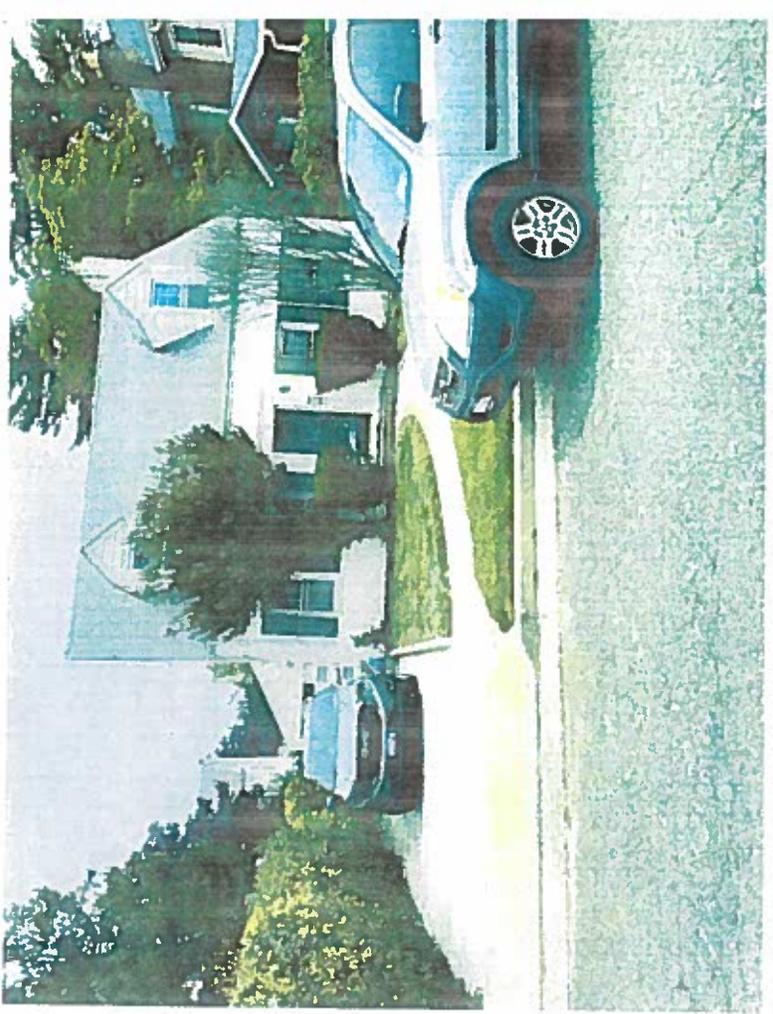
40'

Proposed Concrete Driveway Extension

40' x 4' Concrete Driveway
Extension
Proposal

TRAP CURB





Application Date: 9/7/23
Fees Paid: \$225

SP# 3664

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 77 Roosevelt Ave ZONING DISTRICT Residence A.
SECTION 62 BLOCK 129 LOT 3 LOT SIZE: 1/4

| | |
|--|--|
| <input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE | PROPERTY OWNER |
| Name: <u>Same as owner.</u> | Name: <u>Jasmine Pagan</u> |
| Address: | Address: <u>77 Roosevelt Ave</u> <u>Freeport NY 11520</u> |
| Telephone #: | Telephone #: <u>347-524-5656</u> |

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

Present Land Use: _____ Proposed Land Use: _____

Description of Proposed Work: Enclose existing screen patio

I request a preliminary meeting: _____ YES NO

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

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

YES _____ NO

Jamie Pagan
APPLICANT'S SIGNATURE

Sworn to before me this 16TH
day of AUGUST 2023

Peggy M. Lester
Notary Public

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

8/14/23
DATE

2023 SEP 7 P 2:44
RECEIVED
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Property Owner's Consent:

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

Jasmine Pagan
PROPERTY OWNER'S SIGNATURE

Sworn to before me this 16TH
day of AUGUST 2023

Peggy M. Lester
Notary Public

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

9/16/23
DATE

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 31, 2023

Jazmine Pagan
77 Roosevelt Ave
Freeport, NY 11520

RE: 77 Roosevelt Avenue, Freeport, NY 11520
Zoning District: Res A Sec 62, Blk 129, Lot 3
Building Permit Application #20233374
Description: Enclosed porch on right side of the property.

Dear Sir/Madam:

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

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

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

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

Very truly yours

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

RECEIVED
2023 SEP - 7 P 2:44
VILLAGE CLERK'S OFFICE

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233374

Location: 77 Roosevelt Ave, Freeport NY 11520

Applicant: Jazmine Pagan

Description : Enclosed porch on right side of the property.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: July 31, 2023

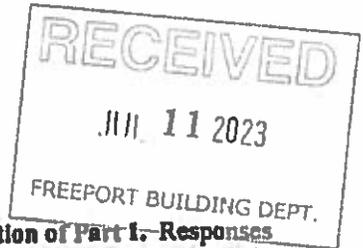
Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

REC'D
VILLAGE OF FREEPORT
2023 SEP - 1 P 2 44

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: | | | |
| Project Location (describe, and attach a location map): 77 Roosevelt Ave Freeport NY 11570 | | | |
| Brief Description of Proposed Action: Enclosed porch on right side | | | |
| Name of Applicant or Sponsor: Kenneth Joseph Jr | | Telephone: 718-371-8882 | |
| | | E-Mail: mokenconstruction@gmail.com | |
| Address: 300 Hempstead Turnpike W | | | |
| City/PO: West Hempstead | | State: NY | Zip Code: 11552 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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

JUL 11 2023

| | NO | YES | N/A |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? 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"/> |

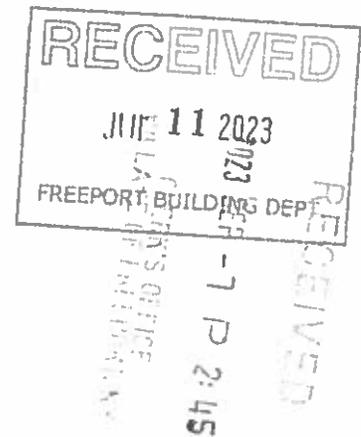
| | | | |
|---|--------------------------------|----------------------|-----|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | RECEIVED JUL 11 2023 | 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>Kenneth Joseph Jr</u> | | Date: <u>7/11/23</u> | |
| Signature: <u>Kenneth Joseph Jr</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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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



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

1. Copyright 2015, Alphonse Pece Jr., Co., Inc. Land Surveying. All Rights Reserved.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7208, subdivision 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on the boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.



CERTIFIED TO:
 Jazmine Santiago
 Vanguard Funding LLC, its successors and/or assigns
 Gold Star Abstract
 Stewart Title Insurance Company

NOTES:
 - Non-visible easements, recorded or unrecorded are not shown.
 - Underground boundaries or structures not visible are not shown.

SURVEY FOR TITLE: GOL-16-8362-N
 77 ROOSEVELT AVENUE, FREEPORT
 TOWN OF HEMPSTEAD
 NASSAU COUNTY, STATE OF NEW YORK
 N.C.T.M.: SEC.: 62 BLOCK: 129 LOTS: 3 & 14

Alphonse Pece, Jr.
 Professional Land Surveyor
Alphonse Pece, Jr.
 N.Y.S. Lic. No. 048365



SURVEY DATE: SEPTEMBER 30, 2015 JOB: 15-343

5 CIRCLEDALE LANE
 HOLBROOK, NEW YORK 11741
 718-486-5408 631-585-5317

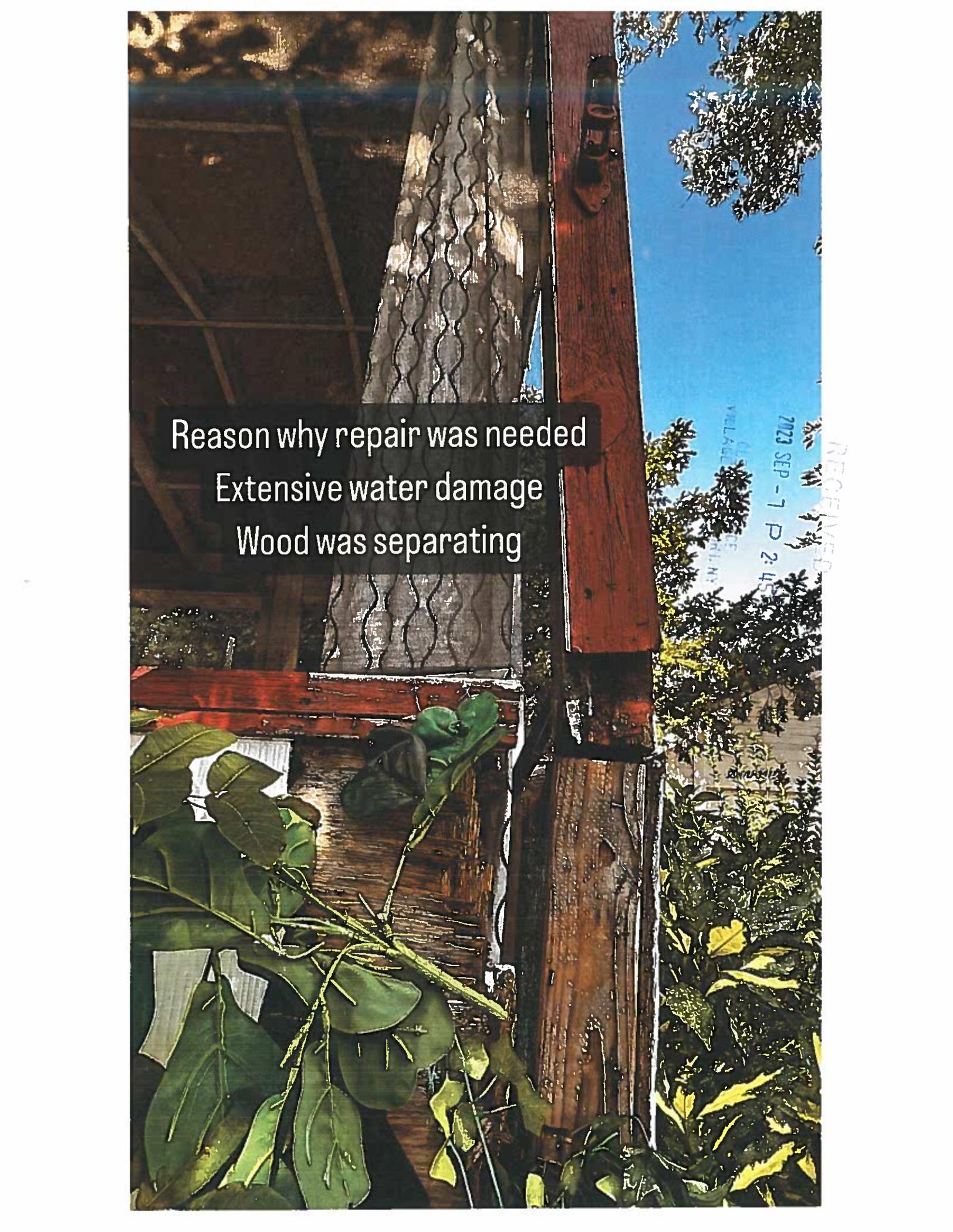




Residential







Reason why repair was needed
Extensive water damage
Wood was separating

RECEIVED
2023 SEP - 7 P 2:45
VILLAGE OF
SHELTON, CT

RECEIVED

- T P 2:45

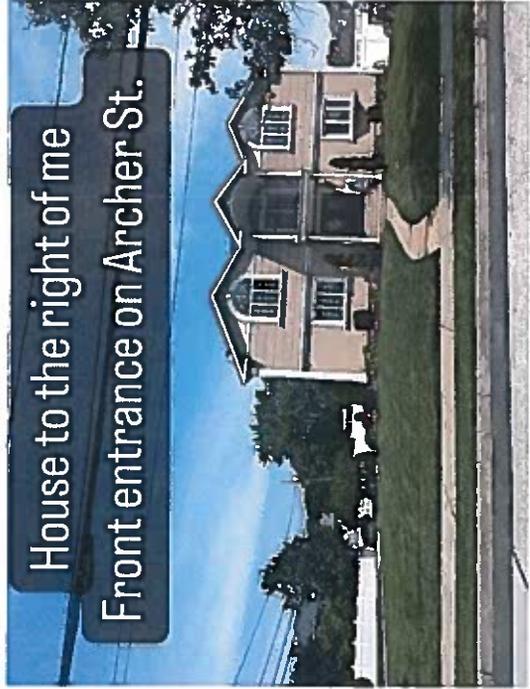
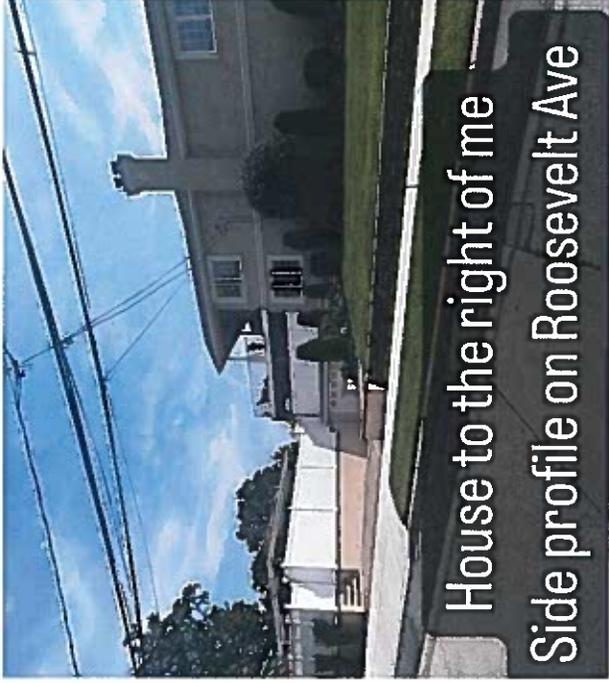
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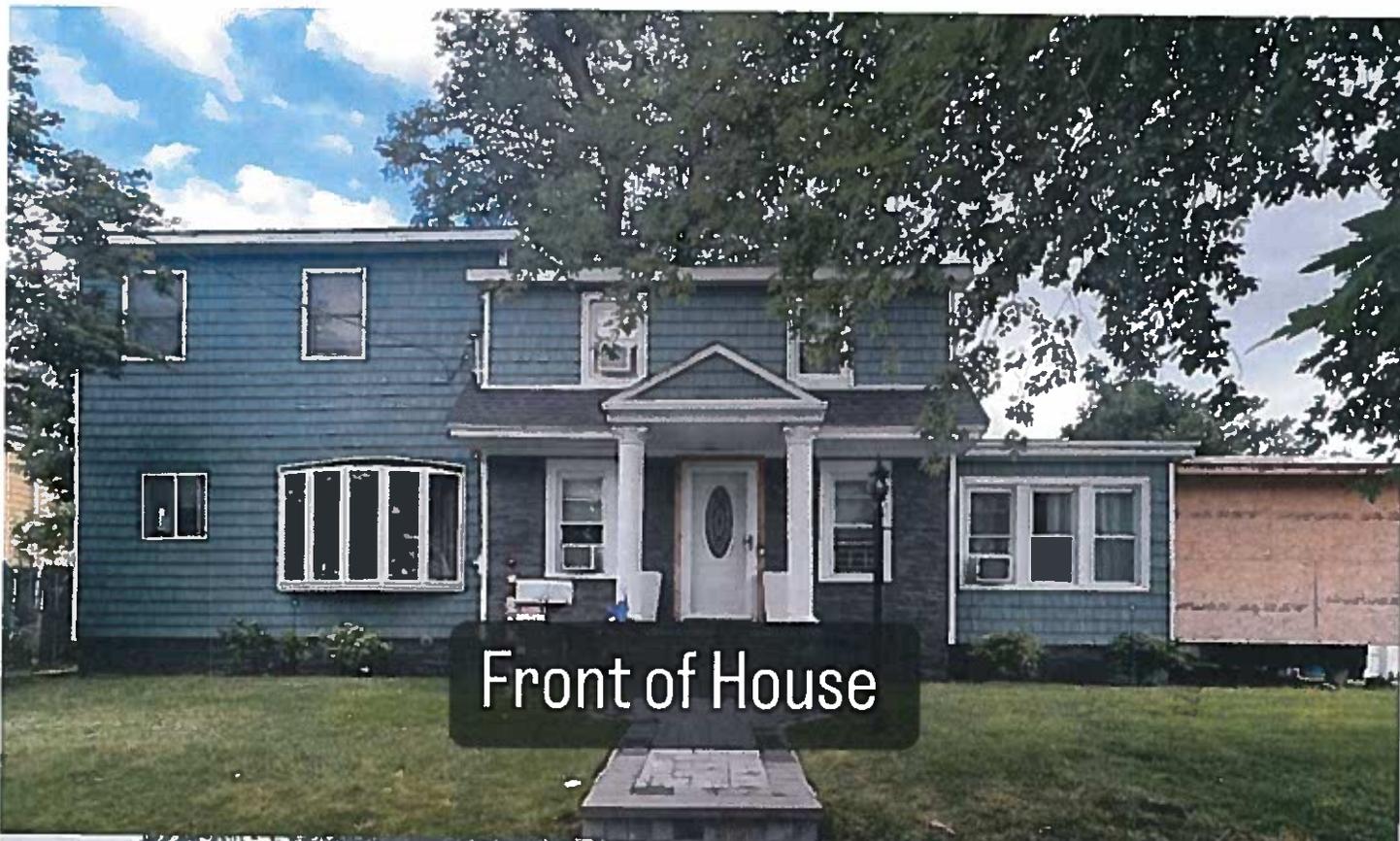


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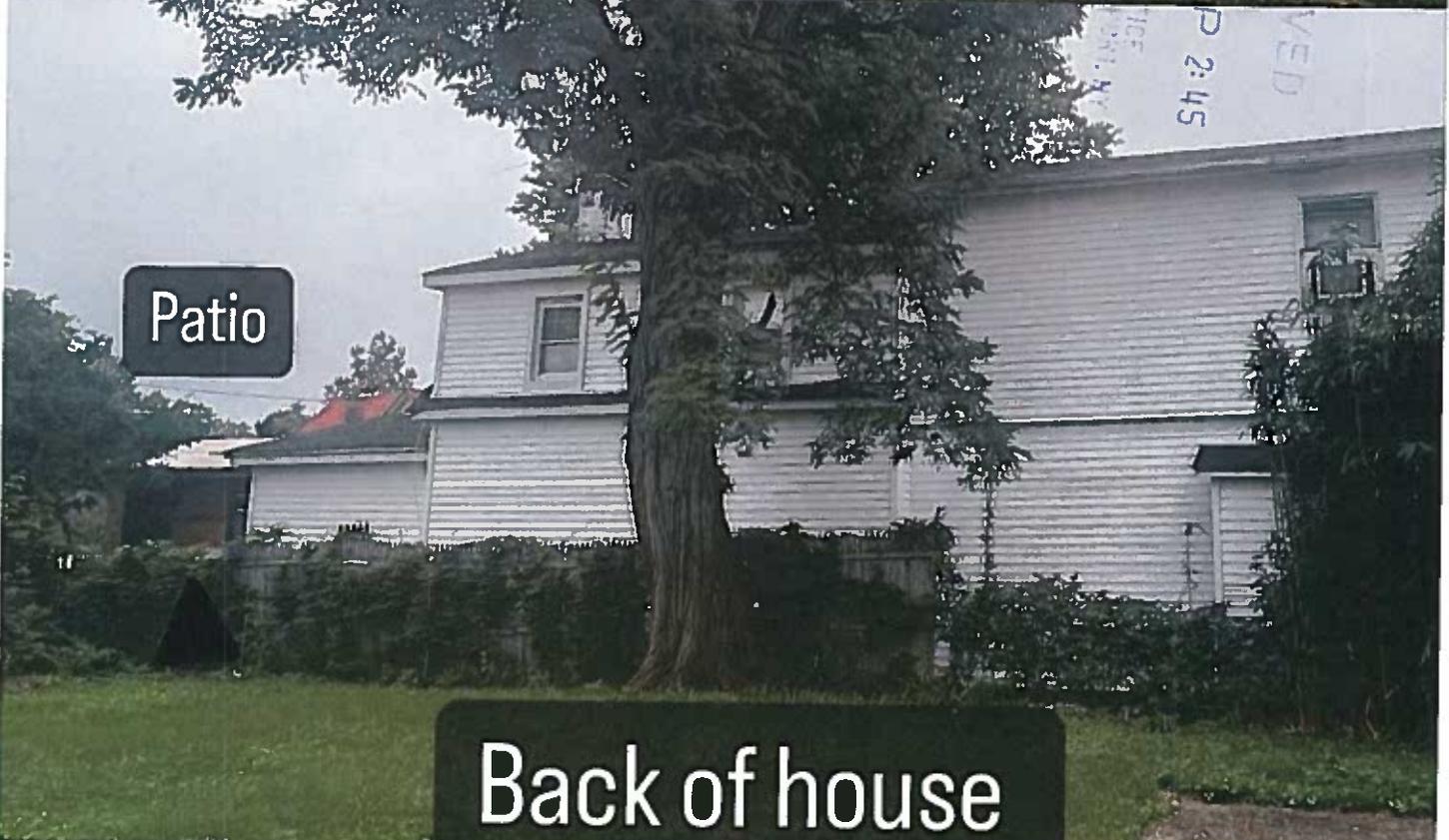
2023 SEP - 1 P 2:45

CLERK'S OFFICE
MUNICIPALITY OF FALLPORT, NY





Front of House



Patio

Back of house



Left side of house



Side of enclosed porch

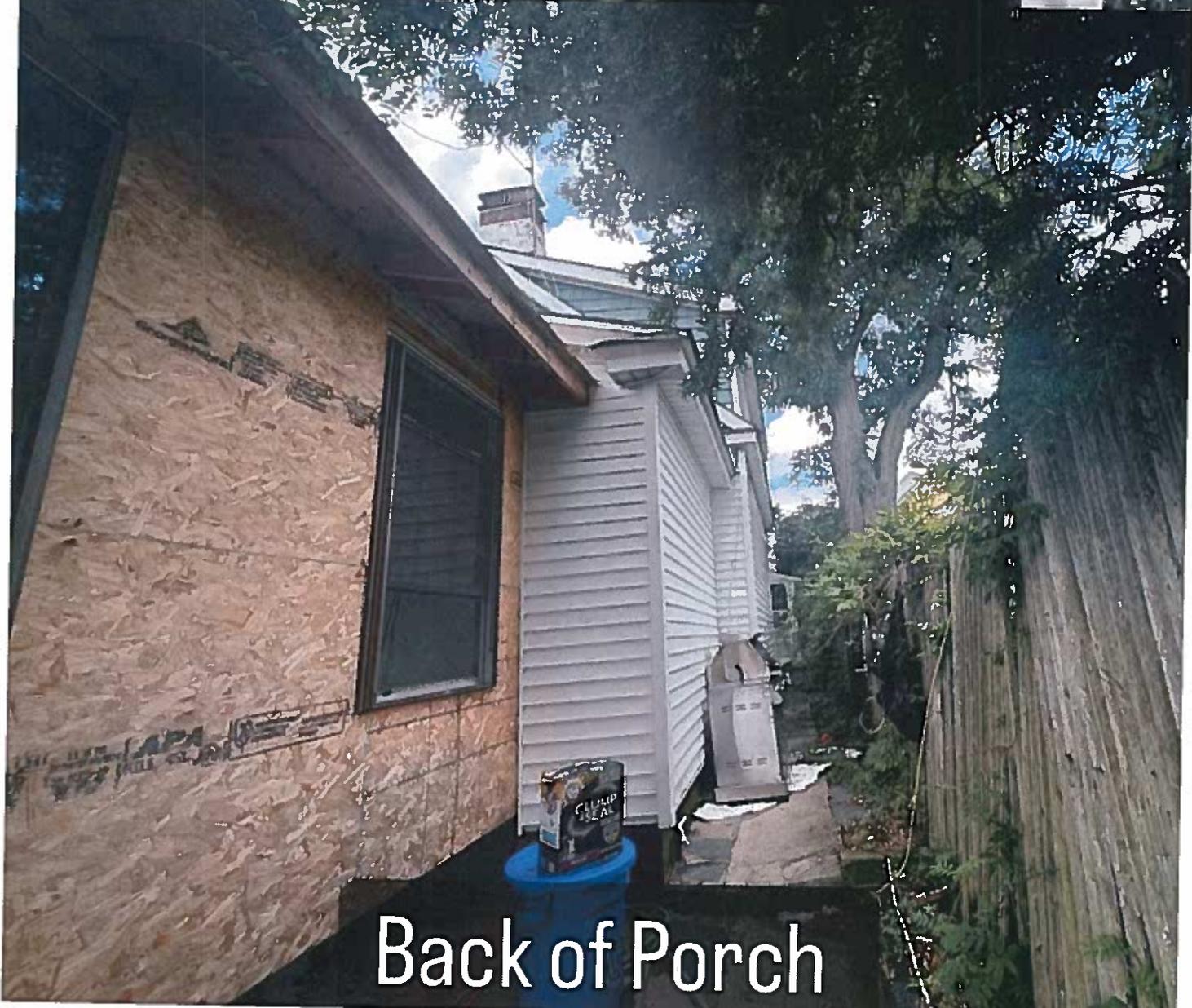


Side of enclosed porch with adjacent surroundings



Front of porch - adjacent
house / attached

This photograph shows the front of a porch area. On the left, there is a blue-shingled house with a white-trimmed window. To the right, a section of the porch is covered in plywood sheathing. A date stamp on the plywood reads '2023 SEP - 7 P. 2:45'. The scene is partially obscured by large green trees in the background.

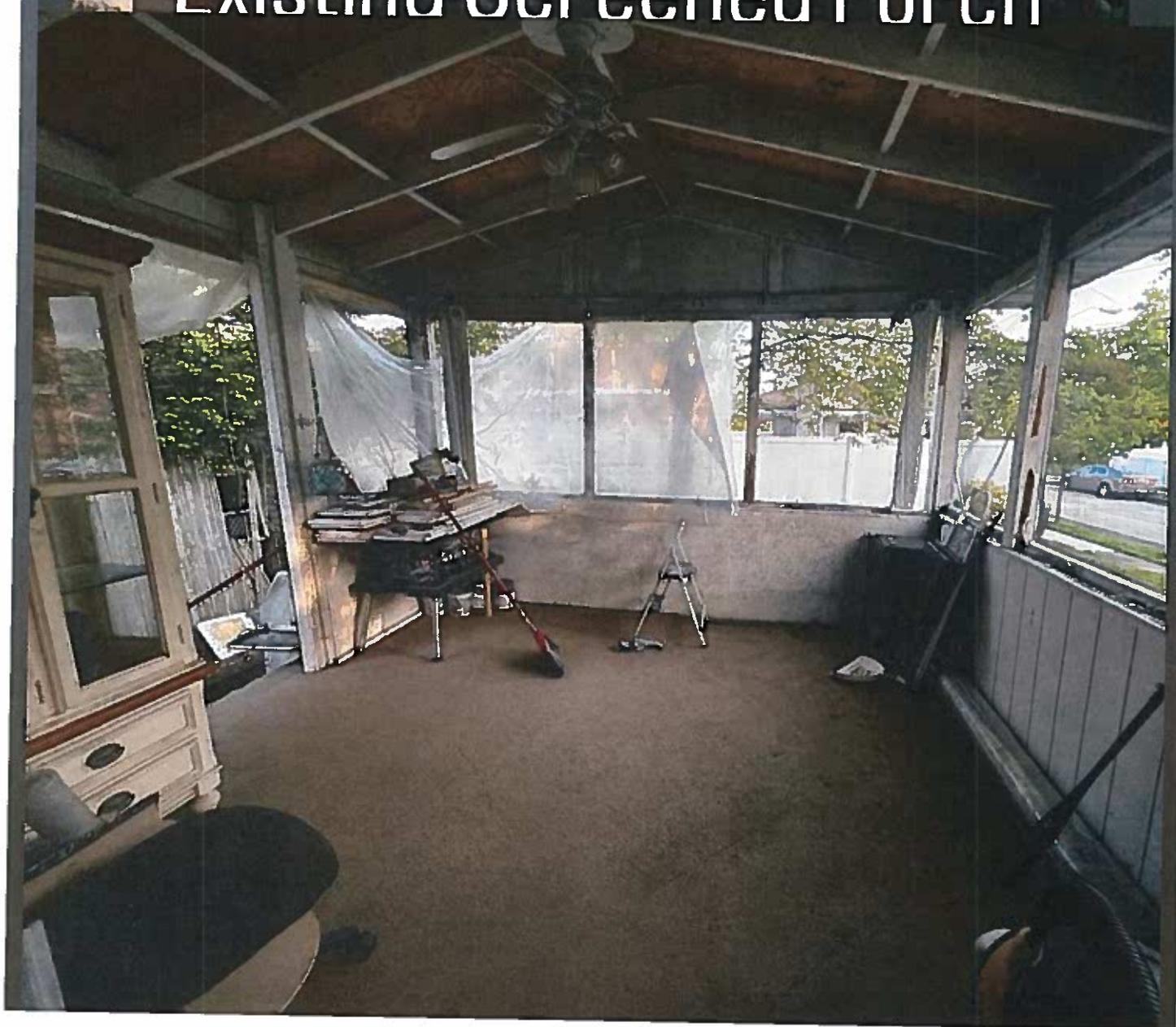


Back of Porch

This photograph shows the back of the porch. The left side features a wall of plywood sheathing with a dark window. The right side shows white horizontal siding. In the foreground, a blue bucket holds a can of 'GARDEN OF EATERS' fertilizer. A silver grill is visible in the background, and a wooden fence runs along the right side. The area is surrounded by trees and foliage.



Existing Screened Porch



77 ROOSEVELT AVE. - screened porch enclosure legalization

Village of Freeport, New York

WHALEY STREET

WKS ARCHITECTURE
 86 W 10th Street, Deer Park NY 11729
 email: info@wksarchstudio.com
 website: www.wksarchstudio.com
 tel: (631) 400-3005, fax: (631) 400-3111

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This document is intended solely for the construction of the project named herein and shall not be used for any other project without the written permission of WKS Architecture Studio P.C.

CONSULTANTS
 Location Map
 PROPOSED SCREENED PORCH ENCLOSURE LEGALIZATION
 SINGLE FAMILY RESIDENCE
 77 ROOSEVELT AVENUE
 FREEPORT NY 11720

BUILDING DEPT. STAMP
 RECEIVED
 2023 SEP - 7 P 2:45

NO. DATE ASSIGNED FOR FILING FOR FILING
 1 03.14.23 FOR FILING
 2 08.01.23 FOR FILING

CLIENT
 JASMINE POGAN
 77 ROOSEVELT AVENUE, FREEPORT, NY 11720

PROJECT
 PROPOSED SCREENED PORCH ENCLOSURE LEGALIZATION
 77 ROOSEVELT AVENUE, FREEPORT, NY 11720

Title Sheet, Zoning Info, Plot Plan, Details & Notes
 DRAWN BY: WS
 CHECKED BY: WS
 DATE: 02.11.2023
 PROJECT NO: 220022

building information

Existing garage area 178 sf
 Existing First Floor area 625.73 sf
 Existing Second Floor area 648.21 sf
 Total Living Space 1,834 sf

DEAD LOAD (R301 2.2)
 ROOF / CEILING DEAD LOAD 1 1/2 psf or less
 FLOOR ASSEMBLY 10 psf
 MIN. UNIFORMLY DISTRIBUTED LIVE LOADS - psf (R301 5)
 ATTIC WITHOUT STORAGE 10
 BALCONY (EXTERIOR) AND DECKS 200
 GUARD RAIL AND HANDRAILS 40
 ROOM OTHER THAN SLEEPING 40
 SLEEPING ROOMS 30
 STAIRS 40
 MIN. ROOF LIVE LOADS - POUNDS-FORCE PSF OF HORIZ. PROJECTION (R301 6)
 ROOF SLOPE TRIANGULAR LOADED AREA IN SF FOR ANY STRUCTURAL MEMBER
 0-20% 201-500 OVER 500
 FLAT OR RISE LESS THAN 4 PER FT (1:3) 20
 RISE 4 PER FT (1:3) TO LESS THAN 12 PER FT (1:1) 16
 RISE 12 PER FT (1:1) AND GREATER 12

ALLOWABLE DEFLECTION OF STRUCT. MEMBERS (R301 7)
 STRUCTURAL MEMBER ALLOWABLE DEFLECTION
 RAFTERS W/ SLOPES < 3/12 W/ NO FINISH ATTACHED TO RAFTER L/180
 INTERIOR WALLS & PARTITIONS H/180
 FLOORS L/360
 EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES H/240
 ELECTRICAL LEGEND
 DIMPLE RECEPTACLE OUTLET
 GROUND SURFACE MOUNTED / RECESSED LIGHT FIXTURE
 SMALL RECESSED LIGHT FIXTURE WITH HEMLOCK LINEN
 SMOKE DETECTOR (W/ WIRELESS BATTERY)
 CIRCULAR LIGHT DETECTOR - PULL-ARM SWITCH
 SINGLE POLE SWITCH
 EXHAUST FAN WITH 2" CURT. (SEE SECTION OF BUILDING)
 NIGHT REL. REC. LIGHT CONTROL

notes
 Do not scale drawings. All written measurements shall take precedence over scaled dimensions.
 mys energy code compliance statement
 This is to certify that to the best of my knowledge that the condition, which is shown in the plans or specifications are in compliance with the NYS 2020 Energy Conservation Code as per Section 103.2.1

mys building code compliance statement
 This is to certify that to the best of my knowledge that the information shown in the plans or specifications are in compliance with the NYS 2020 Residential Building Code, the Village of Freeport Municipal Code and all applicable rules and regulations.

DESIGN REQUIREMENT FOR THE RESIDENTIAL CODE OF NYS - Incorporated Village of Freeport
 CLIMATIC & GEOGRAPHIC DESIGN CRITERIA
 Subject To Damage From
 Wind Speed (mph) 120
 Sismic Design Category C
 Weathering SEVERE
 Frost Line Depth 42"
 Termitile MODERATE TO HEAVY SLIGHT TO MODERATE
 Winter Design Temp 7 DEG F
 Ice Shield Under-lyment Required YES
 FLOOD HAZARD YES

| Item | description | Item | description |
|--------------------------------------|--------------------------------------|---------------------|---------------------|
| Detail No. (on which detail appears) | Detail No. (on which detail appears) | Revision No. | Revision No. |
| Detail No. (on which detail appears) | Detail No. (on which detail appears) | Indicates Alignment | Indicates Alignment |
| Room No. | Room No. | | |

Architectural Legend

Indicates new millwork provide blocking within partition as required, see referenced elevation and details
 Indicates casework
 Indicates property line
 Indicates line of gypsum board soffit above, see referenced ceiling plans
 Indicates breakline
 Indicates dimension line
 Indicates new doorframe and hardware with 4" typical between door and adjacent partition, refer to door schedule drawing(s)
 Indicates break point between ceiling heights
 Indicates ball insulation (refer to architectural partition type for specific information and type)
 Indicates contour line
 Indicates spot elevation
 Indicates elevation indicator

GENERAL CONSTRUCTION NOTES:

- SEE DRAWING TITLE FOR MATERIALS, FINISHES, AND OTHER NOTES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING CONSTRUCTION TO REMAIN AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING CONSTRUCTION TO REMAIN AS SHOWN ON THE DRAWINGS.
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- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING CONSTRUCTION TO REMAIN AS SHOWN ON THE DRAWINGS.

List of drawings

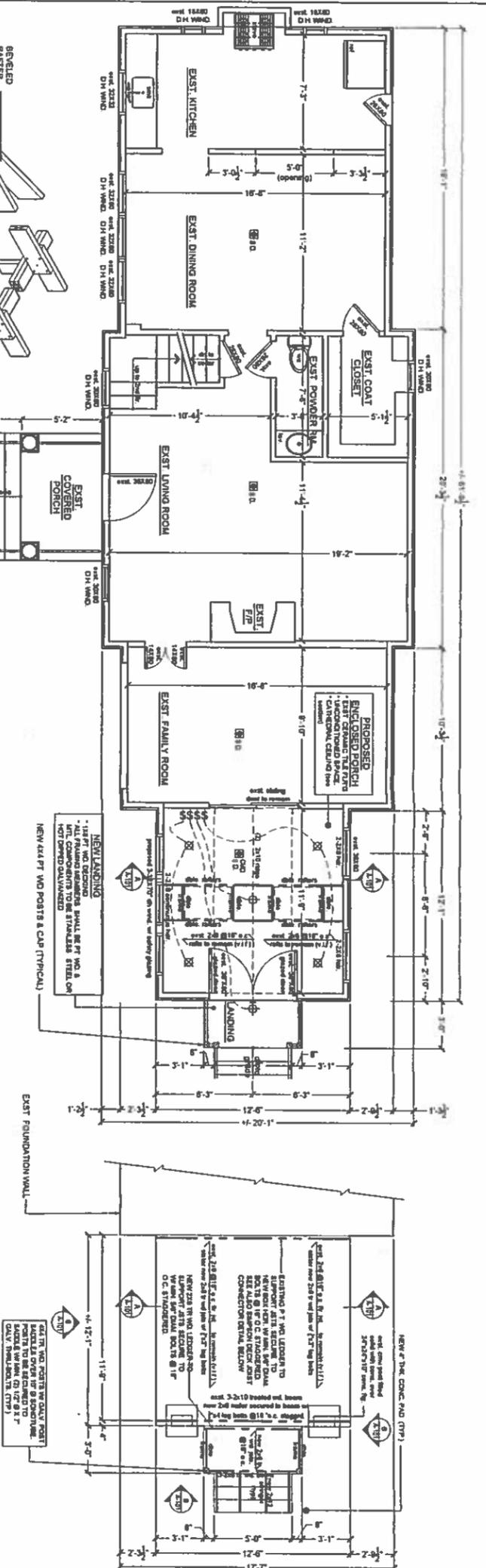
Architectural
 A-100 Title Sheet & Notes, Plot Plan, Details
 A-101 Existing First Floor, Existing Third Floor Plan, Existing Porch Exterior Elevation, Porch Section, Details

Zoning Information Schedule

| ITEM | ALLOWED / PROPOSED | EXISTING | PROPOSED |
|-------------------------|------------------------|-------------------------|-------------------------|
| LOT WIDTH | 30.00' | 105.00' | 105.00' |
| LOT COVERAGE: PRIMARY | 30% | 17.08% (1,083.71 sq ft) | 17.08% (1,083.71 sq ft) |
| LOT COVERAGE: ACCESSORY | 10% (635.4 sq ft) | 2.80% (1,778.19 sq ft) | 2.80% (1,778.19 sq ft) |
| F.A.R. | 50% (3,177 sq ft) | 24.3% (1,433 sq ft) | 24.3% (1,433 sq ft) |
| FRONT SETBACK | 20.00' | 21.5' | *21.3' |
| REAR SETBACK | 20.00' | 4.4' | 4.4' (*) |
| ONE SIDE SETBACK | 5.00' | 7.8' | 7.8' |
| TWO SIDE SETBACK | 20% of Lot Width = 21' | 43.1' | NO CHANGE |
| HEIGHT | 35.00' | | *1-12.25' |

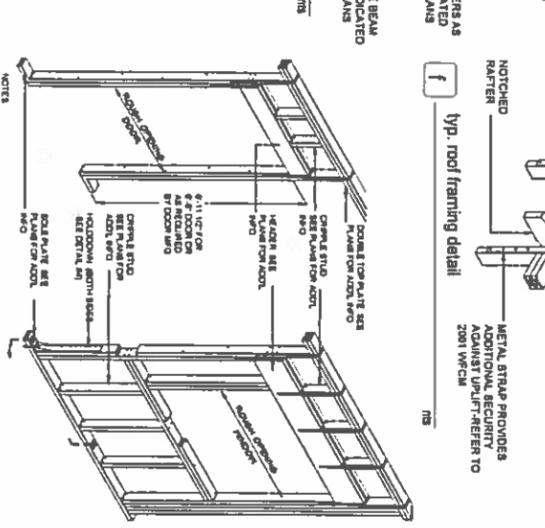
general notes

- All work performed shall comply with the requirements of the Incorporated Village of Freeport, NY Building Code and Zoning Ordinance, Free Department regulations and all applicable laws, utility company requirements, and the best trade practices.
- Prior to commencement of work, the Contractor or any Subcontractor(s) doing any work under this contract shall file a request for a permit with the Building Department, and shall be entirely responsible for obtaining all required permits from all authorities having jurisdiction on this matter, including but not limited to, environmental & asbestos removal permit, if so required by owner.
- The Owner shall be responsible for obtaining all permits required by the local Building Department and shall be responsible for all other Governmental Agencies having jurisdiction thereof. Contractor shall be responsible for inspections by all Authorities under Governmental Agencies having jurisdiction on this matter, as may be necessary. The Contractor shall comply with and keep himself informed of all Federal, State, Municipal and Departmental Laws, Ordinances, Rules and Regulations, Notices, Orders and Requirements. The contractor shall coordinate all work, operations with requirements of local authorities & the owner. At least twenty four hours written notice shall be given to the Department of Building before the commencement of any work for which a work permit has been obtained.
- The Contractor shall check all dimensions on Plans against field conditions prior to construction and shall immediately report any discrepancies in writing to the Architect.
- The Architectural Firm has not been retained for construction inspection services or supervision. Architect's responsibility is strictly limited to the contents of working drawings and their related specifications only. Architect is not responsible for any conditions or materials within the proposed construction area. The contractor shall design and install adequate shoring and bracing for all structural or removal tasks. The contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work.
- Damaged Work: Each Contractor shall be held responsible for all damage caused to any work on this project by his own forces or those of his Sub-contractors or by others connected with his operation on this project in any way and shall make all necessary repairs and replacement of such damaged work at his expense, to the reasonable satisfaction of the Owner.
- Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walls, fences and other protective structures to safeguard construction and public safety. The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. The contractor shall design and install adequate shoring and bracing for all structural or removal tasks. The contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work.
- All piping and wiring shall be removed to a point of concealment and shall be properly capped or plugged.
- Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated in the drawings, and the Architect shall be notified in writing prior to commencing work.
- The contractor shall lay out his own work, and shall provide all dimensions required for other trades. Plumbing, electrical, etc. Plumbing and electrical work (if any) shall be performed by persons licensed in their trades, who shall arrange for and obtain inspections and required sign-offs.
- The contractor shall do all cutting, patching, repairing as required to perform all of the work indicated on the drawings, and all other work that may be required to complete the job.
- Job Maintenance: The General Contractor shall be responsible for the maintenance of the site in a clean and orderly condition at all times. Contractors working under separate contracts will cooperate in this requirement, but the General Contractor will be responsible for the required cleaning and maintaining of the site.
- Waste materials, rubbish, debris, broken concrete, packing cases, etc., shall be removed.
- Prior to turning building over to owner, remaining rubbish shall be removed, the ground areas raked clean and the entire building cleaned as specified under "cleaning".
- Cleaning: Immediately before turning the project or parts of same over to the Owner, the General Contractor shall wash and clean the following:
 A. Remove temporary protection.
 B. Remove marks, stains and dirt from painted, decorated and finished woodwork.
 C. Remove spots, mortar, plaster, soil and paint from ceramic tiles and other finish materials and wash or wipe clean. Clean tubs, cabinets work and equipment and leave in undamaged, new appearing condition.
 D. Clean aluminum and other finish metals in accordance with Mfg. recommendations.
 E. Clean resilient floors thoroughly to remove any surface dirt and polish to uniform sheen & Clean both sides of glass.

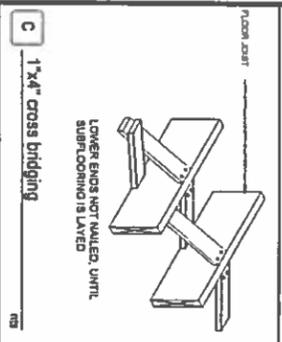


1 existing first floor plan
SCALE: 3/16" = 1'-0"

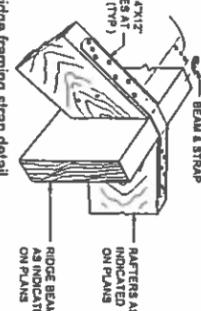
2 existing porch floor framing plan
SCALE: 3/16" = 1'-0"



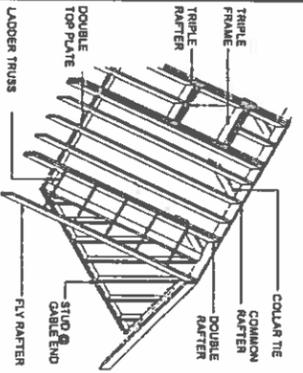
a typical beam / post detail
MS



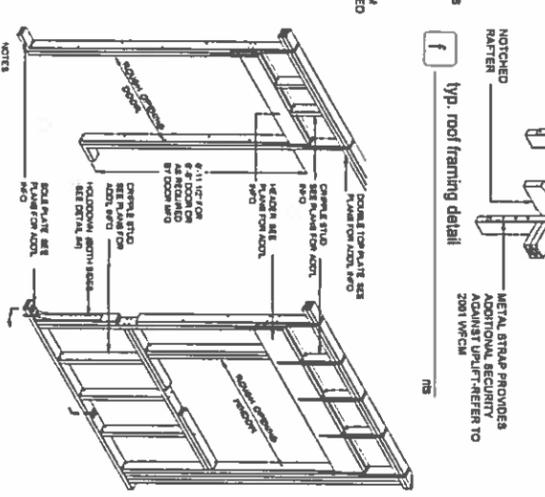
c 1x4 cross bridging
MS



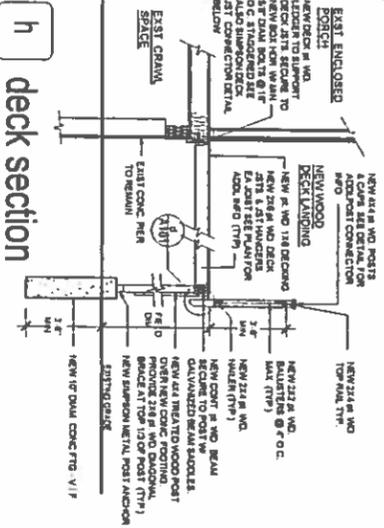
d typ. ridge framing strap detail
MS



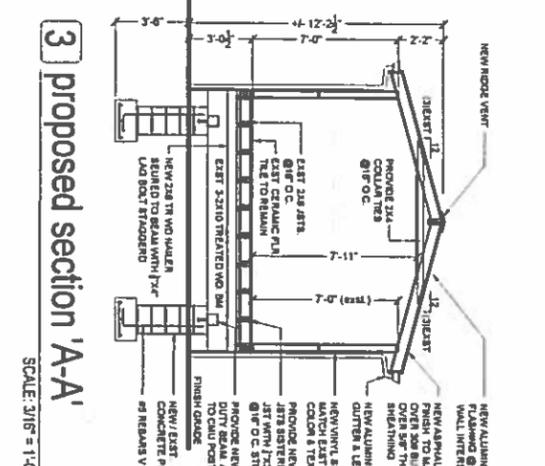
e typ. roof framing detail
MS



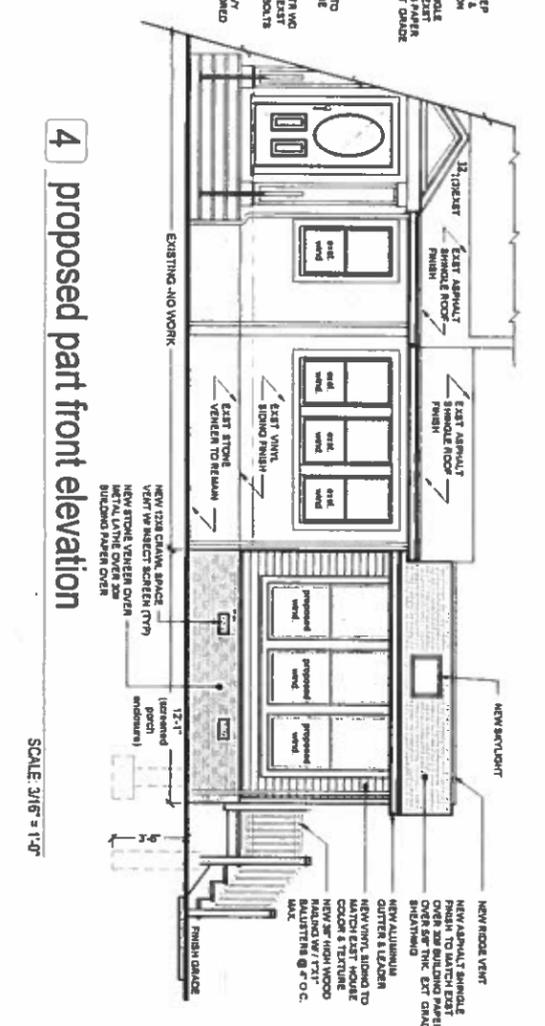
g typ. door & window framing details
MS



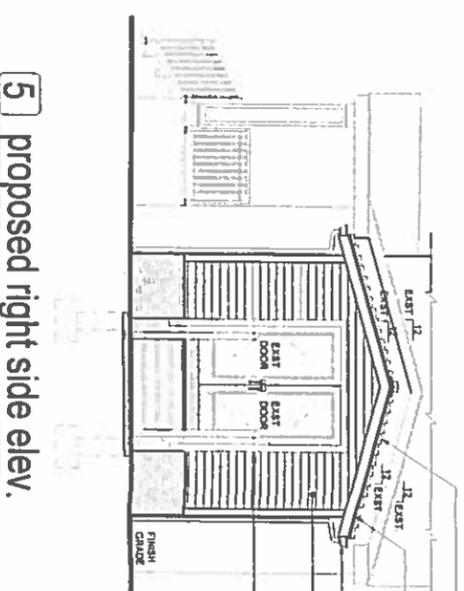
h deck section
SCALE: NTS



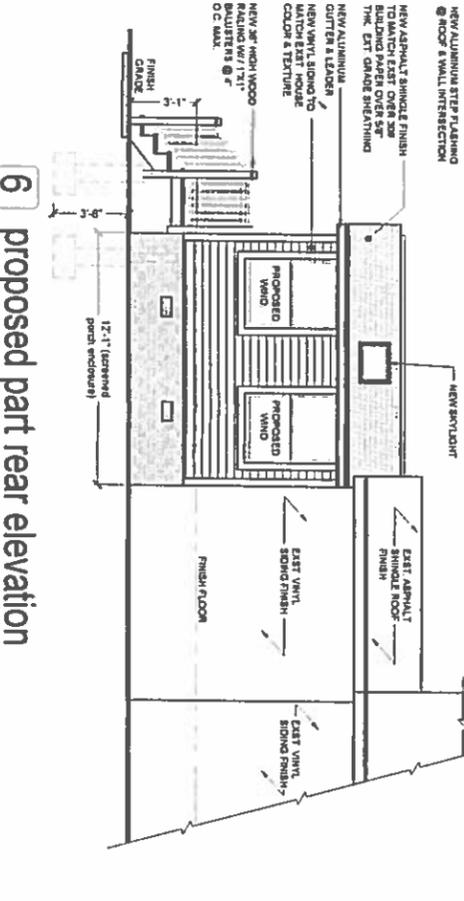
3 proposed section 'A-A'
SCALE: 3/16" = 1'-0"



4 proposed part front elevation
SCALE: 3/16" = 1'-0"



5 proposed right side elev.
SCALE: 3/16" = 1'-0"



6 proposed part rear elevation
SCALE: 3/16" = 1'-0"

WKS ARCHITECTURE STUDIO P.C.
86 W 10th Street, Deer Park, NY 11729
email: info@wksarchstudio.com
website: www.wksarchstudio.com
tel: (631) 400-3005, fax: (631) 400-3111

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CONSULTANTS
Location Map
77 ROOSEVELT AVENUE
FREEPORT, NY 11520

PROPOSED SCREENED IN PORCH ENCLOSURE LEGALIZATION
SINGLE FAMILY RESIDENCE
77 ROOSEVELT AVENUE
FREEPORT, NY 11520

| NO | DATE | ISSUANCE |
|----|----------|------------|
| 1 | 02.14.23 | FOR FILING |
| 2 | 09.01.23 | FOR FILING |

BUILDING DEPT. STAMP
JASMINÉ PALANI
77 ROOSEVELT AVENUE, FREEPORT, NY 11520

PROJECT
PROPOSED SCREENED IN PORCH ENCLOSURE LEGALIZATION
77 ROOSEVELT AVENUE, FREEPORT, NY 11520

Drawn by: [Name] DATE: 02.13.2023
Checked by: [Name] PROJECT NO: 23022
DATE: 02.13.2023

REGISTERED ARCHITECT
STATE OF NEW YORK
A-101.00
2 OF 2

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

SP# 3665

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 23 HARDING PLACE ZONING DISTRICT Residence A
SECTION 55 BLOCK 234-1 LOT 83 LOT SIZE: 40' x 130'

| <input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE | PROPERTY OWNER |
|--|--|
| Name: <u>Dorretto AE. LLC / RANDALL SANDERSON</u> | Name: <u>Carlos Sanchez</u> |
| Address: <u>331 Willis Ave. MINEROLA NJ 11507</u> | Address: <u>23 Harding Pl Freeport, NY 11520</u> |
| Telephone #: <u>347-534-5920</u> | Telephone #: |

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: PROP. SECOND FLOOR ADDITION AND INTERIOR ALTERATION.

I request a preliminary meeting: _____ YES NO

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

_____ YES _____ NO

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 12 day of April, 2023
[Signature]
Notary Public

By [Signature] DATE _____
SAMINA ALI
Notary Public State of New York
No. 01A16402991
Qualified in Nassau County
Commission Expires 1/13/2024

RECEIVED
2023 SEP 8 A 10:23
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 12 day of April, 2023
[Signature]
Notary Public

By [Signature] DATE _____
SAMINA ALI
Notary Public State of New York
No. 01A16402991
Qualified in Nassau County
Commission Expires 1/13/2024

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 28, 2023
AMENDED SITE PLAN LETTER

Carlos Sanchez
23 Harding Place
Freeport, NY 11520

RE: 23 Harding Place, Freeport, NY
Zoning District – Residence A
Sec. 55 Blk. 236-1 Lot 83
Building Permit Application #20222711
Description– Proposed second floor rear addition and interior alterations

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed:

Yes: X No

RECEIVED
2023-8-23
VILLAGE CLERK'S OFFICE

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. 20222711

Location: 23 Harding Place, Freeport, NY

Applicant: Carlos Sanchez

Description: Proposed second floor rear addition and interior alterations

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

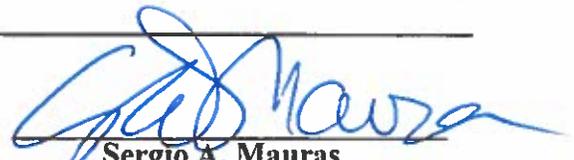
REASON(S) FOR DETERMINATION

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 28, 2022


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
2022 SEP - 9 AM 10:23
VILLAGE OF FREEPORT
DEPARTMENT OF BUILDINGS

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

| | | | |
|---|--|---|--|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: | | | |
| Project Location (describe, and attach a location map): <p style="text-align: right; margin-right: 50px;">23 Harding Place, Freeport, NY 11520</p> | | | |
| Brief Description of Proposed Action: PROPOSED REAR & FULL SECOND FLOOR ADDITION, AND INTERIOR ALTERATIONS | | | |
| Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Victor Acevedo</p> | | Telephone: (631)994-4113 E-Mail: VICTOR@BOZZETTOARCH.COM | |
| Address: 331 Willis Avenue, Suite 200 | | | |
| City/PO: Mineola | | State: NY | Zip Code: 11501 |
| 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? | | 0.12 acres | |
| b. Total acreage to be physically disturbed? | | 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.12 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | 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: _____ | <input type="checkbox"/> | NO | YES |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | NO | YES |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | NO | YES |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | NO | YES |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The proposed actions will meet energy code requirements | <input type="checkbox"/> | 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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____ | <input type="checkbox"/> | NO | YES |
| 11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____ | <input type="checkbox"/> | NO | YES |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | NO | YES |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | NO | YES |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | <input checked="" type="checkbox"/> | NO | YES |
| 16. Is the project site located in the 100 year flood plain? | <input checked="" type="checkbox"/> | 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | <input checked="" type="checkbox"/> | NO | 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 |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Victor Acevedo</u> | | Date: <u>04/12/23</u> |
| Signature: <u><i>Victor</i></u> | | |

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

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

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

DATE: July 20, 2023

APPROVAL

Building Department Permit Application #20222711

Chairman, regarding Application #2023-6 for the premises located at 23 Harding Place, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-21A seeking approval for a proposed second floor rear addition and interior alterations.

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

A public hearing was held on May 18, 2023 wherein applicant was represented by architect/designer Randolph Santana, on behalf of Carlos Sanchez, the owner of the building. The existing property is a non-conforming two family house. The second floor is very small, so the owner wants to enlarge it. The house is compliant with all other zoning requirements, and the footprint of the house will remain the same. Floor area ratio is currently 30% and it will go to 43%. They are increasing the kitchen, dining room, and living room for the second floor family. There will be no additional bedrooms on the second floor. Mr. Sanchez currently rents the first floor out, and the second floor is vacant.

This extension of the non-conforming use can be seen as an area variance..

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. The property already is a two family property and will remain that way.
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. As the second floor is small, squaring it off and making it cover the same footprint as the first floor will allow for an adequate sized second floor dwelling unit.
 - c. that the requested area variance is insubstantial. This proposed extension is compliant with all other zoning requirements.
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created. This may be considered self-created, but that alone is not dispositive.

2. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

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

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.

Second by: Anthony Mineo

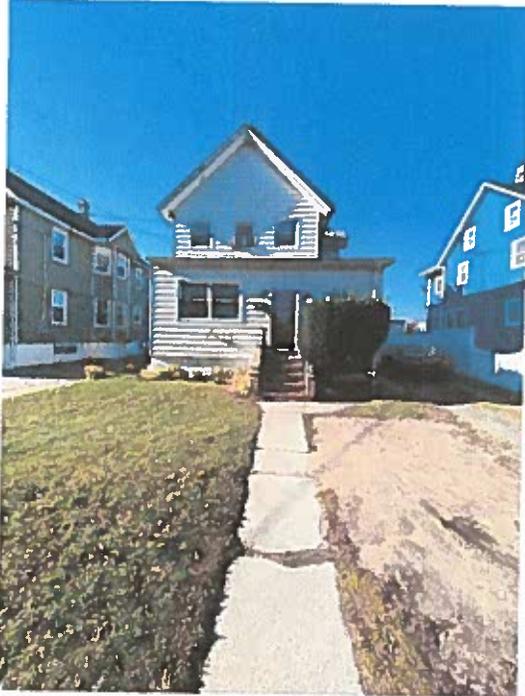
The Clerk polled the Board:

| | |
|--------------------|----------|
| Deputy Carey | In Favor |
| Member Mineo | In Favor |
| Member Hawkins | In Favor |
| Chairperson Rhoden | In Favor |

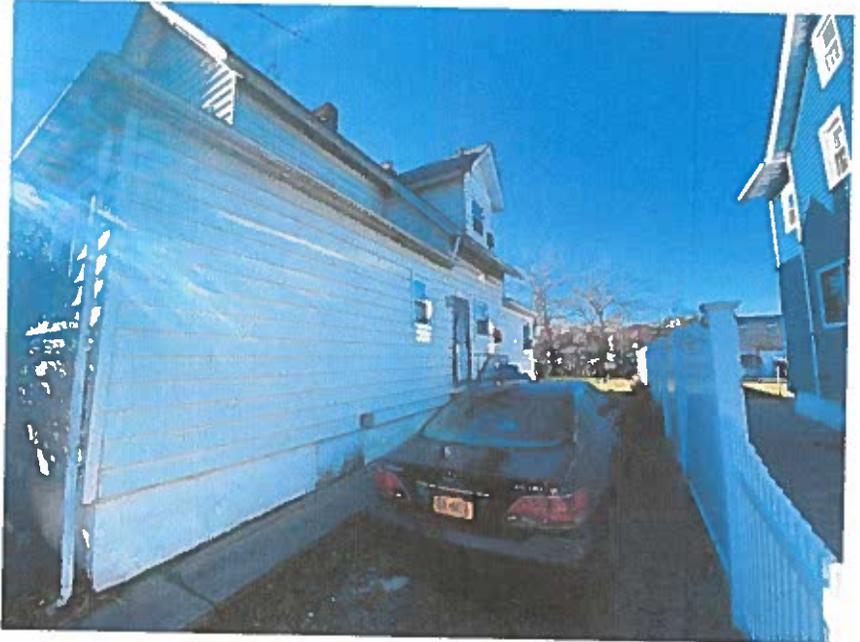


23 Harding Pl, Freeport, NY 11520

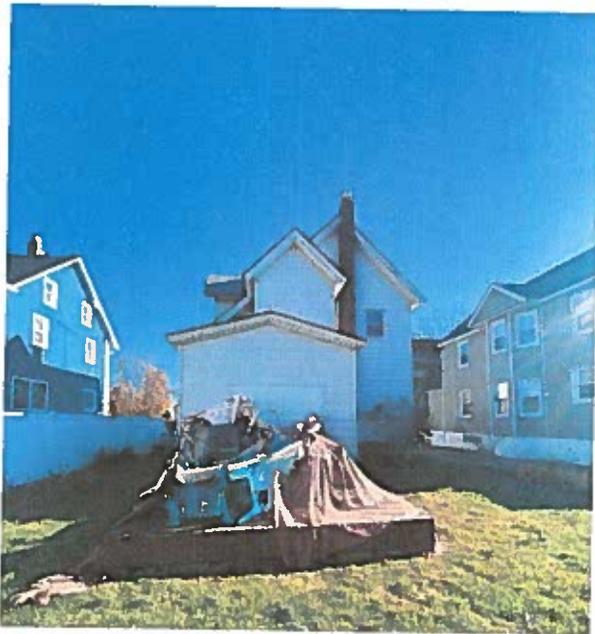
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NORTH



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CLERK'S OFFICE
VILLAGE OF FREEHOLD
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23 Harding Pl, Freeport, NY 11520

Siding Color: Blue

Railings: Black w.I.

Window: ~~black~~ white with white trim

Roof: Black asphalt shingles

Door: Single white door w/ glass

Vent Louver: white

Azek Fascia: white

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Application Date: 9/11/2023
Fees Paid: \$225.00

SP# 3666b

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 48 Hillside ave ZONING DISTRICT: Residence CEA
SECTION 55 BLOCK 242 LOT 6 LOT SIZE: _____

| <input type="checkbox"/> TENANT APPLICANT | <input type="checkbox"/> LESSEE | PROPERTY OWNER |
|---|---------------------------------|---|
| Name: <u>Same as owner</u> | | Name: <u>Reina Lazo</u> |
| Address: _____ | | Address: <u>48 Hillside ave</u> |
| Telephone #: _____ | | Telephone #: <u>Freeport NY 11520</u> <u>516) 710-2830</u> |

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

Present Land Use: Residence Proposed Land Use: Residence

Description of Proposed Work: maintain portico extended
driveway & expand front window.

I request a preliminary meeting: _____ YES NO

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

_____ YES NO

Reina Lazo
APPLICANT'S SIGNATURE PEGGY M. LESTER DATE 8/18/2023

Sworn to before me this 18 day of AUGUST, 2023
Notary Public PEGGY M. LESTER
Notary Public No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025

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

Reina Lazo
PROPERTY OWNER'S SIGNATURE PEGGY M. LESTER DATE 8/18/2023

Sworn to before me this 18 day of AUGUST, 2023
Notary Public PEGGY M. LESTER
Notary Public No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 2025

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VILLAGE CLERK'S OFFICE
FREEPORT, NY

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

August 15, 2023

Reina Lazo
48 Hillside Ave
Freeport, NY 11520

RE: 48 Hillside Ave, Freeport, NY 11520

Zoning District: Residence A Sec 55, Blk 242, Lot 6

Building Permit Application #20233394

Description: Maintain portico, extended driveway & expand front window.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

VILLAGE CLERK'S OFFICE

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c: Village Clerk

ZBA Approval Needed: Yes__ No_X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project : Building Permit App. 20233394

Location: 48 Hillside Ave , Freeport NY 11520

Applicant: Reina Lazo

Description : Maintain portico, extended driveway & expand front window.

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 15, 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.

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

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Appendix B
Short Environmental Assessment Form

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BUILDING DEPT.

Instructions for Completing

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

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

| | | | |
|--|--|-------------------------------------|---------------------------|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: | | | |
| Project Location (describe, and attach a location map): | | | |
| Brief Description of Proposed Action: <i>maintain</i> <i>- Portico &</i> <i>- Front window (4'8" x 2')</i> <i>and ^{maintain} extended driveway</i> | | | |
| Name of Applicant or Sponsor: <i>Reina Lazo</i> | | Telephone: <i>(516) 710-2830</i> | |
| Address: <i>48 Hillside ave Freeport</i> | | E-Mail: | |
| City/PO: | | State: <i>NY</i> | Zip Code: <i>11520</i> |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

Page 1 of 4
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| | | |
|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a. A permitted use under the zoning regulations?

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 |
|-------------------------------------|--------------------------|
| <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:

Critical Environmental Area? FREEPORT BUILDING DEPT.

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

8. a. Will the proposed action result in a substantial increase in traffic above present levels?

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

b. Are public transportation service(s) available at or near the site of the proposed action?

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

c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?

| NO | YES |
|-------------------------------------|--------------------------|
| <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 Yes, does the existing system have capacity to provide service? If No, describe method for providing potable water:]

NO YES

| NO | YES |
|--------------------------|--------------------------|
| <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? If No, describe method for providing wastewater treatment:]

NO YES

| NO | YES |
|--------------------------|--------------------------|
| <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?

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

b. Is the proposed action located in an archeological sensitive area?

| | |
|--------------------------|--------------------------|
| <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?

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

b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:

| | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|

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 plain?

| 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

| NO | YES |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:

NO YES

| | |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|

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water or other liquids (e.g. retention pond, waste lagoon, dam)?
 If Yes, explain purpose and size: _____

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| | |
|-------------------------------------|--------------------------|
| 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: _____

MAY 19 9 56 AM '73
 FREEPORT BUILDING DEPT.

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

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
 If Yes, describe: _____

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

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

Applicant/sponsor name: Reina Lazo 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?"

| | 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 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"/> |

Page 3 of 4
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| | small impact may occur | to large impact may occur |
|---|--------------------------|---------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

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

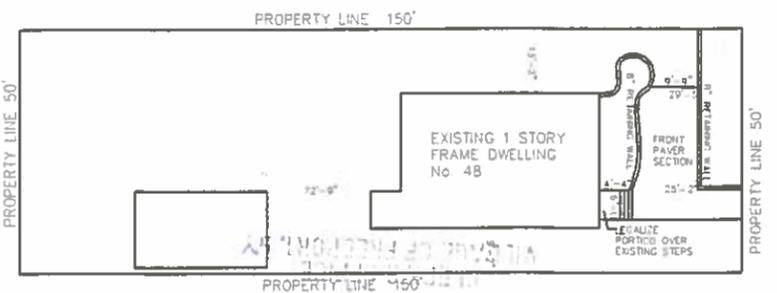
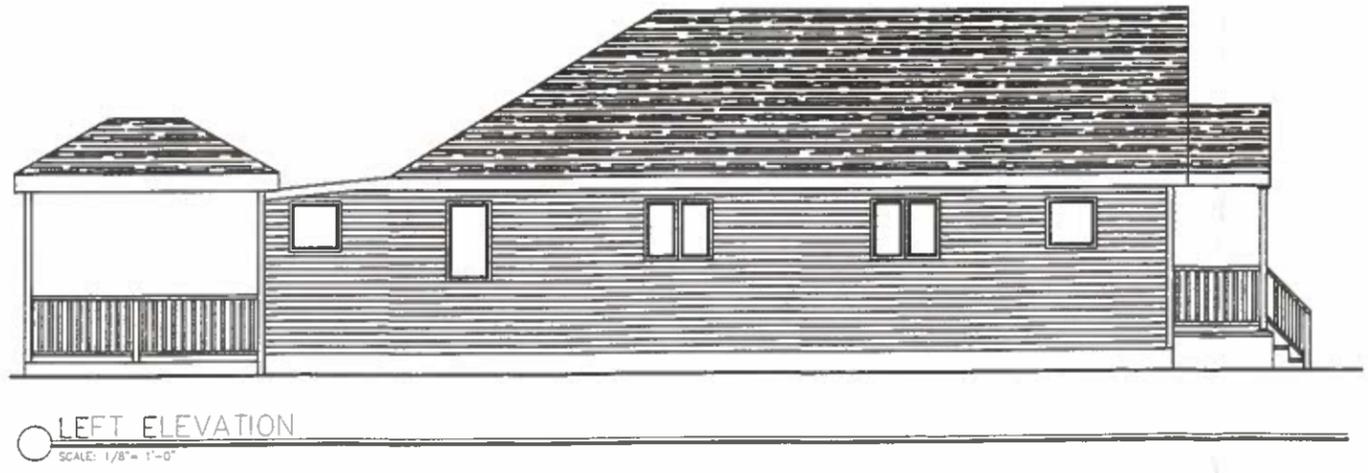
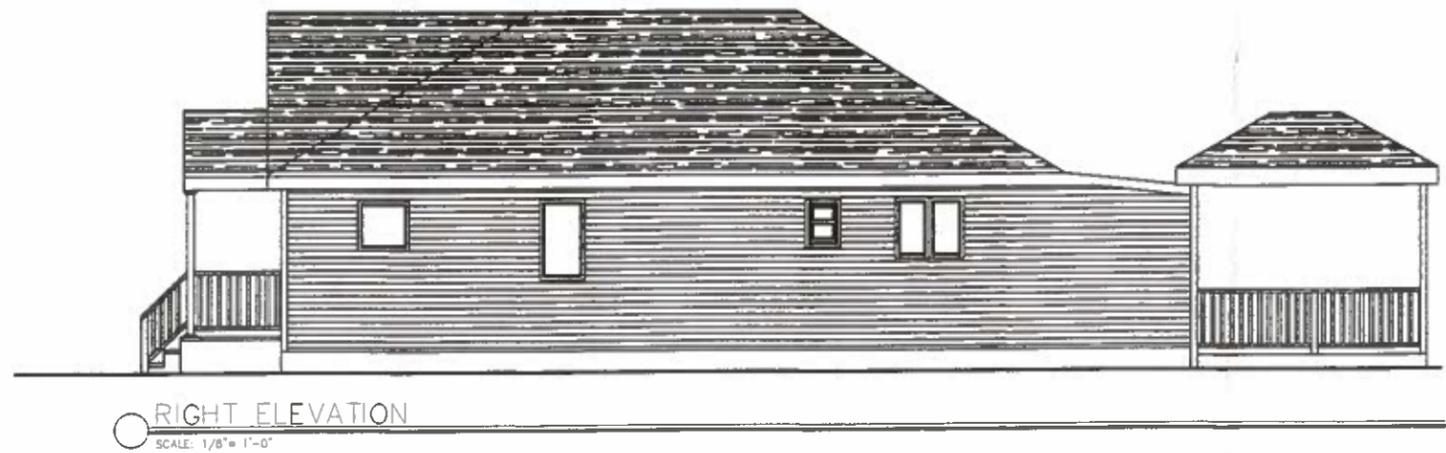
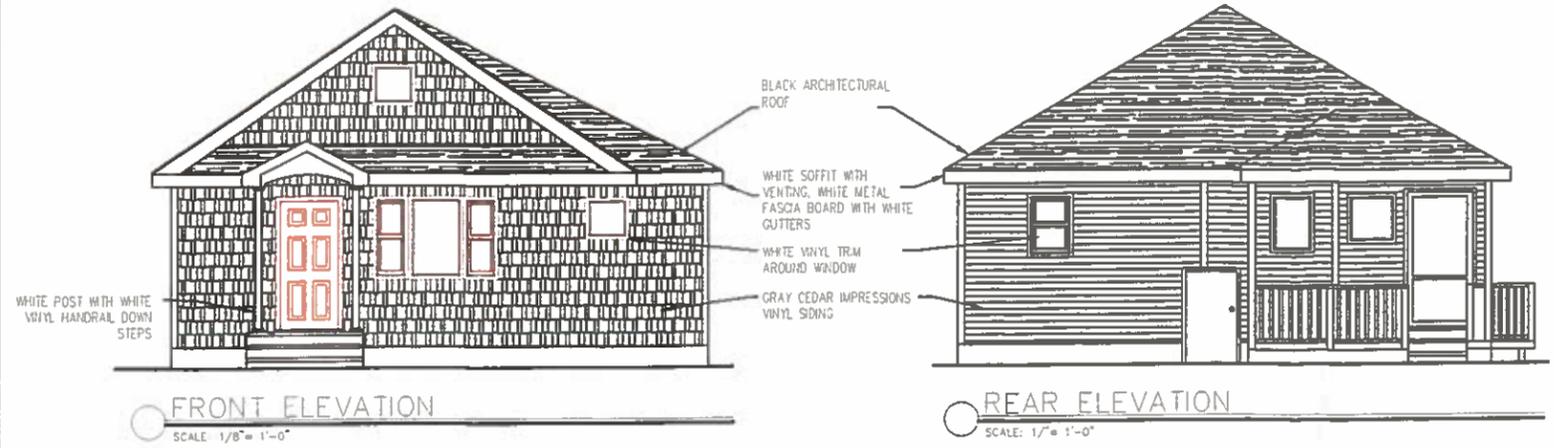
| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is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

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

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PRECISION HOME INSPECTION
INSPECTIONS DRAWINGS ENGINEERS

LEON JAWOROWSKI
PROFESSIONAL ENGINEER
LIC #056625

8 GLOVER CIRCLE
LYNBROOK, NY 11563
PHONE LINE: (631) 804-8329

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COPYRIGHT ACT TITLE XVII AND MAY NOT BE REPRODUCED



ISSUE / REVISION

| No. | DATE | DESCRIPTION |
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| | | |

PROJECT
48 HILLSIDE AVE
FREEPORT, NY

TITLE
PLAN
ELEVATIONS
SECTION

DATE 7/31/2023
SCALE 1/4" = 1'-0"
DWN BY E.J.
CHECKED BY L.J.

JOB No.
23185

DRAWING No.
B1-1

Application Date: 9/11/23
Fees Paid: \$ 225.00

SP# 3067

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 344 Archer Street ZONING DISTRICT Residential A
SECTION 62 BLOCK 134 LOT 120 LOT SIZE: 12,506.5

| <input type="checkbox"/> TENANT <u>APPLICANT</u> | <input type="checkbox"/> LESSEE | <u>PROPERTY OWNER</u> |
|--|---------------------------------|---|
| Name: <u>Robert Conway</u> <u>Joe Bello Architect P.C.</u> | | Name: <u>Edward Sylvia</u> |
| Address: <u>6334 Northern Blvd</u> <u>East Norwich NY 11732</u> | | Address: <u>344 Archer Street</u> <u>Freeport NY 11520</u> |
| Telephone #: <u>516-308-4646</u> | | Telephone #: <u>516-643-2993</u> |

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

Present Land Use: Ex. 3 story single Family Residence w/ detached Garage
Proposed Land Use: 3 story single Family Residence w/ pool house & 1 garage

Description of Proposed Work: Proposed additions & alterations to Ex. 3 story single Family home. 17'-5" x 26' rear addition to second floor, above existing one story portion of home. Finished basement w/ bath, add bathroom to 3rd Fl. convert ex. garage to pool house, w/ 8' x 18' addition bathroom & 10' x 18' roof over patio proposed in ground pool
I request a preliminary meeting: YES NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 11
day of SEPT 2023.
Alisa Lucchi-Ciofalo
Notary Public

9/11/23
ALISA LUCCHI-CIOFALO DATE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LU6344683
Qualified in Nassau County
My Commission Expires 07-11-2024

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 11
day of SEPT 2023.
Alisa Lucchi Ciofalo
Notary Public

9/11/23
ALISA LUCCHI-CIOFALO DATE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LU6344683
Qualified in Nassau County
My Commission Expires 07-11-2024

FOR VILLAGE USE ONLY

| | |
|---|---|
| Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO | Date of Hearing: _____ Date of Decision: _____ |
| Village Clerk's Signature: _____ | <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <u>11 A 11:00</u> |
| Planning Board Signature: _____ | Date: _____ |



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 15, 2023

Edward Sylvia
344 Archer St
Freeport, NY 11520

RE: 344 Archer St, Freeport, NY 11520

Zoning District: Residence AA Sec 62, Blk 134, Lot 120

Building Permit Application #20233335

Description: ADDITION & RENOVATION OF EXISTING 3 STORY HOME, 17' -5" X 26' REAR ADDITION TO SECOND FLOOR, ABOVE EXISTING ONE STORY PORTION OF HOME, FINISH BASEMENT WITH BATH AND ADD EGRESS WINDOW, ADD BATHROOM TO 3RD FLOOR. COVERT EXISTING GARAGE TO POOL HOUSE, W 8' X 18' ADDITION, BATHROOM & 10' X 18' ROOF OVER PATIO.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
2023 SEP 11 A 11:00
RECEIVED

c: Village Clerk
ZBA Approval Needed: Yes__ No_X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project : Building Permit App. 20233335

Location: 344 Archer St , Freeport NY 11520

Applicant: Edward Sylvia

Description : ADDITION & RENOVATION OF EXISTING 3 STORY HOME, 17' -5" X 26' REAR ADDITION TO SECOND FLOOR, ABOVE EXISTING ONE STORY PORTION OF HOME, FINISH BASEMENT WITH BATH AND ADD EGRESS WINDOW, ADD BATHROOM TO 3RD FLOOR. COVERT EXISTING GARAGE TO POOL HOUSE, W 8' X 18' ADDITION, BATHROOM & 10' X 18' ROOF OVER 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 15, 2023

2023 SEP 11 A 11:00
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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!

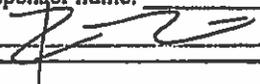
617.20
Appendix B
Short Environmental Assessment Form

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: Sylvia Residence | | | |
| Project Location (describe, and attach a location map): 344 Archer Street, Freeport Ny 11520 | | | |
| Brief Description of Proposed Action: Addition & renovation of ex. 3 story home. 17'-5"x26' Rear addition to second floor, above existing one story portion of home. Finish basement w/ bath, add bathroom to 3rd fl. Convert existing garage to pool house, w/ 8'x18' addition, bathroom & 10'x18' roof over patio | | | |
| Name of Applicant or Sponsor: Robert Conway - Joe Bello Architects P.C. | | Telephone: 516-308-4646 | |
| | | E-Mail: Rob@JoeBelloArchitects.com | |
| Address: 6334 Northern Blvd. | | | |
| City/PO: East Norwich | | State: NY | Zip Code: 11732 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO YES |
| | | | X |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit | | | NO YES |
| | | | X |
| 3.a. Total acreage of the site of the proposed action? | | 0.29 acres | |
| b. Total acreage to be physically disturbed? | | .08 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.29 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

| | | |
|---|----|-------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| _____ | 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>Robert Conway</u> | | Date: _____ |
| Signature:  | | |

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

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

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

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

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

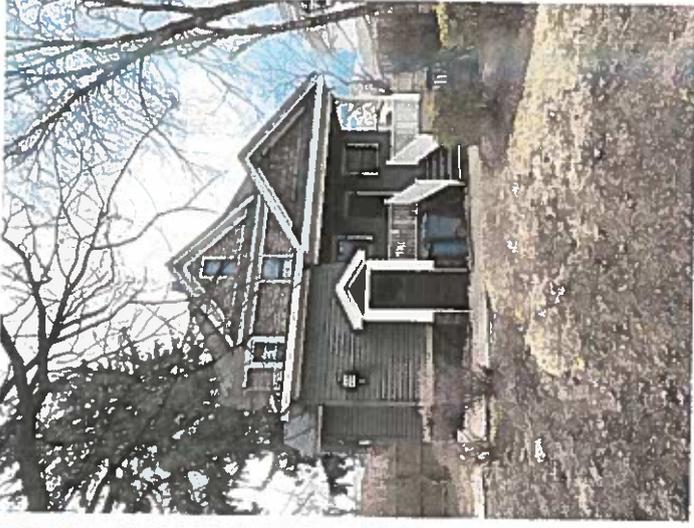
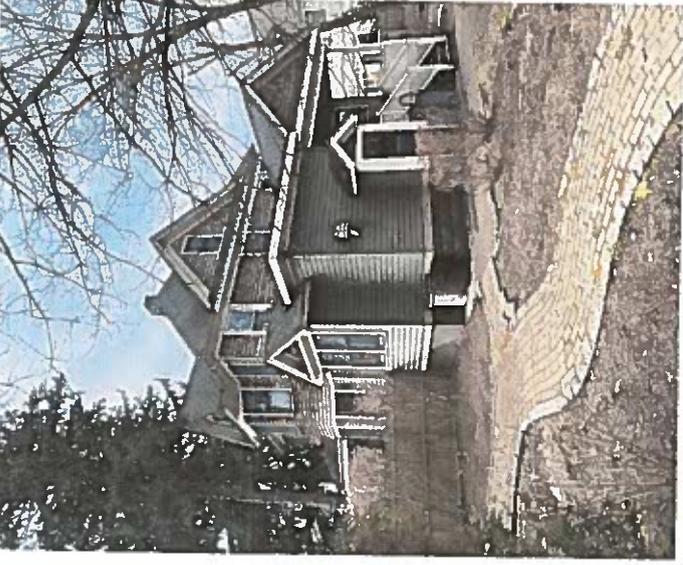
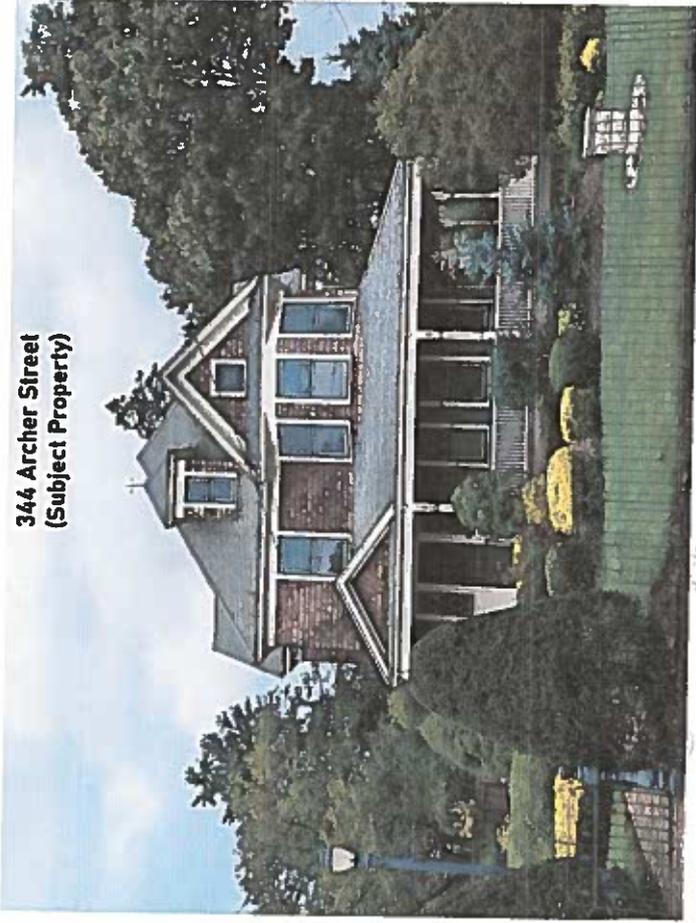
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency _____ Date _____

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

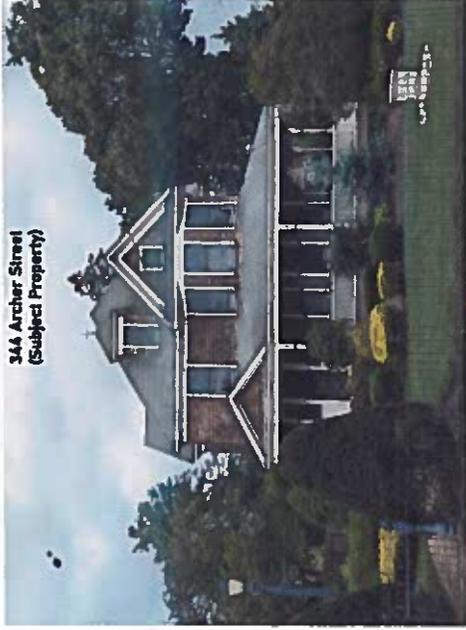
Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from Responsible Officer) _____

**344 Archer Street
(Subject Property)**





348 Archer Street
West Neighbor



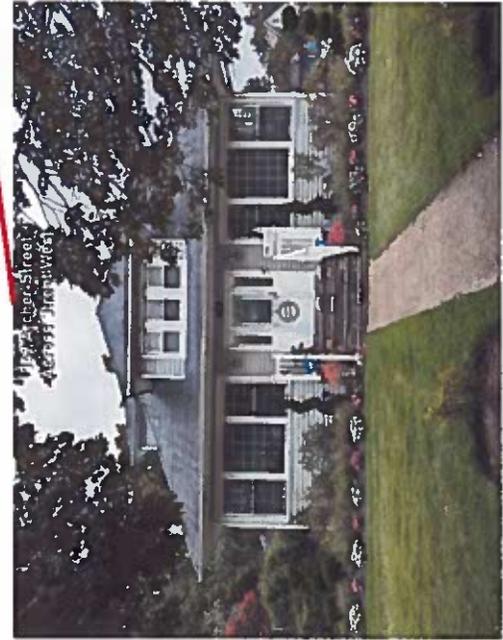
344 Archer Street
(Subject Property)



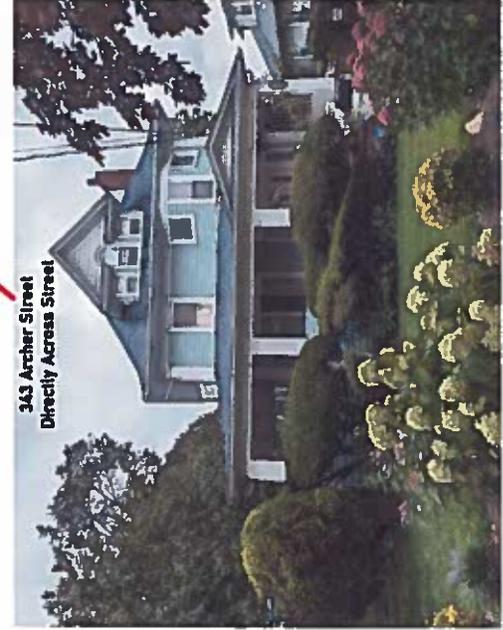
346 Archer Street
SE Neighbor



RECEIVED
2023 SEP 14 A 11:00
CLERK'S OFFICE
VILLAGE OF FREDERICK



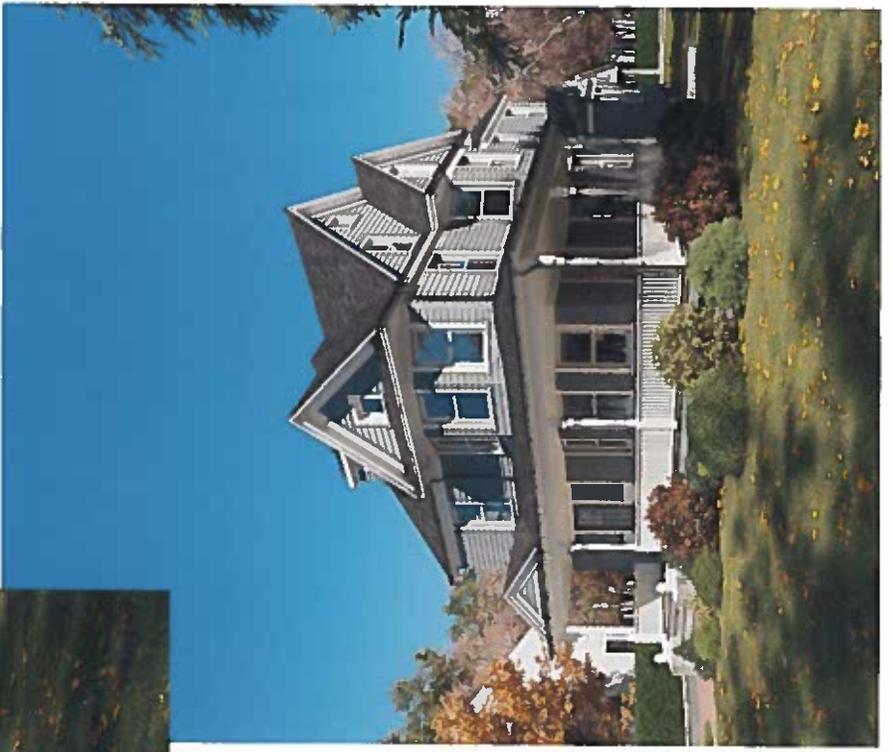
342 Archer Street
Adjacent Neighbor



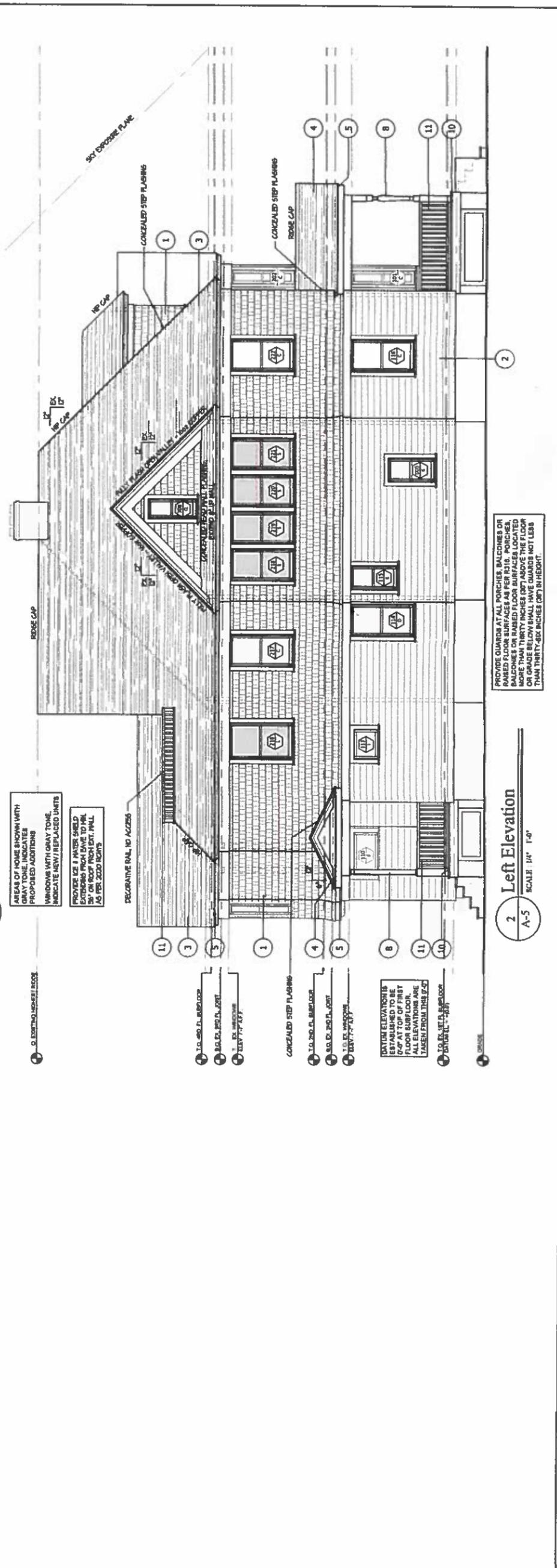
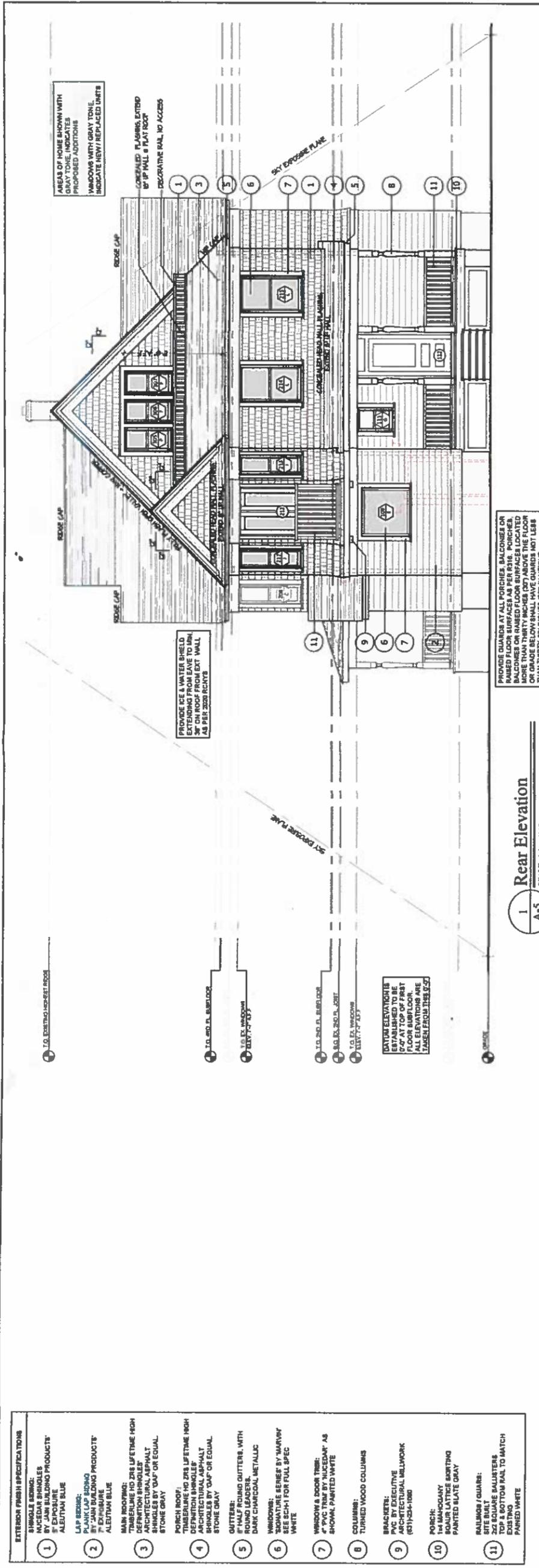
343 Archer Street
Directly Across Street



339 Archer Street
Across Street East



RECEIVED
2023 SEP 11 A 11:01
CLERK'S OFFICE
VILLAGE OF FREEBORO, NY



| DATE ISSUED: | ISSUED FOR: |
|--|-------------|
| 8-3-2023 - Working Drawings | |
| 8-8-2023 - Issued for Permit | |
| 8-9-2023 - Issued for site plan review | |

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of their knowledge and belief, the work complies with all applicable laws and regulations, and such plans and specifications are in compliance with the latest New York State Building Code.

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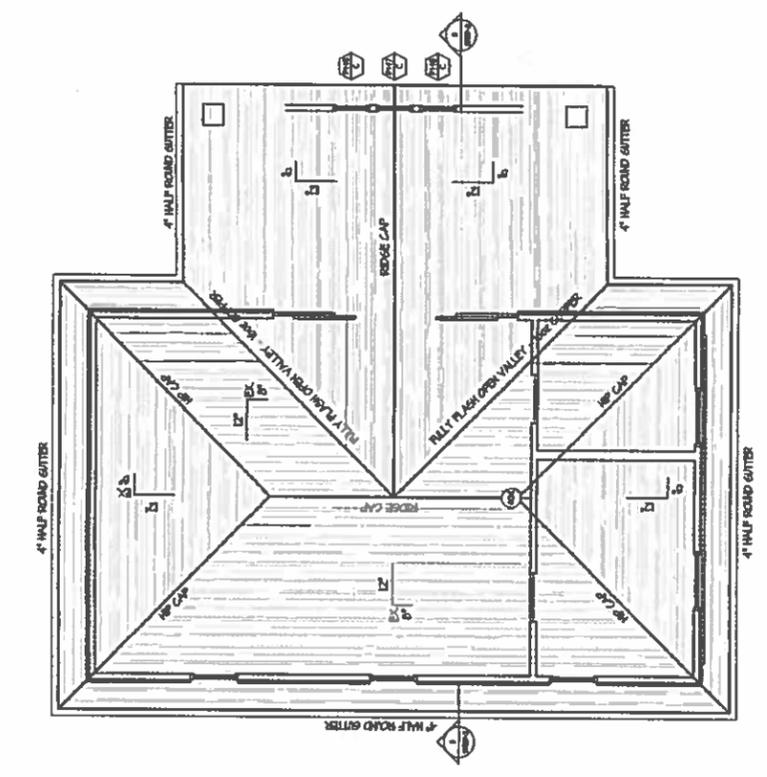


FILE: 23889

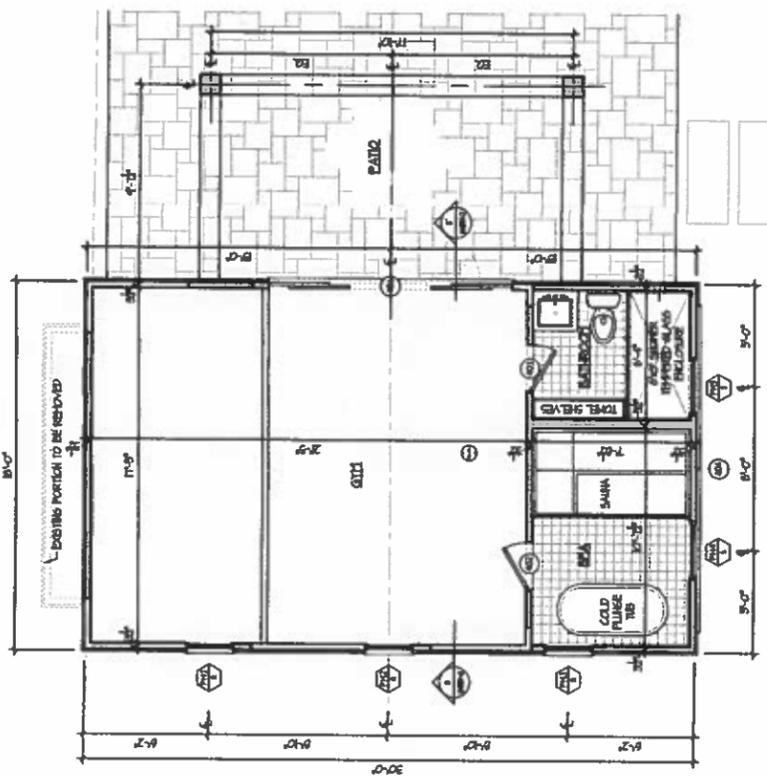
SCALE: AS NOTED

DRAWN BY: RMC

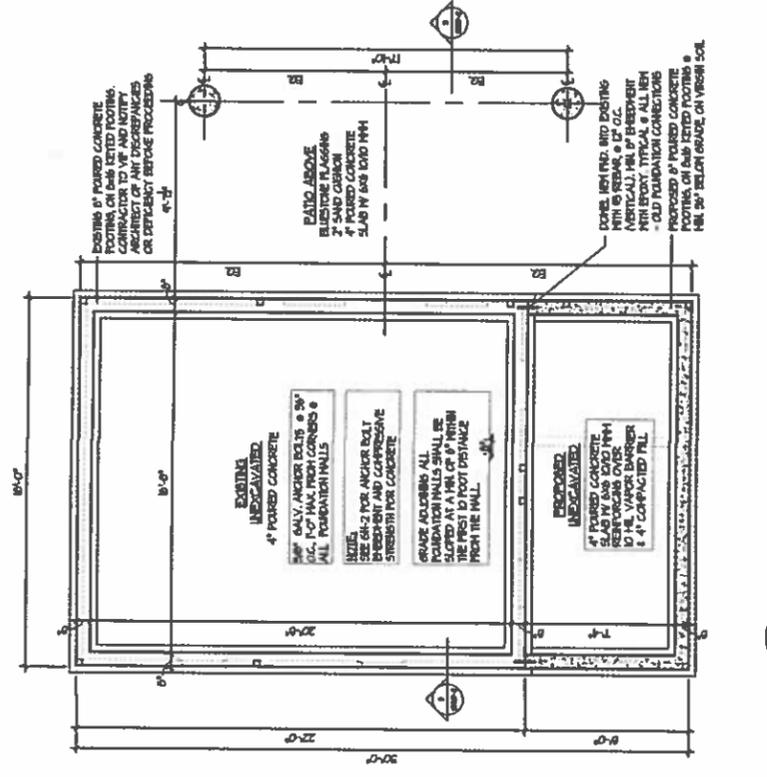
SHEET: PH-1



3 Roof Plan
SCALE 1/4" = 1'-0"



2 First Floor Plan
SCALE 1/4" = 1'-0"



1 Foundation Plan
SCALE 1/4" = 1'-0"

Legend

| | |
|-----------------------|------------------|
| EXISTING CONSTRUCTION | NEW CONSTRUCTION |
| 8\"/> | |

ROOF NOTES

FLASHING TO EXTEND MIN. 2\"/>

INSTALL THROUGH WALL FLASHING AT INTERSECTION OF CHIMNEY AND ALL ROOF PENETRATIONS.

ALL FLASHING AT MASONRY VENEERS TO BE IN AS COPPER APPLY WATER AND ICE SHELD EXTENDING 2\"/>

INTERIOR FACE OF EXTERIOR WALLS AND MIN. 3\"/>

ALUMINUM V-RIB ROOF GUTTERS WITH BUILT UP ALUMINUM FLASHING TO BE PROVIDED AND INSTALLED AT ALL ROOF DRAINAGE AREAS TO BE SUPPORTED BY A MINIMUM OF 2\"/>

ALUMINUM DOWNPOUTS TO BE BASED ALUMINUM FINISH, COLOR TO MATCH GUTTER. PROVIDE DOWNPOUTS AT 20 LINEAR FEET MAX.

PROVIDE ALL END CAPS, ELONGA, SHOUL, EXPANSON JOINTS, LEAF STRAINERS AND STRAPS FOR A COMPLETE INSTALLATION, WITH BASED ALUMINUM FINISH COLOR TO MATCH GUTTER.

PROVIDE 1\"/>

SEE SITE PLAN FOR ALL DRAINAGE SCHEDULE AND DRAINAGE PLACEMENT.

PROVIDE ALUMINUM END FLASHING AT ALL OUTLET/INLET CONDITIONS, LAP INTO GUTTER.

WHERE BRYLONTS IN CATHEDRAL CEILING BLOCK THE CONTINUOUS AIR PASSAGE, NOTCH 1\"/>

HOLER IN THE CHIMNEY RAFTERS ABOVE AND BELOW THE BRYLONTS TO PROVIDE AN AIR CHANNEL INTO ADJOINING RAFTER BAY.

CONCRETE NOTES

BETWEEN THE FOOTING AND FOUNDATION WALL, AS NOTED ON PLANS.

PROVIDE WALL REINFORCING AS INDICATED ON THE STRUCTURAL PLAN.

PROVIDE BETWEEN EXPANSON JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

PROVIDE WELDED WIRE MESH REINFORCED IN SLABS AS INDICATED ON THE ARCHITECT PRIOR TO PLACEMENT.

ALL FOUNDATION WALLS, FOOTINGS AND SLABS SURROUNDING BASEMENT AREA SHALL BE COATED WITH AQUILON CPT-3000 AS PER MANUFACTURERS SPECIFICATIONS.

CONTRACTOR TO PROVIDE CYLINDER SAMPLES @ PER TRUCK TO BE SENT TO A TESTING LAB TO BE BROKEN OPEN AND TESTED AT 7, 14 AND 28 DAYS RESPECTIVELY. NOTIFY ARCHITECT OF RESULTS WITHIN 24 HOURS OF OBTAINING SAME. CONTRACTORS TO SUBMIT DELIVERY RECEIPTS INDICATING THE VOLUME AND STRENGTH OF CONCRETE DELIVERED.

ALL CONCRETE TO BE POURED MONOTHEMALLY WITHOUT COLD JOINTS, UNLESS SHOWN OTHERWISE OR PERMISION IS OBTAINED IN WRITING FROM THE ARCHITECT PRIOR TO PLACEMENT.

INTERIOR BASEMENT SLAB ON GRADES TO HAVE SYNTHETIC FIBERS WITH NO WELDED WIRE MESH. APPLY FIBERS TO UNFINISHED SURFACES. ALL FIBERS DO NOT HAVE FIBERS AND HAVE WELDED WIRE MESH.

ALL CONCRETE TO BE A MIX RATED FOR MIN. 4000 PSI RATED @ 28 DAYS

WINDOWS & DOOR NOTE

ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS.

UP TO 4'-0\"/>

UP TO 8'-0\"/>

GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING.

HAZARDOUS GLAZING SHALL COMPLY WITH 2015 IRC R308.1 & MEET THE CRITERIA FOR CATEGORY II AS INDICATED IN 2015 IRC R 308.4

ALL WINDOWS & DOORS TO BE BY SHAW-WALK. UNLESS OTHERWISE NOTED AS SELECTED BY OWNER. FINISHES AS SELECTED BY OWNER. HARDWARE AS SELECTED BY OWNER. NEW WINDOW IN EXISTING 2x4 WALL CONSTRUCTION TO HAVE 4\"/>

ALL BEDROOM WINDOWS MEET ENERGY REQUIREMENTS AND CONFORM TO 2015 IRC PART 310.1.1 WHICH OPENING SHALL NOT IMPDE EGRESS IN AN EMERGENCY. SHALL HAVE A MIN. AREA OF (8.7) SF, WITH A MIN. DIMENSION OF 20\"/>

ANY WINDOW WITH AN INTERIOR HULL HEIGHT OF 24\"/>

DEVICE COMPLIING WITH ASTM F1752.

ALL GLAZING IN BUCKER WALL OR IMMEDIATE AREA TO BE TEMPERED GLASS AND CONFORM TO 2015 IRC R308.1.

GENERAL NOTE

THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES SHEETS (01-1) AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

FRAMING NOTES

GENERAL CONTRACTOR TO COORDINATE ALL FRAMING IN FIELD IN ORDER TO RECEIVE PROPER PLUMBING ROOM IN AND CENTERING OF ALL ELECTRICAL FIXTURES. SEE PLUMBING, IRSEN, AND ELECTRICAL PLANS.

FIRE BLOCKING AS PER 2015 IRC 601-1.4 FOR ALL STRUCTURAL STRAPPING, HOLD DOWN DETAILS, AND FASTENER SCHEDULE.

SEE FRAMING PLANS FOR ALL STRUCTURAL FRAMING DIRECTION AND MAGNITUDE.

CONTRACTOR TO VERIFY IN FIELD ALL ITEMS EXISTING TO REMAIN. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCY OR DEFICIENCY BEFORE PROCEEDING.

INTERIOR FINISH NOTE

ALL WALLS AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 300 AS PER SECTION R319.

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS TO BE UNGLAZED BUCKER HEADS AND IN SHOWER COMP SHALL BE FINISHED WITH A NON-SLIP SURFACE. BUCKER WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6FT ABOVE THE FLOOR.

CONCRETE NOTES

BETWEEN THE FOOTING AND FOUNDATION WALL, AS NOTED ON PLANS.

PROVIDE WALL REINFORCING AS INDICATED ON THE STRUCTURAL PLAN.

PROVIDE BETWEEN EXPANSON JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

PROVIDE WELDED WIRE MESH REINFORCED IN SLABS AS INDICATED ON THE ARCHITECT PRIOR TO PLACEMENT.

ALL FOUNDATION WALLS, FOOTINGS AND SLABS SURROUNDING BASEMENT AREA SHALL BE COATED WITH AQUILON CPT-3000 AS PER MANUFACTURERS SPECIFICATIONS.

CONTRACTOR TO PROVIDE CYLINDER SAMPLES @ PER TRUCK TO BE SENT TO A TESTING LAB TO BE BROKEN OPEN AND TESTED AT 7, 14 AND 28 DAYS RESPECTIVELY. NOTIFY ARCHITECT OF RESULTS WITHIN 24 HOURS OF OBTAINING SAME. CONTRACTORS TO SUBMIT DELIVERY RECEIPTS INDICATING THE VOLUME AND STRENGTH OF CONCRETE DELIVERED.

ALL CONCRETE TO BE POURED MONOTHEMALLY WITHOUT COLD JOINTS, UNLESS SHOWN OTHERWISE OR PERMISION IS OBTAINED IN WRITING FROM THE ARCHITECT PRIOR TO PLACEMENT.

INTERIOR BASEMENT SLAB ON GRADES TO HAVE SYNTHETIC FIBERS WITH NO WELDED WIRE MESH. APPLY FIBERS TO UNFINISHED SURFACES. ALL FIBERS DO NOT HAVE FIBERS AND HAVE WELDED WIRE MESH.

ALL CONCRETE TO BE A MIX RATED FOR MIN. 4000 PSI RATED @ 28 DAYS

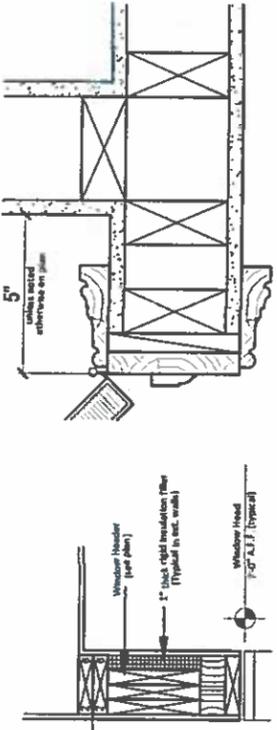


DOOR SCHEDULE

| MARK | TYPE | MANUFACTURE | CATALOG # | SIZE | SWING | MATERIAL | REMARKS |
|---|--------------------------------|-------------|-----------------------|-------------------------|-----------|-----------------|---|
| CELLAR / CRAWL SPACE | | | | | | | |
| D01 | HINGED ENTRY DOOR | 'MARVIN' | 6080 - PREMIUM SERIES | 6'-0" x 7'-0" | SLIDING | GLASS & CLAD | 3/4 HR. FIREPROOF RATED & SELF-CLOSING - INTUMESCENT LAYERED CORE |
| D02 | INTERIOR FIRE RATED DOOR | 'TRUSTILE' | 'TS5000' | 5'-0" x 7'-0" | RH | 1-1/2" MDF | |
| D03 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 7'-0" | LH | 1-1/2" MDF | |
| D04 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | | | | |
| D05 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | | | | |
| D06 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | | | | |
| D07 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | | | | |
| * FIELD VERIFY ALL OVERHEAD CLEARANCE WITH ALL MECHANICALS, PLUMBING, & STRUCTURAL ELEMENTS. COORDINATE DOOR HEIGHT & SWING PRIOR TO ORDERING DOORS | | | | | | | |
| FIRST FLOOR | | | | | | | |
| 101 | HINGED ENTRY DOOR W/ SIDELITES | 'EXISTING' | 'EXISTING' | 7'-5" x 7'-0" | LH | STAIN GRADE OAK | |
| 102 | DOUBLE INTERIOR POCKET DOOR | 'EXISTING' | 'EXISTING' | 5'-0" x 7'-0" | POCKET | STAIN GRADE OAK | |
| 103 | IN-SWING PATIO DOOR | 'EXISTING' | 'EXISTING' | 5'-0" x 6'-8" | LH / RH | STAIN GRADE OAK | |
| 104 | DOUBLE INTERIOR POCKET DOOR | 'EXISTING' | 'EXISTING' | 5'-4" x 7'-0" | POCKET | STAIN GRADE OAK | |
| 105 | INTERIOR FRENCH DOOR | 'EXISTING' | 'EXISTING' | 2'-8" x 7'-0" | RH | STAIN GRADE OAK | |
| 106 | IN-SWING PATIO DOOR | 'EXISTING' | 'EXISTING' | 2'-8" x 7'-0" | RH | STAIN GRADE OAK | |
| 107 | INTERIOR POCKET DOOR | 'EXISTING' | 'EXISTING' | 2'-4" x 6'-8" | POCKET | STAIN GRADE OAK | |
| 108 | INTERIOR POCKET DOOR | 'EXISTING' | 'EXISTING' | 2'-4" x 6'-8" | POCKET | STAIN GRADE OAK | |
| 109 | INTERIOR DOUBLE SWING DOOR | 'EXISTING' | 'EXISTING' | 2'-6" x 6'-8" | DBL SWING | STAIN GRADE OAK | |
| 110 | INTERIOR SOLID CORE DOOR | 'EXISTING' | 'EXISTING' | 2'-6" x 6'-8" | LH | STAIN GRADE OAK | |
| 111 | INTERIOR SOLID CORE DOOR | 'EXISTING' | 'EXISTING' | 2'-6" x 6'-8" | LH | STAIN GRADE OAK | |
| 112 | HINGED ENTRY DOOR | 'EXISTING' | 'EXISTING' | 2'-6" x 6'-8" | RH | STAIN GRADE OAK | |
| SECOND FLOOR | | | | | | | |
| 201 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | RH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 202 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | RH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 203 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 6'-8" | LH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 204 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | RH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 205 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | LH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 206 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 6'-8" | RH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 207 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 6'-8" | RH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 208 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | RH* | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 209 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 6'-8" | LH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 210 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | RH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 211 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | LH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 212 | IN-SWING PATIO DOOR | 'MARVIN' | CUSTOM - UJFDG2 4077 | 4'-0 1/2" x 7'-7" | LH / RH | GLASS & CLAD | MATCH EXISTING INTERIOR DOORS |
| THIRD FLOOR | | | | | | | |
| 401 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-6" x 6'-8" | RH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 402 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 6'-8" | LH | STAIN GRADE OAK | MATCH EXISTING INTERIOR DOORS |
| 403 | ACCESS PANEL DOOR | 'CUSTOM' | 'CUSTOM' | 2'-4" x 3'-0" | LH | MDF | INSULATED W/ AIR SEAL |
| 404 | ACCESS PANEL DOOR | 'CUSTOM' | 'CUSTOM' | 2'-4" x 3'-0" | RH | MDF | INSULATED W/ AIR SEAL |
| Pool House | | | | | | | |
| 301 | 4 PANEL SLIDING PATIO DOOR | 'MARVIN' | UM5DSTK12080 | 11'-0 1/2" x 7'-10 1/2" | DLXO | GLASS & CLAD | |
| 302 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 7'-0" | LH | STAIN GRADE OAK | |
| 303 | INTERIOR SOLID CORE DOOR | 'TRUSTILE' | 'TS5000' | 2'-4" x 7'-0" | RH | STAIN GRADE OAK | |
| 304 | ACCESS PANEL DOOR | 'CUSTOM' | 'CUSTOM' | 2'-4" x 3'-0" | RH | MDF | INSULATED W/ AIR SEAL |

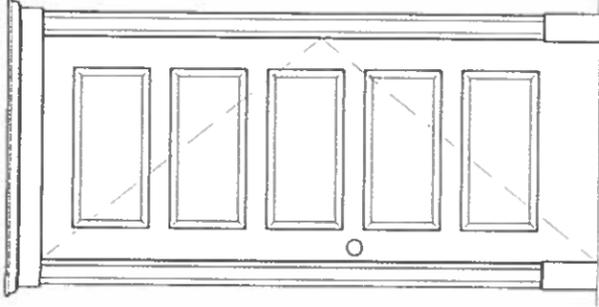
WINDOW SCHEDULE

| MARK | TYPE | MANUFACTURER | UNIT SIZE | CATALOG # | LITE CUT | QTY | U VALUE | SHGC | REMARKS |
|------|-----------------|--------------|------------------------|--------------|---------------|-----|---------|------|------------------------------------|
| A | HOPPER | 'EXISTING' | 2'-6" x 1'-8" | 'EXISTING' | SEE ELEVATION | 3 | | | |
| B | CASEMENT | 'MARVIN' | 2'-6" x 3'-11 1/2" | UCA3048 E | SEE ELEVATION | 1 | | | EGRESS COMPLIANT |
| C | DOUBLE HUNG | 'EXISTING' | 2'-8" x 5'-1" | 'EXISTING' | SEE ELEVATION | 18 | | | |
| D | DOUBLE HUNG | 'EXISTING' | 2'-6" x 5'-8" | 'EXISTING' | SEE ELEVATION | 3 | | | |
| E | AWNING PUSH OUT | 'MARVIN' | 4'-0" x 3'-11 1/2" | UAWNP04848 | SEE ELEVATION | 1 | | | STAINED GLASS WINDOW |
| F | FIXED | 'EXISTING' | 3'-6" x 1'-7" | 'EXISTING' | SEE ELEVATION | 1 | | | |
| G | DOUBLE HUNG | 'EXISTING' | 2'-0" x 2'-10" | 'EXISTING' | SEE ELEVATION | 1 | | | |
| H | DOUBLE HUNG | 'EXISTING' | 2'-8" x 2'-0" | 'EXISTING' | SEE ELEVATION | 1 | | | |
| I | FIXED | 'EXISTING' | 2'-6" x 1'-10" | 'EXISTING' | SEE ELEVATION | 1 | | | |
| J | DOUBLE HUNG | 'MARVIN' | 2'-1 1/2" x 4'-11 1/2" | UDHG2 2026 | SEE ELEVATION | 2 | | | STAINED GLASS WINDOW |
| K | DOUBLE HUNG | 'MARVIN' | 2'-0" x 3'-10" | 'EXISTING' | SEE ELEVATION | 2 | | | |
| L | DOUBLE HUNG | 'MARVIN' | 3'-1 1/2" x 4'-11 1/2" | UDHG2 3226 E | SEE ELEVATION | 5 | | | TEMPERED GLASS EGRESS COMPLIANT |
| M | FIXED | 'EXISTING' | 2'-0" x 2'-0" | 'EXISTING' | SEE ELEVATION | 1 | | | |
| N | CASEMENT | 'MARVIN' | 2'-4" x 3'-11 1/2" | UCA2848 E | SEE ELEVATION | 2 | | | |
| O | FIXED | 'MARVIN' | 2'-9" x 1'-11 1/2" | UCA2424 | SEE ELEVATION | 1 | | | |
| P | CASEMENT | 'MARVIN' | 2'-5 1/2" x 3'-11 1/2" | UDHG2 2020 | SEE ELEVATION | 3 | | | |
| Q | DOUBLE HUNG | 'EXISTING' | 1'-8" x 3'-10" | 'EXISTING' | SEE ELEVATION | 1 | | | TEMPERED GLASS |
| R | AWNING | 'MARVIN' | 2'-4" x 2'-7 1/2" | UAWN 2832 | SEE ELEVATION | 3 | | | |
| S | FIXED | 'MARVIN' | 3'-0" x 2'-7 1/2" | UAWN 3232 | SEE ELEVATION | 2 | | | |
| T | FIXED | 'MARVIN' | 1'-9" x 2'-7 1/2" | UAWN 2032 | SEE ELEVATION | 3 | | | |

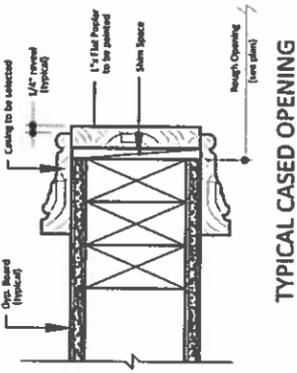


TYPICAL DOOR JAMB

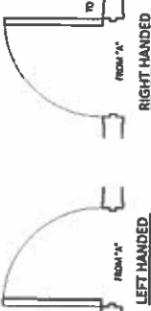
TYPICAL HEADER



TYPICAL INTERIOR DOOR



TYPICAL CASED OPENING



WINDOW NOTES:

- ALL WINDOWS AND EXTERIOR FRENCH DOORS BY 'MARVIN'-9/18" JAMBS WHERE 204 STUDS. HARDWARE AS SELECTED BY OWNER. (TYPICAL FOR WINDOWS IN NEW 206 WALL CONSTRUCTION) NEW WINDOW IN EXISTING 206 WALL CONSTRUCTION TO HAVE 6 1/8" JAMBS. GENERAL CONTRACTOR TO FIELD VERIFY WINDOW SCHEDULE TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.
- WINDOW GLAZING SHALL CORRELATE WITH HAZARDOUS LOCATION AS SET FORTH BY 2015 IBC 808.1 AND MEET THE CRITERIA FOR CATEGORY I AS INDICATED IN 2020 RCWS 808.3 SEE GN-04
- ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2020 IBC, PART R310.1.1. SUCH OPENING SHALL NOT IMPED EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF FIVE (5-7) SQ.FT. WITH A MIN. DIMENSION OF 20" IN WIDTH, AND MIN. DIMENSION OF 24" IN HEIGHT, WITH BOTTOM OF OPENING NO HIGHER THAN 42" A.F.F.
- 'MARVIN' REPRESENTATIVE IS TO FIELD MEASURE EXISTING WINDOWS, TO BE REPLACED & IS TO FIELD VERIFY EXISTING R.O. / M.O. PRIOR TO ORDERING REPLACEMENT UNITS. IN COORDINATION W/ GENERAL CONTRACTOR.
- ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE 1601.2(I). UNITS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURE, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATED COMPLIANCE WITH THE REQUIREMENTS OF AAMA/ANAWDA 101/LS-2.
- WINDOWS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN. PROTECTIVE PLYWOOD PANELS SHALL BE MARKED AND STORED ON SITE.
- 'MARVIN' REPRESENTATIVE IS TO SUPPLY THE CONTRACTOR WITH LATEST CATALOG OF R.O. AND M.O. FOR SPECIFIED UNITS. CONTRACTOR TO COORDINATE REQUIRED OPENINGS.
- WITH WINDOW MANUFACTURER'S SHOP DRAWINGS

INTERIOR DOOR NOTES:

- ALL INTERIOR DOORS TO BE SELECTED BY OWNER
- ALL INTERIOR DOORS ARE TO HAVE
- NO STICKING AND PANELS AS NOTED
- 3/4" JAMBS WITH SQUARE CORNER HINGES
- 3/2" x 1-5/8" OG STOPS.
- ALL DOORS TO BE PAINT GRADE MDF U.O.H. ON DOOR SCHEDULE.
- FINAL QUANTITY TO BE VERIFIED BY CONTRACTOR.
- AT POCKET DOOR UNITS, ADD 1" TO LEFT HAND SIDE STYLE (FROM "A" TO "Y") AND 1/2" TO RIGHT HAND SIDE EQUAL STILES AFTER INSTALLATION OF FINISHED JAMBS AT TRIM.
- VERIFY ALL SWINGS WITH PLANS.
- ALL DOORS, DOOR TRANSOMS, AND ADJACENT SIDELITES TO BE TEMPERED GLASS, AS PER 2020 NYSRC

WINDOW SPECIFICATION:

SERIES: SIGNATURE
FINISH: UNFINISHED PINE
EXTERIOR FINISH: WHITE
HARDWARE: RUSTIC BRONZE
7/8" SOL MUNTIN BARS AS PER ELEVATIONS
ORGE STICKING

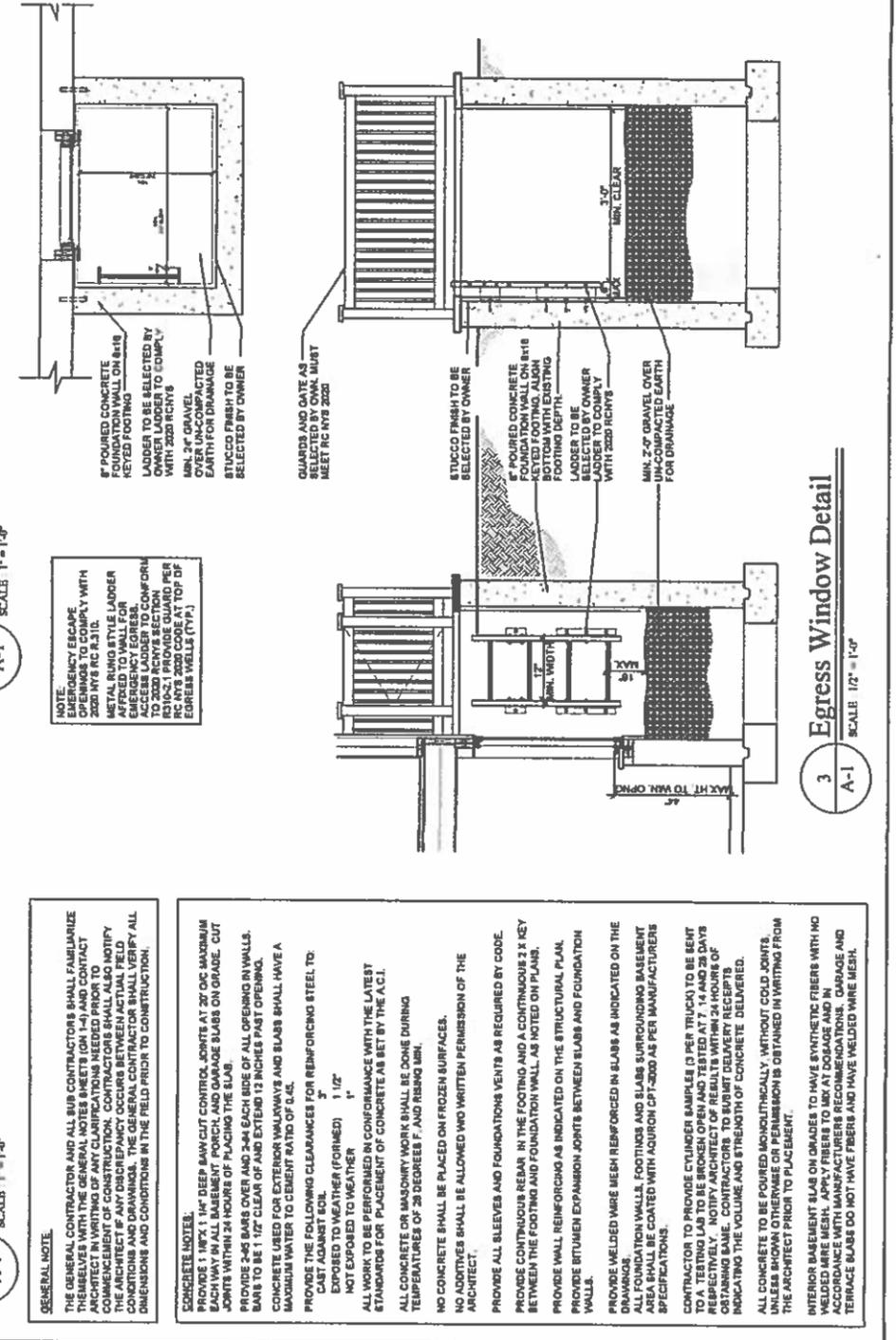
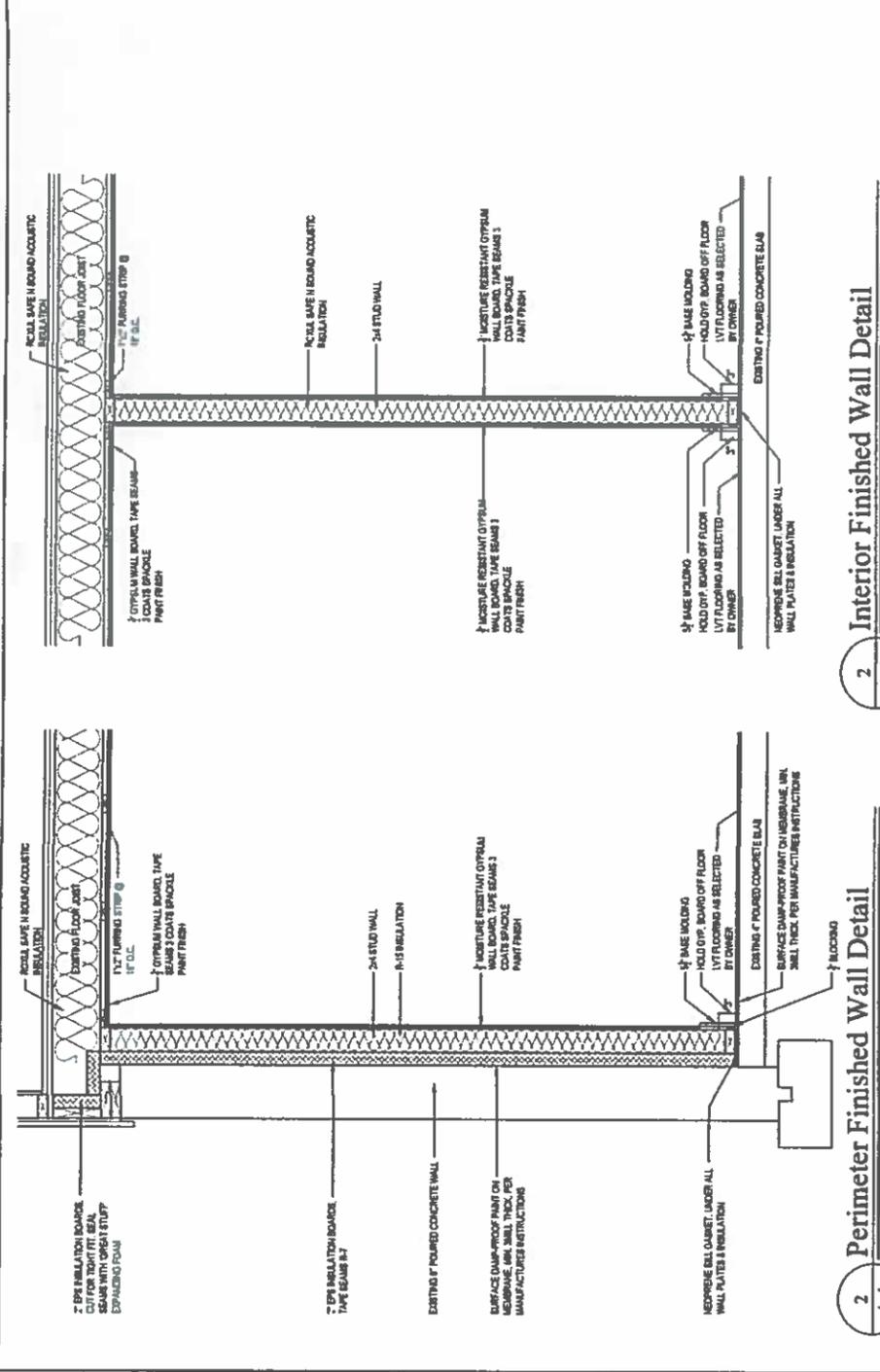
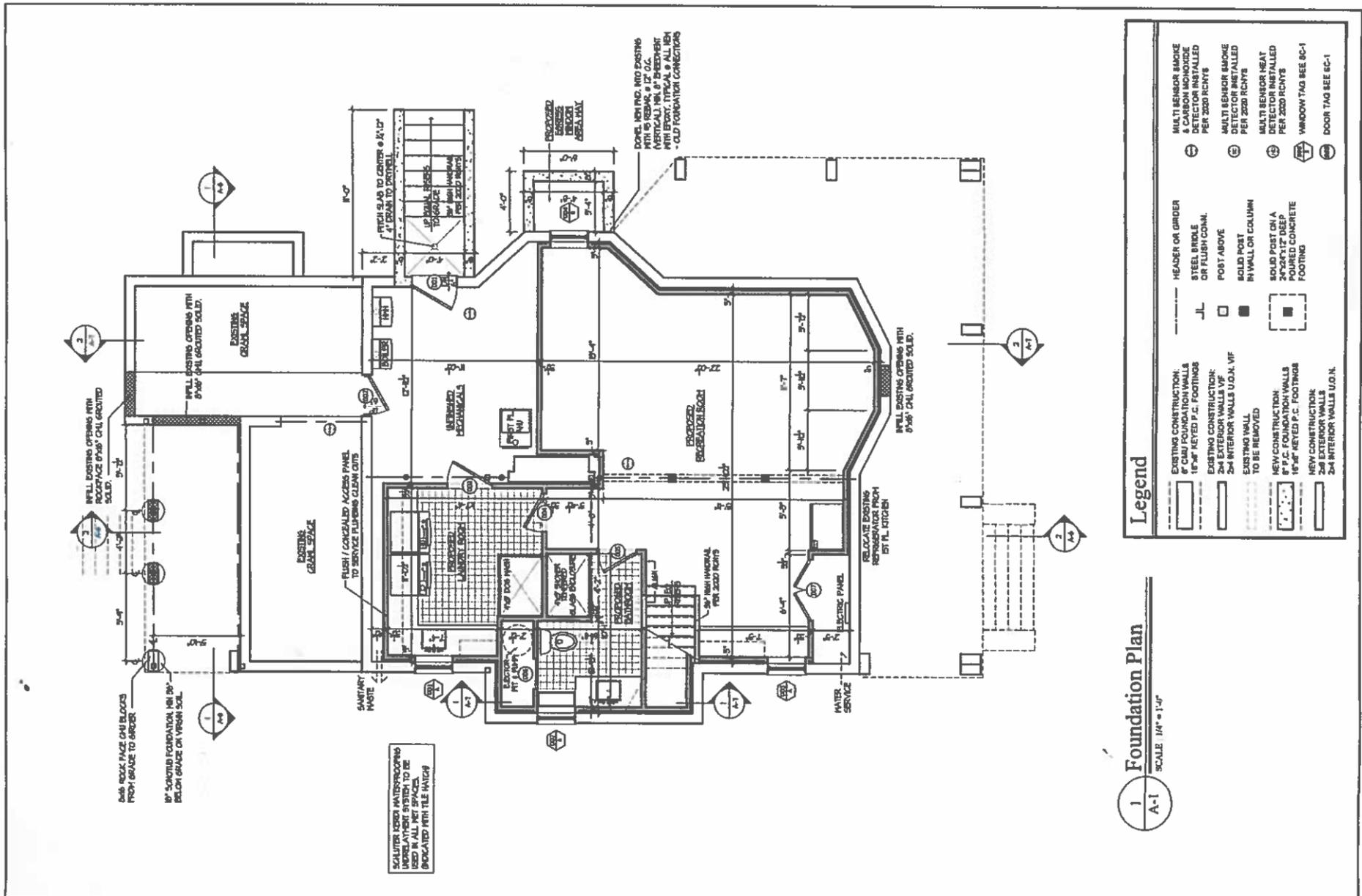
NOTE: COORDINATE FINAL COLOR AND OPTION SELECTION WITH OWNER PRIOR TO ORDERING

| DATE ISSUED: |
|--|
| 6-2-2023 - Working Drawings |
| 6-4-2023 - Issued for Permit |
| 6-4-2023 - Issued for site plan review |

When a registered design professional has prepared or signed this set of drawings, they are attesting that to the best of their higher knowledge, belief, and professional judgment, such drawings and specifications are in conformity with the applicable provisions of the New York State Building Code.
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| | |
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| SCALE: | AS NOTED |
| DRAWN BY: | RWC |
| SHEET: | A-1 |

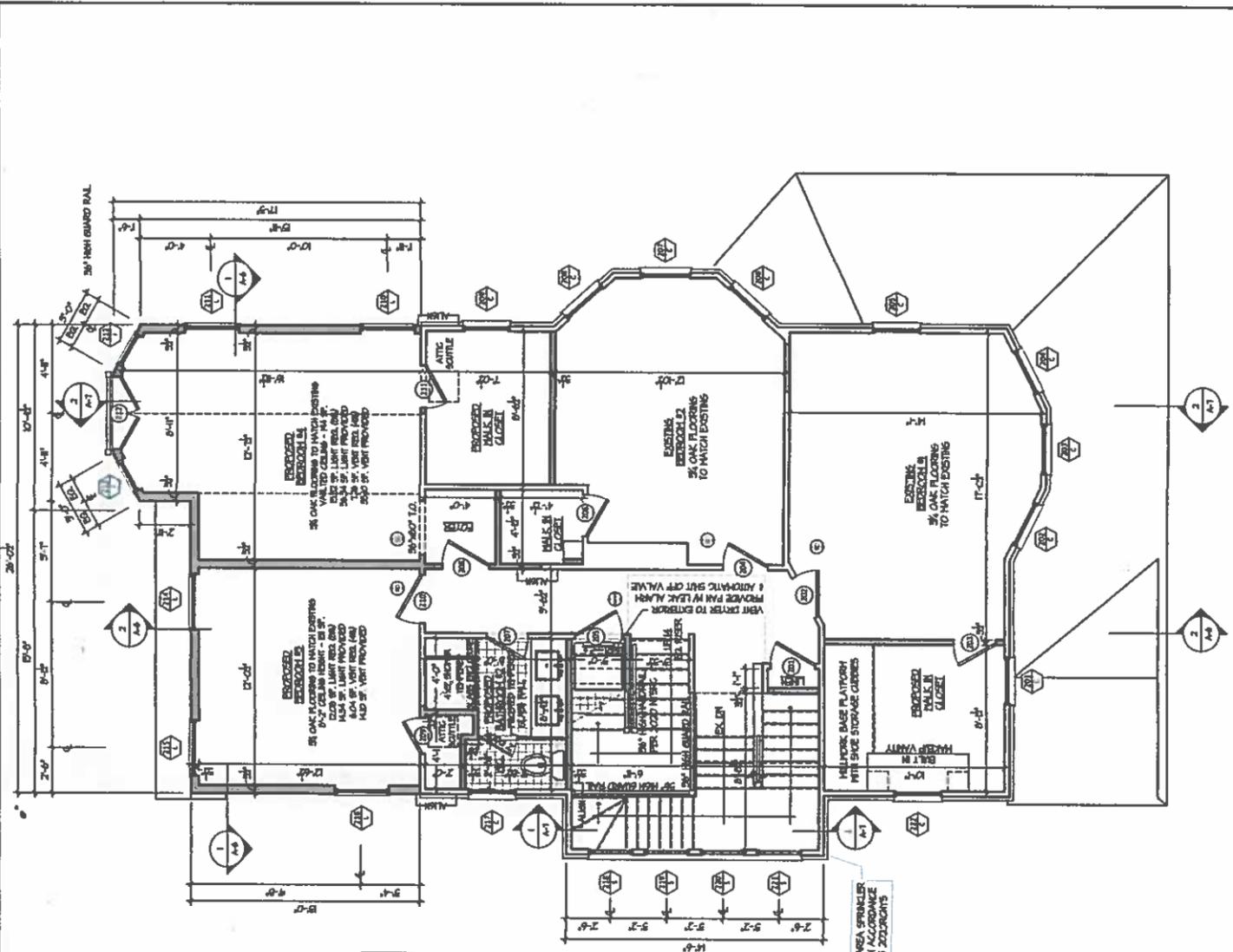


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| DATE ISSUED: | 8-2-2023 - Working Drawings |
| 8-2-2023 - Issued for Permit | |
| 8-2-2023 - Issued for site plan review | |

When a registered design professional has prepared and sealed these drawings, the drafter is certifying that the work is in accordance with the laws and regulations of the State of New York and the National Building Code.



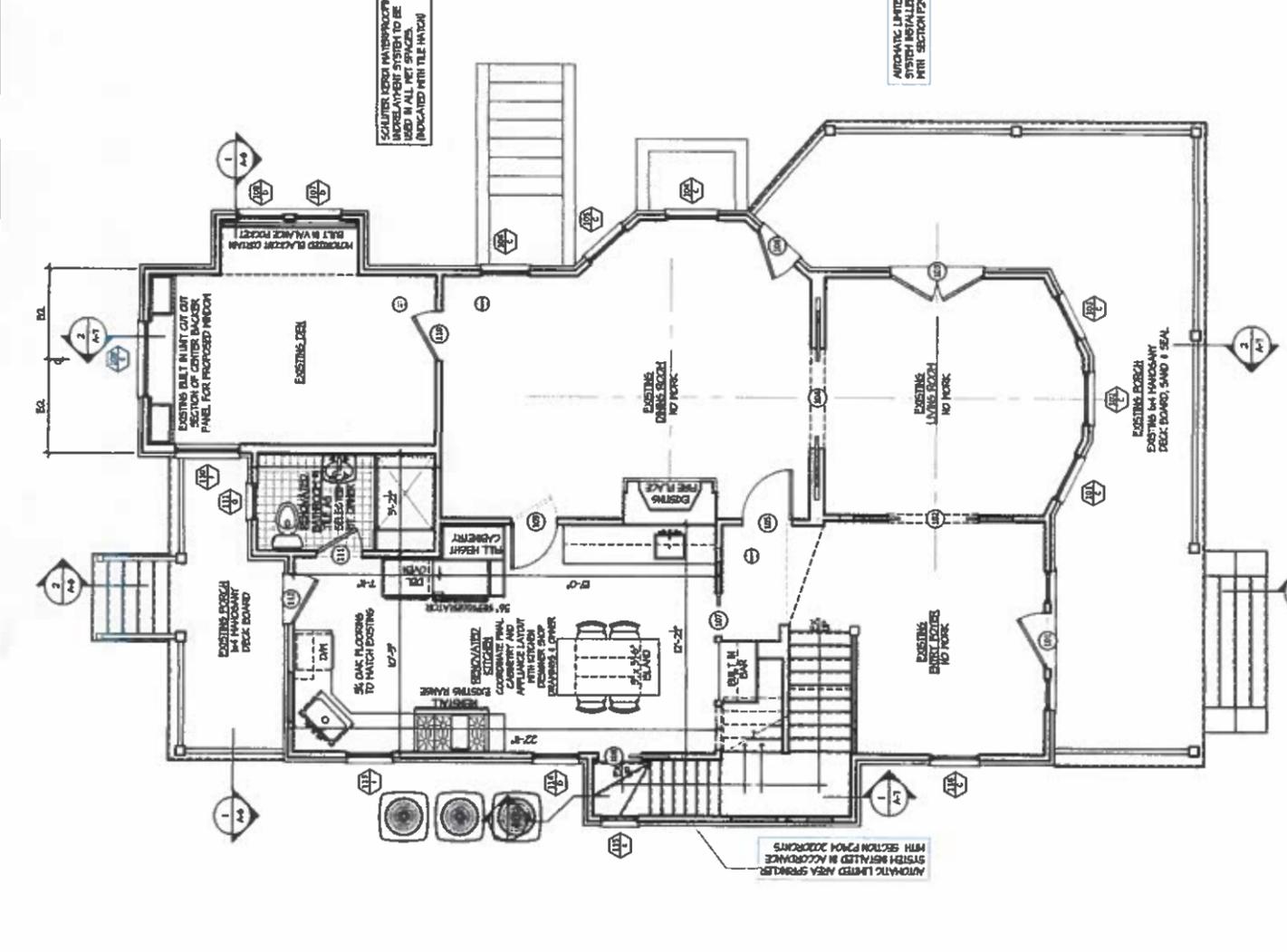
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Legend

| | |
|--|---|
| | EXISTING CONSTRUCTION: 8" CMU FOUNDATION WALLS 18" KEYED P.C. FOOTINGS EXISTING CONSTRUCTION 2x4 EXTERIOR WALLS U.S.A. V.F. EXISTING WALL TO BE REMOVED |
| | NEW CONSTRUCTION: 8" P.C. FOUNDATION WALLS 18" KEYED P.C. FOOTINGS NEW CONSTRUCTION: 2x4 EXTERIOR WALLS 2x4 INTERIOR WALLS U.S.A. |
| | HEADER OR GIRDER |
| | STEEL BRIDLE OR FLUSH COIN. |
| | POST ABOVE |
| | SOLID POST IN WALL OR COLUMN |
| | SOLID POST ON A 24"x24"x12" DEEP 8" P.C. FOUNDATION WALLS CONCRETE FOOTING |
| | MULTI SENSOR SMOKE DETECTOR INSTALLED PER 2020 RCNY |
| | MULTI SENSOR HEAT DETECTOR INSTALLED PER 2020 RCNY |
| | WINDOW TAG SEE SC-1 |
| | DOOR TAG SEE SC-1 |

2 Second Floor Plan
SCALE: 1/8" = 1'-0"



1 First Floor Plan
SCALE: 1/8" = 1'-0"

GENERAL NOTE:

THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES SHEETS (041-1) AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL ALSO NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCY OCCURRING BETWEEN FIELD CONDITIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

FRAMING NOTES:

GENERAL CONTRACTOR TO COORDINATE ALL FRAMING IN FIELD IN ORDER TO RECEIVE PROPER PLUMBING ROUGH-IN AND ELECTRICAL PLANS FOR ALL ELECTRICAL FIXTURES. SEE PLUMBING RISER, AND ELECTRICAL PLANS.
FIRE BLOCKING AS PER 2020 RCNY
SEE CH-1.4 FOR ALL STRUCTURAL STRAPPING, HOLD DOWN DETAILS, AND FASTENER SCHEDULE.
SEE FRAMING PLANS FOR ALL STRUCTURAL FRAMING DIRECTION AND MAGNITUDE.
INTERIOR FINISH NOTES:

ALL WALLS AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLAS OF NOT GREATER THAN 200 AS PER SECTION R0119
BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS W/ INSTALLED SHOWER HEADS AND IN SHOWER COMP SHALL BE FINISHED W/ A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8FT ABOVE THE FLOOR. ANY GLAZING IN SHOWER SHALL TO BE TEMPERED GLASS AND CONFORM TO 2020 RCNY 1036.1

WINDOW & DOOR NOTE:

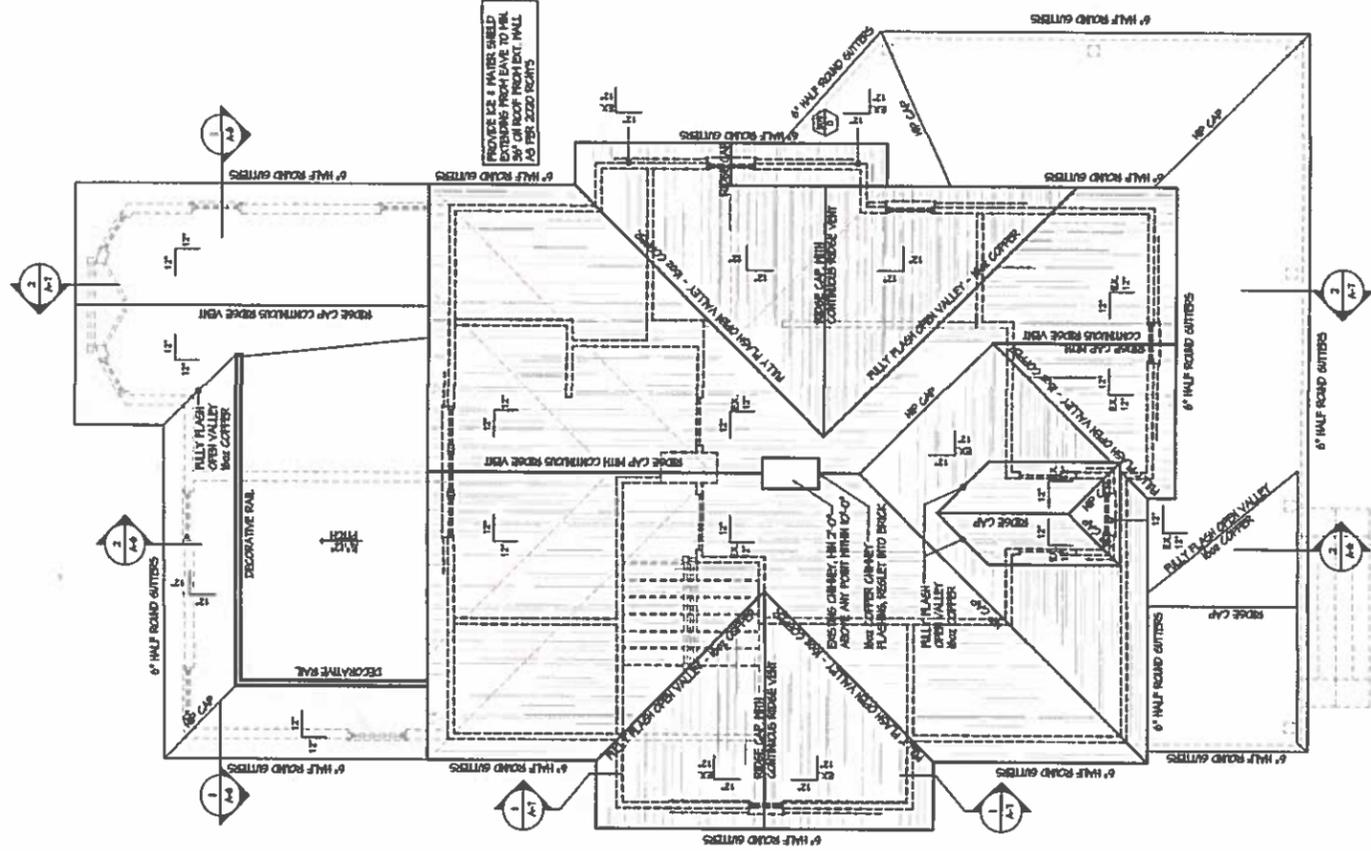
ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLAN:
UP TO 4'-0" TO BE PROVIDED WITH (3) 2x4 HEADERS;
UP TO 8'-0" OPENINGS SHALL BE PROVIDED WITH (2) 2x12 SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING
GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING
HAZARDOUS GLAZING SHALL COMPLY WITH NYC CODE 2020 R036.1 AND MEET THE CRITERIA FOR CATEGORY 11 AS INDICATED IN 2020 RCNY 1036.4
ALL WINDOWS & DOORS TO BE BY WEATHER SHIELD: MUNTIN BARS AS PER ELEVATIONS. 4-8" JAMB, FINISH AS SELECTED BY OWNER.
WALL CONSTRUCTION TO HAVE 4-8" JAMB. NEW WINDOW IN EXISTING 2x4 WALL CONSTRUCTION TO HAVE 4-8" JAMB. GENERAL CONTRACTOR TO FIELD VERIFY TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.
ALL BEDROOM WINDOWS MEET ENERGY REQUIREMENTS AND CONFORM TO 2020 NYC PART 24.1.1. SUCH OPENING SHALL NOT IMPIDE EGRESS IN AN EMERGENCY. SHALL HAVE A MIN. AREA OF 5.7 SQ. FT. WITH A MIN. DIMENSION OF 20" WIDTH/ 24" HEIGHT WITH BOTTOM OF OPENING NO PROPER THAN 3'-6" ABOVE FINISHED FLOOR.

EGRESS NOTE:

FLASHING TO BE 60# ALUMINUM MIN. UNLESS OTHERWISE NOTED.
ALL FLASHING AT MASONRY VENEERS TO BE 16 # COPPER
FLASHING TO EXTEND MIN. 8" UNDER BRIDGES
PROVIDE COUNTER FLASHING TO LAP OVER STEPPED FLASHING 3 INCH MINIMUM AND TO RUN BETWEEN BRICK AND UP INTERIOR VERTICAL FACE 1 INCH MINIMUM, IF APPLICABLE
INSTALL THROUGH WALL FLASHING AT INTERSECTION OF CHIMNEY & ALL ROOF PENETRATIONS.
APPLY WATER AND ICE SHIELD EXTENDING 24" MIN. FROM INT. OF EXTERIOR WALLS AND 36" WIDE @ EA. SIDE OF VALLEY.
ALUMINUM GUTTERS WITH BAKED WHITE ALUMINUM FINISH TO BE PROVIDED AND INSTALLED AT ALL ROOF DRAINAGE AREAS. GUTTERS TO BE SUPPORTED AT A MAXIMUM OF 60" O.C. WITH BRACE AND FERRULE. PROVIDE EXPANSION JOINTS WHERE LENGTH EXCEEDS 40'-0". ALUMINUM GUTTERS W/ BAKED ALUMINUM FINISH, COLOR TO MATCH GUTTER. PROVIDE CORNSPOUTS AT 4' UNIFORM FEET MAX.
PROVIDE ALL END CAPS, ELBOWS, SHOES, EXPANSION JOINTS, LEAF STRAINERS AND STRAPS FOR A COMPLETE INSTALLATION, WITH BAKED ALUMINUM FINISH, COLOR TO MATCH GUTTER.
PROVIDE 4 INCH 800# PVC PIPING TO CONNECT DIRECTLY TO DRYWELL WHERE APPLICABLE.

SEE SITE PLAN FOR ALL DRAINAGE SCHEDULE AND DRYWELL PLACEMENT.

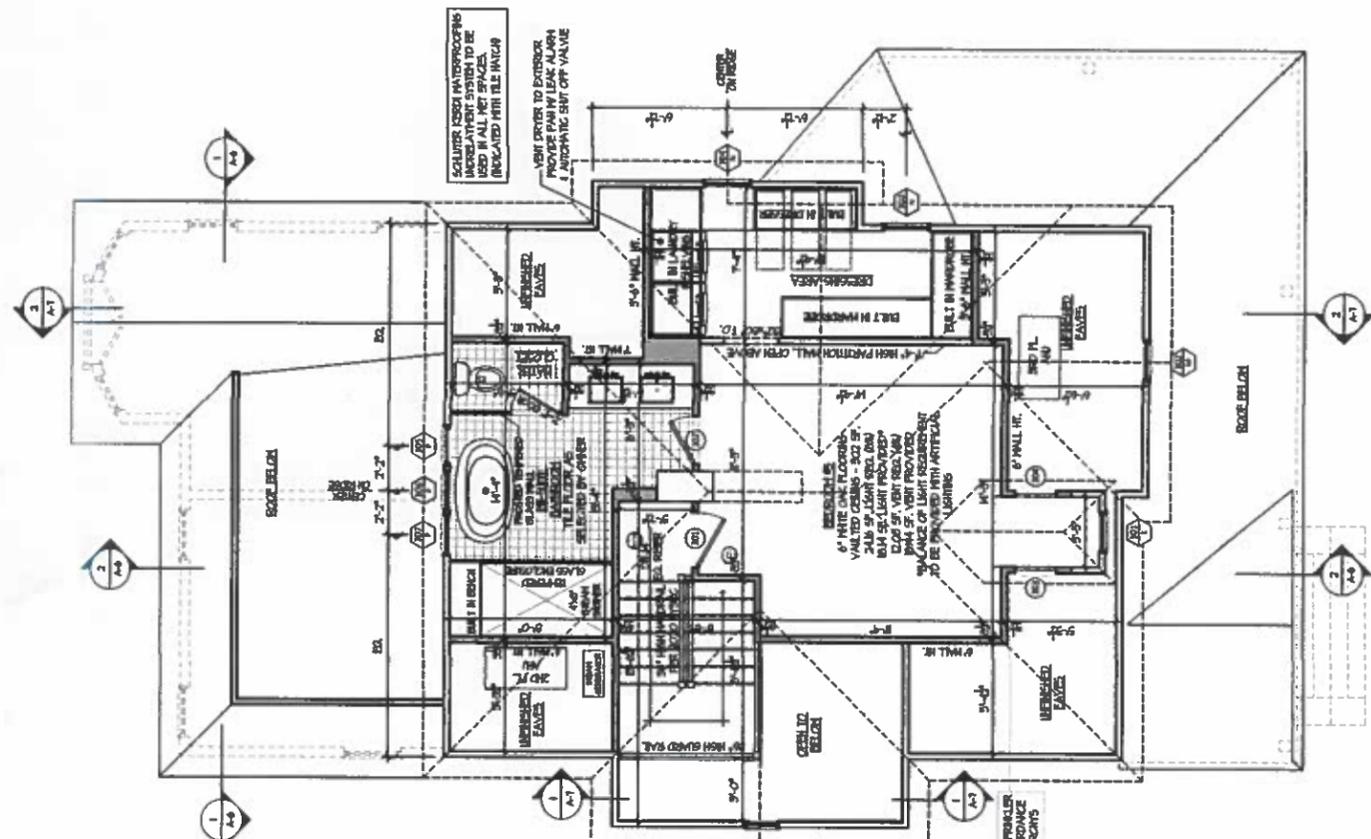
PROVIDE ALUMINUM SNAVE FLASHING AT ALL GUTTER/RAVE CONDITIONS, LAP INTO GUTTER
PROVIDE 6-8 (UNLESS NOTED OTHERWISE) IMPACTED FIBERGLASS Batts TO FIT INTO BETWEEN CEILING JOISTS TO PROVIDE MINIMUM 1 1/2" MINIMUM BLOWN CELLULOSE OR ELSEWHERE, IN NO CASE SHALL THERE BE LESS THAN 1 INCH CLEAR AIR SPACE ABOVE INSULATION.
PROVIDE POLYETHYLENE BARRIER TO UNDERSIDE OF ROOF BREATHING AT ALL WALLS. ALL CATHEDRAL CEILING SPACES FOR MINIMUM "R6" CLEAR AIR PASSAGE.
ALL INSULATED CEILING SPACES TO BE PROVIDED WITH CONTINUOUS 2" ALUMINUM BOFFIT VENT AT BOFFIT AND RIDGE FILTER SINGLE VENT AS PER SECTION R0119 (OR EQUAL) AT RIDGE. WHERE CATHEDRAL CEILING ROOF MEETS A VERTICAL WALL PROVIDE FLUSH FILTER VENT AS MANIF. BY AIR VENT (OR EQUAL)
PROVIDE ROOF VENT PROTECTION AGAINST THE ENTRANCE OR RAIN OR CATHEDRAL CEILING SPACES SHALL BE PROVIDED WITH CORROSION RESISTANT METAL FLASHING. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN ONE TO ONE HUNDRED FIFTY (1:150) OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF ONE INCH SPACE SHALL BE MAINTAINED BETWEEN THE INSULATION AND THE ROOF BREATHING AT THE LOCATION OF THE VENT.



Legend

| | | | |
|--|-----------------------------|--|--|
| | EXISTING CONSTRUCTION | | MULTI SENSOR SMOKE DETECTOR INSTALLED PER 2020 RICHS |
| | | | |
| | | | |
| | | | |
| | EXISTING WALL TO BE REMOVED | | MULTI SENSOR HEAT DETECTOR INSTALLED PER 2020 RICHS |
| | NEW CONSTRUCTION | | WINDOW TAG SEE RC-1 |
| | | | |
| | | | |
| | NEW CONSTRUCTION | | DOOR TAG SEE RC-1 |
| | | | |
| | | | |

2 Roof Plan
SCALE: 1/4" = 1'-0"



1 Third Floor Plan
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES SHEETS (ON 1-4) AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL ALSO NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

FRAMEWORK NOTE:
GENERAL CONTRACTOR TO COORDINATE ALL FRAMING IN FIELD IN ORDER TO RECEIVE PROPER PLUMBING ROUGH IN AND ELECTRICAL PLANS.
ELECTRICAL FIXTURES SEE PLUMBING, RISE, AND ELECTRICAL PLANS.
FIRE BLOCKING AS PER 2020 RICHS
SEE CH-4.4 FOR ALL STRUCTURAL STRAPPING, HOLD DOWN DETAILS, AND FASTENER SCHEDULE
SEE FRAMING PLANS FOR ALL STRUCTURAL FRAMING DIRECTION AND MAGNITUDE.

INTERIOR FINISHES NOTE:
ALL WALLS AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 200 AS PER SECTION R319
BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHROOMS TO BE INSTALLED WITH SHOWER HEADS AND IN SHOWER COMP SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8FT ABOVE THE FLOOR. ANY GLAZING IN SHOWER SHALL TO BE TEMPERED GLASS AND CONFORM TO 2020 RICHS R302.1

WINDOWS & DOOR NOTE:
ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
UP TO 4'-0" TO BE PROVIDED WITH (1) 2x6 HEADERS
UP TO 6'-0" OPENINGS SHALL BE PROVIDED WITH (2) 2x12
GENERAL CONTRACTOR TO VERIFY ALL WINDOWS AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING
HAZARDOUS GLAZING SHALL COMPLY WITH NYC CODE R302.1 AND MEET THE CRITERIA FOR CATEGORY 11 AS INDICATED IN 2020 RICHS R304.4
ALL WINDOWS & DOORS TO BE PROVIDED WITH 1/2" MINIMUM SLIPSTREAM RESISTANCE UNLESS OTHERWISE NOTED ON PLANS
ELEVATIONS, 4'-8 1/2" JAMB, FINISHES AS SELECTED BY OWNER
HARDWARE AS SELECTED BY OWNER. NEW WINDOW IN EXISTING 2x4 WALL CONSTRUCTION TO HAVE 4 8"x8" JAMBS. GENERAL CONTRACTOR TO FIELD VERIFY TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.
ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2020 NYC RC, PART 310.1.1. SUCH OPENING SHALL NOT BE EGRESS IN AN EMERGENCY. SHALL HAVE A MIN. AREA OF 5.71 SQ. FT. WITH A MIN. DIMENSION OF 20" WIDTH / 20" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.

ROOFING NOTE:
FLASHING TO BE 6x6 ALUMINUM MIN. UNLESS OTHERWISE NOTED.
ALL FLASHING AT MASONRY VENEERS TO BE 16 GA COPPER
FLASHING TO EXTERIOR MIN. 6" UNDER SHINGLES
PROVIDE COUNTER FLASHING TO LAP OVER STEPPED FLASHING 3 INCH MINIMUM. IF APPLICABLE
INSTALL THROUGH WALL FLASHING AT INTERSECTION OF CHIMNEY & ALL ROOF PENETRATIONS.
APPLY WATER AND ICE SHEILD EXTENDING 24" MIN. FROM INT. OF EXTERIOR WALLS AND 36" WIDE @ EA. SIDE OF VALLEYS.
ALUMINUM GUTTERS WITH BAKED WHITE ALUMINUM FINISH TO BE PROVIDED AND INSTALLED AT ALL ROOF DRAINAGE AREAS. GUTTERS TO BE SUPPORTED AT A MAXIMUM OF 8' O.C. WITH SPICE AND FERRULE. PROVIDE EXPANSION JOINTS WHERE LENGTH EXCEEDS 40'-0". ALUMINUM DOWNSPOUTS TO BE BAKED ALUMINUM FINISH. COLOR TO MATCH GUTTER. PROVIDE DOWNSPOUTS AT 4' LINEAR FEET MIN.
PROVIDE ALL END CAPS, ELBOWS, SHOES, EXPANSION JOINTS, LEAF STRAINERS AND STRAPS FOR A COMPLETE INSTALLATION. WITH BAKED ALUMINUM FINISH. COLOR TO MATCH GUTTER.
PROVIDE 4 INCH 800S PVC PIPING TO CONNECT DIRECTLY TO DRYWELL WHERE APPLICABLE.

SEE SITE PLAN FOR ALL DRAINAGE SCHEDULE AND DRYWELL PLACEMENT. PROVIDE ALUMINUM GUTTER FLASHING AT ALL GUTTER/RAVE CONDITIONS, LAP INTO GUTTER
PROVIDE 80 (UNLESS NOTED OTHERWISE) UNFACED FIBERGLASS BATTS TO FIT AND BE SET UNDER SHINGLES
SLOPED CEILING OR ELSEWHERE, IN NO CASE SHALL THERE BE LESS THAN 1 INCH CLEAR AIR SPACE ABOVE INSULATION.
PROVIDE POLYETHYLENE BARRIER TO UNDERSIDE OF ROOF SHEATHING AT ALL CATHEDRAL CEILING SPACES FOR MINIMUM "RIP" CLEAR AIR PASSAGE.
ALL INSULATED CEILING SPACES TO BE PROVIDED WITH CONTINUOUS 2" ALUMINUM SOFFIT VENT AT SOFFIT AND RIDGE FILTER SHIMALE VENT AS PER SECTION R302.1.1 (OR EQUAL) AT RIDGE. WHERE CATHEDRAL CEILING ROOF MEETS VERTICAL WALL PROVIDE FLASH FILTER VENT AS MANDATED BY AIR VENT (OR EQUAL)
PROVIDE ROOF VENT PROTECTION AGAINST THE ENTRANCE OF RAIN OR BROWN. VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT FINISH. THE TOTAL NET FREE VENTILATION SHALL NOT BE LESS THAN ONE TO ONE HUNDRED FIFTY OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF ONE INCH SPACE SHALL BE MAINTAINED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

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

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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

ANY, NOT SHOWN ARE NOT GUARANTEED.

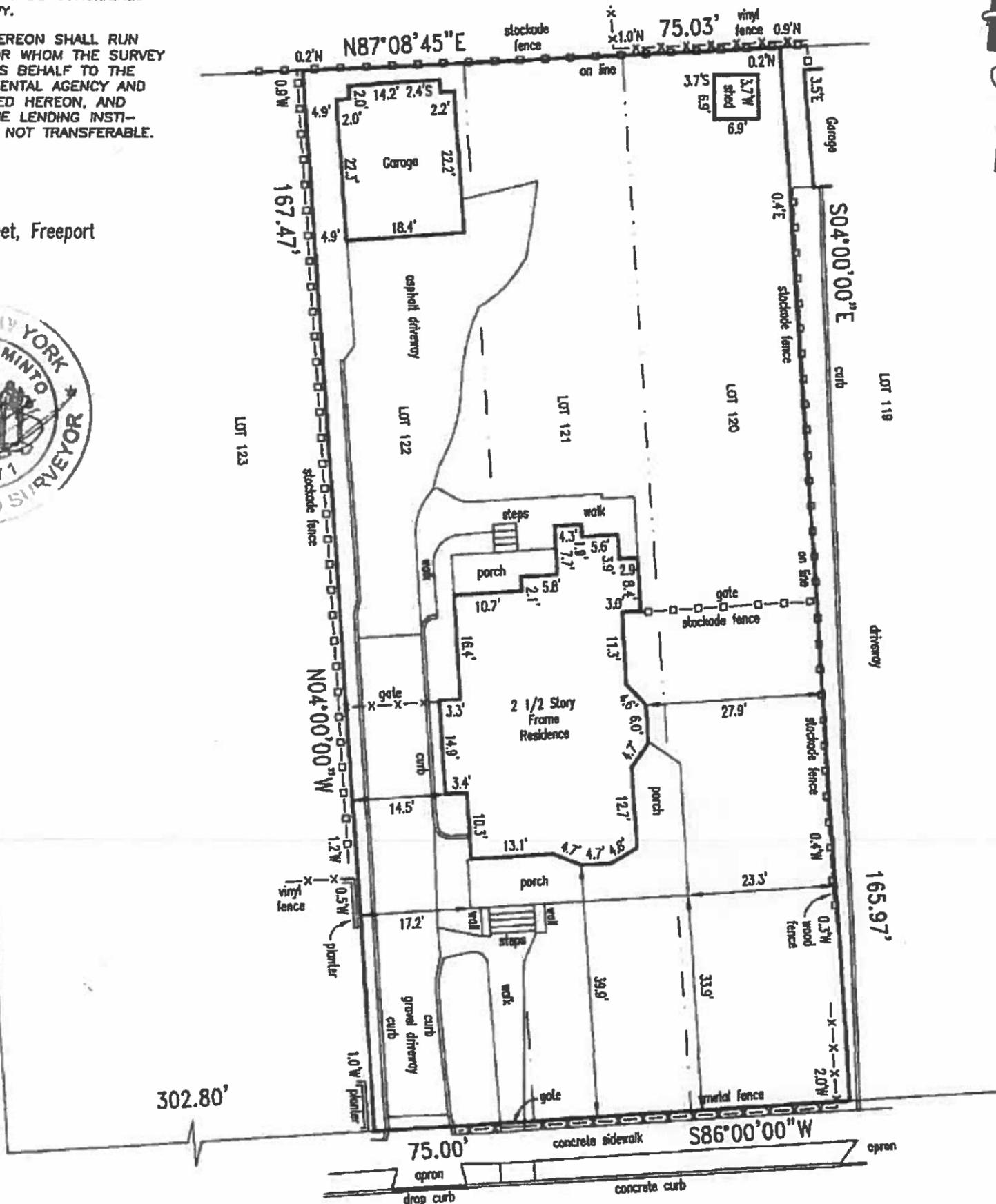
NOW OR FORMERLY FREEPORT LAND CO.

Premises known as:

344 Archer Street, Freeport



South Bayview Avenue



Archer Street

Survey of Lots 120, 121 and 122

MAP OF BAY VIEW AT FREEPORT
FILED SEPTEMBER 26, 1906 AS MAP NO. 305, CASE NO. 2174

situate in the Incorporated

Village of Freeport

Town of Hempstead

Nassau County, New York

Section 62 Block 134 Lots 120-122

Scale 1" = 20' Surveyed March 9, 2023

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Certified to:

EDWARD SYLVIA AND CLAUDIA VILLOTA
CITIZENS BANK, N.A., ISAOA ATIMA
COACH TITLE INSURANCE AGENCY (CTA-23-9235)
WESTCOR LAND TITLE INSURANCE COMPANY

Michael W. Minto, L.S.P.C.

LICENSED PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE NUMBER 050871

87 Woodview Lane
Centereach, N.Y. 11720

PHONE/FAX: (631) 580-1202

CELLULAR: (631) 786-9714

EMAIL: mikeminto@spc@gmail.com



Application Date: 3/1/22
Fees Paid: \$325

SP# 3534

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 114 CHURCH STREET ZONING DISTRICT BUSINESS B
SECTION 62 BLOCK 75 LOT 16/17 LOT SIZE: 13,686

| <input type="checkbox"/> TENANT | <input checked="" type="checkbox"/> APPLICANT | <input type="checkbox"/> LESSEE | <input type="checkbox"/> PROPERTY OWNER |
|---------------------------------|---|---------------------------------|--|
| Name: | <u>TOM HOPKINS, 1/c/o SSCG</u> | | Name: <u>TOM HOPKINS, CEO, 1/c/o SOUTH SHORE CHILD GUIDANCE CENTER</u> |
| Address: | <u>114 CHURCH STREET FREEPORT, NY 11520</u> | | Address: <u>114 CHURCH STREET FREEPORT, NY 11520</u> |
| Telephone #: | <u>516-306-3144</u> | | Telephone #: <u>516-306-3144</u> |

Attorney Name: Willy Zambardo Address: 410 ATLANTIC AVE FREEPORT NY 11520
(optional) Phone #: 516-327-0851

Present Land Use: FACTORY - 'F-1' Proposed Land Use: BUSINESS BEHAVIORAL INTERVENTION CLINIC

Description of Proposed Work: EXTERIOR FACADE IMPROVEMENT

I request a preliminary meeting: YES NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 1st day of March, 2022

John Pinto
Notary Public, State of New York
No. 01P15082545
Qualified in Kings County
My Commission Expires July 28, 2025

03/01/2022
DATE

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 1st day of March, 2022

John Pinto
Notary Public, State of New York
No. 01P15082545
Qualified in Kings County
My Commission Expires July 28, 2025

03/01/2022
DATE

FOR VILLAGE USE ONLY

| | |
|--|----------------------------------|
| Site Plan Public Hearing Required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Date of Hearing: <u>3/22/22</u> |
| Village Clerk's Signature: <u>[Signature]</u> | Date of Decision: <u>4/12/22</u> |
| Planning Board Signature: <u>[Signature]</u> | Date: <u>4/12/22</u> |
| | Date: <u>7.12.22</u> |



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

February 18, 2022
SITE PLAN LETTER

Thomas Hopkins
114 Church Street
Freeport, NY 11520

RE: 114 Church Street, Freeport, NY
Zoning District – Business B Sec. 62 Blk. 75 Lot 16 & 17
Building Permit Application #20222629
Description- Exterior facade improvement

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector
/cd
Encl.

c: Village Clerk
Willy Zambrano

ZBA Approval Needed:

Yes: _____ No: X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222629

Location: 114 Church Street, Freeport, NY

Applicant: Thomas Hopkins

Description: Exterior facade improvement

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: February 18, 2022



Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

20222629

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: 114 CHURCH STREET | | | | | | | |
| Project Location (describe, and attach a location map): 114 CHURCH STREET, FREEPORT, NY 11520 | | | | | | | |
| Brief Description of Proposed Action: EXTERIOR FACADE IMPROVEMENT. | | | | | | | |
| Name of Applicant or Sponsor: THOMAS HOPKINS | | Telephone: 516-306-3144 | | | | | |
| Address: 114 CHURCH STREET | | E-Mail: THOPKINS@EPICLI.ORG | | | | | |
| 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" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</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"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</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"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 3.a. Total acreage of the site of the proposed action? | | _____ acres | | | | | |
| b. Total acreage to be physically disturbed? | | _____ acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ acres | | | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | | | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 | | | | | | | |

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

| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>THOMAS HOPKINS</u> | Date: <u>02/11/2022</u> | |
| Signature: <u>[Signature]</u> | | |

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

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

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

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

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

VILLAGE OF FREEPORT
MUNICIPAL BUILDING
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300
(516) 771-4127 Fax

ROBERT T. KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

November 20, 2020

Willy Zambrano
410 Atlantic Ave.
Freeport, NY 11520

Application #2020-1 – 114 Church St., Business B - Section 62/Block 075/Lot 16 – South Shore Child Guidance Association, Inc. and Joseph Whaley – Proposed child guidance center with less than required parking.

Dear Mr. Zambrano,

The above application was before the Zoning Board of Appeals at its meeting held on November 19, 2020 at which time the application was approved. Please find enclosed a copy of the decision of the Zoning Board of Appeals.

If you have any questions or need further information, please call my office at 516-377-2202.

Sincerely,

Robin Cantelli

Robin Cantelli
Secretary to the Zoning Board of Appeals

Cc: Marco Silva, Esq.
Joseph Whaley

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

DATE: November 19, 2020

APPROVAL

Building Department Application Permit #20191377

Madame Chair, regarding Application #2020-1 for the premises located at 114 Church Street, Freeport, New York, this Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, and 210-172A(12) seeking approval for a child guidance center with less than required parking.

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

This is a re-opening of a previous public hearing held on May 5, 2020 and denied by the Board on August 20, 2020. Applicant requested a re-hearing, and this re-hearing was held on November 19, 2020. Applicant was represented by attorney Marco Silva. Mr. Silva explained that they have reconfigured the first floor of the building to remove 60% of the ground floor warehouse space and replace it with 19 parking spaces. By removing the warehouse space, the parking requirement now drops to 40 spaces from 58.5 originally. The applicant also presented a signed lease with M&S Lighting Corporation for 28 parking spaces. As such, a total of 47 spaces are being provided, when 40 are needed.

One neighbor spoke out against this application, with concerns about clients of the proposed guidance center using the spaces for his building. Mr. Silva had explained that the plan is for the employees to use the off-site spaces, and for clients to use the on-site spaces. He explained that there will be signage directing clients where to park. Mr. Silva explained that under the controlling caselaw, speculative concerns without corroboration cannot be considered, nor can one business be protected at the expense of another.

Under Freeport Village Code §210-12K, parking required under the code may be provided off-site, up to 500 feet away. Under these circumstances, a permit is granted and a formal variance would not be required. However, the Board always has the ability to grant a straight variance. As there is some question as to whether this parking is more than 500 feet away (it appears to be quite close either way), the Board will address this as a variance situation.

As such, based on the testimony provided during the original May 5 hearing (and re-adopts the findings of fact from the prior decision), and this subsequent hearing,

- I. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

- a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. As presented in the parking study presented during the prior public hearing on May 5, applicant believed there were already sufficient spaces to meet demand. However, applicant had no spaces of its own. Applicant has now reconfigured the building to provide 19 spaces of its own, as well as securing a lease for an additional 28 spaces. As such, with this reconfiguration, parking demand will be reduced from the current demand, and actual parking spaces will be provided on-site as well as very close off-site.
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. As applicant explained, the building takes up most of the lot. By adding parking on the first floor, applicant has done its best to maximize parking availability.
 - c. that the requested area variance is insubstantial, when viewed from the point of view that this Board will condition this approval on the continued provision of sufficient off-street leased parking spaces to provide a total of 40 spaces. While those spaces may not be located within 500 feet, this is an appropriate condition to make for the grant of a variance.
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created. This building is pre-existing without parking. Applicant has now provided some on-site parking which never existed before.
2. The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

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

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. Applicant has provided a lease for 28 off-site spaces. Applicant must maintain a lease so that a total of 40 spaces combined between on-site and off-site are maintained at all times. The Zoning Board strongly recommends that the applicant sign multi-year leases/licenses because should applicant ever fail to provide the full amount of parking required, applicant must return to the Board for further review.

4. As explained by counsel, applicant must have employees park in the off-site spaces, so as to make the on-site spaces available for clients, minimizing the chance of harm to neighboring businesses.

Second by: Charles Hawkins

The Clerk polled the Board:

| | |
|----------------------|----------|
| Deputy Chair Carey | excused |
| Member Mineo | in favor |
| Member Jackson | in favor |
| Member Hawkins | in favor |
| Alternate Lewis | excused |
| Alternate Scopeletis | in favor |
| Chair Rhoden | in favor |



VILLAGE CLERK'S OFFICE

NAME: Zambrano Architectural Design 114 Church St

DATE: 3/1/22

| CHECK ONE | ACCOUNT CODE | DESCRIPTION | CHECK # | CASH | AMOUNT |
|-----------|--------------|--|---------|------|----------|
| | 199 | Alarm Permit \$50 per yr/\$125 pre 3 yr/\$50 sub | | | |
| | 7 | Auctioneer Permit \$25 per year/\$25 daily | | | |
| | 8 | Auto Wrecker License (New & Renewal) | | | \$575.00 |
| | 97/28 | Banner Request (75% Elec Dept & 25% Clerk) (\$95) | | | |
| | 6 | Birth Certificate \$10 each copy/ \$22 for genealogy | | | |
| | 37 | Business License \$155 Food & Drink License \$115 | | | |
| | 11 | Cabaret License | | | \$375.00 |
| | 14 | Claim | | | |
| | 10 | Commuter Parking \$60 Resident/\$190 Non Residents | | | |
| | 6 | Death Transcript \$10 each copy/ \$22 for genealogy | | | |

ZAD ZAMBRANO ARCHITECTURAL DESIGN LLC
 410 Atlantic Avenue
 Freeport, NY 11520
 (516) 327-0851

CHASE
 JPMorgan Chase Bank, N.A.
 www.Chase.com
 1-2/210

7656

ZAMBRANO ARCHITECTURAL DESIGN

PAY TO THE ORDER OF

VILLAGE OF FREEPORT
 THREE HUNDRED TWENTY FIVE AND 2/100

3/1/22

\$ 325.00

DOLLARS

MEMO

SITE PLAN REVIEW Appl.



[Handwritten Signature]

AUTHORIZED SIGNATURE

⑈007656⑈ ⑆021000021⑆ 1853849158⑈

| | | | |
|-----|---|------|----------|
| 70 | Non Oil Container (2 week intervals-up to 1 month) | | \$300.00 |
| 49 | Second Hand Dealer's License | | \$375.00 |
| 12 | Sewer Connection | | |
| 106 | Sidewalk Contractor's Annual License | | \$75.00 |
| 4 | Sidewalk Permit (New \$220) (Existing \$40) | | |
| 110 | Site Plan Review Board | 7656 | 325.00 |
| 45 | Street Opening Permit (\$250 + Cost of repairs) | | |
| 13 | Subdivision Application | | |
| 69 | Subpoena | | |
| 111 | Taxi Cab Medallion License (New & Renewal) | | \$525.00 |
| 100 | Taxi Driver License Application (New) | | \$75.00 |
| 101 | Taxi Driver License Application (Renewal) | | \$75.00 |
| 117 | Temporary Storage Containers(90 days/+ \$50 max 120 days) | | \$100.00 |
| 102 | Tow Truck License (Each vehicle) | | \$575.00 |
| 103 | Transfer Taxi Medallion to New Vehicle | | \$100.00 |
| 29 | Zoning Board of Appeals | | |
| | OTHER | | |

SIGNATURE: *[Handwritten Signature]*

BILL #

September 07, 2023

Village Clerk
Village of Freeport
46 North Ocean Avenue
Freeport, NY 11520

Address: 114 Church St, Freeport NY 11520

Re: **SP-3534 – 114 Church Street, Section 62/Block 75/Lots 16 & 17. Business B, Thomas Hopkins.** Exterior Façade Improvements *Approved 4/12/2022*

Dear Ms DeBourg,

We are hereby respectfully requesting to open the above approved application and submit to amend its application to the Site Planning Review Board for as-built conditions.

Due to the reconfiguration of the store front opening on its façade, the removal of the existing aluminum siding, replacement of new brick installation that did not match and other unappealing blemishes that existed on the original brick façade coupled with an entire painted (puke green) side wall, we felt compelled to liven up the street with a new and inviting paint color that would match both front and side walls to a more homogenous condition.

We are also amending the signage to a back light sign in lieu of a painted sign on brick. We felt this change would be more aesthetically pleasing, soothing to a night ambiance and more identifiable than painted letters on a brick wall. The blue color as shown originally has remained the same.

Attached please find:

- Original rendering of the façade improvement submission
- Store front openings with replacement of bricks and blemishes with original side Painted (puke green) wall.
- As-built conditions – Daytime and nighttime picture showing front and side walls with one field color gray for the entire building, back-lit sign and blue paint for the two storefronts matching the proposed color previously presented.
- A letter from Freeport Marine Supply (next door neighbor) in support of these changes.

Sincerely,



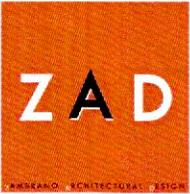
Willy L. Zambrano, FAIA, LEED, AP
Design Principal in Charge

Cc: Sergio Mauras, VOF Superintendent

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SEP 08 2023

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





FREEPORT MARINE SUPPLY CO., INC.

47 W. Merrick Rd * Box 111 * Freeport, NY 11520

Tel: 516-379-2610 * Fax: 516-379-2909

www.freeportmarine.com

Village of Freeport Site Planning Review Board

September 5, 2023

I am writing to express my support for the recent changes made to the exterior color and signage to our neighboring building, SSCGC on Church Street. The fresh paint job not only enhances the visual appeal of the establishment but also contributes positively to the overall aesthetics of our community. The new color scheme complements the surrounding area and creates a more inviting and vibrant atmosphere for both residents and visitors. This improvement aligns perfectly with our neighborhood's goals of maintaining and improving our local businesses while fostering a sense of pride and community. I believe these changes not only benefit the business itself but also add to the charm and character of our area, making it an even more attractive place to live and visit.

Please feel free to contact me with any questions or concerns.

Regards,

A handwritten signature in blue ink, appearing to read "Justin Ross", written over a faint circular stamp.

Justin Ross

President

Freeport Marine Supply

Family Owned and Operated Since 1939

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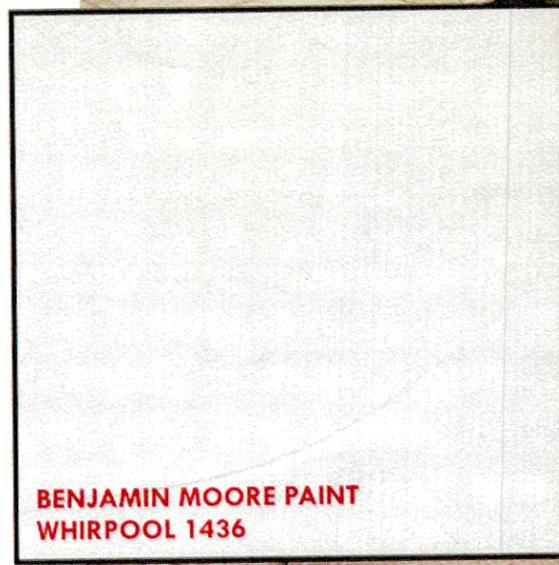
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SEP 08 2023

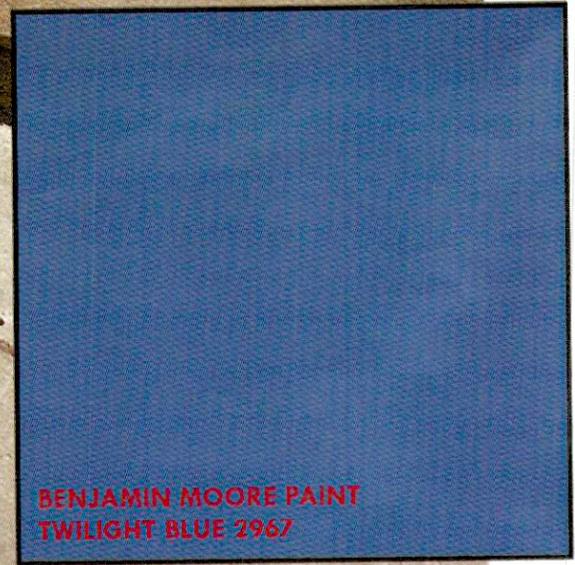
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VILLAGE OF FREEPORT, NY

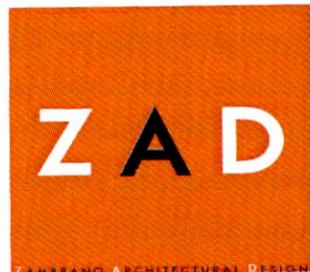
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



**BENJAMIN MOORE PAINT
WHIRLPOOL 1436**



**BENJAMIN MOORE PAINT
TWILIGHT BLUE 2967**



ZAMBRANO ARCHITECTURAL DESIGN
410 ATLANTIC AVENUE
FREEPORT, NY 11520
WWW.ZAMBRANOARCHITECTS.COM

**EXTERIOR MASONRY WITH PAINTED FINISH
& INDIRECT ILLUMINATED SIGNAGE
DAYTIME STREET VIEWS**

SOUTH SHORE GUIDANCE CENTER
114 Church Street
Freeport, NY 11520
Section 62 / Block 75
Lots 16 & 17



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**EXTERIOR MASONRY WITH PAINTED FINISH
& INDIRECT ILLUMINATED SIGNAGE
NIGHTTIME STREET VIEWS**

SOUTH SHORE GUIDANCE CENTER
114 Church Street
Freeport, NY 11520
Section 62 / Block 75
Lots 16 & 17

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**EXTERIOR MASONRY WITH PAINTED FINISH
& INDIRECT ILLUMINATED SIGNAGE
NIGHTTIME VIEW**

SOUTH SHORE GUIDANCE CENTER
114 Church Street
Freeport, NY 11520
Section 62 / Block 75
Lots 16 & 17

ZAD

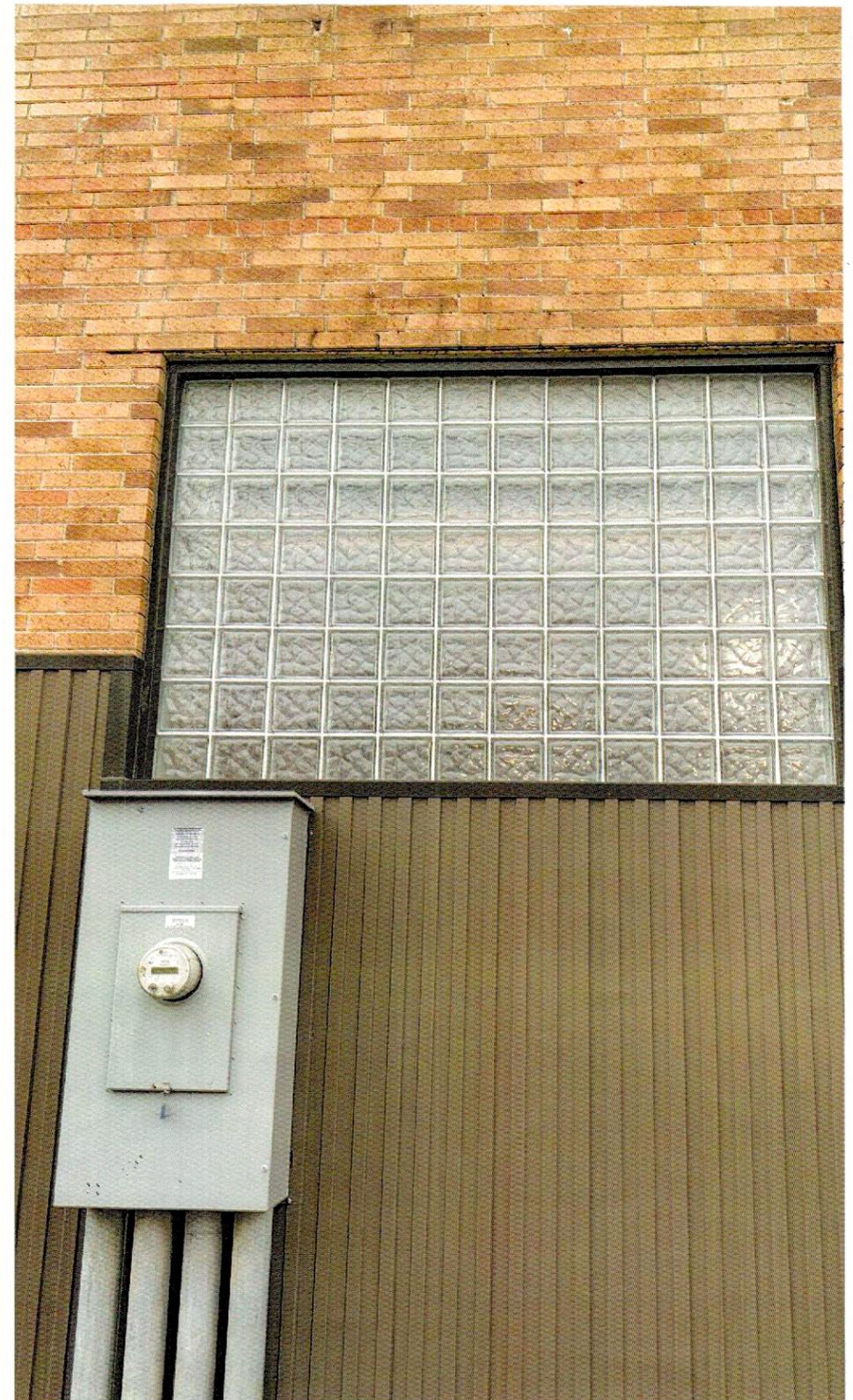


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**EXTERIOR CONDITION AFTER BRICK REPLACEMENT &
NEW STOREFRONT ENTRANCE
STREET & SIDE VIEWS**

SOUTH SHORE GUIDANCE CENTER
114 Church Street
Freeport, NY 11520
Section 62 / Block 75
Lots 16 & 17

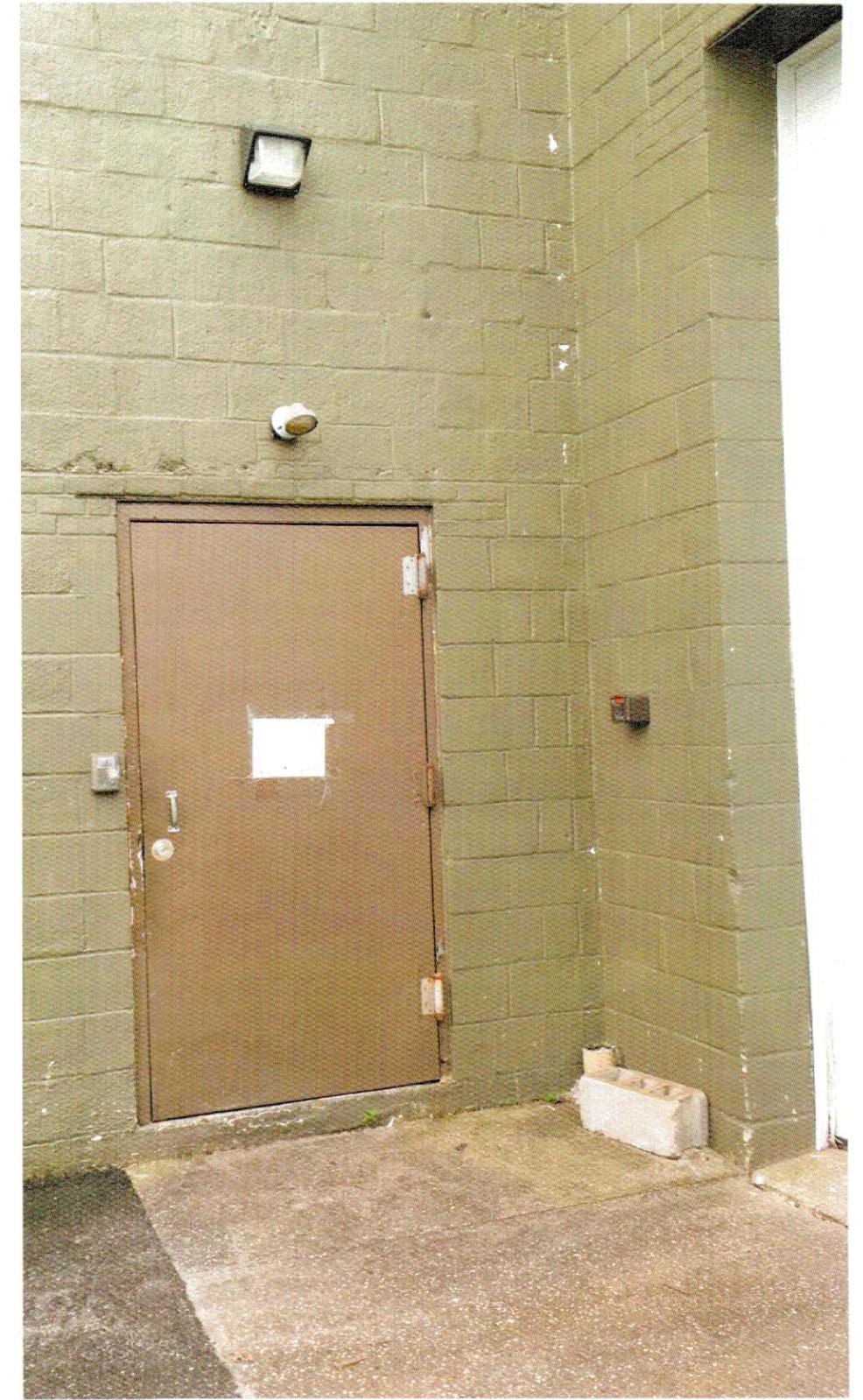


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EXISTING CONDITIONS PRIOR TO EXTERIOR WORK
STREET VIEWS

SOUTH SHORE GUIDANCE CENTER
114 Church Street
Freeport, NY 11520
Section 62 / Block 75
Lots 16 & 17



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EXISTING CONDITIONS PRIOR TO EXTERIOR WORK
SIDE DRIVEWAY VIEWS

SOUTH SHORE GUIDANCE CENTER
114 Church Street
Freeport, NY 11520
Section 62 / Block 75
Lots 16 & 17

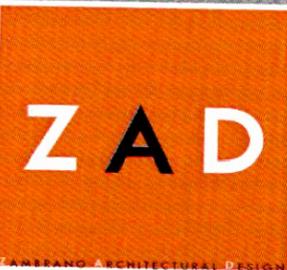
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VILLAGE OF FREEPORT, NY



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PROPOSED EXTERIOR SCHEME
MARCH 2022

SOUTH SHORE GUIDANCE CENTER
114 Church Street
Freeport, NY 11520
Section 62 / Block 75
Lots 16 & 17

Application Date: 7/31/23
Fees Paid: 750.00

SP# 3654

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 120 Guy Lombardo Avenue, Freeport, New York ZONING DISTRICT Business B
SECTION 62 BLOCK 108 LOT 9, 25, and 102 LOT SIZE: 0.68 acres

| <input checked="" type="checkbox"/> TENANT APPLICANT | <input checked="" type="checkbox"/> LESSEE | PROPERTY OWNER |
|---|--|--|
| Name: <u>New York SMSA Limited Partnership d/b/a Verizon Wireless</u> | | Name: <u>Verizon New York Inc.</u> |
| Address: <u>c/o Amato Law Group, PLLC</u> | | Address: <u>140 West Street, New York, New York 1007</u> |
| <u>666 Old Country Road, Suite 901, Garden City, NY 11530</u> | | |
| Telephone #: <u>(516) 227-6363</u> | | Telephone #: <u>(845) 838-9982</u> |

Attorney Name: Amato Law Group, PLLC / Jessica Zalin, Esq. and Kerry Foster, Esq. Address: 666 Old Country Road, Suite 901 Garden City, NY 11530
(optional) Phone #: (516) 227-6363

Present Land Use: commercial / office building Proposed Land Use: same as existing, and public utility wireless communication facility

Description of Proposed Work: Applicant New York SMSA Limited Partnership d/b/a Verizon Wireless proposes to install a new public utility wireless communication facility on the rooftop of the existing building at the property, as more fully depicted on the zoning drawings submitted herewith and incorporated herein.

I request a preliminary meeting: YES NO

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

New York SMSA Limited Partnership d/b/a Verizon Wireless YES NO
By: [Signature] DATE 7/4/23

Sworn to before me this 4 day of July, 2023
Notary Public [Signature]
Name: Robert Szaniawski Title: Network Engineering Real Estate
No. 02DE5080491 Qualified in Suffolk County 2026
My Commission Expires 05-20-2022

Property Owner's Consent:
I, Verizon New York Inc. am (are) the owner(s) of the subject property and consent to the filing of this application.
By: [Signature] DATE 6-26-23

PROPERTY OWNER'S SIGNATURE Name: Dwight DeJesus DATE
Sworn to before me this 26 day of JUNE, 2023. Title: Global Real Estate, Senior Manager
Notary Public [Signature]
ELBERTA LYNN GAITHER
Notary Public, State of New York
No. 01GA6334994
Qualified in Dutchess County
Commission Expires December 28, 2023

FOR VILLAGE USE ONLY

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



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

June 20, 2023
SITE PLAN LETTER

NYSMSA
120 Guy Lombardo Avenue
Freeport, NY 11520

RE: 120 Guy Lombardo Avenue, Freeport, NY
Zoning District: Business B Sec. 62 Blk. 108 Lot 9
Building Permit Application #20233277
Description: Install a new public utility wireless communication facility on rooftop of building

Dear Sir/Madam:

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

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

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

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

VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
2023 JUL 31 A 11:04
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Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

c/d
encl.
c : Village Clerk
Amato Law Group, PLLC

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233277

Location: 120 Guy Lombardo Avenue, Freeport, NY

Applicant: NYSMA Limited Partnership d/b/a Verizon Wireless

Description: Install a new public utility wireless communication facility on rooftop of building

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 20, 2023


Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
2023 JUL 31 A 11:04
VILLAGE OF FREEPORT, NY

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

Instructions for Completing Part 1

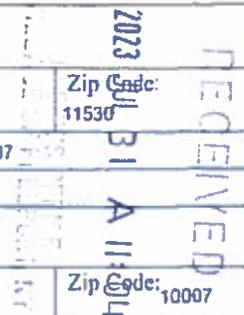
Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

| | | |
|--|--------------------|---|
| Name of Action or Project: Proposed Verizon Wireless Communication Facility- Freeport Relo | | |
| Project Location (describe, and attach a general location map): 120 Guy Lombardo Avenue in the Incorporated Village of Freeport, Nassau County, New York (NCTM # Section 62 - Block 100 - Lots 9, 25, and 102) (see attached Site Location Map) | | |
| Brief Description of Proposed Action (include purpose or need): See Attachment. | | |
| Name of Applicant/Sponsor: New York SMSA Limited Partnership d/b/a Verizon Wireless | | Telephone: See Project Contact below E-Mail: See Project Contact below |
| Address: 4 Centerock Road | | |
| City/PO: West Nyack | State: New York | Zip Code: 10994 |
| Project Contact (if not same as sponsor; give name and title/role): Jessica Zalin, Esq., Amato Law Group, PLLC | | Telephone: (516) 227-6363 E-Mail: jzalin@amatofirm.com |
| Address: 666 Old Country Road, Suite 901 | | |
| City/PO: Garden City | State: New York | Zip Code: 11530 |
| Property Owner (if not same as sponsor): Verizon New York Inc. | | Telephone: (804) 772-6707 E-Mail: |
| Address: 140 West Street | | |
| City/PO: New York | State: New York | Zip Code: 10007 |



B. Government Approvals

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

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



C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

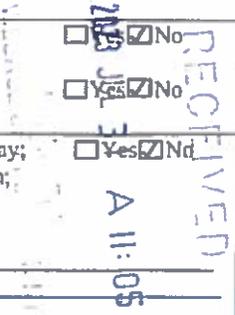
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):



C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
Business B (B-B) Zoning District of the Village of Freeport

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

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Freeport Public Schools

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

c. Which fire protection and emergency medical services serve the project site?
Freeport Fire Department provides both fire protection and emergency medical services to the Subject Property.

d. What parks serve the project site?
N/A - The proposed wireless communications facility is unmanned and will not place a demand on or utilize park



D. Project Details

D.1. Proposed and Potential Development

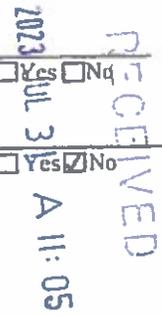
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Public Utility wireless communication facility

b. a. Total acreage of the site of the proposed action? 0.68± acres
 b. Total acreage to be physically disturbed? 0.00 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.016± acres **

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

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 1-3± months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____



*The proposed wireless communications facility would be located entirely upon the rooftop of an existing public utility building. No new ground disturbance is proposed.
 **Refers to the proposed 710±-square-foot Verizon Wireless lease area on the existing building.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|-----------------------------|------------|------------|--------------|--------------------------------|
| Initial Phase | _____ | _____ | _____ | _____ |
| At completion of all phases | _____ | _____ | _____ | _____ |

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes, (refers to the proposed screening enclosure)

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 8 height; 18'-7" width; and 30'-9" length

iii. Approximate extent of building space to be heated or cooled: N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them: _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

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

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes: (Unmanned facility - no potable water required)

i. Total anticipated water usage/demand per day: _____ gallons/day

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

If Yes:

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



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

If Yes:

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

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

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes? Yes No
If Yes: (Unmanned facility - no liquid waste generation)

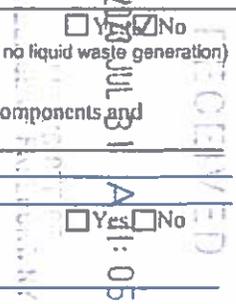
i. Total anticipated liquid waste generation per day: _____ gallons/day

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

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No



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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

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

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

If Yes:

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

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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*Construction of the proposed facility will not necessarily involve the generation of emissions. It is possible that, during the limited construction period (i.e., approximately one-to-three months), that minor emissions may occur related to equipment (e.g., crane, generator) and/or the transport of equipment, supplies and labor.

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

If Yes:

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

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

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

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

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

If Yes:

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

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

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

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

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

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

If Yes:

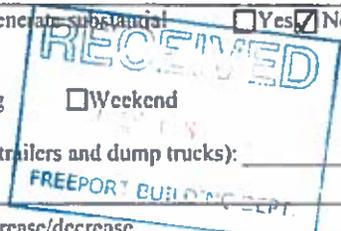
i. Estimate annual electricity demand during operation of the proposed action: _____
 A minimal increase in electricity usage associated with the operation of the proposed wireless communications facility.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Via proposed connections to the electric grid (PSEG Long Island)

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

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

| | | | |
|-------------------------|--------------------------|------------------------|-----------------|
| i. During Construction: | | ii. During Operations: | |
| • Monday - Friday: | 6:00 a.m. to 8:00 p.m.** | • Monday - Friday: | 24 hours/day*** |
| • Saturday: | None | • Saturday: | 24 hours/day*** |
| • Sunday: | None | • Sunday: | 24 hours/day*** |
| • Holidays: | None | • Holidays: | 24 hours/day*** |



*Unmanned facility - approximately one vehicle trip per month by technician required for maintenance and inspection of equipment.
 **Represents permitted construction hours, during which noise levels of L10 of 70 db(A)s measured at a distance 400 feet from the construction site are permitted pursuant to the Village of Freeport noise regulations at Chapter 155 of the Village Code.
 ***Remotely monitored, unmanned wireless communications facility.

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

Ambient noise levels may be temporarily increased during installation activities, which would be performed between the hours of 6:00 a.m. and 8:00 p.m. on weekdays, but would not exceed L10 of 70 db(A)s when measured at a distance 400 feet from the construction site, in accordance with Village of Freeport noise regulations at Chapter 155 of the Town Code

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

Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

The proposed handrail mounted work light fixtures would be operable via a time switch and would be downward facing and shielded to prevent off-site light spill.

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s): _____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation: _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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



E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

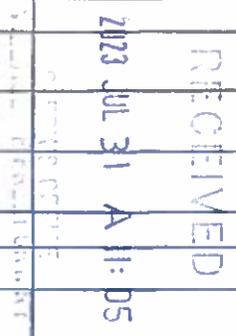
Forest Agriculture Aquatic Other (specify): Community Service (Freeport Memorial Library)

ii. If mix of uses, generally describe: _____

The Proposed Action is located upon the rooftop of an existing public utility building, along a mixed-use corridor consisting of commercial and single family residential uses, with commercial, single-family residential and industrial uses beyond.

b. Land uses and covertypes on the project site. N/A*

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



*The Proposed Action involves the construction of a Verizon Wireless communications facility upon an existing public utility building. There would be no ground disturbance, therefore, no change to ground cover or land use would result.

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
 Dodd Junior Highschool is located 670± feet north, De La Salle School is located 715± feet north, New Visions Elementary School is located 1,215± feet southeast, Woodward Children's Center is located 960± feet west, Hi-Hello Child Care Centers Inc. is located 1,115± feet southwest, and Freeport Memorial Library is located 460± feet northwest from the Subject Property

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

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

 iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes - Spills Incidents database Provide DEC ID number(s): 9705833, 0500528
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): 130193
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 Spill #9705833 was closed 11/22/2010 and Spill #0500528 was closed 5/26/2010. Further, the Proposed Action would be located entirely upon the rooftop of the existing building and therefore would not be located in areas associated with the identified spills. Site 130193, located approximately 285 feet west of the Subject Property, is a State Superfund Site classified as O4 (site has been properly closed but requires continued site management consisting of operation, maintenance and/or monitoring). Remediation is complete and has successfully achieved Soil Cleanup Objectives for residential use. Residual contamination in the soil and groundwater is being managed under a Site Management Plan and a sub-slab depressurization system has been installed to mitigate on-site and building-wide soil vapor intrusion.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 1,300± feet below grade surface (bgs)

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

c. Predominant soil type(s) present on project site: Ug (Urban land) _____ 100± %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 10± feet

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

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

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

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

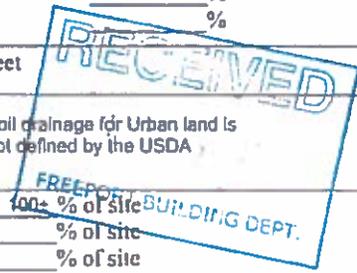
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer



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m. Identify the predominant wildlife species that occupy or use the project site: _____
Typical suburban species (songbirds, squirrels, etc.) may be present at the overall Subject Property. However, the proposed site does not contain any natural areas.

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare or of special concern? Yes No
 If Yes:
 i. Species and listing: _____

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

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

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

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

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

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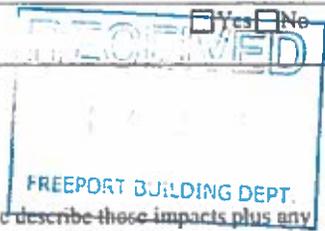
c. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No
 If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No
 If Yes:
 i. Describe possible resource(s): _____
 ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No
 If Yes:
 i. Identify resource: Meadowbrook Parkway, Southern State Parkway, Loop Parkway, Wanlagh Parkway**
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic byways
 iii. Distance between project and resource: 0.9±, 2.4±, 3.5±, 3.7± miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No
 If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No



F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name New York SMSA Limited Partnership Date March 22, 2023
d/b/a Verizon Wireless

Signature [Signature] Title Senior Environmental Manager
 David M. Wortman
 VHB Engineering, Surveying, Landscape Architecture and Geology,
 P.C., as Environmental Consultant to the Applicant

*Although the Subject Property is located in an archaeologically sensitive area, as designated by New York State Office of Parks, Recreation and Historic Preservation's Cultural Resource Information System (CRIS), the property has been previously disturbed for development activities. Furthermore, the Proposed Action would occur upon an existing public utility building and would not involve any new ground disturbance. As such, it is not anticipated that archaeological deposits would be disturbed as a result of the Proposed Action.
 **Other similar resources (e.g., local parks) are present within a five-mile radius of the Proposed Action, which are not formally designated as scenic resources. Given the nature of the Proposed Action (i.e., construction of a new wireless communications facility upon an existing public utility building), there would be no discernible visual impact to any of these resources as a result of the Proposed Action.



PRINT FORM

Site Location Map

Proposed Verizon Wireless Communication Facility- Freeport Relo
120 Guy Lombardo Avenue, Incorporated Village of Freeport, Nassau County



 Subject Property

Subject Property



Nassau County

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Proposed Verizon Wireless Communication Facility – Freeport Relo
120 Guy Lombardo Avenue, Incorporated Village of Freeport
Nassau County, New York

Full Environmental Assessment Form

Attachment

Page 1. Item A., Brief Description of the Proposed Action

The Proposed Action includes the installation of a new Verizon Wireless public utility wireless communications facility located upon the rooftop of an existing public utility building located at 120 Guy Lombardo Avenue in the Incorporated Village of Freeport, Nassau County, New York. Specifically, the Proposed Action includes the installation of fifteen (15) antennas, eighteen (18) Remote Radio Head (RRH) units and six (6) Main Distribution Boxes (MDBs) mounted within a proposed RF compatible screen enclosure with proposed wire mesh roof atop of an existing mechanical bulkhead in three (3) sectors (five (5) antennas, nine (9) RRH units and two (2) MDB per sector), with the proposed antennas reaching a top height of 83-feet-10±-inches above grade level (agl) and the proposed screen enclosure reaching a top height of 85±-feet agl. Four (4) existing GPS units owned by the property owner would be relocated to the top of the proposed screen enclosure. The proposed screen enclosure would be designed to match the existing bulkhead in pattern and color. The Proposed Action also involves the installation of three (3) antennas in three (3) sectors to be mounted to the building's façade at a height of 56-feet-5±-inches agl (one (1) Gamma antenna to be mounted at the northwest corner; one (1) Alpha antenna mounted at the northeast corner; and one (1) Beta antenna mounted to the building at the southeast corner). These antennas would be painted to match the existing buildings façades pattern and color. The Proposed Action also involves the installation of three (3) delta cabinets and electrical, electrical disconnect, ground and fiber boxes mounted on an existing steel dunnage platform. Four (4) GPS units, a power panel and work light fixtures are proposed to be installed on an existing handrail on the platform. The Proposed Action also includes the removal of two (2) existing dunnage mounted condensers. A proposed cable tray with six (6) 12x24 hibriflex cables would be routed from the proposed equipment area along the roof top to the mechanical bulkhead, and electrical and ground conduits are proposed to be routed through the fourth floor ceiling between the façade mounted antennas and the equipment area.

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FREEPORT BUILDING DEPT.



VISIBILITY ANALYSIS



FREEPORT RELO
120 GUY LOMBARDO AVENUE
FREEPORT, NY

PREPARED FOR:



PREPARED BY:

APT Engineering
567 Vauxhall Street Extension – Suite 311
Waterford, CT 06320



VISUAL ASSESSMENT & PHOTO-SIMULATIONS

At the request of New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon"), APT Engineering, P.C. ("APT") completed a visual assessment and computer-generated photographic simulations in association with a proposed wireless telecommunications facility (the "Facility") at 120 Guy Lombardo Avenue in the Village of Freeport, Nassau County, New York (the "Site"). This assessment evaluates the potential visual effects of the proposed Facility from within a one-mile radius (the "Study Area").

Project Setting

The Site is located on the west side of Guy Lombardo Avenue, just south of West Merrick Road in the center of Freeport. It is developed with a four-story building with a rooftop bulkhead extending to a top height of approximately 77 feet above ground level ("AGL"), referred to hereafter as the "Building". Land use within the immediate area is a mix of commercial, high-density residential and institutional development. NY Route 27 ("Sunrise Highway") and the Long Island Rail Road corridor are located approximately 0.25-mile to the north of the Site.

The topography within the Study Area consists of level terrain. Ground elevations range from sea level along the shore of Freeport Creek \pm 0.5-mile southeast of the Site to approximately 42 feet above mean sea level ("AMSL") approximately 0.38-mile northwest of the Site. The urban environment has minimal tree cover (consisting primarily of deciduous landscaping) occupying 5 acres (or \pm 0.25%) of the 2,011-acre Study Area. Open water occupies approximately 46 acres (or \pm 2.29%).

Project Undertaking

Based on information contained in the Zoning Drawings (prepared by WFC Architects, dated February 3, 2023), Verizon would install a new radio-frequency-transparent extension ("RF screening") to the bulkhead, raising its height to approximately 85 feet AGL. A total of 15 antennas, 18 remote radio heads (RRHs), six (6) main distribution boxes, and ancillary equipment would be installed behind the RF screening. Four (4) existing GPS units on the bulkhead would be relocated to the top of the RF screening. Three (3) additional antennas would be flush mounted to the exterior of the Building, one (1) each on the northwest, northeast and southeast corner façades. Equipment cabinets would be located on the rooftop's existing steel dunnage currently utilized for condenser units. All cabling associated with the proposed Facility would be routed through the building, and would run along the rooftop in covered cable trays and continue up the side of the bulkhead, terminating behind the RF

screening. The RF screening and flush mounted antennas would match the Building's brick façade.

Methodology

APT used the combination of a predictive computer model, in-field analysis, and review of various data sources to evaluate the visibility associated with the proposed Facility on both a quantitative and qualitative basis. The predictive model provides a measurable assessment of visibility throughout the entire Study Area, including private properties and other areas inaccessible for direct observations. The in-field analysis consisted of a reconnaissance of the Study Area to record existing conditions, verify results of the model, inventory locations with views of the Building, and provide photographic documentation from publicly accessible areas. A description of the procedures used in the analysis is provided below.

Preliminary Computer Modeling

To conduct this assessment, a predictive computer model was developed specifically for this project using ESRI's ArcMap GIS¹ software and available GIS data. The predictive model incorporates Project- and Study Area-specific data, including the Site location, its ground elevation, and the proposed bulkhead height, as well as the surrounding topography, existing vegetation, and structures (the primary features that can block direct lines of sight).

A digital surface model ("DSM"), capturing both the natural and built features on the Earth's surface, was generated for the extent of the Study Area utilizing USGS ("USGS") Long Island NY 2014 LiDAR² LAS³ data points. LiDAR is a remote-sensing technology that develops elevation data by measuring the time it takes for laser light to return from the surface to the instrument's sensors. The varying reflectivity of objects also means that the "returns" can be classified based on the characteristics of the reflected light, normally into categories such as "bare earth," "vegetation," "road," "surface water" or "building." Derived from the 2014 LiDAR data, the LAS datasets contain the corresponding elevation point data and return classification values. The Study Area DSM incorporates the first return LAS dataset values that are associated with the highest feature in the landscape, typically a treetop, top of a building, and/or the highest point of other tall structures.

Once the DSM was generated, ESRI's Viewshed Tool was utilized to identify locations within the Study Area where the proposed Facility may be visible. ESRI's Viewshed Tool predicts visibility

¹ ArcMap is a Geographic Information System desktop application developed by the Environmental Systems Research Institute for creating maps, performing spatial analysis, and managing geographic data.

² Light Detection and Ranging

³ An LAS file is an industry-standard binary format for storing airborne LiDAR data.

by identifying those cells⁴ within the DSM that can be seen from an observer location. Cells where visibility was indicated were extracted and converted from a raster dataset to a polygon feature which was then overlaid onto aerial photograph and topographic base maps. Since the DSM includes the highest relative feature in the landscape, isolated “visible” cells are often indicated within heavily forested areas (e.g., from the top of the highest tree) or on building rooftops during the initial processing. It is recognized that these areas do not represent typical viewer locations and overstate visibility. As such, the resulting polygon feature is further refined by extracting those areas. The viewshed results are also cross-checked against the most current aerial photographs to assess whether significant changes (a new housing development, for example) have occurred since the time the LiDAR-based LAS datasets were captured.

The results of the preliminary analysis are intended to provide a representation of those areas where portions of the Facility may potentially be visible to the human eye without the aid of magnification, based on a viewer eye-height of five (5) feet above the ground and the combination of intervening topography, trees and other vegetation, and structures. However, the Facility may not necessarily be visible from all locations within those areas identified by the predictive model, which has its limitations. For instance, the computer model cannot account for mass density, tree diameters and branching variability of trees, or the degradation of views that occurs with distance. As a result, some areas depicted on the viewshed maps as theoretically offering potential visibility of the Facility may be over-predictive because the quality of those views is not sufficient for the human eye to recognize the Facility or discriminate it from other surrounding or intervening objects.

Field Reconnaissance

To supplement and fine tune the results of the computer modeling efforts, APT completed in-field verification activities consisting of a vehicular and pedestrian reconnaissance and photo-documentation. The field reconnaissance was completed on February 16, 2023. Weather conditions were favorable for the in-field activities with partly cloudy skies. APT conducted the reconnaissance of the Study Area by driving along roads and other publicly accessible locations to document and inventory where the Building could be seen above and through visual obstructions.

Photographic Documentation and Simulations

Visual observations from the reconnaissance were used to evaluate the results of the preliminary visibility mapping, including identifying any discrepancies in the initial modeling, and to obtain photo-documentation from representative locations within the Study Area.

⁴ Each DSM cell size is 1 square meter.

Photographs were taken with a Canon EOS 6D digital camera body⁵ and Canon EF 24 to 105 millimeter ("mm") zoom lens. The coordinates of the Building were entered as a "waypoint" into a handheld global positioning system ("GPS") device, with the "find" tool on the GPS unit then used to provide the distance and orientation to the proposed Facility location. The geographic coordinates of each photo location were recorded as meta data using GPS technology internal to the camera. APT used a standard focal length of 50 mm to present a consistent field of view.

Photographic simulations were generated to portray scaled renderings of the proposed Facility from 13 locations presented herein where the Facility will be seen above/through the trees. Using field data, site plan information and 3-dimensional (3D) modeling software, spatially referenced models of the Site and Facility were generated and merged. The geographic coordinates obtained in the field for the photograph locations were incorporated to produce virtual camera positions within the spatial 3D model. Photo-simulations were then created using a combination of renderings generated in the 3D model and photo-rendering software programs, which were ultimately composited and merged with the existing conditions photographs (using Adobe Photoshop image editing software). The scale of the subjects in the photograph (the Building) and the corresponding simulation (the Facility) is proportional to their surroundings.

For presentation purposes in this report, the photographs were produced in an approximate 7-inch by 10.5-inch format. When reproducing the images in this format size, we believe it is important to present the largest view while providing key contextual landscape elements (existing developments, street signs, utility poles, etc.) so that the viewer can determine the proportionate scale of each object within the scene. Photo-documentation of the field reconnaissance and photo-simulations of the proposed Facility are presented in the attachment at the end of this report. The photo-simulations are intended to provide the reader with a general understanding of the visual characteristics associated with the proposed RF screening and equipment from various locations. Photographs were taken from publicly accessible areas and unobstructed view lines were chosen wherever possible.

Table 1 – Photo Locations summarizes the photographs and simulations presented in the attachment to this report, and includes a description of each location, view orientation, distance from where the photo was taken relative to the Site, and the general characteristics of the view. The photo locations are depicted on the photolog and viewshed maps provided as attachments to this report.

⁵ The Canon EOS 6D is a full-framed camera which includes a lens receptor of the same size as the film used in 35 mm cameras. As such, the images produced are comparable to those taken with a conventional 35 mm camera.

Table 1 – Photo Locations

| Photo | Location | Orientation | Distance to Site | Visibility |
|--------------|--|--------------------|-------------------------|-------------------|
| 1 | East Avenue | North/Northwest | ± 0.15 Mile | Visible |
| 2 | Guy Lombardo Avenue | North/Northwest | ± 410 Feet | Visible |
| 3 | Church Street | West | + 0.16 Mile | Visible |
| 4 | Guy Lombardo Avenue | West | ± 85 Feet | Visible |
| 5 | West Merrick Road | Southwest | ± 0.15 Mile | Visible |
| 6 | Guy Lombardo Avenue – Parking Area | South/Southwest | ± 0.14 Mile | Visible |
| 7 | Guy Lombardo Avenue | South | ± 0.16 Mile | Visible |
| 8 | West Merrick Road | Southwest | ± 340 Feet | Visible |
| 9 | Freeport Memorial Library – South Ocean Avenue | Southeast | ± 0.11 Mile | Visible |
| 10 | Post Office – West Merrick Road | Southeast | ± 440 Feet | Visible |
| 11 | West Merrick Road | East/Southeast | ± 0.15 Mile | Visible |
| 12 | West Merrick Road | East | ± 0.32 Mile | Visible |
| 13 | South Ocean Avenue | East | ± 325 Feet | Visible |
| 14 | South Ocean Avenue at Smith Street | Northeast | ± 0.11 Mile | Not Visible |

Final Visibility Mapping

Information obtained during the field reconnaissance was incorporated into the mapping data layers, including observations of the field reconnaissance, the photograph locations, areas that experienced recent land use changes and those places where the initial model was found to over or under-predict visibility. Once the additional data was integrated into the model, APT recalculated the visibility of the proposed Facility within the Study Area.

Conclusions

As presented on the attached viewshed maps and the photo-simulations, visibility of the Facility would be limited primarily to areas where the existing Building is visible today, representing a very small portion of the Study Area (± 23 acres of the 2,011-acre Study Area, or 1.14%). The proposed Facility is expected to marginally increase the visibility by an additional ± 3 acres. As might be expected, additional views of the Facility would occur within areas immediately adjacent to where the Building is visible today, primarily within approximately 1/3 of a mile from the Site.

The results of this assessment demonstrate that areas currently experiencing partial or full views of the Building will likely have views of the Facility. The design of the bulkhead extension and painting of the flush mounted antennas to match the existing Building façade will be compatible with the Building and in harmony with adjacent buildings and structures, such that the Facility will minimize any visual impact on the community. As such, the proposed Facility will not harm the visual quality or character of the surrounding area.

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STATE OF ARIZONA
DEPARTMENT OF TRANSPORTATION

Limitations

The viewshed maps presented in the attachment to this report depict areas where the proposed Facility may potentially be visible to the human eye without the aid of magnification based on a viewer eye-height of five (5) feet above the ground and intervening topography, tree canopy, and structures. This analysis may not account for all visible locations, as it is based on the combination of computer modeling, incorporating aerial photographs, and in-field observations from publicly accessible locations. This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen.

The photo-simulations provide a representation of the Facility under similar settings as those encountered during the field review and reconnaissance. Views of the Facility can change throughout the seasons and the time of day, and are dependent on weather and other atmospheric conditions (e.g., haze, fog, clouds); the location, angle and intensity of the sun; and the specific viewer location. Weather conditions on the day of the field review included partly cloudy skies.

APT Engineering

Report prepared by:



Brian Gaudet
Project Manager

ATTACHMENTS

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NEW YORK STATE DEPARTMENT OF HEALTH



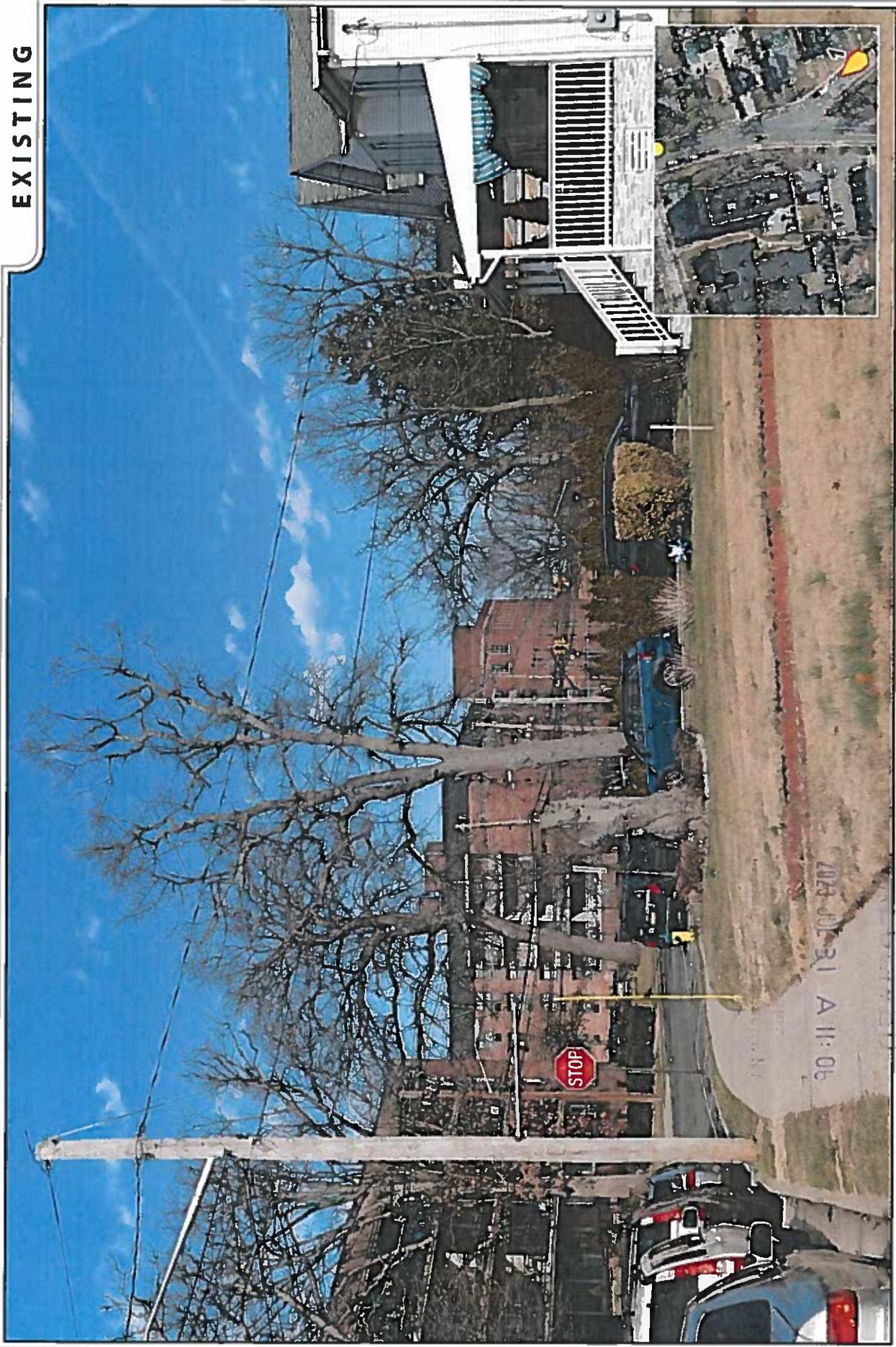
PHOTO LOG

- Legend
- Site
 - Visible
 - Not Visible



EXISTING

RECORDED ON 7/16/2023



PHOTO

1

LOCATION

EAST AVENUE

ORIENTATION

NNW

DISTANCE TO SITE

+/- 0.15 MILE

VISIBILITY

VISIBLE



verizon

PROPOSED

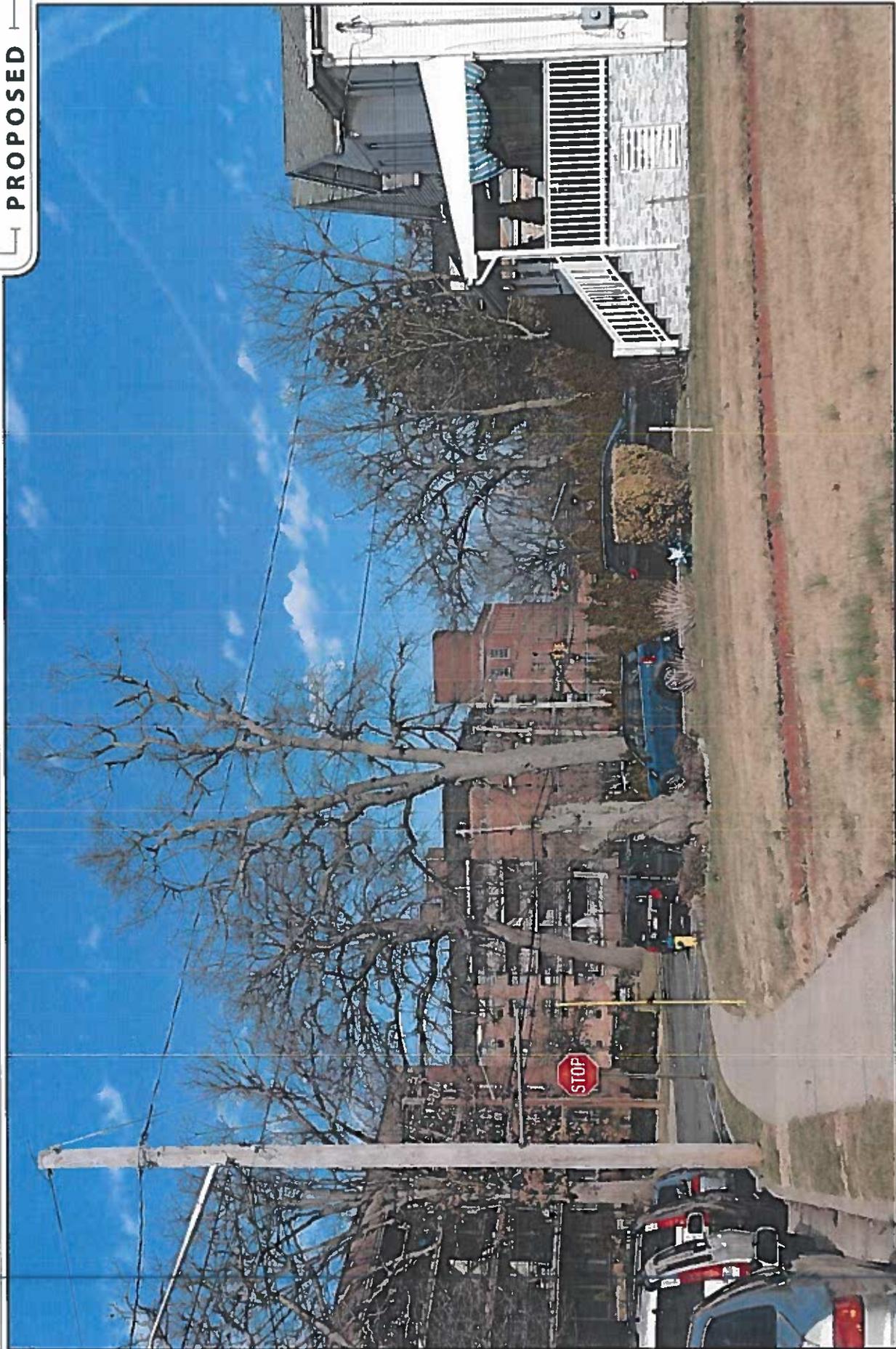


PHOTO
1

LOCATION
EAST AVENUE

ORIENTATION
NNW

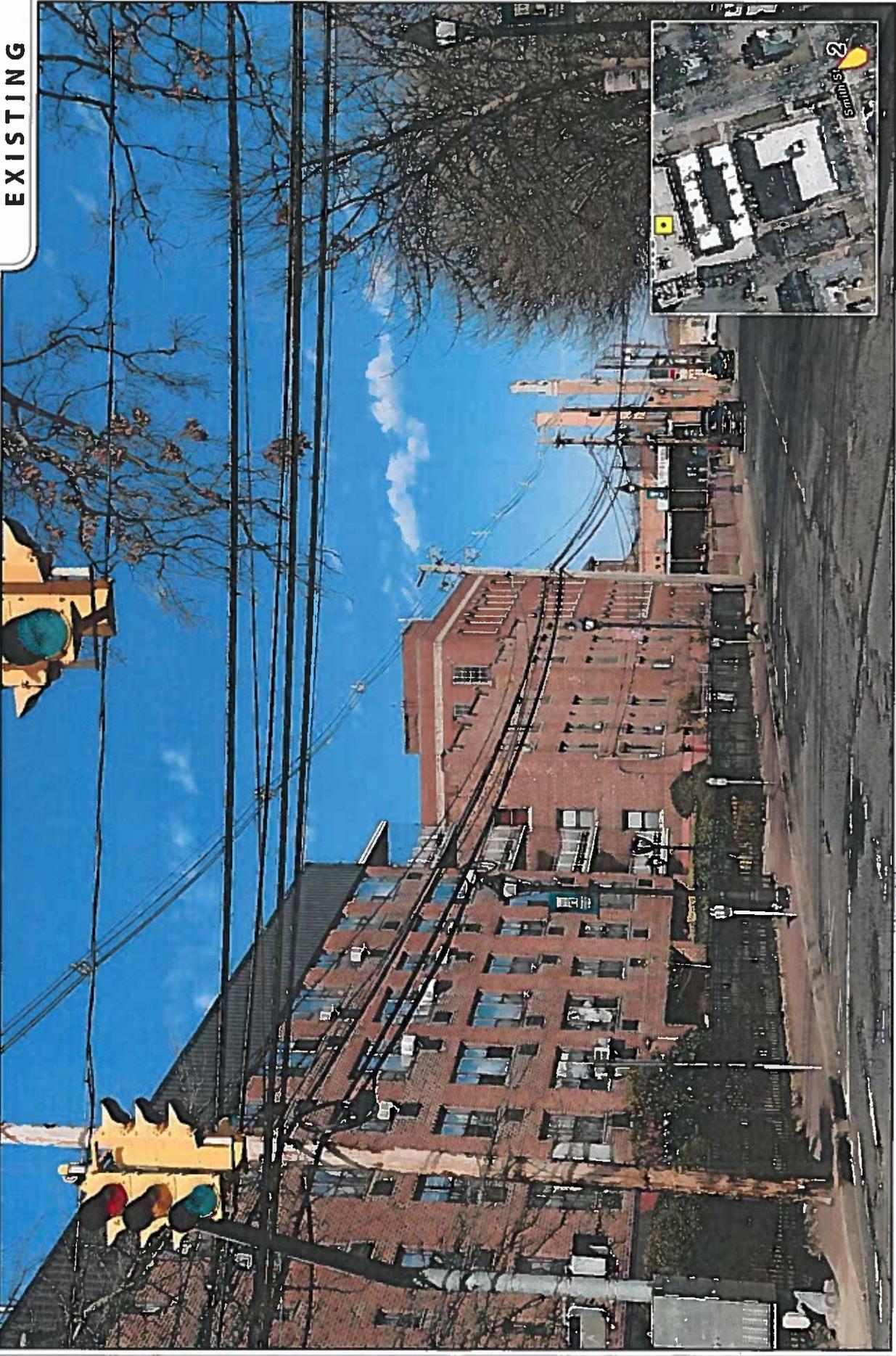
DISTANCE TO SITE
+/- 0.15 MILE

VISIBILITY
VISIBLE



verizon

EXISTING

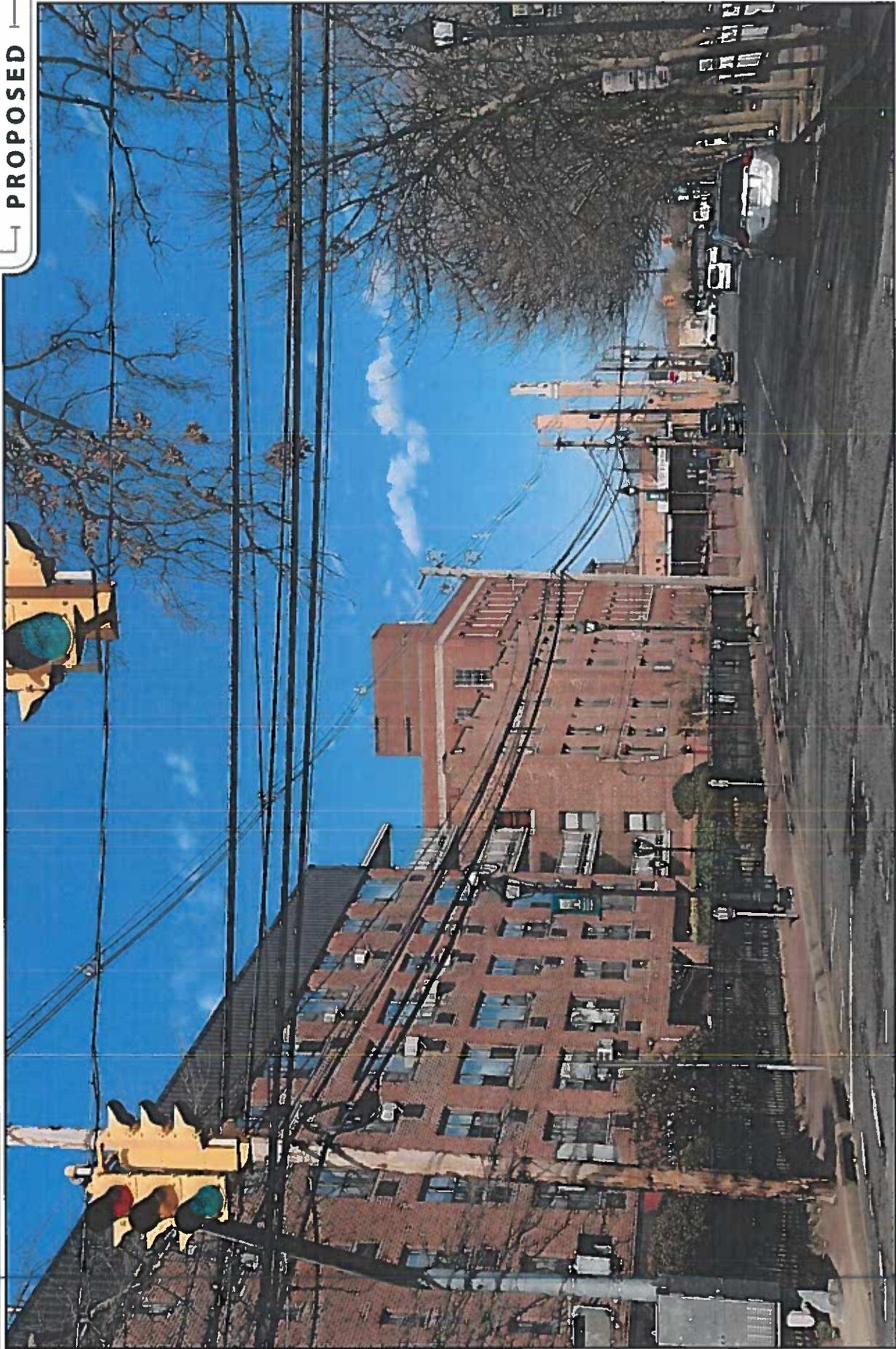


PROGRAMMED ON 2/16/2013

| | | | | |
|-------|---------------------|-------------|------------------|------------|
| PHOTO | LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
| 2 | GUY LOMBARDO AVENUE | NNW | +/- 410 FEET | VISIBLE |

RECEIVED

PROPOSED



PHOTO

2

LOCATION

GUY LOMBARDO AVENUE

ORIENTATION

NNW

DISTANCE TO SITE

+/- 410 FEET

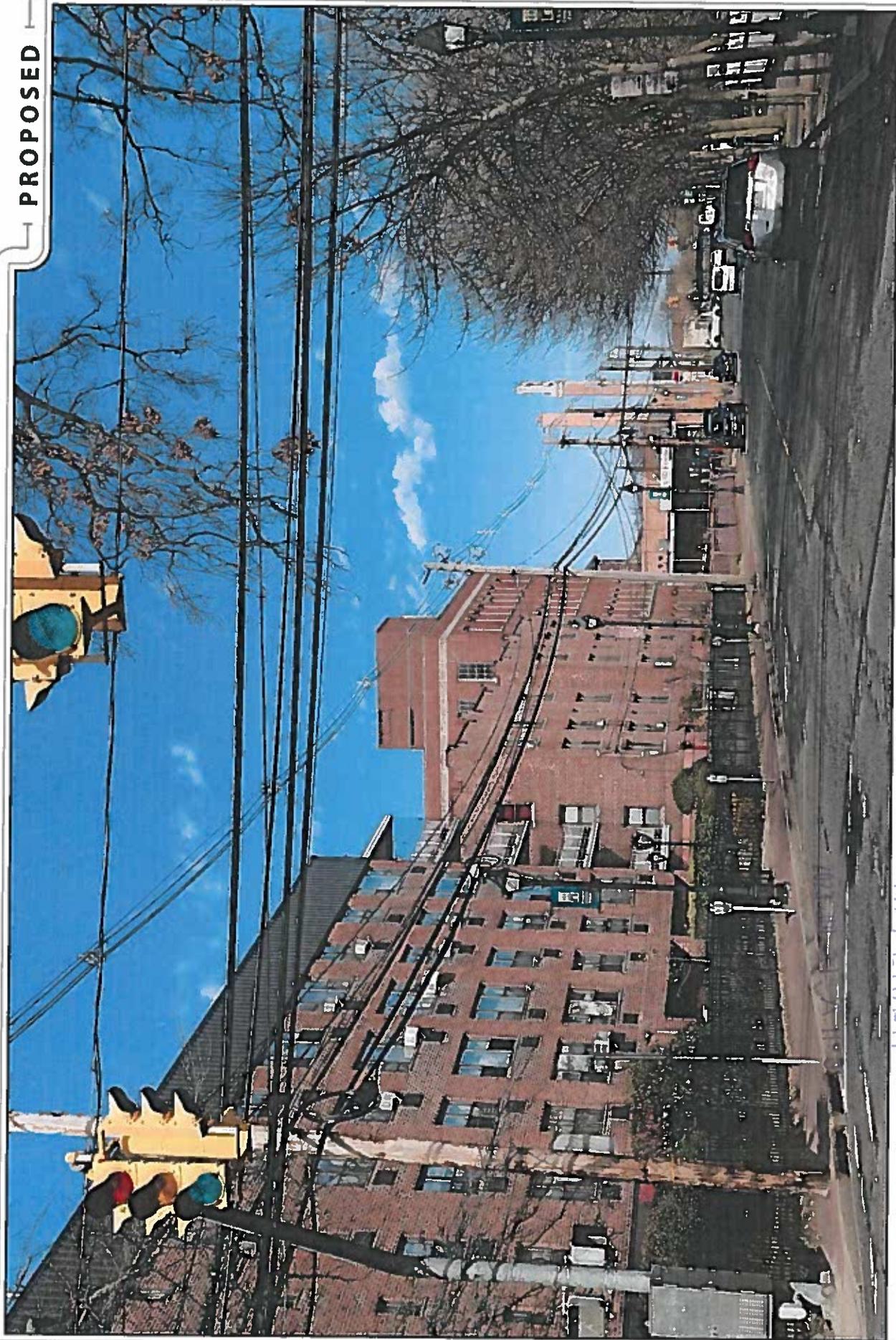
VISIBILITY

VISIBLE



verizon

PROPOSED



PHOTO

2

LOCATION

GUY LOMBARDO AVENUE

ORIENTATION

NNW

DISTANCE TO SITE

+/- 410 FEET

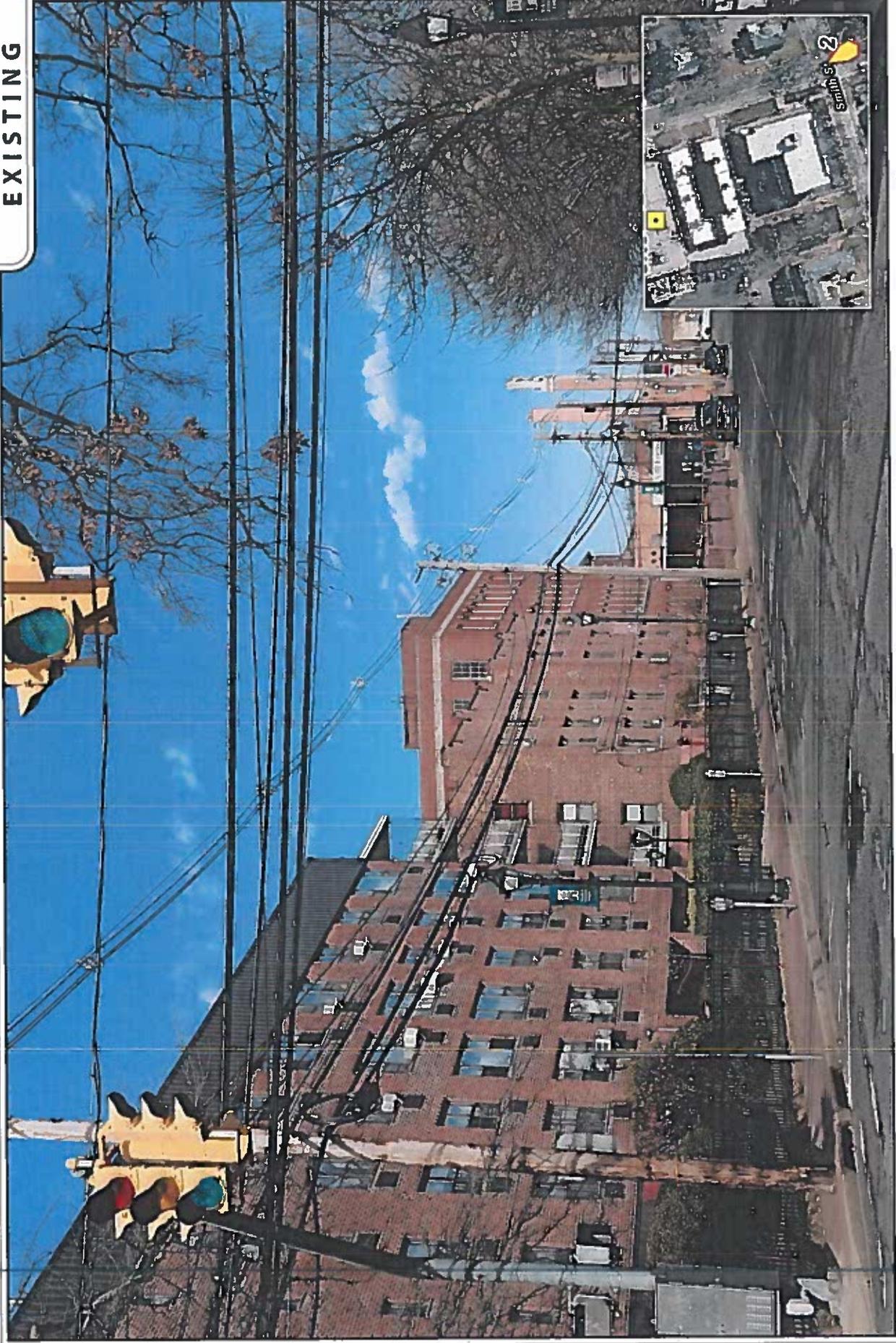
VISIBILITY

VISIBLE



verizon

EXISTING



PHOTOGRAPHED ON 2/17/2023

PHOTO

2

LOCATION

GUY LOMBARDO AVENUE

ORIENTATION

NNW

DISTANCE TO SITE

+/- 410 FEET

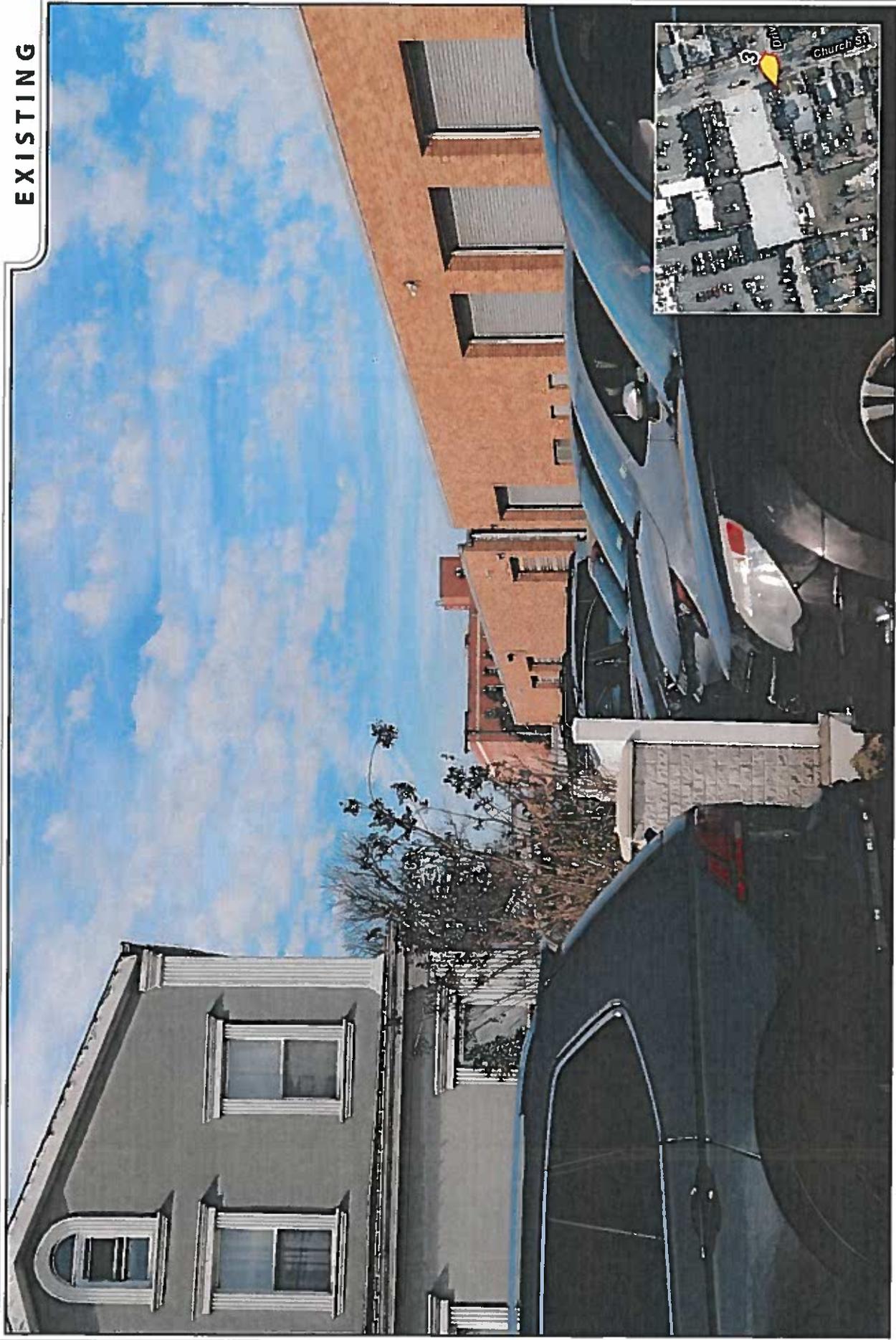
VISIBILITY

VISIBLE



EXISTING

PHOTOGRAPHED ON 7/16/2011



PHOTO

3

RECEIVED

LOCATION

CHURCH STREET

ORIENTATION

W

DISTANCE TO SITE

+/- 0.16 MILE

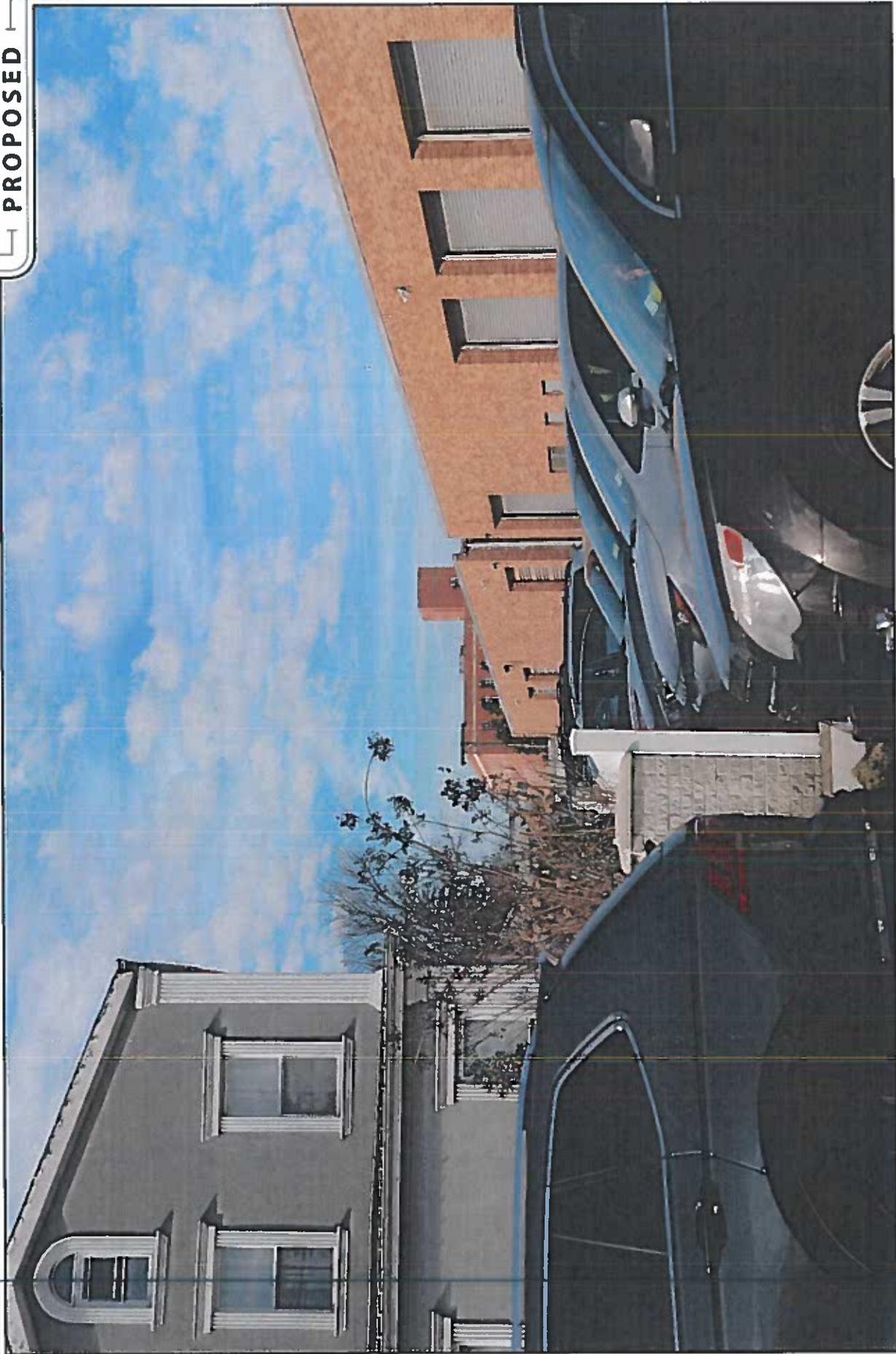
VISIBILITY

VISIBLE



verizon

PROPOSED



PHOTO

3

LOCATION

CHURCH STREET

ORIENTATION

W

DISTANCE TO SITE

+/- 0.16 MILE

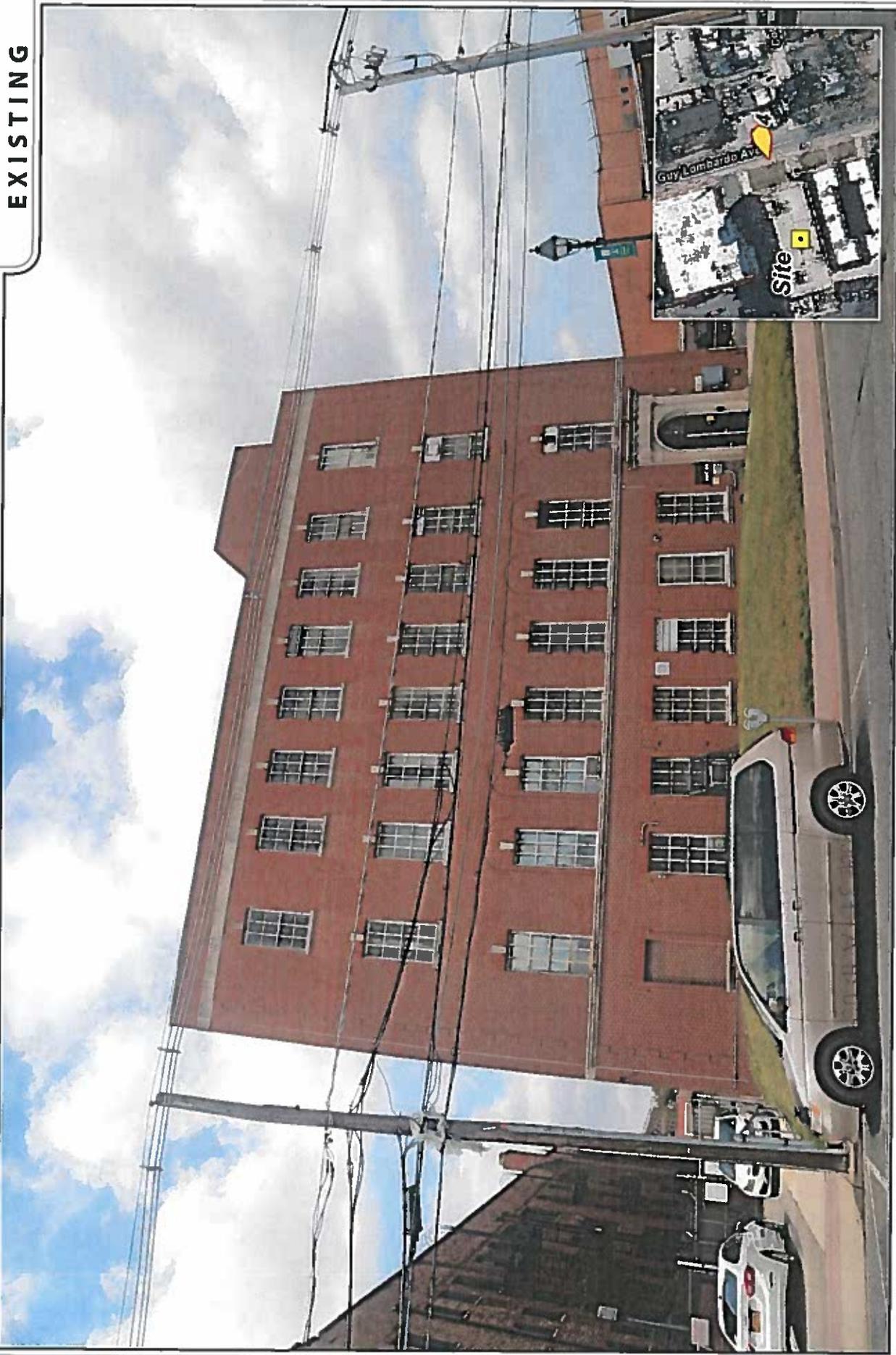
VISIBILITY

VISIBLE



verizon

EXISTING



PHOTOGRAPHED ON 7/16/2011

PHOTO

4

LOCATION
GUY LOMBARDO AVENUE

ORIENTATION
W

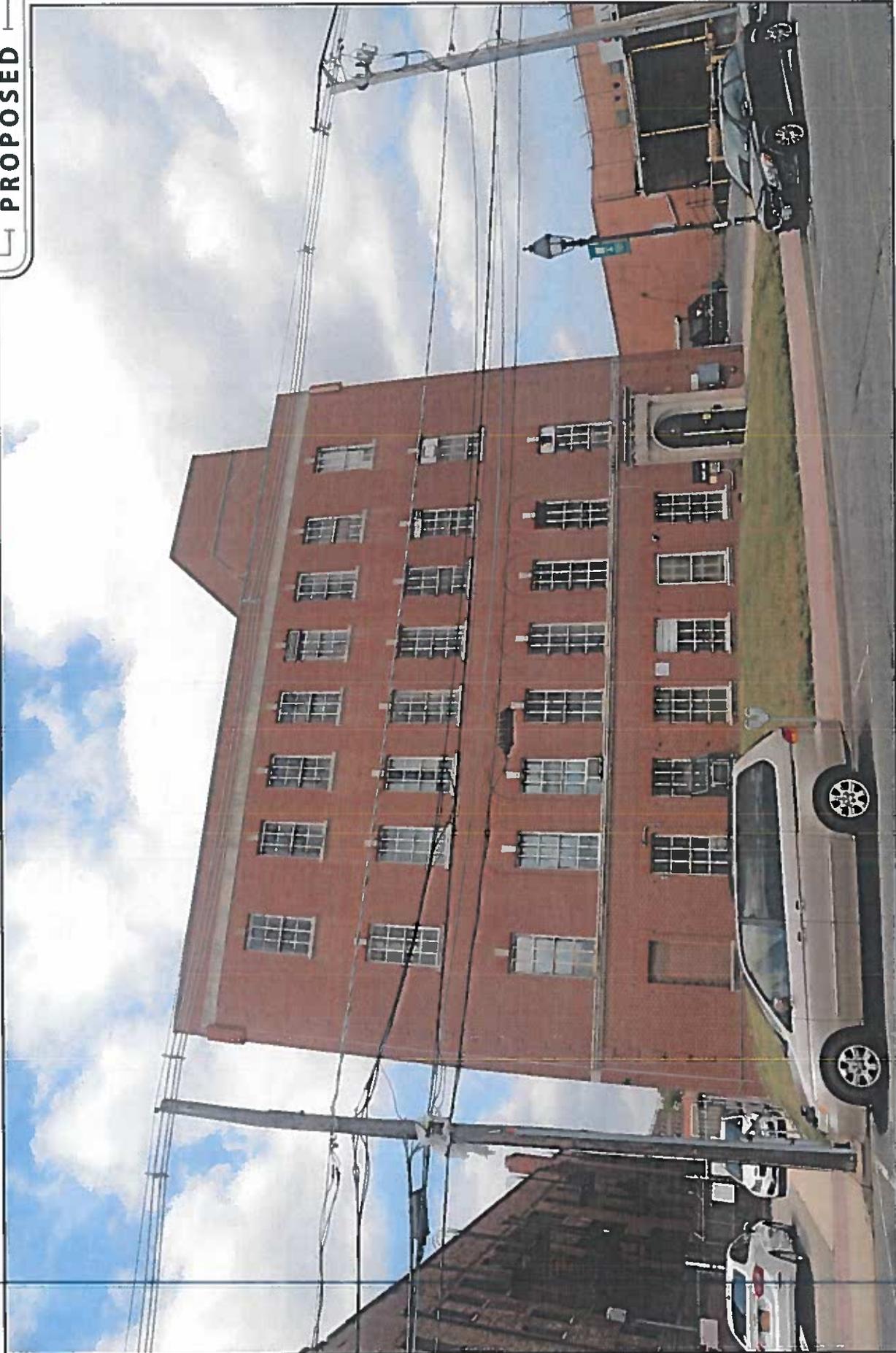
DISTANCE TO SITE
+/- 85 FEET

VISIBILITY
VISIBLE



verizon

PROPOSED



PHOTO

4

LOCATION

GUY LOMBARDO AVENUE

ORIENTATION

W

DISTANCE TO SITE

+/- 85 FEET

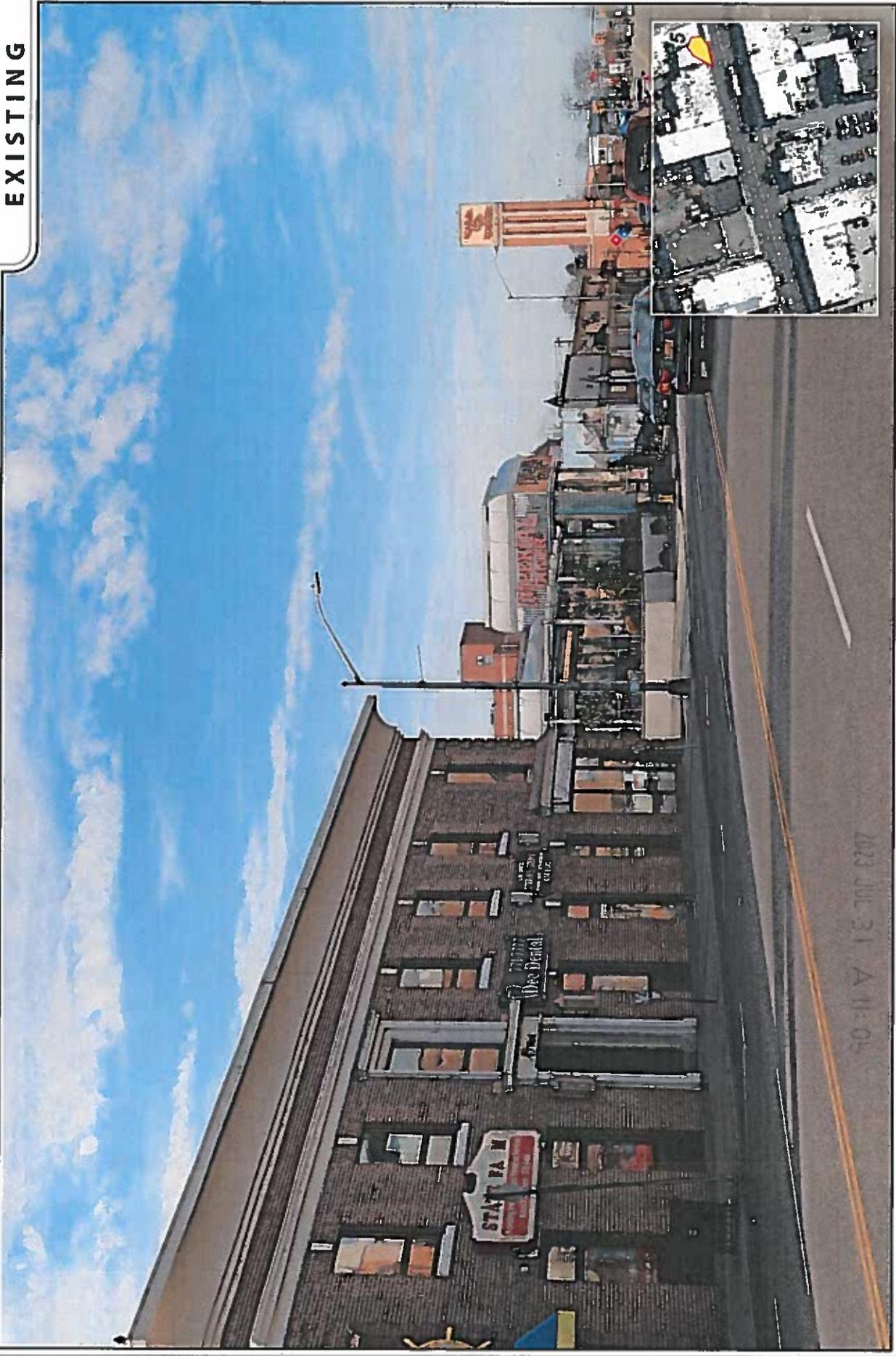
VISIBILITY

VISIBLE



verizon

EXISTING



RECORDED ON 2/16/2013

| PHOTO | LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
|-------|-------------------|-------------|------------------|------------|
| 5 | WEST MERRICK ROAD | SW | +/- 0.15 MILE | VISIBLE |

PROPOSED

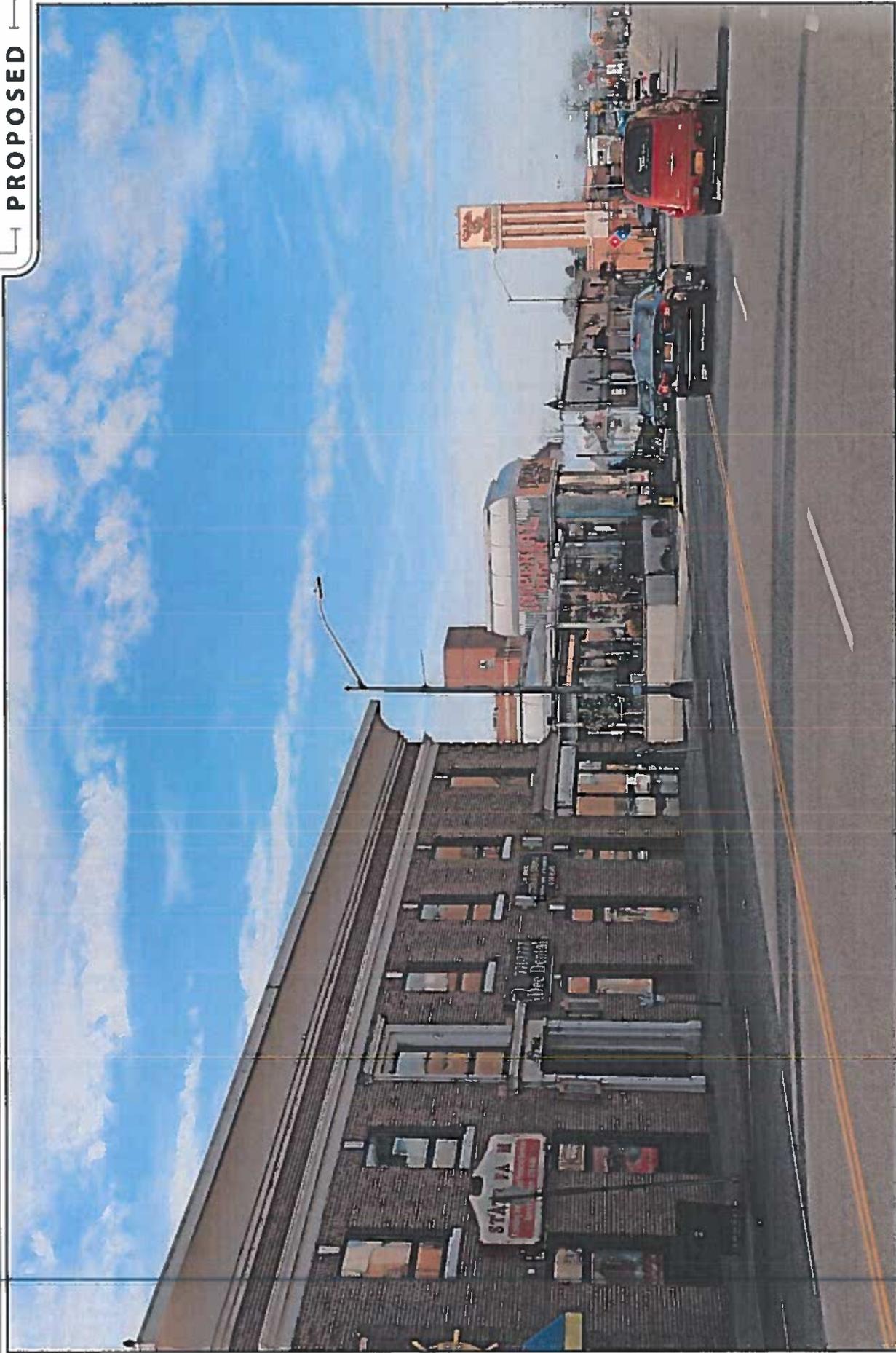


PHOTO
5

LOCATION
WEST MERRICK ROAD

ORIENTATION
SW

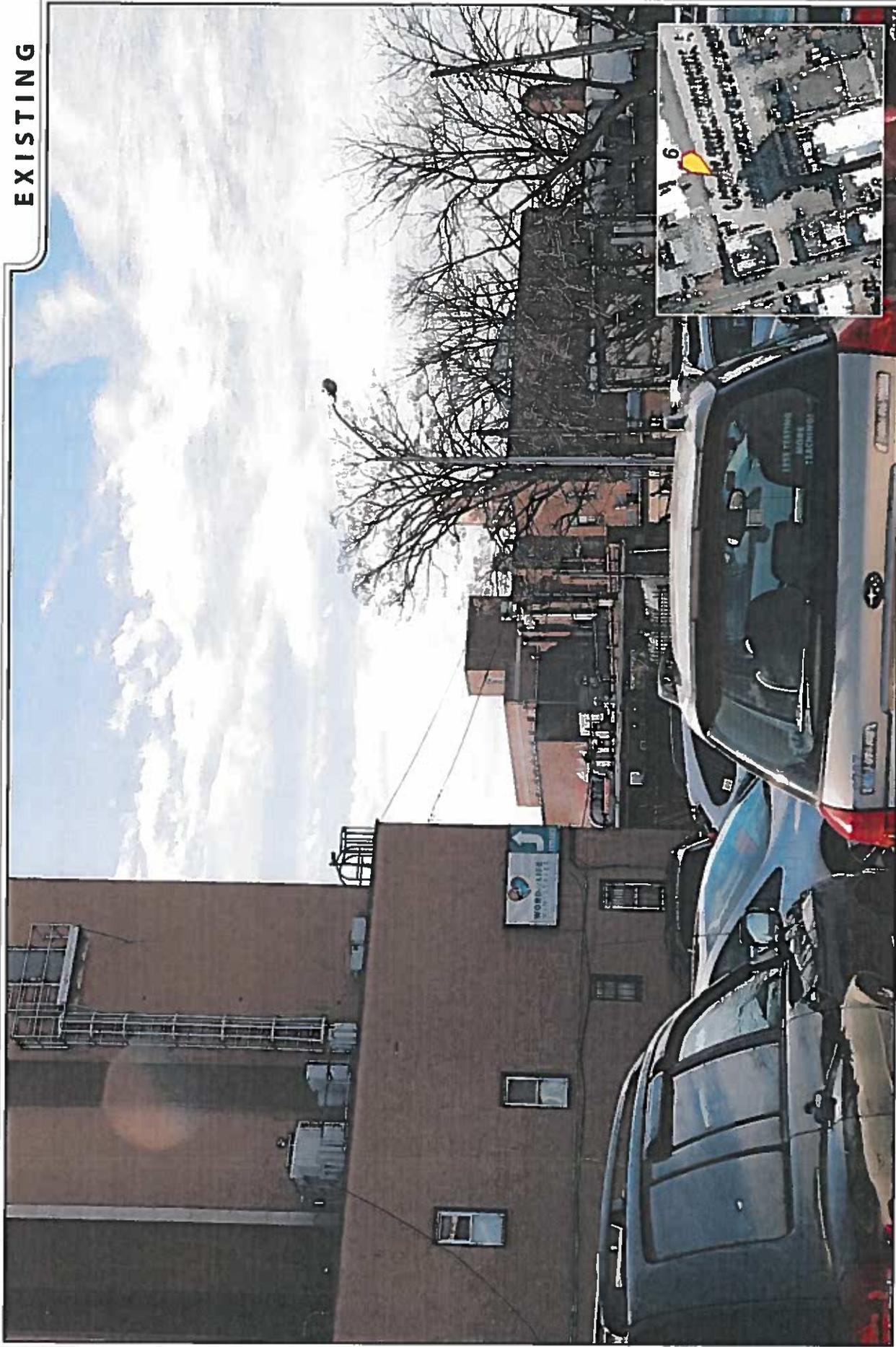
DISTANCE TO SITE
+/- 0.15 MILE

VISIBILITY
VISIBLE



EXISTING

PHOTOGRAPHED ON 2/16/2023

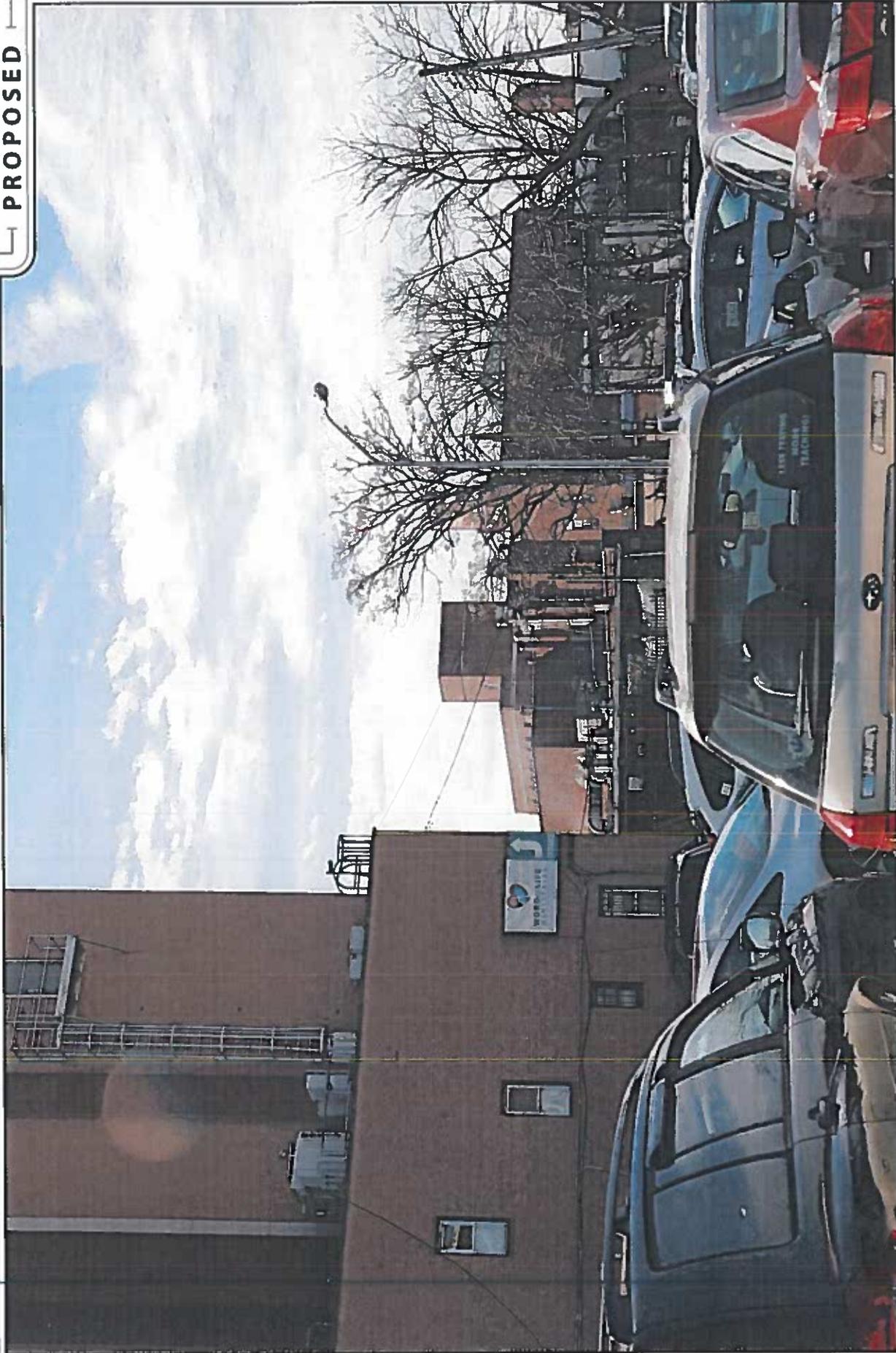


| PHOTO | GRID LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
|-------|------------------------------------|-------------|------------------|------------|
| 6 | GUY LOMBARDO AVENUE - PARKING AREA | SSW | +/- 0.14 MILE | VISIBLE |



verizon

PROPOSED



PHOTO

6

LOCATION

GUY LOMBARDO AVENUE - PARKING AREA

ORIENTATION

SSW

DISTANCE TO SITE

+/- 0.14 MILE

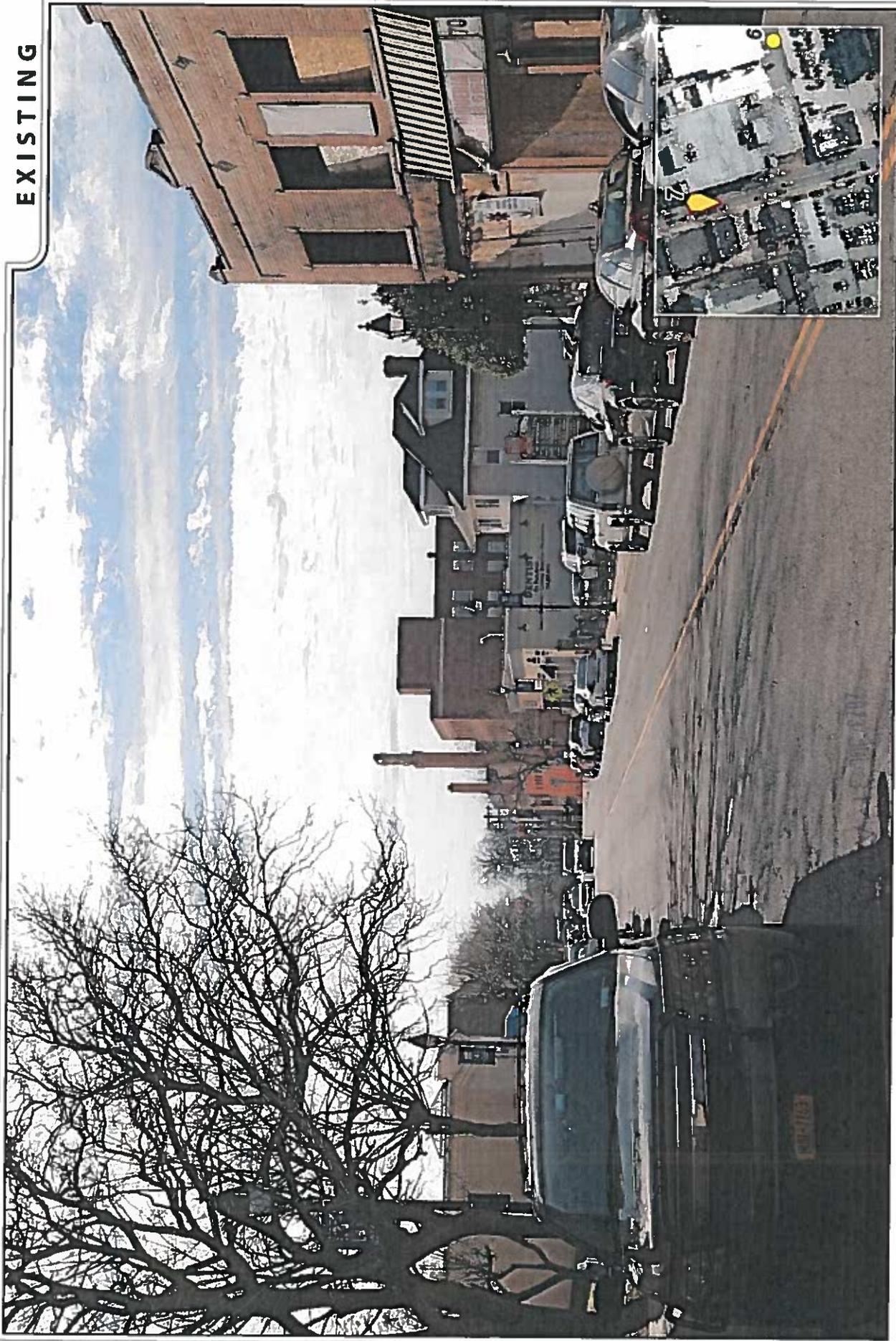
VISIBILITY

VISIBLE



verizon

EXISTING



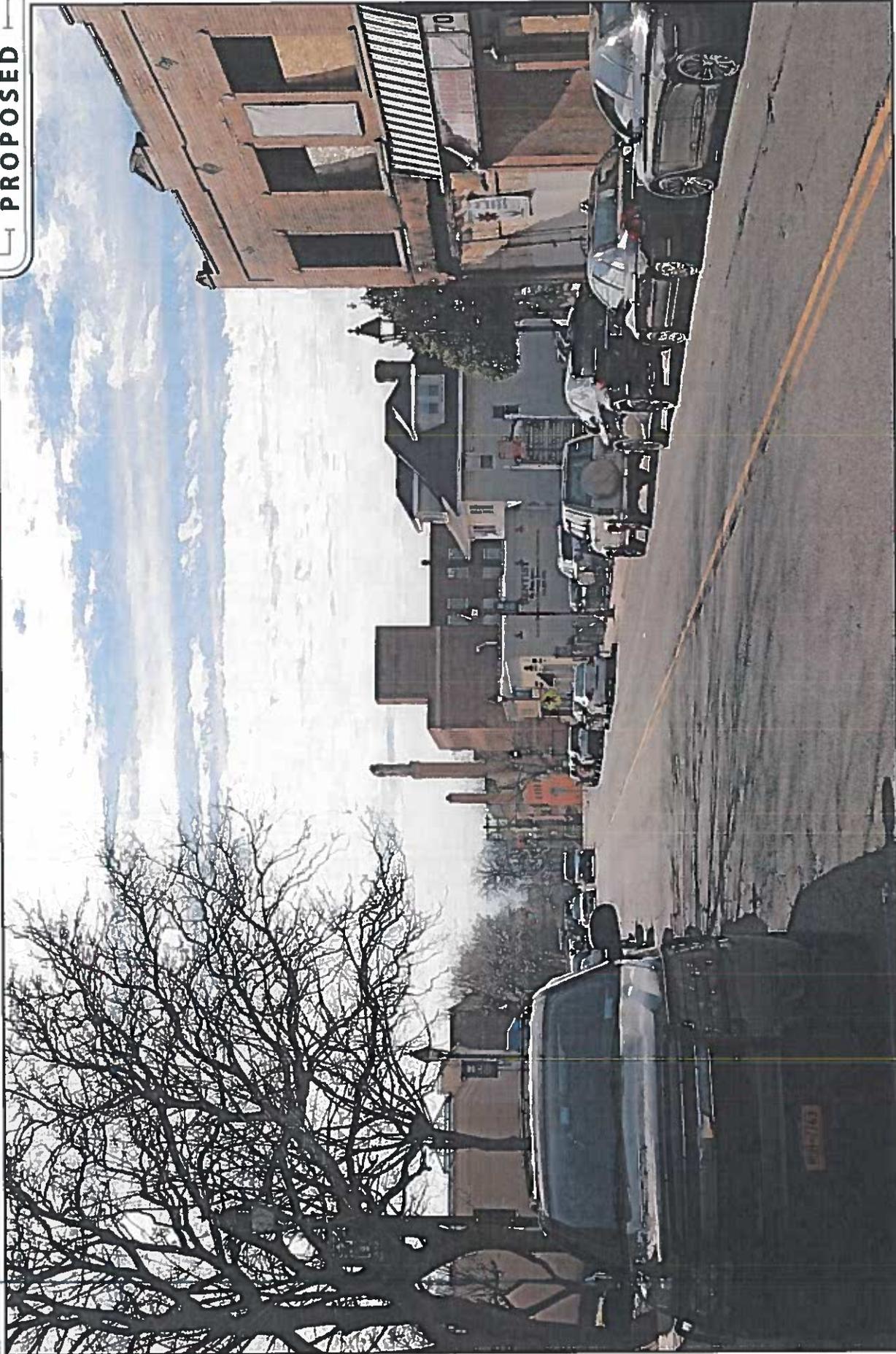
PHOTOGRAPHED ON 2/16/2022

| | | | | |
|-------|---------------------|-------------|------------------|------------|
| PHOTO | LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
| 7 | GUY LOMBARDO AVENUE | S | +/- 0.16 MILE | VISIBLE |



verizon

PROPOSED



PHOTO

7

LOCATION

GUY LOMBARDO AVENUE

ORIENTATION

S

DISTANCE TO SITE

+/- 0.16 MILE

VISIBILITY

VISIBLE



verizon

EXISTING

PHOTOGRAPHED ON 2/16/2023

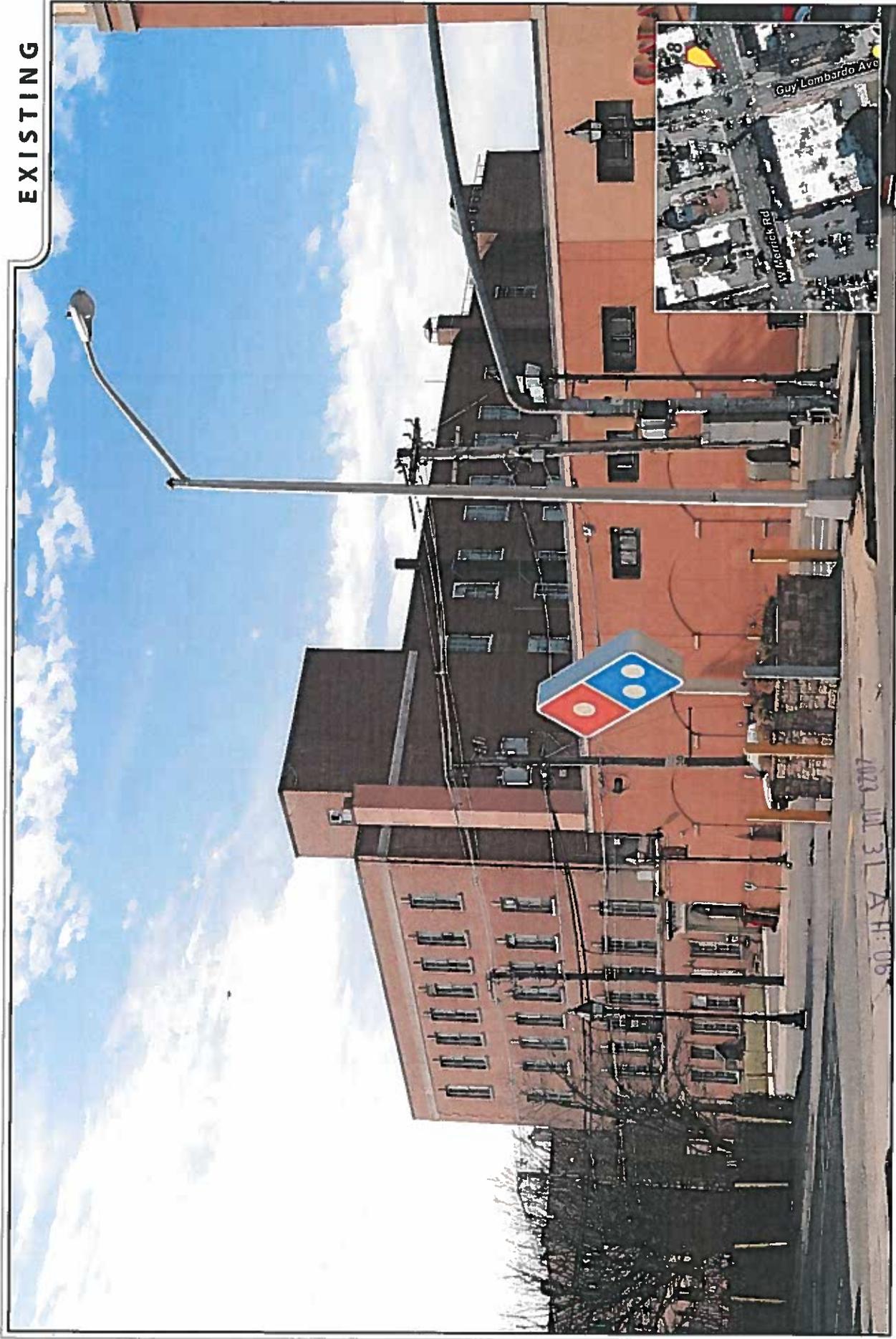


PHOTO
8

LOCATION
WEST MERRICK ROAD

ORIENTATION
SW

DISTANCE TO SITE
+/- 340 FEET

VISIBILITY
VISIBLE

PROPOSED



PHOTO

8

LOCATION

WEST MERRICK ROAD

ORIENTATION

SW

DISTANCE TO SITE

+/- 340 FEET

VISIBILITY

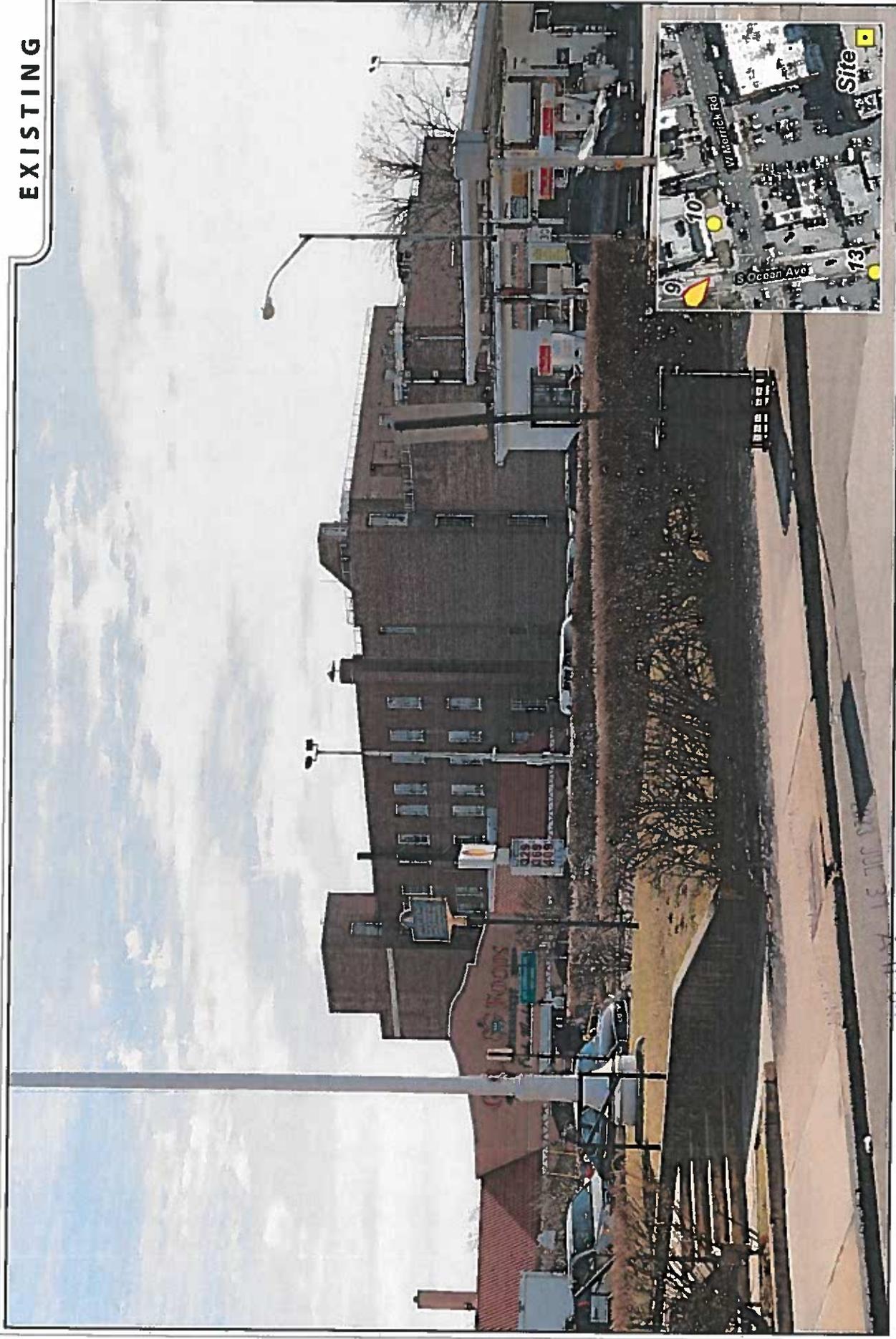
VISIBLE



verizon

EXISTING

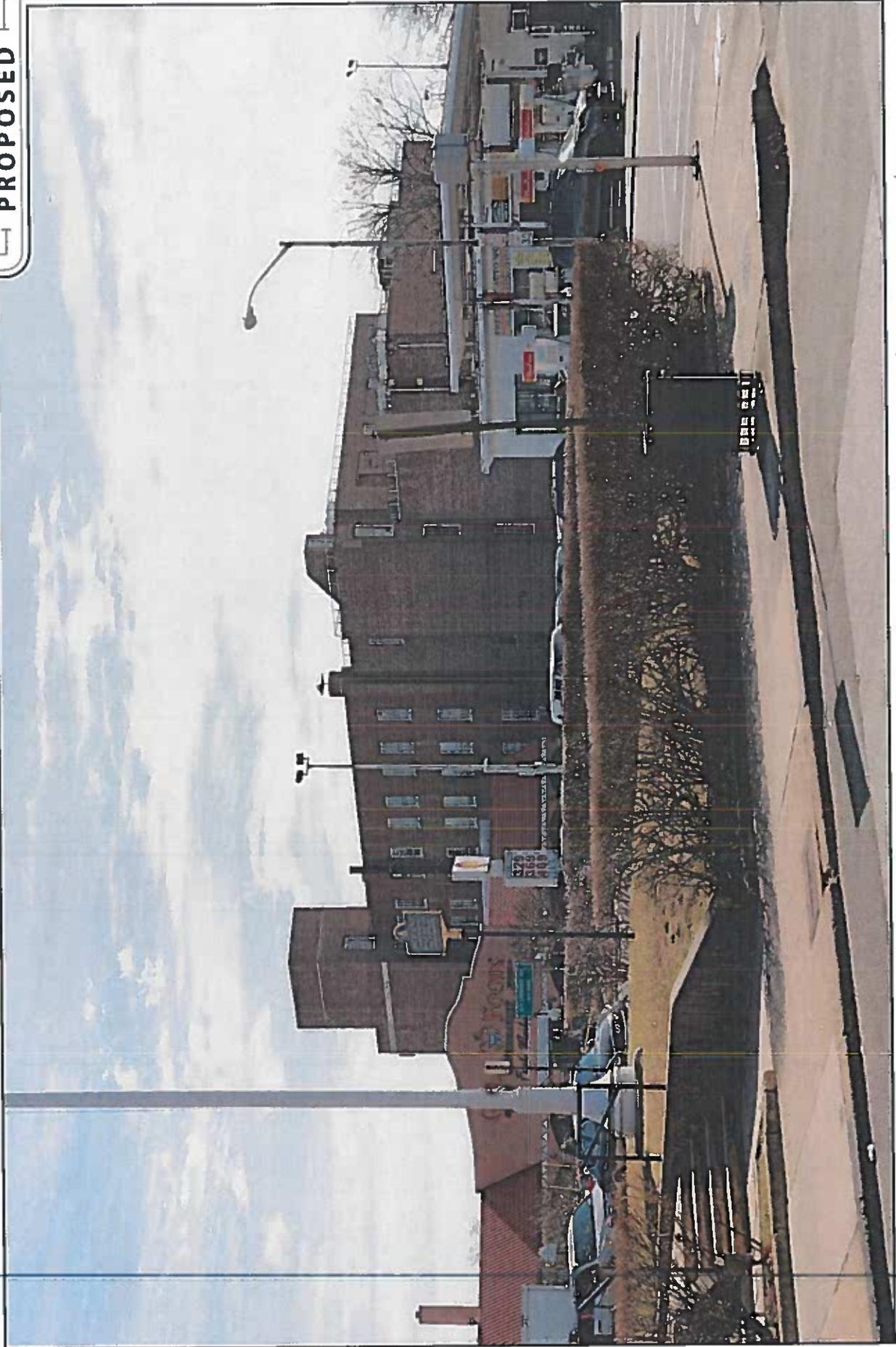
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| PHOTO | LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
|-------|---|-------------|------------------|------------|
| 9 | FREEMEMORIAL LIBRARY - SOUTH OCEAN AVENUE | SE | +/- 0.11 MILE | VISIBLE |



PROPOSED



PHOTO

9

LOCATION

FREEPORT MEMORIAL LIBRARY - SOUTH OCEAN AVENUE

ORIENTATION

SE

DISTANCE TO SITE

+/- 0.11 MILE

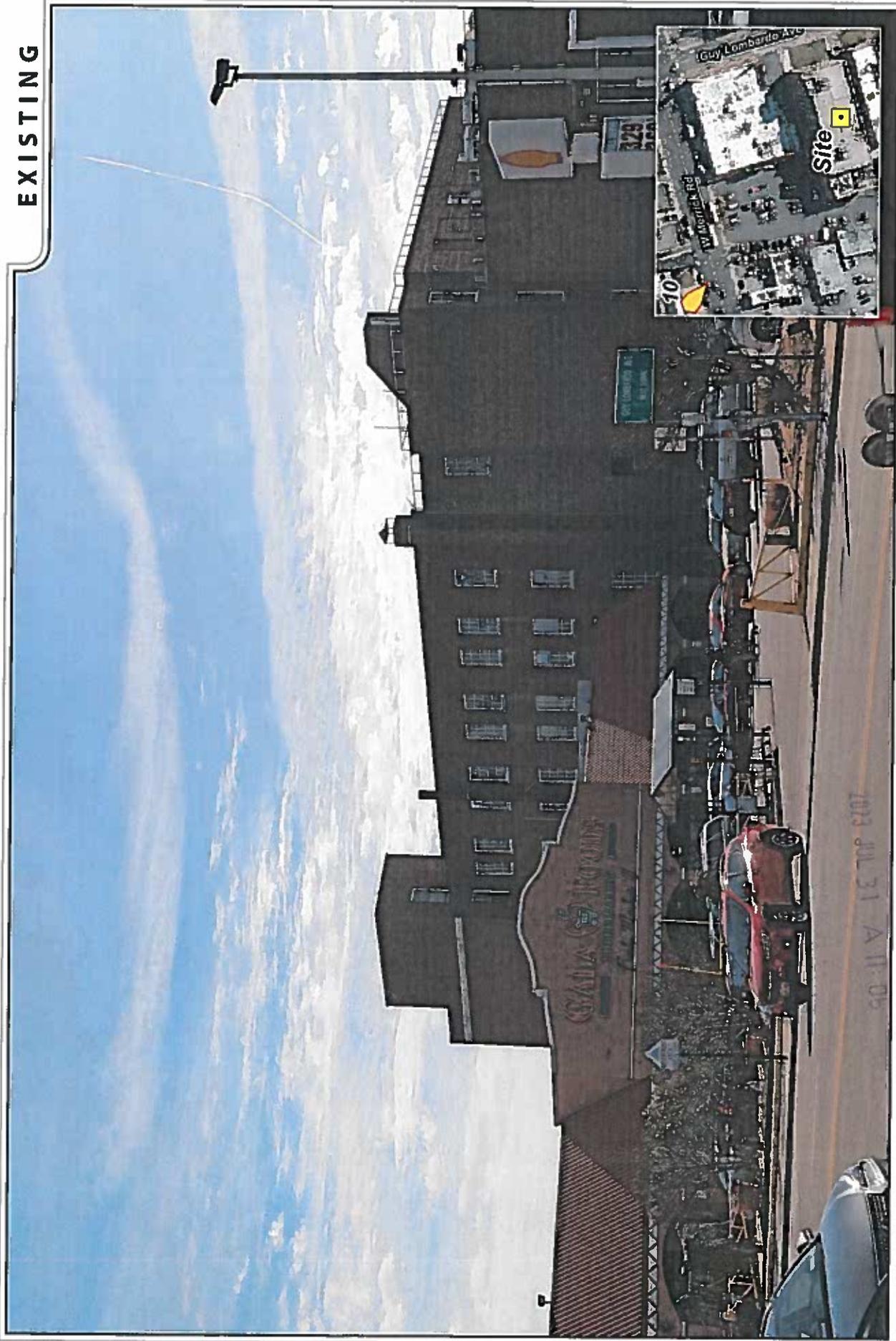
VISIBILITY

VISIBLE



verizon

EXISTING



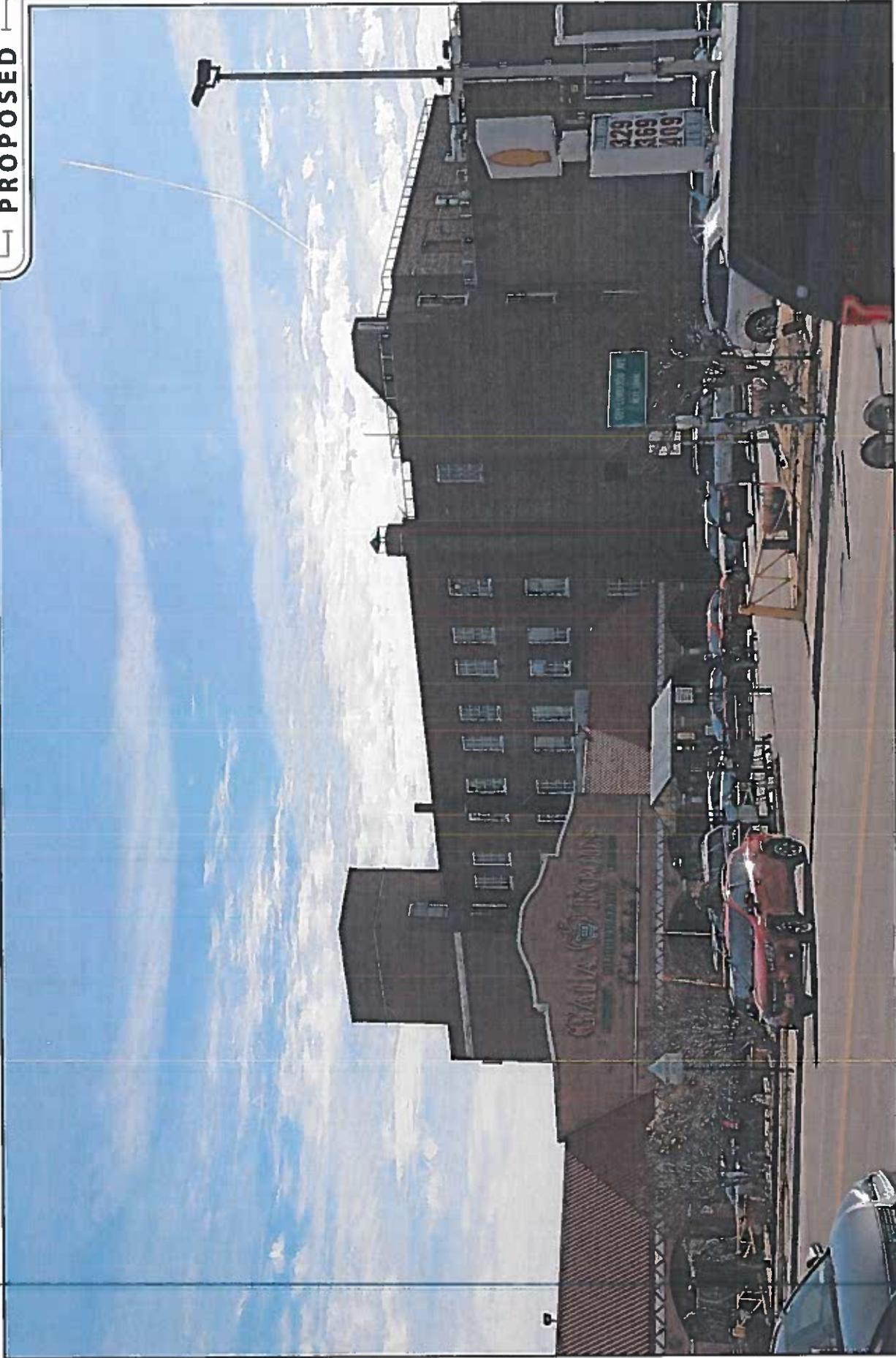
PHOTOGRAPHED ON 7/16/2021

| PHOTO | LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
|-------|---------------------------------|-------------|------------------|------------|
| 10 | POST-OFFICE - WEST MERRICK ROAD | SE | +/- 440 FEET | VISIBLE |



verizon

PROPOSED



PHOTO

10

LOCATION

POST OFFICE - WEST MERRICK ROAD

ORIENTATION

SE

DISTANCE TO SITE

+/- 440 FEET

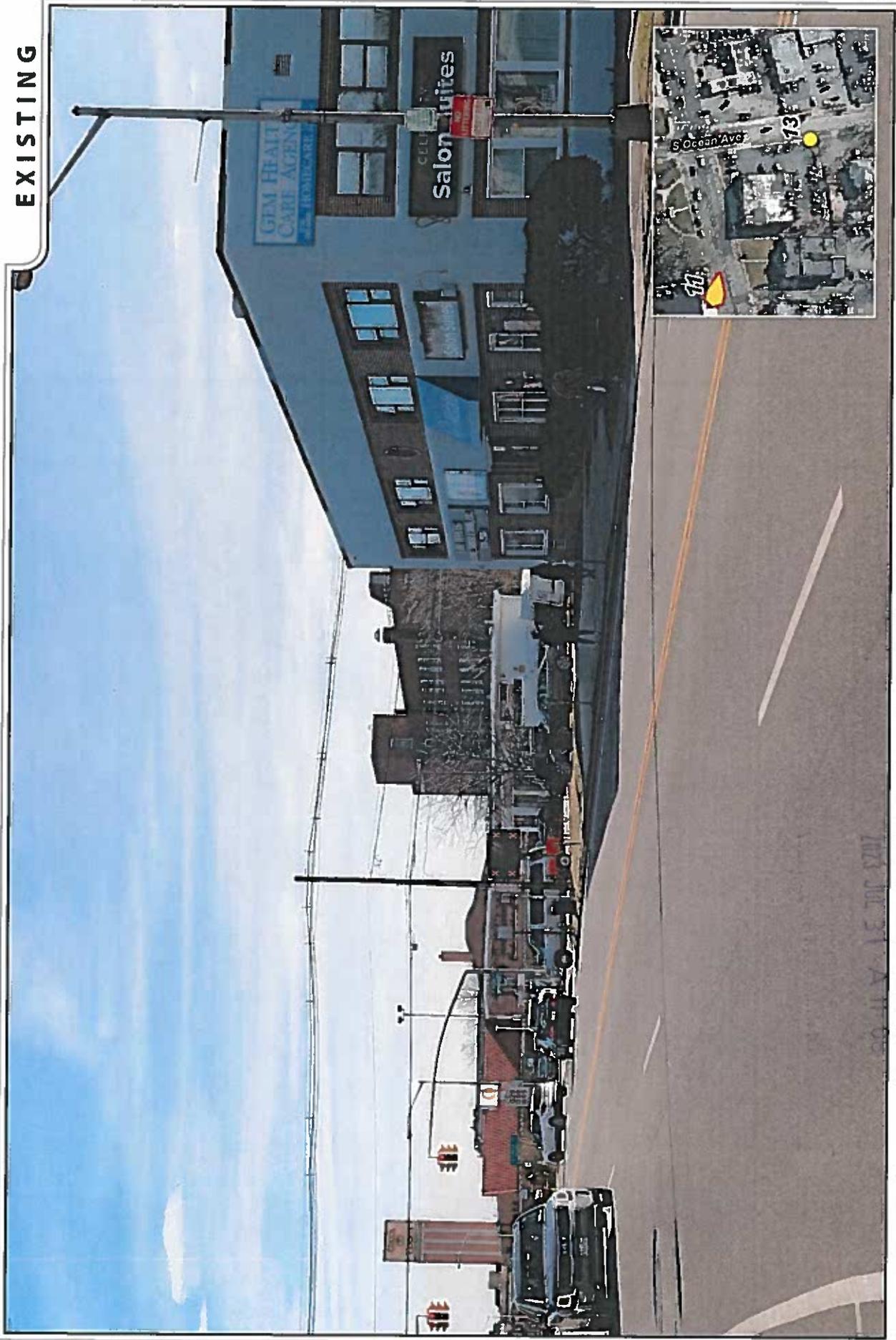
VISIBILITY

VISIBLE



verizon

EXISTING



PHOTO

11

LOCATION

WEST MERRICK ROAD

ORIENTATION

ESE

DISTANCE TO SITE

+/- 0.15 MILE

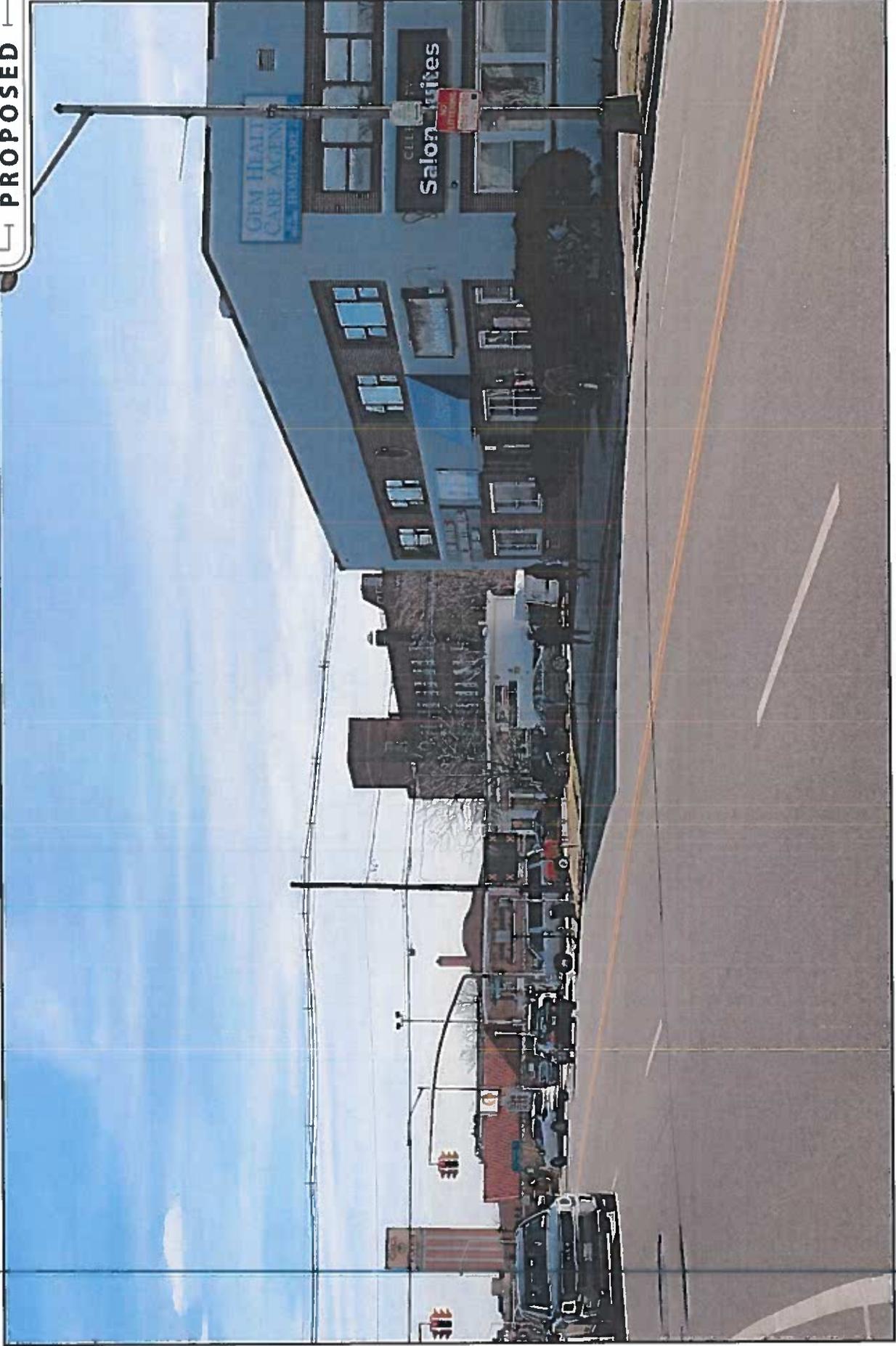
VISIBILITY

VISIBLE



verizon

PROPOSED



PHOTO

11

LOCATION

WEST MERRICK ROAD

ORIENTATION

ESE

DISTANCE TO SITE

+/- 0.15 MILE

VISIBILITY

VISIBLE



verizon

EXISTING

PHOTOGRAPHED ON 2/16/2011

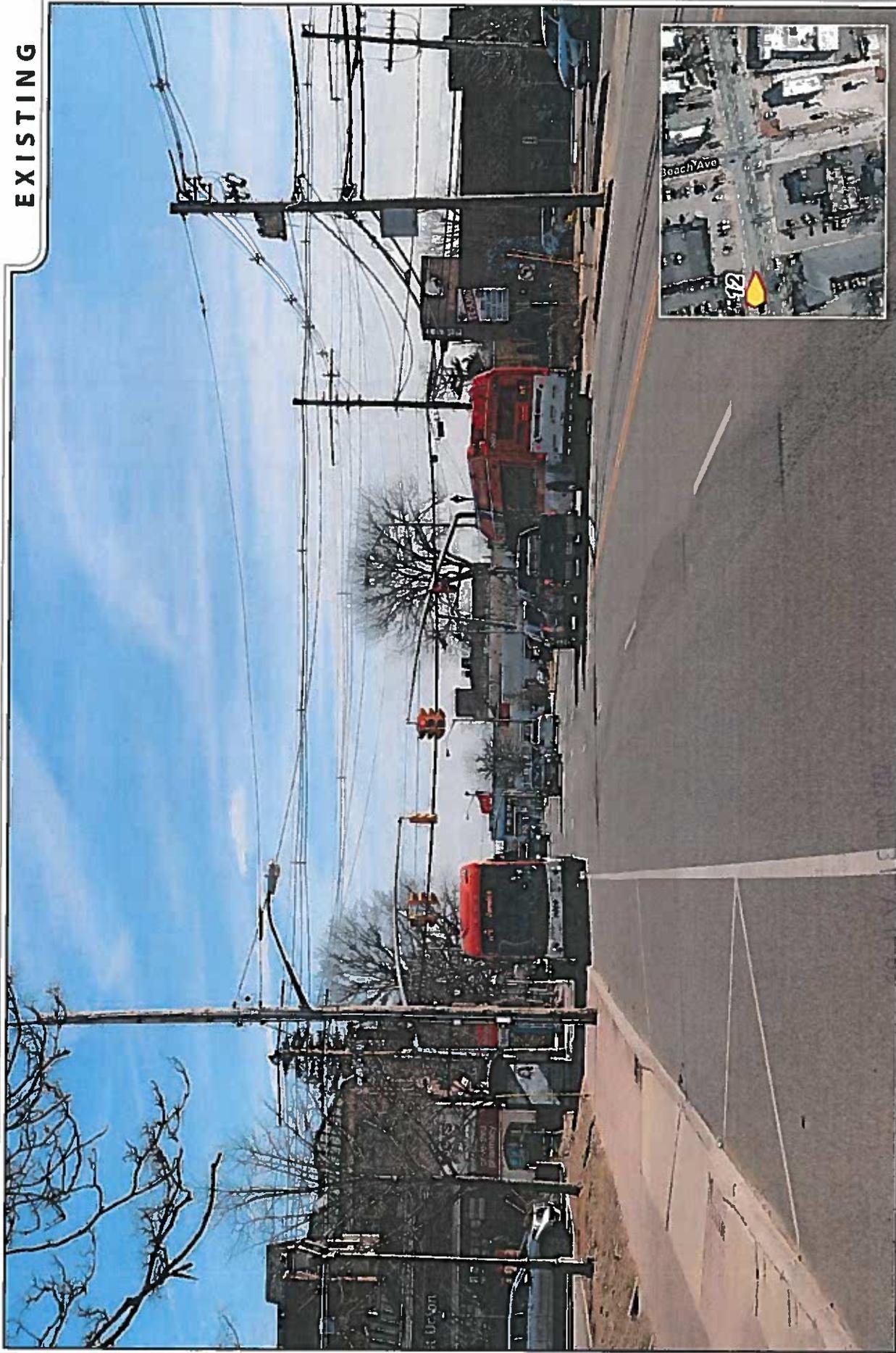


PHOTO
12

LOCATION
WEST MERRICK ROAD

ORIENTATION
E

DISTANCE TO SITE
+/- 0.32 MILE

VISIBILITY
VISIBLE



verizon

PROPOSED

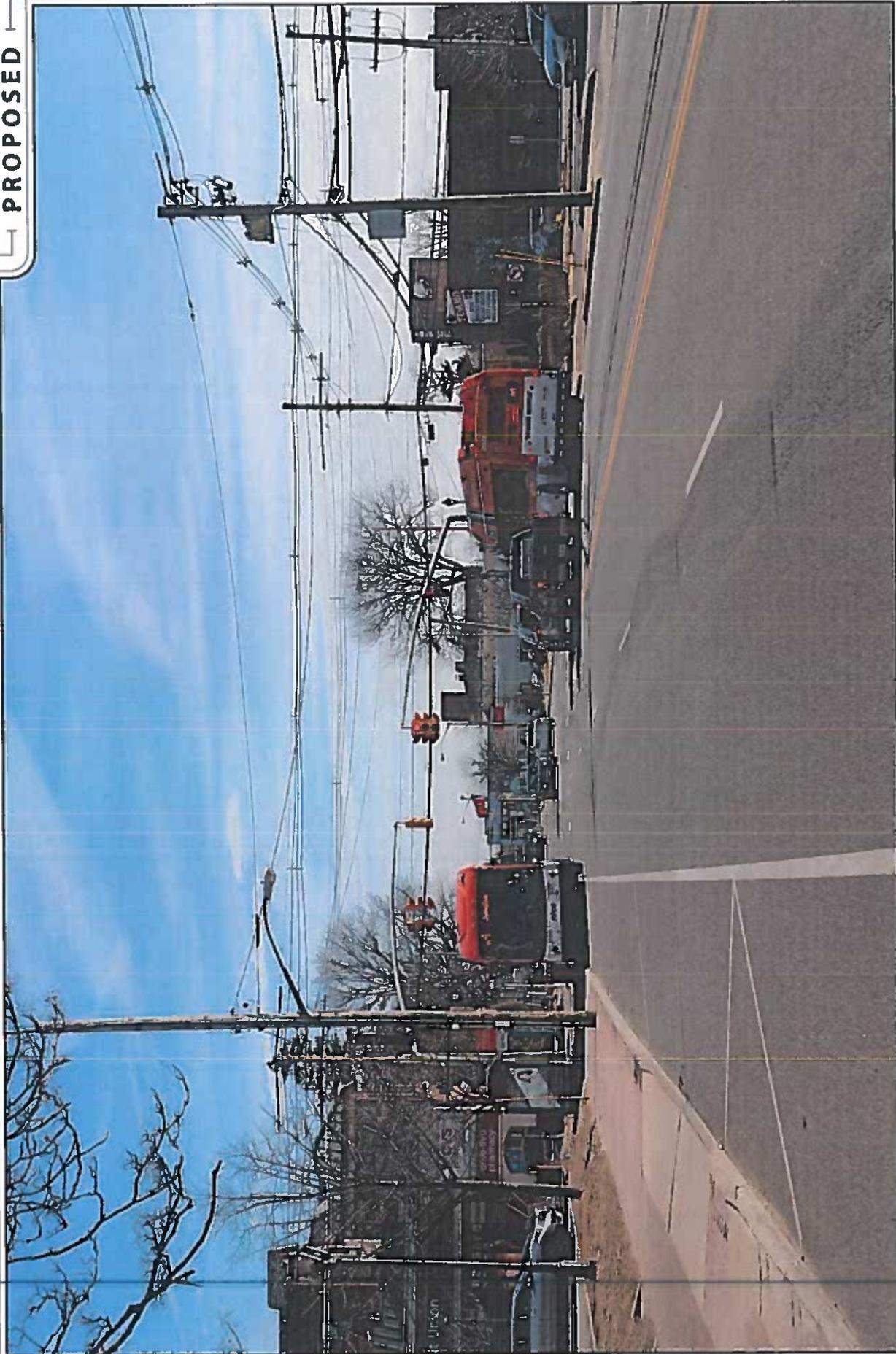


PHOTO
12

LOCATION
WEST MERRICK ROAD

ORIENTATION
E

DISTANCE TO SITE
+/- 0.32 MILE

VISIBILITY
VISIBLE



verizon

EXISTING



PHOTOGRAPHED ON 1/16/2023

| PHOTO | LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
|-------|--------------------------------|-------------|------------------|------------|
| 13 | SOUTH OCEAN AVENUE RECEIVED | E | +/- 325 FEET | VISIBLE |



verizon

PROPOSED



PHOTO

13

LOCATION

SOUTH OCEAN AVENUE

ORIENTATION

E

DISTANCE TO SITE

+/- 325 FEET

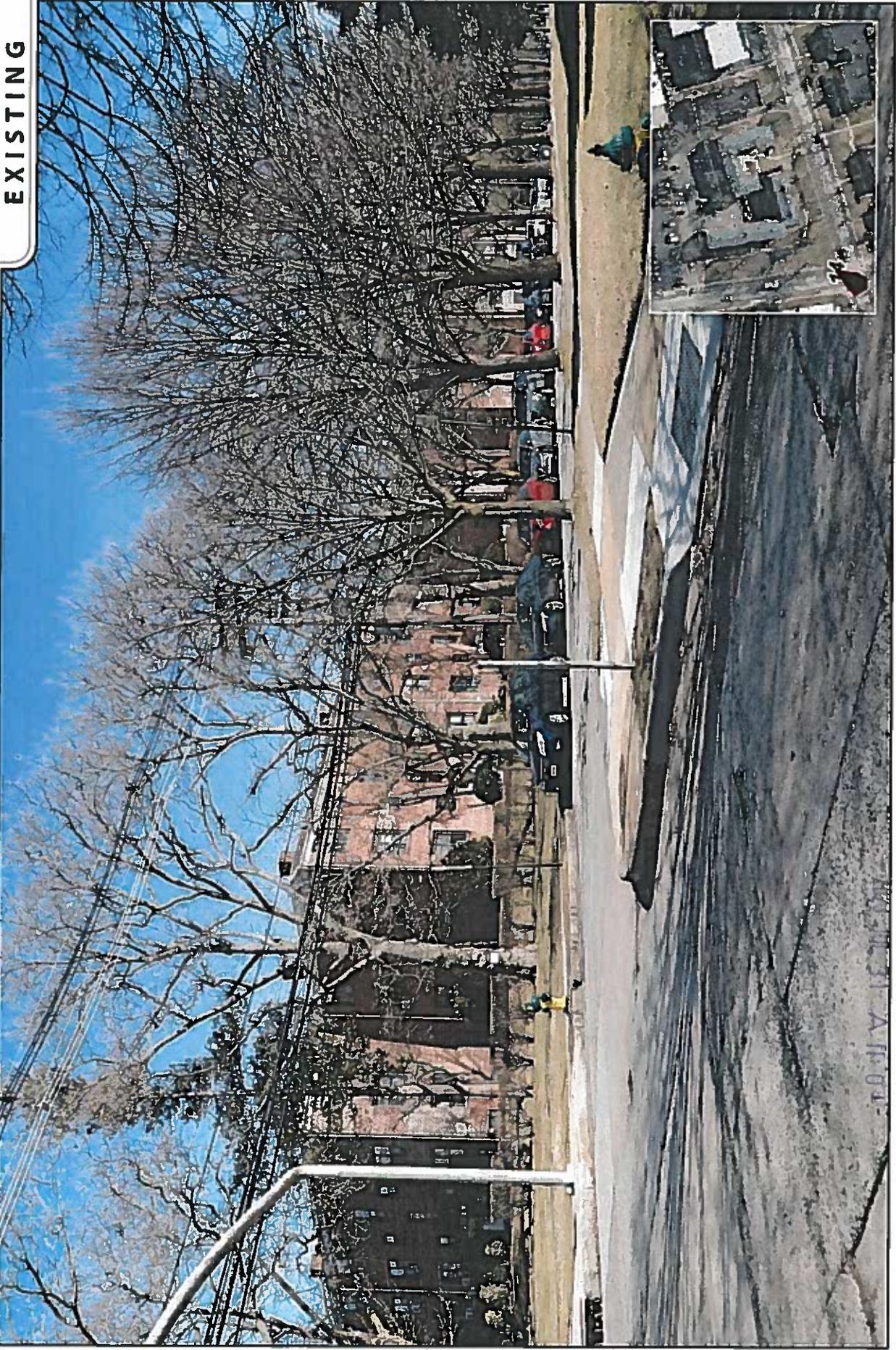
VISIBILITY

VISIBLE



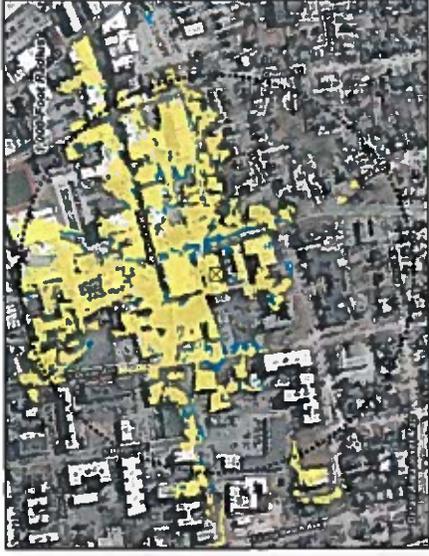
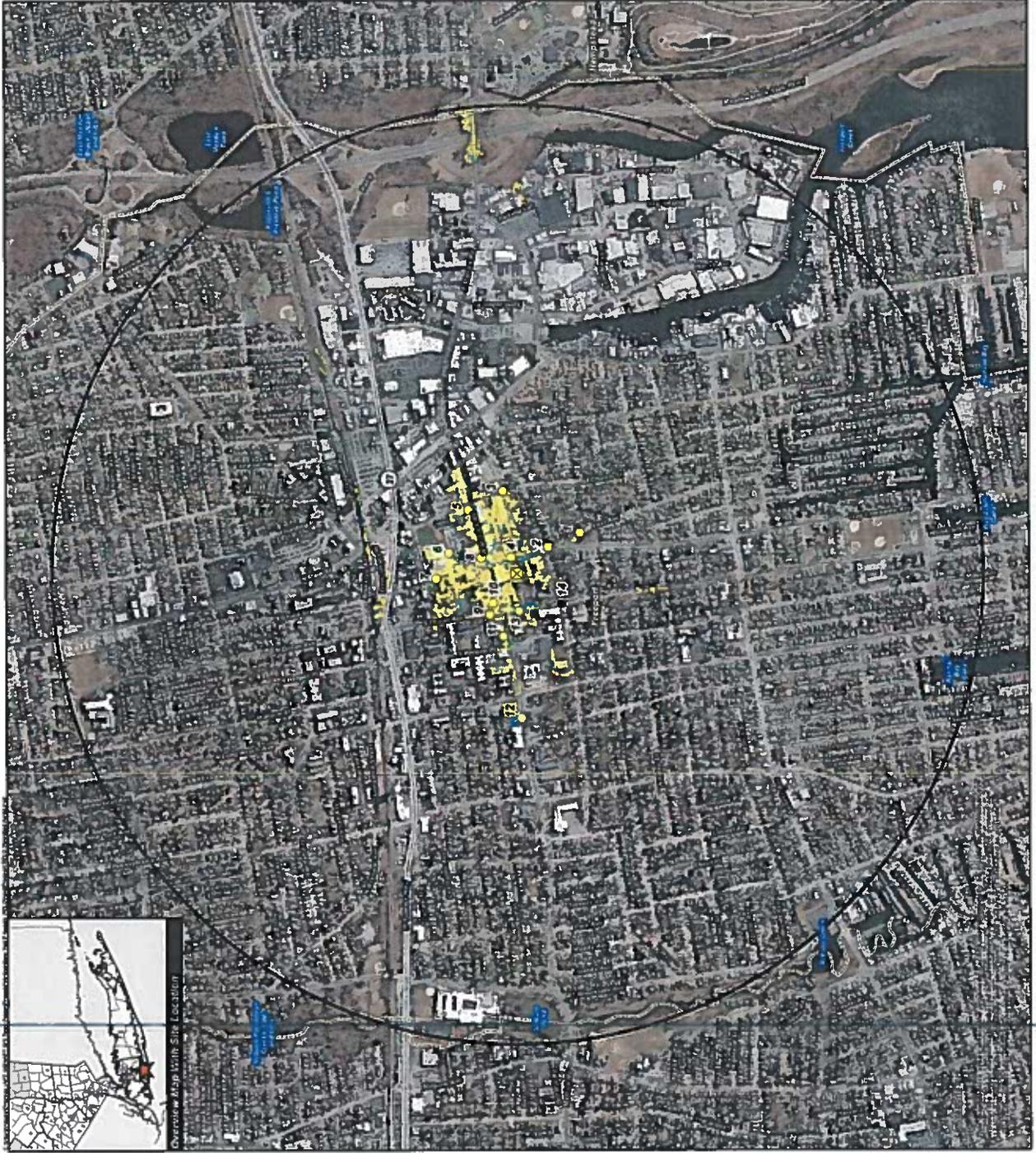
verizon

EXISTING



PHOTOGRAPHED ON 2/14/2013

| PHOTO | LOCATION | ORIENTATION | DISTANCE TO SITE | VISIBILITY |
|-------|------------------------------------|-------------|------------------|-------------|
| 14 | SOUTH OCEAN AVENUE AT SMITH STREET | NE | +/- 0.11 MILE | NOT VISIBLE |



Comparative Viewshed Analysis Map Existing Mechanical Bulkhead and Proposed Screening Enclosure

Proposed Wireless Telecommunications Facility
Freeport RELO
 120 Guy Lombardo Avenue
 Freeport, New York

Existing Mechanical Bulkhead height is 77' AGL. Proposed Screening Enclosure is 85' AGL.
 Forest canopy and existing structure heights are derived from LIDAR data. Study area encompasses a one-mile radius and includes 2,011 acres. Existing conditions field verified by APT on February 16, 2023.
 Base Map Source: NYS GIS Clearing House 2020 Aerial Imagery
 Map Date: July 2023

Legend

- Proposed Site
- Study Area (1-Mile Radius)
- Photographic Locations (February 15, 2023)
- Not Visible
- Near-Forward Visibility Existing Mechanical Bulkhead (77' AGL)
- Forward Visibility (85' AGL)
- Enclosure Only (3 Acres)
- Municipal Boundary



DATA SOURCES:

Aerial photos used (2021) were provided from the USGS Long Island Sound, NY 2014 LIDAR data points. The DSM contains the natural and built features on the Earth's surface.





Comparative Viewshed Analysis Map Existing Mechanical Bulkhead and Proposed Screening Enclosure

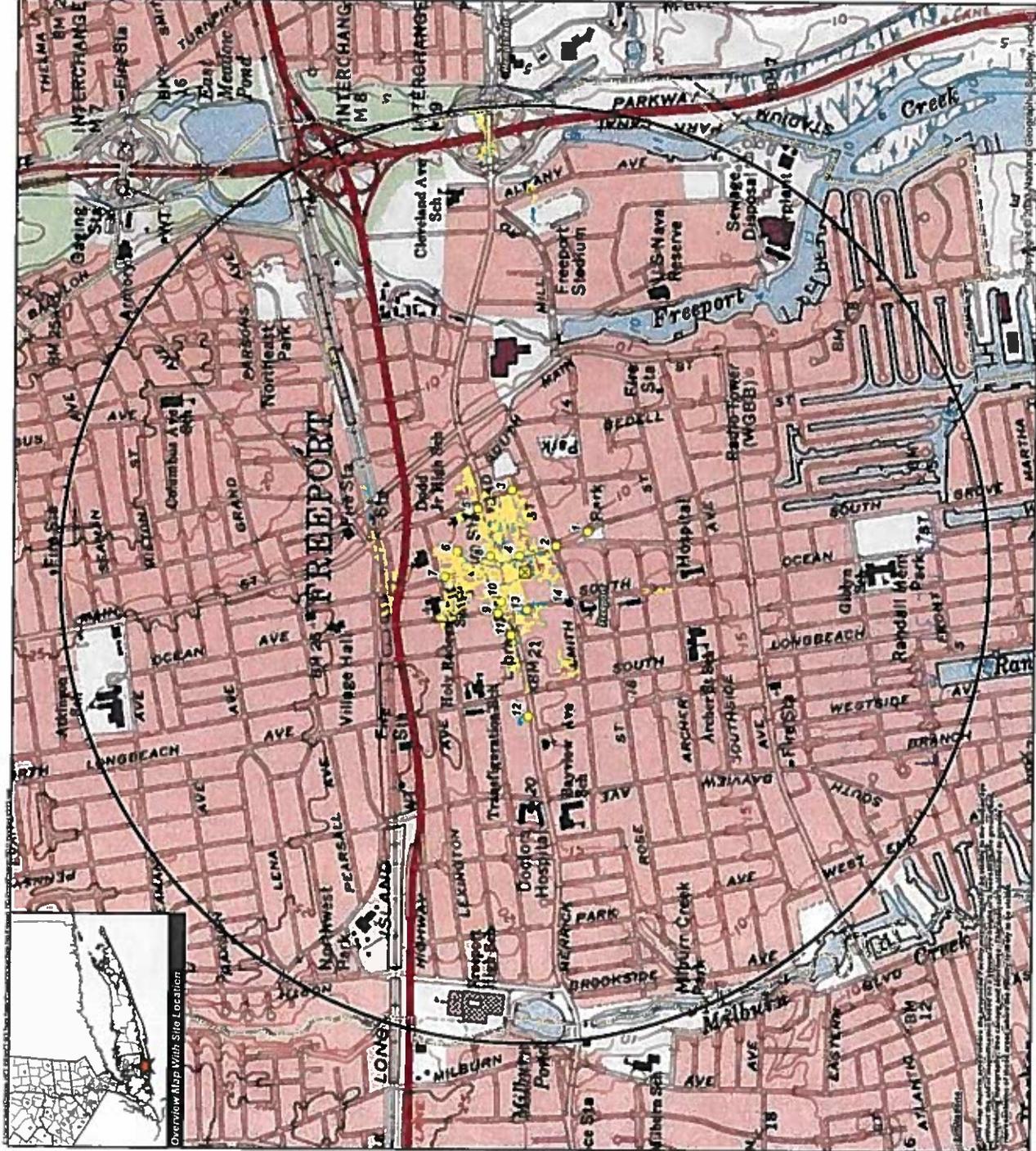
Proposed Wireless Telecommunications Facility
 Freeport RELO
 120 Guy Lombardo Avenue
 Freeport, New York

Existing Mechanical Bulkhead height is 77' AGL, Proposed Screening Enclosure is 85' AGL.
 Forest canopy and existing structure heights are derived from LIDAR data. Study area encompasses a one-mile radius and includes 2,011 acres. Existing conditions field verified by APT on February 18, 2023.
 Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Freeport, NY (1994)
 Map Date: July 2023

- Legend**
- Proposed Site
 - Study Area (1-Mile Radius)
 - Photographic Locations (February 18, 2023)
 - Visible
 - Not Visible
 - Not Observed Visibility Existing Mechanical Bulkhead (20 Acres)
 - Addressable Area Observed Visibility, Proposed Screening Enclosure Only (3 Acres)
 - Municipal Boundary



DATA SOURCES:
 Aerial imagery (2023) was provided from the USGS LIDAR Map, NY 2014 LIDAR LIDAR map data. The DSM addresses the northeast and south boundaries on the Earth's surface.



Overview Map With Site Location





SUBJECT PARCEL & ADJACENT PARCEL PHOTOS



FREEPORT RELO
120 GUY LOMBARDO AVENUE
FREEPORT, NY

PREPARED FOR:
RECEIVED



PREPARED BY:
APT Engineering
567 Vauxhall Street Extension – Suite 311
Waterford, CT 06320



PHOTO LOG

- Legend
- Site
- Photographic Location





PHOTO

1

LOCATION
HOST PROPERTY

ORIENTATION
W



verizon



PHOTO

2

LOCATION

HOST PROPERTY

ORIENTATION

NW



verizon



PHOTO

3

LOCATION

HOST PROPERTY

ORIENTATION

NW



verizon



PHOTO

4

LOCATION

HOST PROPERTY

ORIENTATION

N



verizon



PHOTO

5

LOCATION

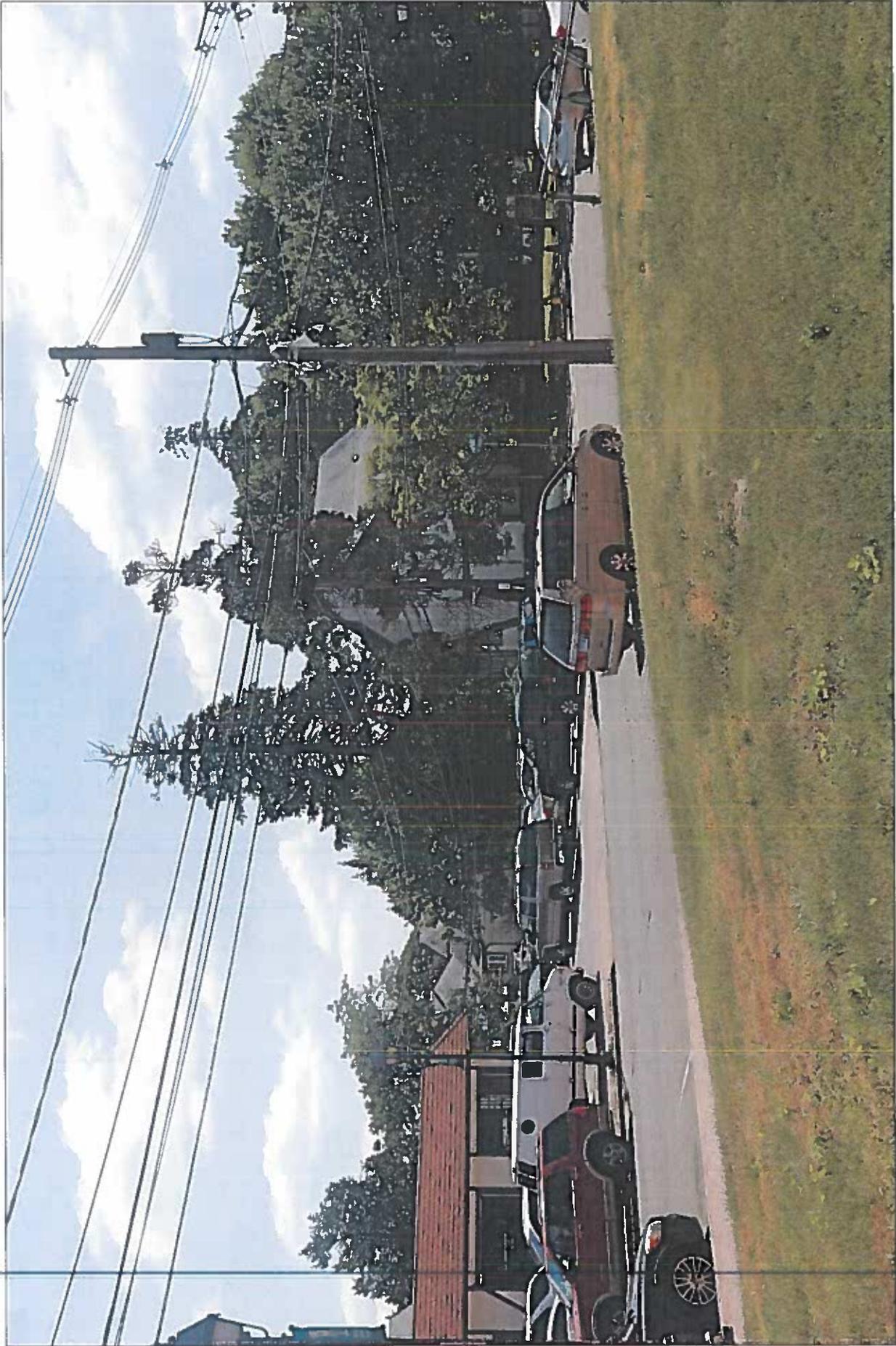
HOST PROPERTY

ORIENTATION

E



verizon



PHOTO

6

LOCATION

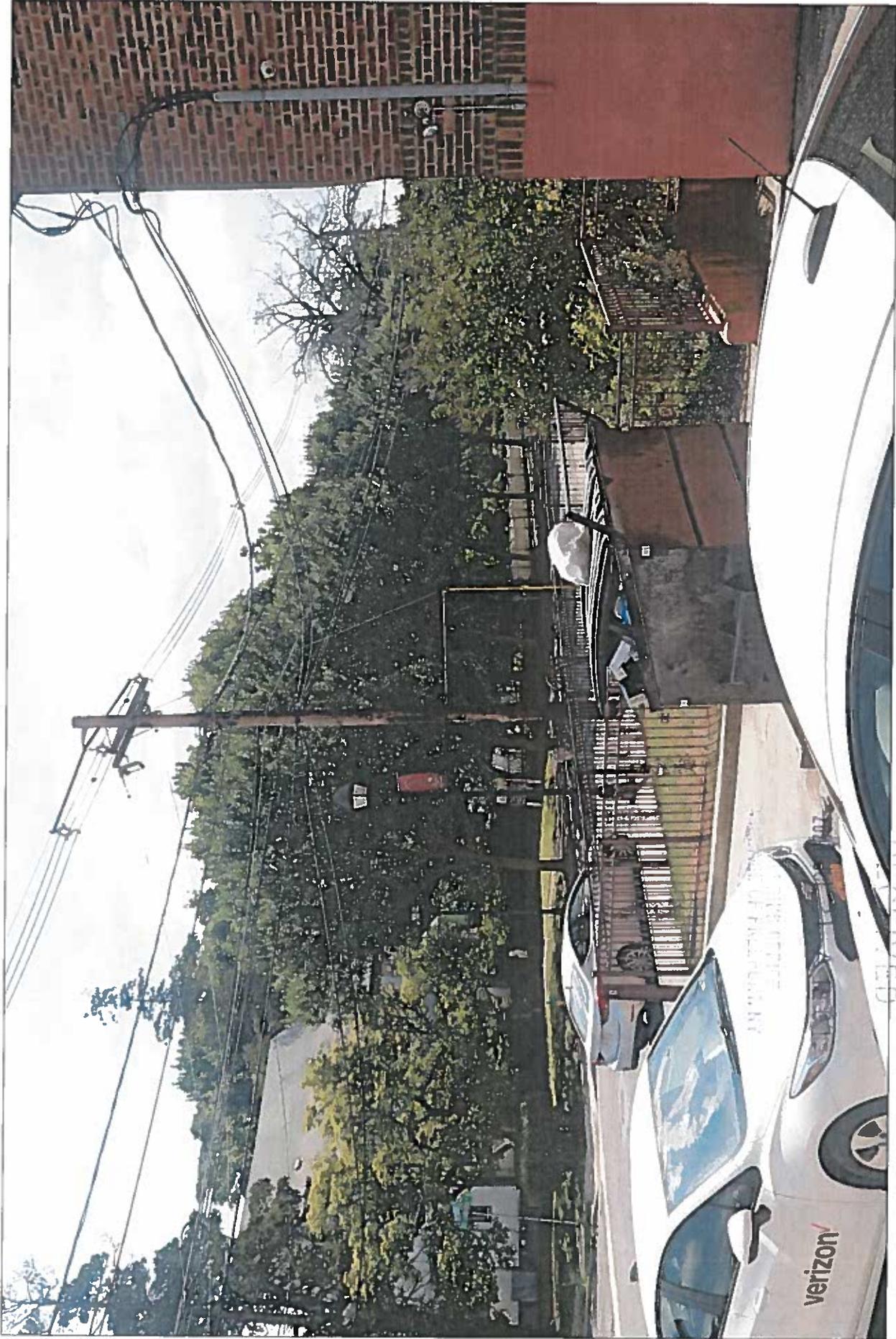
HOST PROPERTY

ORIENTATION

SE



verizon



PHOTO

7

LOCATION

HOST PROPERTY

ORIENTATION

SE





PHOTO

8

LOCATION

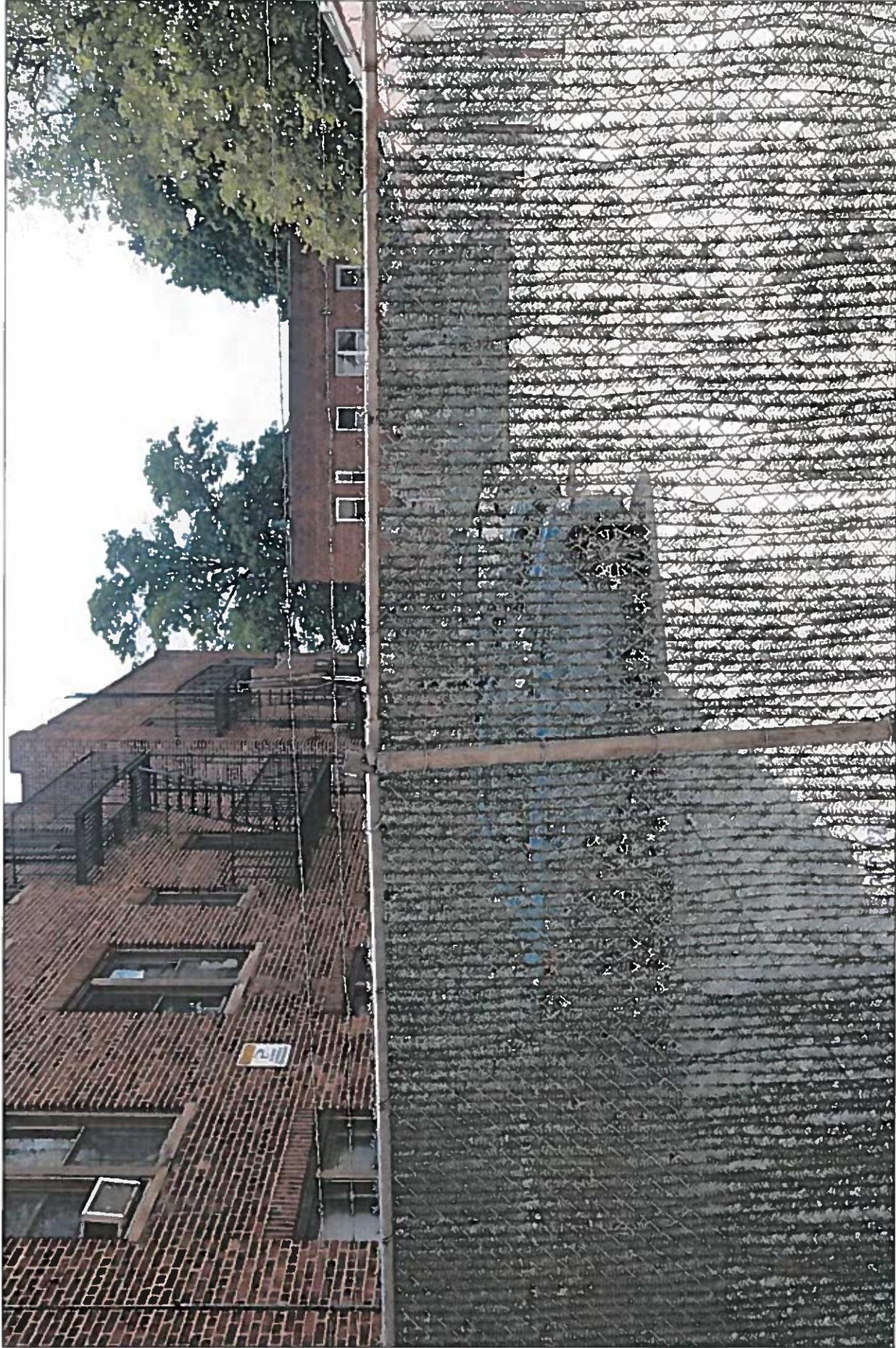
HOST PROPERTY

ORIENTATION

5



verizon



PHOTO

9

LOCATION

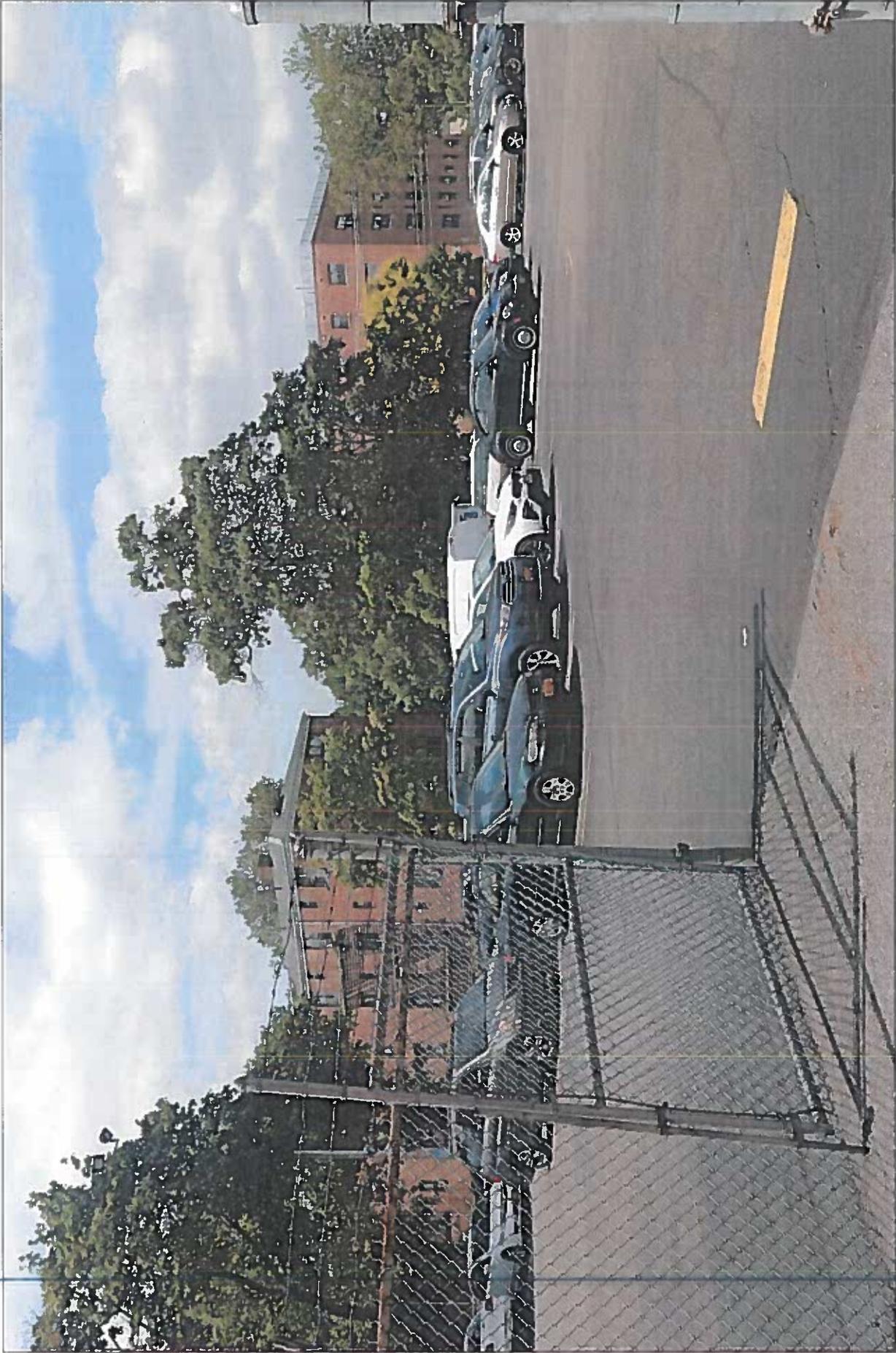
HOST PROPERTY

ORIENTATION

5



verizon



PHOTO

10

LOCATION

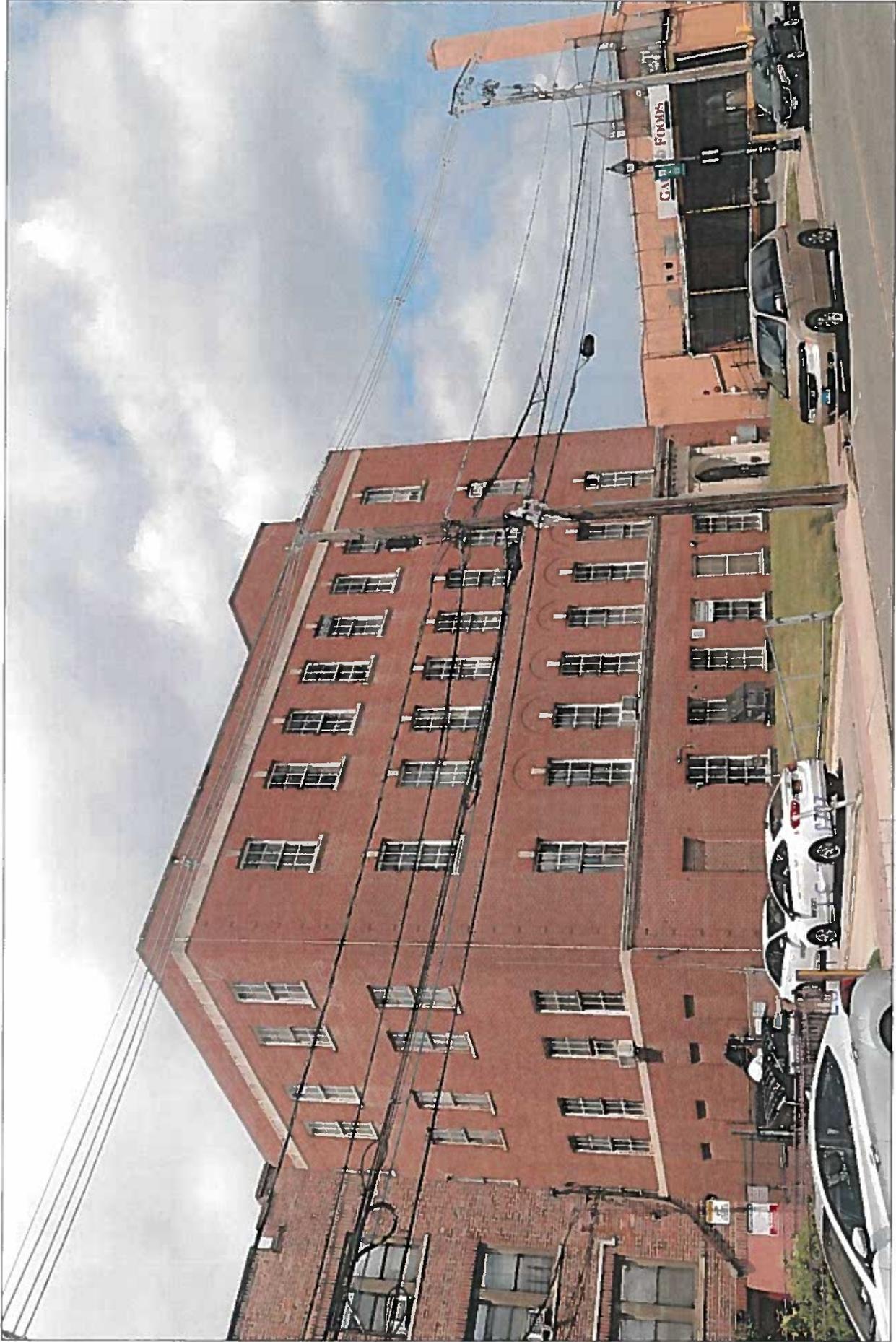
HOST PROPERTY

ORIENTATION

SW



verizon



PHOTO

11

LOCATION

GUY LOMBARDO AVENUE AT COTTAGE STREET

ORIENTATION

NW





PHOTO
12

LOCATION
GUY LOMBARDO AVENUE

ORIENTATION
W



verizon



PHOTO

13

RECEIVED

LOCATION

GUY LOMBARDO AVENUE

ORIENTATION

SW

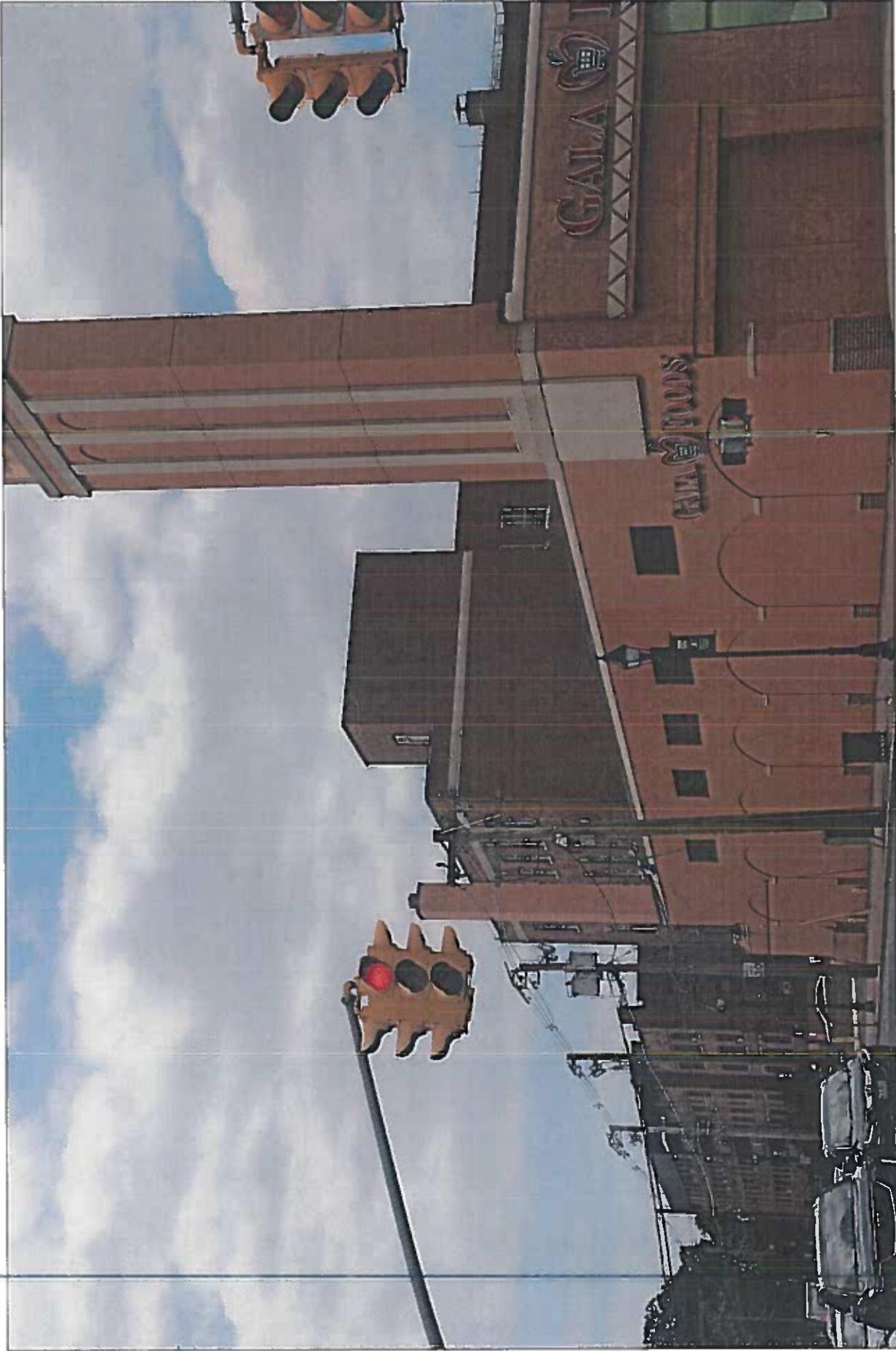


PHOTO
14

LOCATION
GUY LOMBARDO AVENUE AT WEST MERRICK ROAD

ORIENTATION
SW





PHOTO

15

LOCATION

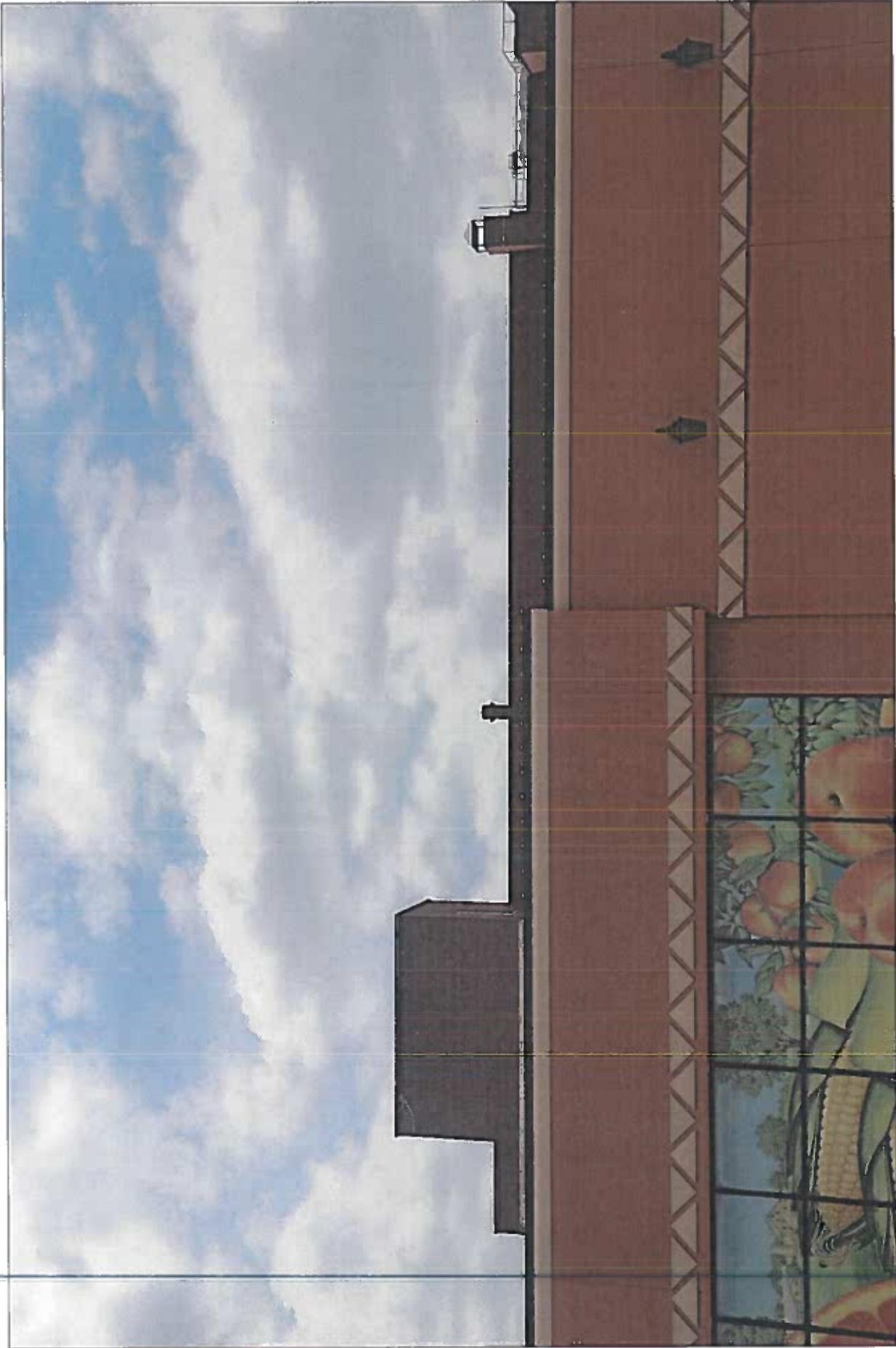
WEST MERRICK ROAD

ORIENTATION

S



verizon



PHOTO

16

LOCATION

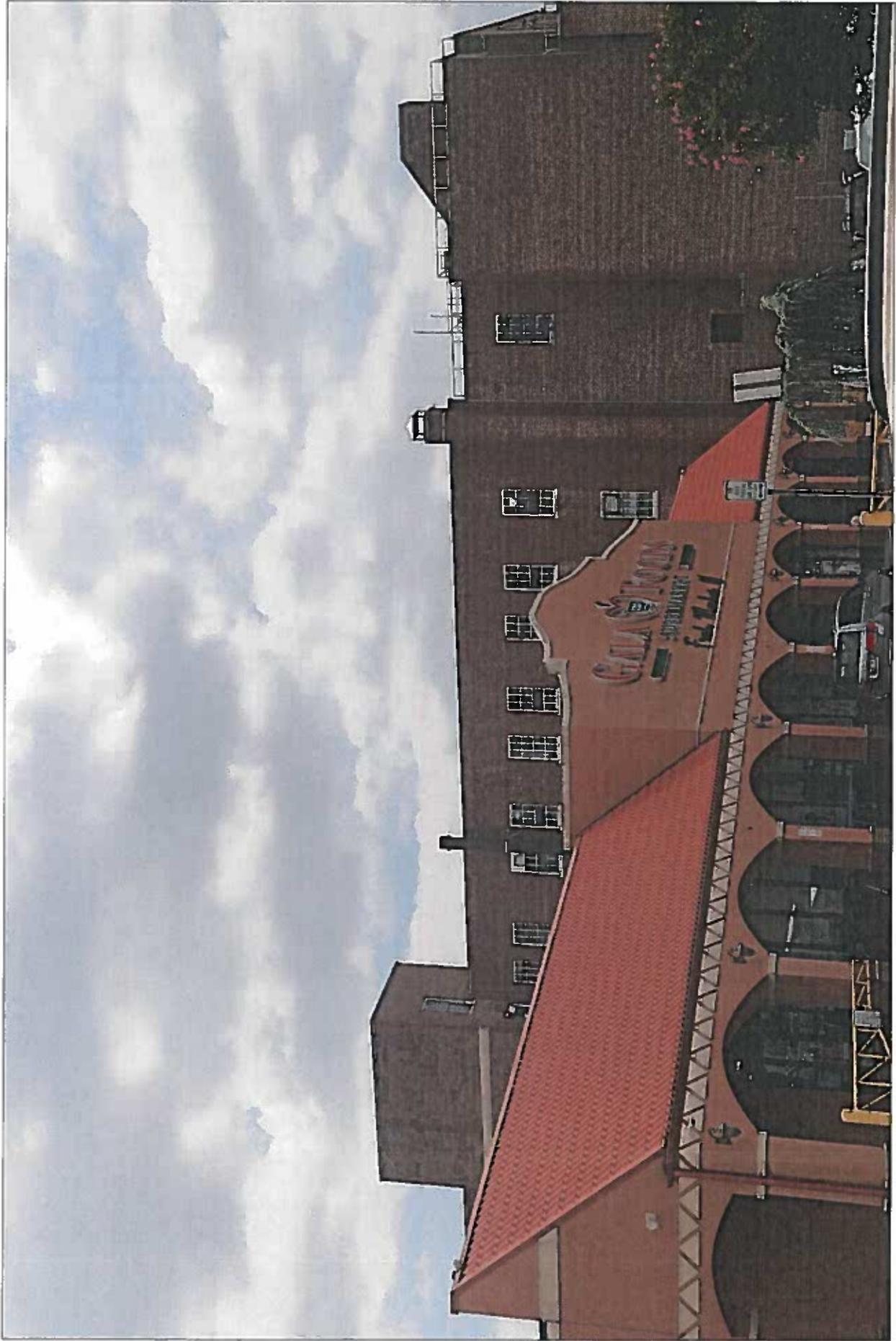
WEST MERRICK ROAD

ORIENTATION

5



verizon



PHOTO

17

LOCATION

WEST MERRICK ROAD

ORIENTATION

SE



verizon



PHOTO
18

LOCATION
POST OFFICE - WEST MERRICK ROAD

ORIENTATION
SE





PHOTO

19

LOCATION

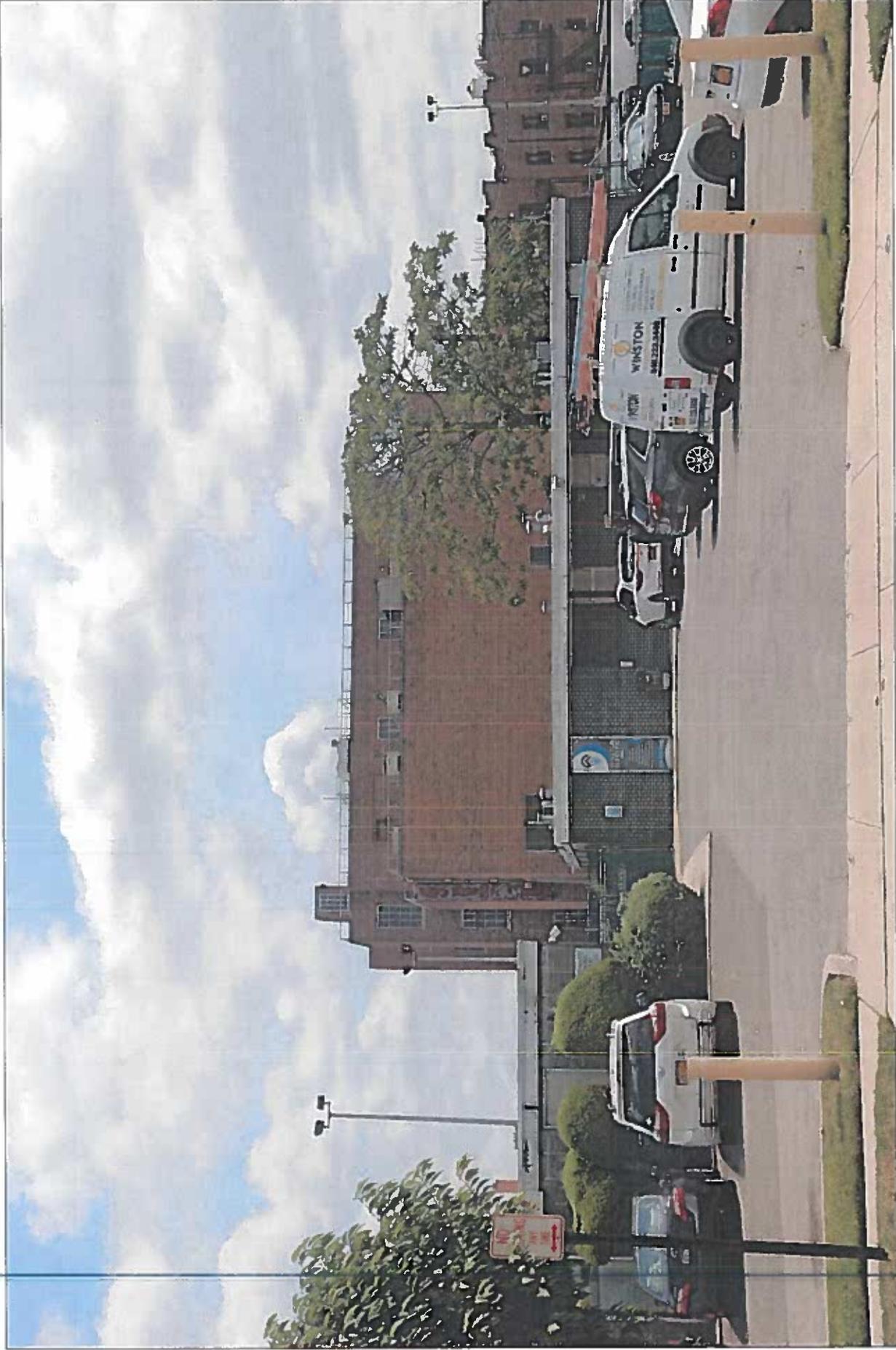
FREEPORT MEMORIAL LIBRARY - WEST MERRICK ROAD

ORIENTATION

SE



verizon



PHOTO

20

LOCATION

SOUTH OCEAN AVENUE

ORIENTATION

E



verizon

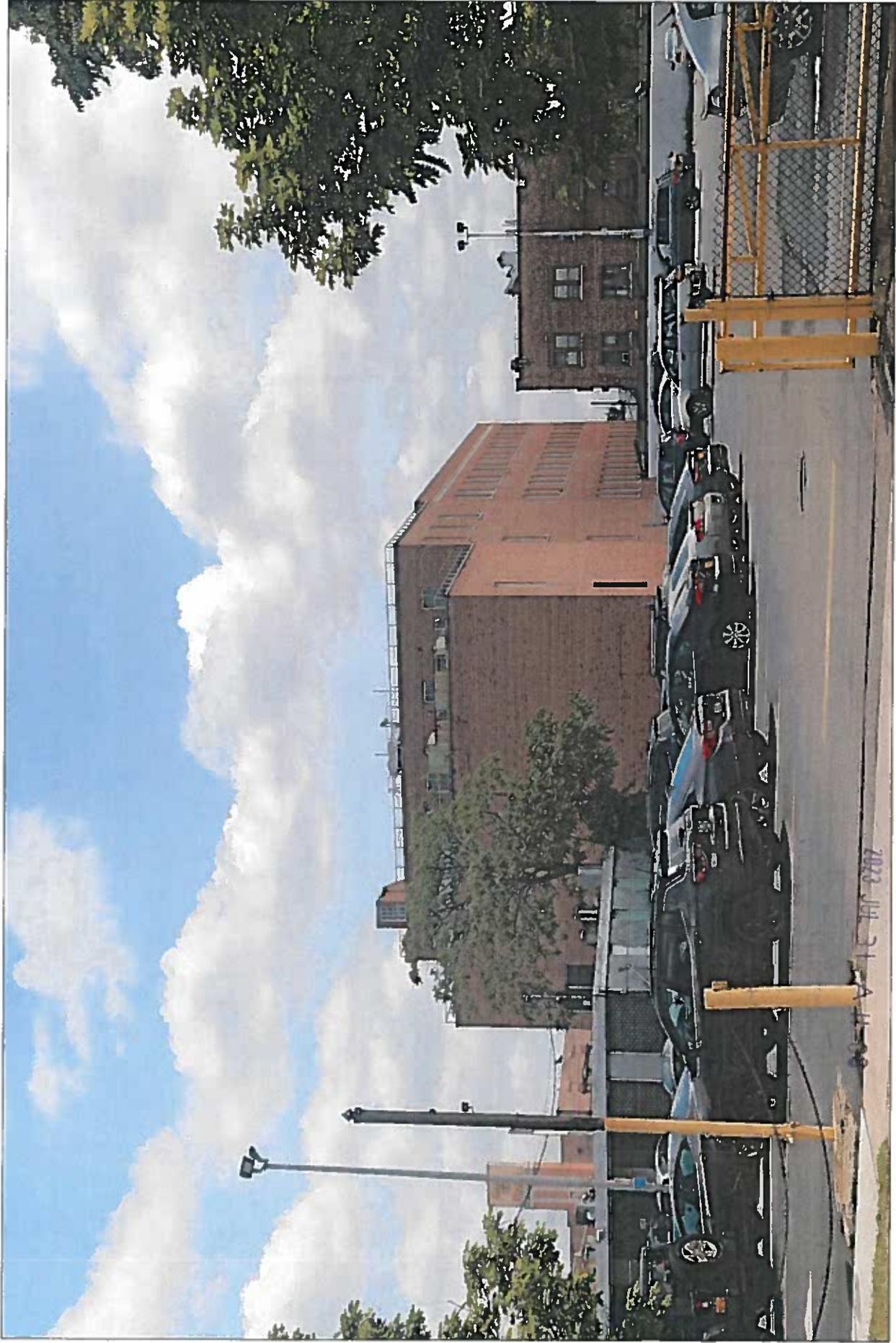


PHOTO
21

LOCATION
SOUTH OCEAN AVENUE

ORIENTATION
E



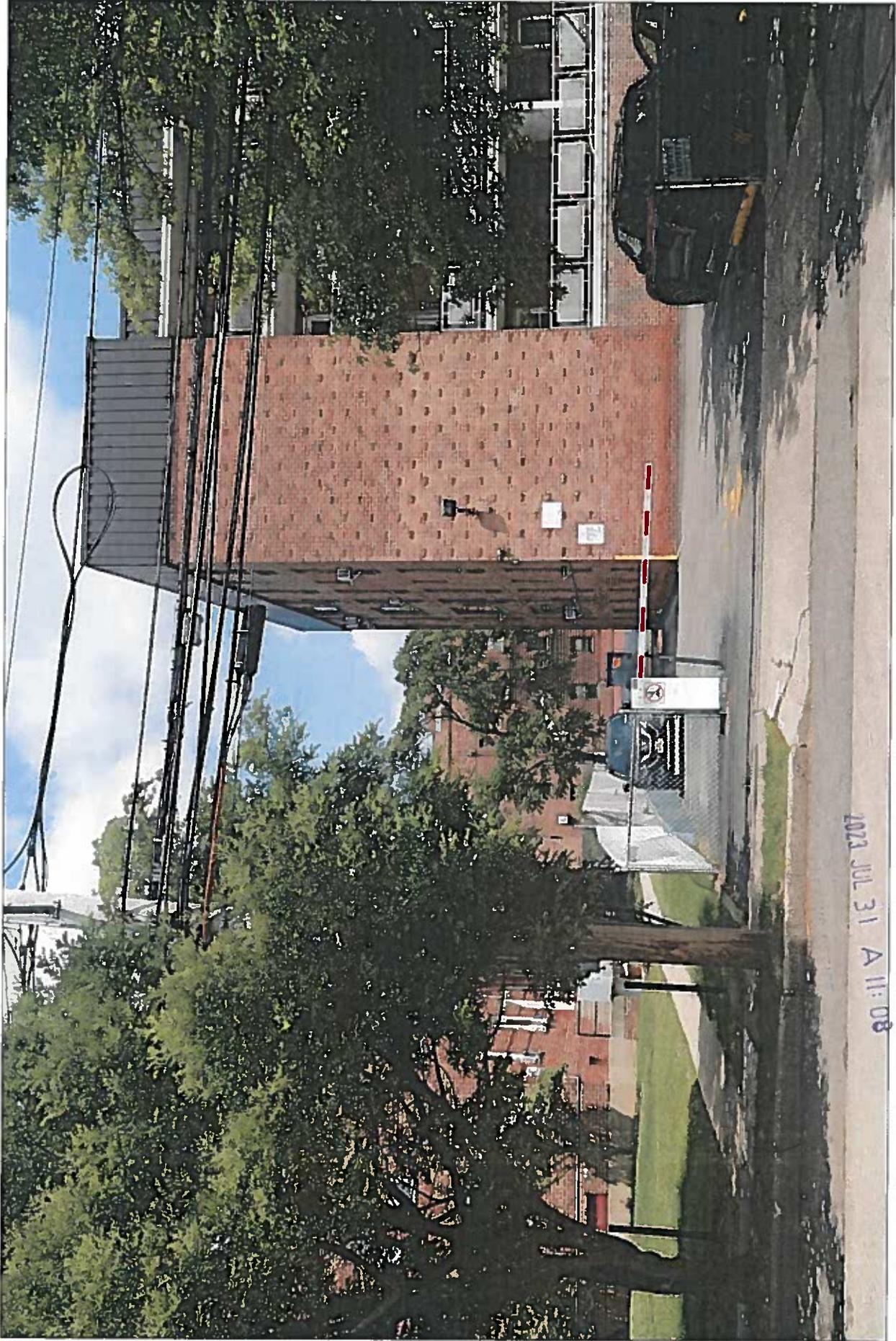


PHOTO
22

LOCATION
SMITH STREET AT SOUTH OCEAN AVENUE

ORIENTATION
NE





PHOTO

23

LOCATION
SMITH STREET

ORIENTATION
N



verizon



PHOTO

24

LOCATION

GUY LOMBARDO AVENUE

ORIENTATION

N



verizon



ZONING DRAWINGS FOR WIRELESS COMMUNICATIONS FACILITY:

"FREEPORT RELO"

120 GUY LOMBARDO AVENUE, FREEPORT, NY 11520

VZW PROJECT ID: 16331986

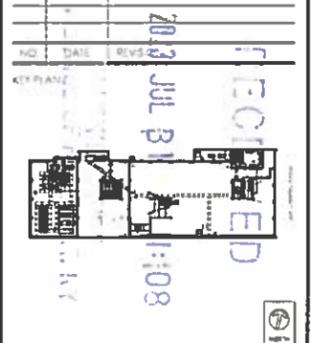
WFC PROJECT NO: 21-14632



ARCHITECTS
12-1 TECHNOLOGY DRIVE, SETAUKET, NY 11711
P: 631.689.8450 | F: 631.689.8459 | www.wfcata.com



| NO. | DATE | REVISION |
|-----|----------|-------------------------------|
| 0 | 12/06/22 | ISSUED FOR PRELIMINARY REVIEW |
| 1 | 12/17/22 | REVISED PER ATTORNEY COMMENTS |
| 2 | 11/28/22 | REVISED PER ATTORNEY COMMENTS |
| 3 | 01/03/23 | REVISED PER VZW |
| 4 | 01/24/23 | REVISED PER ATTORNEY COMMENTS |
| 5 | 02/03/23 | REVISED PER ATTORNEY COMMENTS |
| 6 | 06/17/23 | ISSUED FOR FILING |
| 7 | 07/19/23 | ISSUED FOR FILING |



SITE INFORMATION

| | |
|----------------------------|---|
| VERIZON WIRELESS SITE NAME | "FREEPORT RELO" |
| SITE TYPE/DESCRIPTION | ON ROOF: INSTALL (1) PROPOSED VERIZON WIRELESS ANTENNAS, (18) PROPOSED DUAL BAND RISERS AND (6) PROPOSED MAIN DISTRIBUTION BOXES MOUNTED WITHIN PROPOSED RF COMPATIBLE SCREENING ATOP OF EXISTING ROOFTOP BUILDING. INSTALL (3) PROPOSED FACADE MOUNTED VERIZON WIRELESS ANTENNAS ON CORNERS OF BUILDING. INSTALL (3) PROPOSED DILTA CABINETS AND (4) PROPOSED GPS UNITS ATOP EXISTING ROOFTOP MOUNTED STEEL DUNNAGE PLATFORM. |
| PROJECT LOCATION | 120 GUY LOMBARDO AVENUE FREEPORT, NY 11520 |
| JURISDICTION | INCORPORATED VILLAGE OF FREEPORT |
| VZW PROJECT ID | 16331986 |
| VZW LOCATION CODE | 319862 |
| LATITUDE | N 40° 39' 09.73" (NAD 83) |
| LONGITUDE | W 73° 35' 04.85" (NAD 83) |
| ELEVATION | +7.8 AMSL (NGVD 29) |
| SECTION | 67 |
| BLOCK | 108 |
| LOTS | 9, 25, 102 |
| ZONING DISTRICT | BUSINESS B (B B) |

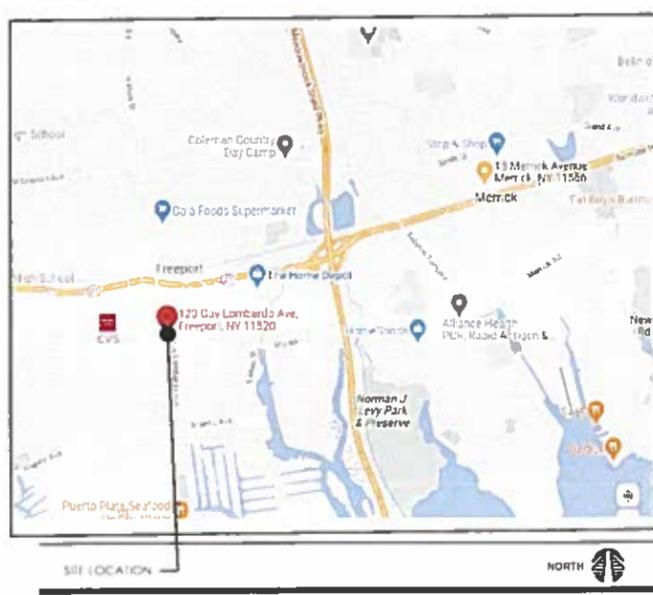
PROJECT CONTACTS

| | | |
|------------------------|---|------------------------|
| APPLICANT | NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS 4 CENTERCITY ROAD WEST NYAC, NY 10994 | (914) 714-7371 |
| PROPERTY OWNER | JOHN LEAHY 120 GUY LOMBARDO AVENUE FREEPORT, NY 11520 | (609) 972-6107 |
| LEASING CONTACT | ROBERT MONTELEONE | (361) 3-6-4629 |
| CONSTRUCTION CONTACT | "PENDING" | |
| ENGINEER | MICHAEL FERRERA | (408) 417-8125 |
| ATE (REGISTER) CONTACT | NEL A. MACDONALD, AIA LEED AP | (631) 689-8450 EXT 115 |

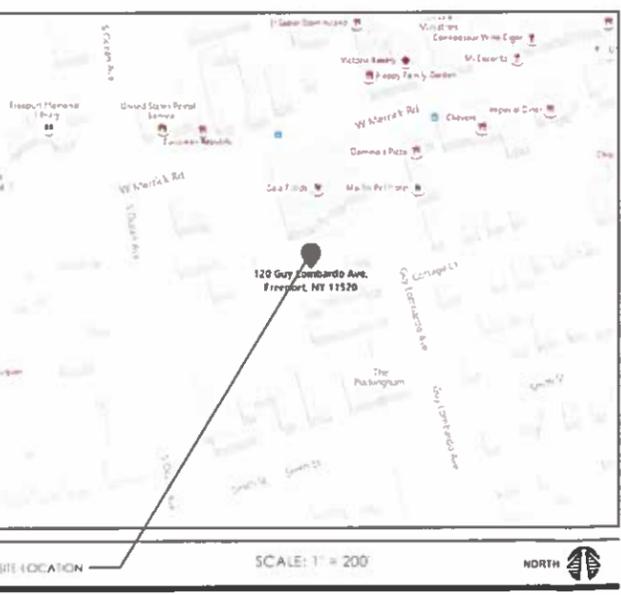
DRAWING INDEX

| DWG NO | DRAWING TITLE | INITIAL ISSUANCE | LATEST ISSUANCE REVISION NO. & DATE |
|-----------|---|------------------|-------------------------------------|
| T-100.00 | TITLE SHEET | 10/06/22 | 7 07/19/23 |
| SP-00.00 | SITE PLAN | 10/06/22 | 7 07/19/23 |
| SP-01.00 | ROOF PLAN | 10/06/22 | 7 07/19/23 |
| SP-102.00 | ENLARGED ROOF PLAN | 10/06/22 | 7 07/19/23 |
| SP-03.00 | ELEVATIONS | 10/06/22 | 7 07/19/23 |
| SP-104.00 | ELEVATIONS | 10/06/22 | 7 07/19/23 |
| SP-105.00 | ANTENNA INFORMATION AND EQUIPMENT DETAILS | 10/06/22 | 7 07/19/23 |

LOCATION MAP



KEY MAP



GENERAL NOTES

THE ROOFTOP FACILITY WILL BE CONSTRUCTED, OPERATED, AND MONITORED OVER TIME IN ACCORDANCE WITH: (A) PLANNING BOARD RESOLUTION, INCLUDING ALL CONDITIONS CONTAINED WITHIN; (B) THE TERMS AND CONDITIONS OF THE APPROVED SITE PLAN AND SPECIAL USE PERMIT; (C) ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL RULES AND REGULATIONS; AND (D) OTHER REQUIREMENTS AS ISSUED BY THE VILLAGE BUILDING INSPECTOR AS PART OF THE BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY.

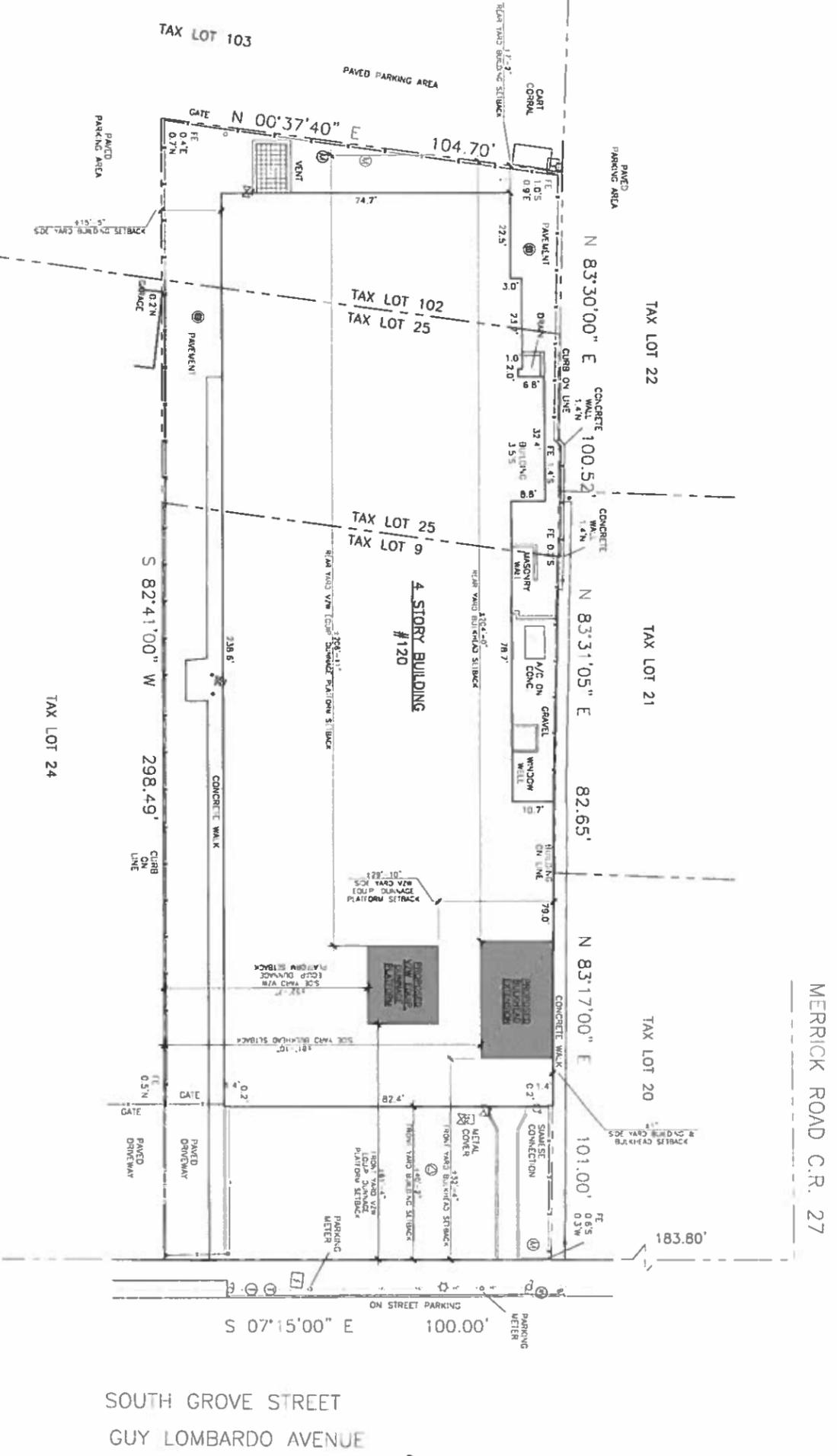


FREEPORT RELO
NEW BUILD ROOFTOP
VZW PROJECT ID: 16331986
120 GUY LOMBARDO AVENUE
FREEPORT, NY 11520

| | |
|-------------|-------------|
| TITLE | TITLE SHEET |
| DATE | 08/29/22 |
| PROJECT NO | 21-14632 |
| DRAWN BY | BS ALF |
| CHECKED BY | BS |
| SCALE | AS NOTED |
| DRAWING NO. | T-100.00 |

LEGEND

| | |
|--------------------|---|
| SEWER MANHOLE | ⊗ |
| DRAINAGE INLET | ⊕ |
| WATER MANHOLE | ⊙ |
| WATER VALVE | ⊖ |
| WATER METER | ⊗ |
| GAS METER | ⊗ |
| MONITORING WELL | ⊗ |
| UNKNOWN MANHOLE | ⊗ |
| TELEPHONE MANHOLE | ⊗ |
| BOLLARD | ⊙ |
| UTILITY POLE | ⊙ |
| LIGHT POLE | ⊙ |
| GUY | ⊙ |
| TRAFFIC SIGN | ⊙ |
| CONCRETE CURB | — |
| DROP CURB | — |
| WALL | — |
| EDGE OF PAVEMENT | — |
| OVERHEAD WIRES | — |
| FENCE - CHAIN LINK | X |



MERRICK ROAD C.R. 27

SOUTH GROVE STREET
GUY LOMBARDO AVENUE

NOTE:
THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A SURVEY PREPARED BY PINNACLE LAND SURVEYORS, LLP DATED SEPTEMBER 20, 2022 AND LAST REVISED WITH INTERIOR TAX LOTS ADDED ON 11/11/22.

NOTE:
THE PROPOSED BULKHEAD EXTENSION AND THE PROPOSED VZW EQUIP. DUNNAGE PLATFORM ARE SHOWN DIAGONALLY FOR SETBACK PURPOSES ONLY. REFER TO SHEET SP-101.00 FOR ADDITIONAL INFORMATION.

COORDINATES:
LATITUDE: N 40° 39' 09.73" (NAD 83)
LONGITUDE: W 73° 35' 04.85" (NAD 83)
+/- 8' AMSL (MGVD 29)
DISTRICT: BUSINESS B (B-B*)
SECTION: 62
TAX BLOCK: 108
TAX LOTS: 9, 25, 102
JURSDICTION: VILLAGE OF FREEPORT
ACREAGE OF PROPERTY: ± 0.68 ACRES



ZONING TABLE

| REQUIREMENT | REQUIRED | EXISTING | PROPOSED |
|---|---|--|-----------------------------|
| BULK ZONING REQUIREMENTS IN THE B-B DISTRICT: AS NOTED ABOVE, THE PROPERTY IS LOCATED IN THE B-B ZONING DISTRICT PURSUANT TO §§ 210-82 - 210-87 OF THE VILLAGE CODE. THE COMMUNICATION FACILITY WILL BE SUBJECT TO THE FOLLOWING ZONING REQUIREMENTS (THE "BULK ZONING REQUIREMENTS") APPLICABLE TO NONRESIDENTIAL BUILDINGS AND STRUCTURES IN THE B-B ZONING DISTRICT. | | | |
| MAXIMUM BUILDING HEIGHT: | 50'-0" | 63'-3" (BUILDING)** EXISTING NONCONFORMING 77'-0" (BULKHEAD)** BULKHEAD HEIGHT IS EXEMPT | 85'-0" ** VARIANCE REQUIRED |
| LOT COVERAGE: | 98% | 64% | EXISTING NO CHANGE |
| MINIMUM REQUIRED FRONT YARD: | 5'-0" | 40'-2" | EXISTING NO CHANGE |
| VEHICULAR ACCESS: | VEHICULAR ACCESS MUST BE PROVIDED INTO THE REAR, SIDE, OR | EXISTING PAVED DRIVEWAY IS PROVIDED ON THE SOUTHERN LINE OF THE EXISTING BUILDING WHICH PROVIDES ACCESS TO THE REAR LOT. | EXISTING NO CHANGE |

** NOTE THAT THE EXISTING BUILDING HEIGHT IS A NONCONFORMING CONDITION AND THE BULKHEAD HEIGHT IS EXEMPT PER TOWN CODE § 210-82.

1 SITE PLAN
SCALE = 1/16" = 1'-0"



| NO. | DATE | REVISION |
|-----|----------|-------------------------------|
| 0 | 02/02/21 | SUED FOR RELIABILITY REVIEW |
| 1 | 10/02/21 | REVISED PER ATTORNEY COMMENTS |
| 2 | 12/02/21 | REVISED PER ATTORNEY COMMENTS |
| 3 | 03/02/22 | REVISED PER VZW |
| 4 | 07/02/22 | REVISED PER ATTORNEY COMMENTS |
| 5 | 08/02/22 | REVISED PER ATTORNEY COMMENTS |
| 6 | 08/02/22 | SUED FOR FILING |
| 7 | 07/02/23 | SUED FOR FILING |



FREEPORT RELO
NEW BUILD ROOFTOP
VZW PROJECT D: 16331986

200 GUY LOMBARDO AVENUE
FREEPORT, NY 11520

SITE PLAN

| | |
|-------------|-----------|
| DATE: | 08/29/22 |
| PROJECT NO: | 31-1442 |
| DRAWN BY: | KS ALF |
| CHECKED BY: | BS |
| SCALE: | AS NOTED |
| DRAWING NO: | SP-100.00 |



| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------------------|
| 8 | 02/07/22 | ISSUED FOR PRELIMINARY REVIEW |
| 1 | 01/27/22 | REVISED PER AT ONLY COMMENTS |
| 1 | 12/02/21 | REVISED PER AT ONLY COMMENTS |
| 3 | 09/02/21 | REVISED PER VZCO |
| 4 | 07/23/21 | REVISED PER AT ONLY COMMENTS |
| 5 | 07/23/21 | REVISED PER AT ONLY COMMENTS |
| 6 | 07/23/21 | ISSUED FOR RING |
| 7 | 07/23/21 | ISSUED FOR RING |



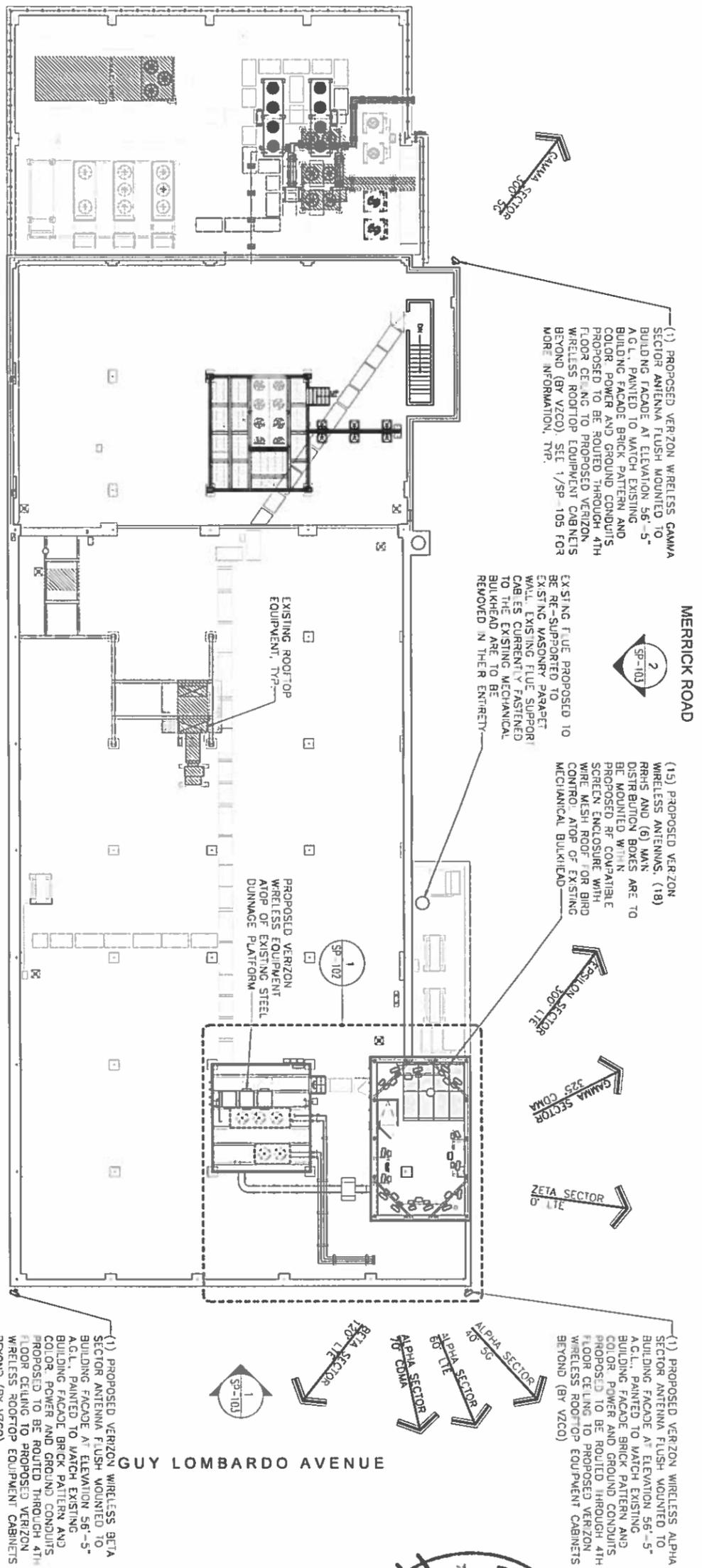
FREEPORT RELO
NEW BUILD ROOFTOP
VZW PROJECT D: 16331986

200 GUY LOMBARDO AVENUE
FREEPORT, NY 11520

ROOF PLAN

| | |
|-------------|----------|
| DATE: | 02/07/22 |
| PROJECTING: | 21-1403 |
| DRAWN BY: | RS, AF |
| CHECKED BY: | RS |
| SCALE: | AS NOTED |

SP-101.00



(15) PROPOSED VERIZON WIRELESS ANTENNAS, (18) RRHS AND (6) MAIN DISTRIBUTION BOXES ARE TO BE MOUNTED WITHIN PROPOSED RF COMPATIBLE SCREEN ENCLOSURE WITH WIRE MESH ROOF FOR BIRD CONTROL ATOP OF EXISTING ROOFTOP BULKHEAD SEE 1, 2 AND 3/SP-105 FOR MORE INFORMATION

EXISTING SKYLIGHT BELOW PROPOSED TO BE REMOVED AND ROOFED OVER WITH NEW ROOFING OVER THE ENTIRE MECHANICAL BULKHEAD BY VZCO

PROPOSED ROOF ACCESS HATCH WITH S-HIPS LADDER FROM WITHIN BULKHEAD BY VZCO

(4) EXISTING VZCO GPS UNITS TO BE RELOCATED TO TOP OF PROPOSED RF COMPATIBLE SCREENING STRUCTURE

EXISTING MECHANICAL BULKHEAD ACCESS LADDER PROPOSED TO BE REMOVED

PROPOSED RF COMPATIBLE SCREENING AND FRAMING A TOP EXISTING BULKHEAD. RF COMPATIBLE SCREENING IS TO MATCH EXISTING BULKHEAD BRICK COLOR AND PATTERN

EXISTING DUNNAGE STAIR

PROPOSED VERIZON WIRELESS POWER PANEL MOUNTED TO EXISTING HANDRAIL

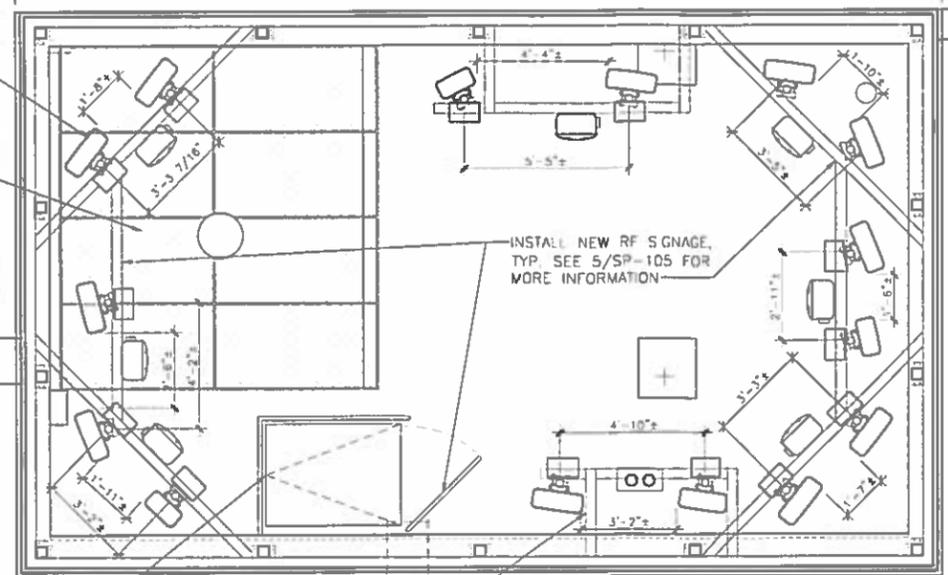
PROPOSED VERIZON WIRELESS ELECTRICAL, ELECTRICAL DISCONNECT, GROUND AND FIBER BOXES BY VZCO WITH SERVICES ROUTED INTO RESPECTIVE DEMARCS WITHIN THE BUILDING. POWER TO BE TERMINATED ON CIRCUIT(S) WITH EMERGENCY BACK UP POWER

(3) PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS TO BE MOUNTED A TOP EXISTING GRATED STEEL DUNNAGE PLATFORM. SEE 6/SP-105 FOR MORE INFORMATION

PROPOSED VERIZON WIRELESS HANDRAIL MOUNTED WORK LIGHT FIXTURE TO BE OPERABLE VIA TIME SWITCH. SEE 4/SP-105 FOR MORE INFORMATION

MERRICK ROAD

ALPHA SECTOR
40' 50"



INSTALL NEW RF SIGNAGE, TYP. SEE 5/SP-105 FOR MORE INFORMATION

(1) PROPOSED VERIZON WIRELESS ALPHA SECTOR ANTENNA FLUSH MOUNTED TO BUILDING FACADE AT ELEVATION 56'-5" A.G.L., PAINTED TO MATCH EXISTING BUILDING FACADE BRICK PATTERN AND COLOR. POWER AND GROUND CONDUITS PROPOSED TO BE ROUTED THROUGH 4TH FLOOR CEILING TO PROPOSED VERIZON WIRELESS ROOFTOP EQUIPMENT CABINETS BEYOND (BY VZCO). SEE 1/SP-105 FOR MORE INFORMATION

PROPOSED CABLE TRAY STEP OVER

EXISTING CONDUITS TO REMAIN, TYP.

INSTALL NEW RF SIGNAGE. SEE 5/SP-105 FOR MORE INFORMATION

PROPOSED VERIZON WIRELESS ROOFTOP MOUNTED COVERED CABLE TRAY WITH (6) 12X24 HBRIFLEX CABLES ROUTED ALONG ROOFTOP AND UP TO MECHANICAL BULKHEAD ROOF

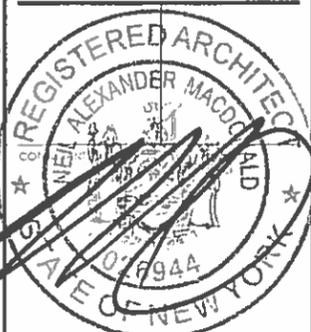
DASHED LINES REPRESENT (2) EXISTING DUNNAGE MOUNTED CONDENSER UNITS PROPOSED TO BE REMOVED BY VERIZON WIRELESS

(4) PROPOSED VERIZON WIRELESS GPS UNITS TO BE MOUNTED TO EXISTING HANDRAIL. SEE 1/SP-105 FOR MORE INFORMATION

GUY LOMBARDO AVENUE



12-1 TECHNOLOGY DRIVE, SETAUKET, NY 11713
P. 631.689.8450 | F. 631.689.8459 | www.wfcata.com



| NO | DATE | SUBMISSION |
|----|----------|-------------------------------|
| 0 | 12/06/22 | SUED FOR PRELIMINARY REVIEW |
| 1 | 1/11/23 | REVISED PER ATTORNEY COMMENTS |
| 2 | 1/28/23 | REVISED PER ATTORNEY COMMENTS |
| 3 | 01/03/23 | REVISED PER VZW |
| 4 | 01/24/23 | REVISED PER ATTORNEY COMMENTS |
| 5 | 02/03/23 | REVISED PER ATTORNEY COMMENTS |
| 6 | 06/22/23 | SUED FOR FILING |
| 7 | 07/19/23 | SUED FOR FILING |



FREEPORT RELO
NEW BUILD ROOFTOP
VZW PROJECT ID: 16331986

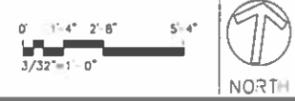
120 GUY LOMBARDO AVENUE
FREEPORT, NY 11520

ENLARGED ROOF PLAN

| | |
|-------------|----------|
| DATE: | 08/29/22 |
| PROJECT NO: | 71 14637 |
| DRAWN BY: | SS, ALI |
| CHECKED BY: | BS |
| SCALE: | AS NOTED |
| DRAWING NO: | |

SP-102.00

LATITUDE: N 40° 39' 09.73" (NAD 83)
LONGITUDE: W 73° 35' 04.85" (NAD 83)
+/- 8' AMSL (NGVD 29)
DISTRICT: BUSINESS B ("B-B")
SECTION: 62
TAX BLOCK: 108
TAX LOTS: 9, 25, 102
JURISDICTION: VILLAGE OF FREEPORT
ACREAGE OF PROPERTY: ± 0.68 ACRES



NOTE:
PROPOSED FACADE MOUNTED ALPHA, BETA AND GAMMA SECTOR ANTENNAS ARE TO BE PAINTED TO MATCH EXISTING BULKHEAD BRICK COLOR AND PATTERN.

1 ENLARGED ROOF PLAN
SCALE = 3/8" = 1'-0"

PROPOSED RF COMPATIBLE SCREENING AND FRAMING A TOP EXISTING BULKHEAD. RF COMPATIBLE SCREENING IS TO MATCH EXISTING BULKHEAD BRICK COLOR AND PATTERN.

- 185'-10" AGL TO RELOCATED GPS UNITS
- 795'-0" AGL TO PROPOSED RF CONCEALMENT SCREENING
- 181'-10" AGL TO PROPOSED VERIZON WIRELESS ANTENNAS WITHIN SCREENING
- 177'-0" AGL TO BULKHEAD PARAPET
- 171'-7" AGL TO BULKHEAD ROOF
- 170'-6" AGL TO PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS
- 163'-3" AGL TO ROOF PARAPET
- 159'-7" AGL TO ROOF
- 156'-5" AGL TO PROPOSED VERIZON WIRELESS FACADE MOUNTED ANTENNAS
- 48'-5" TO LOWER ROOF

(1) PROPOSED VERIZON WIRELESS GAMMA SECTOR ANTENNA FLUSH MOUNTED TO BUILDING FACADE. POWER AND GROUND CONDUITS PROPOSED TO BE ROUTED THROUGH 4TH FLOOR CEILING (BY VZCO) TO PROPOSED VERIZON WIRELESS ROOFTOP MOUNTED EQUIPMENT CABINETS BEYOND, SEE 1/SP-105 FOR MORE INFORMATION, TYP.

- (4) EXISTING VZCO GPS UNITS TO BE RELOCATED TO TOP OF PROPOSED RF COMPATIBLE SCREENING STRUCTURE
- (15) PROPOSED VERIZON WIRELESS ANTENNAS, (18) RRHS AND (6) MAIN DISTRIBUTION BOXES ARE TO BE MOUNTED WITHIN PROPOSED RF COMPATIBLE SCREEN ENCLOSURE WITH WIRE MESH ROOF FOR BIRD CONTROL. ATOP OF EXISTING ROOFTOP MECHANICAL BULKHEAD SEE SHEET SP-105 FOR MORE INFORMATION, TYP.
- (6) PROPOSED 12X24 H BRIFLEX CABLES ROUTED WITHIN PROPOSED VERIZON WIRELESS COVERED CABLE TRAY ALONG ROOFTOP AND UP MECHANICAL BULKHEAD FACADE TO ANTENNAS ABOVE. SEE SP-102 FOR MORE INFORMATION, TYP.
- (1) PROPOSED VERIZON WIRELESS DELTA EQUIPMENT CABINETS, ELECTRICAL PANEL AND TELCO BOX MOUNTED ATOP EXISTING STEEL DUNNAGE PLATFORM
- (4) PROPOSED VERIZON WIRELESS GPS UNITS TO BE MOUNTED TO EXISTING HANDRAIL, SEE 1/SP-105 FOR MORE INFORMATION, TYP.
- (2) PROPOSED VERIZON WIRELESS HANDBAL MOUNTED WORK LIGHT FIXTURE TO BE OPERABLE VIA TIME SWITCH. SEE 4/SP-105 FOR MORE INFORMATION, TYP.
- (2) EXISTING DUNNAGE MOUNTED CONDENSER UNITS PROPOSED TO BE REMOVED BY VERIZON WIRELESS
- EXISTING RAILING, TYP.

(1) PROPOSED VERIZON WIRELESS DELTA EQUIPMENT CABINETS, ELECTRICAL PANEL AND TELCO BOX MOUNTED ATOP EXISTING STEEL DUNNAGE PLATFORM

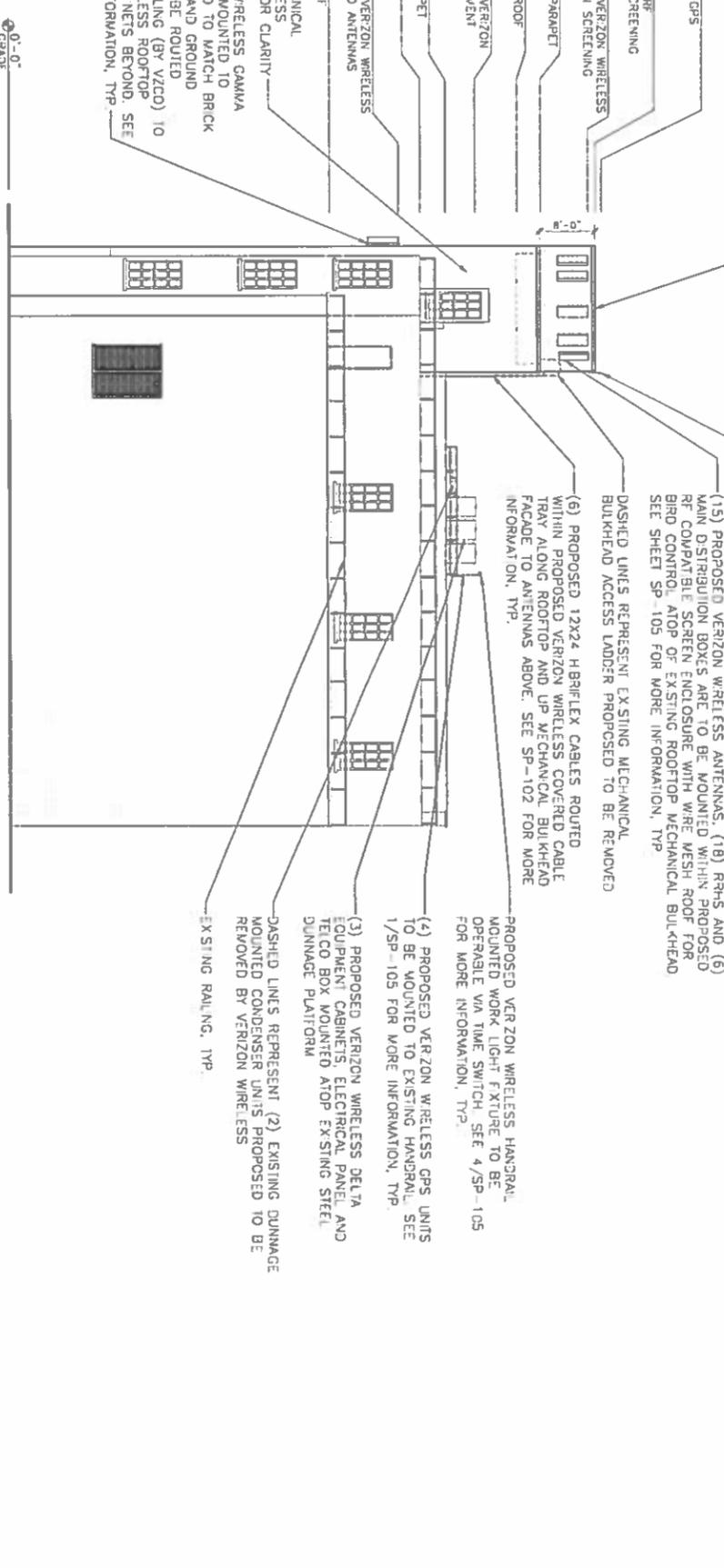
- (4) EXISTING VZCO GPS UNITS TO BE RELOCATED TO TOP OF PROPOSED RF COMPATIBLE SCREENING STRUCTURE BEYOND
- DASHED LINES REPRESENT EXISTING MECHANICAL BULKHEAD ACCESS LADDER PROPOSED TO BE REMOVED
- (3) PROPOSED VERIZON WIRELESS DELTA EQUIPMENT CABINETS, ELECTRICAL PANEL AND TELCO BOX MOUNTED ATOP EXISTING STEEL DUNNAGE PLATFORM
- (4) PROPOSED VERIZON WIRELESS GPS UNITS TO BE MOUNTED TO EXISTING HANDRAIL
- (15) PROPOSED VERIZON WIRELESS ANTENNAS, (18) MAIN DISTRIBUTION BOXES ARE TO BE MOUNTED WITHIN PROPOSED RF COMPATIBLE SCREEN ENCLOSURE WITH WIRE MESH ROOF FOR BIRD CONTROL. ATOP OF EXISTING ROOFTOP MECHANICAL BULKHEAD SEE SHEET SP-105 FOR MORE INFORMATION, TYP.
- (6) PROPOSED 12X24 H BRIFLEX CABLES ROUTED WITHIN PROPOSED VERIZON WIRELESS COVERED CABLE TRAY ALONG ROOFTOP AND UP MECHANICAL BULKHEAD FACADE TO ANTENNAS ABOVE
- (1) PROPOSED VERIZON WIRELESS DELTA EQUIPMENT CABINETS, ELECTRICAL PANEL AND TELCO BOX MOUNTED ATOP EXISTING STEEL DUNNAGE PLATFORM
- (4) PROPOSED VERIZON WIRELESS GPS UNITS TO BE MOUNTED TO EXISTING HANDRAIL, SEE 1/SP-105 FOR MORE INFORMATION, TYP.
- (2) EXISTING DUNNAGE MOUNTED CONDENSER UNITS PROPOSED TO BE REMOVED BY VERIZON WIRELESS
- EXISTING RAILING, TYP.

(1) PROPOSED VERIZON WIRELESS DELTA EQUIPMENT CABINETS, ELECTRICAL PANEL AND TELCO BOX MOUNTED ATOP EXISTING STEEL DUNNAGE PLATFORM

1 WEST ELEVATION

SCALE = 3/32"=1'-0"

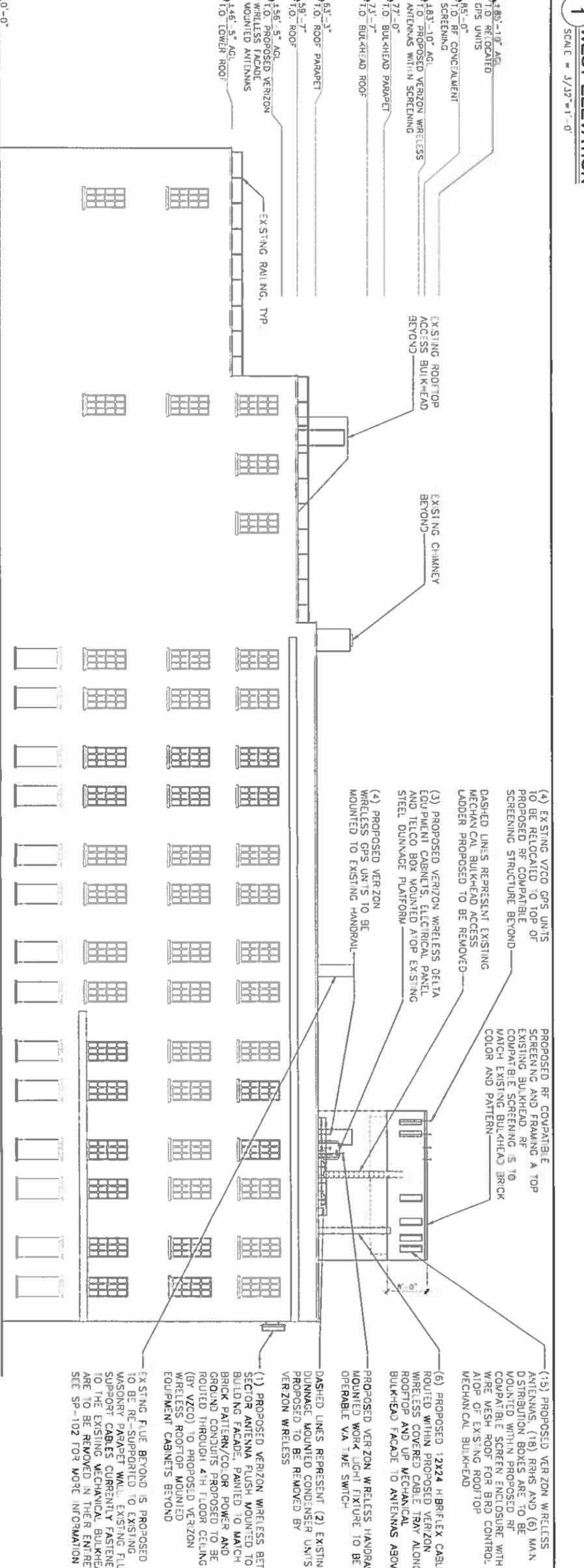
0'-0" GRADE



2 NORTH ELEVATION

SCALE = 3/32"=1'-0"

0'-0" GRADE



| NO. | DATE | REVISION |
|-----|----------|--------------------------------|
| 0 | 02/07/22 | SUBD FOR PRELIMINARY REVIEW |
| 1 | 03/02/22 | REVISED PER ARCHITECT COMMENTS |
| 2 | 03/02/22 | REVISED PER VZCO COMMENTS |
| 3 | 03/02/22 | REVISED PER VZCO |
| 4 | 03/14/22 | REVISED PER ARCHITECT COMMENTS |
| 5 | 03/22/22 | REVISED PER ARCHITECT COMMENTS |
| 6 | 03/27/22 | REVISIONS |
| 7 | 03/27/22 | SET FOR FINAL |



ARCHITECTS
 121 TECHNOLOGY DRIVE, SEAFORD, NY 11783
 P: 610.889.8450 | F: 610.889.8459 | www.wafc.com



verizon

REPORT BELLO
 NEW BUILD ROOFTOP
 VZCO PROJECT D: 16337986

220 GUY LOMBARDO AVENUE
 FREEPORT, NY 11520

ELEVATIONS

DATE: 02/07/22
 PROJECT NO: 21-14627
 DRAWN BY: RL ALF
 CHECKED BY: BS
 SCALE: AS NOTED

SP-104.00

DRWING NO

SP-104.00

