

370 Maryland Ave  
Freeport, NY 11520  
609-442-5537  
September 15, 2023

Village of Freeport  
Site Plan Review Board  
47 North Ocean Avenue  
Freeport, NY 11520

To Whom it May Concern:

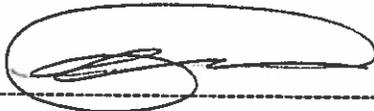
*Maryland Ave*

**Reference Number: 370 SP3569**

I the undersigned am hereby requesting approval from the Site Plan Review Board to omit the exterior basement stairs approved on July 12, 2022, referenced on the attached plan.

Please refer to the attached plan for more information.

Respectfully,



Deveen D. Davis

RECEIVED  
2023 SEP 18 P 1:29  
VILLAGE OF FREEPORT  
PLANNING DEPARTMENT  
FREEPORT, NY

2023 SEP 15 10:57 AM



**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

March 14, 2022  
**SITE PLAN LETTER**

Deveen Davis  
370 Maryland Avenue  
Freeport, NY 11520

**RE: 370 Maryland Avenue, Freeport, NY**  
**Zoning District – Residence AA Sec. 36 Blk. K-1 Lot 44**  
**Building Permit Application #20222671**  
**Description- Construct a portico and exterior basement stairs**

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  
Jeff Gallo, Building Inspector  
/cd  
Encl.

c: Village Clerk  
Father & Sons Contracting Corp.  
Steven J. Treubert, P.E.  
ZBA Approval Needed:  
Yes: \_\_\_\_\_ No X

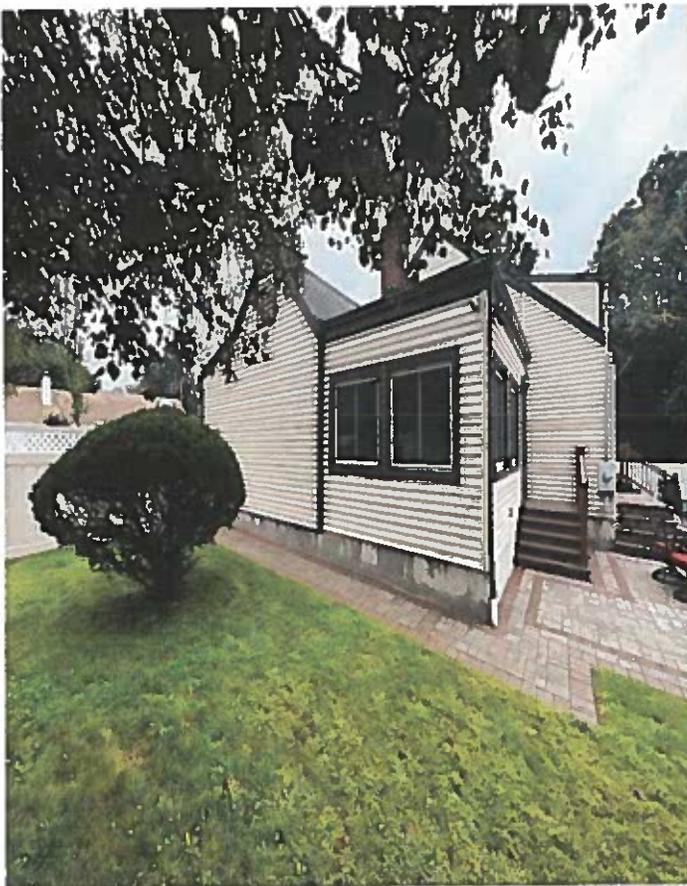
Front



Back



Right



Left



RECEIVED  
 9 P 1:52  
 8770  
 FALLS CHURCH, VA

Application Date: 4/27/22  
Fees Paid: \_\_\_\_\_

SP# 3569

**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: <u>370 MARYLAND AVE.</u>	ZONING DISTRICT <u>Residential AA</u>
SECTION <u>36</u> BLOCK <u>K-1</u> LOT <u>44</u>	LOT SIZE: <u>AA-11,400SF</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Zenon Kritikos</u>	Name: <u>DEVEEN DAVIS</u>
Address: <u>255 Arcadia Ave Uniondale NY 11553</u>	Address: <u>370 MARYLAND AVE FREEPORT, NY</u>
Telephone #: <u>917-709-6710</u>	Telephone #: <u>609-442-5537</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: 1 FAM RES Proposed Land Use: 1 FAM RES

Description of Proposed Work: Proposed open Porch, Proposed  
cellar entrance

I request a preliminary meeting:  YES  NO

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

[Signature]  YES  NO  
DATE 3-25-22

**APPLICANT'S SIGNATURE**

MARINA V. MORENO

DATE

Sworn to before me this 25  
day of March, 2022

NOTARY PUBLIC-STATE OF NEW YORK

No 02MO6246605

Qualified in Nassau County

My Commission Expires August 15, 2023

Notary Public

**Property Owner's Consent:**

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

[Signature]  
**PROPERTY OWNER'S SIGNATURE**

3-25-22  
DATE

Sworn to before me this 25  
day of March, 2022

MARINA V. MORENO  
NOTARY PUBLIC-STATE OF NEW YORK

No 02MO6246605

Qualified in Nassau County

My Commission Expires August 15, 2023

Notary Public

RECEIVED  
2022 JUN 27 P 4:00  
VILLAGE OF FREEPORT, N.Y.  
CLERK'S OFFICE



## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

June 27, 2022

### AMENDED SITE PLAN LETTER

Deveen Davis  
370 Maryland Avenue  
Freeport, NY 11520

**RE: 370 Maryland Avenue, Freeport, NY**  
**Zoning District – Residence AA Sec. 36 Blk. K-1 Lot 44**  
**Building Permit Application #20222671**  
**Description- Construct a portico and exterior basement stairs**

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.**

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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  
Jeff Gallo, Building Inspector  
/al  
Encl.

c: Village Clerk  
Father & Sons Contracting Corp.  
Steven J. Treubert, P.E.

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. 20222671

Location: 370 Maryland Avenue, Freeport, NY

Applicant: Deveen Davis

Description: Construct a portico and exterior basement stairs

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

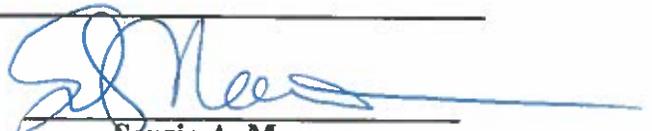
**REASON(S) FOR DETERMINATION**

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 27, 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

**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.

MAR 10 2022

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>Portico + Exterior Basement Stairs</b>			
Project Location (describe, and attach a location map): <b>370 Maryland Ave</b>			
Brief Description of Proposed Action: <b>Proposed Portico + Basement Stairs</b>			
Name of Applicant or Sponsor: <b>Zenon Kritikos</b>		Telephone: <b>917-709-6710</b>	
		E-Mail:	
Address: <b>255 Arcadia Ave</b>			
City/PO: <b>Uniondale, NY</b>		State: <b>NY</b>	Zip Code: <b>11553</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES ✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES ✓
3.a. Total acreage of the site of the proposed action?		<u>.26</u> acres	
b. Total acreage to be physically disturbed?		<u>.0011</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.26</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

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

MAR 10 2022

**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)?	✓	

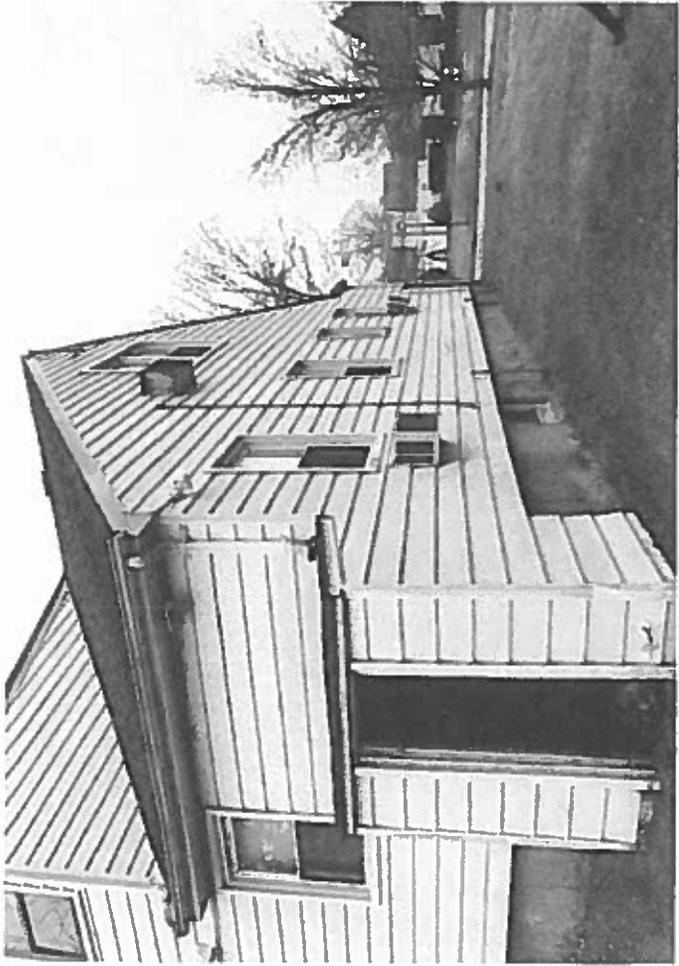
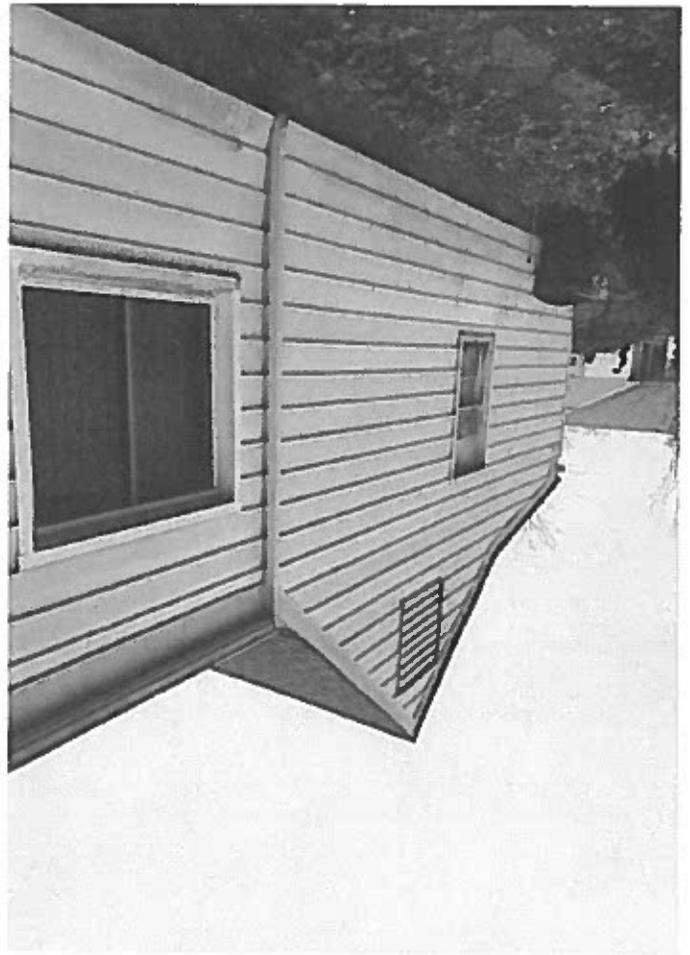
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

**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.

MAP 10 322

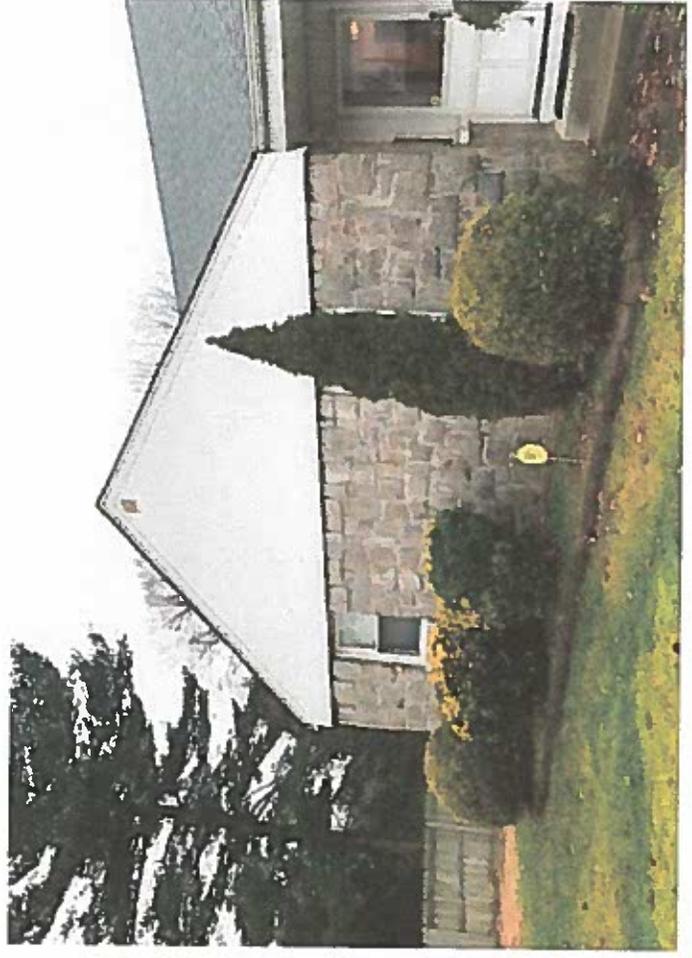
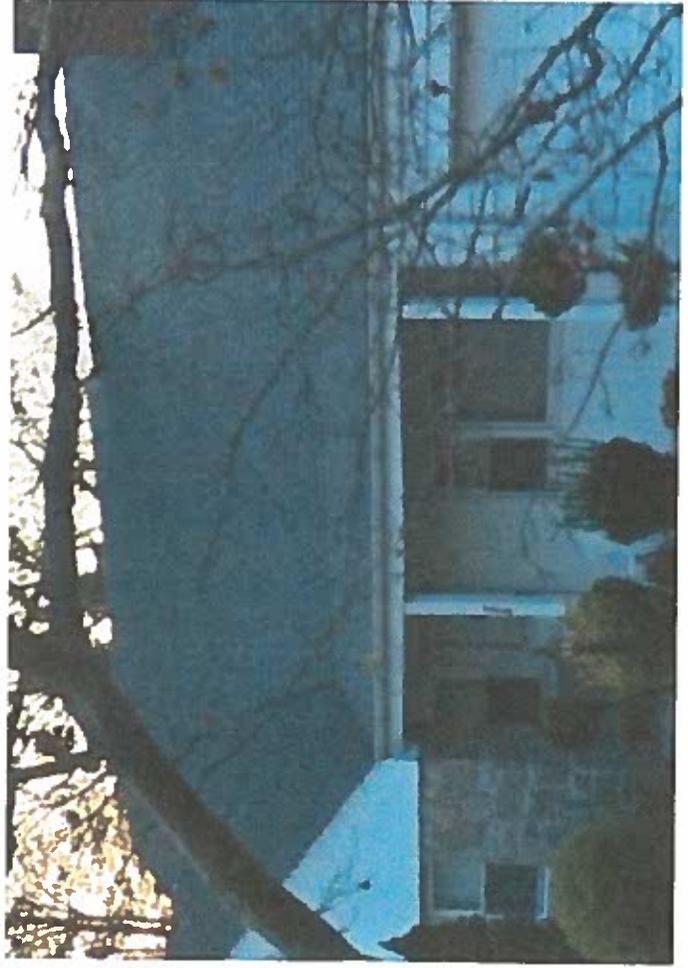
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input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

200014  
3/20/14  
SUNNY HILLS AVENUE, 512 MARLBOROUGH AVENUE  
LAWSONI WARDEN



200014  
3/20/14

20100910001 - DAVIS, 510 MARLBOROUGH AVENUE



3/20/22

PARUS NEXT TO :

DAVIS, 370 MARYLAND AVENUE



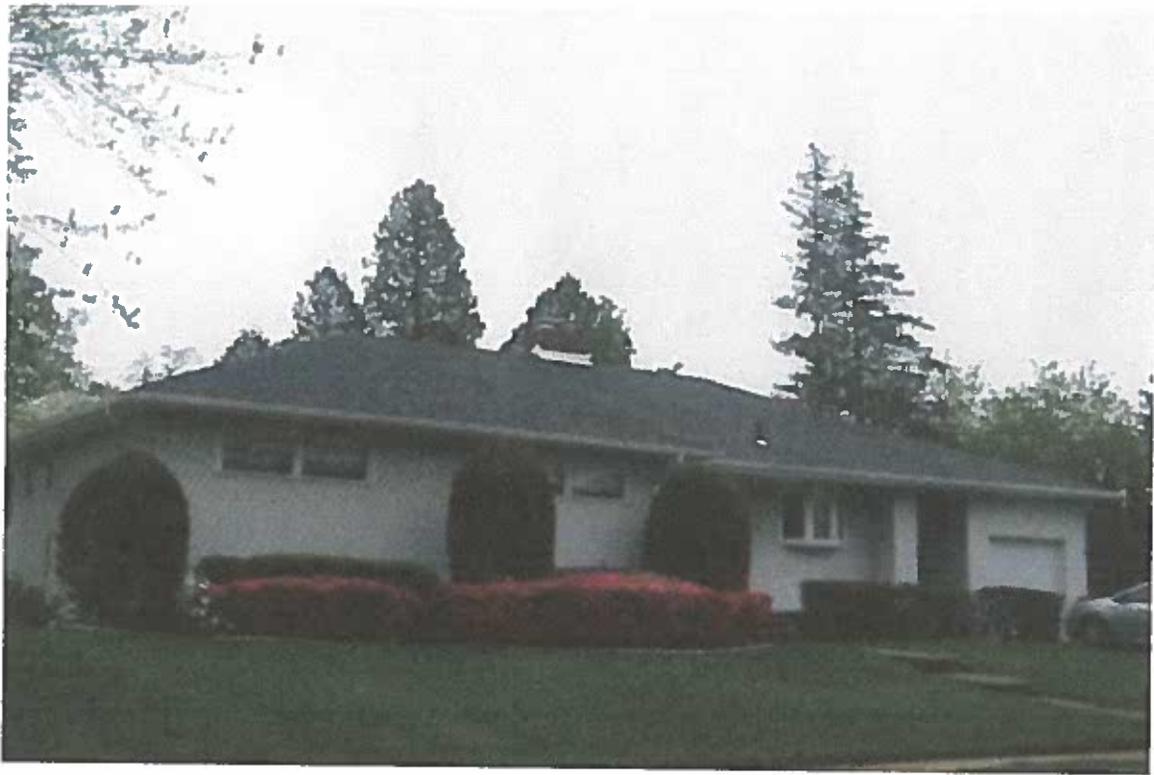
432 MARYLAND AVENUE



362 MARYLAND AVENUE

3/2022

PARKS DIRECTLY ACROSS STREET FROM:  
DAVIS, 2570 MARYLAND AVE



361 MARYLAND AVENUE,



353 MARYLAND AVENUE

3/2022



## California Gold Ledger Panels

California Gold ledger panel Outdoor. #msisurfaces

HOMEIMPARKETING // INSTAGRAM // 21 MAY 2020



# ULTRA™

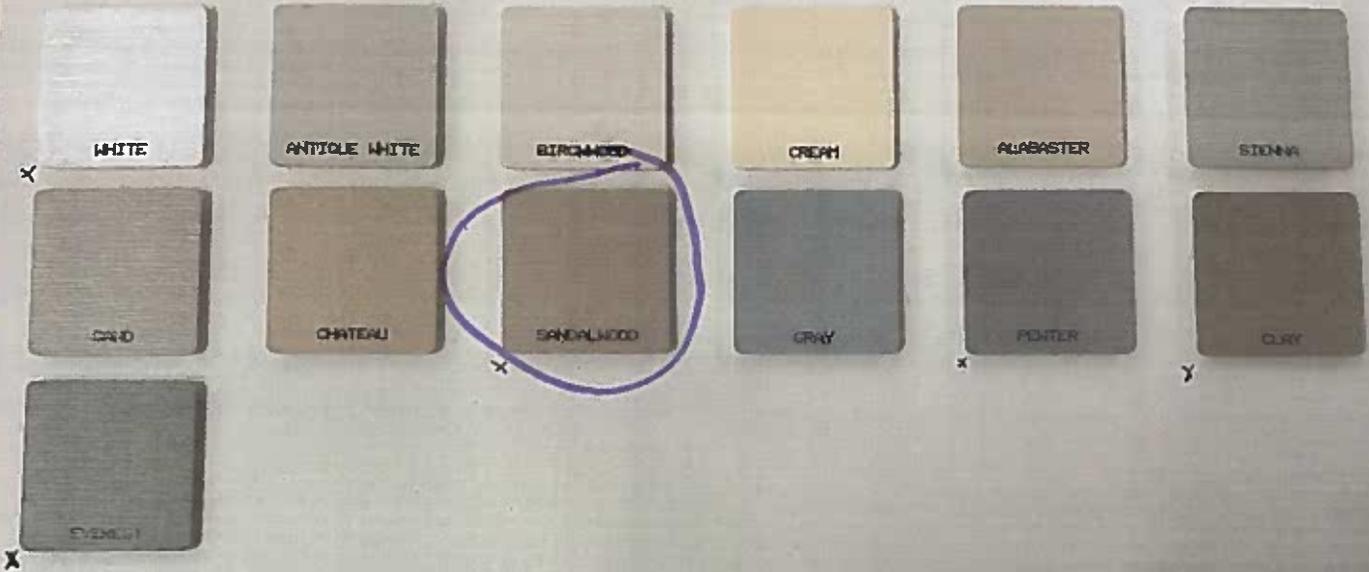
ULTRA™ POLYMER SIDING

Double 4"/Double 4" Dutch Lap

- Super Polymer Formulation
- Weather Barrier Shield & Tri-Pigment Reflective Technology
- Soft Mill Grain Impression
- Windload Tested to 180 mph
- Lifetime Limited Warranty



## Lifestyle Collection







370 Maryland Ave Freeport NY 11520

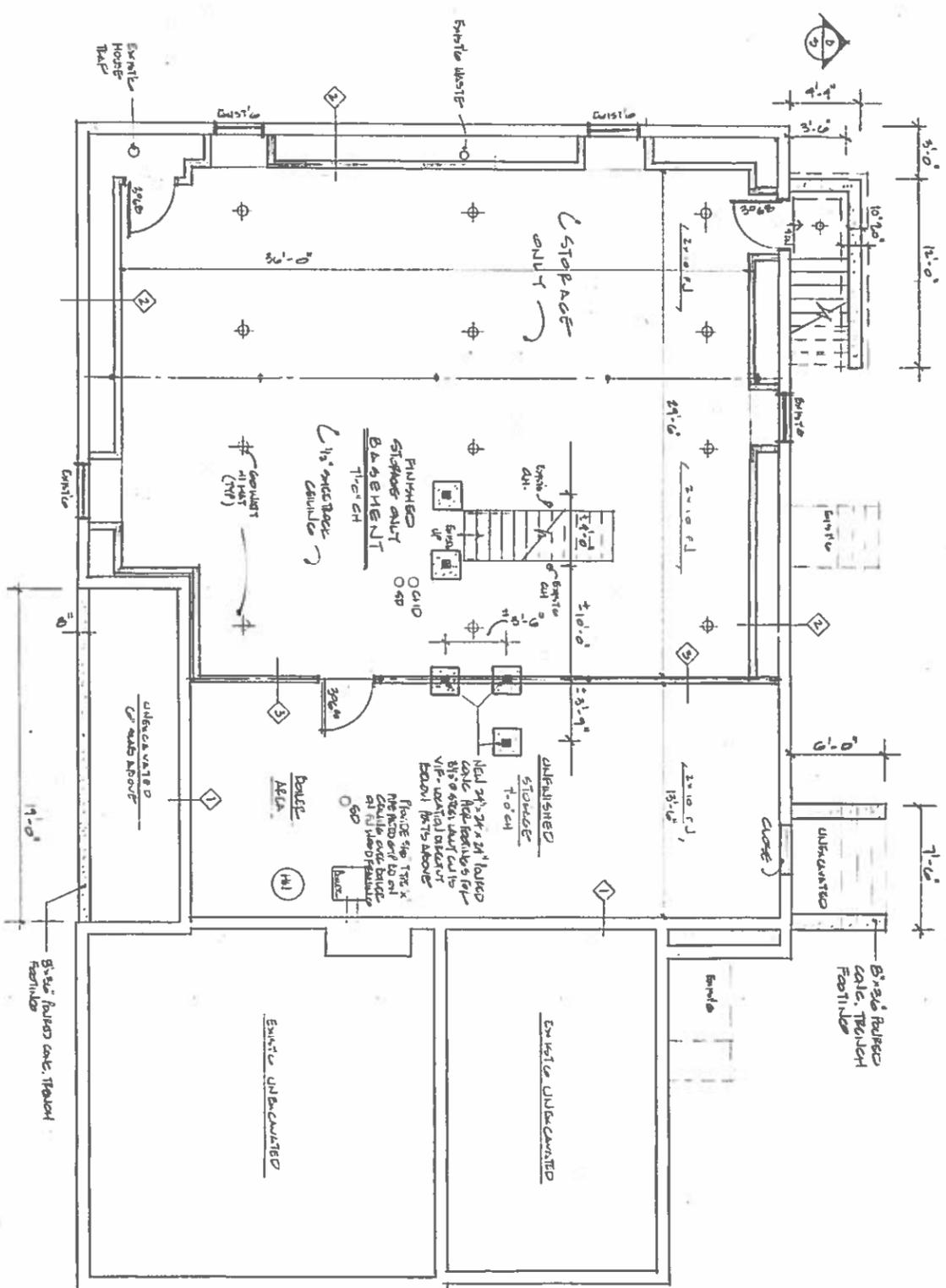
- Double front door color is navy blue
- Window color are dark brown
- Molding around window are dark brown
- Trims around portico are dark brown
- Railings are white PVC
- Stone veneer in the front is California Gold
- Siding color is Sandalwood



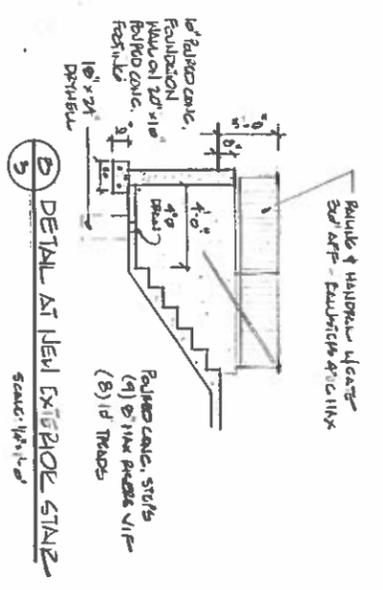


PARTITION TYPE LEGEND

- 1 Ex. mfg. Foundation Wall
- 2 Existing Foundation Wall 24" Precast Concrete Slabs with 1/2" steel reinforcement 2" fine sand insulation 2nd Precast concrete Slab 1/2" steel reinforcement
- 3



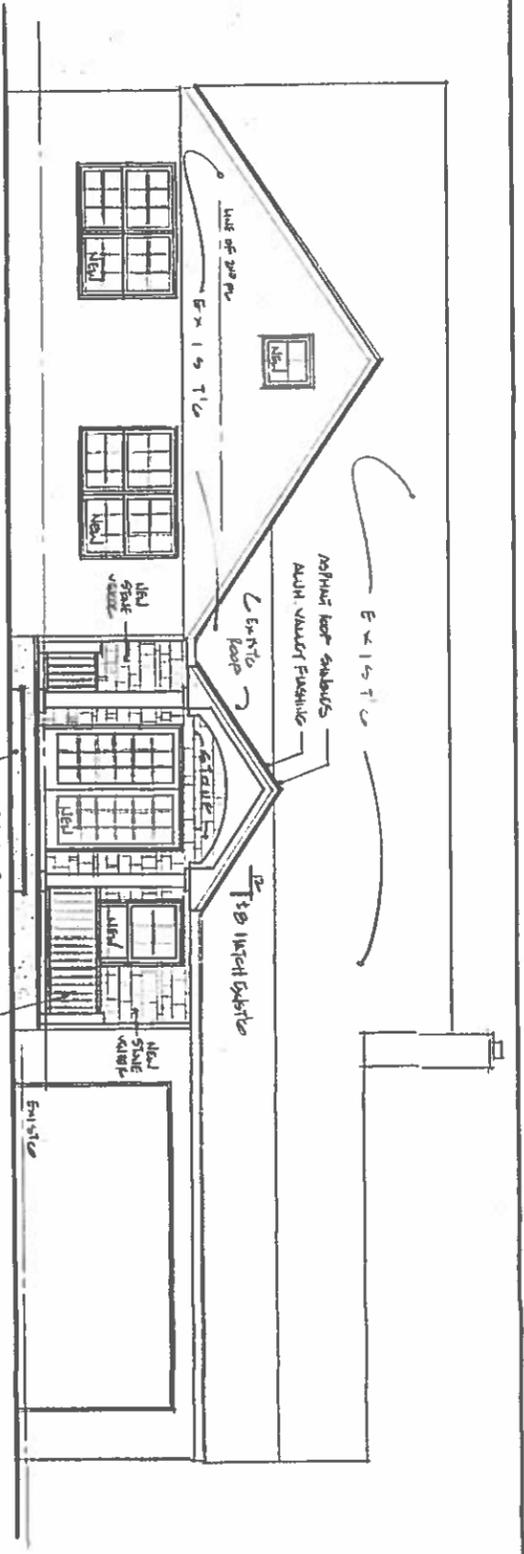
**A** BASEMENT / FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



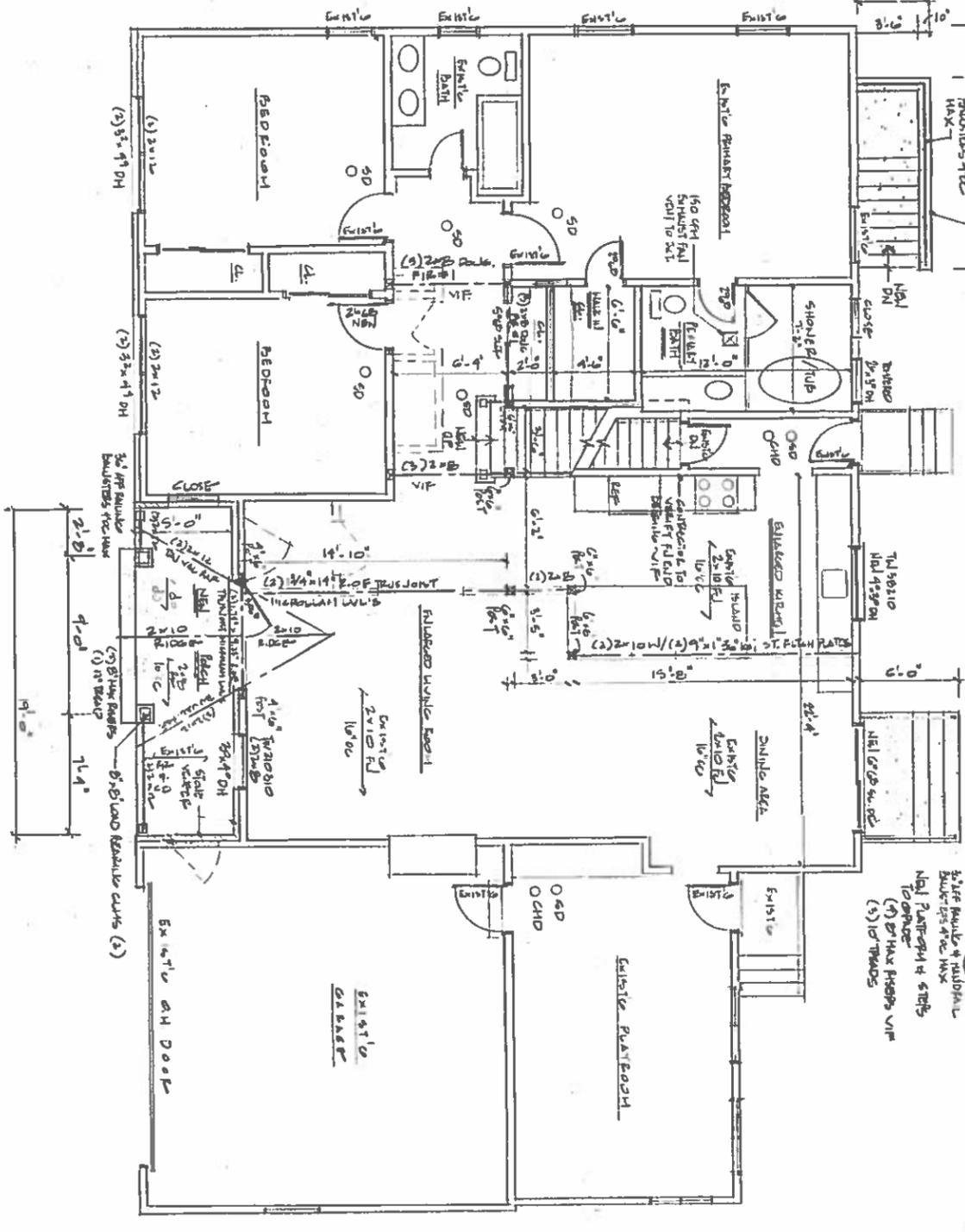
**B** DETAIL AT NEW EXTERIOR STAIRS  
SCALE: 1/4" = 1'-0"

	<p>DATE: 1/20/22 DRAWN BY: Bads</p>
	<p>ADDITION TO THE <b>DAVIS RESIDENCE</b> 510 HASTING AVENUE FREEPORT, NEW YORK 11520</p>
<p><b>STEVEN J. TREUBERT, P.E.</b> CONSULTING ENGINEER 200 SHERBROOK AVENUE, NORTH BAPTIST NT 11103 631-244-1154</p>	<p>3/3</p>





**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**Light Fixture Calculations**  
Kitchen, Dining Area & Living Room 1  
670.55 sq ft  
Unit 270 sq ft  
Unit 210 sq ft  
Unit 170 sq ft  
Unit 110 sq ft  
Unit 70 sq ft  
Unit 30 sq ft  
Unit 15 sq ft  
Unit 7.5 sq ft  
Unit 3.75 sq ft  
Unit 1.875 sq ft  
Unit 0.9375 sq ft  
Unit 0.46875 sq ft  
Unit 0.234375 sq ft  
Unit 0.1171875 sq ft  
Unit 0.05859375 sq ft  
Unit 0.029296875 sq ft  
Unit 0.0146484375 sq ft  
Unit 0.00732421875 sq ft  
Unit 0.003662109375 sq ft  
Unit 0.0018310546875 sq ft  
Unit 0.00091552734375 sq ft  
Unit 0.000457763671875 sq ft  
Unit 0.0002288818359375 sq ft  
Unit 0.00011444091796875 sq ft  
Unit 0.000057220458984375 sq ft  
Unit 0.0000286102294921875 sq ft  
Unit 0.00001430511474609375 sq ft  
Unit 0.000007152557373046875 sq ft  
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Unit 0.00000178813934326171875 sq ft  
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Unit 0.00000022351741790771484375 sq ft  
Unit 0.000000111758708953857291875 sq ft  
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Application Date: 9/22/23  
Fees Paid: 0.225

SP# 3668

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: 79 Ray St ZONING DISTRICT R28A  
SECTION 62 BLOCK 091 LOT 5 LOT SIZE: 7500

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Jerard Drewes</u>	Name: <u>Jerard Drewes</u>
Address: <u>79 Ray St</u> <u>Freeport NY 11520</u>	Address: <u>79 Ray St</u> <u>Freeport NY 11520</u>
Telephone #: <u>516 852-1326</u>	Telephone #: <u>516 852-1326</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: 16x18 Gazebo in rear yard

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.

ADD S \_\_\_\_\_ 8/23/23  
APPLICANT'S SIGNATURE MARGARET D GRUB DATE

Sworn to before me this 23 day of August, 2023.  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01GR6391162  
Qualified in Nassau County  
My Commission Expires: 4-29-25

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

ADD S \_\_\_\_\_ 8/23/23  
PROPERTY OWNER'S SIGNATURE MARGARET D GRUB DATE

Sworn to before me this 23 day of August, 2023.  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01GR6391162  
Qualified in Nassau County  
My Commission Expires: 4-29-25

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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

September 22, 2023  
**AMENDED SITE PLAN LETTER**

Jerard & Adrienne Drewes  
79 Ray Street  
Freeport, NY 11520

**RE: 79 Ray Street, Freeport, NY**  
**Zoning District: Residence A Sec. 62 Blk. 091 Lot 5**  
**Building Permit Application #20233205**  
**Description: Maintain a 18'x16' gazebo**

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

Mark D. Geiselman R.A.

ZBA Approval Needed: Yes  No

2023 SEP 22 P 1:53  
RECEIVED  
OFFICE OF THE SUPERINTENDENT OF BUILDINGS  
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233205

Location: 79 Ray Street, Freeport, NY

Applicant: Jerard & Adrienne Drewes

Description: Maintain a 18'x16' gazebo

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: September 22, 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

20033205

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Gazebo</i>			
Project Location (describe, and attach a location map): <i>rear yard</i>			
Brief Description of Proposed Action: <i>Construct wood Gazebo</i>			
Name of Applicant or Sponsor: <i>Terrell Newes</i>		Telephone: <i>516 852 1326</i>	
Address: <i>79 Ray St</i>		E-Mail: <i>24HourAppraisals@Gmail.com</i>	
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11520</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		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			

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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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	
10. Will the proposed action connect to an existing public/private water supply? (If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES) If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? (If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES) If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	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: _____	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?	NO	YES	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input 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: _____	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>Jerard Draves</u>		Date: <u>3/29/23</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?	<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)

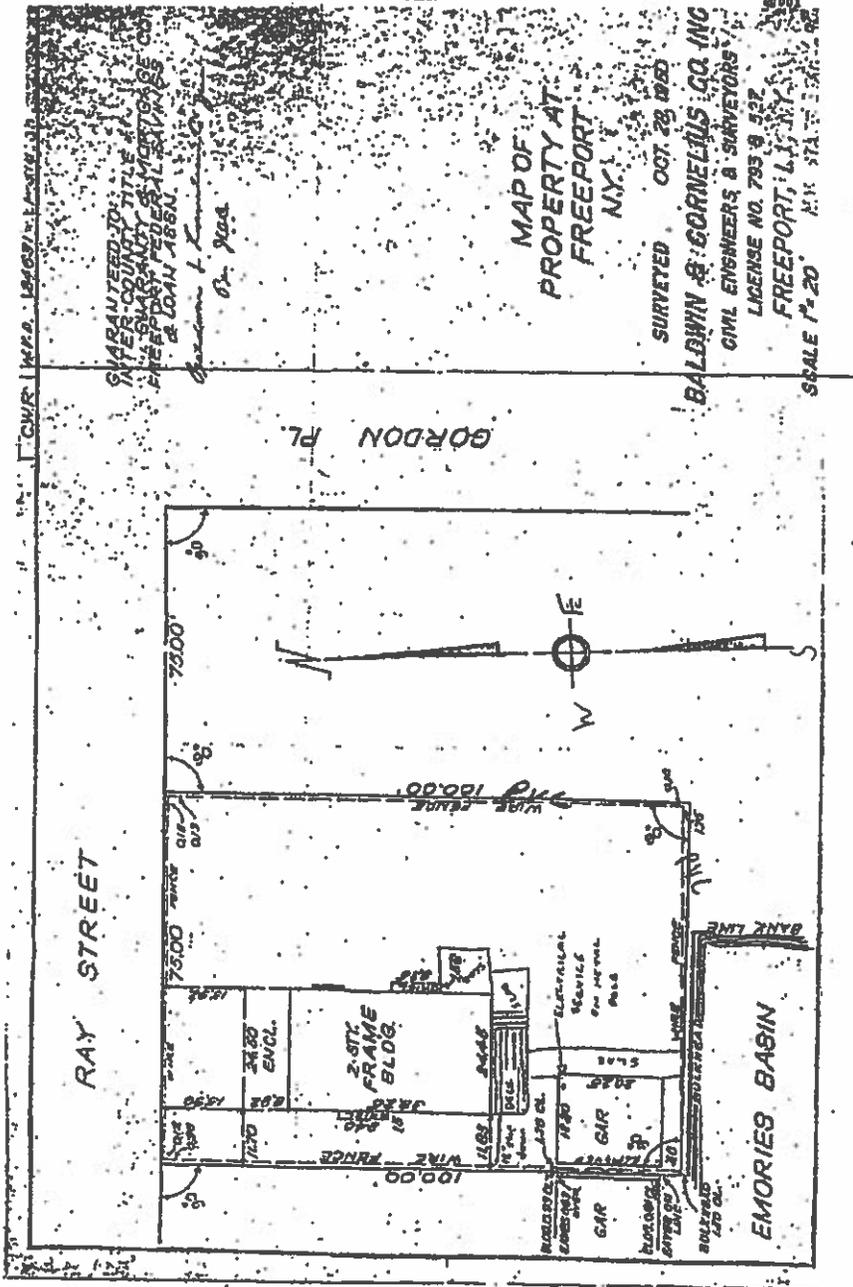
Oct 17 2008 10:00AM Gery E. Dolan, Esq.

6167874245

P.2

10/17/2008 10:11 FAX 818 848 1884

CLARK



MEL, HERE ARE THE CHANGES

MAP OF PROPERTY AT FREEPORT, NY

SURVEYED OCT. 28, 1983

BALDWIN & CORNELIUS CO. INC.

CIVIL ENGINEERS & SURVEYORS

LICENSE NO. 7939 537

FREEPORT, L.I. NY

SCALE 1" = 20'

RAY STREET

GORDON PL.

2-STY. FRAME BLDG.

24x20 ENCL.

ELECTRICAL SERVICE

GAS SERVICE

WATER SERVICE

BANK LINE

EMORIES BASIN



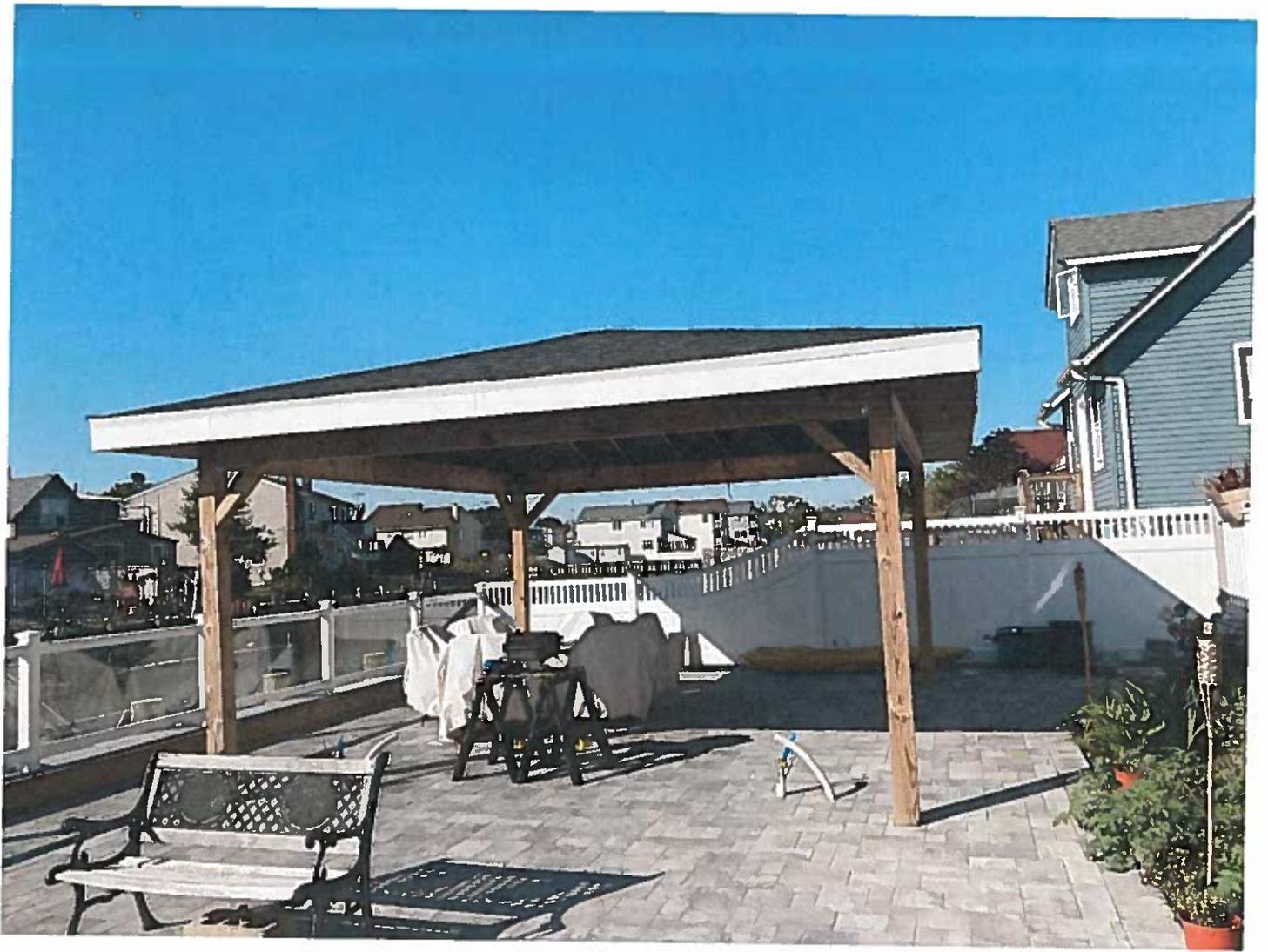


79 Ray St  
Front

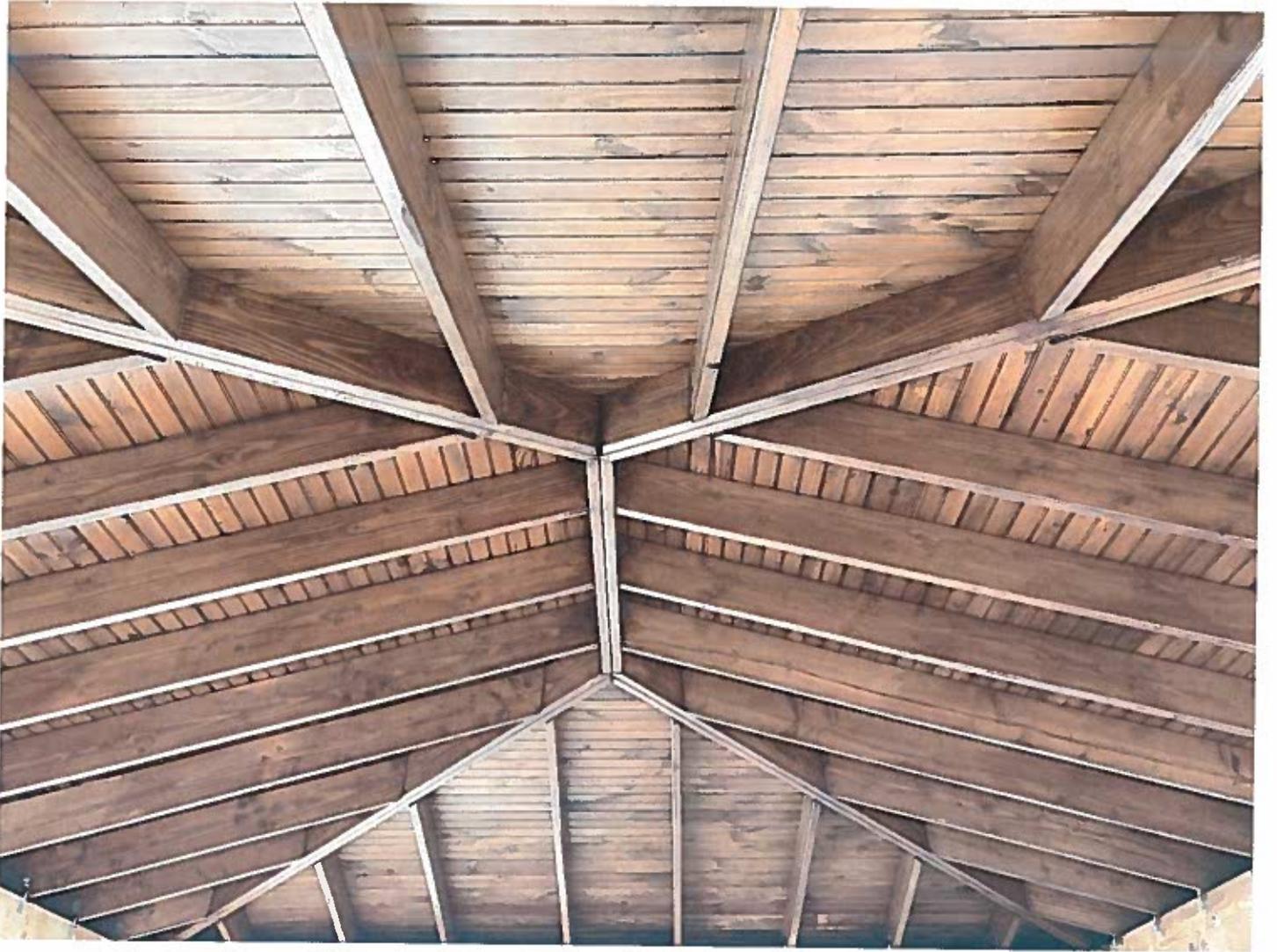


Sent from my iPhone

79 Ray St  
Rear



Gazebo Exterior



Gazebo Interior



Neighbors X-st



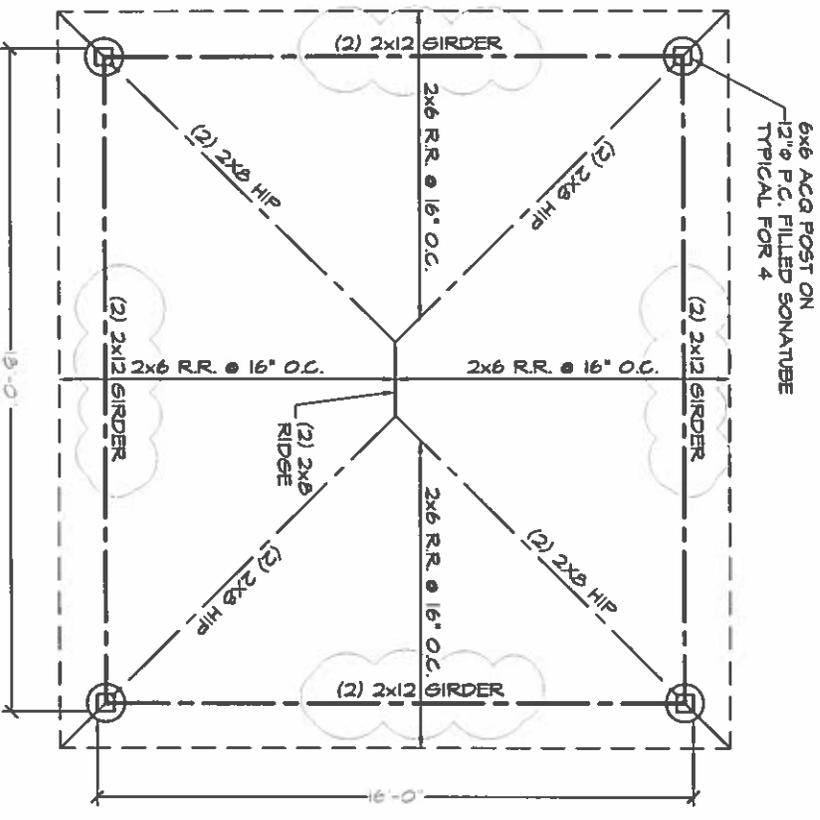
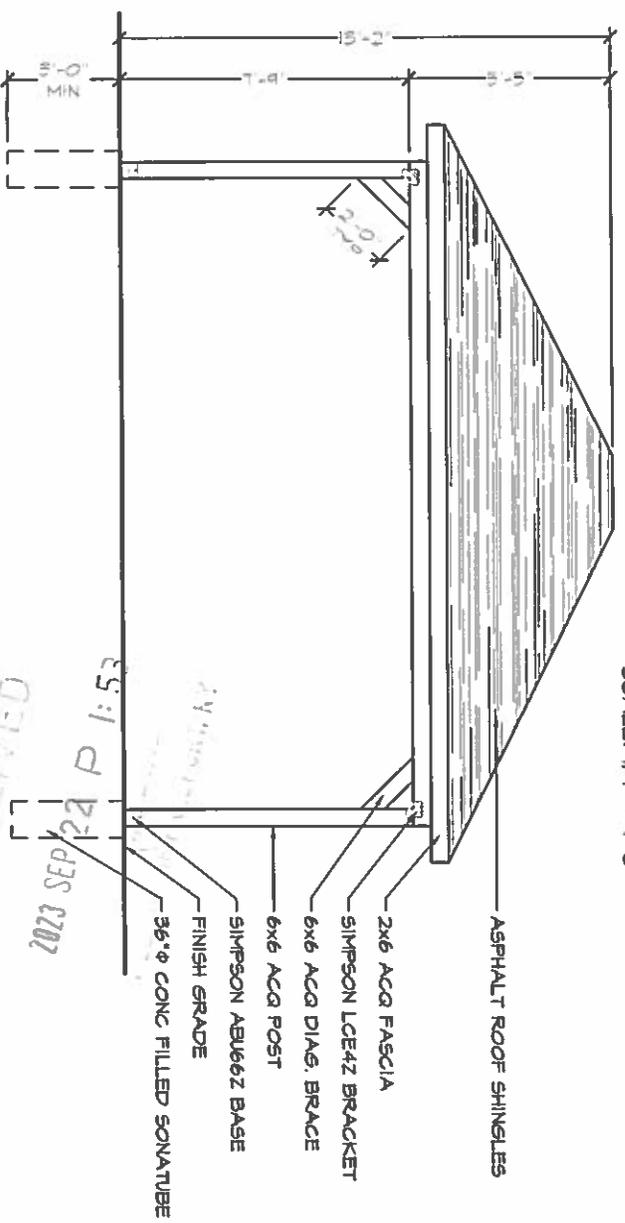
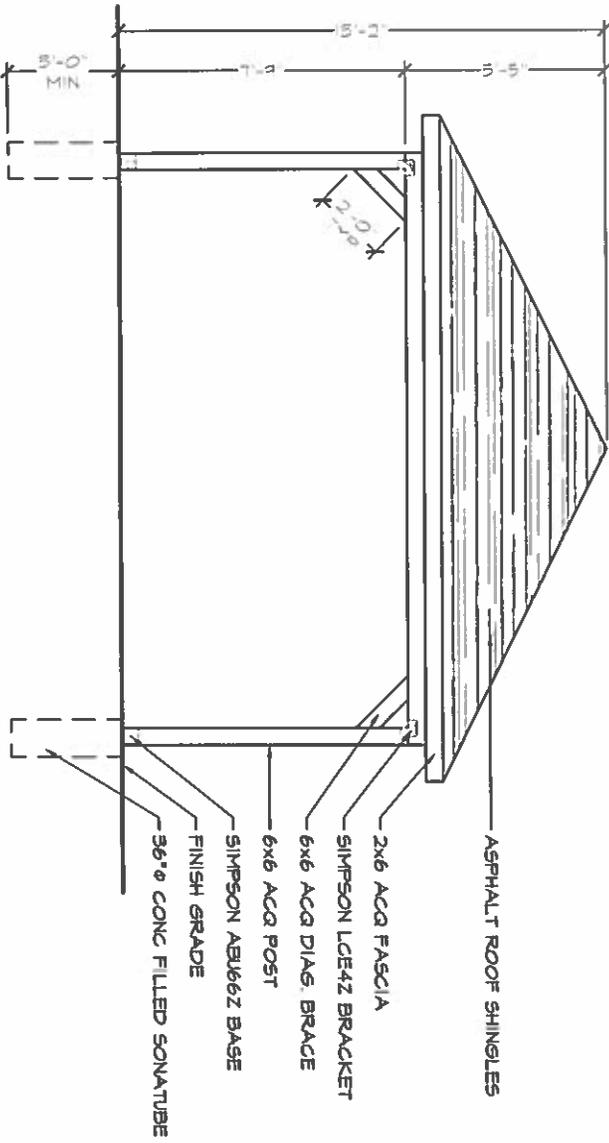
Neighbor next door west



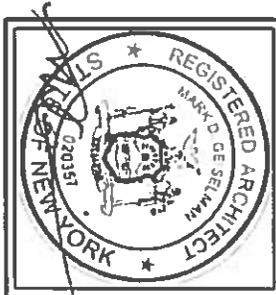
Neighbors next door East



Neighbors across Canal



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 2023 SEP 22 P 1:53  
 2023



JOB#: DR-20-50  
 DATE: 08.25.2023  
 SCALE: AS NOTED

**PROPOSED GAZEBO  
 DREWES RESIDENCE**  
 79 RAY STREET  
 FREEPORT, NY 11520

**Mark D. Geiselman Architect, PC**  
 Post Office Box 871 • Long Beach • New York • 11561  
 tel: 516.432.0918 • e-mail: mdgarchitects@hotmail.com

**A.3**

**SITE WORK**  
 STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL. NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

**CONCRETE**  
 NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 3,000 P.S.I. AT 28 DAYS & 3,500 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE, UNLESS INDICATED. ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6x6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 36" O.C. AND MAX. 12" FROM CORNERS. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

**FRAMING AND ROUGH CARPENTRY**  
 JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR 1100 PSI. ALL MOOD SILLS AND MOOD IN CONTACT WITH MASONRY SHALL BE ACQ TREATED. ALL METAL FASTENERS IN CONTACT WITH ACQ TREATED LUMBER TO BE DOUBLE HOT DIPPED GALVANIZED, STAINLESS STEEL OR AS SPECIFIED BY MANUFACTURER. TERMINITE SHIELDS AT SILL TO BE COPPER OR OTHER APPROVED NON CORROSIVE MATERIAL. ALL EXTERIOR SHEATHING SHALL BE 1/2" CDX DOUGLAS FIR PLYWOOD. SUB-FLOORS TO BE 3/4" CDX PLYWOOD. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATED TO END OF STUDS. LAP CAP PLATES AT CORNERS. TOE NAIL JOISTS TO CAP OR BEAM WITH . WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA SHEET METAL JOISTS HANGERS BY "SIMPSON" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2x4 STUDS. HEADERS SHALL BE MINIMUM 2/2x6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

TABLE 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	MIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPS <sup>a</sup>	ICE BARRIER REQUIRED <sup>b</sup>	FLOOD HAZARDS <sup>9</sup>	AIR FREEZING INDEX	MEAN ANNUAL TEMPI
	Speed <sup>a</sup> (mph)	Topographic effects <sup>b</sup>	Special Wind region <sup>c</sup>	Wind-born debris zone <sup>d</sup>		Weathering	Frost line depth	Termites <sup>e</sup>					
20	120	NO	NO	1 MILE FROM COAST AND FI	B	SEVERE	30" BFG	MOD TO HEAVY	SEE BELOW	YES	N/A	544	51

CLIMATE ZONE 15.4  
 INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT 5 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2015 MC 309.1) SYSTEM DESIGN SHALL BE BASED ON A MAX. 72 DEGREES HEATING MINIMUM 75 DEGREES COOLING DEGREE DAYS (NY LA GUARDIA) 1311, WINTER DESIGN TEMP 15, DRY BULB 89 WET BULB 75 (2015 IPC APPD. D)

TABLE R401.4.1: PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD BEARING PRESSURE (PSF)
CRYSTALLINE BEDROCK	12000
SEDIMENTARY AND FOLIATED ROCK	4000
SANDY GRAVEL AND/OR GRAVEL (GM & GP)	5000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SM, SP, SM, SC, GM & GC)	2000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT & SANDY SILT (CL, ML, MH, & CH)	1500 <sup>b</sup>

<sup>a</sup> WHEN SOIL TEST ARE REQUIRED BY SECTION R401.4 THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.  
<sup>b</sup> WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.



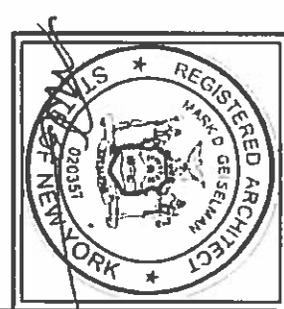
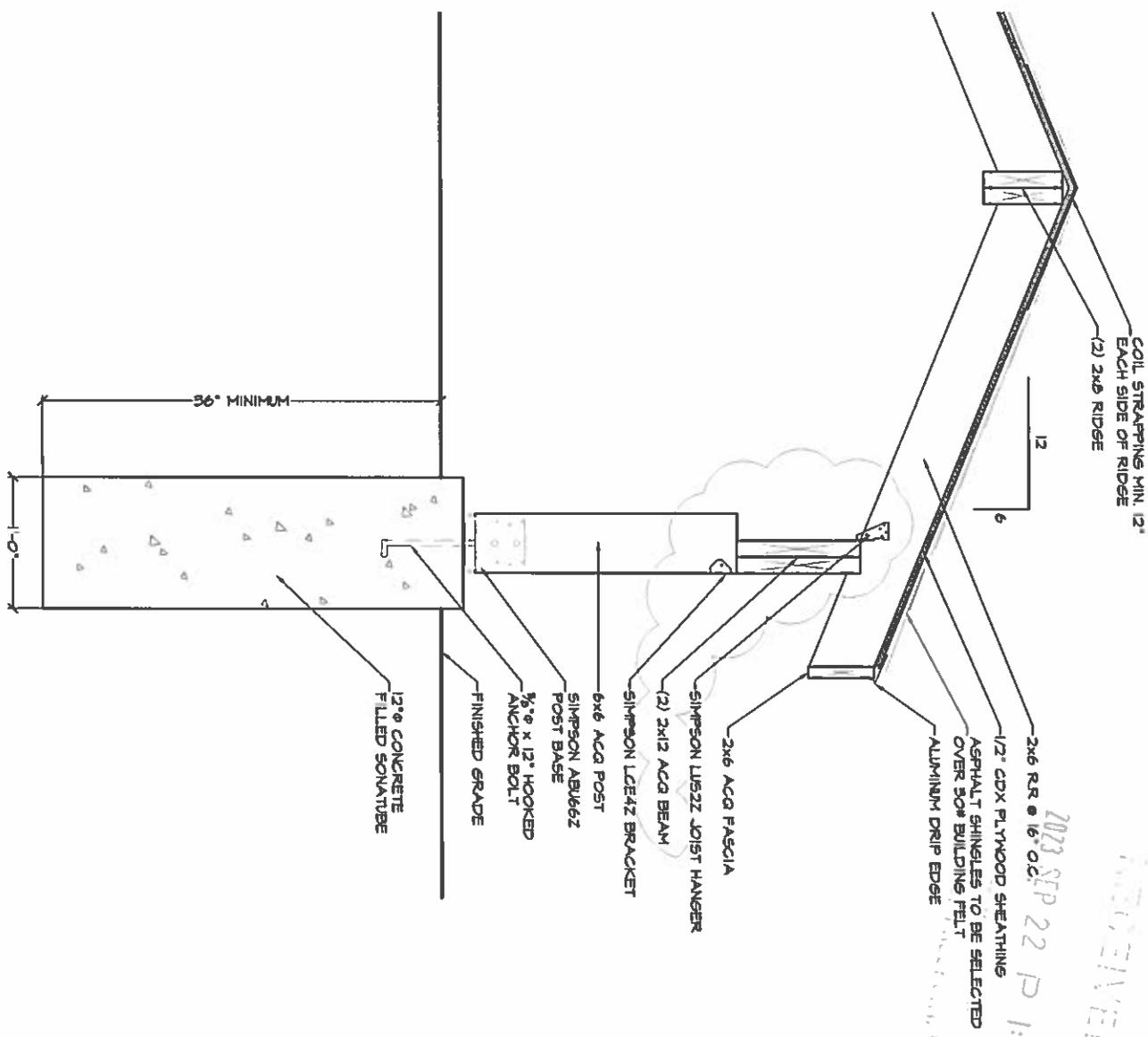
JOB#: DR-20-50  
 DATE: 08.25.2023  
 SCALE: AS NOTED

PROPOSED GAZEBO  
**DREWES RESIDENCE**  
 79 RAY STREET  
 FREEPORT, NY 11520

**Mark D. Geiselman Architect, PC**  
 Post Office Box 871 • Long Beach • New York • 11561  
 tel: 516.432.0918 • e-mail: mdgarchitects@hotmail.com

A.1

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1  
A.4

DETAIL

SCALE: 1" = 1'-0"

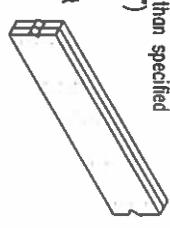
2  
A.4

BEAM DETAIL

SCALE: N.T.S.

CONNECTION OF MULTIPLE  
PIECES OF TOP-LOADED BEAMS

- 1 1/2" Width Pieces:**
- Minimum of 2 rows 16d (3/4") nails at 12" o.c.
  - Minimum of 3 rows 16d (3/4") nails at 12" o.c. for 14" and deeper beams
  - Nailed connections require an additional row of nails when nail size is smaller than specified above (minimum 0.131" x 3.25")
- 3 1/2" Width Pieces:**
- Minimum of 2 rows 1/2" bolts at 24" o.c. staggered



Additional nailing or bolting may be required with side-loaded multiple member beams. Refer to current product literature.

JOB#: DR-20-50  
DATE: 08.25.2023  
SCALE: AS NOTED

A.4

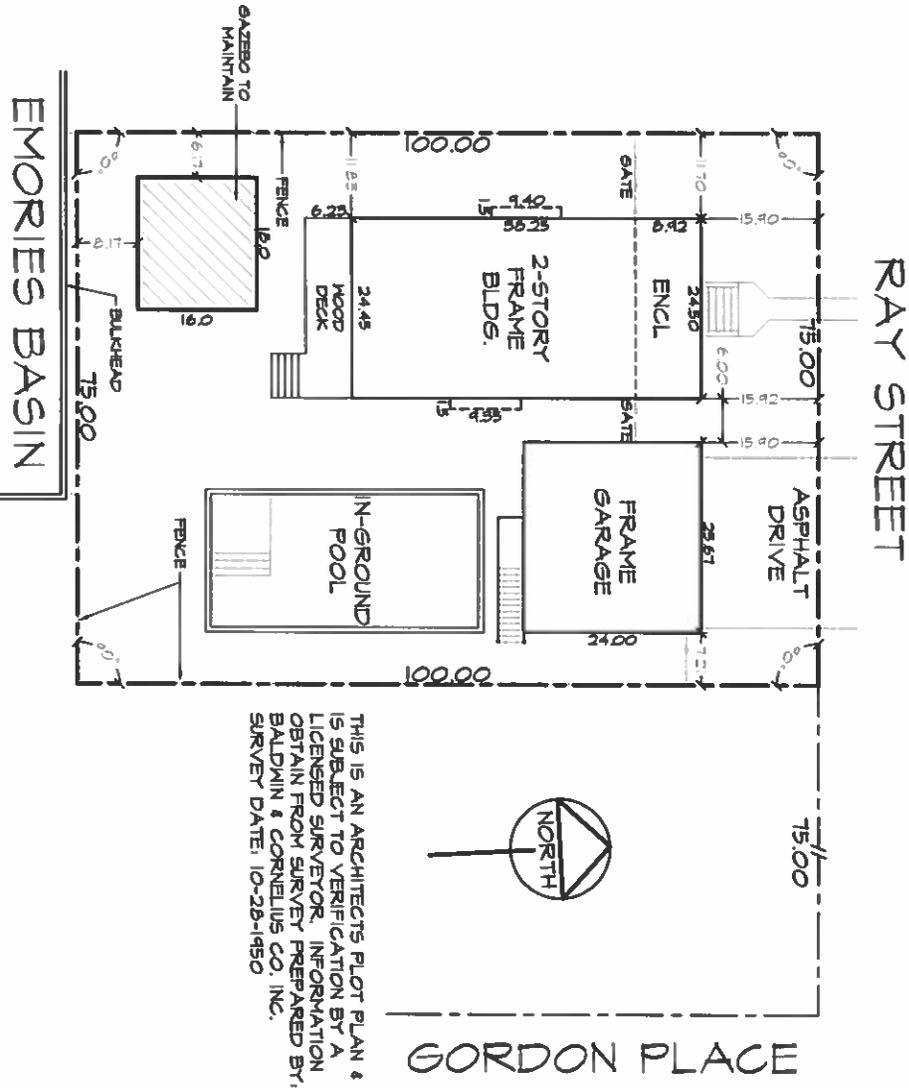
PROPOSED GAZEBO  
DREWES RESIDENCE  
79 RAY STREET  
FREEPORT, NY 11520

Mark D. Geiselman Architect, PC  
Post Office Box 871 • Long Beach • New York • 11561  
tel: 516.432.0918 • e-mail: mdgarchitects@hotmail.com

# ZONING INFORMATION

SECTION: 62 BLOCK: 041 LOT: 5

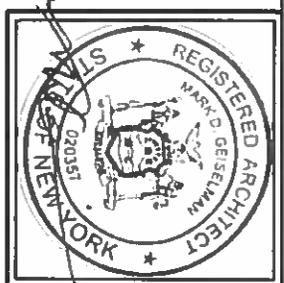
ZONE: RES-A	REQUIRED	EXISTING	PROVIDED
LOT AREA	5000 SQ.FT.	7500 SQ.FT.	EXIST.
FRONTAGE	50 FT.	75 FT.	EXIST.
FRONT YARD	20 FT.	15.90 FT.	EXIST.
REAR YARD	20 FT.	56.92 FT.	EXIST.
SIDE YARD (MIN)	5 FT.	5.88 FT.	EXIST.
SIDE YARD (AGG) 25%	18.75 FT.	17.58 FT.	EXIST.
LOT COVERAGE	30 %	24.34 %	EXIST.
F.A.R.	50 %	35.52 %	EXIST.
ACCESSORY STRUCTURE	REQUIRED	EXISTING (GAR)	PROVIDED
REAR YARD	20 FT.	60.08 FT.	EXIST.
SIDE YARD (MIN)	5 FT.	5.88 FT.	EXIST.
BUILDING HEIGHT	20 FT.	14.85 FT.	EXIST.
LOT COVERAGE	+ 10 %	8.64 %	EXIST.
ACCESSORY STRUCTURE	REQUIRED	EXISTING (GAR)	PROVIDED
REAR YARD	20 FT.	8.17 FT.	EXIST.
SIDE YARD (MIN)	5 FT.	6.17 FT.	EXIST.
BUILDING HEIGHT	20 FT.	13.17 FT.	EXIST.
LOT COVERAGE	+ 10 %	12.05 %	EXIST.



# PLOT PLAN

EMORIES BASIN

SCALE: 1" = 20'-0"



**PROPOSED GAZEBO**  
**DREWES RESIDENCE**  
 79 RAY STREET  
 FREEPORT, NY 11520

Mark D. Geiselman Architect, PC

Post Office Box 871 • Long Beach • New York • 11561  
 tel: 516.432.0918 • e-mail: mdgarchitects@hotmail.com

JOB#: DR-20-50  
 DATE: 08.25.2023  
 SCALE: AS NOTED

A.2

Application Date: 9/25/23  
Fees Paid: \$325.00

SP# 3609

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: 43 WOODCLEFT AVE ZONING DISTRICT MARINE COMMERCIAL  
SECTION 62 BLOCK 177 LOT 23 LOT SIZE: \_\_\_\_\_

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER
Name: <u>RUDY LIRIANO</u>		Name: <u>RUDY LIRIANO</u>	
Address: _____		Address: <u>43 WOODCLEFT AVENUE</u> <u>FREEPORT 11520</u>	
Telephone #: _____		Telephone #: <u>929-404-7229</u>	

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: BUSINESS Proposed Land Use: BUSINESS

Description of Proposed Work: INSTALL VINYL SHADE PANELS  
MANARD ANNING.

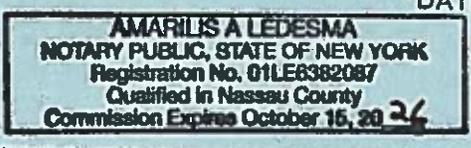
I request a preliminary meeting: \_\_\_\_\_ YES  NO

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

9/20/23  
DATE

Sworn to before me this 20<sup>th</sup>  
day of September, 2023.  
Amarilis Ledesma  
Notary Public

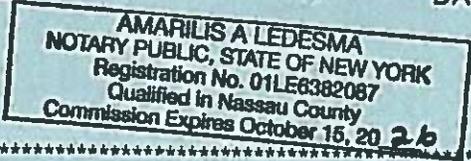


Property Owner's Consent: I, \_\_\_\_\_ am (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature]  
PROPERTY OWNER'S SIGNATURE

9/20/23  
DATE

Sworn to before me this 20<sup>th</sup>  
day of September, 2023.  
Amarilis Ledesma  
Notary Public



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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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**SITE PLAN LETTER**

**September 7, 2023**

Rudy Liriano  
43 Woodcleft Ave  
Freeport, NY 11520

**RE: 43 Woodcleft Avenue, Freeport, NY 11520**  
**Zoning District: Marine Commerce Sec 62, Blk 177, Lot 23**  
**Building Permit Application #20233443**

**Description: Installation of new removable vinyl shade panels. Mansard awning: 72' linear feet x 1'6" projection and enclosure: 76' linear feet x 9'6" tall**

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes\_\_ No\_X\_

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VILLAGE OF FREEPORT  
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. 20233443

Location: 43 Woodcleft Ave, Freeport NY 11520

Applicant: Rudy Liriano

Description : Installation of new removable vinyl shade panels. Mansard awning: 72' linear feet x 1'6" projection and enclosure: 76' linear feet x 9'6" tall

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: Sept 7, 2023

*Sergio A. Mauras*  
Sergio A. Mauras  
Superintendent of Buildings

2023 SEP 25 P 3:11

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

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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: 43 Woodcliff w, Freeport, NY 11520							
Project Location (describe, and attach a location map): 43 Woodcliff w, Freeport, NY 11520							
Brief Description of Proposed Action: Installation of new removable vinyl shade panels per specifications.							
Name of Applicant or Sponsor: Jafer Tavares		Telephone: 347-986-6794					
Address: 35-37 3rd St		E-Mail: Jafer@JT-Envpc.com					
City/PO: ASTORIA		State: NY	Zip Code: 11106				
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="height: 30px;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<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="height: 30px;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action?		0 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?		0.149 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							

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SEP 25 2003

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	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 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 type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Jafer Tawana</u>	Date: <u>08/27/2022</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 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?	<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.

<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)

**I. LOCATION OF BUILDING**

AT (LOCATION) 43 Woodcleft Av ZONING DISTRICT Marine Commerical  
 (No.) (Street)

BETWEEN Front Street AND Adam Street  
 (Cross Street)

SECTION 62 BLOCK 177 LOT 23 APPROX. LOT SIZE 65 x 100 (Cross Street)  
 LOT AREA 6,500

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

**A. TYPE OF IMPROVEMENT**

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

**B. PROPOSED OR EXISTING USE**

**RESIDENTIAL**

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

**NON RESIDENTIAL - Complete Part "E"**

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

**C. COST**

10 TOTAL COST OF IMPROVEMENT \$ 36,000

**D. DESCRIPTION OF PROJECT**

INSTALLATION OF NEW REMOVABLE VYNIL SHADE PANELS AS PER ATTACHED DRAWING WITH SPECIFICATIONS FROM MANUFACTURER.

**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Rudy Liriano/Puerto Plata Real State Group	43 Woodcleft Av, Freeport, NY 11520	347-894-1603
2. Contractor	M+M Canas + Awings	180 Coral Drive Islandia NY 11749	631-424-5370
3. Architect or Engineer	JAFET TAVAREZ	35-37 36th Street, Astoria, NY 11106.	347-986-6794

**IV. OWNER - CONTRACTOR STATEMENT**

Building permit is issued subject to the provisions of Section 87 of the Workmen's Compensation Law.  
 Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

STATE OF NEW YORK  
 NOTARY PUBLIC  
 Qualified in Kings County  
 01R0009318  
 MY COMMISSION EXPIRES 08/08/2027

Contractor or Owner Rudy Liriano (Print)  
 Address 43 Woodcleft Av, Freeport, NY 11520  
 Phone 929-404-7279

State of New York  
 County of Nassau  
JAFET TAVAREZ being duly sworn, says that RUDY LIRIANO is the contractor or (Print) (His or She)  
 owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. (His or Her)

Sworn to before me this 7<sup>th</sup> day of August, 2023

[Signature] (Notary Public)  
[Signature] (Applicant Signature)  
 County, N.Y. Freeport

**V. FLOOD ZONE**

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
 YES X NO \_\_\_\_\_  
 IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?  
 YES \_\_\_\_\_ NO \_\_\_\_\_

**PROJECT DESCRIPTION**

Total/First Flr Square Feet 1,000

Upper Flrs Square Feet \_\_\_\_\_

# of Fixtures \_\_\_\_\_

# of Floors 1

Occup. Type RESTAURANT

**VI. VALIDATION (Official Use Only)**

Building Permit Number \_\_\_\_\_  
 Building Permit Issued \_\_\_\_\_  
 Building Permit Fee \$ \_\_\_\_\_

Approved by: \_\_\_\_\_  
 Superintendent of Buildings

LOTS 23-31 INCLUSIVE

MAP OF

WOODCLEFT BAY ESTATES

SECTION 1

FREEPORT, N.Y.

SURVEYED JUNE 19, 1959

BALDWIN & CORNELIUS CO.

CIVIL ENGINEERS & SURVEYORS

FREEPORT, L.I., N.Y.

SCALE 1"=20' N.Y. STATE STANDARD

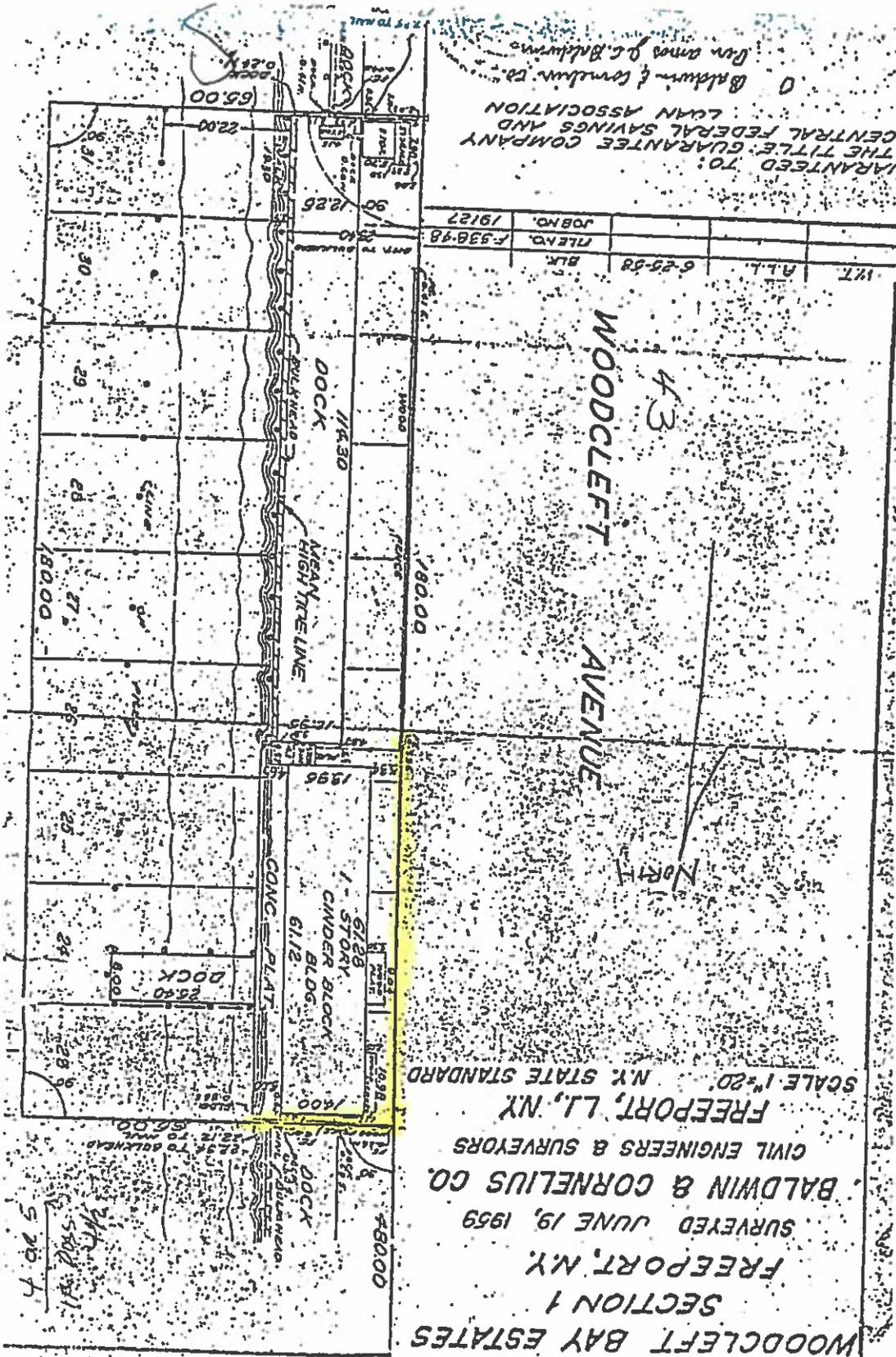
NORTH

WOODCLEFT AVENUE

43

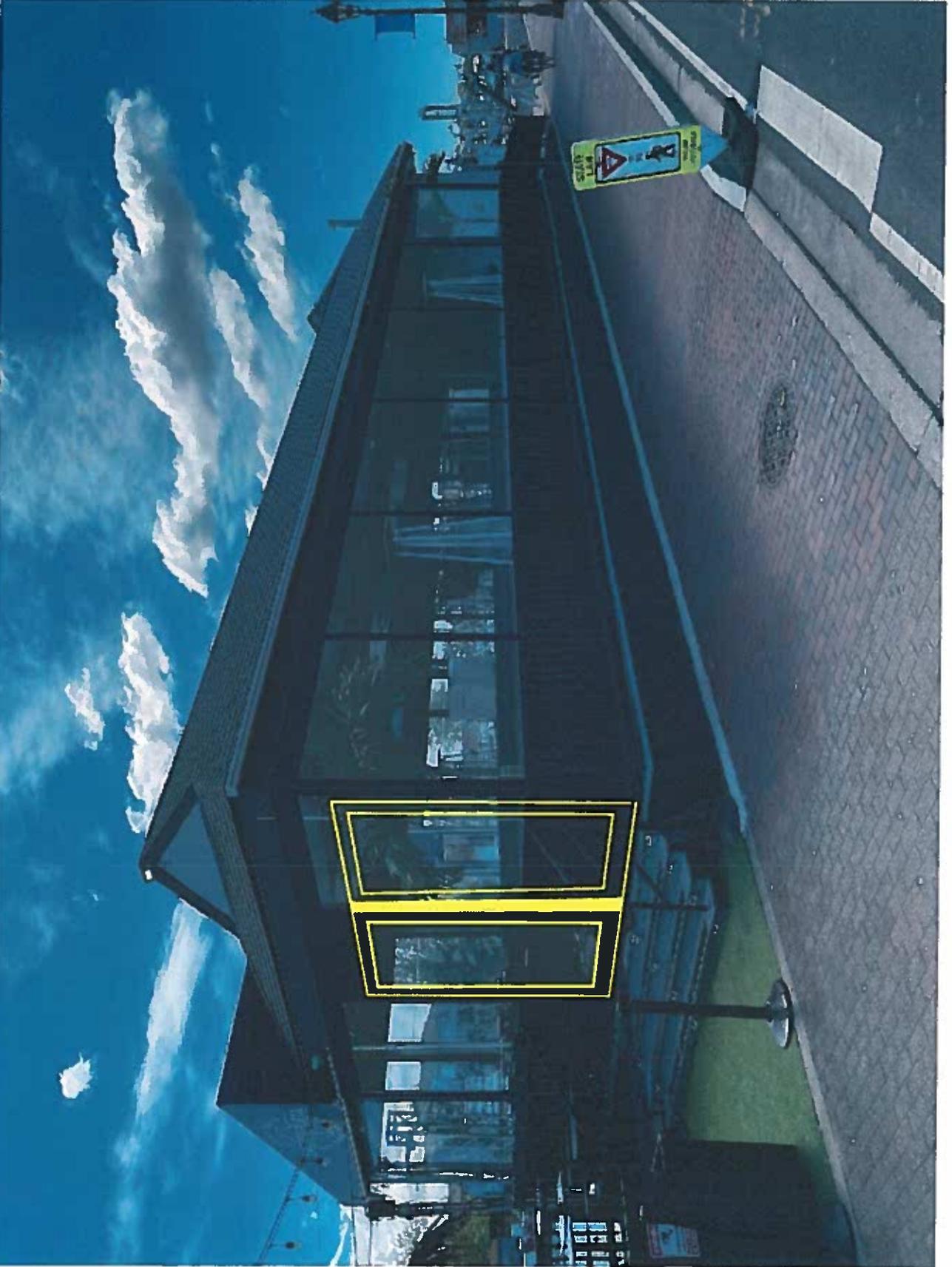
WARRANTED TO:  
THE TITLE GUARANTEE COMPANY  
CENTRAL FEDERAL SAVINGS AND  
LOAN ASSOCIATION

Baldwin & Cornelius Co.  
Freeport, L.I., N.Y.



FRONT

# Puerto Plata



REVISION DATE:

06.06.2023

SALES REPRESENTATIVE:

Mike Jr.

ADDRESS:

---

INSTALLATION ADDRESS:

---

SIGN / AWNING TYPE:

Enclosure

NOTES:

DESIGNER:

AG

SCALE:

---

DISCLAIMER:

THIS DESIGN IS THE SOLE PROPERTY OF AG AND AWNING. ANY ALTERATIONS OR REPRODUCTIONS WITHOUT OUR WRITTEN CONSENT ARE STRICTLY PROHIBITED. BEFORE SIGNING THIS PROPOSED PROJECT PLEASE REVIEW THE DRAWING OR RENDERING FOR STALLING, LUMENANCE, AND ALL OTHER REQUIREMENTS.





CLIENTS APPROVAL   
  SIGNED   
  LANDLORD APPROVAL   

Puerto Plata



REVISION DATE:

06.06.2023

SALES REPRESENTATIVE

Mike Jr.

ADDRESS:

INSTALLATION ADDRESS:

SIGN / AWNING TYPE:

Enclosure

NOTES:

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AG

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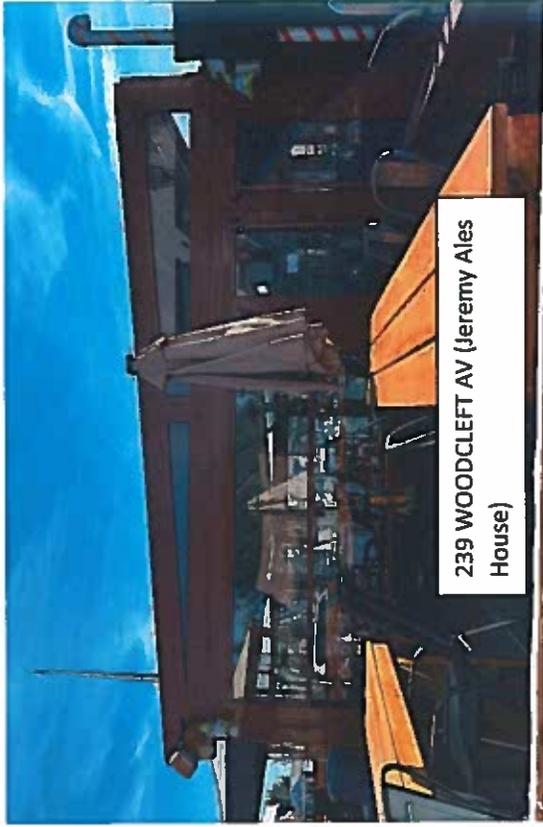
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 WITHOUT OUR WRITTEN PERMISSION IS  
 STRICTLY PROHIBITED. ANY AND ALL  
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 APPROVED BY STENO AWNING. BEFORE  
 PROCEEDING WITH THIS PROJECT. PLEASE  
 CONTACT US FOR MORE DETAILS. WE  
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 THIS PROPOSAL.

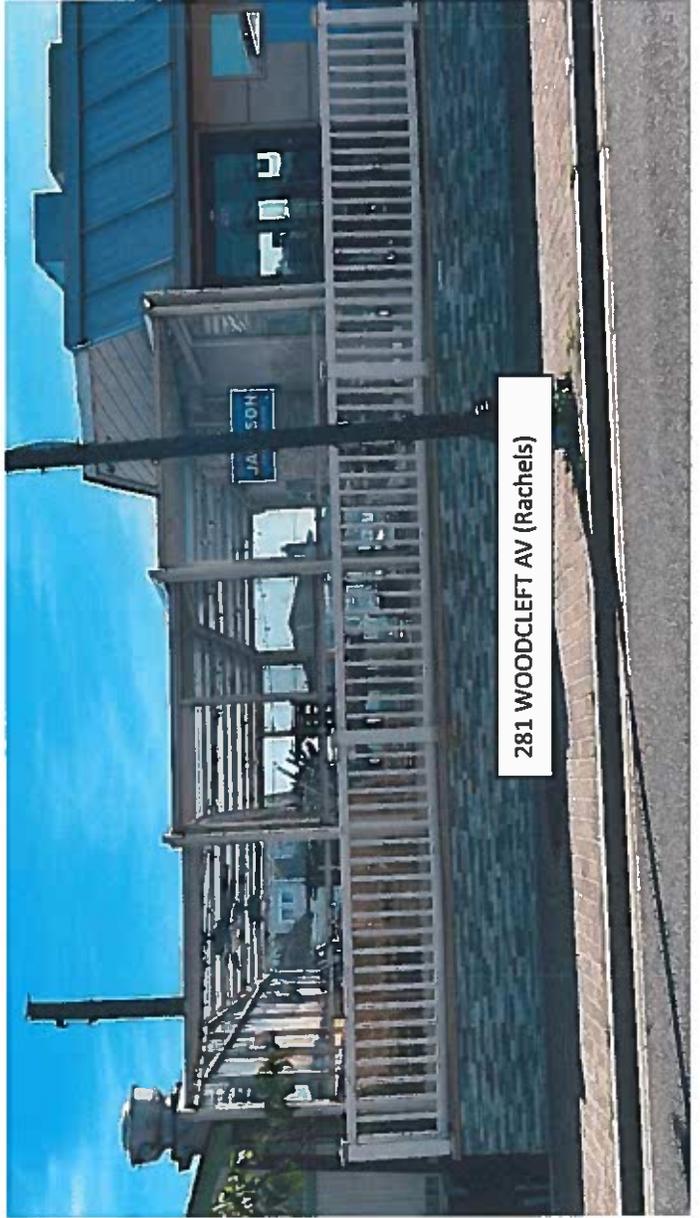
TO CUSTOMER - PLEASE REVIEW ALL ASPECTS OF THIS RENDERING BEFORE SIGNING. THIS RENDERING IS MEANT TO BE AN EXACT COPY OF THE PROPOSED SIGNAGE AND WILL BE PUT INTO PRODUCTION AS IS. IT IS YOUR RESPONSIBILITY  
 TO CHECK COLORS, FONTS, SIZES AND SPELLING. IF THERE IS ANY CHANGE OR IF ANY CHANGES NEED TO BE MADE PRIOR TO PRODUCTION, PLEASE APPROVED. THIS RENDERING MUST BE SIGNED AND  
 EMAILED BACK TO THE GRAPHIC ARTIST OR YOUR SALESMAN FOR IT TO MOVE INTO PRODUCTION. FABRICATORS WILL BE PLACED ON HOLD UNTIL WE RECEIVE THE SIGNED RENDERING.



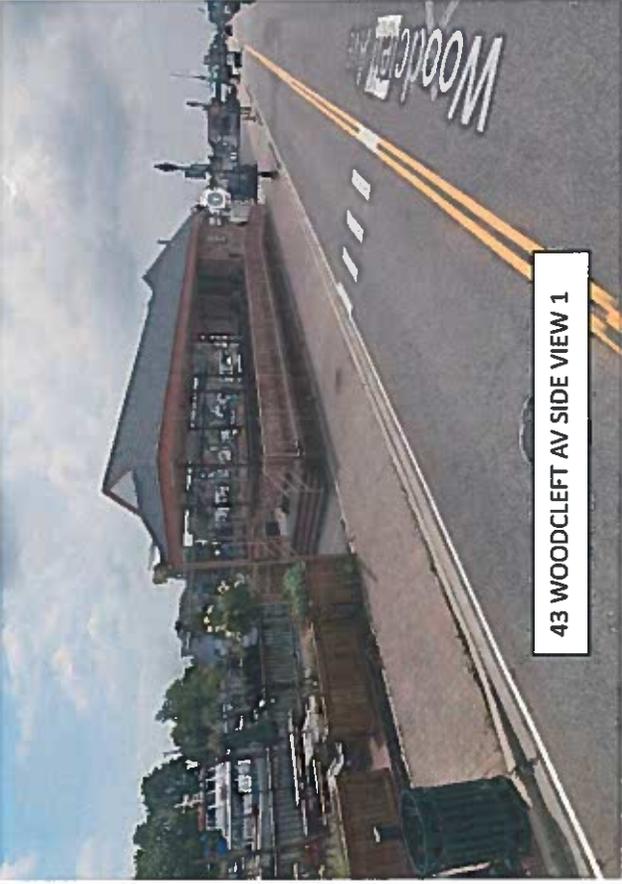
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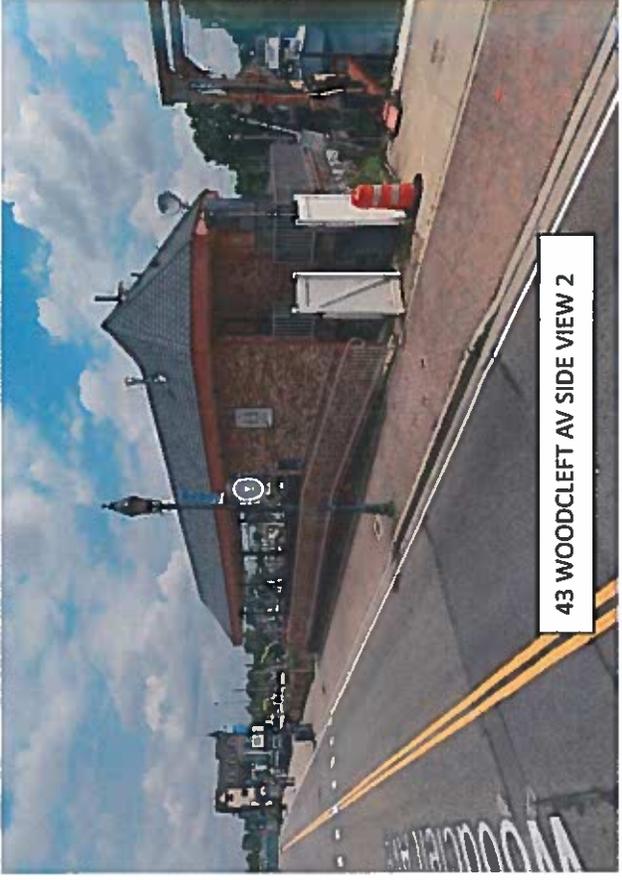
239 WOODCLEFT AV (Jeremy Ales House)



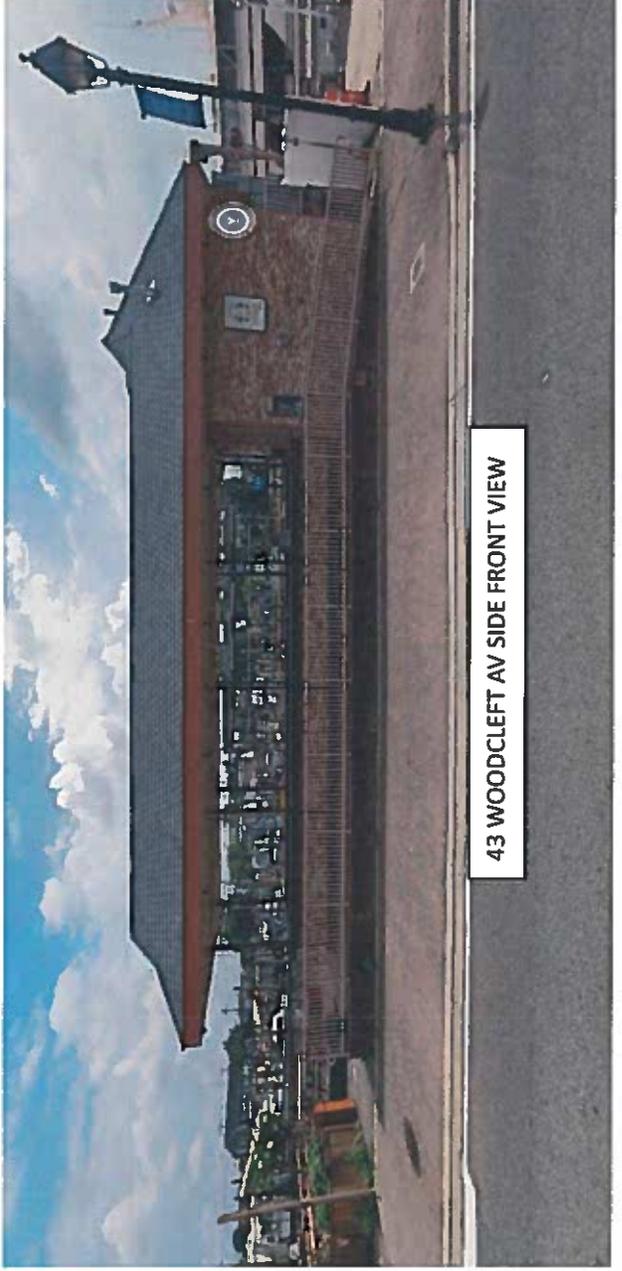
281 WOODCLEFT AV (Rachels)



43 WOODCLEFT AV SIDE VIEW 1

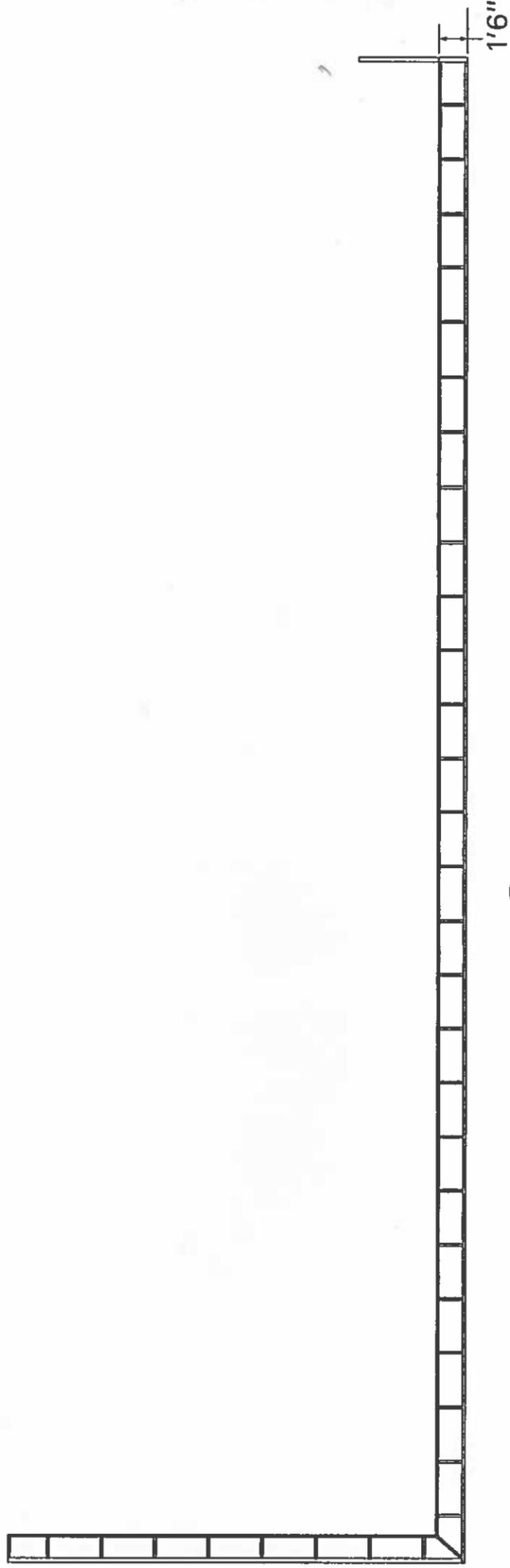


43 WOODCLEFT AV SIDE VIEW 2

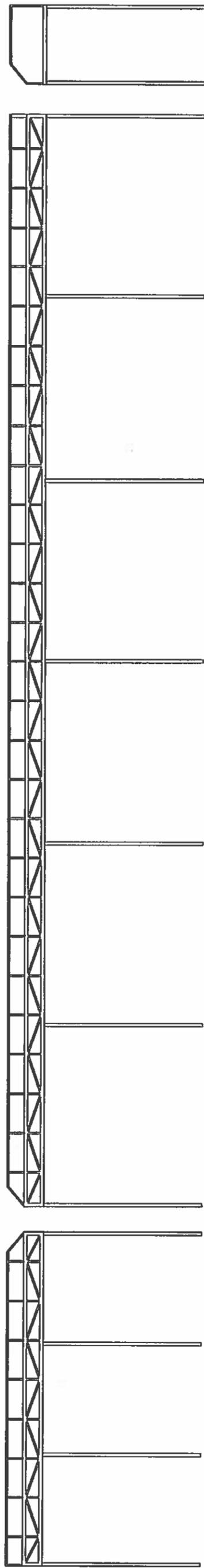


43 WOODCLEFT AV SIDE FRONT VIEW

1 GENERAL VIEWS



2 FRONT VIEW

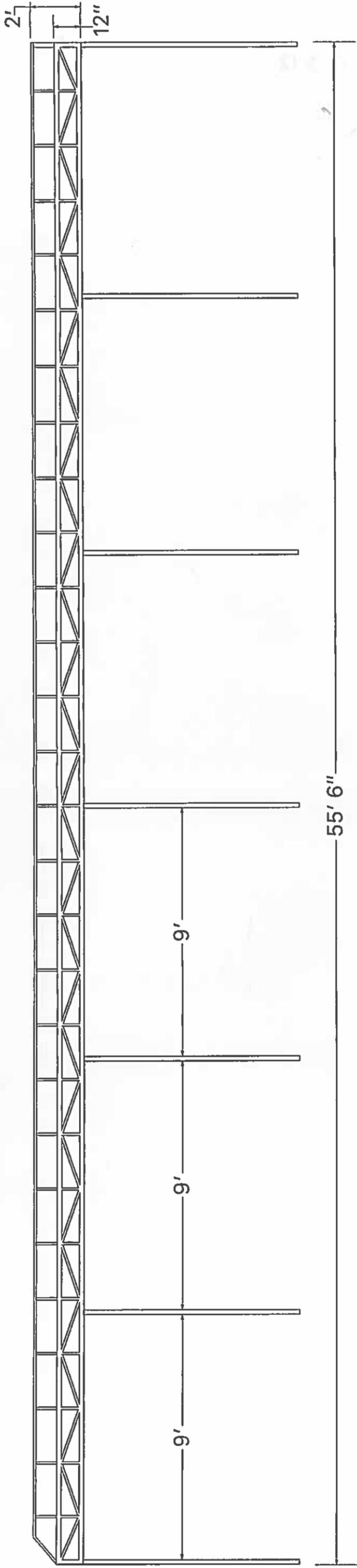


M&M Awning  
180 Oval Drive, Islandia, NY 11749

PUERTO PLATA  
42 Woodcleft Ave, Freeport, NY 11520

Scale:  
By: A.G.

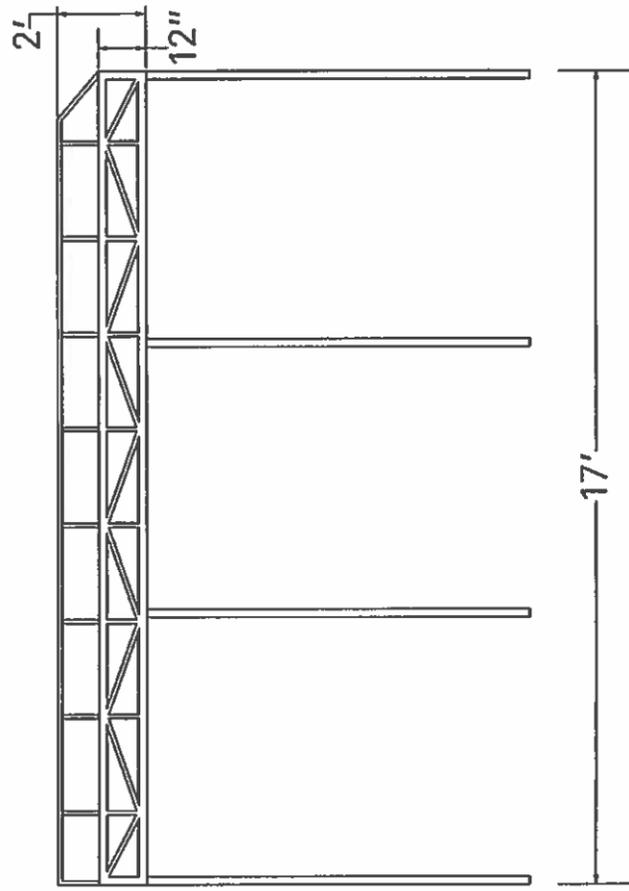
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Dwg: A-2



3 FRONT VIEW



5 R. SIDE VIEW



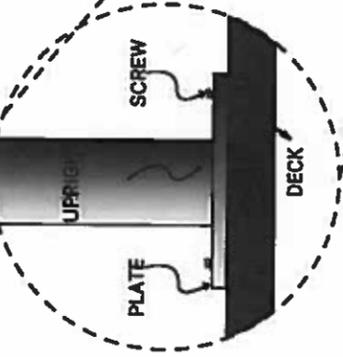
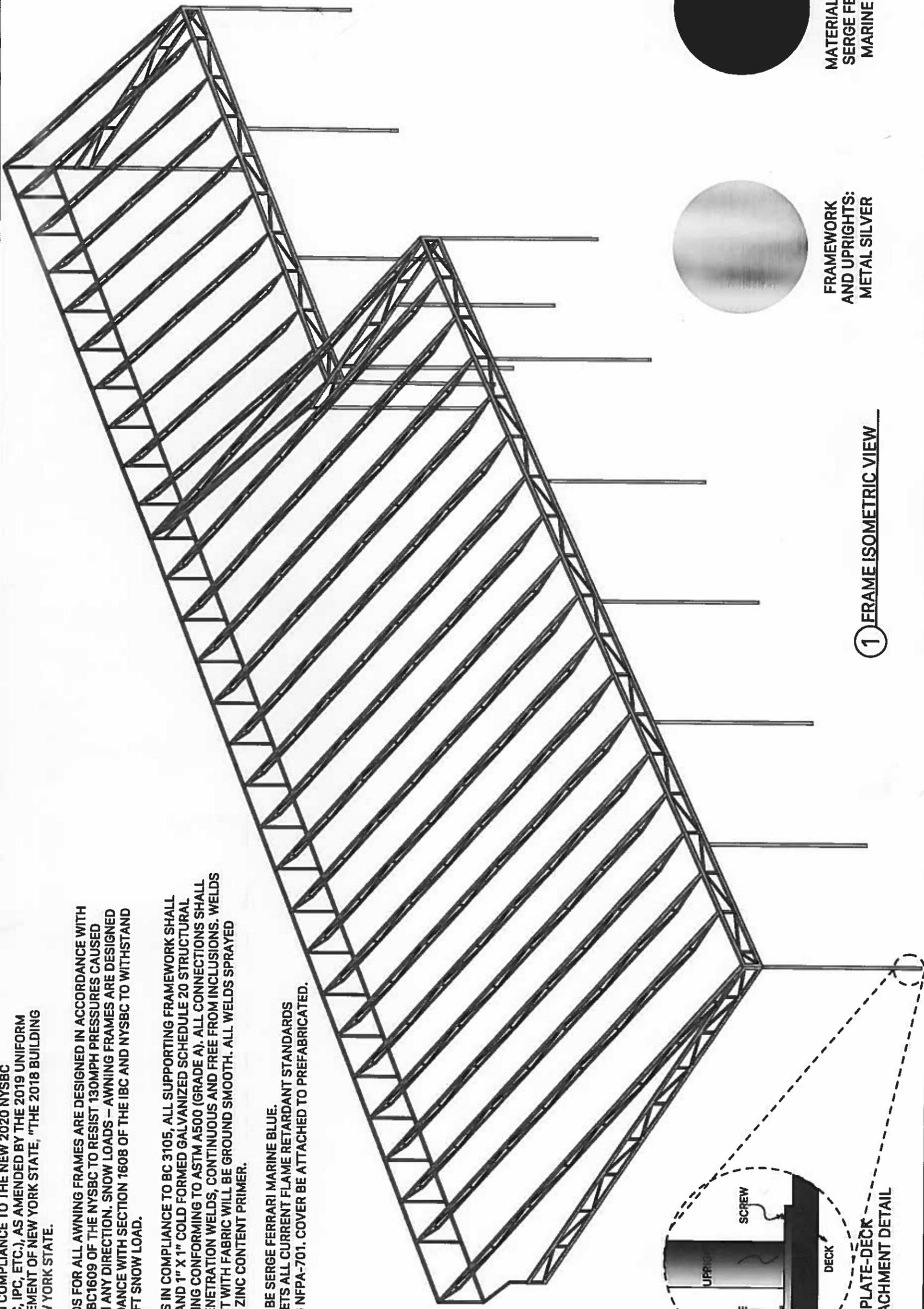
4 L. SIDE VIEW

PLANS ARE IN COMPLIANCE TO THE NEW 2020 NYSBC (IBC, IFB, IMC, IPC, ETC.), AS AMENDED BY THE 2019 UNIFORM CODE SUPPLEMENT OF NEW YORK STATE, "THE 2018 BUILDING CODE OF NEW YORK STATE.

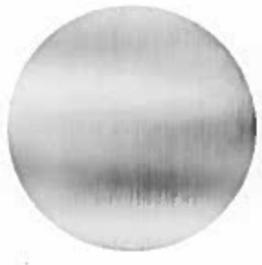
1- WIND LOADS FOR ALL AWNING FRAMES ARE DESIGNED IN ACCORDANCE WITH SECTIONS BC1609 OF THE NYSBC TO RESIST 130MPH PRESSURES CAUSED BY WIND IN ANY DIRECTION. SNOW LOADS -- AWNING FRAMES ARE DESIGNED IN ACCORDANCE WITH SECTION 1608 OF THE IBC AND NYSBC TO WITHSTAND 45 LBS/SQFT SNOW LOAD.

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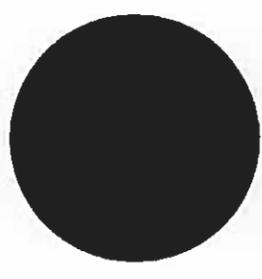
3- FABRIC TO BE SERGE FERRARI MARINE BLUE. FABRIC MEETS ALL CURRENT FLAME RETARDANT STANDARDS INCLUDING NFPA-701. COVER BE ATTACHED TO PREFABRICATED.



① FRAME ISOMETRIC VIEW



FRAMEWORK AND UPRIGHTS:  
METAL SILVER



MATERIAL TO BE:  
SERGE FERRARI  
MARINE BLUE

M&M Awning  
180 Oval Drive, Islandia, NY 11749

PUERTO PLATA  
42 Woodcleft Ave, Freeport, NY 11520

Scale: \_\_\_\_\_ Date: 09.22.23  
By: A.G. Dwg: A-1

PLANS ARE IN COMPLIANCE TO THE NEW 2020 NYSBC (IBC, IFC, IMC, IPC, ETC.), AS AMENDED BY THE 2019 UNIFORM CODE SUPPLEMENT OF NEW YORK STATE, "THE 2018 BUILDING CODE OF NEW YORK STATE.

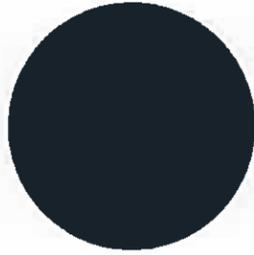
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FRAMEWORK AND UPRIGHTS:  
METAL SILVER



MATERIAL TO BE:  
SERGE FERRARI  
MARINE BLUE

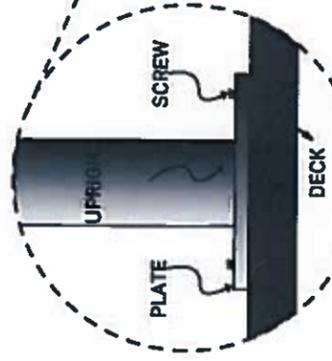
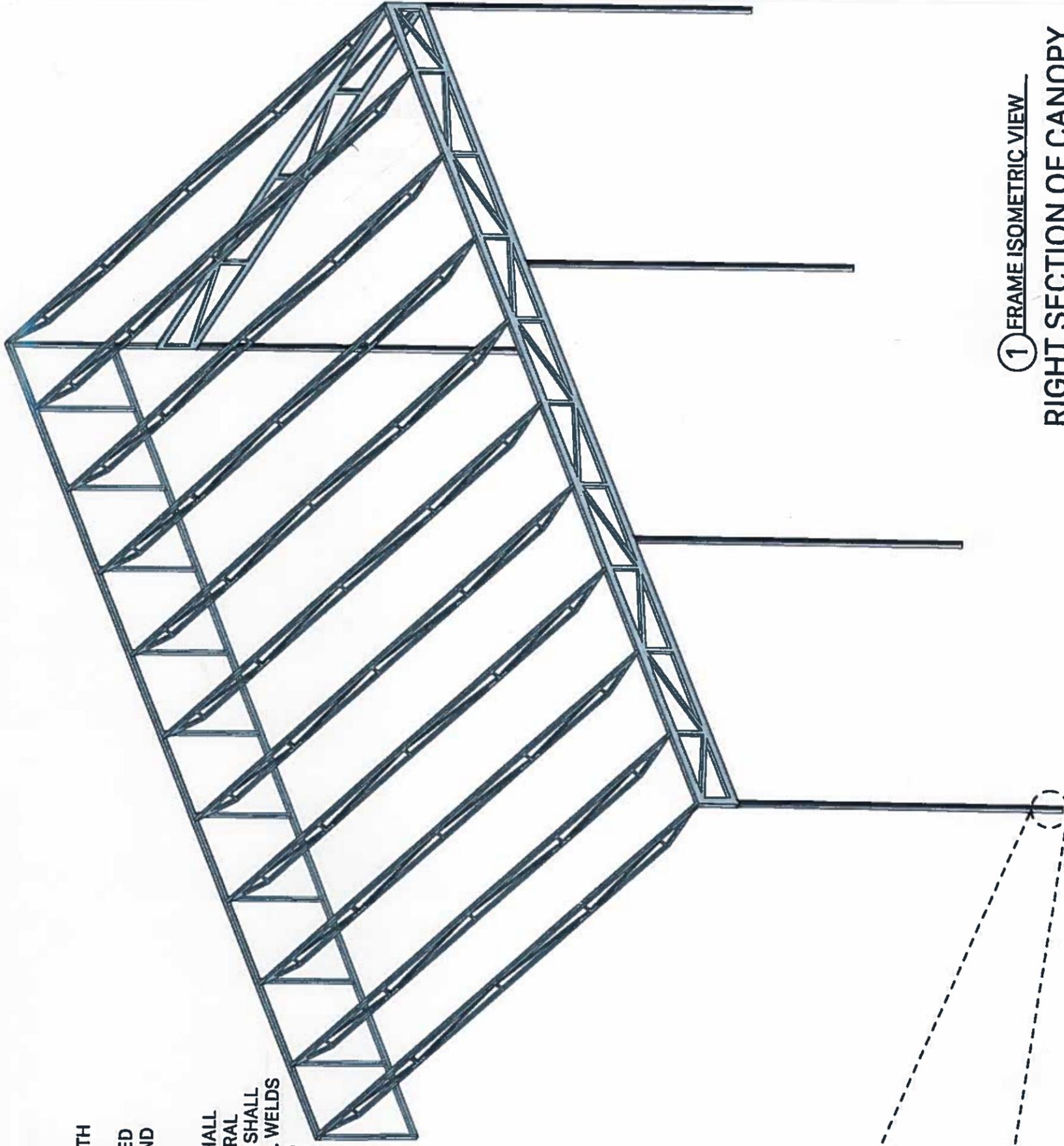


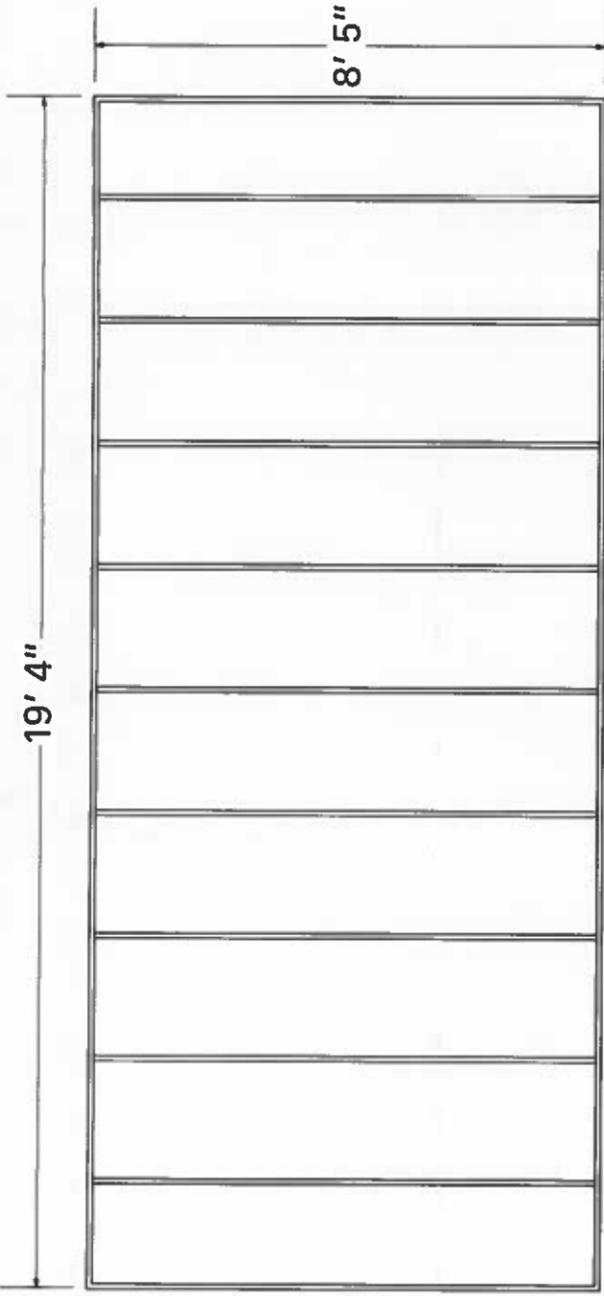
PLATE-DECK  
ATTACHMENT DETAIL



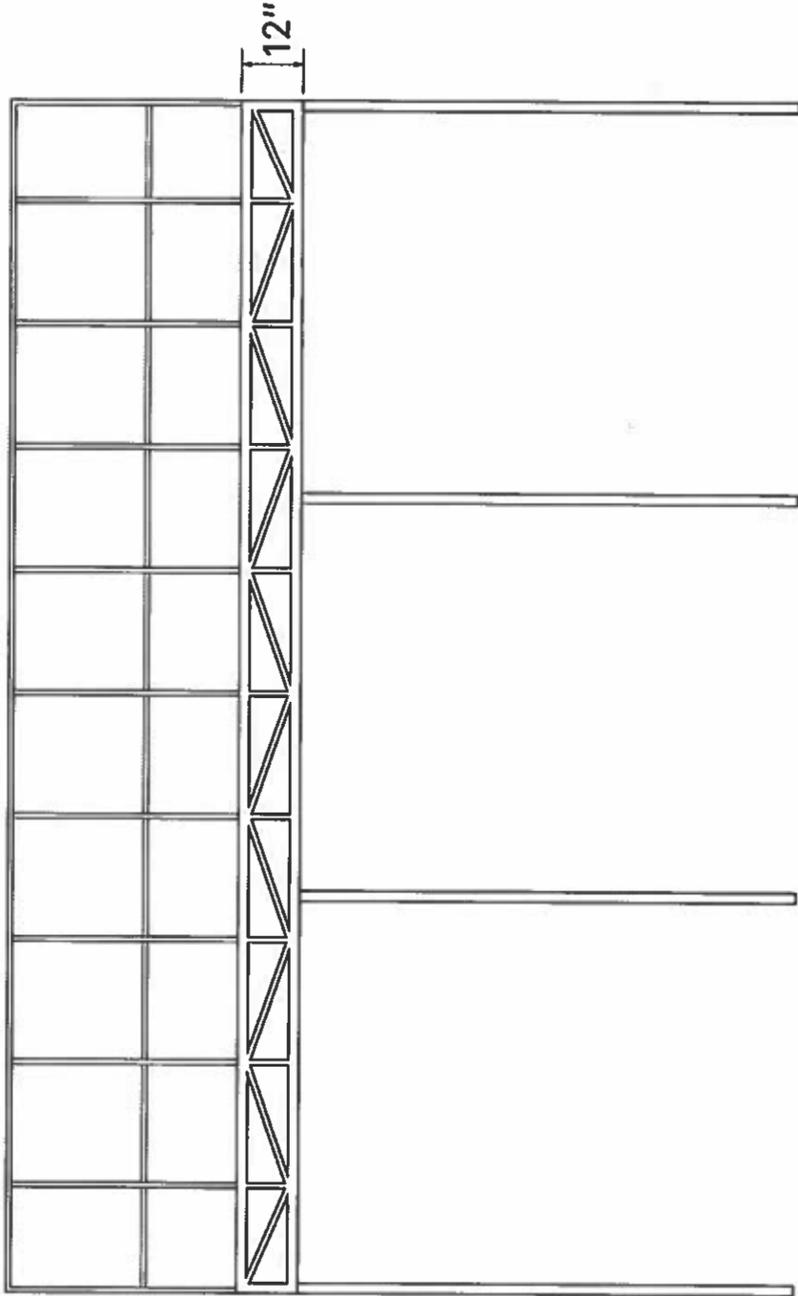
1 FRAME ISOMETRIC VIEW

RIGHT SECTION OF CANOPY

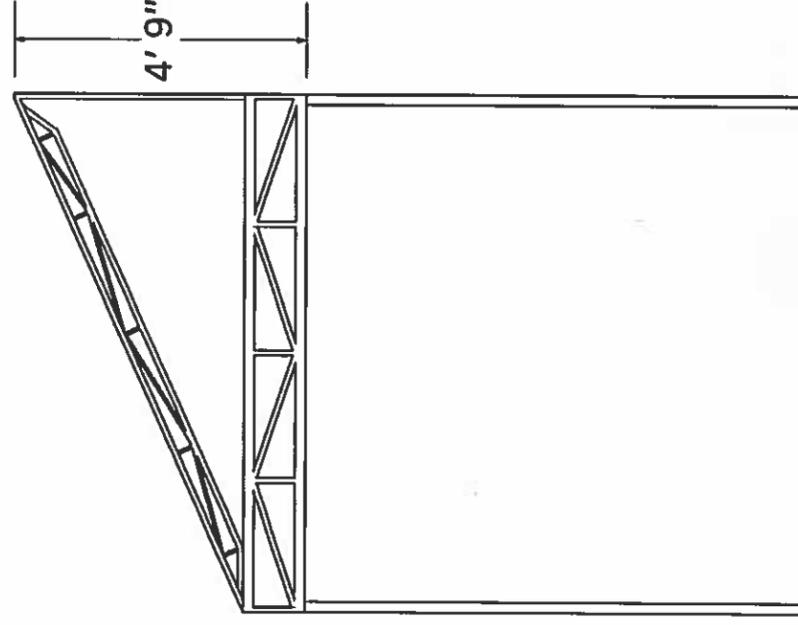
RIGHT SECTION OF CANOPY



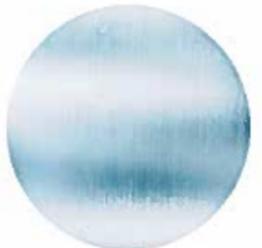
1 TOP VIEW



2 FRONT VIEW



3 SIDE VIEW



FRAMEWORK  
AND UPRIGHTS:  
METAL SILVER



MATERIAL TO BE:  
SERGE FERRARI  
MARINE BLUE

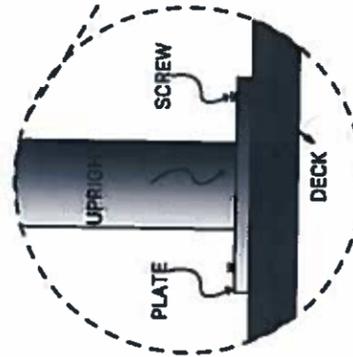
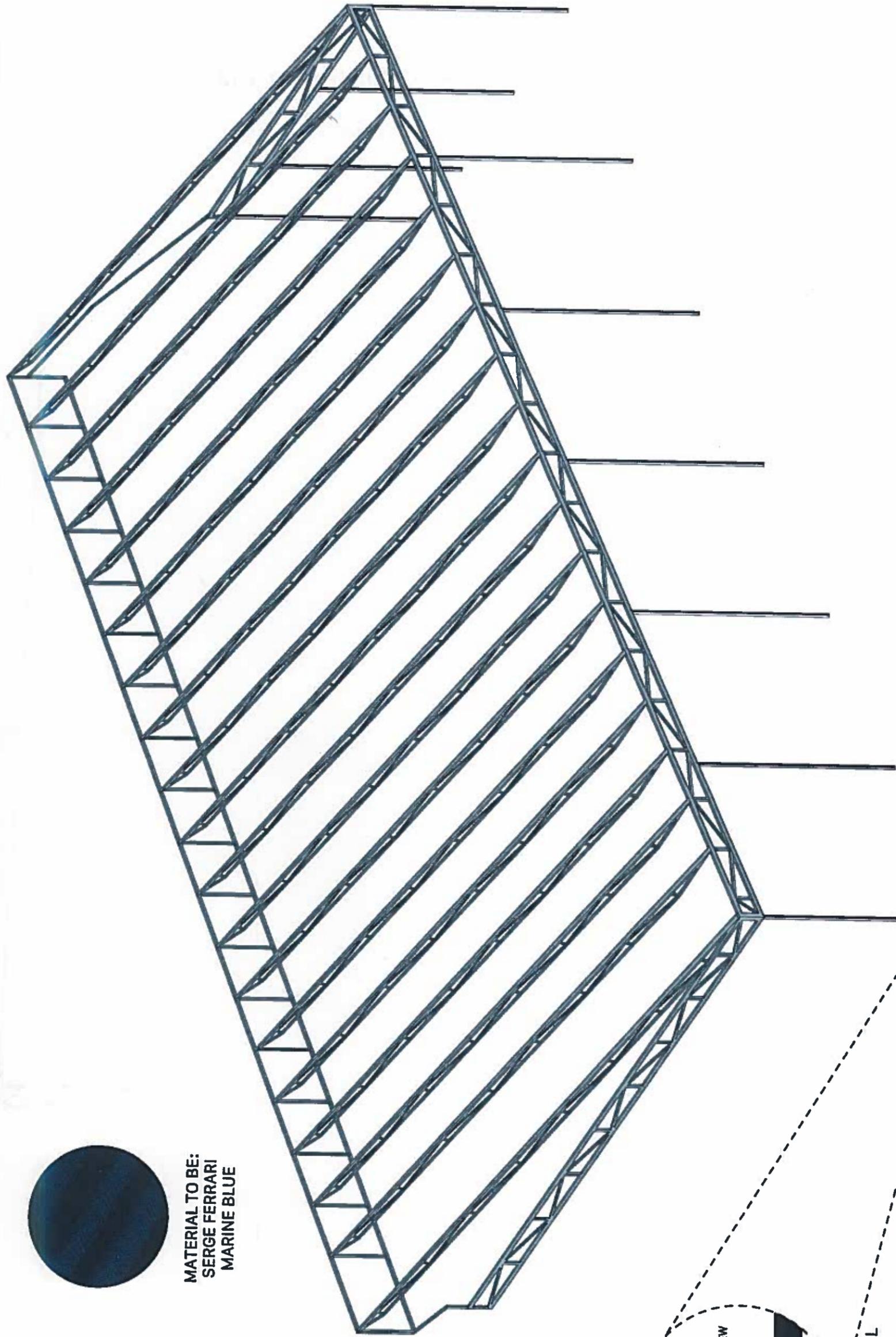
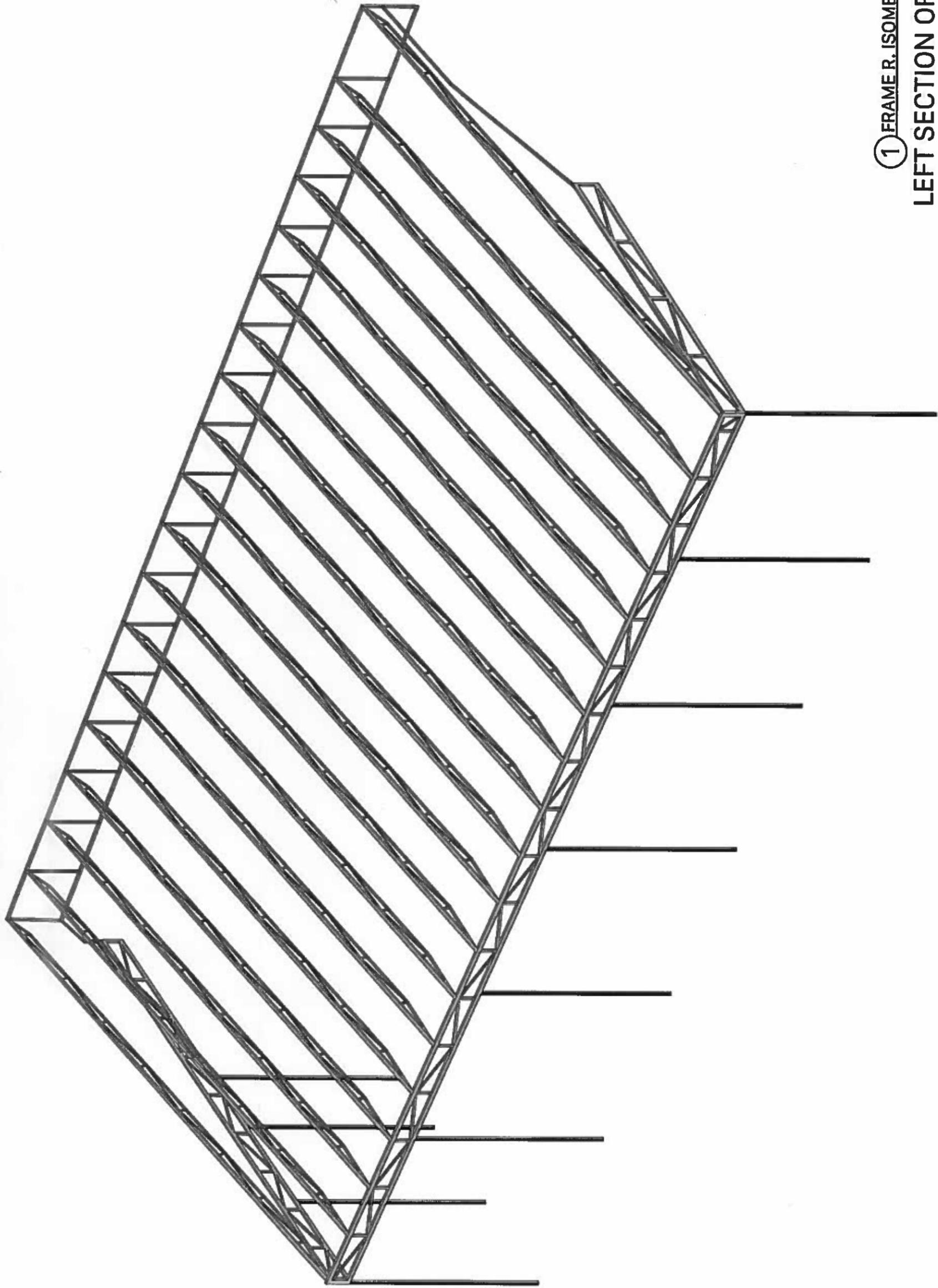


PLATE-DECK  
ATTACHMENT DETAIL

① FRAME L. ISOMETRIC VIEW  
LEFT SECTION OF CANOPY

M&M Awning 180 Oval Drive, Islandia, NY 11749		PUERTO PLATA 42 Woodcleft Ave, Freeport, NY 11520		LEFT SECTION	Scale: By: A.G.	Date: 09.22.23	Dwg: A-4
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① FRAME R. ISOMETRIC VIEW

LEFT SECTION OF CANOPY

M&M Awning  
180 Oval Drive, Islandia, NY 11749

PUERTO PLATA  
42 Woodcleft Ave, Freeport, NY 11520

LEFT SECTION

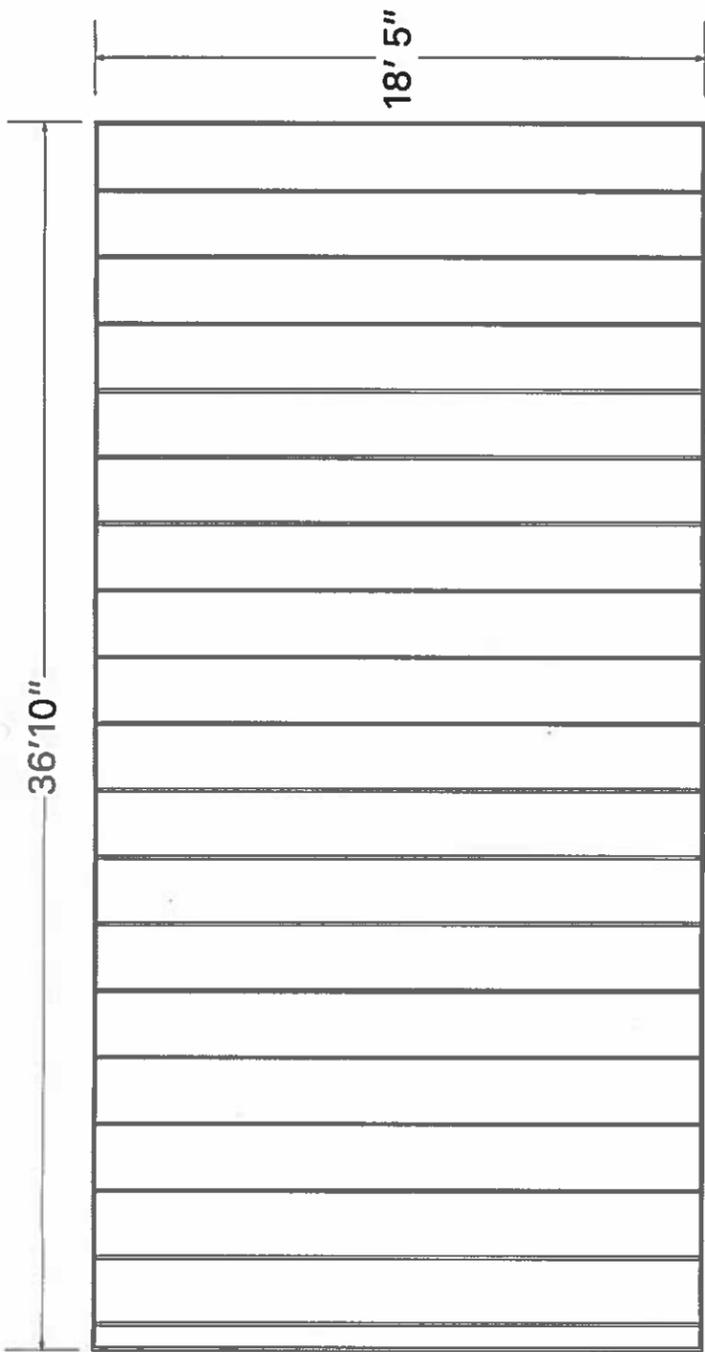
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By: A.G.

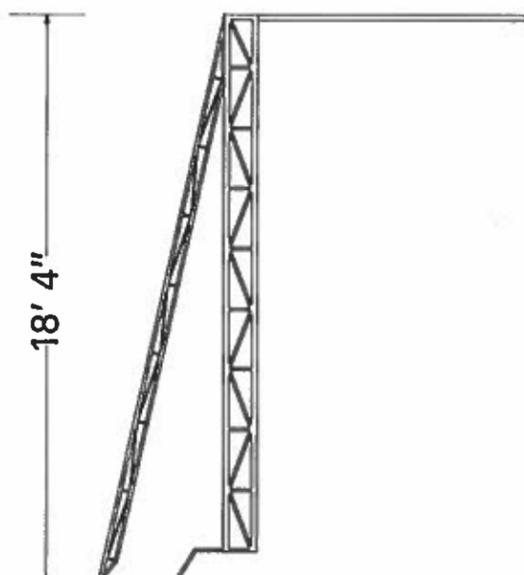
Date: 09.22.23

Dwg: A-5

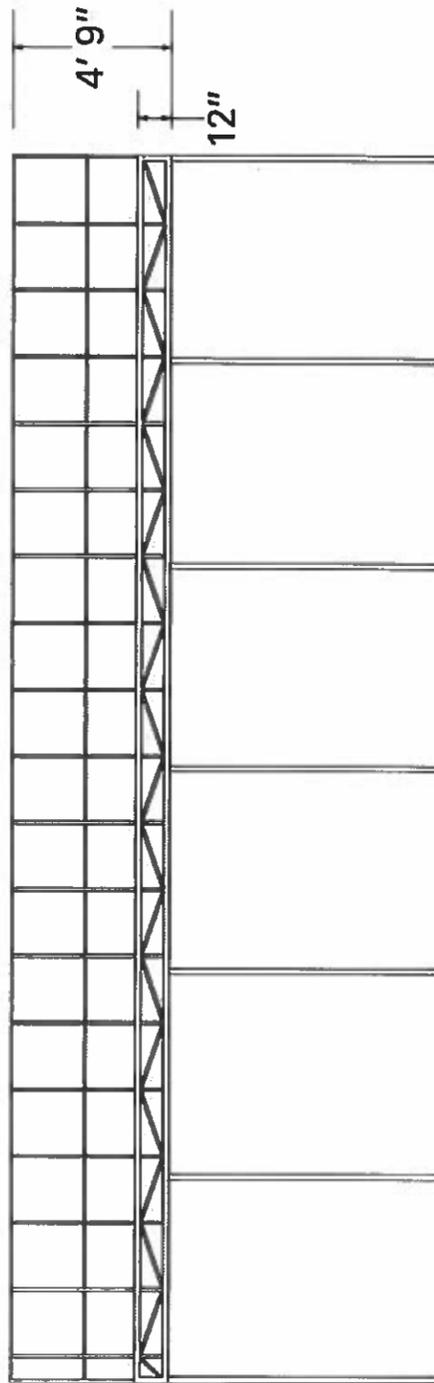
LEFT SECTION OF CANOPY



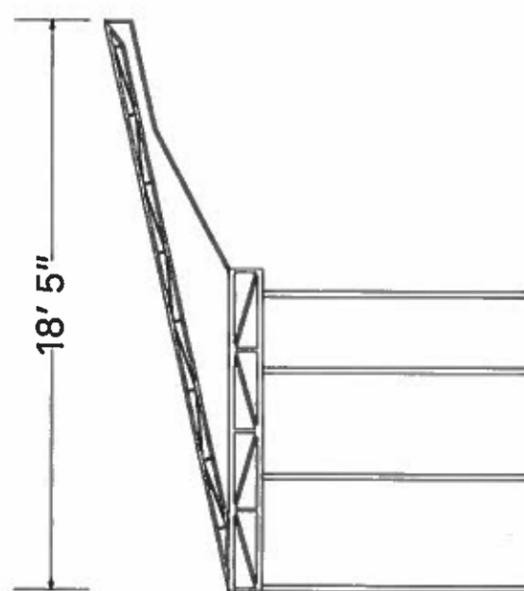
1 TOP VIEW



2 LEFT SIDE VIEW



3 FRONT VIEW



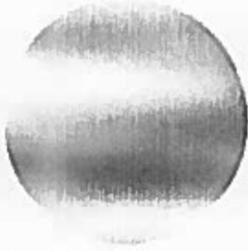
4 RIGHT SIDE VIEW

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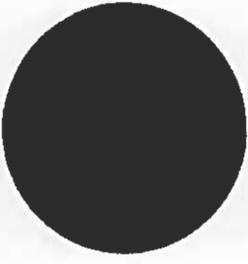
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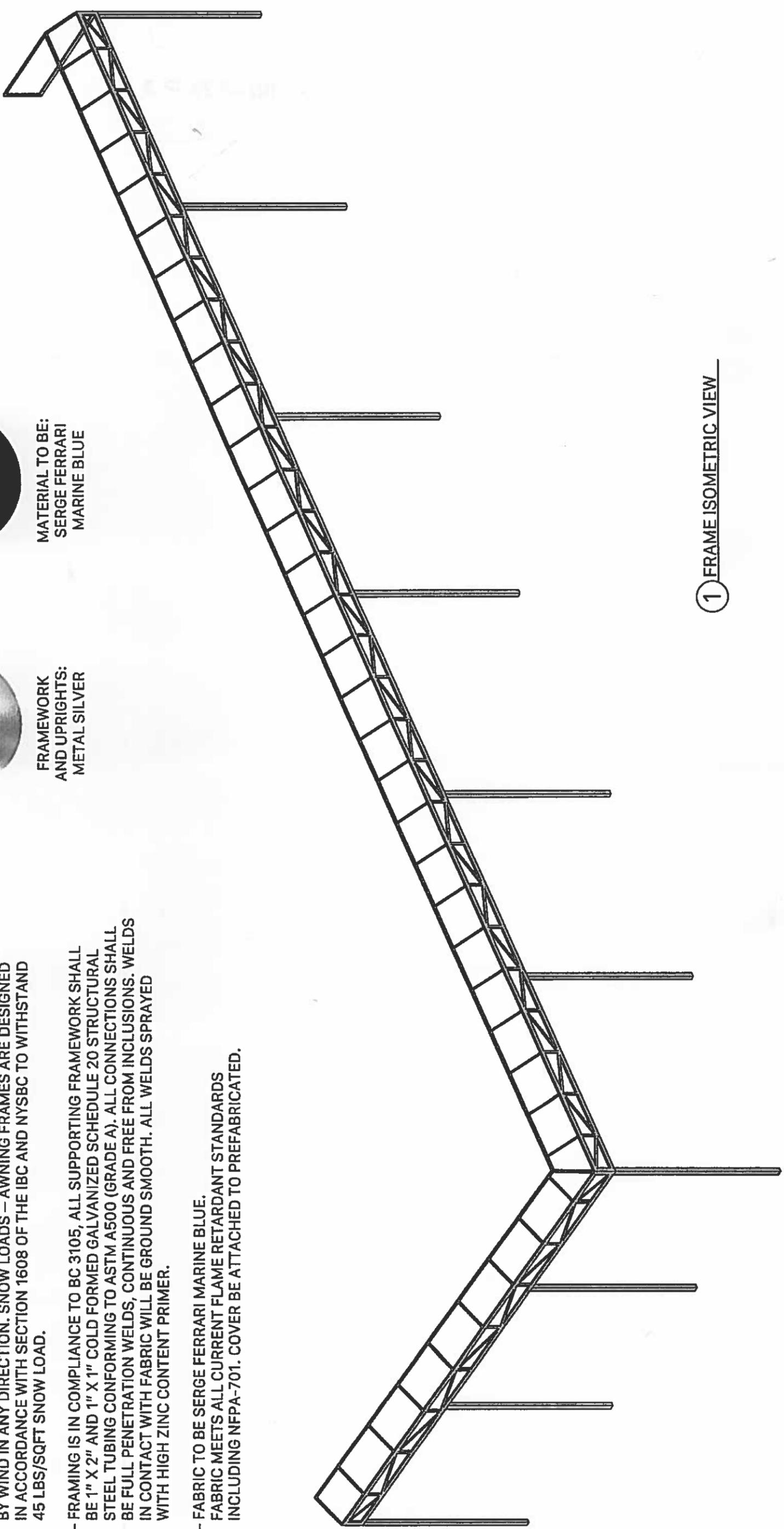
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FRAMEWORK  
AND UPRIGHTS:  
METAL SILVER



MATERIAL TO BE:  
SERGE FERRARI  
MARINE BLUE



1 FRAME ISOMETRIC VIEW

Application Date: 9/27/23  
Fees Paid: \$205

SP# 3670

**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:** 50 Harrison Ave Freeport, NY 11520 ZONING DISTRICT Residence A  
**SECTION** SS **BLOCK** 217 **LOT** 752 **LOT SIZE:** 0752

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
Name: <u>Jose Peña</u>		Name: <u>Jose Peña</u>
Address: <u>50 Harrison Ave</u> <u>Freeport, NY 11520</u>		Address: <u>50 Harrison Ave</u> <u>Freeport, NY 11520</u>
Telephone #: <u>516-644-1638</u>		Telephone #:

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: Residencial Proposed Land Use: Residencial

Description of Proposed Work: Installing pavers and extending driveway  
from 15' wide to 20' wide (total addition 260 sq.ft) and extend patio  
(41' x 25' sq.ft)

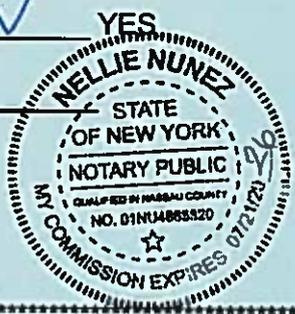
I request a preliminary meeting:  YES  NO

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.

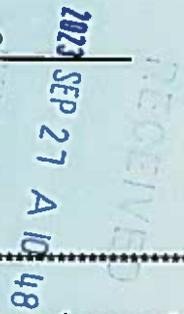
[Signature]  
APPLICANT'S SIGNATURE

Sworn to before me this 25<sup>th</sup>  
day of September, 2023.

Notary Public



\_\_\_\_\_ NO  
9/25/23  
DATE



**Property Owner's Consent:**  
I, Jose Peña 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 25<sup>th</sup>  
day of September, 2023.

Notary Public

9/25/23  
DATE



**FOR VILLAGE USE ONLY**



**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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**AMENDED SITE PLAN LETTER**  
September 20, 2023

Jose Pena  
50 Harrison Ave,  
Freeport, NY 11520

*New 20x52'*

**RE: 50 Harrison Ave , Freeport, NY**

**Zoning District: Residence A Sec 55 Blk 217 Lot 752**

**Building Permit Application #20233469**

**Description: Installing pavers and extending driveway from 15' wide to 20' wide (total addition 260sq.ft) and extend patio (41'x 25' 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, Plans Examiner

2023 SEP 27 A 10:48

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. 20233469

Location: 50 Harrison Ave

Applicant: Jose Pena

Description : Installing pavers and extending driveway from 15' wide to 20'wide (total addition 260sq.ft) and extend patio (41'x 25' 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: September 20, 2023

Sergio A. Mauras  
Sergio A. Mauras  
Superintendent of Buildings

2023 SEP 27 A 10:49

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

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20-2331

Filing Date 9/15/23

## Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>50 HARRISON AVE</u> (No.) (Street)	ZONING DISTRICT _____
	BETWEEN <u>Parsons Ave.</u> (Cross Street) AND <u>Jackson Pl.</u> (Cross Street)	
	SECTION _____ BLOCK _____ LOT _____	APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

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

<b>C. COST</b>  10 TOTAL COST OF IMPROVEMENT \$ <u>15,000</u>	<b>D. DESCRIPTION OF PROJECT</b> <u>Installing pavers and extending driveway. FROM 15' WIDE TO 20' WIDE</u> <u>Total addition 260 sq ft</u> <u>Extend Patio 41x25 sq ft.</u>
---	---

### III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Jose Peña</u>	<u>50 Harrison Ave.</u> <u>Freeport NY 11520</u>	<u>516-644-1638</u>
2. Contractor <u>Peña Landscaping</u>	" "	" "
3. Architect or Engineer		

### IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. 645019 Company Peña Landscaping Exp. Date 5/24/24

Contractor or Owner Jose Peña  
Peña Landscaping  
(Print)

Address 50 Harrison Ave Freeport, NY 11520

Phone 516-644-1638

State of New York

County of Nassau

Jose Peña being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.  
(His or Her)

### V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?  
YES \_\_\_\_\_ NO X  
IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?  
YES \_\_\_\_\_ NO X

**PROJECT DESCRIPTION**

Total/First Flr Square Feet

Upper Flrs Square Feet

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <u>Patio/Driveway Remodel</u>			
Project Location (describe, and attach a location map): <u>30 Harrison Ave. Freeport, NY 11520</u>			
Brief Description of Proposed Action: <u>Backyard of property/side of property</u>			
		<p style="text-align: center;">EXTEND DRIVEWAY FROM 15' WIDE TO 20' WIDE Total addition = 260 sq-ft</p> <p style="color: red; text-align: center;"># Extend Patio 41 x 25 sq ft.</p>	
Name of Applicant or Sponsor: <u>Jose Peña / Peña Landscaping</u>		Telephone: <u>516-644-1638</u>	
Address: <u>50 Harrison Ave</u>		E-Mail:	
City/PO: <u>Freeport, NY 11520</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 / 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 checked="" type="checkbox"/> Other (specify): <u>Other</u>			
<input type="checkbox"/> Parkland			

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input 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: <u>N/A</u>	<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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>2023 SEP 21 A 10 49</u> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>* Jose Peña</u>		Date: <u>* 9/13/23</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"/>	<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"/>







Application Date: 10/2/2023  
Fees Paid: \$225.00

SP# 3671

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: 636 South Long beach Ave ZONING DISTRICT Residence A  
SECTION 62 BLOCK 155 LOT 198 LOT SIZE: \_\_\_\_\_

<input checked="" type="checkbox"/> TENANT APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Leopold Waight</u>		Name: <u>Leopold Waight</u>
Address: <u>636 South Long beach Ave</u>		Address: <u>636 South Long beach Ave</u>
Telephone #: <u>516-610-4726</u>		Telephone #: <u>516-610-4726</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_  
Present Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

Description of Proposed Work: Expand driveway 39' by 15' total of 585 square feet w/ retaining wall on South side with a maximum height of 2 feet height

I request a preliminary meeting: \_\_\_\_\_ YES  NO Retaining wall 9/2' / 39'

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

Leopold Waight  
APPLICANT'S SIGNATURE  
Sworn to before me this 27<sup>TH</sup> day of SEPTEMBER, 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

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

Leopold Waight  
PROPERTY OWNER'S SIGNATURE  
Sworn to before me this 27<sup>TH</sup> day of SEPTEMBER, 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

FOR VILLAGE USE ONLY

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

RECEIVED  
VILLAGE CLERK'S OFFICE  
33001-33P 3  
9-27-2023



**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

**AMENDED SITE PLAN LETTER**  
**September 27, 2023**

Leopold Waight  
636 S. Long Beach Ave  
Freeport, NY 11520

RE: 636 S. Long Beach Avenue, Freeport, NY 11520  
Zoning District: Residence A. Sec 62, Blk 155, Lot 198  
Building Permit Application #20233315

**Description: Residential alteration, proposed expanded driveway (585sq.ft) and 39' of block retaining wall on south side with a 2' maximum height.**

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\_

RECEIVED  
2023 OCT -3 P 3:34  
VILLAGE CLERK'S OFFICE  
FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233315

Location: 636 S. Long Beach Ave, Freeport NY 11520

Applicant: Leopold Waight

Description : Residential alteration, proposed expanded driveway (585sq.ft) and 39' of block retaining wall on south side with a 2' maximum height.

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: September 27, 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 OCT -3 P 3:39  
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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>French Drain System</i>			
Project Location (describe, and attach a location map): <i>636 S. Long Beach Ave Between Adams St &amp; Hamilton St</i>			
Brief Description of Proposed Action: <i>Install French Drain System Remove part of existing Basement Floor remove dirt along footing install gravel / pipe catch Basin sump pumps reconvert. Floor replace existing sidewalk, saw cut curb &amp; RD to apron install new concrete driveway next to existing driveway add gravel to back side of House. (Proposed driveway 585 sq ft 39' block retaining wall 2' max. height)</i>			
Name of Applicant or Sponsor: <i>Vincent Burke</i>		Telephone: <i>516 633-2618</i>	
Address: <i>1378 Whittier Ave</i>		E-Mail: <i>DIAMOND MASONRY 06@</i> <i>901.COM</i>	
City/PO: <i>NO MERRICK NY 11566</i>		State: <i>NY</i>	Zip Code: <i>11566</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 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			

RECEIVED  
2023 OCT - 3 P 3:15  
VILLAGE OF MERRICK

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____	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 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Vincent Bunk</u>		Date: <u>5/23/2023</u>
Signature: <u>Vincent Bunk</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 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.**

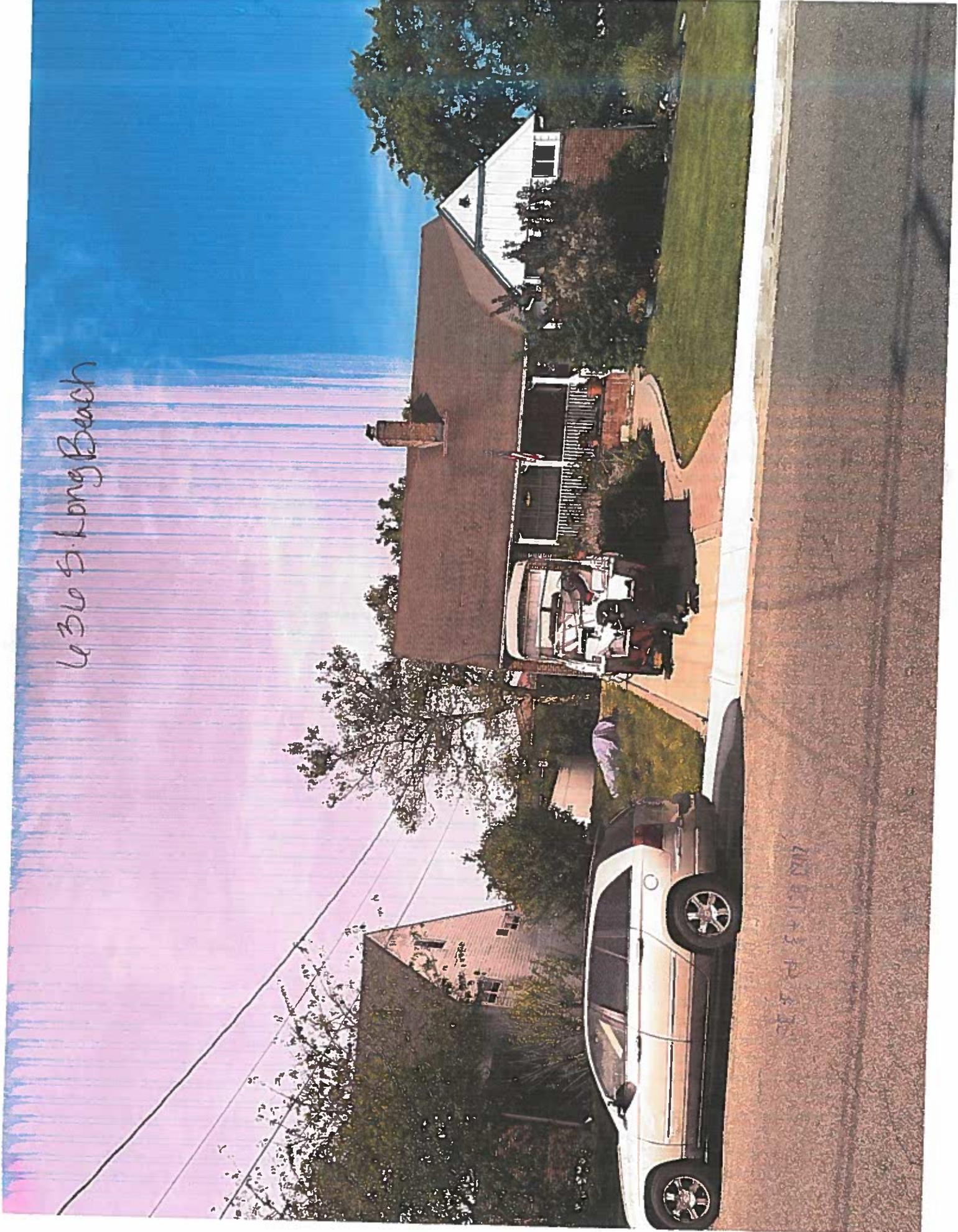
RECEIVED  
 2023 OCT -3 PM 3:35  
 PLANNING OFFICE  
 VILLAGE OF FALLPORT, NY

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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>Diamond Masonry &amp; Waterproofing</u>	<u>5/23/2023</u>
Name of Lead Agency	Date
<u>Vincent Burke</u>	<u>Owner</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Vincent Burke</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

636 S. Long Beach Ave



636 S. Long Beach

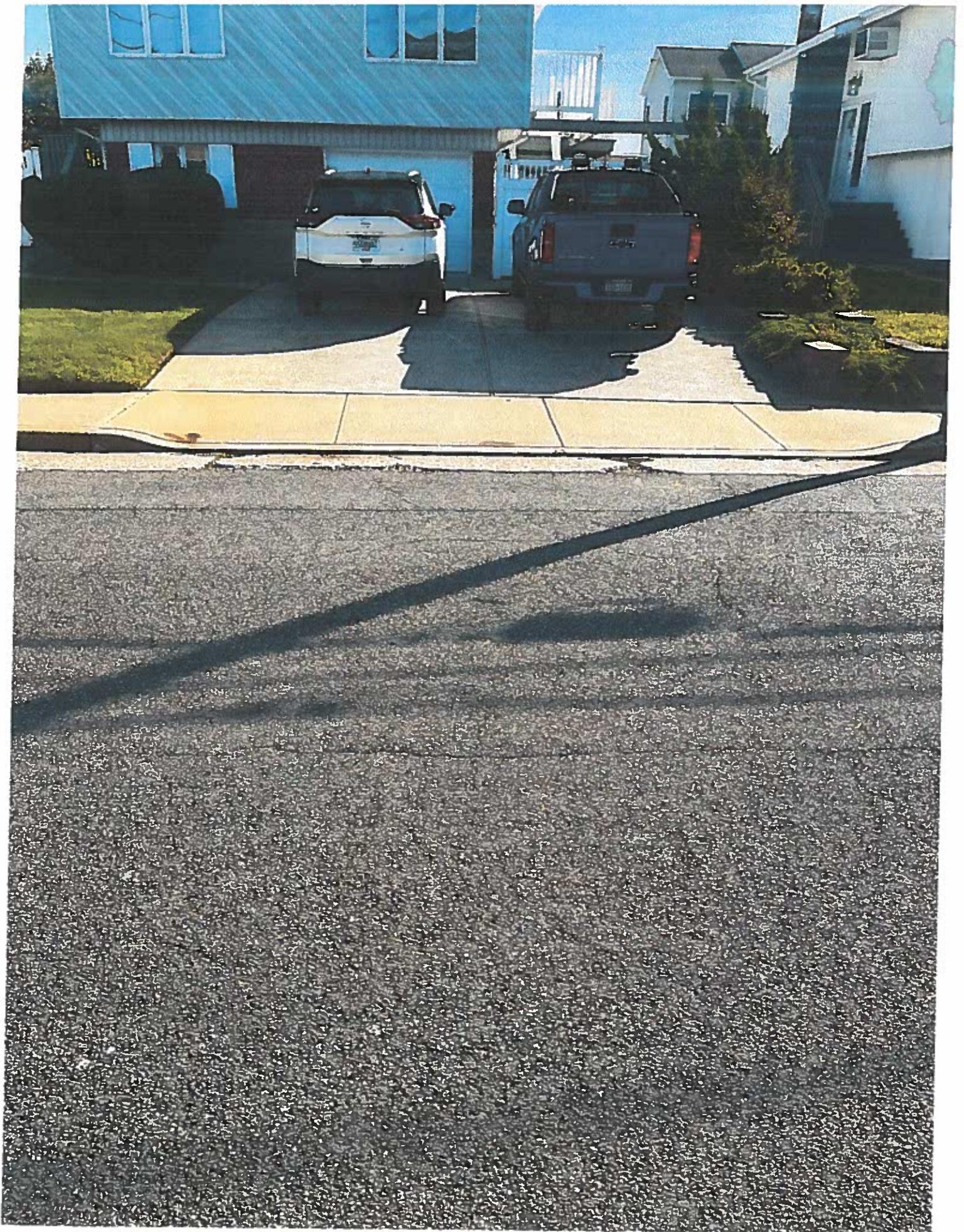


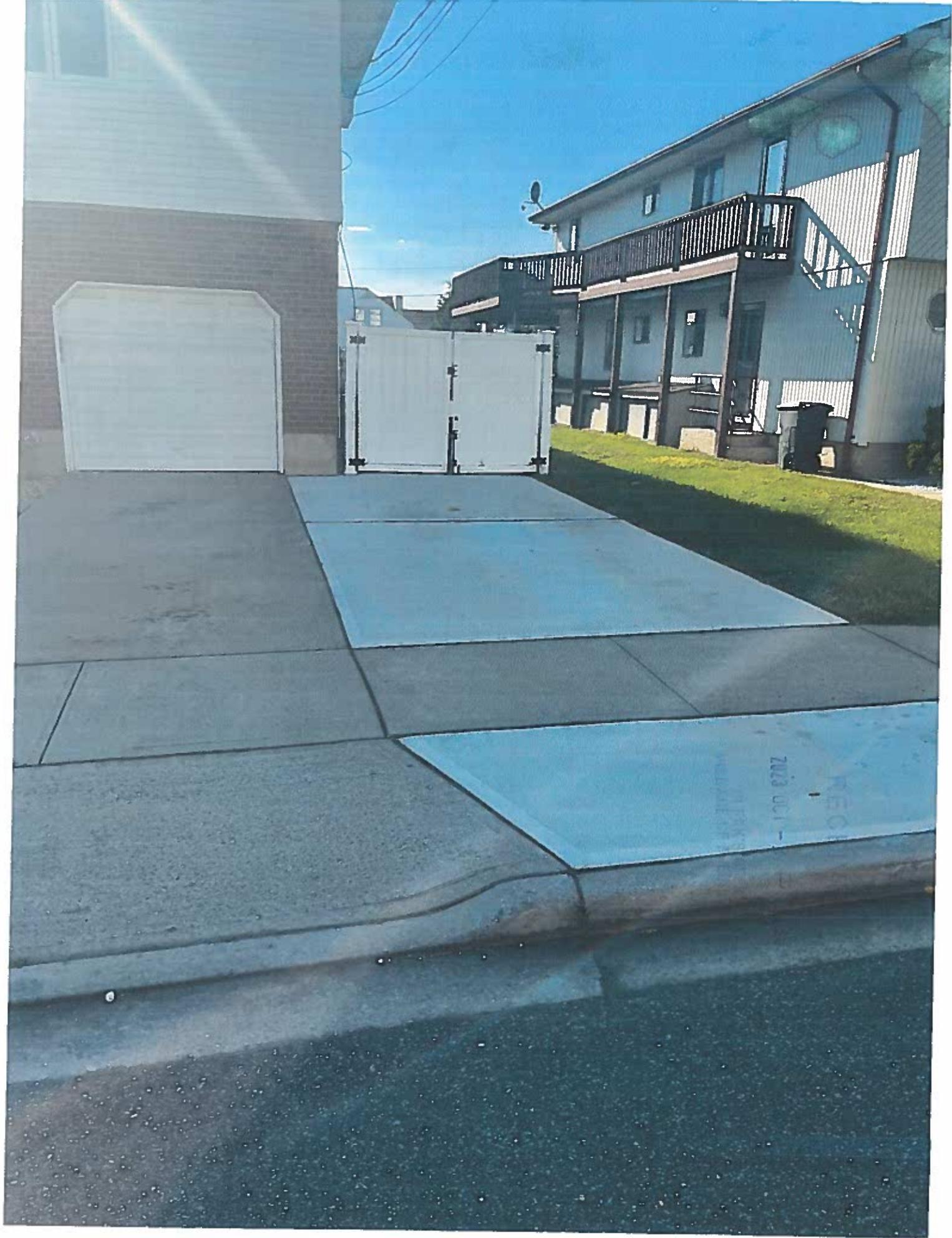
412 601 + 3 42 3 1











60' WIDE  
LONG BEACH AVE.  
**SOUTH LONG BEACH AVE.**

ASPHALT ROADWAY

235.00' 85.00'

**ADAMS STREET**  
60' WIDE  
KINGS ST.

110.00'

110.00'

NO. 836  
1 1/2 STY FRAME  
W/ BASEMENT

1 STY  
W/ TERRACE ABOVE

FRAME SHED

RAISED WOOD DECK

GARAGE

OPEN PORCH W/ R.O.

STONE PAVEMENT  
PLANTER

PLANTER

Handwritten notes:  
39' 16" (vertical arrow)  
15' (horizontal arrow)  
18' 6" (diagonal arrow)  
18' 6" (diagonal arrow)  
18' 6" (diagonal arrow)

**LEGEND:**

- SOUTH SIDE
- SPICULAT
- STY
- STONE
- SIDE OVER
- PRESENT
- FUTURE
- DRIVE
- DRIVE
- DRIVE

190 190 189 188 187 186 185

CHLFE 0.5'W

CHLFE 0.5'W

85.00'

PARALLEL WITH LONG BEACH AVENUE

AND BEING IN THE INCORPORATED VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AND DESIGNATED BY LOTS 187 TO 189 INCLUSIVE AND THE SOUTHERLY 5 FEET OF LOT 190 ON A CERTAIN MAP ENTITLED, "MAP OF RANDALL BAY ESTATES, SECTION 18, TOWNSHIP 15 N., COUNTY OF NASSAU, N.Y. PROPERTY OF JOHN RANDALL COMPANY, SURVEYED 03/1924 BY SMITH AND MALCOMSON, INC., AND FILED ON

AN 11  
3:35

original

Application Date: 10/5/23  
Fees Paid: \$225.00

SP# 3672

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: 284 Miller Ave Freeport ZONING DISTRICT Res. A  
SECTION 62 BLOCK 163 LOT 192<sup>93</sup> LOT SIZE: 40x110

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Nick Cacoderto</u>	Name: <u>LORENA IDROVO</u>
Address: <u>1233 SAXON AVE. BAY SHORE, NY 11706</u>	Address: <u>284 MILLER AVE. FREEPORT, NY 11520</u>
Telephone #: <u>631-379-5075</u> <u>vze393r4@verizon.net</u>	Telephone #: <u>347-502-9174</u>

Attorney Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(optional) Phone #: \_\_\_\_\_

Present Land Use: RESIDENTIAL Proposed Land Use: RES.

Description of Proposed Work: 1st Floor Addition (2530<sup>sq</sup>), 2nd Floor Frame and Rear Addition totaling (43985<sup>sq</sup>) and enclosed front porch.

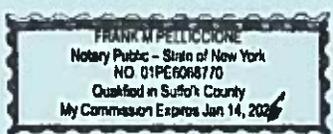
I request a preliminary meeting: \_\_\_ YES  NO

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

Nick Cacoderto  
APPLICANT'S SIGNATURE

10-2-2023  
DATE

Sworn to before me this 2<sup>nd</sup> day of October, 2023.



[Signature]  
Notary Public

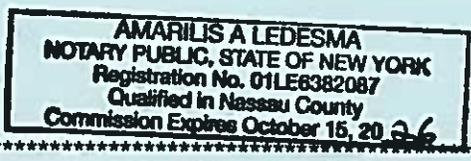
RECEIVED  
2023 OCT -5 AM 10:08  
VILLAGE OF FREEPORT  
PLANNING BOARD

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

[Signature]  
PROPERTY OWNER'S SIGNATURE

7/13/23  
DATE

Sworn to before me this 13<sup>th</sup> day of July, 2023.



[Signature]  
Notary Public

FOR VILLAGE USE ONLY

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



## INC. VILLAGE OF FREEPORT

### Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY  
MAYOR

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

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

### AMENDED SITE PLAN LETTER

September 19, 2023

Lorena Idrovo  
284 Miller Ave,  
Freeport, NY 11520

RE: 284 Miller Ave , Freeport, NY

Zoning District: Res A Sec 62 Blk 163 Lot 192

Building Permit Application #20233307

**Description: Proposed 1<sup>st</sup> floor addition (25.30sf/ft) , 2<sup>nd</sup> floor front and rear addition totaling (439.85ft) and Enclosed front 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.

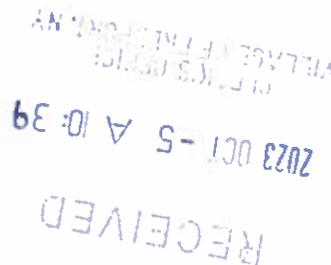
If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras  
Superintendent of Buildings  
/Dh

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. 20233307

Location: 284 Miller Ave

Applicant: Lorena Idrovo

Description : Proposed 1<sup>st</sup> floor addition (25.30sf/ft) , 2<sup>nd</sup> floor front and rear addition totaling (439.85ft) and Enclosed front 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: September 19, 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <u>LORENA IDROVO</u>			
Project Location (describe, and attach a location map): <u>W/SI MILLER AVENUE 365' S/O CEDAR STREET, FREEPORT, NY</u>			
Brief Description of Proposed Action: <u>PROPOSED 1ST FLOOR ADDITION (25.30'), 2ND FLOOR FRONT AND REAR ADDITIONS TURNING (439.85') &amp; ENCLOSED FRONT PORCH.</u>			
Name of Applicant or Sponsor: <u>LORENA IDROVO</u>		Telephone:	
		E-Mail:	
Address: <u>284 MILLER AVENUE</u>			
City/PO: <u>FREEPORT, NY 11520</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 type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
<u>Bldg. Permit From Town</u>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres <u>N/A</u>			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>LORENA ICIROVO</u> Date: <u>9-19-23</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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

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

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PLANNING OFFICE  
VILLAGE OF FORT MONMOUTH

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)

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

**DATE: September 21, 2023**

**APPROVAL**

Building Department Permit Application#20233307

Chairman, regarding Application #2023-15 for the premises located at 284 Miller Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-39B(1) and 210-43A(3) seeking approval for a 2<sup>nd</sup> floor front and rear addition totaling 439.85 sq ft.

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

A public hearing was held on August 17, 2023 wherein applicant was represented by Nick Cacoperdo. He explained that the house presently has a 4.1 feet side yard setback. The house is pre-existing and the addition is in line with the rest of the house. He explained that this causes a sky exposure plane issue on the side, and it will be difficult to find a house within 200 feet of the property that does not violate the sky exposure plane.

There is also an issue with the front sky exposure plane due to the addition of the covered front porch on the house.

There was a question as to a window being added on the second floor, which was planned as a window on the south wall, but the architect agreed that it could be relocated to the west wall.

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;
  - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
  - c. that the requested area variance is insubstantial;
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty was not self-created.
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.

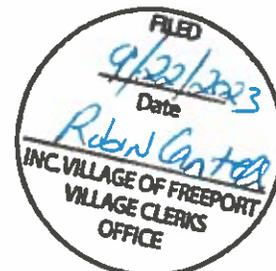
I further move that this application be granted subject to the following conditions:

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.
4. There are to be no new windows on the South side of the house.

Second by: Drew Scopelitis

The Clerk polled the Board:

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



SUBJECT PROPERTY  
dromo, L.  
24 MILLER AVE  
222PORT, NY



FRONT + SIDE  
VIEW



SUBJECT PROPERTY

REAR VIEW



SUBJECT PROPERTY

REAR VIEW

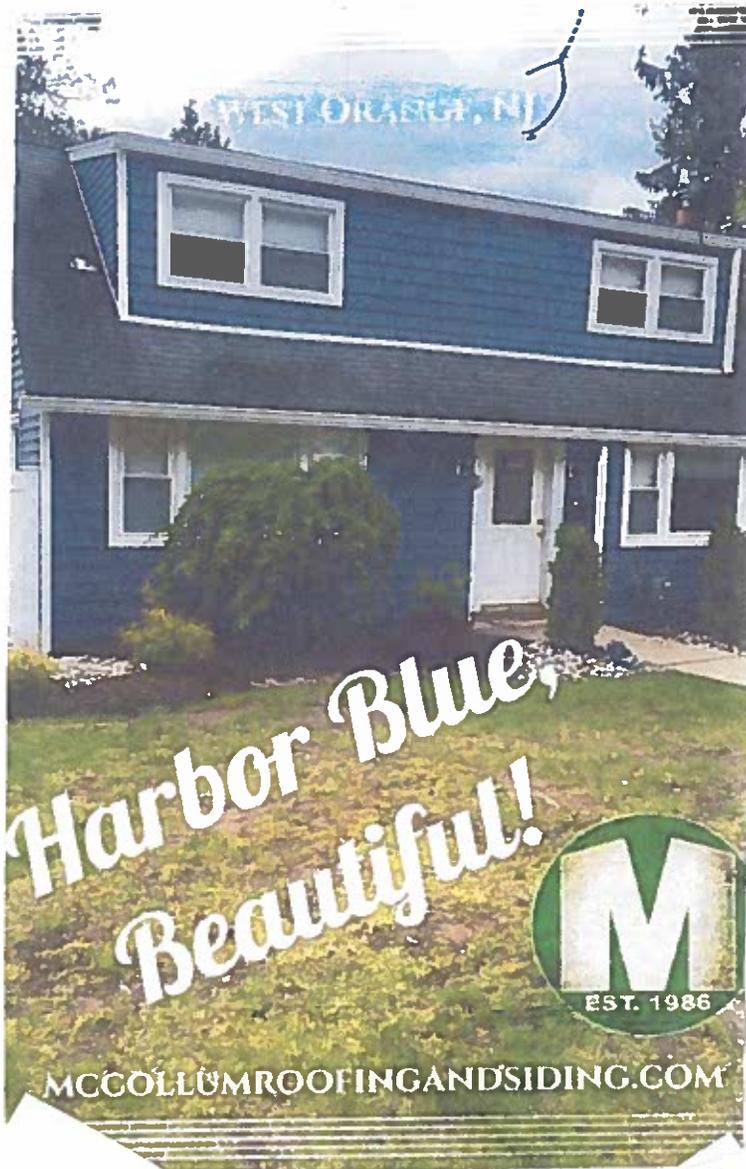
Subject Property - 284 MILLER AVENUE  
FREEPORT

VINYL SIDING - HARBOR BLUE

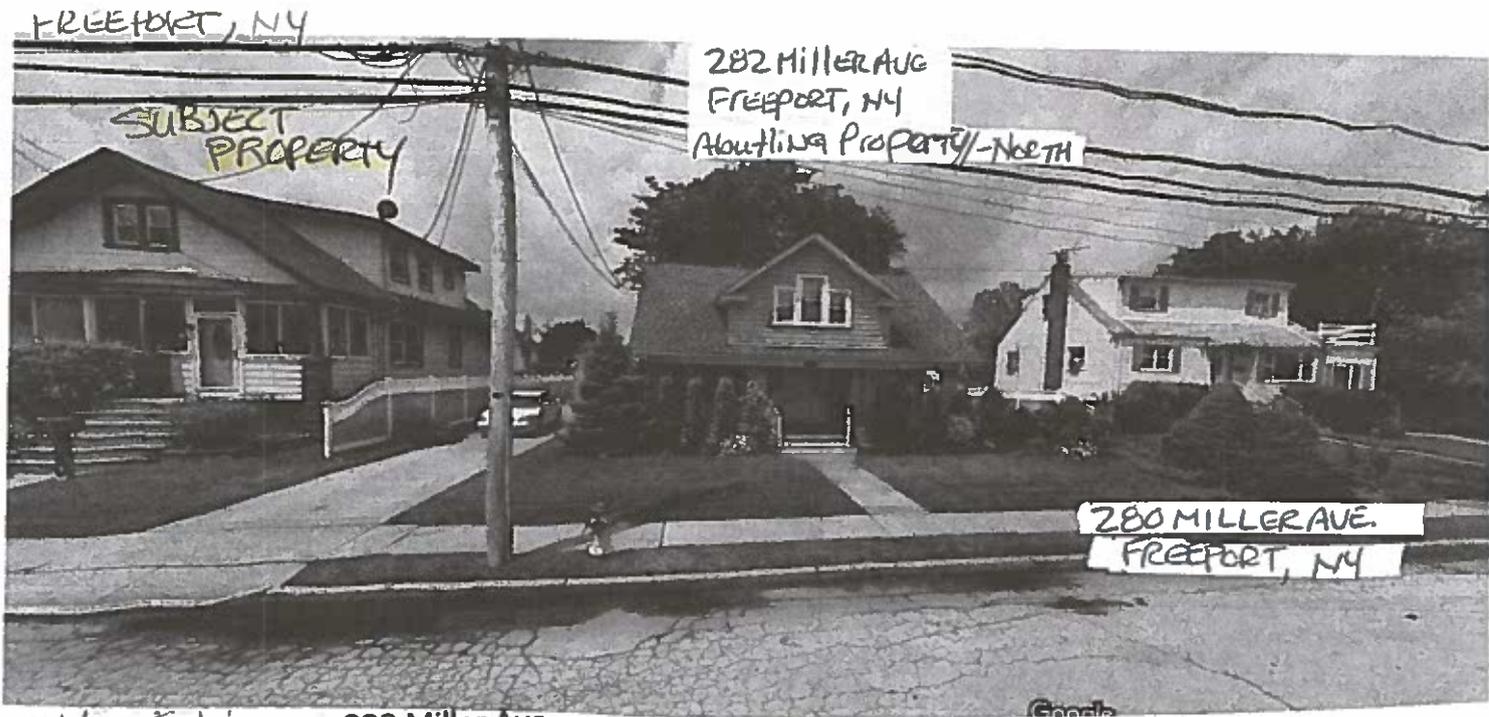
ROOFING - ASPHALT BLACK

WINDOWS - D/H WHITE TRIM

DOORS - STANDARD EXTERIOR - WHITE STEEL



NOTE  
PICTURE FOR:  
COLOR ILLUSTRATION  
ONLY



S/OF Subject Property 292 Miller Ave FREEPORT, NY ↓



#7912 125 NASSAU AVE FREEPORT, NY Aboutina Rear



272 MILLER AVE FREEPORT, NY N/O Subject Property

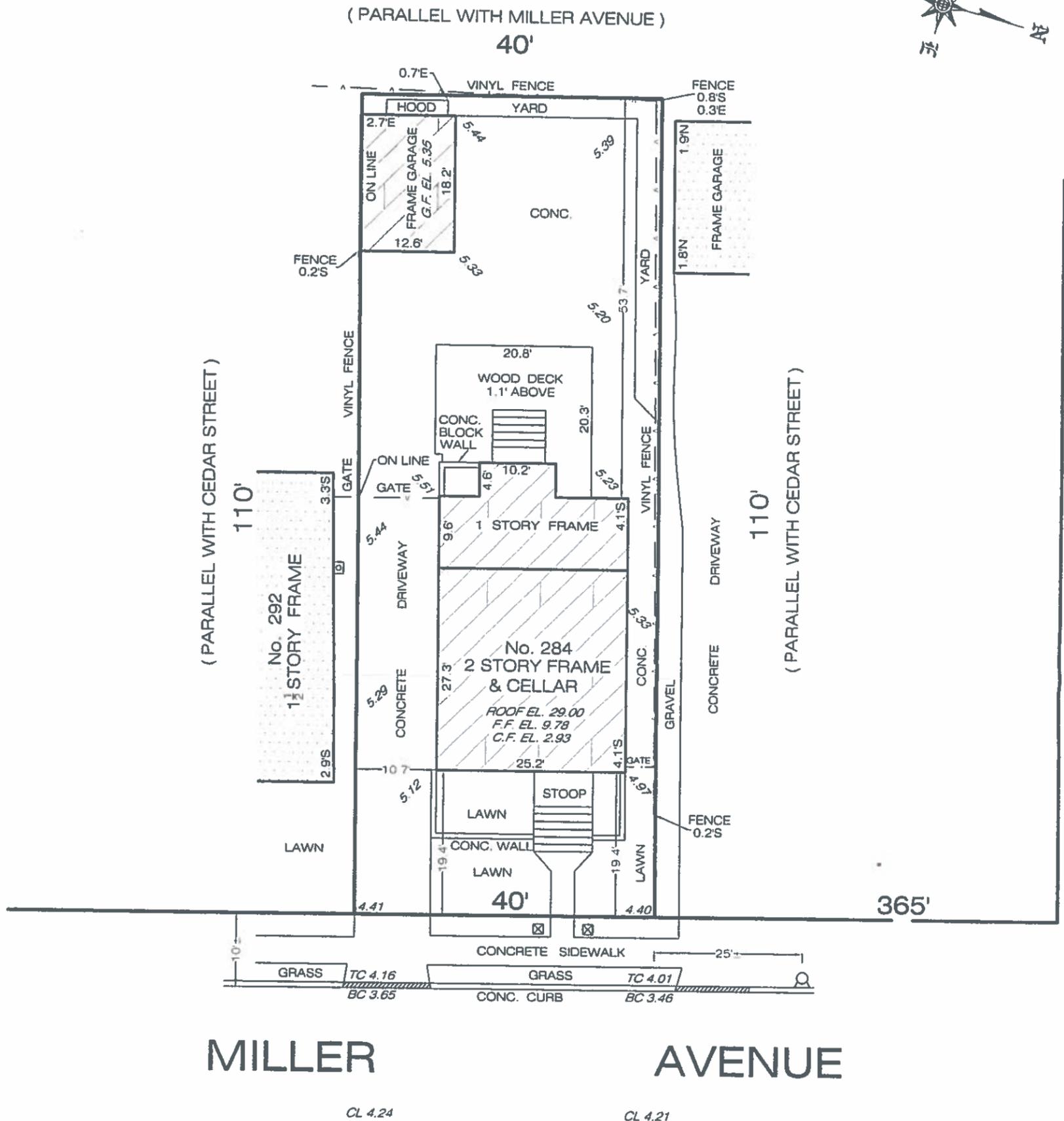




DESIGNATED AS LOT Nos. 192 & 193  
ON 'MAP OF WOODCLEFT BEACH, SECTION 1  
FILED SEPTEMBER 15, 1908, AS MAP No. 27, CASE No. 206

SURVEY OF PROPERTY AT  
TOWN OF HEMPSTEAD  
NASSAU COUNTY, N.Y.  
TAX SECTION: 62  
TAX BLOCK: 163 TAX LOTS: 192 & 193

AREA OF TAX LOT 192 & 193 = 4,400 SQ. FT.



**LEGEND**

- FIRE HYDRANT
- DROP CURB
- TC - TOP OF CURB ELEVATION
- BC - BOTTOM OF CURB ELEVATION
- CL - CENTER LINE ELEVATION
- EL - SPOT ELEVATION
- G.F. - GARAGE FLOOR ELEVATION
- F.F. - FIRST FLOOR ELEVATION

**CERTIFIED TO:**  
TOWN OF HEMPSTEAD

- NOTES**
- 1 THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY
  - 2 PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY
  - 3 IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY
  - 4 ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS
  - 5 CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON
  - 6 SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA
  - 7 EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR
  - 8 ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD

SURVEY No:- COC-2023-375  
DESCRIPTION:- AS-BUILT SURVEY

**C.O.C MAPPING CORP.**  
COORDINATES OF CONSTRUCTION

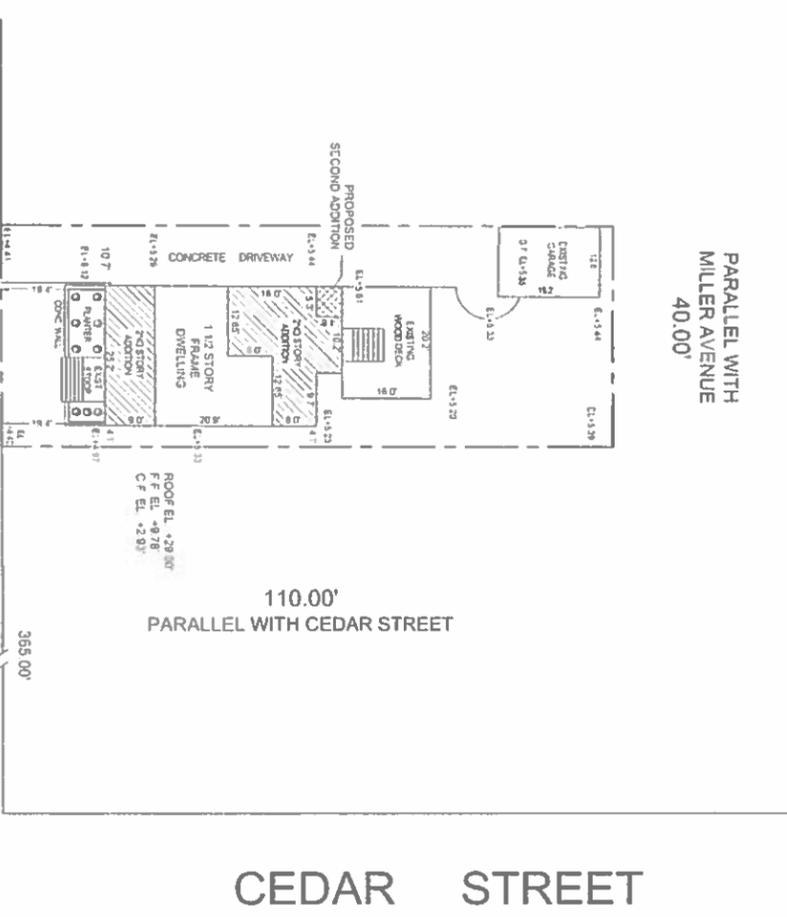
91-22 215th PLACE  
QUEENS VILLAGE, N.Y. 11428  
TELEPHONE (347)239-9844  
EMAIL:- COCMAPPING@GMAIL.COM

COMPUTED:-MJ DRAFTED:-CJ CHECKED:- SK

DATE:- JULY 7, 2023



©ALL RIGHTS RESERVED 2023



# PLOT PLAN

SCALE 1" = 15'

MILLER AVENUE  
CL+4.24 CL+4.21

CEDAR STREET

- LEGEND:**
- CL - CENTERLINE ELEVATION
  - EL - SPOT ELEVATION
  - GF - GARAGE FLOOR ELEVATION
  - FF - FIRST FLOOR ELEVATION
  - CF - CELLAR FLOOR ELEVATION

**NOTE:**  
THIS SITE PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES HEREIN ARE FOR INFORMATION ONLY AND SHOULD BE VERIFIED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

BUILDING DEPARTMENT DATA			
Floor Area Ratio		Sq. Ft.	% FAR
Total Lot Area		4400.0	
Existing Main Structure		N/A	N/A
Cellar (Unfinished)		1007.66	22.9
1st Floor		593.31	13.48
2nd Floor			
Square Footage		1501.17	35.39
PROPOSED		Sq. Ft.	% FAR
1st Floor Rear Platform		N/A	N/A
2nd Floor		439.65	9.99
Square Footage		439.65	9.99
Combined Total		2041.02	46.38
Allowable FAR		1320.00	30.00
Excess FAR?			Fail
Residential Zoning Analysis			
Average Front Yard Setback (within 200')			
Determined through field measurement			18.59'
Front Yard Provided			19.4'
Side Yard Minimum			5.0'
Side Yard Provided			4.1'
Side Yard Aggregate Req'd			10.0'
Side Yard Aggregate Provided			14.8'
Sky Exposure Plane			
Front Yard Sky Exposure Plane			Fail
Rear Yard Sky Exposure Plane			Pass
Side Yard Sky Exposure Plane			Fail

## R303.1 LIGHT AND VENT CALCULATIONS

MASTER BED ROOM			
464 sq. ft. floor area	Req'd	Provided	
Glazing 8%	37.12 sq. ft.	50.54 sq. ft.	passes
Vent 4%	18.56 sq. ft.	28.38 sq. ft.	passes
BED ROOM 2			
311 sq. ft. floor area	Req'd	Provided	
Glazing 8%	24.88 sq. ft.	35.58 sq. ft.	passes
Vent 4%	12.44 sq. ft.	19.54 sq. ft.	passes
EXISTING ENCLOSED PORCH			
214 sq. ft. floor area	Req'd	Provided	
Glazing 8%	17.12 sq. ft.	42.3 sq. ft.	passes
Vent 4%	8.56 sq. ft.	40.4 sq. ft.	passes

**PROPOSED / MAINTAIN & LEGALIZATION NOTES**  
THESE DRAWINGS SHOW PROPOSED & EXISTING CONDITIONS AS BEST COULD BE DETERMINED BY A VISUAL AND NON-INVASIVE WALL INSPECTION.  
CONCEALED AREAS ARE ASSUMED TO BE CONSTRUCTED AS PER ACCEPTED CONSTRUCTION METHODS AND PRACTICES.  
INFORMATION IS BASED ON PHYSICAL AND NON-INVASIVE EVIDENCE & INFORMATION OBTAINED FROM HOMEOWNER OR CONTRACTOR.

## SCOPE OF WORK

SEE PLOT PLAN

Section: 62 Block: 163 Lot: 192 & 193

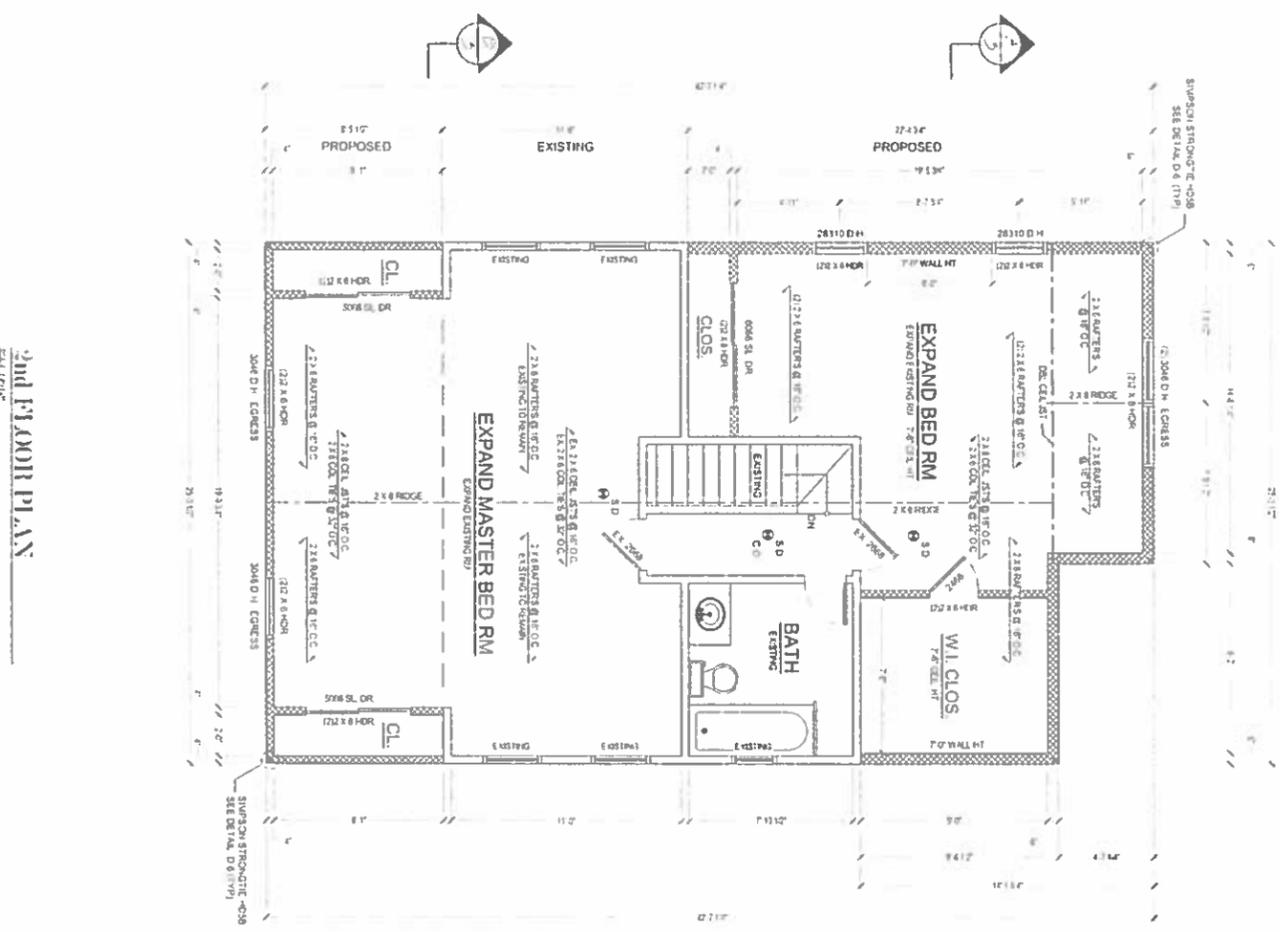
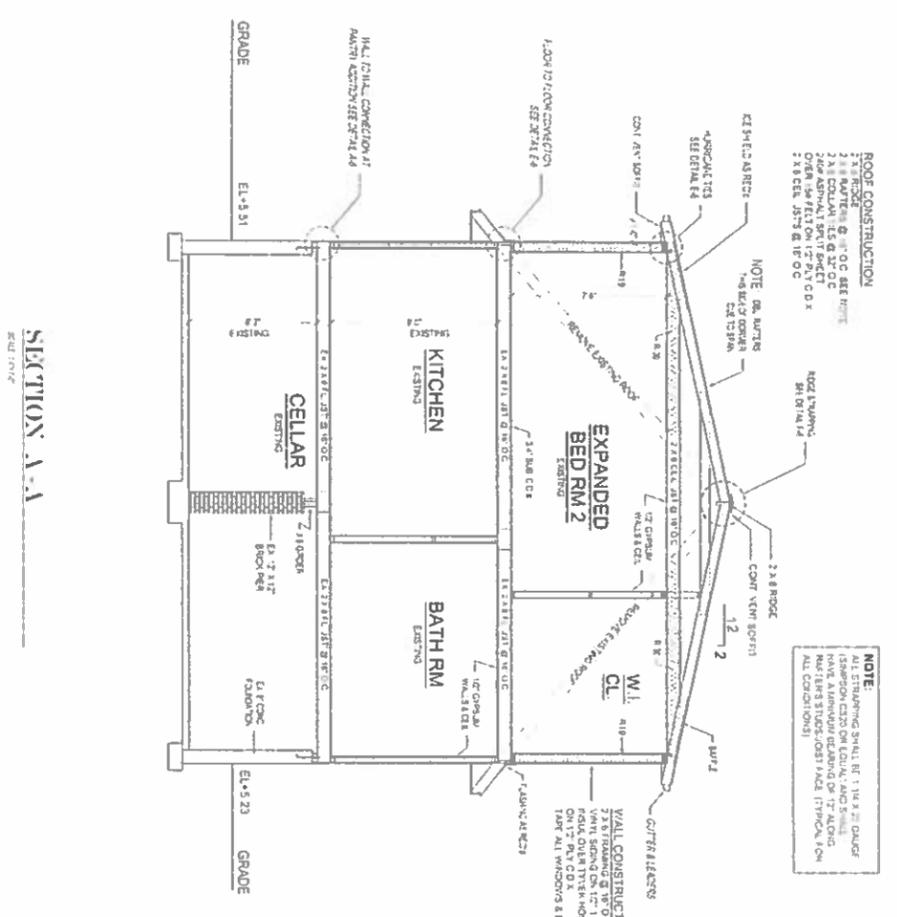
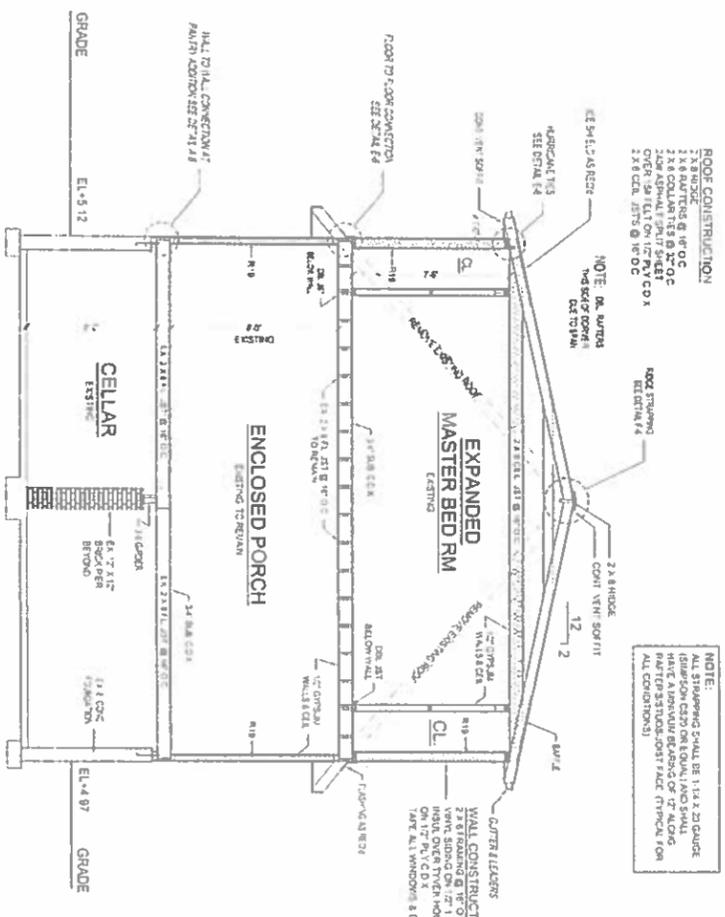
2023-258	Lorena Idrovo
4-2023	284 Miller Avenue
As Noted	FREEMPORT
1 Of 7	New York


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









Section: 62      Block: 163      Lot: 192 & 193

Job No.	2023-258	Client Name	Lorena Idrovo
Date	4-2023	Address	284 Miller Avenue
Work	As Noted	Town	FREEPORT
Sheet No.	3 Of 7	State	New York


**Angela Mangels, R.A.**  
**AM Architectural Designs**  
 55 Circle Drive N  
 Patchogue, N.Y. 11772  
 (516) 848-8232  
 amdesignpermits@aol.com

*Angela Mangels*

**STATE OF NEW YORK**

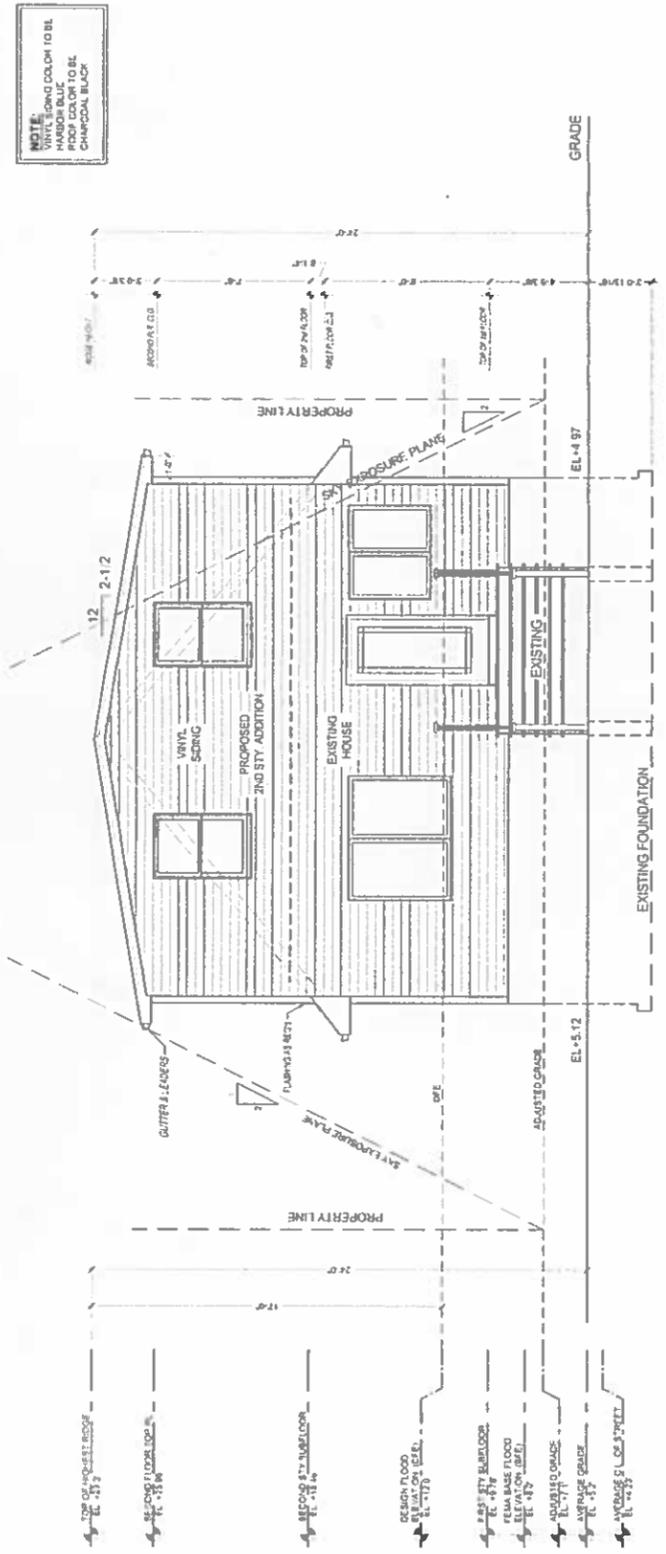
AM Architectural Designs  
 55 Circle Drive N  
 Patchogue, N.Y. 11772  
 (516) 848-8232  
 andesignpermits@aol.com



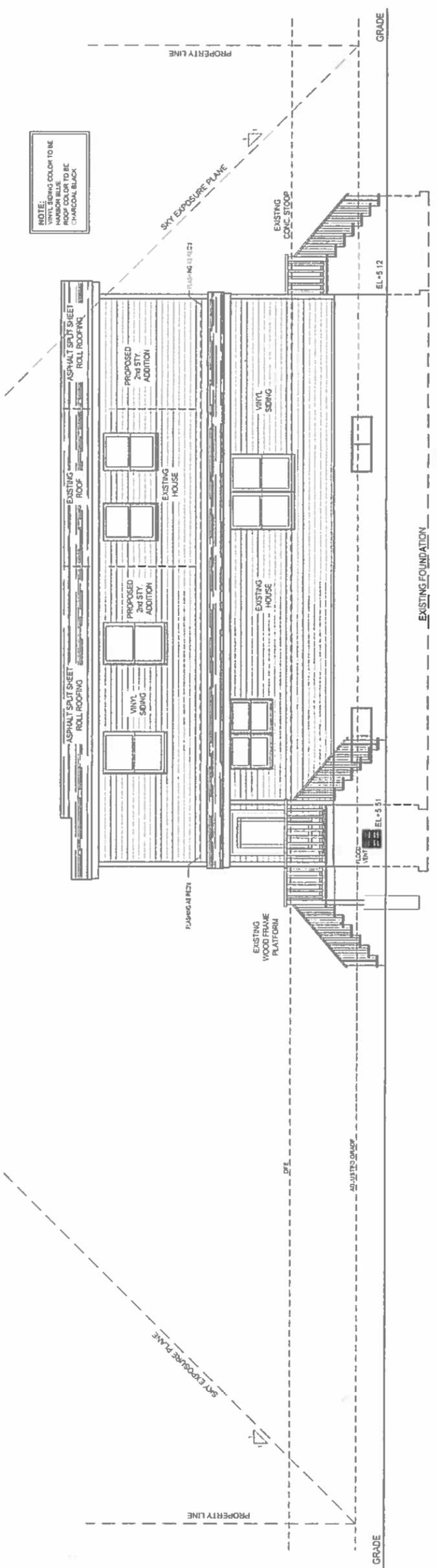
PRELIMINARY  
 APR 2023  
 9/2


2023-258	Lorena Idrovo
4-2023	284 Miller Avenue
AS Noted	FREEPORT
4 OF 7	New York

Section 62 Block 163 Lot 192 & 193

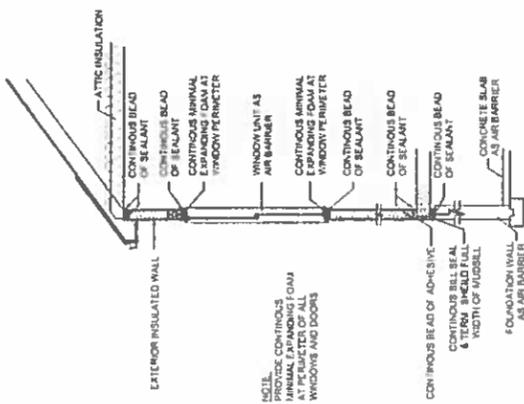


FRONT ELEVATION

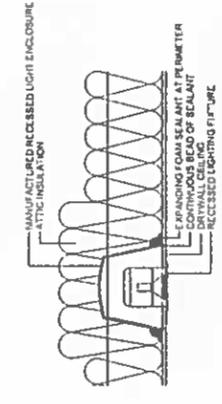


LEFT SIDE ELEVATION

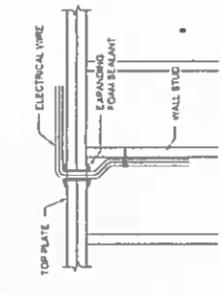




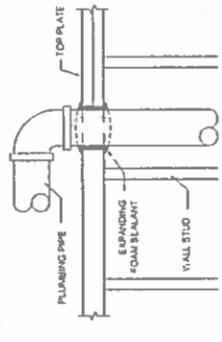
**AIR SEALING @ EXTERIOR WALL**



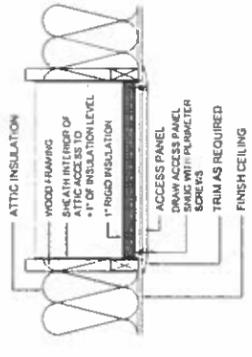
**AIR SEALING @ RECESSED LIGHTING IN CEILING**



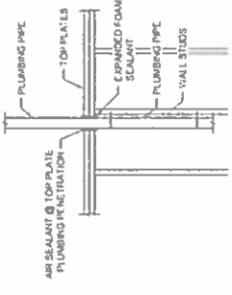
**AIR SEALING @ PLATE ELECTRICAL PENETRATION**



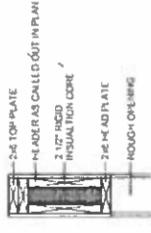
**AIR SEALING @ TOP PLATE PIPE PENETRATION**



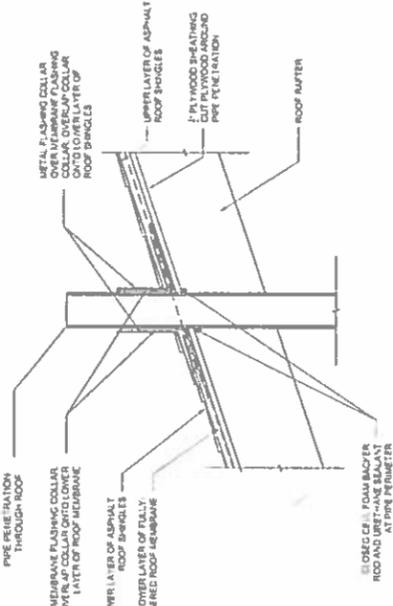
**AIR SEALING AT ATTIC HATCH // FINISH SCREWS**



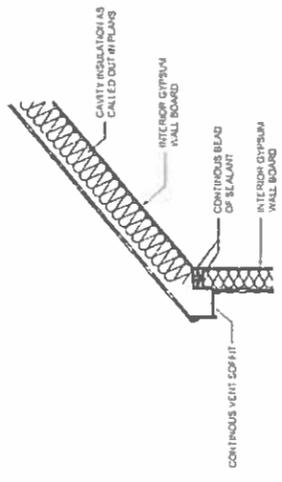
**AIR SEALING @ FRAMING PLUMBING PENETRATION**



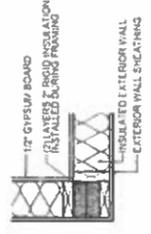
**INSULATED HEADER**



**AIR SEALING AT PLUMBING ROOF PENETRATION**



**ROOF CAVITY INSULATION**



**3-STUD CORNER WITH RIGID INSULATION**

2023-258 Lorena Itrayo	4-2023 284 Miller Avenue	As Noted FREEPORT	6 017 New York
---------------------------	-----------------------------	----------------------	-------------------

AM ARCHITECTURAL DESIGNS  
 55 Circle Drive N  
 Patchogue, N.Y. 11772  
 (516) 848-8232  
 andesignpermits@aol.com

REGISTERED ARCHITECT  
 ANGELA MANGELS  
 No. 10000  
 STATE OF NEW YORK

AM ARCHITECTURAL DESIGNS  
 55 Circle Drive N  
 Patchogue, N.Y. 11772  
 (516) 848-8232  
 andesignpermits@aol.com

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

SP# 3632

**INCORPORATED VILLAGE OF FREEPORT  
 SITE PLAN REVIEW APPLICATION  
 PLANNING BOARD**

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

**PROPERTY ADDRESS:** 17-33 Buffalo Avenue (AKA 3 Buffalo Avenue & 80-84 Albany Avenue) **ZONING DISTRICT:** Residence Apartment / Golden Age Floating Zone

**SECTION:** 55 **BLOCK:** 190 **LOT:** 51-55, 63 **LOT SIZE:** 109,162.7 SF

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

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

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

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

I request a preliminary meeting:  YES  NO

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

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

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

RECEIVED  
 MAY - 8 P 4:42  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

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

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

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

5/5/23  
 DATE

**FOR VILLAGE USE ONLY**

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	Approved <input type="checkbox"/> Denied <input type="checkbox"/> 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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

May 3, 2023  
**SITE PLAN LETTER**

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

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

Dear Sir/Madam:

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

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

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

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

Very truly yours,

  
Sergio A. Mauras  
Superintendent of Buildings

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

ZBA Approval Needed: Yes  No

RECEIVED  
MAY 3 2023  
VILLAGE CLERK'S OFFICE  
FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233192

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

Applicant: BOSFA Management Corp.

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

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

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

REASON(S) FOR DETERMINATION

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

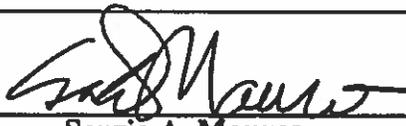
A) \_\_\_\_\_

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

2023 MAY 18 P 4:42  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

RECEIVED

Dated: May 3, 2023

  
Sergio A. Mauras  
Superintendent of Buildings

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

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

**Instructions for Completing Part 1**

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

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

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

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

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

RECEIVED  
 2028 MAY 8 P 4:42  
 VILLAGE OF FREEPORT, NY

**B. Government Approvals**

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

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

**C. Planning and Zoning**

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

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

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

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

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

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

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

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

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Industrial-B (Village Code, Chapter 210, Article XVI)

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? Residence Apartment District (Village Code, Chapter 210, Article VI)

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

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

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

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

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

**D. Project Details**

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

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

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 2.8 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 2.8 acres

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

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

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

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f. Does the project include new residential uses?

Yes  No

If Yes, show numbers of units proposed.

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

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

Yes  No

If Yes,

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

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

Yes  No

If Yes,

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

### D.2. Project Operations

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

Yes  No

If Yes:

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

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

Yes  No

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

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

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

viii. Will the excavation require blasting?

Yes  No

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

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

Yes  No

If Yes:

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

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If Yes:

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

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

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

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

\_\_\_\_\_

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

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

- If Yes:
- i. How much impervious surface will the project create in relation to total size of project parcel?
- \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)
- \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)
- ii. Describe types of new point sources. \_\_\_\_\_

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

\_\_\_\_\_

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

- Will stormwater runoff flow to adjacent properties?  Yes  No

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

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

- If Yes, identify:
- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- \_\_\_\_\_
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- \_\_\_\_\_
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
- \_\_\_\_\_

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

If Yes:

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

- ii. In addition to emissions as calculated in the application, the project will generate:
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

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

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

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

---

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

If Yes:

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

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

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

---

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

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

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

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

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

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

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

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

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

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

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

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

a. Existing land uses.

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

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

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

b. Land uses and covertypes on the project site.

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

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c. Is the project site presently used by members of the community for public recreation?  Yes  No

i. If Yes: explain: \_\_\_\_\_

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

If Yes,

i. Identify Facilities:  
unknown

e. Does the project site contain an existing dam?  Yes  No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_

iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No

If Yes:

i. Has the facility been formally closed?  Yes  No

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:

- Yes - Spills Incidents database
- Yes - Environmental Site Remediation database
- Neither database

Provide DEC ID number(s): \_\_\_\_\_

Provide DEC ID number(s): \_\_\_\_\_

ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No

If yes, provide DEC ID number(s): \_\_\_\_\_

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

**h. Surface water features.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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c. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

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

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

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

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

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

If Yes:

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

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

---

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

If Yes:

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

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

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

---

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

If Yes:

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

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

**F. Additional Information**

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

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

**G. Verification**

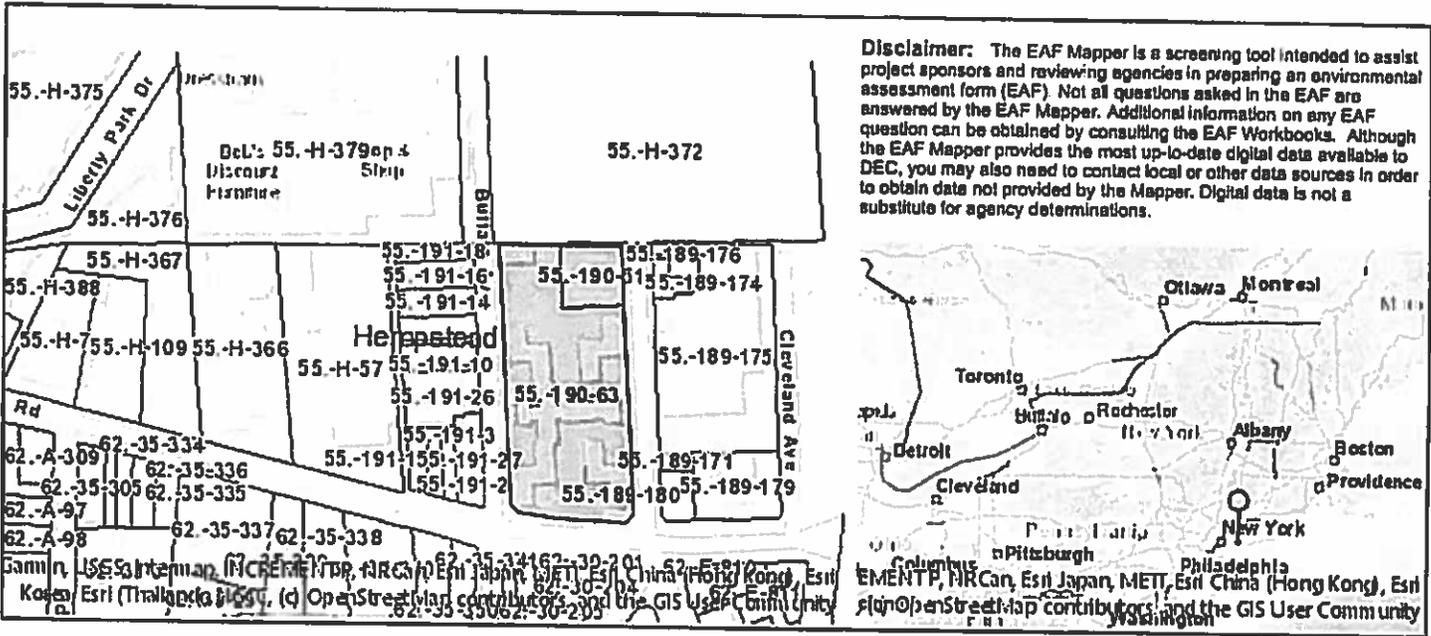
I certify that the information provided is true to the best of my knowledge.

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

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

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**PRINT FORM**



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

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

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

**DATE: April 20, 2023**

**APPROVAL**

Building Department Permit Application #20233192

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Height

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

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
  - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. Under the Golden Age District, a height of 50 feet is permitted, and 32 feet is permitted under the Residence Apartment district. The Board takes note that the new Moxey Rigby apartment building across the street at 195 East Merrick Road was approved by this Board at a height of 62 feet

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

- b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- c. that the requested area variance is insubstantial;
- d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- e. that the alleged difficulty may be considered self-created, but this factor is not dispositive.

Lot Coverage/Building Area

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

- 2. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
  - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. As outlined in the denial letter, a lot coverage or building area for either residence apartment districts or for golden age is permitted to be 40% of the lot area. Applicant proposes a lot coverage of 41.87%.
  - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
  - c. that the requested area variance is insubstantial. The additional 1.87% lot coverage sought by applicant is de minimis in nature.
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty was not self-created. This issue may be considered self-created as it appears that this variance is due in part to enclosing and joining the buildings. This is a benefit to the future residents of this building, so while the issue might be self-created, it alone is not determinative.

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Green Space/Open Space

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

3. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
  - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance.
  - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
  - c. that the requested area variance is insubstantial;
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty may be considered self-created, but this factor is not dispositive.

Parking

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

4. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
  - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. The parking study provided by VHB shows that during peak hours, the anticipated parking demand will be met either solely by on-site parking, or by a combination of on-site and off-site parking.
  - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
  - c. that the requested area variance is insubstantial;
  - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. that the alleged difficulty may be considered self-created, but this factor is not dispositive.
5. The Zoning Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A full environmental assessment form; Part 1 has been completed by the applicant and this Board has completed parts 2 and 3. The Board

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finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

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

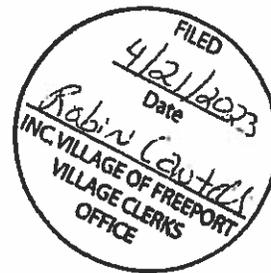
1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department.
3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.
4. Applicant must provide rooftop green space on the Golden Age Portion. By green space, the Board means open space, common space, designed to facilitate community, gatherings, socialization and recreation. No fields or grass with irrigation is required.
5. Applicant expressed concerns about structural load in providing more green space on the rooftops of other buildings. However, now that it has been clarified that the Board is not seeking grass or irrigation systems, to the extent practicable, applicant must put open space to facilitate community on the veteran's building and market rent building as well.
6. Applicant must provide 24 hour access to stacked parking, ensuring that there are ample attendants to meet the needs of the residents during peak hours.

Second by: Charles Hawkins

The Clerk polled the Board:

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

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May 9th, 2023

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

Exterior Materials List

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

Color Swatch



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



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







View from East Merrick Road

Multi - Generational Living Community

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Entrance View from Buffalo Avenue  
Multi - Generational Living Community

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View from Albany Avenue

Multi - Generational Living Community

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Parking Structure View from Albany Avenue  
Multi - Generational Living Community

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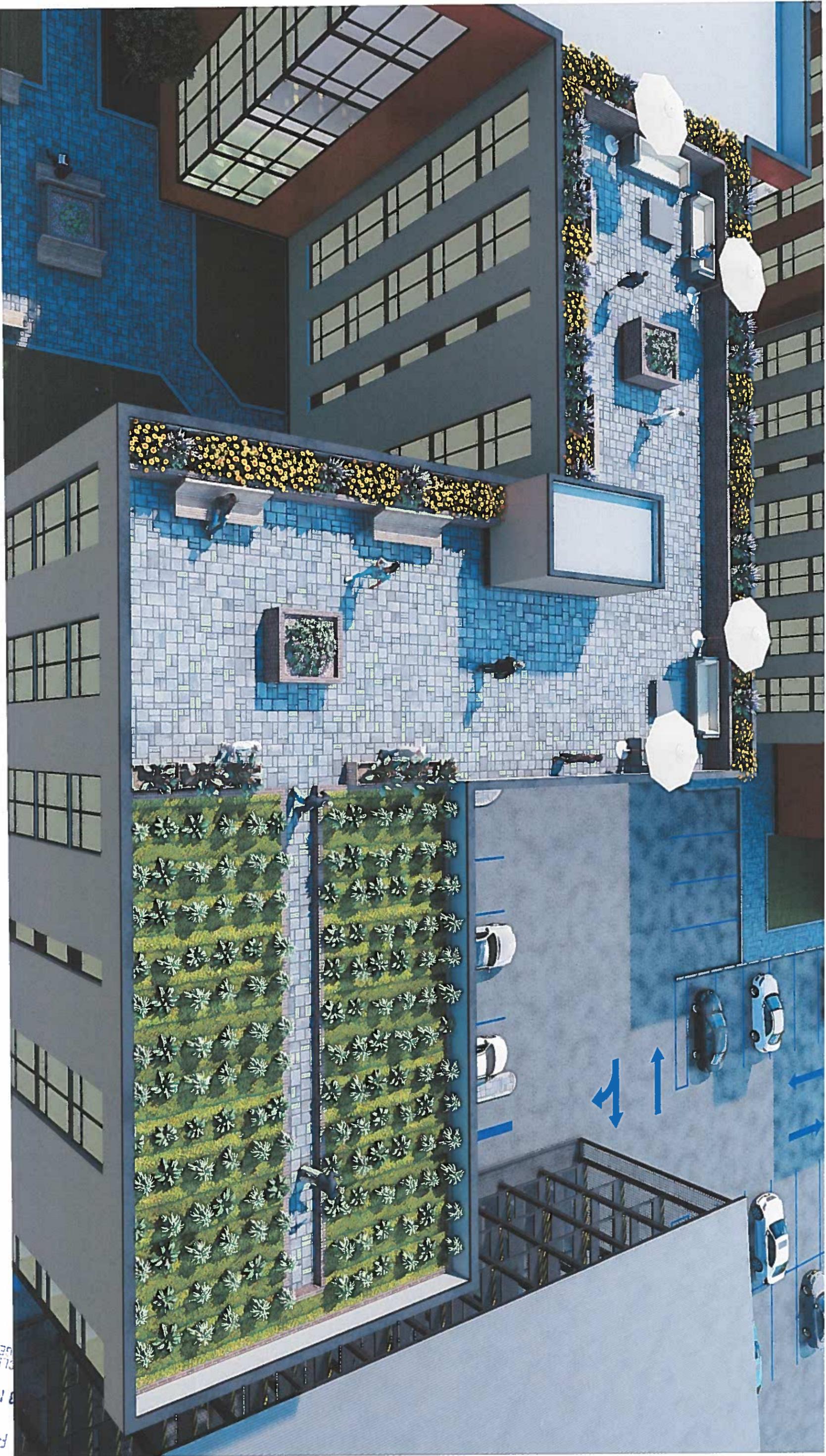


Rear View from Parking Lot

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

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

**Multi - Generational Living Community**

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Bird's Eye View East Merrick Road  
Multi - Generational Living Community  
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Bird's Eye View Corner of Albany Avenue & East Merrick Road  
Multi - Generational Living Community  
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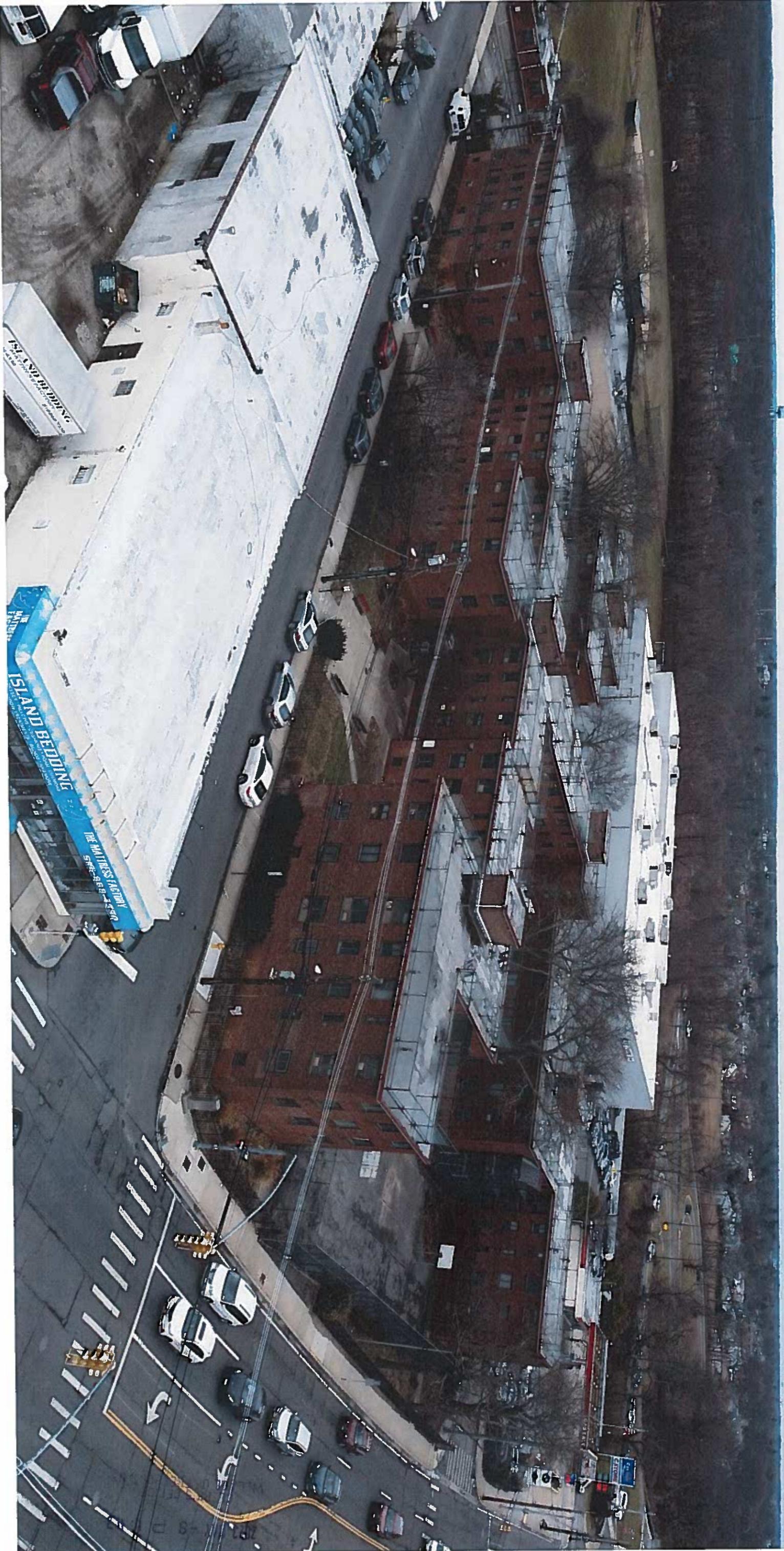
**View of Interior Apartment**

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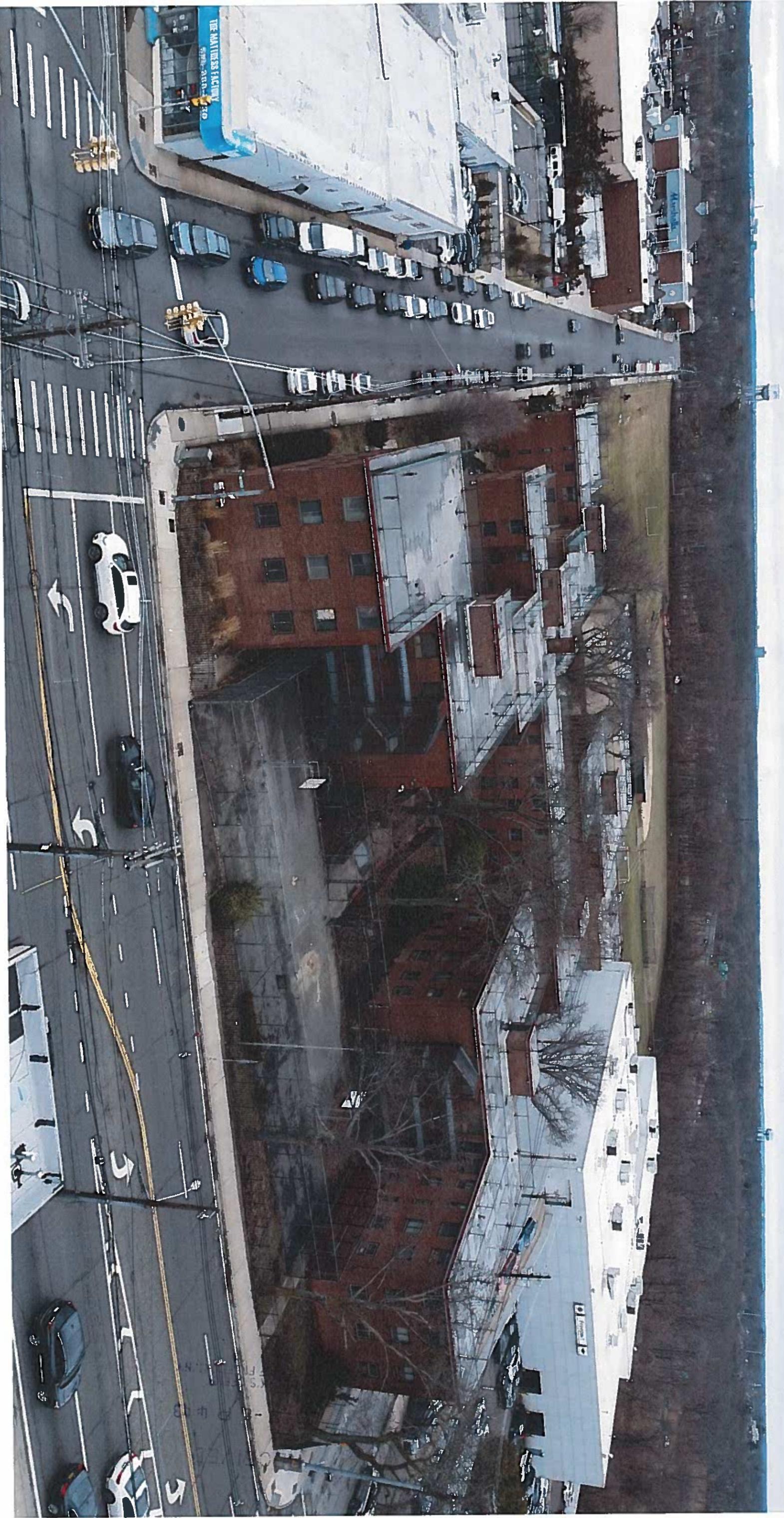
SUBJECT PARCEL  
BUFFALO SIDE



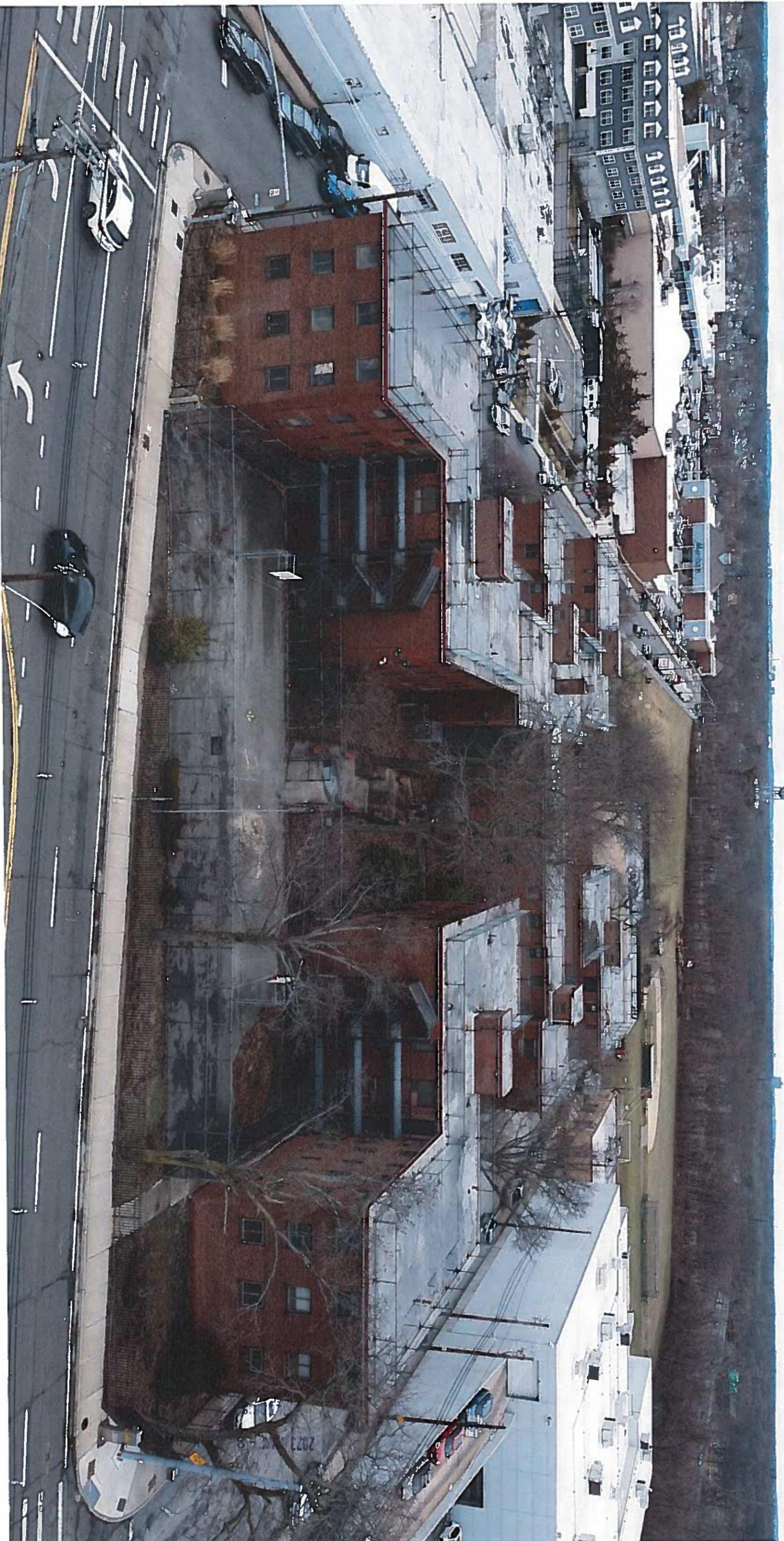
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CORNER



SUBJECT PARCEL  
FRONT



SUBJECT PARCEL  
FRONT

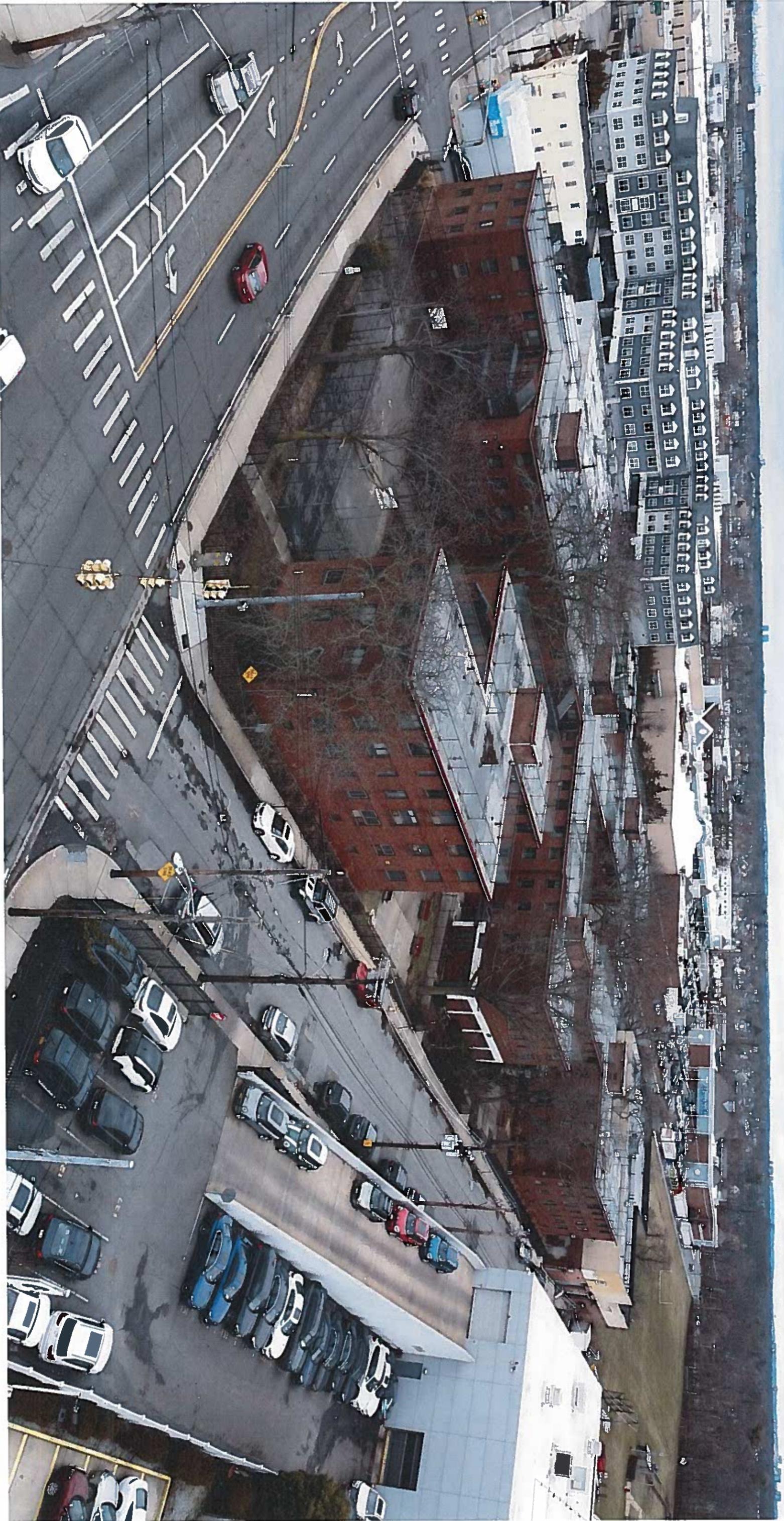


SUBJECT PARCEL  
CORNER



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SUBJECT PARCEL  
ALBANY SIDE





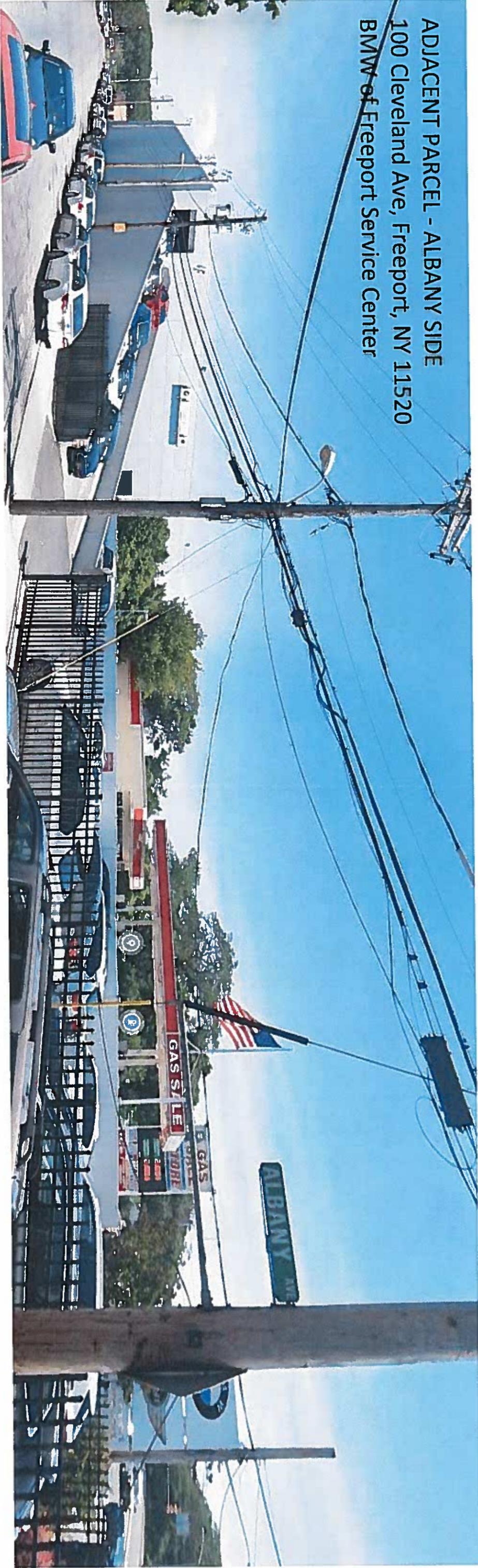
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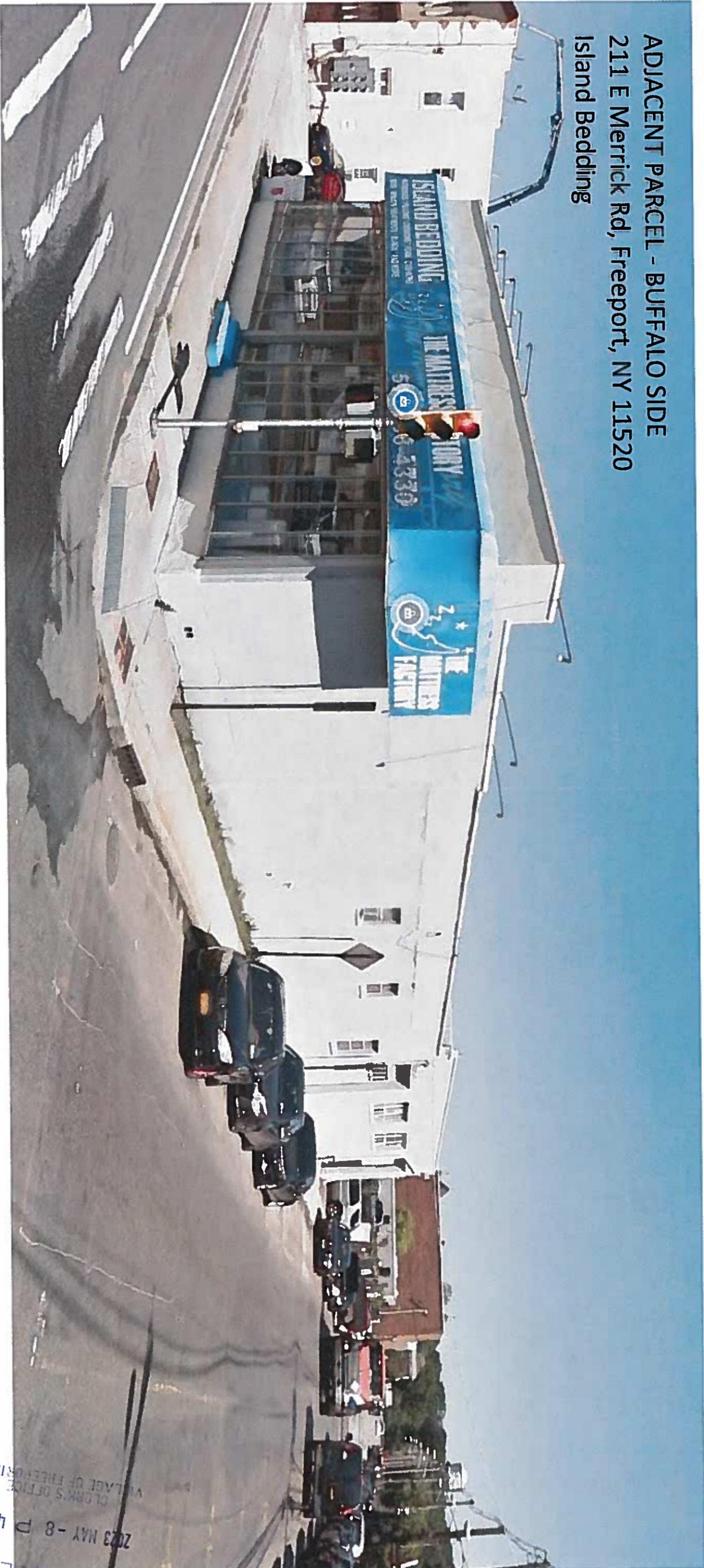
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BMW of Freeport Service Center



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



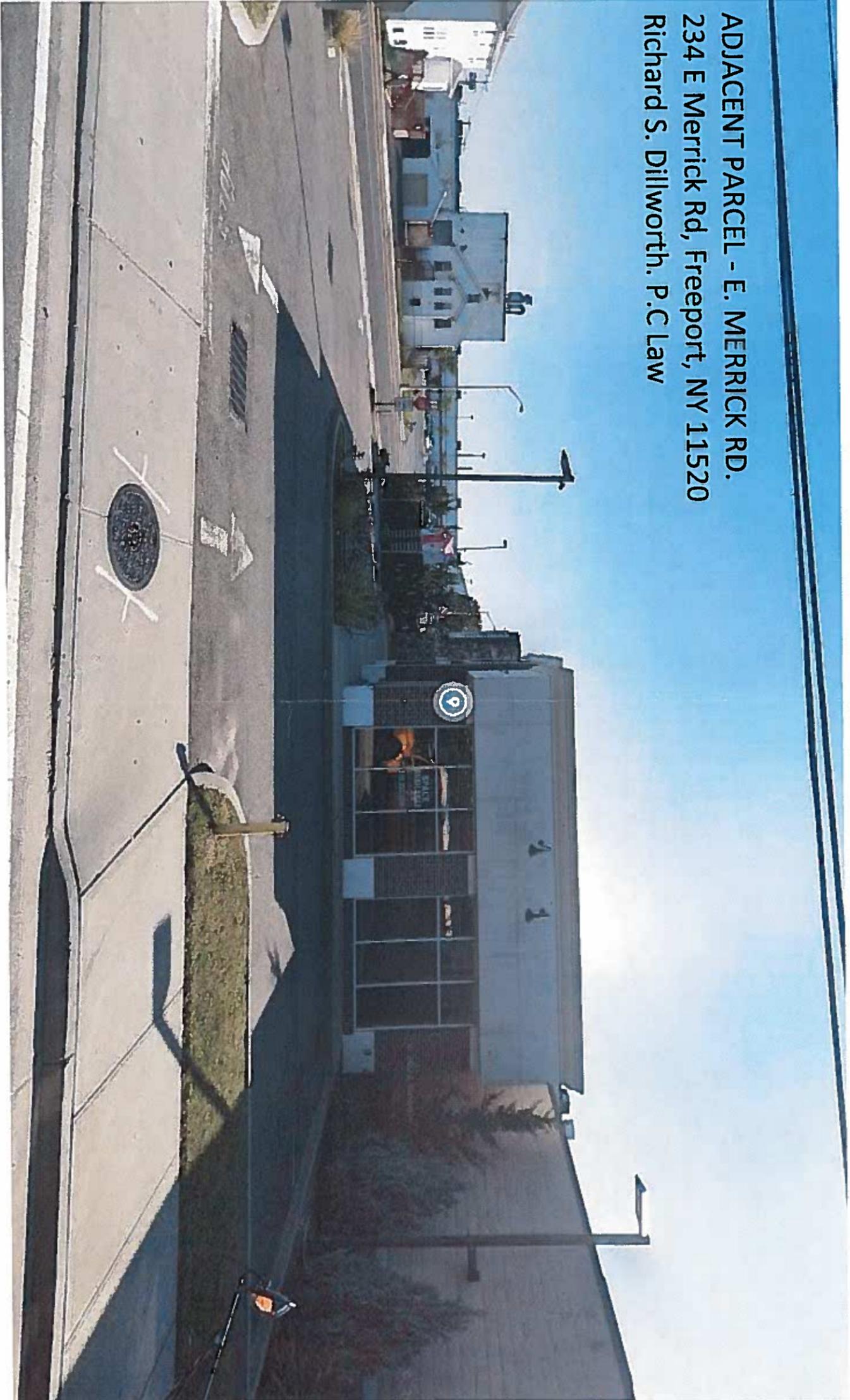
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200 E Merrick Rd, Freeport, NY 11520  
7-Eleven



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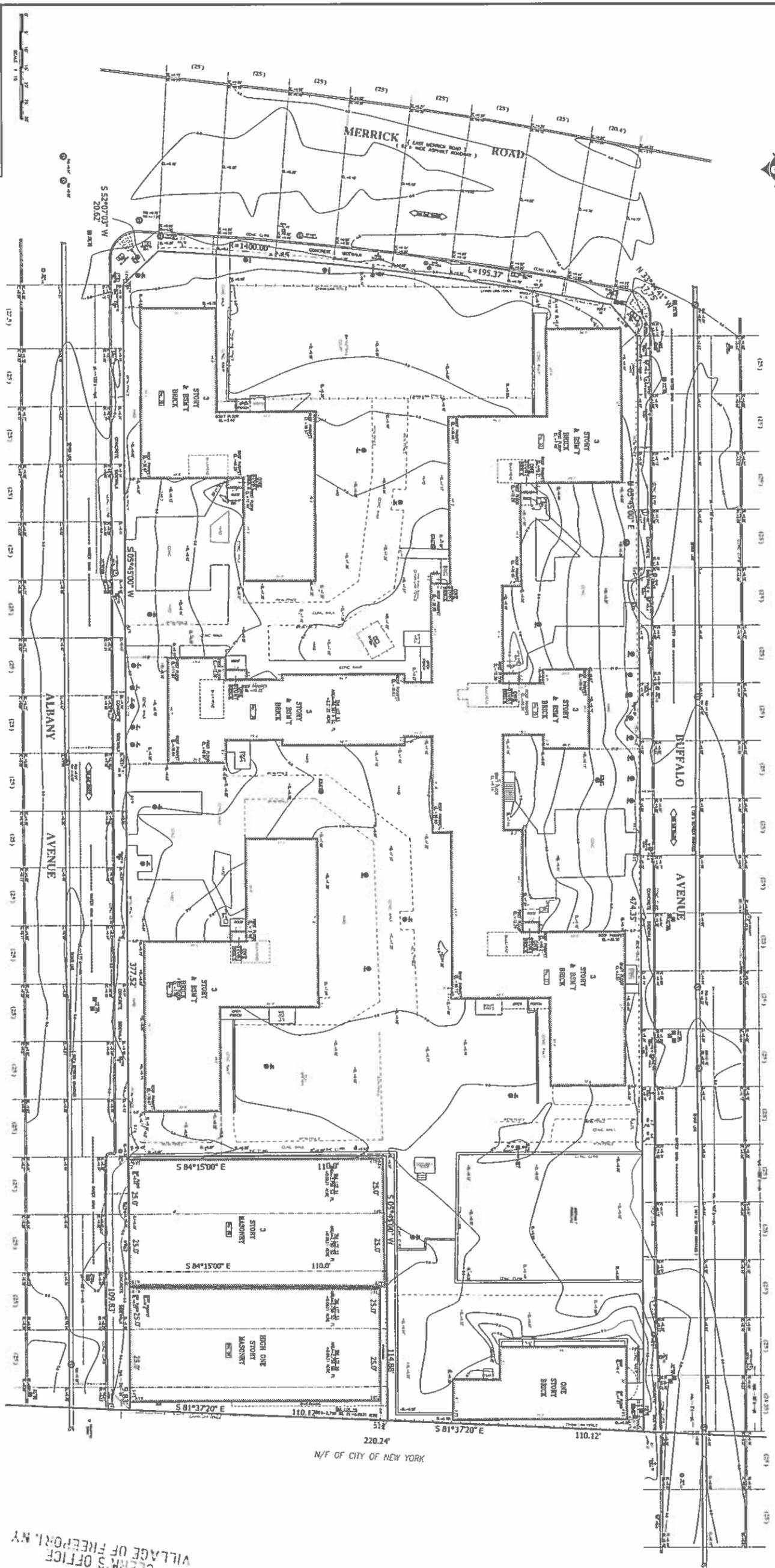
ADJACENT PARCEL - E. MERRICK RD.  
234 E Merrick Rd, Freeport, NY 11520  
Richard S. Dillworth. P.C Law



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**ARCHITECTURAL SURVEY**  
 The Architectural Survey is a public agency of the City of New York, established in 1961, to preserve and protect the City's architectural and historic resources. The Survey is responsible for the review and approval of all exterior alterations to buildings and structures in the City, and for the preservation and protection of the City's architectural and historic resources.

PROJECT: 21-003  
 DATE: 11/11/2023  
 DRAWING NO.: 1001  
 SCALE: AS SHOWN  
 SHEET NO.: 1 OF 1

**STRATTONS**  
**LAND SURVEYING P.C.**  
 540-772-7422 / FAX  
 AAA GROUP  
 INFO@AAAENGINEERING.COM  
 TEL: (914) 397-0800 / FAX: 397-0808  
 16 Flaming Hg. Road, Suffern, NY 10988  
**VINCENT M. TONICHIO, II**  
 Registered Professional Engineer  
 Registration No. 000337

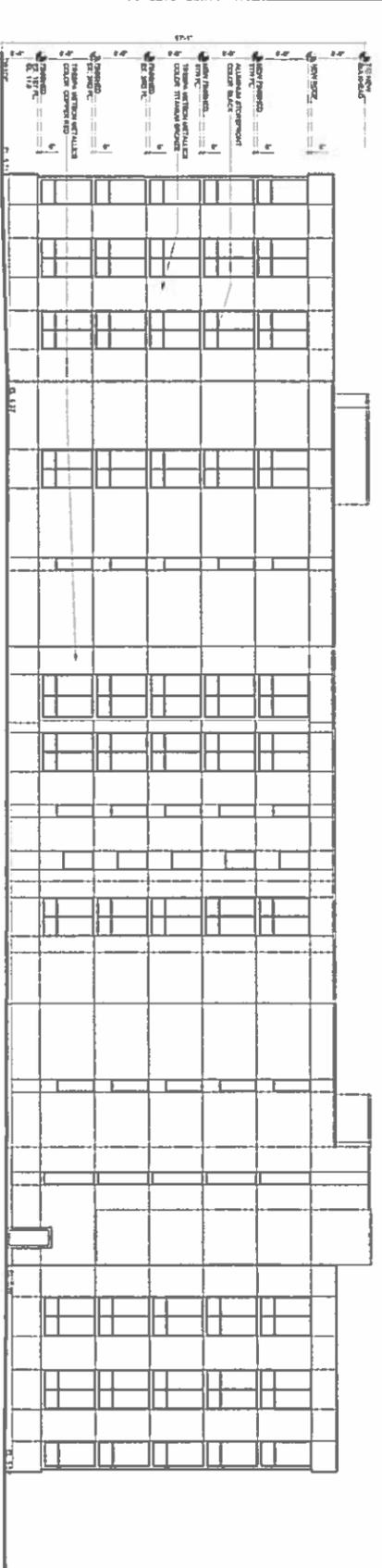
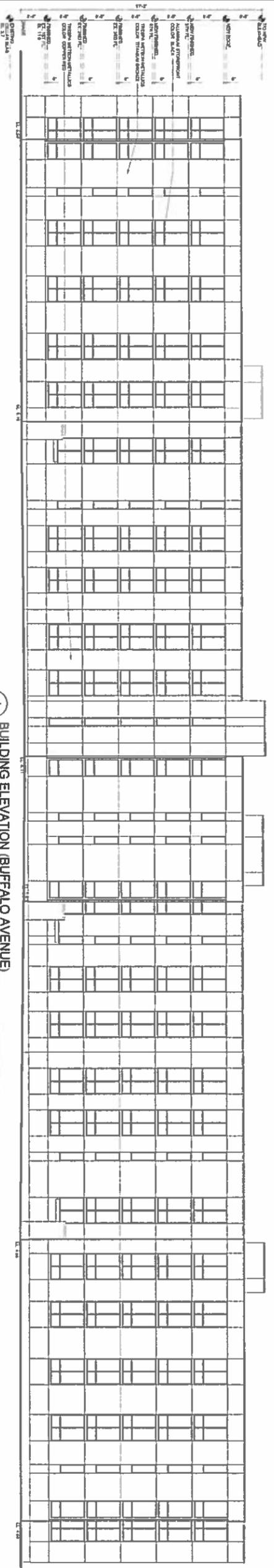


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**PROJECT LOCATION**  
**GARDENS AT BUFFALO**  
 1730 Buffalo Avenue (aka 3 Buffalo Avenue & 8038 Albany Avenue)  
 FREEPORT, NY



I, S. A. VOLUNTEER OF THE LAWYER  
 HAS REVIEWED THE DRAWINGS AND  
 CERTIFIES THAT THEY COMPLY WITH  
 ALL REQUIREMENTS OF THE STATE  
 ARCHITECTURE LAW AND THE  
 REGULATIONS THEREUNDER AND  
 THAT HE IS NOT PROVIDING ANY  
 DESIGN SERVICES TO THE CLIENT.

**EXTERIOR ELEVATIONS**

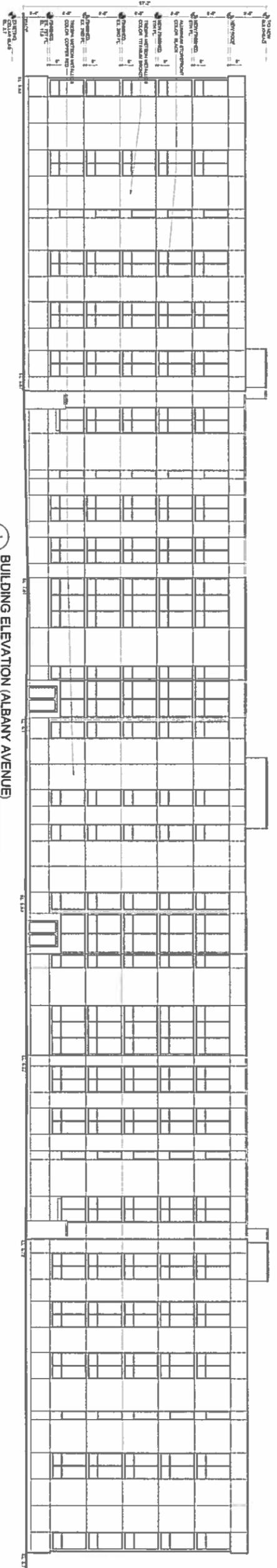
**EMILIO SUSA ARCHITECT**  
 26 Bayside Avenue, Suite 202  
 Freeport, NY 11520  
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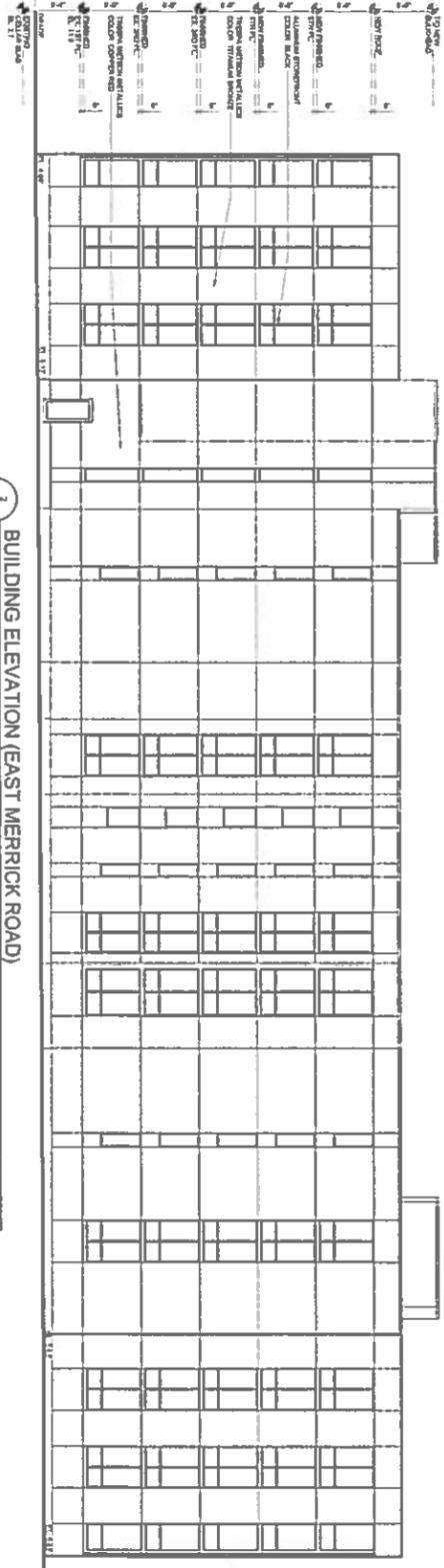
NO.	REVISION	DATE

**PROJECT NO. 1**  
**DATE:** 04/11/23

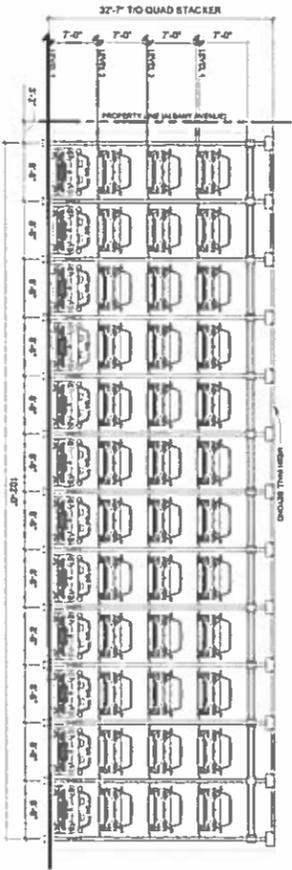
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**DATE:** 04/11/23



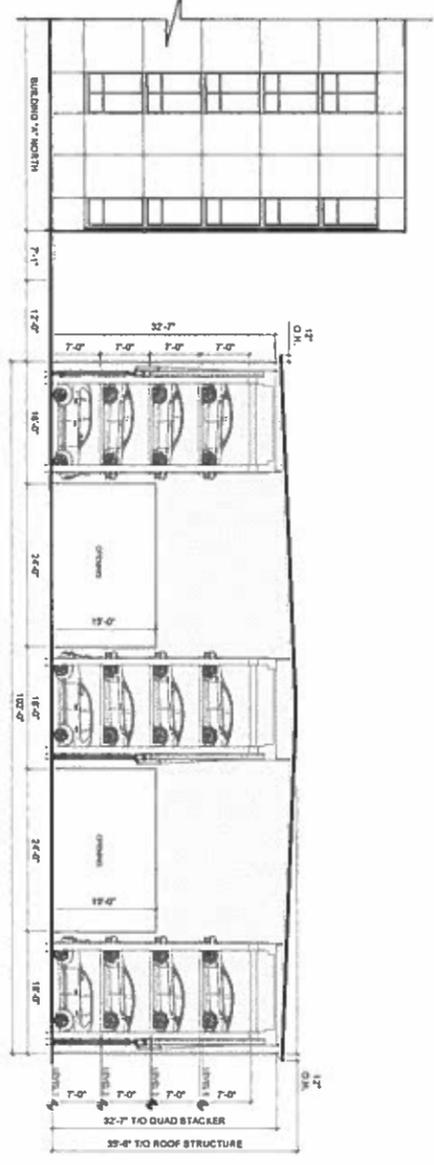
1 BUILDING ELEVATION (ALBANY AVENUE)



2 BUILDING ELEVATION (EAST MERRICK ROAD)



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



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

RECEIVED  
 2023 MAY - 8 P 4: 44  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY

OFFICE LOCATION:  
**GARDINO AT BUFFALO**  
 17-03 Buffalo Avenue (JVA 3 Buffalo Avenue & Rosa Albany Avenue)  
 FREEPORT, NY



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Emilio S. A. Architect, Inc.  
 EXTERIOR ELEVATIONS, QUAD STACKER ELEVATIONS

Emilio S. A. Architect, Inc.  
 36 Lake Street, Suite 200  
 Freeport, NY 11520  
 Phone: 516.794.2222  
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 Website: emilioarchitect.com

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PROJECT NO.:  
 DRAWN BY: MC  
 SCALE: AS NOTED  
 DATE: 04/11/23

SHEET NO.:  
**A-4**

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**Jamel Kizel**  
ARCHITECTURE INC.  
40 CENTER AVENUE  
UNION, NEW JERSEY 07093  
TEL: 973 994-4400  
WWW.JAMELKIZEL.COM

Architecture  
Engineering  
Interior Design  
Implementation Services

ISSUE 2018  
MAY 17 P 2:44  
CLERK'S OFFICE  
CITY OF FREEPORT, NJ

NO.	DATE	DESCRIPTION	BY

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

ARCHITECT: JAMEL KIZEL ARCHITECTURE INC.

DESIGNED BY: GPO

APPROVED BY: GPO

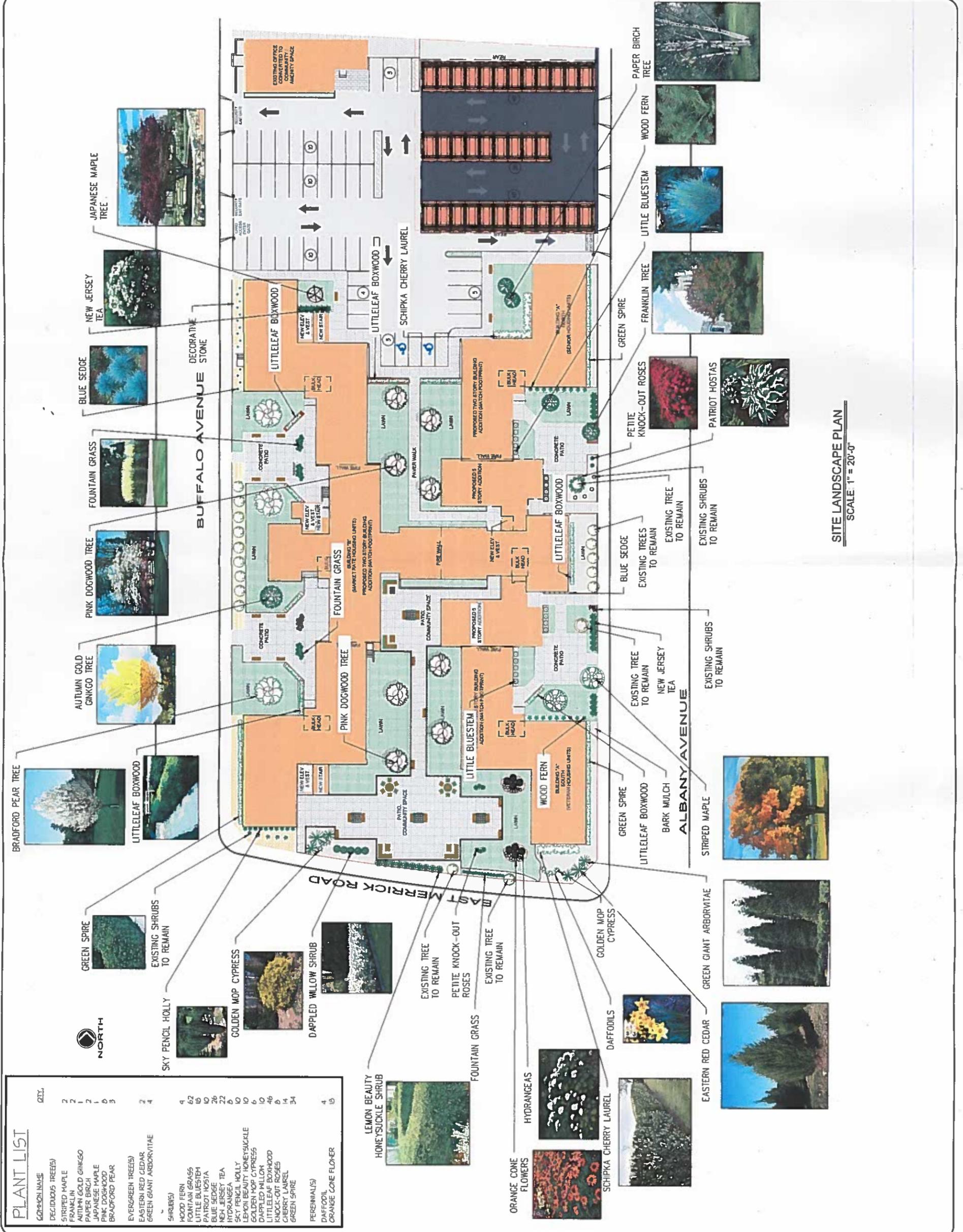
DATE: MAY 17, 2018

SCALE: 1" = 20'-0"

PROJECT NUMBER: LS-100

1 OF 1

*[Signature]*



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

**PLANT LIST**

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

RECEIVED

2023 JUL 28 P 1

CLERK OF SUPERIOR COURT  
HALL OF RECORDS







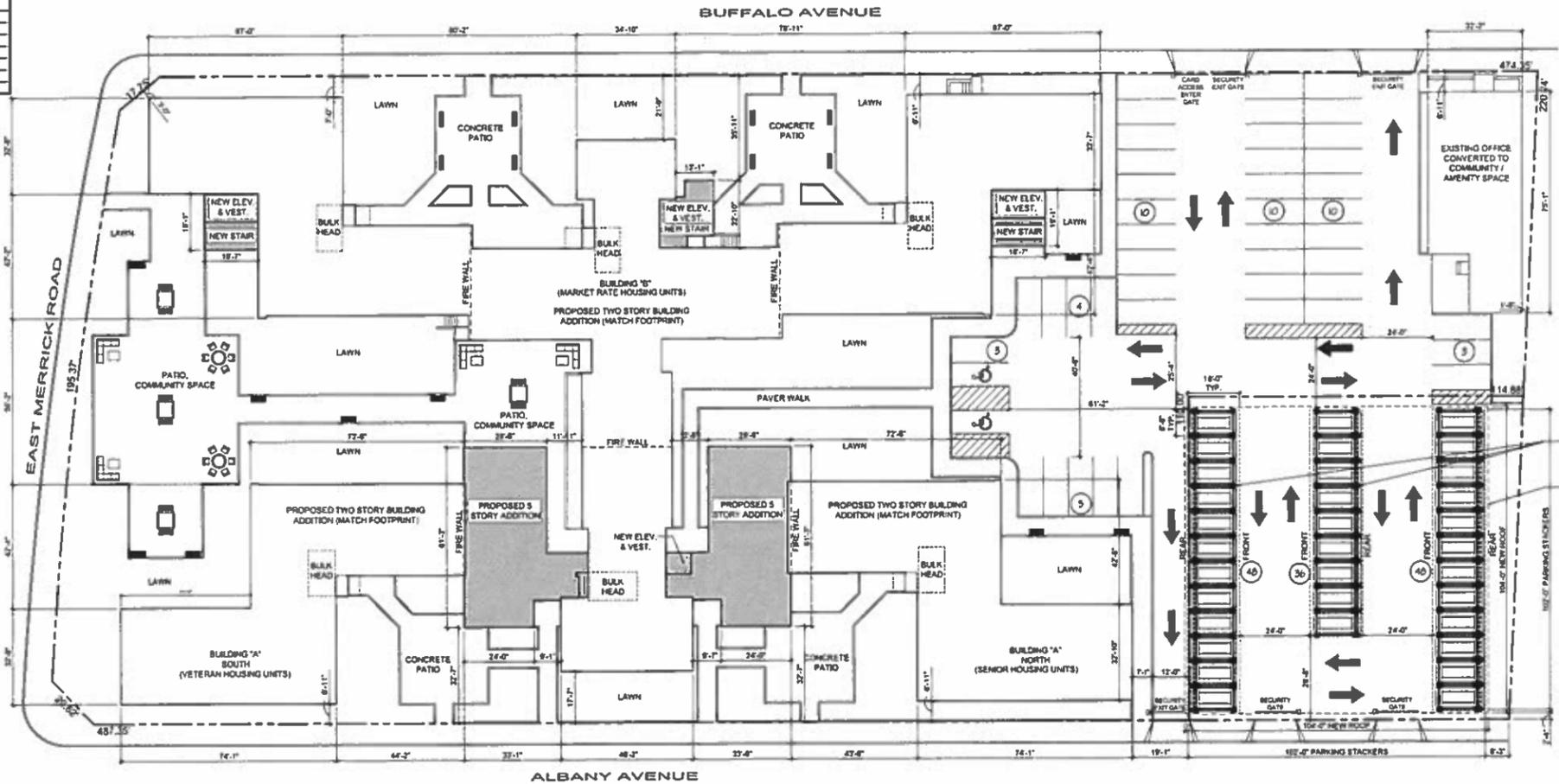


# PROPOSED ADDITIONS & INTERIOR ALTERATIONS GARDENS AT BUFFALO

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

2023 JUL 28 P 2: 28

DRAWING INDEX	
T-1	TITLE SHEET, PLOT PLAN, PARKING CALCULATION & ZONING ANALYSIS
A-1	GROUND FLOOR PLAN
A-2	FIRST FLOOR PLAN (TRP)
A-3	2ND FLOOR PLAN
A-4	3RD FLOOR PLAN
A-5	4TH FLOOR PLAN
A-6	5TH FLOOR PLAN
A-7	6TH FLOOR PLAN
A-8	7TH FLOOR PLAN
A-9	8TH FLOOR PLAN
A-10	9TH FLOOR PLAN
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A-101	100TH FLOOR PLAN



**1 ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 20'-0"

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

**ZONING ANALYSIS**

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

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

ACTUAL	REQUIRED
% OF LOT COVERAGE: 30,008 S.F. ALL EXIST'G BUILDINGS / 4,828 S.F. NEW ADDITIONS / 10,816 S.F. NEW PARKING ROOF STRUCTURE / 45,712 S.F. TOTAL OR 41.87 %	
OPEN SPACE: EXIST'G BUILDING: 63,796 SF (3 STY.) / PROPOSED ADDITIONS & 2 ADDITIONAL STY.: 80,004 SF / TOTAL: 143,800 SF (5 STY.) / PROVIDED: 63,490.7 SF	1 SF OF OPEN SPACE PER 2 SF OF FLOOR AREA / TOTAL 143,800 SF / TOTAL REQUIRED: 81,900 SF / TOTAL REQUIRED: 81,900 SF / 1.6
OPEN RECREATION SPACE: TOTAL REC SPACE PROVIDED: 42,780 SF	TOTAL REC SPACE REQ'D: 13,800 SF
MIN. APARTMENT AREA: 450 SF	600 SF MIN.
FRONT YARD (MERRICK ROAD): 3'-0" (EXISTING)	25'-0" MIN.
FRONT YARD (BUFFALO AVENUE): 9'-11" (EXISTING)	25'-0" MIN.
FRONT YARD (ALBANY AVENUE): 2'-0" (PROPOSED) (PARKING ROOF STRUCTURE)	25'-0" MIN.
REAR YARD: 18'-7" (EXISTING)	25'-0" MIN.
SIDE YARD: 1'-0" (EXISTING)	25'-0" MIN.
BUILDING HEIGHT: 56'-0" (PROPOSED)	2-12 STY. / 32' MAX. / 90' MAX. STRUCTURES

**PARKING CALCULATIONS**

**PROPOSED BREAKDOWN**

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

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

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

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

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

**SENIOR HOUSING ZONE**

1 BEDROOM = 30 TOTAL  
2 BEDROOM = 5 TOTAL  
3 BEDROOM = 5 TOTAL  
50 TOTAL  
EVERY 4 UNITS = 9 SPACES  
40 \* 4 = 160 \* 5 = 80 SPACES REQUIRED

**TOTAL REQUIRED PARKING = 325 PARKING SPACES**

**PROVIDED**

OFF STREET / ON-PREMISES PARKING PROVIDED = 177 SPACES PROVIDED  
PARKING STALLS (8.5x20' TYP. STALL): 45 PROVIDED  
QUAD STACKERS (33 QUAD STACKERS): 132 SPOTS PROVIDED

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



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**EMILIO BUSS ARCHITECT**  
28 South Service Road, Suite 200  
Jardin, NY 11753  
PHONE: 516.794.9628  
FAX: 516.794.9691  
EMAIL: emilio@emilio-buss.com  
WWW: www.emilio-buss.com

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

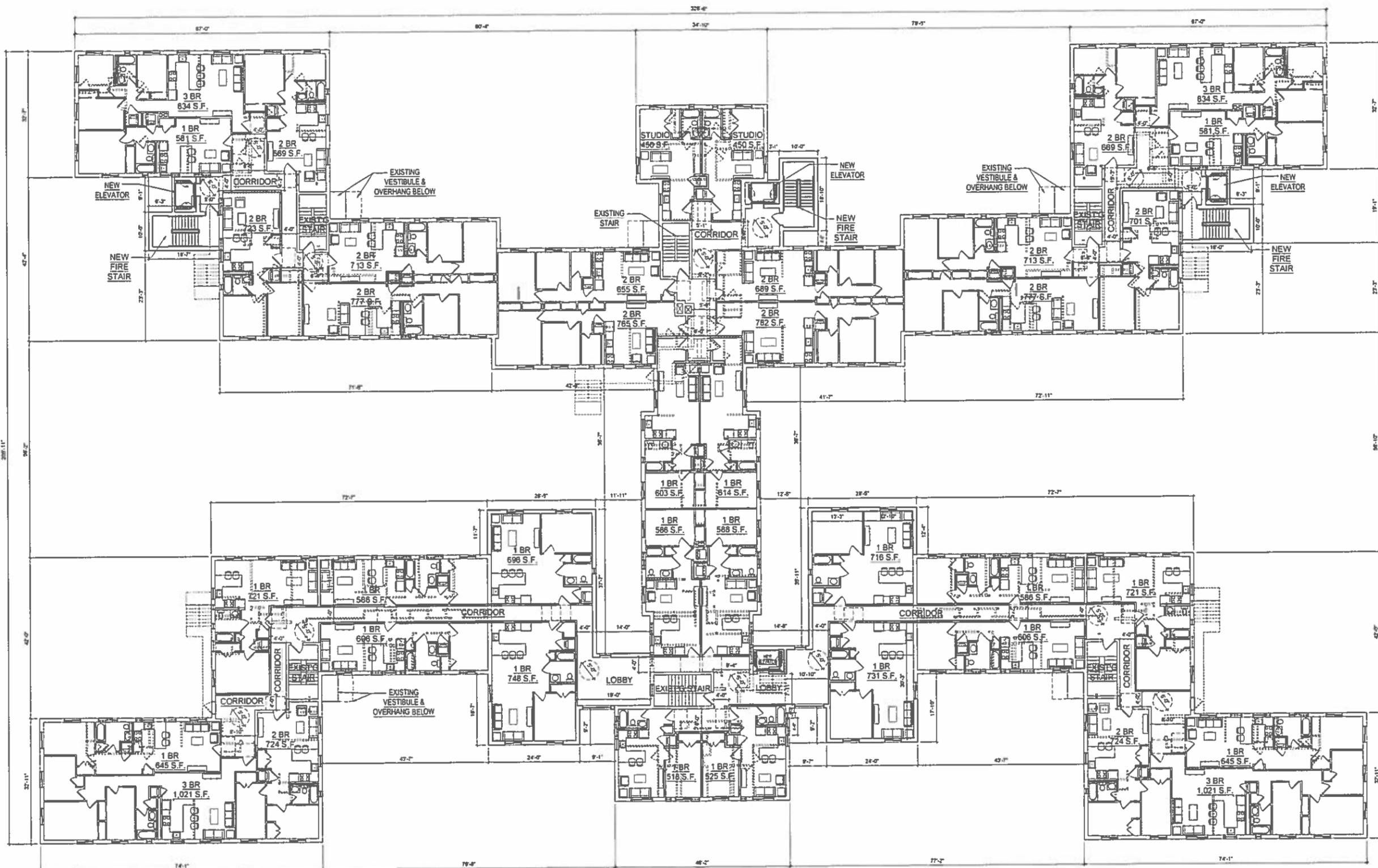
**Emilio Buss Architect**

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PROJECT NO.:  
DRAWN BY: MC  
SCALE: AS NOTED  
DATE:  
T-1





1 TYPICAL FLOORS 1 - 5  
A-2

SCALE 1/8" = 1'-0"

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675E LOCATION:  
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CONTRACT TITLE:  
**FIRST-FIFTH FLOOR PLANS**

**Emilio Sosa Architect**  
25 South Service Road, Suite 203  
Amherst, NY 11703  
PHONE: 516.364.3029  
FAX: 516.778.9881  
E-MAIL: emilio@esarchitect.com  
website: esarchitect.com

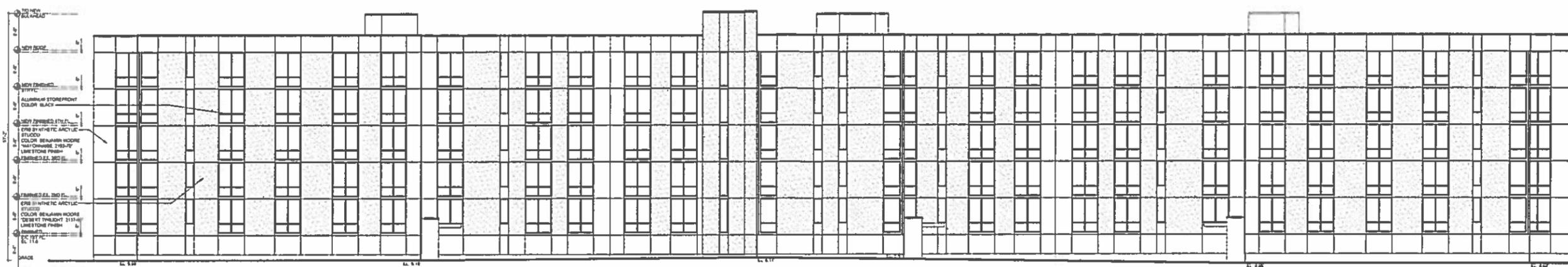
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REVISIONS:	DATE:
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2. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
3. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
4. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
5. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
6. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
7. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
8. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
9. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	
10. SUBMITTED TO THE BOARD OF ARCHITECTS FOR REVIEW	

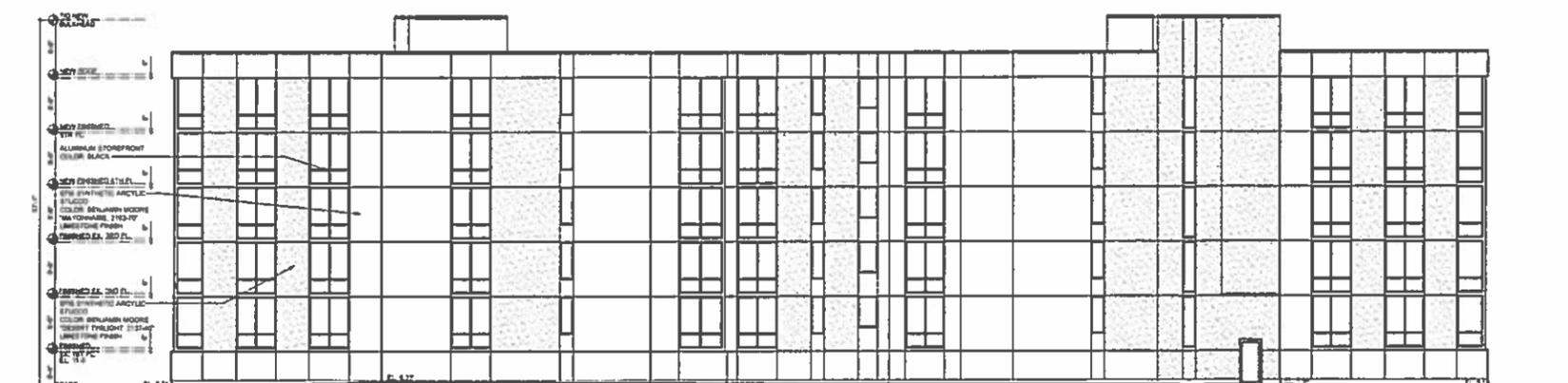
PROJECT NO.:  
DRAWN BY: MC  
SCALE: AS NOTED  
DATE:

SHEET NO.:  
**A-2**





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



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

ALL TRADES ARE REQUIRED TO REVIEW, REFER TO, AND BECOME FAMILIAR WITH THE ENTIRE DRAWING PACKAGE AND PROJECT MANUAL, PRIOR TO BEGGING ANY WORK. ANY DISCREPANCIES IN THE WORK DUE TO LACK OF COORDINATION WITH THE ENTIRE PACKAGE WILL BE REPAIRED, REPLACED, OR REINSTALLED AT THAT CONTRACTOR'S SOLE EXPENSE.

17-03 Buffalo Avenue (AKA 3 Buffalo Avenue S 80-84 Albany Avenue)  
 FREEPORT, NY



IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM OR PART OF AN ARCHITECT'S SEAL OR TO ALTER THE SEAL AND THE NOTATION THEREON. ANY SUCH ALTERATION SHALL BE FOLLOWED BY THE SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE:  
 EXTERIOR ELEVATIONS

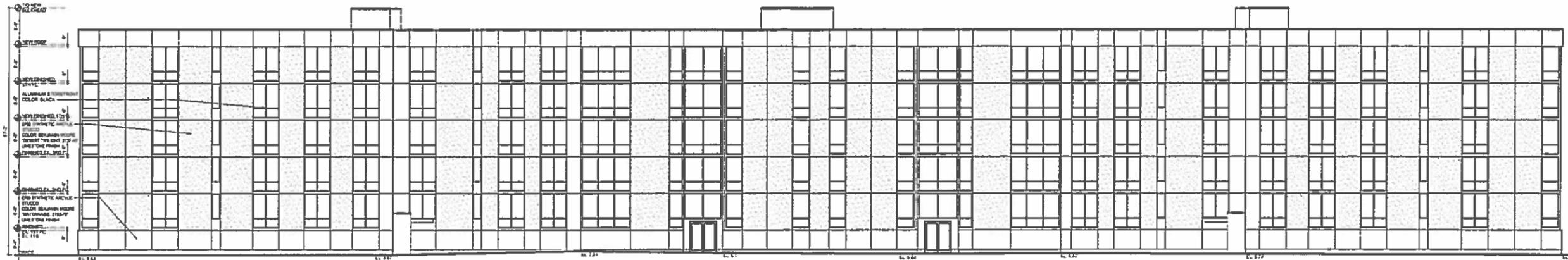
Emilio Gusa Architect  
 25 South Service Road, Suite 200  
 Jamaica, NY 11435  
 PHONE: 516.264.2820  
 FAX: 516.278.8991  
 E-MAIL: emilio@emilioarch.com  
 website: emilioarch.com

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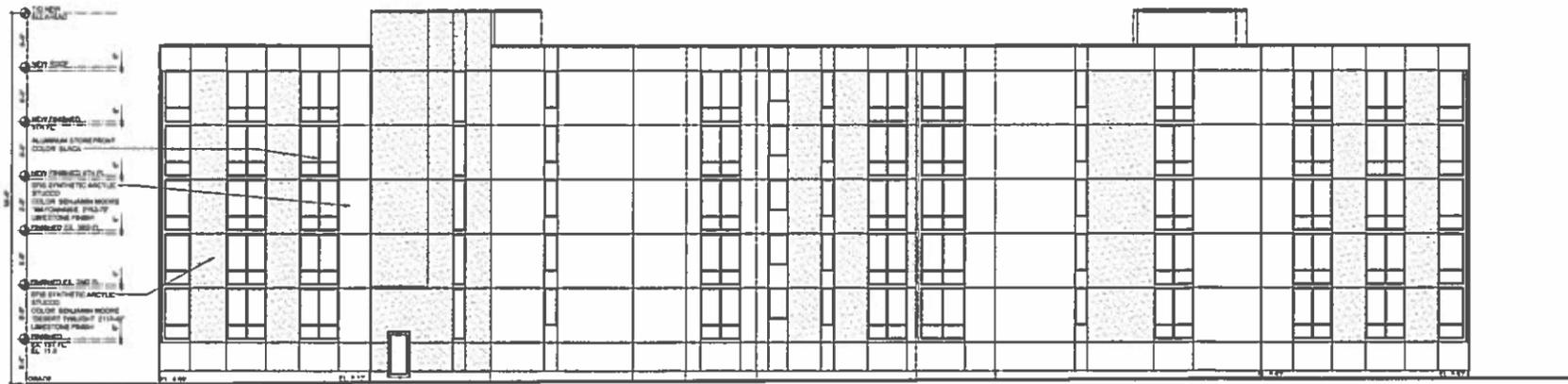
REVISIONS:  
 1. SUBMITTED TO BUILDING DEPARTMENT 2-10-08  
 2. REVISED BY OUR ARCHITECT 2-10-08  
 3. SUBMITTED TO BUILDING DEPARTMENT 2-10-08  
 4. REVISED BY OUR ARCHITECT 2-10-08  
 5. SUBMITTED TO BUILDING DEPARTMENT 2-10-08  
 6. REVISED BY OUR ARCHITECT 2-10-08

PROJECT NO.:  
 DRAWN BY: MC  
 SCALE: AS NOTED  
 DATE:

SHEET NO.:  
 A-3



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



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

12'-0" FINISH  
 11'-0" FINISH  
 10'-0" FINISH  
 9'-0" FINISH  
 8'-0" FINISH  
 7'-0" FINISH  
 6'-0" FINISH  
 5'-0" FINISH  
 4'-0" FINISH  
 3'-0" FINISH  
 2'-0" FINISH  
 1'-0" FINISH  
 0'-0" FINISH  
 1'-0" FINISH  
 2'-0" FINISH  
 3'-0" FINISH  
 4'-0" FINISH  
 5'-0" FINISH  
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 11'-0" FINISH  
 12'-0" FINISH

ALL TRADES ARE REQUIRED TO REVIEW, REFER TO AND BECOME FAMILIAR WITH THE ENTIRE DRAWING PACKAGE AND PROJECT MANUAL PRIOR TO BEGINNING ANY WORK. ANY DISCREPANCIES IN THE WORK DUE TO LACK OF COORDINATION WITH THE ENTIRE PACKAGE WILL BE REPAIRED, REPLACED OR RE-INSTALLED AT THAT CONTRACTOR'S SOLE EXPENSE.

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



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DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

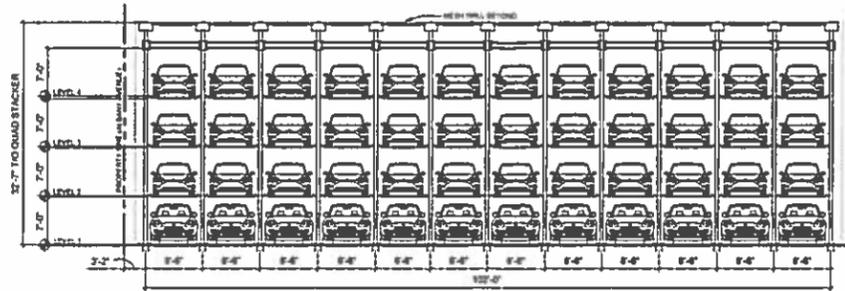
**Emilio Buser Architect**  
 25 South Service Road, Suite 200  
 Jamaica, NY 11432  
 PHONE: 516.364.9628  
 FAX: 516.774.8991  
 EMAIL: eba@emilio-buser.com  
 website: ebaarchitect.com

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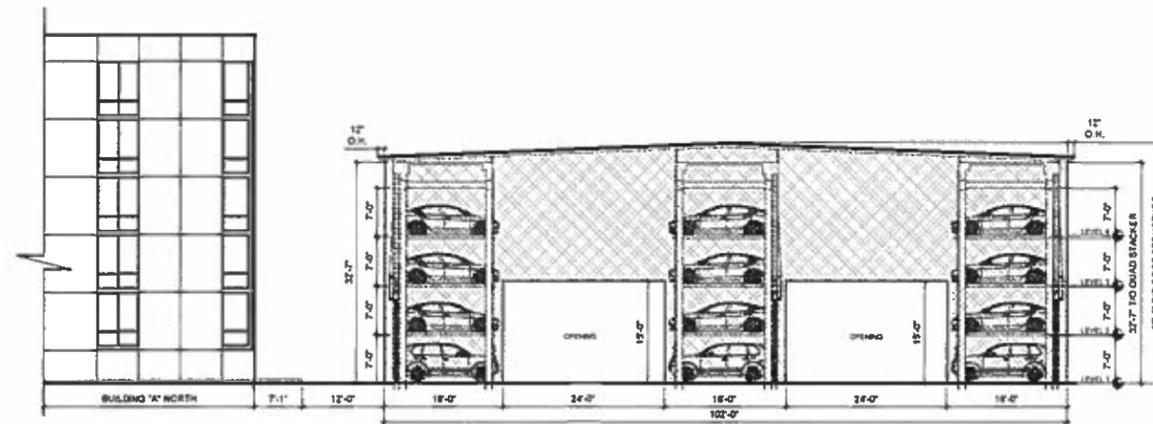
REVISIONS:  
 1. SUBMITTED TO BUILDING DEPARTMENT AND AS NOTED  
 2. SUBMITTED TO BUILDING DEPARTMENT AND AS NOTED  
 3. SUBMITTED TO BUILDING DEPARTMENT AND AS NOTED  
 4. SUBMITTED TO BUILDING DEPARTMENT AND AS NOTED  
 5. SUBMITTED TO BUILDING DEPARTMENT AND AS NOTED  
 6. SUBMITTED TO BUILDING DEPARTMENT AND AS NOTED  
 7. SUBMITTED TO BUILDING DEPARTMENT AND AS NOTED

PROJECT NO.:  
 DRAWN BY: MC  
 SCALE: AS NOTED  
 DATE:

SHEET NO.:  
**A-4**



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



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

ALL TRADES ARE REQUIRED TO REVIEW, REFER TO, AND BECOME FAMILIAR WITH THE ENTIRE DRAWING PACKAGE AND PROJECT MANUAL PRIOR TO BEGINNING ANY WORK. ANY DISCREPANCIES IN THE WORK DUE TO LACK OF COORDINATION WITH THE ENTIRE PACKAGE WILL BE REPAIRED, REPLACED OR REINSTALLED AT THE CONTRACTOR'S SOLE EXPENSE.

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



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DRAWING TITLE:  
**QUAD STACKER ELEVATIONS**

**Emilio Sosa Architect**  
 23 South Service Road, Suite 207  
 Jamaica, NY 11433  
 PHONE: 516-264-2660  
 FAX: 516-264-2661  
 EMAIL: esosa@emiososa.com  
 website: esarchitect.com

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REVISIONS:

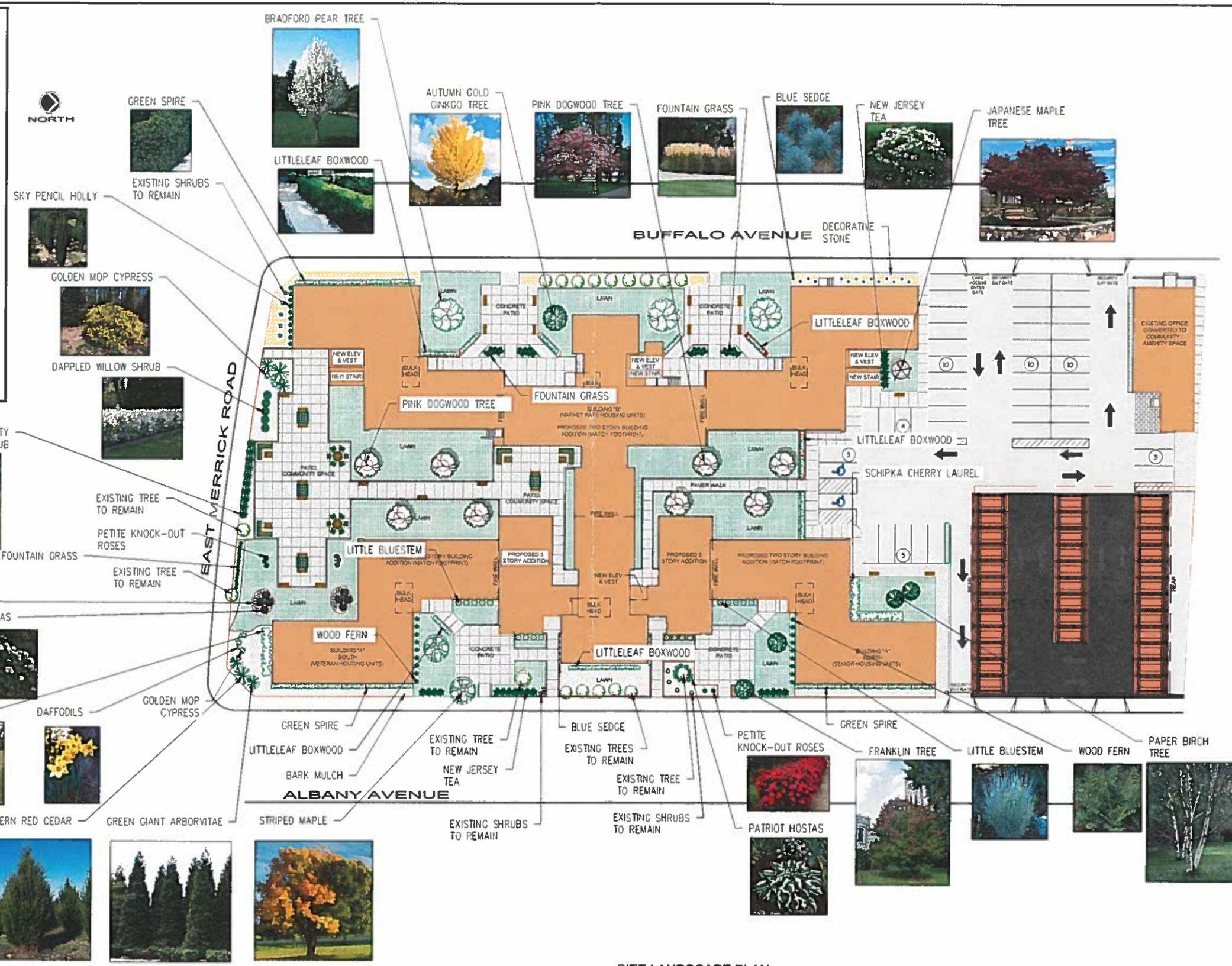
1	ISSUED FOR PERMITS	DATE: 05/14/2024
2	ISSUED FOR PERMITS	DATE: 05/14/2024
3	ISSUED FOR PERMITS	DATE: 05/14/2024
4	ISSUED FOR PERMITS	DATE: 05/14/2024
5	ISSUED FOR PERMITS	DATE: 05/14/2024
6	ISSUED FOR PERMITS	DATE: 05/14/2024
7	ISSUED FOR PERMITS	DATE: 05/14/2024
8	ISSUED FOR PERMITS	DATE: 05/14/2024
9	ISSUED FOR PERMITS	DATE: 05/14/2024
10	ISSUED FOR PERMITS	DATE: 05/14/2024

PROJECT NO.:  
 DRAWN BY: **INC**  
 SCALE: **AS NOTED**  
 DATE:

SHEET NO.:  
**A-5**

**PLANT LIST**

COMMON NAME	QTY.
<b>DECIDUOUS TREE(S)</b>	
STRIPED MAPLE	2
FRANKLIN	2
AUTUMN GOLD GINKGO	1
PAPER BIRCH	2
JAPANESE MAPLE	1
PINK DOGWOOD	1
BRADFORD PEAR	3
<b>EVERGREEN TREE(S)</b>	
EASTERN RED CEDAR	2
GREEN GIANT ARBORVITAE	4
<b>SHRUB(S)</b>	
WOOD FERN	9
FOUNTAIN GRASS	62
LITTLE BLUESTEM	10
PATRIOT HOSTA	10
BLUE SEDGE	26
NEW JERSEY TEA	22
HYDRANGEA	8
SKY PENCIL HOLLY	10
LEMON BEAUTY HONEYSUCKLE	10
GOLDEN MOP CYPRESS	6
DAPPLED WILLOW	10
LITTLELEAF BOXWOOD	46
KNOCK-OUT ROSES	8
CHERRY LAUREL	14
GREEN SPIRE	34
<b>PERENNIAL(S)</b>	
DAFFODIL	4
ORANGE CONE FLOWER	18



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



**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OGDEN PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
TEL: 973.994.9649  
FAX: 973.994.4069

2023 JUL 28  
Architecture  
Engineering  
Interior Design  
Implementation Services

RECEIVED

ISSUE			
NO.	DATE	DESCRIPTION	BY
1	06 17 2023	TOWN SUBMISSION	G.P.G.
2: 28			

REVISION			
NO.	DATE	DESCRIPTION	BY

**PRINCIPALS**  
Jarmel Kizel, AIA, LEED AP  
Michael J. Jarmel, PE  
John W. Kizel, AIA, LEED AP  
**ARCHITECTS & ENGINEERS**  
Jarmel & Kizel, Inc.  
1000 N. GARDEN ST.  
LIVINGSTON, NJ 07039  
(973) 994-9649  
www.jkinc.com

Project: **MULTI-GENERATIONAL LIVING COMMUNITY VILLAGE OF FREEPORT NEW YORK**

Project Number: **BOSFA-23-050** Scale: **AS NOTED**  
Drawn By: **GPG** Approved By: **GPG**

Drawing Name: **LANDSCAPE PLAN**

Drawing Number: **LS-100**  
1 OF 1

Issue Date: **MAY 11, 2023**



**VILLAGE OF FREEPORT**  
**VILLAGE CLERK**  
46 NORTH OCEAN AVENUE  
FREEPORT, NY 11520  
(516) 377-2300 FAX (516) 771-4127

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

February 4, 2021

Mr. Rohit Sakaria  
NBD Holding, LLC  
333 Jericho Turnpike, Ste 126  
Jericho, NY 11753

**Re: SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Dear Mr. Sakaria:

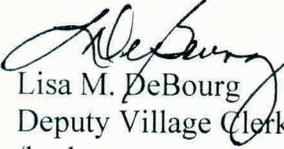
The above application was the subject of a public hearing before the Site Plan Review Board on January 26, 2021 at which time the application was approved subject to conditions.

Enclosed please find the decision, together with an Affidavit of Compliance. Please sign the Affidavit of Compliance and return same along with 2 sets of plans to the Village Clerk's Office within the next 30 days.

Please note, the Affidavit of Compliance must be submitted prior to the issuance of the permit. Thereafter, please contact the Building Department at 516 377-2242 for issuance of the permit.

If you have any questions or need further information, please call my office at 377-3632.

Sincerely,

  
Lisa M. DeBourg  
Deputy Village Clerk  
/lmd

Enclosures

cc: Joseph Madigan, Building Dept.  
Zambrano Architectural  
Kathleen Dickson Deegan, Esq.

# APPROVAL

## SITE PLAN REVIEW BOARD DECISION

Date: January 26, 2021

Building Permit Application #20201438

Chairman, regarding Application **SP#3434** for the premises located at **435 Woodcleft Avenue, Freeport, NY 11520**, the applicant comes before this Board seeking approval to **construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.**

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

1. This application **AS AMENDED** will not produce an undesirable effect on the neighborhood, if the conditions below are met.
2. This application **AS AMENDED** will produce an aesthetically and conforming positive addition to the surrounding area if the conditions below are met.
3. This application **AS AMENDED** will not negatively alter the appearance of the neighborhood, if the conditions below are met.
4. The **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** dated by the Village Clerks' office 1/21/2021 has been submitted by the applicant, reviewed and approved by the Site Plan Review Board. Said **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** have been stamped, approved and signed by the applicant and/or the Chairman of the Site Plan Review Board.
5. The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully considered all documents and testimony concerning this application.

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 / Owner must execute an **AFFIDAVIT OF COMPLIANCE** and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.
3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.
4. The existing transformer on the northeast corner of the parking lot is to be shielded from the street with evergreen shrubs or a green wall.
5. Applicant will review the placement of dormers to the roof and consider removing every other dormer to balance the design and if necessary, in order to maintain ventilation, adjust the size of the dormer maintaining the proportion with the remainder of the building.
6. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.
7. This approval is subject to any all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 8/20/2020.
8. The Zoning Board of Appeals, as lead agency, has determined that this is a Type II Action under SEQRA, and the Planning Board has no further review.

# APPROVAL SITE PLAN REVIEW BOARD DECISION

Date: January 26, 2021

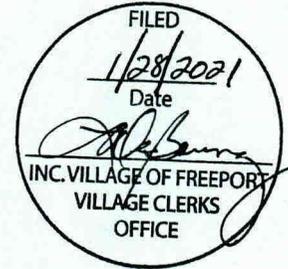
Building Permit Application #20201438

9. Applicant / Owner must obtain the appropriate permit(s) from the Building Department prior to any construction.

Second by Carole Ryan

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Robert Delmond	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor



# AFFIDAVIT OF COMPLIANCE

## Site Plan Review Board

Building Permit Application #20201438

In the Application of

Kathleen Dickson Deegan  
3333 Earle Ovington Boulevard, Ste 1010  
Uniondale, NY 11553

*Revised to NDB  
as requested.*

SP-3434

**Application to construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.**

Premises:

**435 Woodcleft Avenue, Freeport, NY 11520**

Site Plan Approval Date:

**January 26, 2021**

before the Incorporated Village of Freeport Site Plan Review Board

---

STATE OF NEW YORK)  
COUNTY OF NASSAU) ss.:

Kathleen Dickson Deegan being duly sworn, deposes and says that:  
Name

Pursuant to the conditional approval granted on **January 26, 2021, to construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.**

I/We agree as follows:

1. Applicant / Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant / Owner must execute an **AFFIDAVIT OF COMPLIANCE** and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.
3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.
4. The existing transformer on the northeast corner of the parking lot is to be shielded from the street with evergreen shrubs or a green wall.
5. Applicant will review the placement of dormers to the roof and consider removing every other dormer to balance the design and if necessary, in order to maintain ventilation, adjust the size of the dormer maintaining the proportion with the remainder of the building.
6. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.
7. This approval is subject to any all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 8/20/2020.
8. The Zoning Board of Appeals, as lead agency, has determined that this is a Type II Action under SEQRA, and the Planning Board has no further review.

**AFFIDAVIT OF COMPLIANCE**  
**Site Plan Review Board**

Building Permit Application #20201438

9. Applicant / Owner must obtain the appropriate permit(s) from the Building Department prior to any construction.

\_\_\_\_\_  
(Signature of Applicant)

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Notary Public

**Lisa DeBourg**

---

**From:** Lisa DeBourg  
**Sent:** Thursday, February 4, 2021 10:31 AM  
**To:** Howard Colton; Robert McLaughlin; KDickson@ForchelliLaw.com  
**Subject:** RE: NBD Site plan approval

Howard,  
I will revise the affidavit of compliance to reflect NBD Holdings, LLC. as requested.

*Lisa M DeBourg*  
Deputy Village Clerk  
Inc. Village of Freeport  
46 N. Ocean Avenue  
Freeport, NY 11520  
516-377-3632

---

**From:** Howard Colton <hcolton@freeportny.gov>  
**Sent:** Thursday, February 4, 2021 10:22 AM  
**To:** Lisa DeBourg <ldebourg@freeportny.gov>; Robert McLaughlin <rmclaughlin@freeportny.gov>; KDickson@ForchelliLaw.com  
**Subject:** RE: NBD Site plan approval

Per Counsel for the applicant, please change the name.



Howard E. Colton, Esq.  
Village Attorney  
Incorporated Village of Freeport  
46 North Ocean Avenue  
Freeport, New York 11520  
516-377-2249  
516-377-2366 (Fax)  
hcolton@freeportny.gov

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**From:** Lisa DeBourg <ldebourg@freeportny.gov>  
**Sent:** Thursday, February 4, 2021 8:52 AM  
**To:** Robert McLaughlin <rmclaughlin@freeportny.gov>; KDickson@ForchelliLaw.com  
**Cc:** Howard Colton <hcolton@freeportny.gov>  
**Subject:** RE: NBD Site plan approval

Robert,

The architect Willy Zambrano asked me to put his attorney, Kathleen's name on the affidavit of compliance so she can sign it.

*Lisa M DeBourg*  
Deputy Village Clerk  
Inc. Village of Freeport  
46 N. Ocean Avenue  
Freeport, NY 11520  
516-377-3632

---

**From:** Robert McLaughlin <rmclaughlin@freeportny.gov>  
**Sent:** Wednesday, February 3, 2021 11:03 PM  
**To:** Lisa DeBourg <ldebourg@freeportny.gov>  
**Cc:** Howard Colton <hcolton@freeportny.gov>  
**Subject:** Fwd: NBD Site plan approval

Lisa  
Please see below and correct the decision.

Robert McLaughlin, Esq.  
Deputy Village Attorney  
Village of Freeport  
46 North Ocean Avenue  
Freeport, New York 11520  
516-377-2248

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---

**From:** Howard Colton <hcolton@freeportny.gov>  
**Sent:** Wednesday, February 3, 2021 11:00:59 PM  
**To:** Robert McLaughlin <rmclaughlin@freeportny.gov>  
**Subject:** Fwd: NBD Site plan approval

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---

**From:** Kathleen Deegan Dickson <[KDickson@ForchelliLaw.com](mailto:KDickson@ForchelliLaw.com)>  
**Sent:** Wednesday, February 3, 2021 6:17:08 PM  
**To:** [rmcloughlin@freeportny.gov](mailto:rmcloughlin@freeportny.gov) <[rmcloughlin@freeportny.gov](mailto:rmcloughlin@freeportny.gov)>  
**Cc:** Howard Colton <[hcolton@freeportny.gov](mailto:hcolton@freeportny.gov)>  
**Subject:** NBD Site plan approval

Hi Rob,

I received the Site Plan Review Board letter of decision with the Affidavit of Compliance, which lists me as the Applicant. It should be NBD Holdings, LLC. Is there a reason it was set up in my name?

Kathleen.

Kathleen Deegan Dickson  
Partner



A Limited Liability Partnership  
333 Earle Ovington Blvd., Suite 1010  
Uniondale, New York 11553  
Phone: 516-248-1700  
Fax: 866-522-1225  
E-Mail: [kdickson@ForchelliLaw.com](mailto:kdickson@ForchelliLaw.com)  
[WWW.FORCHELLILAW.COM](http://WWW.FORCHELLILAW.COM)

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**VILLAGE OF FREEPORT**  
**VILLAGE CLERK**  
46 NORTH OCEAN AVENUE  
FREEPORT, NY 11520  
(516) 377-2300 FAX (516) 771-4127

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

January 28, 2021

Ms. Kathleen Dickson Deegan  
333 Earle Ovington Boulevard, Suite 1010  
Uniondale, NY 11553

**Re: SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Dear Ms. Dickson Deegan:

The above application was the subject of a public hearing before the Site Plan Review Board on January 26, 2021 at which time the application was approved subject to conditions.

Enclosed please find the decision, together with an Affidavit of Compliance. Please sign the Affidavit of Compliance and return same along with 2 sets of plans to the Village Clerk's Office within the next 30 days.

Please note, the Affidavit of Compliance must be submitted prior to the issuance of the permit. Thereafter, please contact the Building Department at 516 377-2242 for issuance of the permit.

If you have any questions or need further information, please call my office at 377-3632.

Sincerely,

  
Lisa M. DeBourg  
Deputy Village Clerk  
/lmd

Enclosures

cc: Joseph Madigan, Building Dept.  
Zambrano Architectural  
NBD Holding, LL

**AFFIDAVIT OF COMPLIANCE**  
**Site Plan Review Board**

Building Permit Application #20201438

In the Application of           NBD Holding, Inc.  
333 Jericho Turnpike, Ste 126  
Jericho, NY 11753

SP-3434                           **Application to construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.**

Premises:                       **435 Woodcleft Avenue, Freeport, NY 11520**

Site Plan Approval Date:    **January 26, 2021**

before the Incorporated Village of Freeport Site Plan Review Board

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**(STATE OF NEW YORK)**  
**(COUNTY OF NASSAU) ss.:**

NBD Holding Inc. being duly sworn, deposes and says that:  
Name

Pursuant to the conditional approval granted on **January 26, 2021**, to construct a **90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.**

I/We agree as follows:

1. Applicant / Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant / Owner must execute an **AFFIDAVIT OF COMPLIANCE** and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.
3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.
4. The existing transformer on the northeast corner of the parking lot is to be shielded from the street with evergreen shrubs or a green wall.
5. Applicant will review the placement of dormers to the roof and consider removing every other dormer to balance the design and if necessary, in order to maintain ventilation, adjust the size of the dormer maintaining the proportion with the remainder of the building.
6. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.
7. This approval is subject to any all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 8/20/2020.
8. The Zoning Board of Appeals, as lead agency, has determined that this is a Type II Action under SEQRA, and the Planning Board has no further review.

**AFFIDAVIT OF COMPLIANCE**  
**Site Plan Review Board**

Building Permit Application #20201438

9. Applicant / Owner must obtain the appropriate permit(s) from the Building Department prior to any construction.

\_\_\_\_\_  
(Signature of Applicant)

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Notary Public

A teleconference meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday January 26, 2021 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York. The following members were present via teleconference:

Michael Hershberg	Chairperson	
Edgar Campbell	Deputy Chairperson	Absent
Robert Delmond	Member	
Carole Ryan	Member	
Ladonna Taylor	Member	Absent
Annelga Weaver	Member	
Deborah Welch	Member	
Heather Dawson	Alternate Member	
Annemarie diSalvo	Alternate Member	

Robert McLaughlin, Counsel to the Board, Jonathan Smith, Building Department representative and Lisa DeBourg, Deputy Village Clerk attended the meeting in the Trustees Conference Room.

At 6:20 P.M. Chairperson Michael Hershberg called the teleconference meeting to order for which a full stenographic record was taken.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	Not present
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 6:46 P.M. motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 25 people in the zoom meeting.

**SP-3439 – 194 Delaware Avenue, Section 36/Block 521/Lot 21. Residence AA. Stephanie Lockhart-Turner.** Construct new 442 sq. ft. second floor addition. Stephanie Turner and Teddy

1-26-2021

McLean were present for this application. They proposed all new siding with rear and side elevations in vinyl dutchlap in a Tuscan Grey color and front elevation in cedar shakes. The bottom portion of the front elevation will be in brick. Roofing will be asphalt shingles in a brown (Barwood) color. Trim will be white and grills will be added to new windows only.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

## **Public Hearing**

At 7:03 P.M. Chairperson Michael Hershberg called the public hearing to order and led in the pledge of allegiance for which a full stenographic record was taken.

The Clerk presented one affidavit of posting and two affidavits of publication to be entered into the record as exhibits by the stenographer.

**SP-3332 – VL SO 171 Maxson Avenue, Section 54/Block 492/Lot 20. Residence AA, Andrea Wright.** Construct a new 1-family cape modular home 2,342 sq. ft. Approved 6/25/2019. Request to reopen hearing.

1 resident commented on this application.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be adjourned pending further review by the Board.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 7:29 PM Motion was made by Deborah Welch, seconded by Robert Delmond and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	Not present
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3384 – 73-75 & 77 Guy Lombardo Avenue, Section 55/Block 288/Lots 2 & 29. Business B, Juan Ledon.** Install insulated glass storefront system with new glass entry storefront and new rear exit door.

Motion was made by Carole Ryan, seconded by Robert Delmond and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 8:54 PM Motion was made by Carole Ryan, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	Not present
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

## **DECISIONS**

**SP-3439 – 194 Delaware Avenue, Section 36/Block 521/Lot 21. Residence AA. Stephanie Lockhart-Turner.** Construct new 442 sq. ft. second floor addition.

Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3384 – 73-75 & 77 Guy Lombardo Avenue, Section 55/Block 288/Lots 2 & 29. Business B, Juan Ledon.** Install insulated glass storefront system with new glass entry storefront and new rear exit door.

Motion was made by Annelga Weaver, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3426 – 308 Bedell Street, Section 62/Block 060/Lot 98. Residence A. Cyril Jefferson.** Raise roof to allow for proposed partial 2<sup>nd</sup> floor alteration to bathroom. Approved 11/24/2020

Motion was made by Robert Delmond, seconded by Annelga Weaver and unanimously carried to approve the request to extend the time to sign the affidavit of compliance for an additional 30 days.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Annelga Weaver and unanimously carried, that the minutes of January 12, 2021 be approved as submitted.

The Clerk polled the Board as follows:

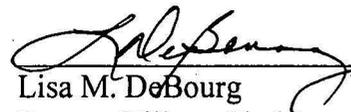
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

1-26-2021

At 9:23 P.M., it was moved by Robert Delmond, seconded by Deborah Welch and unanimously carried, that the meeting be closed.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

  
Lisa M. DeBourg  
Deputy Village Clerk

01-12-2021

A teleconference meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday January 12, 2021 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York. The following members were present via teleconference:

Michael Hershberg	Chairperson	
Edgar Campbell	Deputy Chairperson	
Robert Delmond	Member	
Carole Ryan	Member	
Ladonna Taylor	Member	Excused
Annelga Weaver	Member	
Deborah Welch	Member	
Heather Dawson	Alternate Member	
Annemarie diSalvo	Alternate Member	

Robert McLaughlin, Counsel to the Board, Jonathan Smith, Building Department representative and Lisa DeBourg, Deputy Village Clerk attended the meeting in the Trustees Conference Room.

At 6:10 P.M. Chairperson Michael Hershberg called the teleconference meeting to order for which a full stenographic record was taken.

Motion was made by Robert Delmond, seconded by Annelga Weaver and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	Not present
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 7:06 P.M. motion was made by Carole Ryan, seconded by Robert Delmond and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 25 people in the zoom meeting.

**SP-3430 – 132 Union Street, Section 55/Block 359/Lot 524. Residence A. Ronald Barker.** Convert garage to living space & expand existing driveway. Chris Pollini, the contractor, presented this application. He indicated that all siding, trim and finishes will match the existing home. Mr. Pollini said that the expansion of the driveway was a requirement of the Building Department.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3435 – 94 Polk Street, Section 62/Block 98/Lot 467. Residence AA. Joelle Coughlin.** Construct a 128 sq. ft. 2<sup>nd</sup> story rear addition. Anthony Jackson, the builder, appeared on behalf of the owner. All siding, roofing and finishes are to match the existing home. The staircase is made of pressure treated wood.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3436 – 242 Guy Lombardo Avenue, Section 62/Block 111/Lot 8. Residence AA. James & Sharon Koehler.** Remove existing mudroom & deck and construct new 128 sq. ft. rear deck & covered exterior cellar entrance. Russell Jordan, the architect, presented this application. He proposed decking in a treated lumber, vinyl lattice under deck, and new rear steel door to be painted to match the siding color. All siding and trim will match the existing home.

Motion was made by Carole Ryan, seconded by Robert Delmond and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3437 – 321 Park Avenue, Section 54/Block 309/Lot 281. Residence A. Rommel Guitierrez & Tania Serpas.** Construct 843 sq. ft. second floor addition. Russell Jordan, the architect presented this application. He proposed clapboard siding in an oyster grey color with roofing in a biscayne blue color, white PVC trim, grills on the front elevation windows, no railings on front steps, and front door remains as is.

Motion was made by Robert Delmond, seconded by Edgar Campbell and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3438 – 41 Colonial Avenue, Section 55/Block 067/Lot 569, 570. Residence A. Dwight Baldwin.** Construct new front portico. Dwight Baldwin, the owner was present for this application. He proposed a 6' x 6' awning with roofing to match the existing home and white fluted columns to be installed on the portico.

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Deborah Welch and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	Not present
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 8:04 P.M. motion was made by Carole Ryan, seconded by Annelga Weaver and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

### **Preliminary Meeting**

**SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lots 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking. Kathleen Deegan Dickson, Esq. gave a presentation on behalf of the applicant. Willy Zambrano, the architect, Daniel Barrenechea, architect, Bob Retnauer, landscape artist, and Nick Strachovsky also presented to the Board. The revisions presented were upgrading the promenade with trees and other designs, redesign of the concrete towers with clapboard trimming and reduction of and relocation of the large Hilton signage and the addition of Hilton's logo. The Board indicated that while they were in favor of the revisions to the plan, they believed that more redesign was needed for the building to fit into the neighborhood. The Board mentioned that the side of the building facing the water needed some uplifting. The Board also suggested adding gable roofs and peaks without altering the height of the building. The architects agreed to incorporate the Boards ideas into another revision of the plans.

At 9:10 PM motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Edgar Campbell	Not present
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

## DECISIONS

**SP-3430 – 132 Union Street, Section 55/Block 359/Lot 524. Residence A. Ronald Barker.**  
Convert garage to living space & expand existing driveway.

Motion was made by Annelga Weaver, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3435 – 94 Polk Street, Section 62/Block 98/Lot 467. Residence AA. Joelle Coughlin.**  
Construct a 128 sq. ft. 2<sup>nd</sup> story rear addition.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3436 – 242 Guy Lombardo Avenue, Section 62/Block 111/Lot 8. Residence AA. James & Sharon Koehler.** Remove existing mudroom & deck and construct new 128 sq. ft. rear deck & covered exterior cellar entrance.

Motion was made by Carole Ryan, seconded by Robert Delmond and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3437 – 321 Park Avenue, Section 54/Block 309/Lot 281. Residence A. Rommel Guterrez & Tania Serpas.** Construct 843 sq. ft. second floor addition.

Motion was made by Robert Delmond, seconded by Annelga Weaver and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3438 – 41 Colonial Avenue, Section 55/Block 067/Lot 569, 570. Residence A. Dwight Baldwin.** Construct new front portico.

Motion was made by Deborah Welch, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3409 – 157 W Merrick Road, Section 64/Block 114/Lot 128. Business B. Elks Plaza, LLC.** Construct 444 sq. ft. rear addition, 51 sq. ft. addition along drive thru lane with interior and exterior alterations. Request to extend the time to sign the affidavit of compliance.

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3359 – 588 S. Long Beach Avenue, Section 62/Block 154/Lot 6. Residence A. Marilu Encarnacion Peguero.** Maintain existing house alterations. Request to extend the time to sign the affidavit of compliance.

Motion was made by Robert Delmond, seconded by Annelga Weaver and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried, that the minutes of December 8, 2020 be approved as submitted.

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 9:44 P.M., it was moved by Robert Delmond, seconded by Annelga Weaver and unanimously carried, that the meeting be closed.

01-12-2021

The Clerk polled the Board as follows:

Edgar Campbell	In Favor
Robert Delmond	In Favor
Carole Ryan	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

  
\_\_\_\_\_  
Lisa M. DeBourg  
Deputy Village Clerk





INCORPORATED VILLAGE OF FREEPORT  
 46 NORTH OCEAN AVENUE  
 FREEPORT, NY 11520

RECEIVED  
 2021 JAN 20 A 9:32  
 VILLAGE OFFICE  
 FREEPORT, NY

EULIANO JUSTIN U136  
 104 LONG BEACH RD  
 ISLAND PT NIXIE DE 1

061 DE 1 061/26/21  
 RETURN TO SENDER  
 NO SUCH STREET  
 CHANGE TO FORWARD  
 BCI: 11520309499 \*1502-01544-12-45

11520-6955  
 11520-6955

*WTF*



U.S. POSTAGE PITNEY BOWES  
 ZIP 11520 \$000.50  
 0001376322 JAN 12 2021

MID-ISLAND NY 11520  
 12 JAN 2021 PM 3



INCORPORATED VILLAGE OF FREEPORT  
 46 NORTH OCEAN AVENUE  
 FREEPORT, NY 11520

2021 JAN 22 A 9:43  
 VILLAGE OFFICE  
 FREEPORT, NY

VELTRE RUTH U439  
 725 MILLER AVE  
 UNIT 439 NIXIE DE 1

0001/20/21  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD  
 BCI: 11520309499 \*1502-00828-12-45

11520-6955  
 11520-6955



U.S. POSTAGE PITNEY BOWES  
 ZIP 11520 \$000.50  
 0001376322 JAN 12 2021

MID-ISLAND NY 11520  
 12 JAN 2021 PM 4

*WTF*

**AFFIDAVIT OF MAILING**

State of New York )  
County of Nassau )  
Village of Freeport) ss:

I, Samantha Hall, being duly sworn, deposes and states that on the 12 day of January 2021, the attached notice to property owners regarding the SITE PLAN application of SP-3434 - NBD Holdings Inc. relative to the property located at: 435 Woodcleft Avenue, Section: 62 Block: 177 Lot(s): 334, 420, 540, 541, 542. Marine Commerce was duly delivered to the United States Post Office branch at Merrick Road and Ocean Avenue, Freeport, New York, and directed to the attached list of persons at the addresses designated, as same appears on the Assessment Rolls of the Village of Freeport, between which places there then was and now is a regular communication by mail.

Samantha Hall

Signature

Sworn to before me this 12 day

of January 2021

Donna L. Sullivan  
Notary Public, Nassau County, NY

DONNA L SULLIVAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SU6344420  
Qualified in Nassau County  
My Commission Expires 07-11-2024



Fri Jan 8 2021 11:55:14 AM.

Customer	Parcel Id	House Number	Street	Mailing Address	Qty
2006041700	62 C 01020		GUY LOMBARDO AVE	1 WASHINGTON ST	HEMPSTEAD NY
2011016700	62 233 00010		MILLER AVE	46 N OCEAN AVE	FREEPORT NY
2010238700	62 189 01280		S OCEAN AVE	395 WOODCLEFT AVE	FREEPORT NY
2009822700	62 177 05260		WOODCLEFT AVE	333 JERICO TPKE	JERICO NY
2011017700	62 233 00020		WOODCLEFT AVE	333 JERICO TPKE	JERICO NY
2011018700	62 233 00030		WOODCLEFT AVE	333 JERICO TPKE	JERICO NY
2011063700	62 189 01680		WOODCLEFT AVE	46 N OCEAN AVE	FREEPORT NY
2009811700	62 177 03230		WOODCLEFT AVE	9716 NORTHERN BLVD	CORONA NY
2010241701	62 189 01390	14	RICHMOND ST	46 N OCEAN AVE	FREEPORT NY
2010239700	62 189 01330	358	WOODCLEFT AVE	395 WOODCLEFT AVE	FREEPORT NY
2010246700	62 189 01660	358	WOODCLEFT AVE	395 WOODCLEFT AVE	FREEPORT NY
2009819700	62 177 05200	395	WOODCLEFT AVE	395 WOODCLEFT AVE	FREEPORT NY
2010245700	62 189 01650	396	WOODCLEFT AVE	395 WOODCLEFT AVE	FREEPORT NY
2009820700	62 177 05210	397	WOODCLEFT AVE	395 WOODCLEFT AVE	FREEPORT NY
2009812700	62 177 03340	405	WOODCLEFT AVE	35 HENRIETTA ST	VALLEY STREAM NY
20098147700	62 189 01670	414	WOODCLEFT AVE	35 HENRIETTA ST	VALLEY STREAM NY
2009813700	62 177 03390	417	WOODCLEFT AVE	333 JERICO TPKE	JERICO NY
2009832700	62 177 05480	435	WOODCLEFT AVE	1 RING RD W	GARDEN CITY NY
2009830700	62 177 05410	447	WOODCLEFT AVE	333 JERICO TPKE STE 126	JERICO NY
2009831700	62 177 05420	447	WOODCLEFT AVE	333 JERICO TPKE STE 126	JERICO NY
2009823700	62 177 05300	451	WOODCLEFT AVE	46 N OCEAN AVE	FREEPORT NY
2008145700	62 103 0245U	725	MILLER AVE	1 ANCHORAGE WAY	FREEPORT NY
2008166700	62 103 0245U	725	MILLER AVE	104 LONG BEACH RD	ISLAND PARK NY
2008279700	62 103 0245U	725	MILLER AVE	108 WILSON PL	BELLMORE NY
2008153700	62 103 0245U	725	MILLER AVE	113 SHOREHAM WAY	MERRICK NY
2008152700	62 103 0245U	725	MILLER AVE	14 BLUE SPRUCE RD	LEVITTOWN NY
2008179700	62 103 0245U	725	MILLER AVE	14 BLUESPRUCE RD	LEVITTOWN NY
2008225700	62 103 0245U	725	MILLER AVE	141G MANORHAVEN BLVD	PORT WASHINGTON NY
2008276700	62 103 0245U	725	MILLER AVE	159 MADISON AVE	NEW YORK NY
2008232700	62 103 0245U	725	MILLER AVE	22 ORCHID LANE	COMMACK NY
2008203700	62 103 0245U	725	MILLER AVE	2284 BABYLON TPKE	MERRICK NY
2008169700	62 103 0245U	725	MILLER AVE	2375 BEDFORD AVE	BELLMORE NY
2008144700	62 103 0245U	725	MILLER AVE	2592 MOUNT AVE	OCEANSIDE NY
2008275700	62 103 0245U	725	MILLER AVE	2745 SANCTUARY BLVD	CONWAY SC
2008168700	62 103 0245U	725	MILLER AVE	2871 N OCEAN BLVD	BOCA RATON FL
2008270700	62 103 0245U	725	MILLER AVE	2929 WALDEN AVE	DEPEW NY
2008222700	62 103 0245U	725	MILLER AVE	35 FAIRMOUNT AVE	BRIDGEWATER NJ
2008229700	62 103 0245U	725	MILLER AVE	35 PALM CT	PARAMUS NJ
2008158700	62 103 0245U	725	MILLER AVE	350 PARK AVE	NEW YORK NY
2008171700	62 103 0245U	725	MILLER AVE	3664 SOMERSET DR	SEAFORD NY
2008186700	62 103 0245U	725	MILLER AVE	3750 GALT OCEAN DR	FORT LAUDERDALE FL
2008189700	62 103 0245U	725	MILLER AVE	395 N SERVICE RD	MELVILLE NY
2008260700	62 103 0245U	725	MILLER AVE	4 SERVICEBERRY CT	MILLER PLACE NY
2008159700	62 103 0245U	725	MILLER AVE	547 OCEANPOINT AVE	CEDARHURST NY
2008258700	62 103 0245U	725	MILLER AVE	5903 20TH AVE	BROOKLYN NY
2008271700	62 103 0245U	725	MILLER AVE	60 FARRELL ST	LONG BEACH NY
2008266700	62 103 0245U	725	MILLER AVE	603 S MAIN ST	FREEPORT NY
2008234700	62 103 0245U	725	MILLER AVE	61 W PROSPECT ST	HANUET NY
2008160700	62 103 0245U	725	MILLER AVE	7 PLANE TREE LN	DIX HILLS NY
2008180700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008249700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008250700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008209700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008155700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008246700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008139700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008221700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008192700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008156700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008136700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008193700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008130700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008114700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008218700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008176700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008217700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008219700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008137700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY
2008212700	62 103 0245U	725	MILLER AVE	725 MILLER AVE	FREEPORT NY







**VILLAGE OF FREEPORT  
VILLAGE CLERK**

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

ROBERT T KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**SITE PLAN REVIEW BOARD MEETING – JANUARY 26, 2021**

NOTICE IS HEREBY given that a **TELECONFERENCE Public Hearing** will be held before the Site Plan Review Board on Tuesday, January 26, 2021, at 7:00 P.M., on Site Plan applications as they appear on the calendar; public comment invited. The Board will commence at 6:00 P.M. to discuss cases not requiring a public hearing; open to the public, no public comment.

**INTERESTED PROPERTY OWNERS** and other persons should appear at the above time to have questions answered and to voice opinions.

To join the Zoom Meeting on January 26, 2021, please visit  
<https://us02web.zoom.us/j/86776429024?pwd=RW05WHAzWnRzaWdqZDNLeXdxUmJodz09>

Meeting ID: 867 7642 9024 Passcode: 022412 Dial by your location 1 929 205 6099 NY US

**SP-3332 – VL SO 171 Maxson Avenue, Section 54/Block 492/Lot 20. Residence AA, Andrea Wright.**  
Construct a new 1-family cape modular home 2,342 sq. ft. Approved 6/25/2019. Request to reopen hearing.

**SP-3384 – 73-75 & 77 Guy Lombardo Avenue, Section 55/Block 288/Lots 2 & 29. Business B, Juan Ledon.** Install insulated glass storefront system with new glass entry storefront and new rear exit door.

**SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

**BY ORDER OF THE PLANNING BOARD**  
Pamela Walsh Boening, Village Clerk



www.liherald.com

### Affidavit of Publication

State Of New York,  
Nassau County

*James Bluto* being duly sworn, deposes and says that he/she is the principal clerk of Richner Communications, Inc., publishers of the

#### Freeport Herald

A weekly newspaper published and mailed at

#### Freeport

New York and the attached notice of  
**January 26<sup>th</sup> Site Plan Meeting**

was published in the issue(s) of that paper as follows:

1/14/21

*James Bluto*

Subscribed and sworn to before me this 14 January 2021.

Notary Public

STUART RICHNER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02RI6155489  
Qualified in NASSAU County  
Commission Expires 11/13/22

LEGAL NOTICE  
SITE PLAN REVIEW BOARD MEETING  
JANUARY 26, 2021  
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Meeting ID: 867 7642 9024  
Passcode: 022412  
Dial by your location, 1 929 205 6099 NY US  
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BY ORDER OF THE PLANNING BOARD  
Pamela Walsh Boening, Village Clerk  
124401  
To Place A Notice Call 516-569-4000 x232

**AFFIDAVIT OF POSTING**

State of New York)  
County of Nassau)  
Village of Freeport) ss:

Michael Hammer, being duly sworn, deposes and states  
Name

that on the 15 day of January 2020, he/she posted copies of

the attached notice in the following public places in the INCORPORATED  
VILLAGE OF FREEPORT:

- |                            |                          |
|----------------------------|--------------------------|
| MUNICIPAL BUILDING         | 46 North Ocean Avenue    |
| MEMORIAL LIBRARY           | 144 West Merrick Road    |
| FREEPORT HOSE CO. #1       | 22 Southside Avenue      |
| FREEPORT HOSE CO. #2       | 15 Broadway              |
| FREEPORT HOSE CO. #3       | 375 South Bayview Avenue |
| FREEPORT RECREATION CENTER | 130 East Merrick Road    |

Michael Hammer  
Deponent

Sworn to before me this 15 day

of January 2020  
Donna L. Sullivan  
Notary Public, Nassau County, NY

DONNA L SULLIVAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SU6344420  
Qualified in Nassau County  
My Commission Expires 07-11-2024

LEGAL NOTICE  
SITE PLAN REVIEW  
BOARD MEETING  
JANUARY 26, 2021

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Meeting ID: 867 7642 9024  
Passcode: 022412  
Dial by your location 1 929 205 6099 NY US

SP-3332 - VL 50 171 Maxson Avenue, Section 54/Block 492/Lot 20. Residence AA, Andrea Wright. Construct a new 1-family cape modular home 2,342 sq. ft. Approved 6/25/2019 Request to reopen hearing.

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BY ORDER OF THE  
PLANNING BOARD  
Pamela Walsh Boening,  
Village Clerk  
124401



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

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

January 11, 2021

Mr. Rohit Sakaria  
NBD Holding, LLC  
333 Jericho Turnpike, Ste 126  
Jericho, NY 11753

Re: **SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Dear Mr. Sakaria:

Please be advised that the above Site Plan Application has been scheduled for a TELECONFERENCE (Zoom meeting) Public Hearing before the Planning Board on Tuesday, January 26, 2021 at 7:00 p.m.

To join the Zoom Meeting on January 26, 2021, please visit  
<https://us02web.zoom.us/j/86776429024?pwd=RW05WHAzWnRzaWdqZDNLeXdxUmJodz09>

Meeting ID: 867 7642 9024 Passcode: 022412 Dial by your location 1 929 205 6099 NY US

It will be necessary for you or your designated representative to attend this TELECONFERENCE public hearing to present the application and answer any questions. Please have available material and color samples for the hearing. If you are unable to attend, please contact my office as soon as possible.

Any request for an adjournment must be made in writing and received by the Village Clerk's Office prior to the public hearing. Adjournment and nonattendance are subject to a fee.

If you have any questions or need further information, please call my office at 516-377-3632.

Sincerely,

  
Lisa M. DeBour  
Deputy Village Clerk

Enclosures

cc: Joseph Madigan, Superintendent of Buildings  
Zambrano Architectural



**VILLAGE OF FREEPORT  
VILLAGE CLERK**

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

ROBERT T KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

**SITE PLAN REVIEW BOARD MEETING – JANUARY 26, 2021**

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**BY ORDER OF THE PLANNING BOARD**  
Pamela Walsh Boening, Village Clerk

**RESOLUTION NO. 10405-21**

**WHEREAS**, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **January 7, 2021**, reviewed as provided by law, the following zoning matters:

<u>MUNICIPALITY</u>	<u>LOCAL CASE NO.</u>	<u>APPLICANT</u>	<u>SEC.</u>	<u>BLK.</u>	<u>LOT(S)</u>
East Hills (with letter)		Board of Trustees			Local Law establishing 6-month Moratorium on issuing demolition permits on building constructed prior to June 24, 1941
Freeport	SP-3434	NBD Holdings, Inc.	62	177 233	339,520,540,541, 542 2, 3
Farmingdale		Mandalay Holding, Inc.	48	447	273, 283
TH Merrick (with letter)	54, 55	Mr. Property Builders, Inc.	50	291	264, 265, 266
TH East Meadow	27, 32	2501 Hempstead Tpke. Realty LLC	45	J	136
TNH Carle Place	21005	Monster Crab Cajun Seafood & Bar	9	663	37
TOB Syosset	Z-5-20	Zapgrande, LLC	15	36	65, 73

**THEREFORE, BE IT RESOLVED**, that the NASSAU COUNTY PLANNING COMMISSION recommends that referring agency take action as it deems appropriate, the Commission having no modifications

Pursuant to Section 239-m of the General Municipal Law, the referring municipality shall file a report indicating its decision with the NASSAU COUNTY PLANNING COMMISSION within thirty (30) days of final action.

The resolution herein was, in accordance with all applicable laws, duly considered moved and adopted by the following vote:

- Marty Glennon, Chair- aye
- Jeffrey Greenfield, 1<sup>st</sup> Vice Chair aye
- Leonard Shapiro, 2<sup>nd</sup> Vice Chair- aye
- Neal Lewis, 3<sup>rd</sup> Vice Chair - aye
- Jerome Blue - aye
- Ronald Ellerbe - excused
- Rick Shaper - aye
- Lisa Warren - aye

The Chair declared the resolution duly adopted.

2021 JAN - 8 A 11:17  
 CLERK'S OFFICE  
 VILLAGE OF FREEPORT, NY  
 21011120

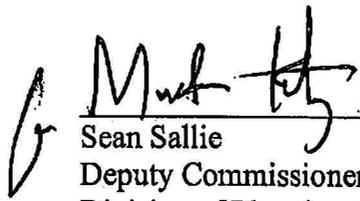
STATE OF NEW YORK    )  
                                  ) SS:  
COUNTY OF NASSAU    )

I, Sean Sallie, Deputy Commissioner of the NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS, DIVISION OF PLANNING, do hereby certify that I have compared the proceeding with the original resolution passed by the PLANNING COMMISSION of Nassau County, New York on 1/7/21

on file in my office and recorded in the record of proceeding of the PLANNING COMMISSION of the County of Nassau and do certify the same to be a correct transcript therefrom and the whole said original.

I further certify that the Resolution herein above-mentioned was passed by the concurring affirmative vote of the PLANNING COMMISSION of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand,  
This 7<sup>th</sup> day of January  
In the year two thousand and twenty-one

  
\_\_\_\_\_  
Sean Sallie  
Deputy Commissioner  
Division of Planning, Department of Public Works

VILLAGE CLERK'S OFFICE

NAME: Zambrano Architectural Design RE: 435 Woodcliff Ave

DATE: 1/7/21

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			

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

7375

PAY TO THE ORDER OF

VILLAGE OF FREEPORT

ONE HUNDRED SEVENTY FIVE AND 2/100

\$ 175.00

DOLLARS

MEMO

FREEPORT HOTEL  
 SITE PLANNING REVIEW - FEE



AUTHORIZED SIGNATURE

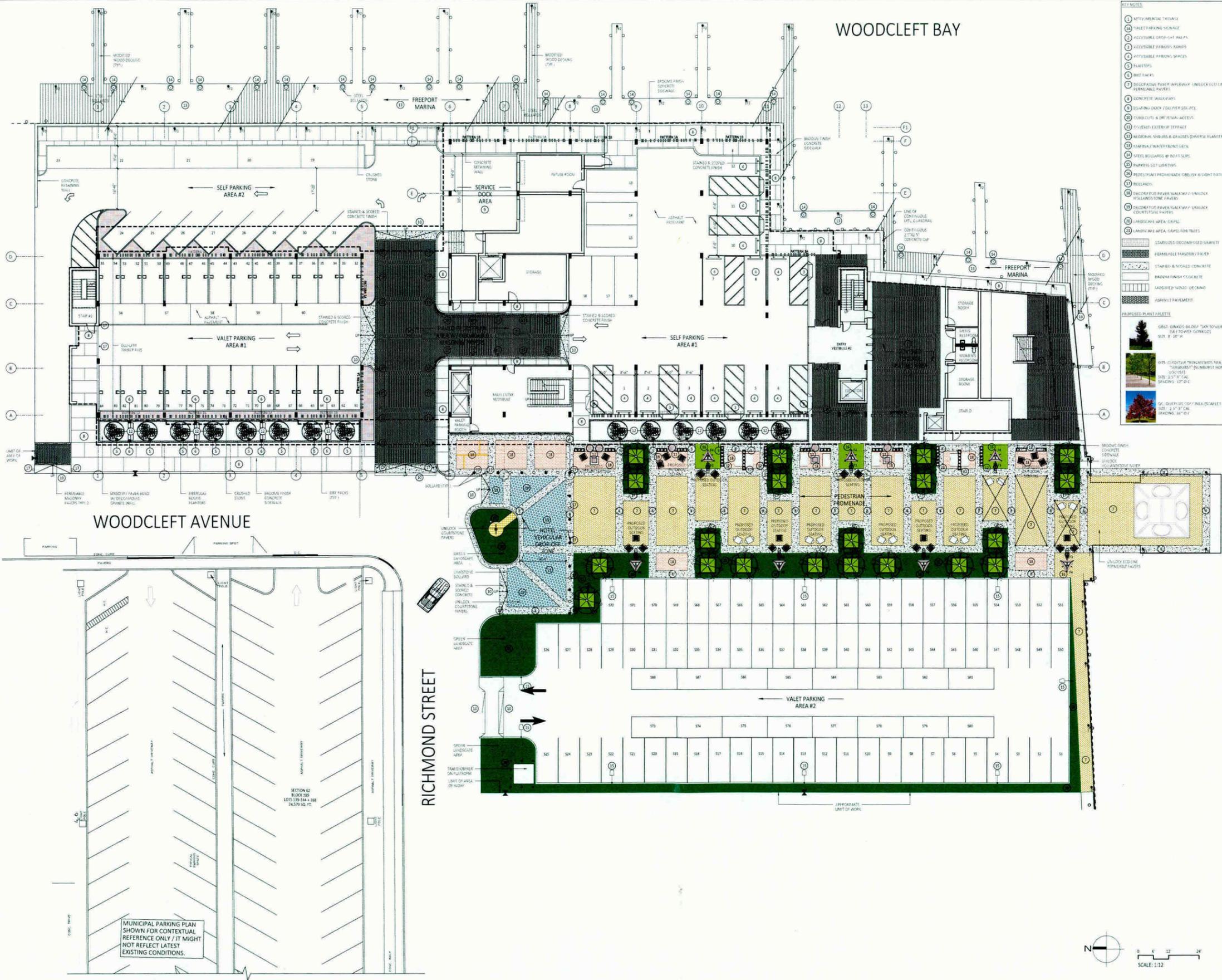
⑈007375⑈ ⑆021000021⑆ 1853849158⑈

48	Roll Off Container (2 week intervals-up to 1 month)		\$50.00
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	7375	175.00
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:



BILL # \_\_\_\_\_



1 SITE PLAN  
SCALE: 1:12

MUNICIPAL PARKING PLAN SHOWN FOR CONTEXTUAL REFERENCE ONLY / IT MIGHT NOT REFLECT LATEST EXISTING CONDITIONS.



ZAMBANO ARCHITECTURAL DESIGN  
ZAMBANO ARCHITECTS, P.C.  
410 ATLANTIC AVENUE  
FREEPORT, NEW YORK 11520  
T: 516.327.0831 | F: 516.326.2712

KEY PLAN

01.07.2021 REVISION

DOB #:

FREEPORT HOTEL

435 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL

435 WOODCLEFT AVENUE, FREEPORT NY 11520

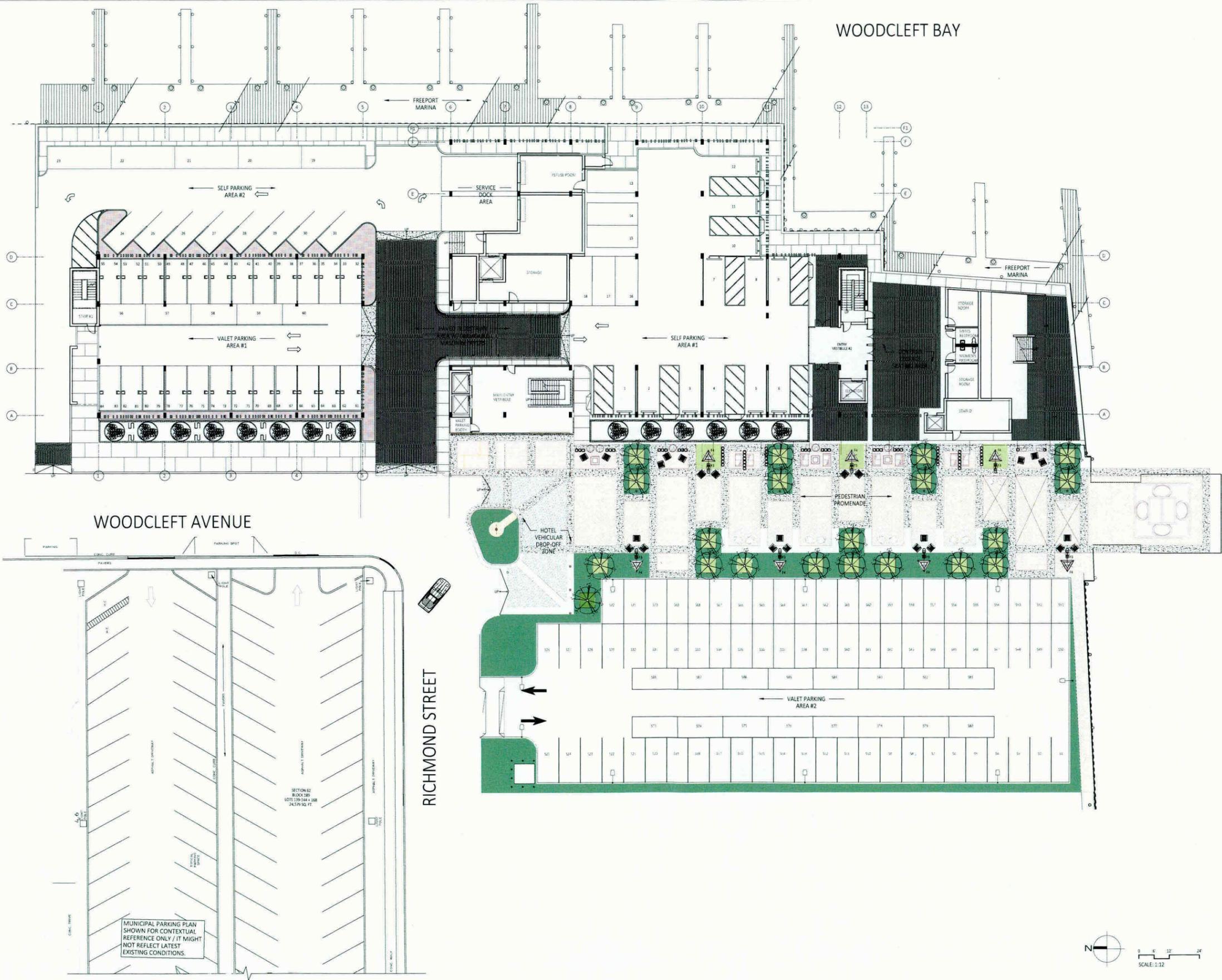
SITE PLAN

17/12/20 11/29/20  
AS NOTED NO / 06  
A-100.00  
01 OF 03

2021 JUN -7 P 3:09

PRESERVE

VILLAGE OF FREEPORT, NY



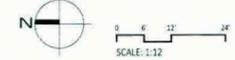
WOODCLEFT BAY

WOODCLEFT AVENUE

RICHMOND STREET

1 ROOF PLAN  
SCALE: 1:12

MUNICIPAL PARKING PLAN SHOWN FOR CONTEXTUAL REFERENCE ONLY / IT MIGHT NOT REFLECT LATEST EXISTING CONDITIONS.



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

KEY PLAN

VILLAGE OFFICE  
 1100 WOODCLEFT AVENUE  
 FREEPORT, NY 11520

ISSUED DATE

01.07.2021 REVISION

DOB #:  
 CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL ENGINEERING DEPARTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF SUCH PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF SUCH PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF SUCH PERMITS.

FREEPORT HOTEL  
 435 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL  
 435 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN

PROFESSIONAL SEAL  
 STATE OF NEW YORK  
 ARCHITECT  
 125-134  
 11/25/20  
 AS NOTED  
 NG / DB  
 A-101.00  
 02 OF 03

2021 JAN - 7 P 3:09

RECEIVED





VILLAGE OF FREEPORT  
2021 JUN - 7 P 3:09

RECEIVED

F R E E P O R T

A series of eight marine signal flags arranged horizontally, corresponding to the letters F, R, E, E, P, O, R, T. The flags are: a red diamond (F), a red field with a yellow saltire (R), a blue field with a red saltire (E), a red field with a white saltire (E), a blue field with a white square (P), a red field with a yellow triangle (O), a red field with a yellow saltire (R), and a red field with a white triangle (T).



F R E E P O R T



RECEIVED



2021 JAN - 7 P 3:09  
SCULIN & OFFICE  
VILLAGE OF FREEPORT, NY

RECEIVED

F R E E P O R T  
[Marine signal flags for F, R, E, E, P, O, R, T]



## INCORPORATED VILLAGE OF FREEPORT

### VILLAGE CLERK

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2300 (Bus)  
(516) 771-4127 Fax

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

December 29, 2020

Mr. Rohit Sakaria  
NBD Holding, LLC  
333 Jericho Turnpike, Ste 126  
Jericho, NY 11753

**Re: SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Dear Mr. Sakaria:

Please be advised that the above Site Plan Application has been scheduled for another TELECONFERENCE (Zoom meeting) before the Site Plan Review Board for preliminary review on Tuesday, January 12, 2021 at 7:00 p.m.

To join Zoom Meeting on January 12, 2021 please visit

<https://us02web.zoom.us/j/89720602371?pwd=bkRjR0RtOURSZExWREM3bWtiZFVWZz09>

Meeting ID: 897 2060 2371      Passcode: 357500      Dial by your location 1 929 205 6099 NY US

It will be necessary for you or your designated representative to attend this TELECONFERENCE meeting to present the application and answer any questions. Please have available material and color samples for the meeting. Any request for an adjournment must be made in writing and received by the Village Clerk's Office prior to the meeting. Adjournment and nonattendance are subject to a fee.

If you have any questions or need further information, please call my office at 516-377-3632.

Sincerely,

  
Lisa M. DeBourg  
Deputy Village Clerk

cc: Joseph Madigan, Building Department  
Zambrano Architectural

12-8-2020

A teleconference meeting of the Site Plan Review Board of the Incorporated Village of Freeport was held on Tuesday December 8, 2020 at 6:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York. The following members were present via teleconference:

Michael Hershberg	Chairperson	
Edgar Campbell	Deputy Chairperson	Excused
Robert Delmond	Member	
Carole Ryan	Member	
Ladonna Taylor	Member	
Annelga Weaver	Member	
Deborah Welch	Member	
Heather Dawson	Alternate Member	
Annemarie diSalvo	Alternate Member	

Robert McLaughlin, Counsel to the Board, Jonathan Smith, Building Department representative and Lisa DeBourg, Deputy Village Clerk attended the meeting in the Trustees Conference Room.

At 6:21 P.M. Chairperson Michael Hershberg called the teleconference meeting to order for which a full stenographic record was taken.

Motion was made by Robert Delmond, seconded by Annelga Weaver and unanimously carried to enter into Executive Session to confer with Counsel.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	Not present
Ladonna Taylor	Not present
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 6:50 P.M. motion was made by Robert Delmond, seconded by Carole Ryan and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Chairperson Michael Hershberg led in the Pledge of Allegiance.

There were approximately 24 people in the zoom meeting.

Motion was made by Robert Delmond, seconded by Ladonna Taylor and unanimously carried that the application be reserved and closed to further evidence and testimony.

The Clerk polled the Board as follows:

Robert Delmond	In Favor
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

### **Preliminary Meeting**

**SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking. Willy Zambrano and Daniel Barrenechea from Zambrano Architects, Nick Strachocski from the ownership team, and Bob Bretenhauer, landscape specialist were present for this application. Discussion was had regarding the design of the proposed building. The Board made mention of the Tropix building which is located next to the subject property as a guide to the design of building they would hope to see. Willy Zambrano proposed an elevated 3 story building with south shore architecture using finishes such as shingles, clapboard siding, shutters, wooden exposed brackets, concrete vertical towers, balconies, curtain walls, and a standing seam roof. Fiberglass planters will be placed in front of the building. Also featured is a waterfront promenade walk made of brick pavers for public access. There will be some colorful obelisks alongside the promenade that will provide some illumination along the walkway at night time. This building will consist of an event hall, banquet area, meeting rooms, and a restaurant with elevator access. Mr. Zambrano did mention that the proposed building will be a Hilton Garden Inn with guidelines set by the Hilton Group. According to Mr. Zambrano, Hilton Garden Inns usually have a boxy look. However, for this project, they were given some leeway, which allowed for this particular design; this is a departure from their typical Hilton Garden Inn design. The Hilton signage will actually be less prominent than what was presented on the plans. Mr. Zambrano indicated that the design was planned with the with imagery of the old Schooner Restaurant in mind and the look and feel of the nautical mile along with the other structures along the street. He reiterated that he did extensive research for his design and as such, is paying homage to the vernacular setting of the nautical mile. The Board expressed their appreciation for the design that was presented and mentioned that they were looking for a more traditional seaside architecture. In doing so, the Board made reference to a photograph of the Freeport Crystal Lake hotel which was shared on the screen. Mr. Strachocski indicated that the Hilton Group have elevated their design to a modern look, as such they would not be open to a traditional design. Also, they stated that a traditional design wouldn't work at this particular location because of the size of the lot. After further discussions, it was agreed that the towers

Motion was made by Deborah Welch, seconded by Ladonna Taylor and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	Not present
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

**SP-3433 – 198 Mount Joy Avenue, Section 55/Block 347/Lot 75. Residence AA. Ramesh Henry.** Widen concrete driveway from 9.5 ft. to 22 ft.

Motion was made by Carole Ryan, seconded by Ladonna Taylor and unanimously carried that the application be approved as submitted subject to the conditions as stated in the approval (complying with the code: Affidavit of Compliance, etc).

The Clerk polled the Board as follows:

Robert Delmond	Not present
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

Motion was made by Ladonna Taylor, seconded by Carole Ryan and unanimously carried, that the minutes of November 24, 2020 be approved as submitted.

The Clerk polled the Board as follows:

Robert Delmond	Not present
Carole Ryan	In Favor
Ladonna Taylor	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

At 9:23 P.M., it was moved by Ladonna Taylor, seconded by Annelga Weaver and unanimously carried, that the meeting be closed.



**INCORPORATED 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

December 2, 2020

Mr. Martin Katz  
Nassau County Planning Commission  
1194 Prospect Drive  
Westbury, NY 11590

**Re: SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Dear Mr. Katz:

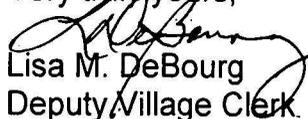
The Planning Board of the Incorporated Village of Freeport has received the above application for Site Plan Review. Enclosed herewith for your review, please find the following:

1. Copy of Site Plan Review Application
2. Copy of SEQRA Negative Declaration
3. Copy of Survey
4. Copy of Drawings for the Project

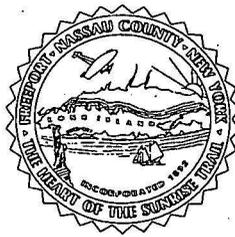
Please review the foregoing and advise if you have any comments and/or recommendations relative to the proposed project.

If you have any questions, please call my office at 377-3632.

Very truly yours,

  
Lisa M. DeBourg  
Deputy Village Clerk

/lmd  
Enclosures



## INCORPORATED VILLAGE OF FREEPORT

### VILLAGE CLERK

46 NORTH OCEAN AVENUE  
FREEPORT, NEW YORK 11520  
(516) 377-2300 (Bus)  
(516) 771-4127 Fax

ROBERT T. KENNEDY  
MAYOR

PAMELA WALSH BOENING  
VILLAGE CLERK

December 1, 2020

Mr. Rohit Sakaria  
NBD Holding, LLC  
333 Jericho Turnpike, Ste 126  
Jericho, NY 11753

**Re: SP-3434 – 435 Woodcleft Avenue, Section 62/Block 177/Lot 334, 520, 540, 541, 542, Marine Commerce, NBD Holdings Inc.** Construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

Dear Mr. Sakaria:

Please be advised that the above Site Plan Application has been scheduled for a TELECONFERENCE (Zoom meeting) before the Site Plan Review Board for preliminary review on Tuesday, December 8, 2020 at 7:00 p.m.

**To join the Zoom Meeting on December 8, 2020 please visit**

**<https://us02web.zoom.us/j/85141463394?pwd=S2Rlb29rVC9zSDhmSFVIU203TktSdz09>**

**Meeting ID: 851 4146 3394**

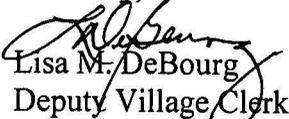
**Passcode: 399713**

**+1 929 205 6099 US (New York)**

It will be necessary for you or your designated representative to attend this TELECONFERENCE meeting to present the application and answer any questions. Please have available material and color samples for the meeting. Any request for an adjournment must be made in writing and received by the Village Clerk's Office prior to the meeting. Adjournment and nonattendance are subject to a fee.

If you have any questions or need further information, please call my office at 516-377-3632.

Sincerely,

  
Lisa M. DeBourg  
Deputy Village Clerk

cc: Joseph Madigan, Building Department  
Zambrano Architectural



Village of Freeport - New v4.1 Svr  
CUSTOMER TRANSACTION RECEIPT

TODAY'S DATE: 12/01/20  
CONTROL BATCH # 70302 DATE 12/01/2020  
BATCH # 18001 TIME 13:49  
RECEIPT # 147154 TELLER # 180  
CHECK # OFFICE # 1

nbd holding  
SITE PLAN REVIEW BOARD  
Pmt 750.00

\*Payment Received:  
CHECKS 575.00  
CHECKS 175.00

Total Received 750.00  
Less Payments 750.00

Cash Back .00

THANK YOU FOR YOUR PAYMENT

Application Date: 12/1/20  
Fees Paid: \$950.00

SP# 3434

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: 435 WOODCLEFT AVE ZONING DISTRICT MARINE COMMERCE  
SECTION 62 BLOCK 177 LOT 339,520,541 LOT SIZE: 47,098 SF  
542,540

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> <b>APPLICANT</b>	<input type="checkbox"/> LESSEE	<b>PROPERTY OWNER</b>
Name: <u>SAME AS OWNER</u>			Name: <u>Mr. Rohit Sakaria</u>
Address:			<u>NBD HOLDING LLC.</u>
Telephone #:			<u>333 JERICHO TPKE, STE 120</u>
Attorney or architect:			<u>JERICHO NY 11753.</u>
Name: <u>ZAMBRAND ARCHITECTURAL</u>			Telephone #: <u>516 938 1601</u>
Address: <u>410 ATLANTIC AVE</u>			
Phone #: <u>516-327-0851</u>			
Address: <u>FREEPORT NY 11520</u>			

Present Land Use: VACANT Proposed Land Use: HOTEL - 100 ROOM RESTAURANT

Description of Proposed Work: 100 ROOM HOTEL WITH 100 PERSON RESTAURANT BAR, 300 PERSON MULTI USE PUBLIC ASSEMBLY SPACE OFF SITE PARKING ON LOTS 2 & 3 OF SECTION 62.

I request a concept plan conference:  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

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public  
\*\*\*\*\*

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

[Signature] \_\_\_\_\_ DATE 5/19/2020  
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 19th day of May, 2020

[Signature]  
Notary Public  
JAY I. WALDHAUSER  
Notary Public, State of New York  
No. 02WA6069182  
Qualified in Nassau County  
Commission Expires Jan. 22, 2022  
\*\*\*\*\*

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: <u>1/26/2021</u>
Deputy Village Clerk's Signature: <u>[Signature]</u>	Date of Decision: <u>1/26/2021</u>
Planning Board Signature: <u>[Signature]</u>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
	Date: <u>1/26/2021</u>
	Date: <u>4.26.21</u>

YES NO N/A

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



**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

ROBERT T. KENNEDY  
MAYOR

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

JOSEPH MADIGAN  
SUPERINTENDENT OF BUILDINGS

December 1, 2020  
**Updated SITE PLAN LETTER**

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

**RE: 435 Woodcleft Avenue, Freeport, New York**

**Zoning District – Marine Commerce Sec. 62 Blk. 177 Lot. 334,520,541,542,540.**

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

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application cannot be further reviewed until Site Plan Review Board approval has been obtained from the Planning Board.

For your convenience, we enclose the necessary Site Plan Review Board Application together with an instruction sheet. Please complete the application and return same, together with the relevant documentation, to the VILLAGE CLERK'S OFFICE.

Be further advised that you must make application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not make 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 fee 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,

Joseph Madigan  
Superintendent of Buildings  
Daniel Hinton, Senior Building Inspector  
/al  
c: Village Clerk

ZBA Approval Needed:

Yes: X No: \_\_\_\_\_

Enc:

RECEIVED  
2020 DEC - 1 P 2:20  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. # 20201438

Location: 435 Woodcleft Avenue, Freeport, New York

Applicant: NBD Holding Inc.

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

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

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)

Updated DATED: Freeport, New York  
December 1, 2020



Joseph Madigan  
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  
DEC - 1 P 2:21  
VILLAGE OF FREEPORT, NY

2001438

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Freeport Hotel			
Project Location (describe, and attach a location map): 435 Woodcleft Avenue Freeport, NY 11520			
Brief Description of Proposed Action: Proposed Hotel w/ sleeping rooms, restaurant, Event Hall, pool & parking.			
Name of Applicant or Sponsor: Ranjit Patel		Telephone: 516-567-1135	
Address: 337 Jendro Turnpike St. 126		E-Mail:	
City/PO: Jendro		State: NY	Zip Code: 11753
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2:		NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of Freeport		NO	YES
3.a. Total acreage of the site of the proposed action?		2020 DEC 21 2:21	
b. Total acreage to be physically disturbed?		RECEIVED	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		MAR 04 2020	
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
		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?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
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?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
			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 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  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	

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	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>PANKAJ PATE</u>	Date: <u>2/21/2020</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)?		

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Freeport Planning Dept  
Freeport, NY

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

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

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 VILLAGE OF FREEPORT, NY

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

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MAR 04 2020

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

**DATE: August 20, 2020**

**APPROVAL**

Building Department Permit Application# 20201438

Chairman, regarding Application #2020-09 for the premises located at 435 Woodcleft Avenue. The Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-239, and 210-172(A)3, 4, and 5 seeking approval for a proposed new 100 room hotel with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

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

A public hearing was held on August 13, 2020, whereon applicant NBD Holding Inc. was represented by attorney Kathleen Deegan Dickson. She explained the project being proposed: a Hilton-branded hotel with 100 rooms, 300 seat banquet hall, and a 100 seat restaurant. She explained that the biggest challenge was to provide enough parking. She explained that 259 spaces are required, and they are providing all of them. She explained a plan to revitalize the dead end street. All of the uses are permitted. All code requirements are met except some parking is off-site and a small part of the building is taller than the maximum permitted height.

Willy Zambrano, the architect, presented the plan for the building. It is a 3 story building, elevated 15 feet from grade, to prevent flood conditions and accommodate emergency vehicles. He introduced a colleague, Daniel Barrenechea, who worked with him on this design who explained that the building was designed to be an extension of the Nautical Mile. Mr. Zambrano explained the traffic flow pattern under the building and on the pedestrian area at the end of the mile. He explained that only box trucks will be used to make deliveries. He explained the flood elevation and the design flood elevation on the drawings.

Ms. Deegan Dickson explained that they have worked hard to provide all of the parking required. 84 spaces will be under the building, with a combination of self parking and valet parking. Immediately across Woodcleft Avenue is a parking lot with 88 parking spaces which is owned by the applicant as well. There are also 21 spaces on Miller Avenue which will be rented from the condominium, where the condominium swimming pool used to be. The Village also committed to creating 41 parking spaces just south of the existing spaces south of Richmond to rent out to the hotel. Additionally, there will be an agreement with the Village for the rental of 25 parking spaces for employees at the Freeport Recreation Center. No municipal parking is required. They expect some guests to arrive by boat, as the site has some boat slips as well. They also anticipate crossover, as in hotel guests will attend a function and eat in the restaurant, such that they expect excess parking capacity.

Wayne Muller, the traffic engineer, also presented. The Board was provided with a parking and traffic analysis dated June of 2020. The Nassau County Planning Commission issued a local determination for this project. A large portion of the analysis was related to parking. The parking spaces on Miller Ave. will be for long term parking. As explained later in response to a question, long term means an overnight or weekend hotel guest, as opposed to a guest eating at the restaurant or attending a function. A traffic impact analysis was also conducted. Observations were performed in and around the subject property in August of 2019. The report indicated there would be no change in service at the intersections by the introduction of the traffic generated by the project.

Ms. Deegan Dickson spoke about the height variance being requested, explaining that the code permits a building height of 40 feet and 3 stories. She explained that Mr. Zambrano measured the height of the building from the floodplain, so all of the habitable spaces are above the floodplain. She explained that part of the penthouse goes above 40 feet in building height, but it is setback from the rest of the building, so it is not visible from the street. Mr. Zambrano reminded the public that the first floor is at 15 feet elevation and the ceiling of the banquet hall on the first floor is also 15 feet. Mr. Barrenechea also explained that a lesser height could have been achieved by using a flat roof. However, they chose to make a more visually appealing building and more respectful to the architecture of the area. To conceal the infrastructure of the building and to create roofs more similar to those in the area.

Ms. Deegan Dickson explained the balancing test for area variances of the benefit to the applicant versus the cost to the surrounding neighborhood. She explained that the variances are minor in nature and scope. The parking is all provided for, but some is located off-site. The height variance is also minor and for a small portion of the building, and by virtue of the rooflines and design of the building will be almost undetectable at street view. The design was meant to keep the building feeling low and local. She explained that Hilton allowed them to design a building that would be uniquely Freeport as opposed to a more generic design.

The applicant responded to numerous questions from the Board. Members of the public also had the ability to ask questions. The majority of the questions from the public however were not related to the zoning issues at hand. The Village was not in a position to conduct its own parking and traffic analysis as recommended by the Nassau County Planning Commission due to the current Covid pandemic. Therefore, the parking study and traffic analysis conducted by applicant in August of 2019 is much more reflective of the impact of this project than anything the Village would be able to do at this time. Other questions regarding the owners of the property, police activity on the Nautical Mile, additional streets of traffic, impact on electric utility and sewer system, all of these issues are outside the scope of the Zoning Board. Questions regarding the Department of Environmental Conservation and the Army Corp of Engineers will be addressed during the permitting process. Again, these are not issues under the jurisdiction of the zoning board.

Thus, after many questions from the Board and the public, the Board finds with respect to the height 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. Applicant has gone to great lengths to minimize the impact of the height of the building.
  - 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. In order to bring a Hilton-branded hotel to the Village, a project of a certain size and scope is required.
  - 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.

As to the requested parking variance:

Under § 210-12K, the Board has the power to permit the parking spaces provided for by this chapter for nonresidential use to be located elsewhere than as required, provided that such other location is no more than 500 feet distant from the location as set forth in the chapter. This power specifically applies to the request to use the lot adjacent to the subject property and to the parking spaces located along Seabreeze Park. As such, the Board is required to make the following findings of fact when approving the use of these spaces:

2. This Application as conditioned will not substantially depreciate the value of other properties.
3. This Application as conditioned will not appreciably alter the essential character of the neighborhood.
4. This Application as conditioned will not because of noise, noxious odors or other undesirable attributes, create a nuisance.
5. This Application as conditioned will secure public safety and welfare and assure substantial justice.
6. This Application as conditioned will not create or tend to create a fire hazard or endanger the structure or premises wherein or whereon such use is sought.
7. This Application as conditioned will fully comply with §§ 87-20 and 87-21 of Chapter 87, Flood Damage Prevention, of this Code.

The lots located at the Freeport Recreation Center and on Miller Avenue are not within a 500 foot radius, however, in its general power to grant variances, the Board grants a variance for these required spaces, subject to the conditions of continually requiring leases be in effect for these spaces. So as to the requested parking variance:

8. 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. Applicant has gone to great lengths to provide for all of the parking required under the code.
  - 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. Because all of the parking is not located on site, applicant is required to get permission under § 210-172 (B) for the 88+41 spaces within 500 feet and a variance for the remaining 25+21 spaces outside of the 500 foot radius. All of these spaces however will use valet parking.
  - c. that the requested area variance is insubstantial. No additional burden is being placed on the surrounding neighborhood to provide these spaces, so as such this is an insubstantial 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.

Additionally, the Board adopts the following SEQRA determination:

9. 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 and any other local, state or federal agencies.

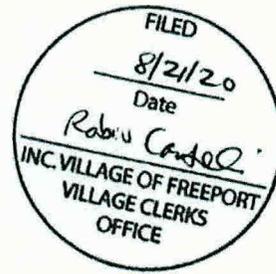
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VILLAGE OF FREEPORT

3. Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.
4. Applicant must, within 90 days of receiving its building permit, provide the Building Department and Village Attorney's office with copies of signed leases or licenses for use of the parking lot on Miller (SBL 62/183/410) to provide 21 spaces, for the use of space adjacent to Seabreeze Park for the parking of 41 spaces, and for the use of 25 parking spaces at the Freeport Recreation Center.
5. Applicant must maintain these leases year-round. To ensure that the lease is continuously valid during the height of the season when parking is at its most difficult, no later than May 1 of each year, applicant must provide a signed year-long lease or longer to the Building Department. The Zoning Board strongly recommends that the applicant sign multi-year leases/licenses because should ever fail to provide the full amount of parking required, applicant must return to the Board for further review.
6. Signage designating the parking lots and spaces as in use by the hotel are recommended, subject to approval by the condominium and Village.
7. Valet parking to be required at all times for all off-site parking spaces and those on-site spaces designated as valet parking in the plans.
8. As parking on the Nautical Mile is a challenge on the best of days, this permission to use 88+41 off-site spaces within 500 feet and the variance to provide another 25+21 spaces further off-site is conditioned on continuously providing these spaces for parking. Should applicant fail to lease spaces, continue to lease spaces, or sell the adjacent parcel, this parking space variance is automatically revoked. As such, all operations must then cease immediately, until the impact of the loss of spaces can be considered by the building department in terms of overall capacity to continue operations. If needed, the applicant will have to return to the Zoning Board for further review.
9. Should the type of usage of this business/property ever change, these variances are revoked and applicant/owner would have to return to this Board for further review.
10. All deliveries must be made before 10AM to minimize disruption on the mile.
11. Applicant to meet with fire department to discuss any safety concerns of the fire department as part of the site plan process.

**Second by: Charles Hawkins**

**The Clerk polled the Board:**

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



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FRONT STREET

WOODCLEFT AVE  
(50' WIDE)

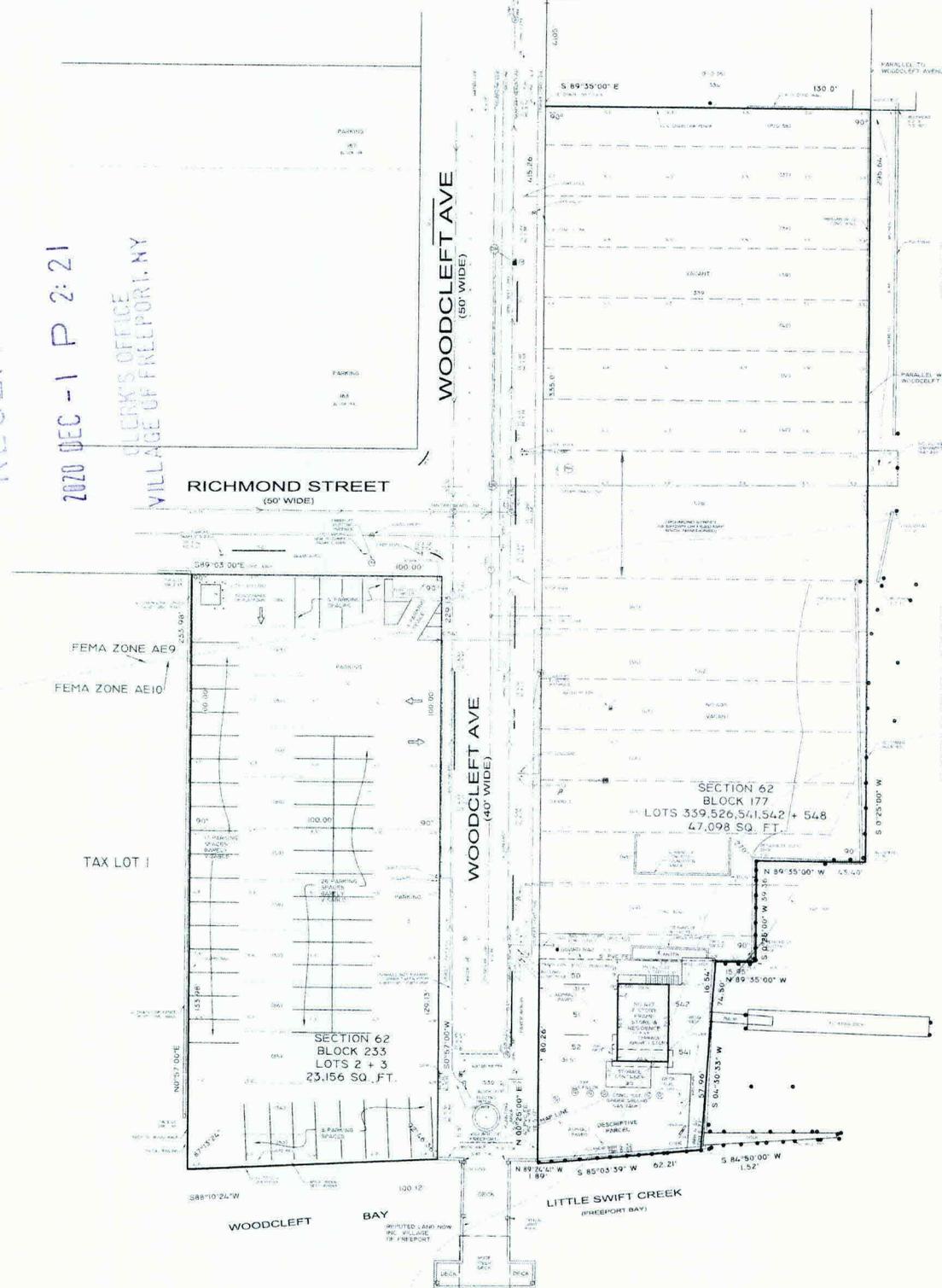
RICHMOND STREET  
(50' WIDE)

WOODCLEFT AVE  
(40' WIDE)

BAY

WOODCLEFT

WOODCLEFT CANAL  
(WOODCLEFT BAY)



FEMA ZONE AE9  
FEMA ZONE AE10

TAX LOT 1

SECTION 62  
BLOCK 233  
LOTS 2 + 3  
23,156 SQ. FT.

SECTION 62  
BLOCK 177  
LOTS 339, 526, 541, 542 + 548  
47,098 SQ. FT.

LITTLE SWIFT CREEK  
(FREEPORT BAY)

- ⊙ = TAX LOT
- (○) = FILED LOT

BY: [Signature]  
DATE: 2/27/19

THIS SURVEY WAS PREPARED FOR THE VILLAGE OF FREEPORT, NEW YORK, AND IS SUBJECT TO THE TERMS OF THE ENGINEERING CONTRACT AND THE PROFESSIONAL LIABILITY INSURANCE POLICY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE DATA PROVIDED AND THE CORRECTNESS OF THE CALCULATIONS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED OR THE CORRECTNESS OF THE CALCULATIONS. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE DATA PROVIDED AND THE CORRECTNESS OF THE CALCULATIONS.

OFFSETS & DIMENSIONS SHOWN NOT TO BE USED FOR THE REMOVAL, RELOCATION, OR LAYOUT OF FENCES, HEDGES, CURBS, WALLS OR ANY STRUCTURES.

TOPOGRAPHICAL SURVEY.

MAP OF PROPERTY  
LOT AS SHOWN

LOCATED AT  
INC VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD  
NASSAU COUNTY, NEW YORK

TAX MAP NO.  
SECTION 62, BLOCK 177, LOT 339, 526, 541, 542 + 548  
SECTION 62, BLOCK 233, LOTS 2 + 3

**FERRANTELLI LAND SURVEYING P.C.**  
1150 WEST HAVEN  
FREEPORT, NEW YORK 11530  
PHONE: 516-354-2780  
FAX: 516-354-4073  
EMAIL: INFO@FERRANTELLI.COM

DATE: 2/27/19  
SCALE: 1"=20'  
SHEET: 2 OF 2

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VILLAGE OF FREEDOM, NY



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TOWN ENGINEER'S OFFICE  
VILLAGE OF FREEPORT, NY



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VILLAGE OF WALKER HAVEN



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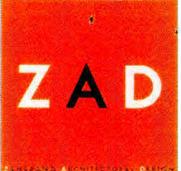
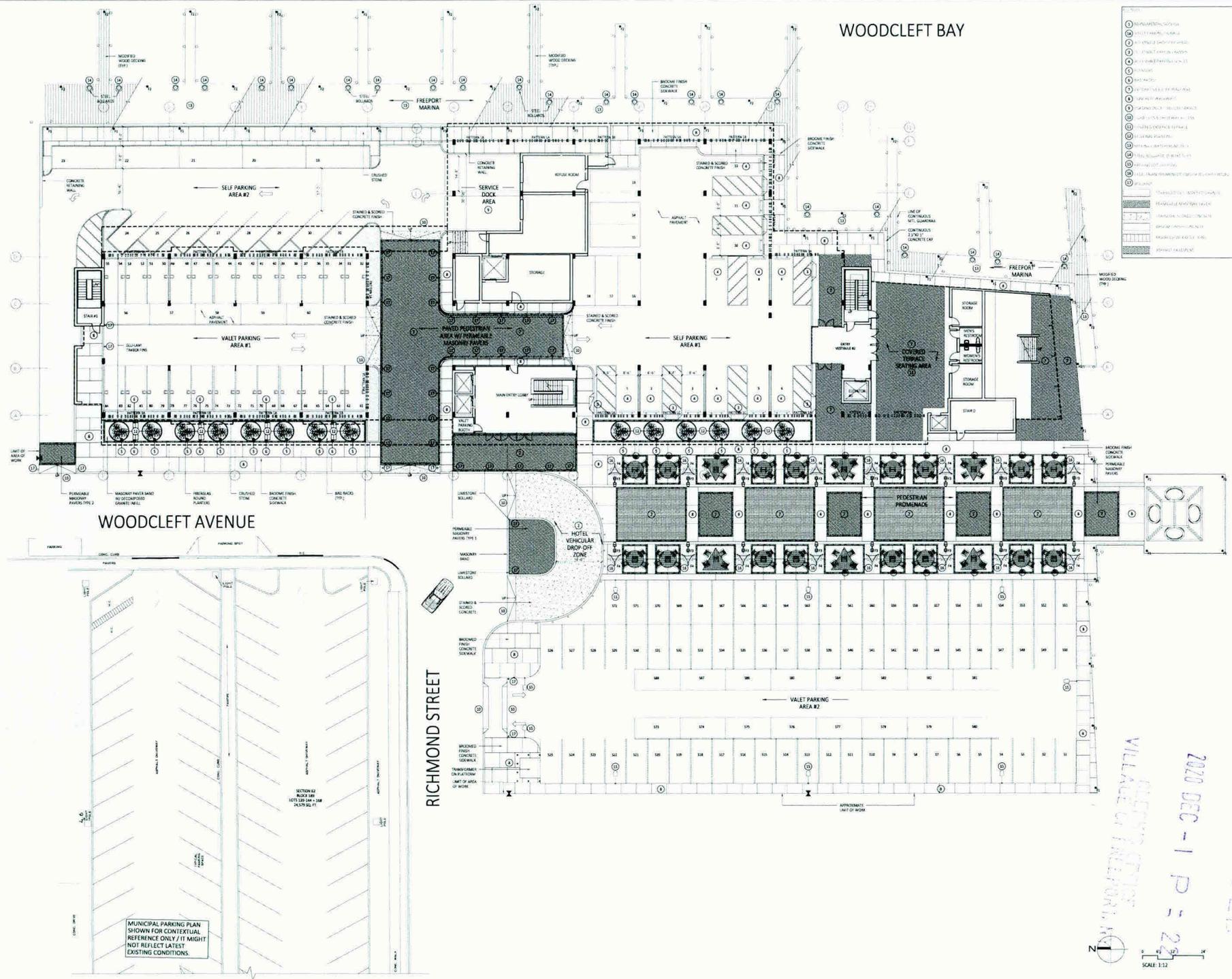
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CLERK'S OFFICE  
VILLAGE OF TULLEPORT, NY



WOODCLEFT BAY

- 1. EXISTING IMPERMEABLE SURFACE
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ZAMBARANO ARCHITECTS, C.O.  
 410 ATLANTIC AVENUE  
 FREEPORT, NEW YORK 11520  
 T: 516.337.0811 F: 516.337.0773

KEY PLAN

ISSUED DATE

DOB #:  
 2020 DEC - 1 P = 24

FREEPORT HOTEL  
 433 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL  
 433 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN

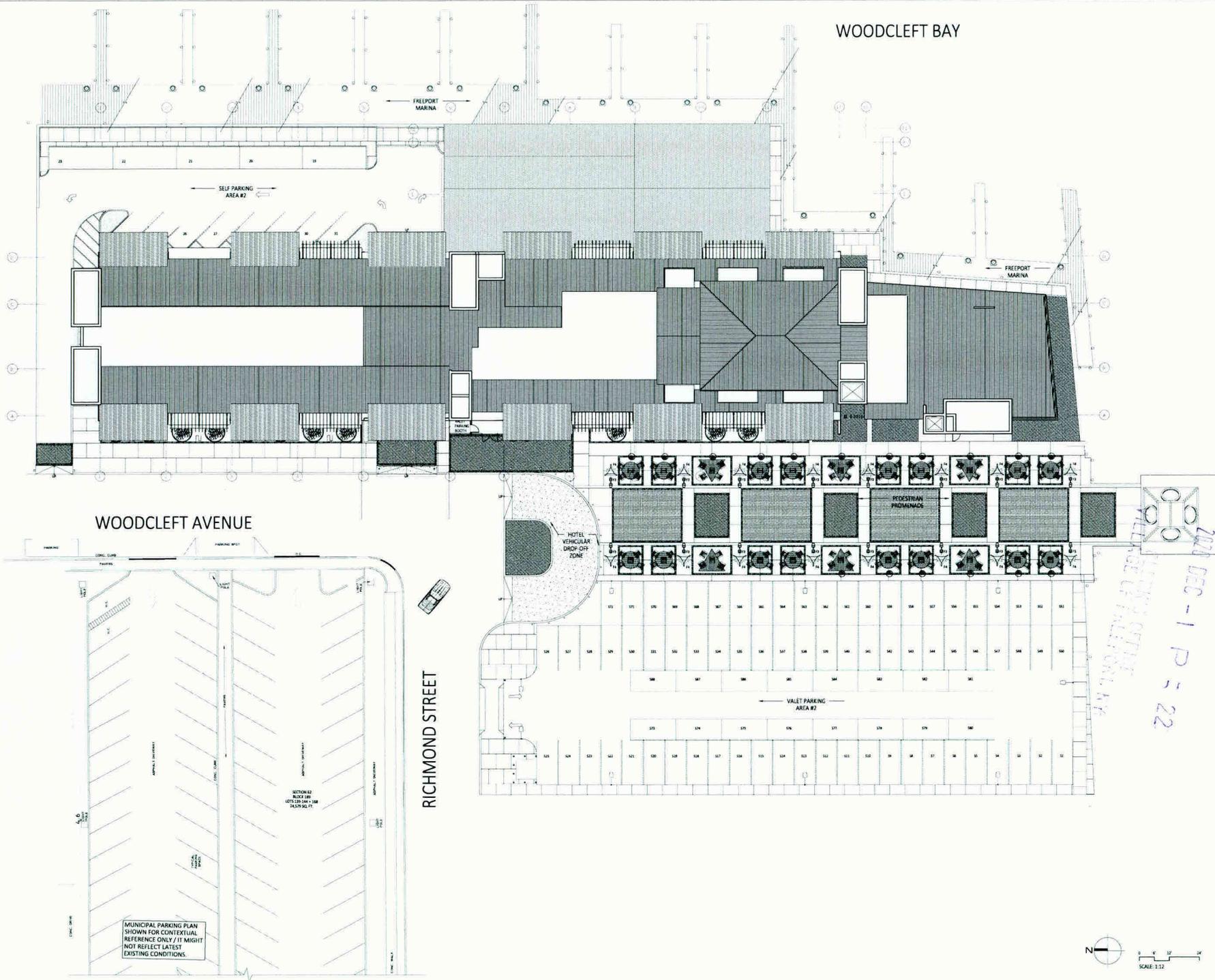
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1 SITE PLAN  
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MUNICIPAL PARKING PLAN  
 SHOWN FOR CONTEXTUAL  
 REFERENCE ONLY / IT MIGHT  
 NOT REFLECT LATEST  
 EXISTING CONDITIONS.

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WOODCLEFT BAY



ZAMBARANO ARCHITECTS, LLC  
 215 ATLANTIC AVENUE  
 FREEPORT, NEW YORK 11520  
 P: 516.327.0831 F: 516.324.3713

KEY PLAN

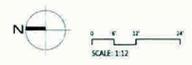
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FREEPORT HOTEL  
 433 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL  
 433 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN



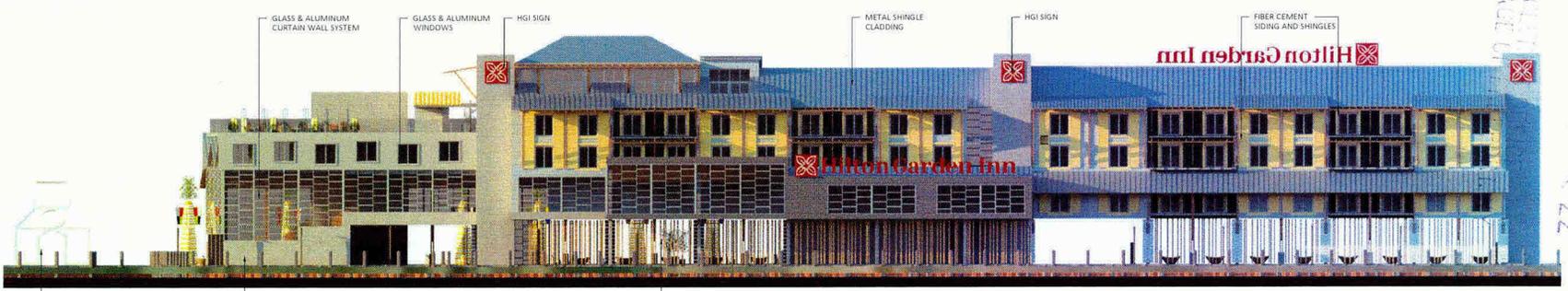
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1 ROOF PLAN  
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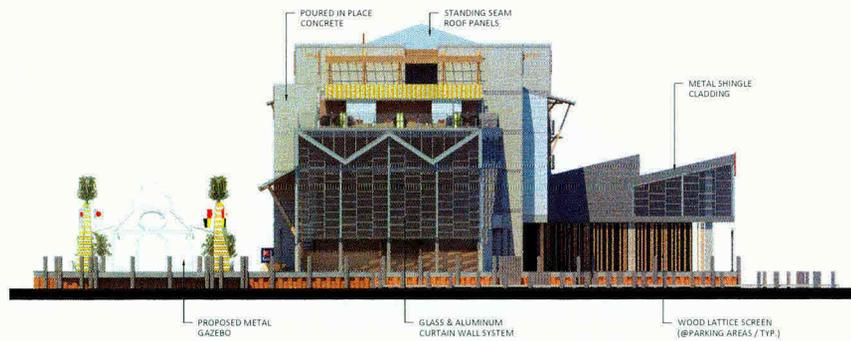
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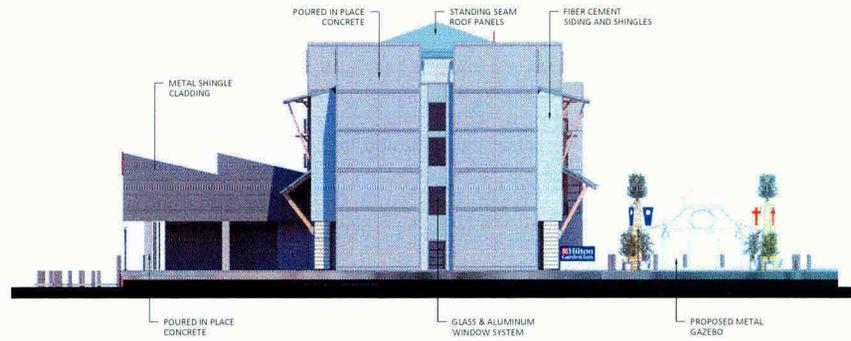
1 WEST ELEVATION/ FACING WOODCLEFT AVENUE  
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2 EAST ELEVATION/ FACING WATER CANAL  
 SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION/ FACING WATER FRONT  
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4 NORTH ELEVATION/ FACING SERVICE LANE  
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SCALE: 3/32" = 1'-0"

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ISSUED DATE

DOB #:  
 CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND ADEQUATE PROVISIONS SHALL BE MADE FOR THE PROTECTION OF THE PUBLIC INTEREST AND THE SAFETY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF NEW YORK.

**FREEPORT HOTEL**  
 432 WOODCLEFT AVENUE, FREEPORT NY 11520

**FREEPORT HOTEL**  
 432 WOODCLEFT AVENUE, FREEPORT NY 11520

EXTERIOR ELEVATIONS

DATE	BY	CHKD
11/24/20	11/28/20	
43.140182	HG / JK	
<b>A-200.00</b>		
03 OF 03		



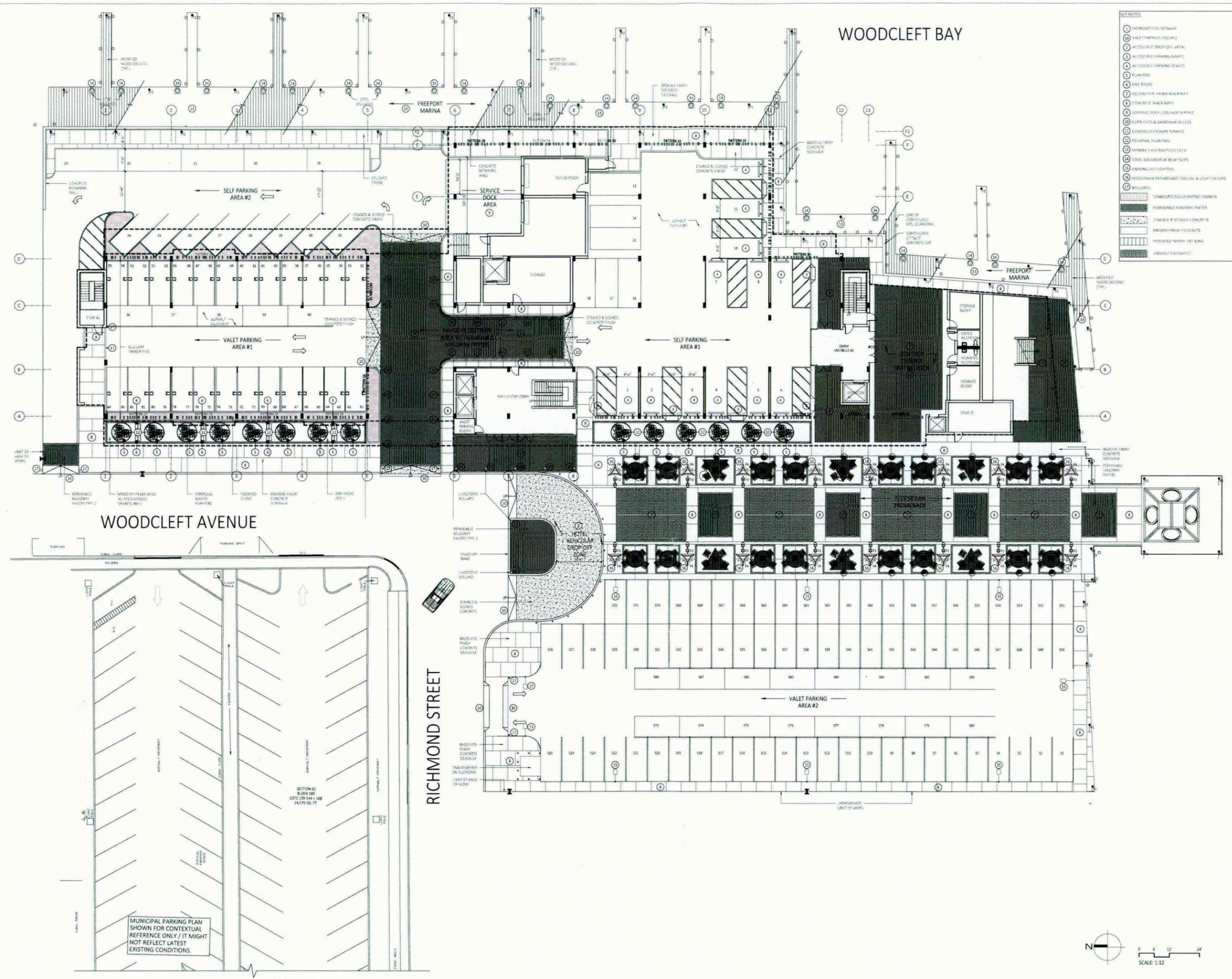
2020 DEC - 1 P 2:20  
CLIENT'S OFFICE  
VILLAGE OF FREEPORT, NY

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

**VIEW FROM SEA BREEZE PARK WATERFRONT**

**THE FREEPORT HOTEL**  
**RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL**  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFET AVENUE  
FREEPORT, NY 11520



**1 SITE PLAN**  
 SCALE: 1:12

KEY PLAN

ISSUED DATE: 11/29/20

DOB #:

**FREEPORT HOTEL**  
 #35 WOODCLEFT AVENUE, FREEPORT NY 11520

**FREEPORT HOTEL**  
 #35 WOODCLEFT AVENUE, FREEPORT NY 11520

**SITE PLAN**

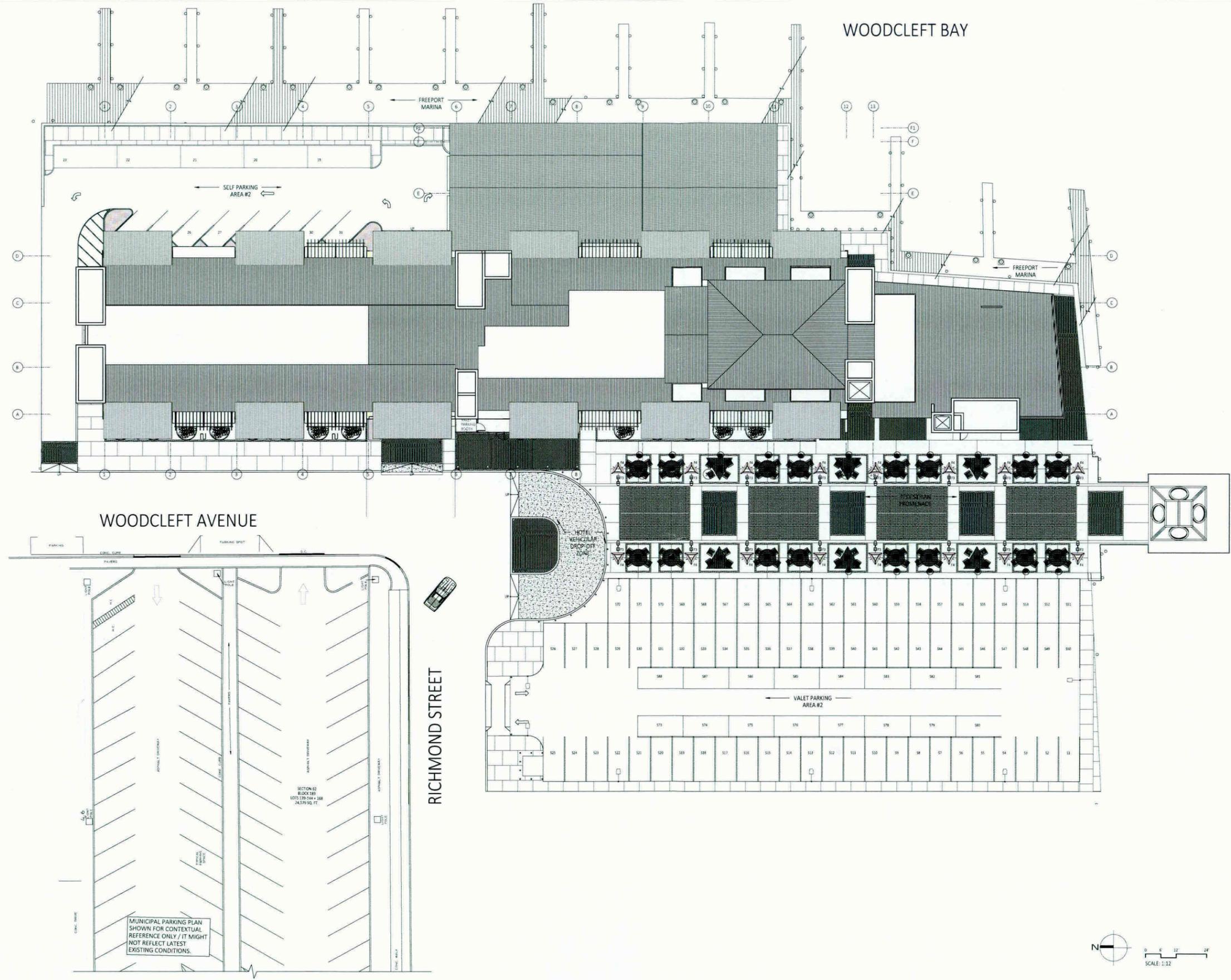
SCALE: 1:12

**A-100.00**

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MUNICIPAL PARKING PLAN SHOWN FOR CONTEXTUAL REFERENCE ONLY / IT MIGHT NOT REFLECT LATEST EXISTING CONDITIONS.



WOODCLEFT BAY

WOODCLEFT AVENUE

RICHMOND STREET

1 ROOF PLAN  
SCALE: 1:12

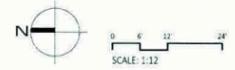
**ZAD**  
ZAMBRANO ARCHITECTURAL DESIGN  
ZAMBRANO ARCHITECTS, CO.  
410 ATLANTIC AVENUE  
FREEPORT, NEW YORK 11520  
T: 516.327.0831 | F: 516.326.2712

KEY PLAN

NO.	DATE	DESCRIPTION	BY
1	11/25/20	ISSUED DATE	
2	11/25/20	CLIENT'S REPRESENTATIVE	
3	11/25/20	ARCHITECT'S REPRESENTATIVE	

DOB #:  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. CONTRACTOR SHALL NOT HAVE CONTROL OF THE SITE AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES, INCLUDING THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, OR LANDSCAPE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. CONTRACTOR SHALL NOT HAVE CONTROL OF THE SITE AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES, INCLUDING THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, OR LANDSCAPE.

PROJECT NO.		17-124	DATE	11.25.20
TYP.		AS NOTED	NG / DS	
PROJECT NAME		FREEPORT HOTEL		
ADDRESS		433 WOODCLEFT AVENUE, FREEPORT NY 11520		
PROJECT TYPE		SITE PLAN		
DRAWING NO.		A-101.00		
DATE		02.07.23		



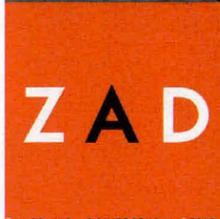
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CLIENT'S OFFICE  
VILLAGE OF FREEPORT, NY



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**VIEW FROM WOODCLEFT BAY**

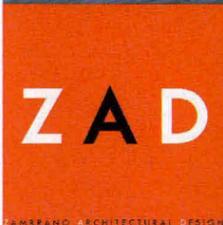
**THE FREEPORT HOTEL**  
**RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL**  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFT AVENUE  
FREEPORT, NY 11520



VILLAGE  
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Hilton Garden Inn



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FREEPORT, NY 11520  
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VIEW FROM WOODCLEFT BAY

THE FREEPORT HOTEL  
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFET AVENUE  
FREEPORT, NY 11520



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**VIEW FROM PUBLIC PROMENADE TOWARDS  
NORTH WOODCLEFT AVENUE**

**THE FREEPORT HOTEL**  
**RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL**  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFET AVENUE  
FREEPORT, NY 11520



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**VIEW FROM PUBLIC PROMENADE TOWARDS  
SOUTH WOODCLEFT AVENUE**

**THE FREEPORT HOTEL**  
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFET AVENUE  
FREEPORT, NY 11520

WOODCLEFT BAY



- KEY NOTES:**
- MONUMENTAL SIGNAGE
  - VALET PARKING SIGNAGE
  - ACCESSIBLE DROP-OFF AREAS
  - ACCESSIBLE PARKING RAMPS
  - ACCESSIBLE PARKING SPACES
  - PLANTERS
  - BIKE RACKS
  - DECORATIVE PAVEMENT WALKWAY: UNLOCK ECO-LINE PERMEABLE PAVERS
  - CONCRETE WALKWAYS
  - LOADING DOCK / DELIVER SERVICE
  - CURB CUTS & DRIVEWAY ACCESS
  - COVERED EXTERIOR TERRACE
  - REGIONAL SHRUBS & GRASSES (DIVERSE PLANTERS USED)
  - MARINA / WATERFRONT DECK
  - STEEL BOLLARDS @ BOAT SLIPS
  - PARKING LOT LIGHTING
  - PEDESTRIAN PROMENADE OBELISK & LIGHT FIXTURE
  - BOLLARDS
  - DECORATIVE PAVEMENT WALKWAY: UNLOCK HOLLANDSTONE PAVERS
  - DECORATIVE PAVEMENT WALKWAY: UNLOCK COURTSTONE PAVERS
  - LANDSCAPE AREA: GRASS
  - LANDSCAPE AREA: GRASS FOR TREES
- PROPOSED PLANT PALETTE**
- GBST: GINKGO BILOBA "SKY TOWER" (SKY TOWER GINKGO) SIZE: 8'-10" H.
  - GTS: GLEDITSIA TRIACANTHOS VAR. "SUNBURST" (SUNBURST HONEY LOCUST) SIZE: 2.5"-3" CAL. SPACING: 12' O.C.
  - QC: QUERCUS COCCINEA (SCARLET OAK) SIZE: 2.5"-3" CAL. SPACING: 30' O.C.

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

**KEY PLAN**

NO.	DATE	DESCRIPTION	BY
<b>ISSUED DATE</b>			
01.07.2021 REVISION			

**DOB #:**  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND BEFORE ANY PROCEEDING TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL ARCHITECT BEFORE PROCEEDING WITH THE WORK AND SHALL OBTAIN A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION UPON COMPLETION OF THE WORK.  
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF ANY OF THE CONTRACTORS OR FOR ANY OTHER PERSONS PARTICIPATING IN ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO COMPLY WITH THE WORK OR ACCORDANCE WITH THE CONTRACT DOCUMENTS. ADVANCE THE DRAWINGS AS SHOWN DRAWINGS ARE NOT TO BE SCALED. WALT ZAMBRANO ARCHITECTS, P.C. AND ITS EMPLOYEES SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION SUPERVISION.

**OWNER NAME:**  
**FREEPORT HOTEL**  
435 WOODCLEFT AVENUE, FREEPORT NY 11520

**PROJECT NAME:**  
**FREEPORT HOTEL**  
435 WOODCLEFT AVENUE, FREEPORT NY 11520

**DATE:** 11/25/20  
**SCALE:** 1:12

**SCALE:** 1:12

**SCALE:** 1:12

**SCALE:** 1:12

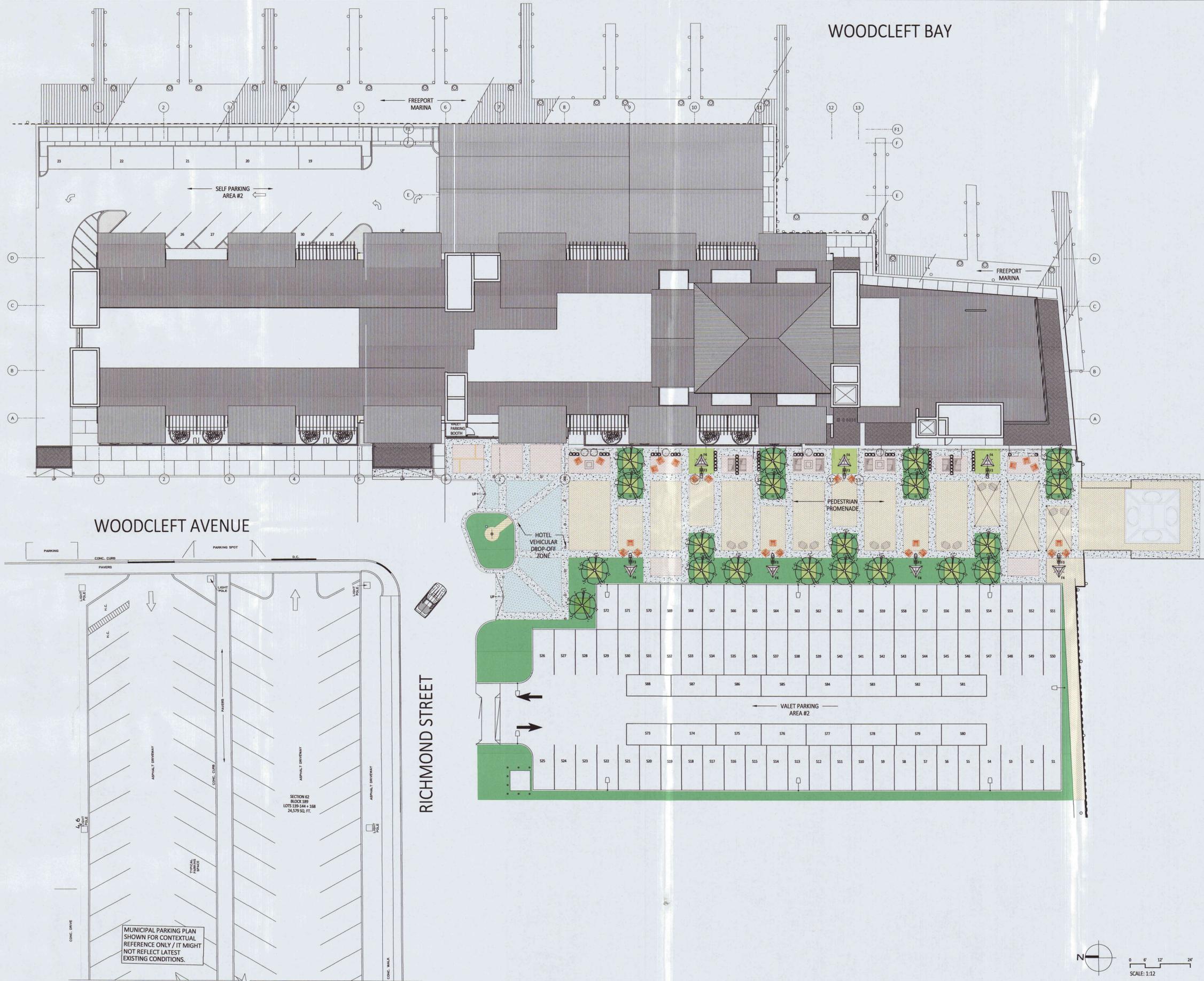
1 SITE PLAN  
SCALE: 1:12

MUNICIPAL PARKING PLAN SHOWN FOR CONTEXTUAL REFERENCE ONLY / IT MIGHT NOT REFLECT LATEST EXISTING CONDITIONS.

SECTION 62  
BLOCK 189  
LOTS 139-144 & 158  
24,579 SQ. FT.

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JUN 21 2 40 03  
VILLAGE OF FREEPORT, NY

WOODCLEFT BAY



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 FREEPORT, NEW YORK 11520  
 T: 516.327.0851 | F: 516.326.2712

KEY PLAN

NO.	DATE	DESCRIPTION	BY
ISSUED DATE			

FOR APPROVAL SIGNATURE:

**01.07.2021 REVISION**

BUILDING DEPARTMENT STAMP:

**DOB #:**  
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES INVOLVED. SUBCONTRACTOR BEFORE STARTING WORK AND SHALL OBTAIN OTHER A CONTRACTOR'S OR OCCUPANCY OF A CERTIFICATE OF COMPLETION FROM COMPLETION OF THE WORK.  
 CONTRACTOR SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, FINISHES, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE USE OR CONSTRUCTION OF THE WORK.  
 THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, FINISHES, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE USE OR CONSTRUCTION OF THE WORK.  
 ACCORDING TO THE CONTRACT DOCUMENTS, ALL THE DIMENSIONS AND FINISHES AND MATERIALS SHOWN ARE NOT TO BE SCALE. UNLESS ZAMBRANO ARCHITECTS, P.C. AND ITS EMPLOYEES AND AGENTS HAVE BEEN SPECIFICALLY NOTIFIED BY THE CONTRACTOR SUPERVISOR.

OWNER NAME:  
**FREEPORT HOTEL**  
 435 WOODCLEFT AVENUE, FREEPORT NY 11520

PROJECT NAME:  
**FREEPORT HOTEL**  
 435 WOODCLEFT AVENUE, FREEPORT NY 11520

DRAWING NAME:  
**SITE PLAN**

	PROJECT NO. 17-124	DATE 11/25/20
	SCALE AS NOTED	BY NG / DB
DRAWING NO. <b>A-101.00</b>		02 OF 03

**1** ROOF PLAN  
 SCALE: 1:12

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 2021 JUN 21 P 4: 03  
 PLANNING DEPARTMENT  
 VILLAGE OF FREEPORT, NY



WEST ELEVATION / VIEW FROM WOODCLEFT AVENUE



EAST ELEVATION / VIEW FROM WOODCLEFT CANAL

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 FREEPORT, NY 11520  
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**VIEW FROM PUBLIC PROMENADE TOWARDS  
 NORTH WOODCLEFT AVENUE**

**THE FREEPORT HOTEL**  
 RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL  
 THE NAUTICAL MILE at FREEPORT, NY  
 435 WOODCLEFET AVENUE  
 FREEPORT, NY 11520

*Michael Anthony*

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 JUN 21 10 40 AM '07



SOUTH ELEVATION / VIEW FROM WATERFRONT



NORTH ELEVATION / VIEW FROM VEHICULAR PATH

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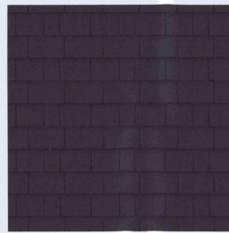
**VIEW FROM PUBLIC PROMENADE TOWARDS  
 SOUTH WOODCLEFT AVENUE**

**THE FREEPORT HOTEL**  
 RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL  
 THE NAUTICAL MILE at FREEPORT, NY  
 435 WOODCLEFET AVENUE  
 FREEPORT, NY 11520

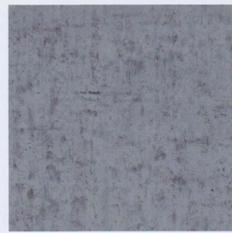
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 VILLAGE OF FREEPORT, NY



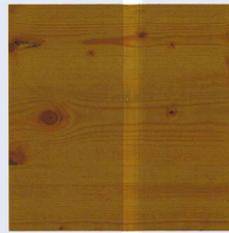
FIBER CEMENT PLANK BOARDS /  
HARDIPLANK / ARCTIC WHITE



FIBER CEMENT SHINGLE BOARDS /  
HARDIPLANK / IRON GRAY



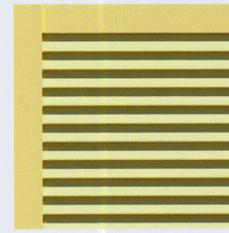
ARCHITECTURAL FINISH /  
POURED-IN-PLACE CONCRETE



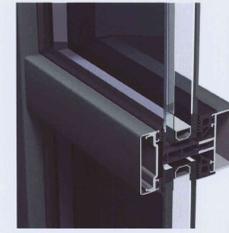
EXTERIOR GRADE WOOD /  
EXPOSED FRAMING & LATTICE SCREENS



STANDING SEAM METAL ROOF /  
WITH KYNAR 500 METAL FINISH



EXTERIOR SHUTTER SCREENS  
WITH EXTERIOR GRADE PAINT FINISH



ALUMINUM & GLASS STOREFRONT WALL SYSTEM  
WITH NATURAL BRUSHED ALUMINUM MULLIONS



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 FREEPORT, NY 11520  
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**ENLARGED WEST ELEVATION VIEWS  
 FROM WOODCLEFT AVENUE**

**THE FREEPORT HOTEL**  
**RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL**  
 THE NAUTICAL MILE at FREEPORT, NY  
 435 WOODCLEFET AVENUE  
 FREEPORT, NY 11520

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FREEPORT, NY 11520  
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**VIEW FROM WOODCLEFT AVENUE**

**THE FREEPORT HOTEL**  
**RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL**  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFT AVENUE  
FREEPORT, NY 11520

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2011 JUN 21 10 46 03  
OFFICE OF THE  
MAYOR OF FREEPORT, NY



**ZAD**

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FREEPORT, NY 11520  
WWW.ZAMBRANOARCHITECTS.COM

**VIEW FROM SEA BREEZE PARK WATERFRONT**

**THE FREEPORT HOTEL**  
**RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL**  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFET AVENUE  
FREEPORT, NY 11520

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2011 JUN 21 12:40:03  
VALERIE L. WIT  
VALERIE L. WIT ARCHITECTS  
NEW YORK, NY