



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

October 2, 2023
AMENDED LETTER OF DENIAL

Juan Puntiel
65 Porterfield Pl,
Freeport, NY 11520

RE: 65 Porterfield Pl. Freeport, NY
Zoning District – Res. A Sec. 54, Blk. 92, Lot 19
Building Permit Application #20212493
Description– Maintain existing accessory awning (513sq.ft)

Dear Sir/Madam:

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

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

Village Ordinance §210-43 A(2). Required Yards.

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

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans that you have submitted indicates that you have a 2'6" rear setback.

(3) Side yards width: No accessory building, accessory structure, barbecue pit, detached garage or breezeway shall be erected in any side yard. According to the plans that you have submitted indicates that you have 8" side setback.

RE: 38 N. Bayview Ave. Freeport, NY

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez,
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X 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. 20212493**

Location: 65 Portfield Pl, Freeport NY 11520

Applicant: Juan Puntiel

Description : Maintain existing accessory awning (513sq.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: October 2, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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



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2023 MAY -3 A 9:13

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 6, 2023

Updated LETTER OF DENIAL

Juan Pantiel
65 Porterfield Place
Freeport, NY 11520

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

Dear Sir/Madam:

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

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

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

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

RE: 65 Porterfield Place, Freeport, NY

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

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

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

Very truly yours,

Sergio A. Mauras

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

SITE PLAN APPROVAL NEEDED

Yes X No

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

Project :

Building Permit App. 20212493

Location: 65 Porterfield Place, Freeport, NY

Applicant: Juan Pantiel

Description: Maintain existing accessory awning

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: March 6, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

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2023 MAY -3 A 9:13

SEC. 54 BLK. 92 LOT. 19

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Juan Puntiel
respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)
65 Porterfield PL
Freeport, NY 11520

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

2. That the premises affected by this application is located at 65 Porterfield PL Land Map of Nassau County
Sec. 54 Blk. 92 Lot(s) 19

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

Maintaining existing
accessory structure

3. That (the applicant) (the applicant's duly authorized Juan Puntiel) on or about the
27 day of October 2021, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

Maintain existing accessory
structure

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 6 day of January, 2023, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:

Village ordinance 210-6A
Village ordinance 210-43A (2)

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

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

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

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

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: Accessory
structure to cover outdoor BBQ area
to protect from rain and winter

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

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

Refer where possible
to paragraphs and
section by numbers.

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

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

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

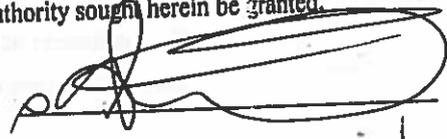
10. That the grounds for this application are as follows: maintain existing accessory structure

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

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

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

Dated: May 2nd, 2023.



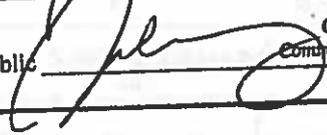
BY: Juan Puertiel
ITS: owner

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

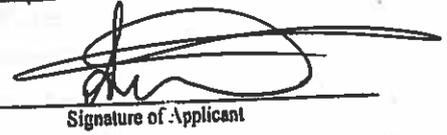
State of New York)
County of Nassau) ss:

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

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

Notary Public 

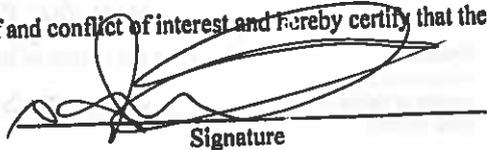
JOSE A GOMEZ
NOTARY PUBLIC, State of New York
No. 01GO6392689
Qualified in Nassau County
Commission Expires, June 3, 2023


Signature of Applicant

**Notice
Conflict of Interest**

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

May 2nd, 2023.
Date Year


Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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



617.20
Appendix B
Short Environmental Assessment Form

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2023 MAY -3 A 9:14

Instructions for Completing

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

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

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

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

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 VILLAGE OF
 SUFFOLK
 FIRE DEPT.

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

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

Applicant/sponsor name: _____ Date: 10/12/2021
 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?"

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

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

RECEIVED

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

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

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date 10/27/21

Application for Erection of Buildings or Alterations

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

| | | | | | | | | |
|--------------------------------|---------------|---------------------------|-----------------|----------------------|-----|-----------|------------------|------------------------|
| I. LOCATION OF BUILDING | AT (LOCATION) | <u>65 PORTERFIELD PL.</u> | ZONING DISTRICT | | | | | |
| | BETWEEN | <u>BAYVIEW</u> | AND | <u>S. LONG BEACH</u> | | | | |
| | SECTION | <u>54</u> | BLOCK | <u>92</u> | LOT | <u>19</u> | APPROX. LOT SIZE | <u>70</u> x <u>145</u> |

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

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

| | |
|---|---|
| C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>10,000.⁰⁰</u> | D. DESCRIPTION OF PROJECT <u>MAINTAIN EXISTING ACCESSORY STRUCTURE</u> <u>PERMIT STRUCTURE AND</u> <u>MAINTAIN EXISTING FENCE</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>JUAN PANTREL</u> | <u>65 PORTERFIELD PL.</u> <u>FREEPORT, NY. 11520</u> | <u>917</u> <u>335</u> <u>4636</u> |
| 2. Contractor | <u>RECEIVED</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. _____ Company _____ Exp. Date _____

Contractor or Owner JUAN PANTREL

Address 65 PORTERFIELD PL.

Phone 917 335 4636

State of New York

County of Nassau JUAN PANTREL being duly sworn, says that He is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 8TH day of SEPTEMBER, 2021

JULIO W. PINA
Notary Public, State of New York
No. 01F16051774
Qualified in Kings County
Commission Expires January 21st, 2022

(Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

of Fixtures

of Floors

Occup. Type

VI. VALIDATION (Official Use Only)

| | | |
|--|---------------------------------------|---|
| Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____ | 2023 MAY -3 A 4 14 RECEIVED | Approved by: _____ Superintendent of Buildings |
|--|---------------------------------------|---|



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 MAY - 3 A 9: 18

RECEIVED



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

CLIENT INFORMATION
JUAN PUNTIEL
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

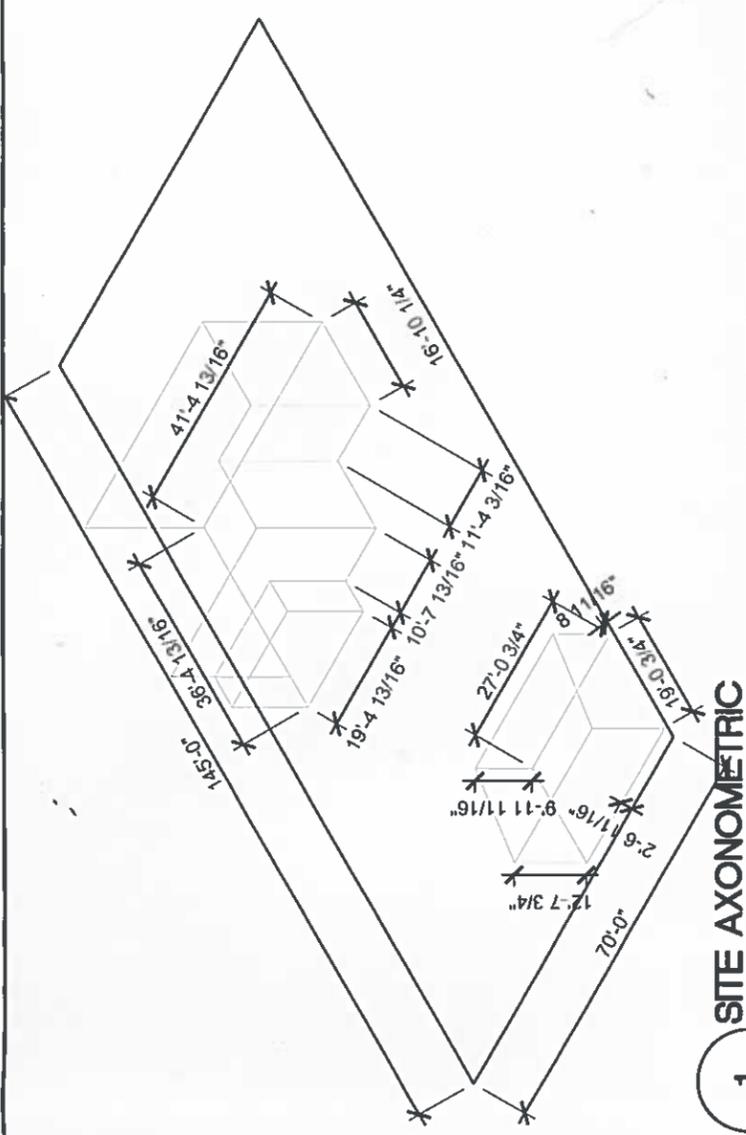
DISCLAIMER
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 NIZA WORKS AND ITS EMPLOYEES ARE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.



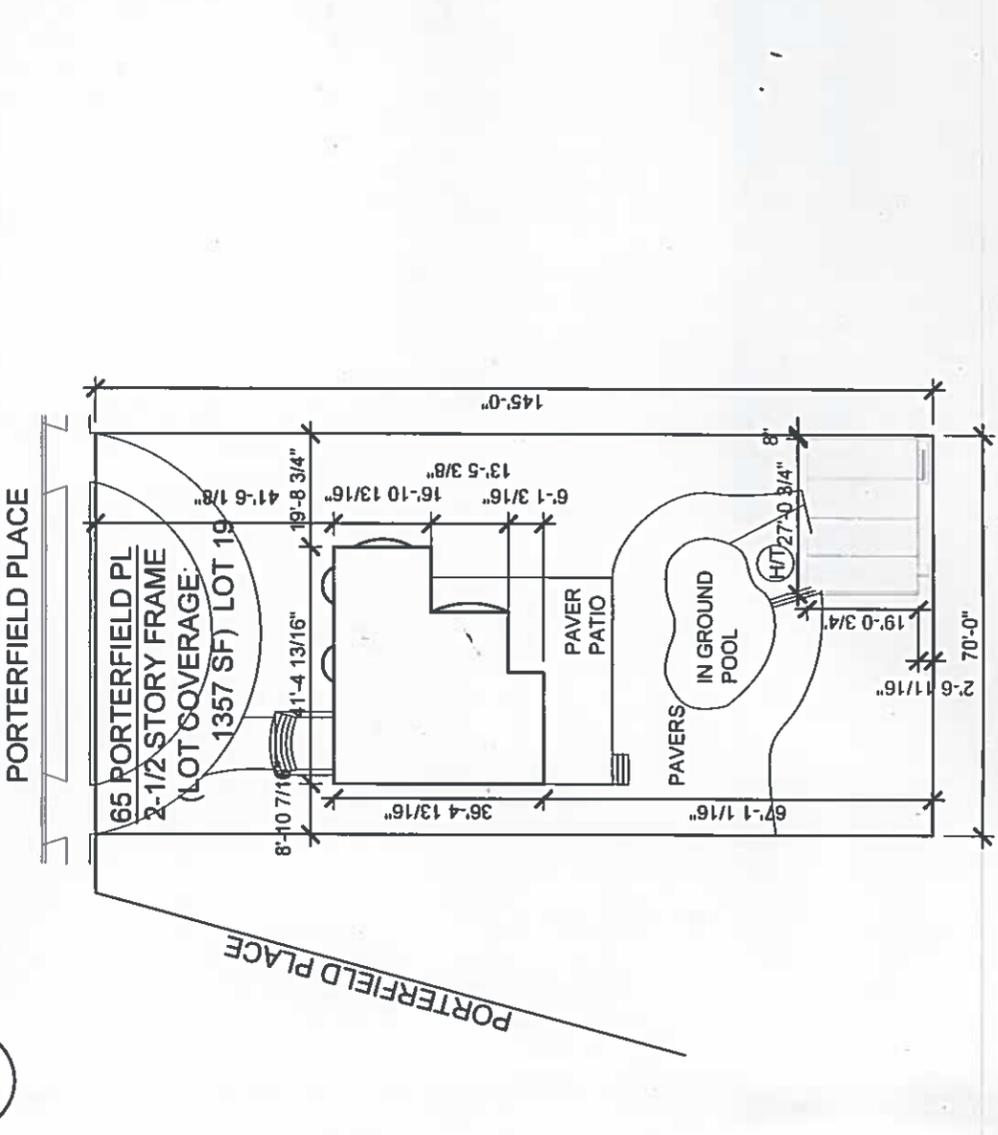
PROPERTY INFORMATION, GENERAL NOTES AND PLOT PLAN

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

G-101



1 SITE AXONOMETRIC
 SCALE: 1/32" = 1'-0"



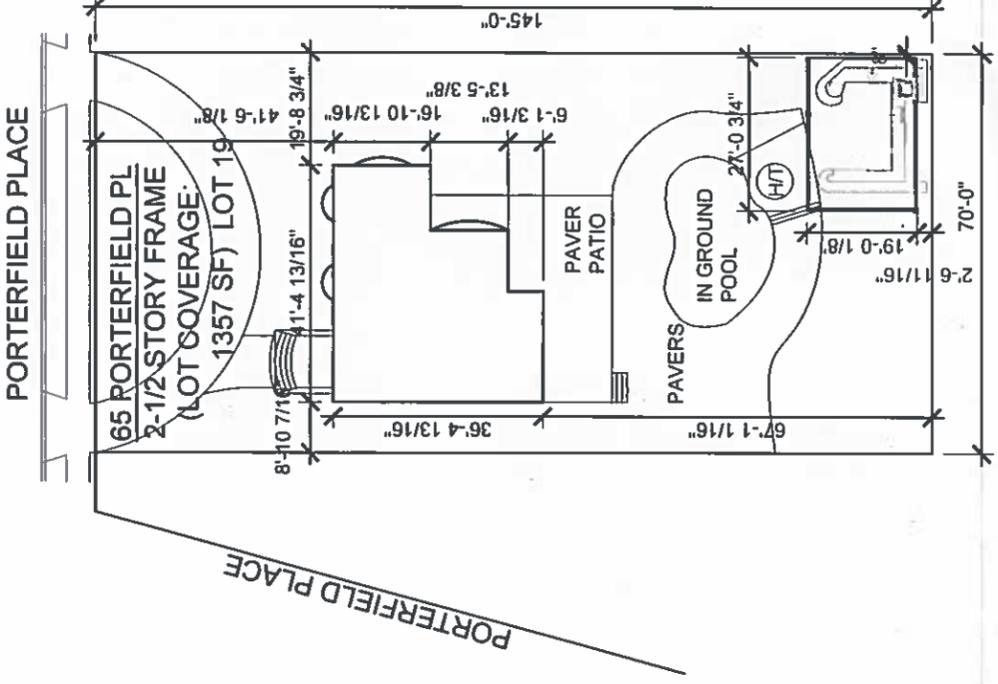
4 PROPOSED GAZEBO PLOT PLAN
 SCALE: 1/32" = 1'-0"

ZONING INFORMATION--ACCESSORY STRUCTURE (R-A)

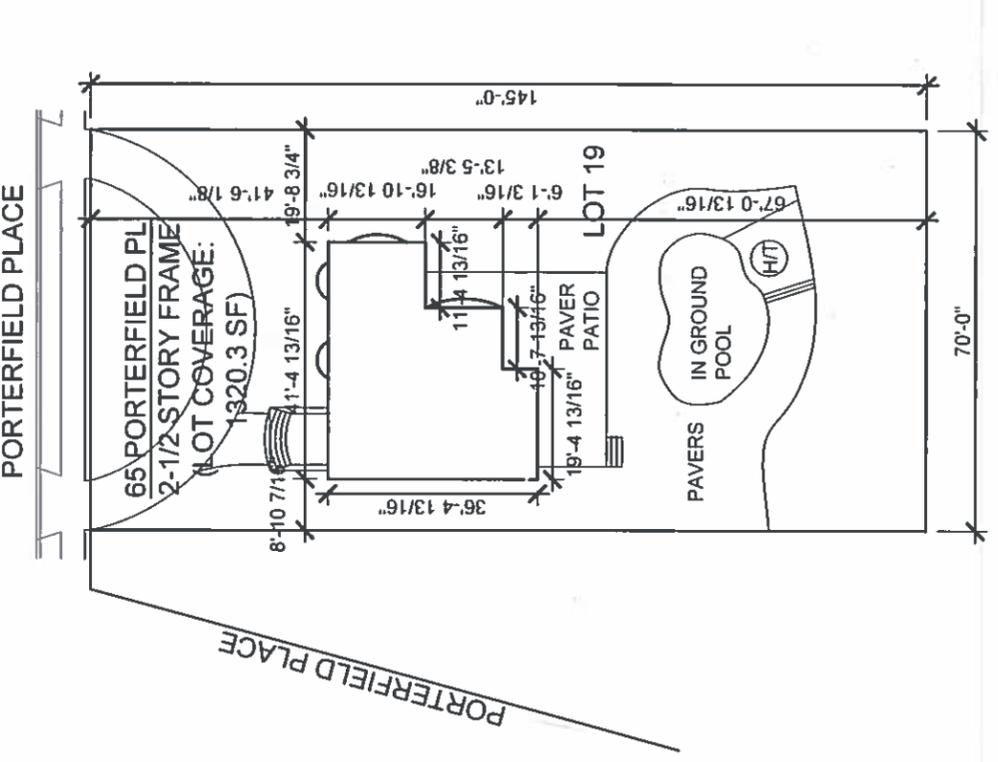
| PROPOSED: | ALLOWA BLE: | NOTE: |
|-----------------------------|--------------|-------------------|
| LOT SIZE: 10150 SF | 5000 SF MIN. | COMPLIES |
| LOT COVERAGE: 515.8 SF (5%) | 10% MAX. | COMPLIES |
| FLOOR AREA: 515.8 SF | 500 SF MAX. | VARIANCE REQUIRED |
| HEIGHT: 12'-7" | 15'-0" | COMPLIES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

DEPARTMENT OF BUILDINGS INFORMATION

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



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



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

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

CLIENT INFORMATION
JUAN PUNTIEL
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

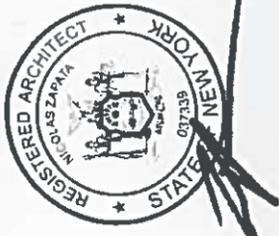
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THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF ANY WORKING BEING PERFORMED FOR THE PROJECT UNLESS HE OR SHE HAS BEEN ADVISED OF SUCH WORKING MEANS, METHODS, MATERIALS, EQUIPMENT, PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH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

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

REVISIONS

ARCHITECT'S SEAL



SHEET NAME
GENERAL NOTES

DATE: 7/15/2022 DRAWN BY: WL
 SCALE: AS NOTED CHECKED BY: NZ
 JOB NO: PAGE: 4 OF 8
 SHEET NO: G-103

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 2023 MAY - 3 A 4 15
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

| CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - TABLE R301.2(1) | | | | | | | |
|---|------------------|-------------------------|--------------|------------------|-------------------|--------------------------|---------------|
| GROUND SNOW LOAD | WIND SPEED (MPH) | SEISMIC DESIGN CATEGORY | WEATHERING G | FROST LINE DEPTH | TERMITE | ICE BARRIER UNDERLAYMENT | FLOOD HAZARDS |
| 20 | 110 (EXPOSURE B) | C | SEVERE | 3'-0" | MODERATE TO HEAVY | YES | NO |

R301.2.1 DESIGN CRITERIA. CONSTRUCTION IN REGION WHERE THE BASIC WIND SPEEDS EQUAL OR EXCEEDS 110 MILES PER HOUR DESIGNED IN ACCORDANCE WITH (1) AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS (WFCM).

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

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2023 MAY -3 A 9 16

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VILLAGE OF FREEPORT, NY



PROJECT INFORMATION

PUNTIEL
RESIDENCE
EXTERIOR
ALTERATION
65 PORTERFIELD PLACE
FREEPORT, NY 11520

CLIENT INFORMATION

JUAN PUNTIEL
65 PORTERFIELD PLACE
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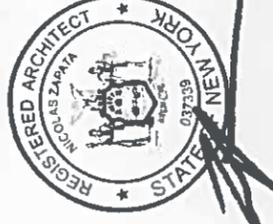
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NZA WORKS AND ITS EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION

REVISIONS

Table with 2 columns: Description, Date. (Empty rows)

REGISTERED ARCHITECT

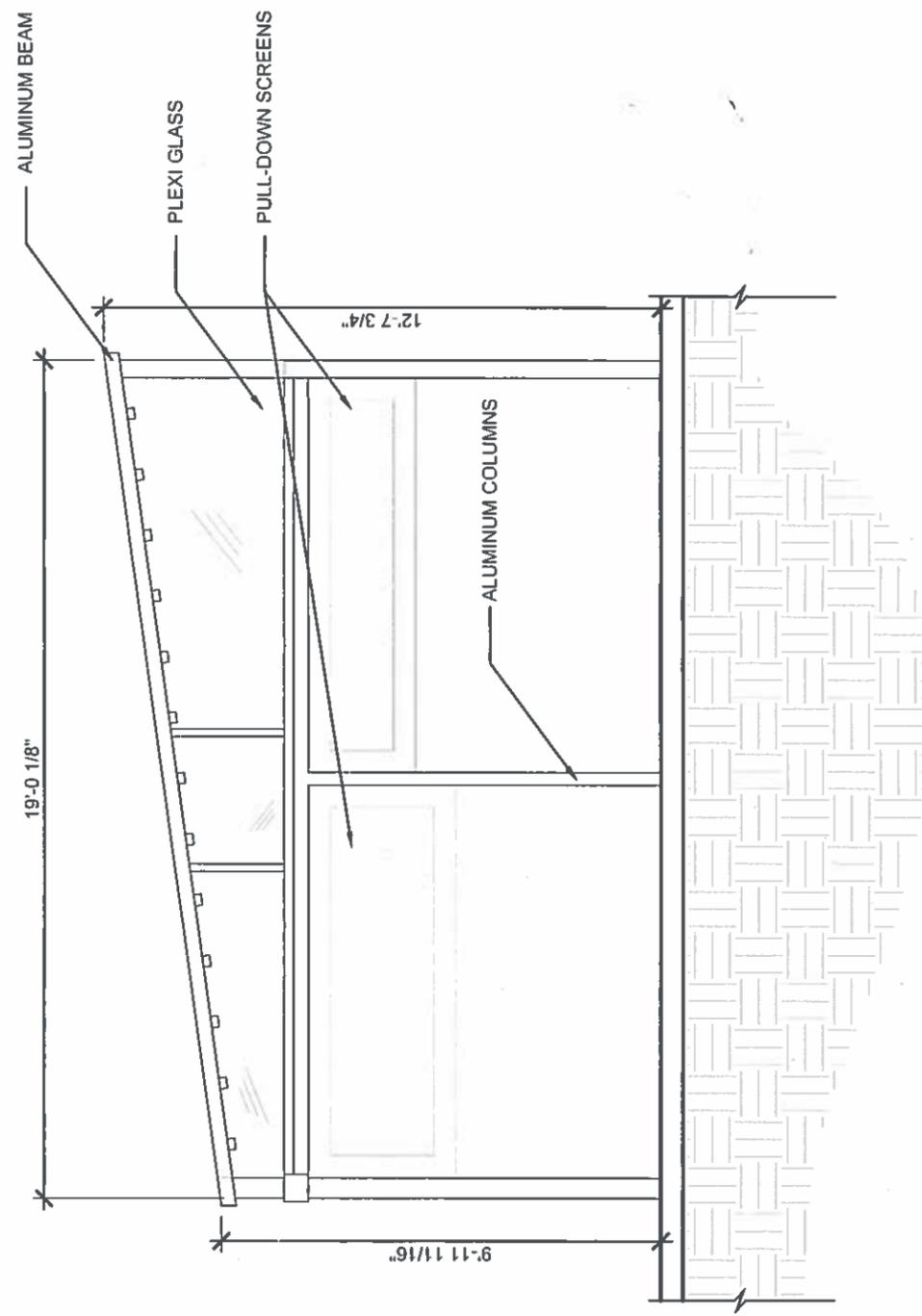


SHEET TITLE

ELEVATIONS

Table with 4 columns: DATE, DRAWN BY, SCALE, CHECKED BY. Values: 7/15/2022, WL, AS NOTED, NZ.

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



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



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

SURVEY INFORMATION
JUAN PUNTIEL
 65 PORTERFIELD PLACE
 FREEPORT, NY 11520

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REVISIONS



SHEET NAME
PHOTOGRAPHS

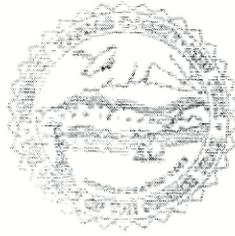
DATE: 7/15/2022 DRAWN BY: WL
 SCALE: AS NOTED CHECKED BY: NZ
 JOB NO: PAGE: 8 OF 8
 SHEET NO:



1 WEST SIDE PHOTO



2 NORTH SIDE PHOTO



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

July 17, 2023

LETTER OF DENIAL

135 Guy Lombardo, LLC
131-135 Guy Lombardo Ave,
Freeport, NY 11520

RE: **131-135 Guy Lombardo Ave Freeport, NY**

Zoning District – Bus AA Sec. 62 Blk. 75, Lot 31,32,33.

Building Permit Application #20233343

Description– New 4 story apartment building (~~14,775.1 sq.ft~~) (47,609.09 sqft.)

Dear Sir/Madam:

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

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

Village Ordinance §210-48. Lot area; apartments.

No one-family dwelling shall be erected unless it conforms to all of the regulations contained in Article V, Residence A Districts; and no apartment house shall be erected on a lot whose area is less than 15,000 square feet or which provides less than 990 square feet of lot area per apartment unit. Density requires a lot size of 36,630 and the existing lot size is 34,773.03. They will be seeking a variance of 1,857.03 sf. On a lot of this size 35 apartments are permitted and 37 are proposed.

Village Ordinance §210-49. Lot Coverage.

C. Open space. Open space, out-of-doors and uncovered, shall be provided at the ratio of at least one square foot of open space to each two square feet of residential floor area which excludes the basement or cellar. The required open space is 23,804.55 and according to the drawings that you have submitted indicates that you have 20,007.89sf of open space.

Village Ordinance § 210-65. Plots abutting more restricted districts.

For all nonresidential uses of plots that abut directly on a Residence Apartment District or more highly restricted district, there shall be provided a yard of at least 10 feet in depth along the line where it abuts on such more highly restricted district. Such yard shall not be used for vehicular access, vehicle storage or parking and shall remain open, unobstructed and unencumbered. According to the drawings that you have submitted indicates that there is no buffer zone provided.

RE: 131-135 Guy Lombardo Ave.

Village Ordinance §210-172. Required parking spaces.

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

(2) Apartment houses and multifamily residences.

(a) Apartment houses and multifamily residences: parking spaces accessible to all tenants shall be provided on the premises in accordance with the following schedule: Two or more bedrooms (2.0 Number of spaces per dwelling). According to the drawings that you have submitted, you have 37 apartments with two bedrooms, and the requirement for parking spaces is 74. The drawings indicate that you have 67 parking spaces and you will be seeking a variance of 7 parking spaces.

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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X 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. 20233343

Location: 131-135 Guy Lombardo Ave

Applicant: 135 Guy Lombardo, LLC

Description: New 4 story apartment building (14,775.1 sq.ft) (47,609.09 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: July 17, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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



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2023 SEP -7 P 3:29

INC. VILLAGE OF FREEPORT

Department of Buildings

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

CITY CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

July 17, 2023
LETTER OF DENIAL

135 Guy Lombardo, LLC
131-135 Guy Lombardo Ave,
Freeport, NY 11520

RE: **131-135 Guy Lombardo Ave Freeport, NY**
Zoning District – Bus AA Sec. 62 Blk. 75, Lot 31,32,33.
Building Permit Application #20233343

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RECEIVED

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

RECEIVED

2023 SEP -7 P 3: 29

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SEC 62 BLK 75 LOT 31
32
33

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of 135 Guy Lombardo LLC
respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)
131-135 Guy Lombardo Ave
Freeport NY

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

2. That the premises affected by this application is located at Land Map of Nassau County
Sec. 67 Blk. 75 Lot(s) 31, 32, 33
and that the interest which the applicant has in the property concerned is that of
New 4 story apartment building

Obtain reason for
denial from
Department of
Buildings.

3. That (the applicant) (the applicant's duly authorized _____) on or about the
20 day of 6 2023, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:
Erection of Building, Short Environmental
Form

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

4. That on or about the 17th day of July, 2023, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:
Village Ordinance Sec 210-6A, 210-4F,
210-49, 210-65 & 210-12

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

5. That the nature of the improvements now upon said premises is as follows:
New 4 story apartment building

Describe fully and
clearly the use
desired.

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

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

7. That the applicant seeks authority to make use of said premises as follows:
New 4 story Apartment building

Refer where possible
to paragraphs and
section by numbers.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York Village Law 7-712 Freeport
Village Code Sec 210-11 & Sec
210-12

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

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

10. That the grounds for this application are as follows: New 4 story apartment building

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

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

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

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

Dated: 9/7, 20 23

[Signature]
BY: Michael Solomon
ITS: AGENT

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

State of New York)
County of Nassau) ss: Michael Solomon as Agent for 135 Guy Lombardo LLC
The applicant Bradford West named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by 135 Guy Lombardo LLC and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe s to be true.

Sworn to before me this 7 day of Sept, 20 23

Notary Public [Signature]

[Signature]
VANESSA JOHNSON
Notary Public, State of New York
No. 01J06166083
Qualified in Kings County

Notice Commission Expires May 14, 2027

Conflict of Interest

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

9/7, 20 23
Date Year

[Signature]
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:
That he/she (the owner of _____) (is the _____ of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

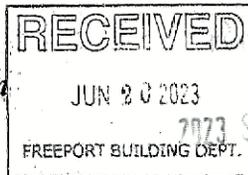
That the owner _____ consents to the granting of the authority sought in the above application.

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

Signature

Notary Public _____

Short Environmental Assessment Form
Part 1 - Project Information



7073 SEP -7 P 3:29

CLERK'S OFFICE
 FREEPORT, NY

Instructions for Completing

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

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

| | | | |
|---|--|--------------------------------|--|
| Part 1 - Project and Sponsor Information | | | |
| Guy Lombardo | | | |
| Name of Action or Project: | | | |
| Guy Lombardo | | | |
| Project Location (describe, and attach a location map): | | | |
| 131-135 Guy Lombardo Ave - Freeport | | | |
| Brief Description of Proposed Action: | | | |
| New 4 story apartment building. | | | |
| Name of Applicant or Sponsor: | | Telephone: 631-241-7328 | |
| BKH Architect | | E-Mail: BKHarchitect@gmail.com | |
| Address: | | | |
| 783 Pat Drive | | | |
| City/PO: | | State: | Zip Code: |
| West Islip | | NY | 11795 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | | NO YES |
| 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. | | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval. | | | NO YES |
| | | | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.798 acres | |
| b. Total acreage to be physically disturbed? | | 0.798 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.798 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

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PREFORM BUILDING DEPT.

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CLERK'S OFFICE
VILLAGE OF FREDONIA, NY

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

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CLERK'S OFFICE
STATE OF NEW YORK

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

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

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

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

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

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

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

a. Will storm water discharges flow to adjacent properties?

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

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

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

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

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

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

Applicant/sponsor/name: Brandon Hamchuk, RA Date: _____
Signature:  Title: Architect

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DEPARTMENT OF BUILDINGS

JUN 20 2023

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2023334

Filing Date 6/20/23

FREEPORT BUILDING DEPT.

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>131-135 Guy Lombardo Ave</u> | ZONING DISTRICT <u>Bus-AA</u> |
| | (No.) (Street) | |
| | BETWEEN <u>Smith Street</u> AND <u>Cottage Court</u> | |
| | (Cross Street) (Cross Street) | |
| SECTION <u>62</u> | BLOCK <u>75</u> | LOT <u>31, 32, 33</u> APPROX. <u>267.14</u> LOT SIZE <u>138.75</u> LOT <u>34, 773.03</u> AREA |

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| | |
|--|--|
| II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D | |
| A. TYPE OF IMPROVEMENT | B. PROPOSED OR EXISTING USE |
| <ul style="list-style-type: none"> 1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added, if none state none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation) | <p>RESIDENTIAL</p> <ul style="list-style-type: none"> 1 <input type="checkbox"/> One Family 2 <input type="checkbox"/> Two families 3 <input checked="" type="checkbox"/> Apartment - Enter No. of Units <u>37</u> 4 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units 5 <input type="checkbox"/> Garage or Accessory Structure 6 <input type="checkbox"/> Other - Specify <p>NON RESIDENTIAL - Complete Part "E"</p> <ul style="list-style-type: none"> 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Stores, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify |

| | |
|--|---------------------------------------|
| C. COST | D. DESCRIPTION OF PROJECT |
| 10 TOTAL COST OF IMPROVEMENT <u>\$ 500,000</u> | <u>New 4 story apartment building</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>135 Guy Lombardo, LLC</u> | <u>P.O. Box 239, Oyster Bay, NY 11771</u> | <u>516-922-1722</u> |
| 2. Contractor | | |
| 3. Architect or Engineer <u>BKY Architect, pllc</u> | <u>783 Pat Dr., West Islip, NY 11795</u> | <u>631-241-7328</u> |

| | |
|---|--|
| IV. OWNER-CONTRACTOR STATEMENT | V. FLOOD ZONE |
| <p>Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner _____ (Print)</p> <p>Address _____</p> <p>Phone _____</p> <p>State of New York _____</p> <p>County of Nassau _____</p> <p><u>135 Guy Lombardo, LLC</u> being duly sworn, says that <u>he</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. (His or Her)</p> <p>Sworn to before me this <u>1</u> day of <u>June</u>, 20<u>23</u></p> <p><u>L. Bevis</u> Lindsay D. Bevis Notary Public, State of New York Registration No. NYSE6392797 Qualified in Suffolk County Commission Expires June 3, 2025</p> | <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO _____ IF YES, WHICH ZONE? <u>X</u></p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr. Square Feet <u>3,527.96</u></p> <p>Upper Flrs. Square Feet <u>14,765.14</u></p> <p># of Fixtures <u>200</u></p> <p># of Floors <u>4</u></p> <p>Occup. Type <u>R-2</u></p> |

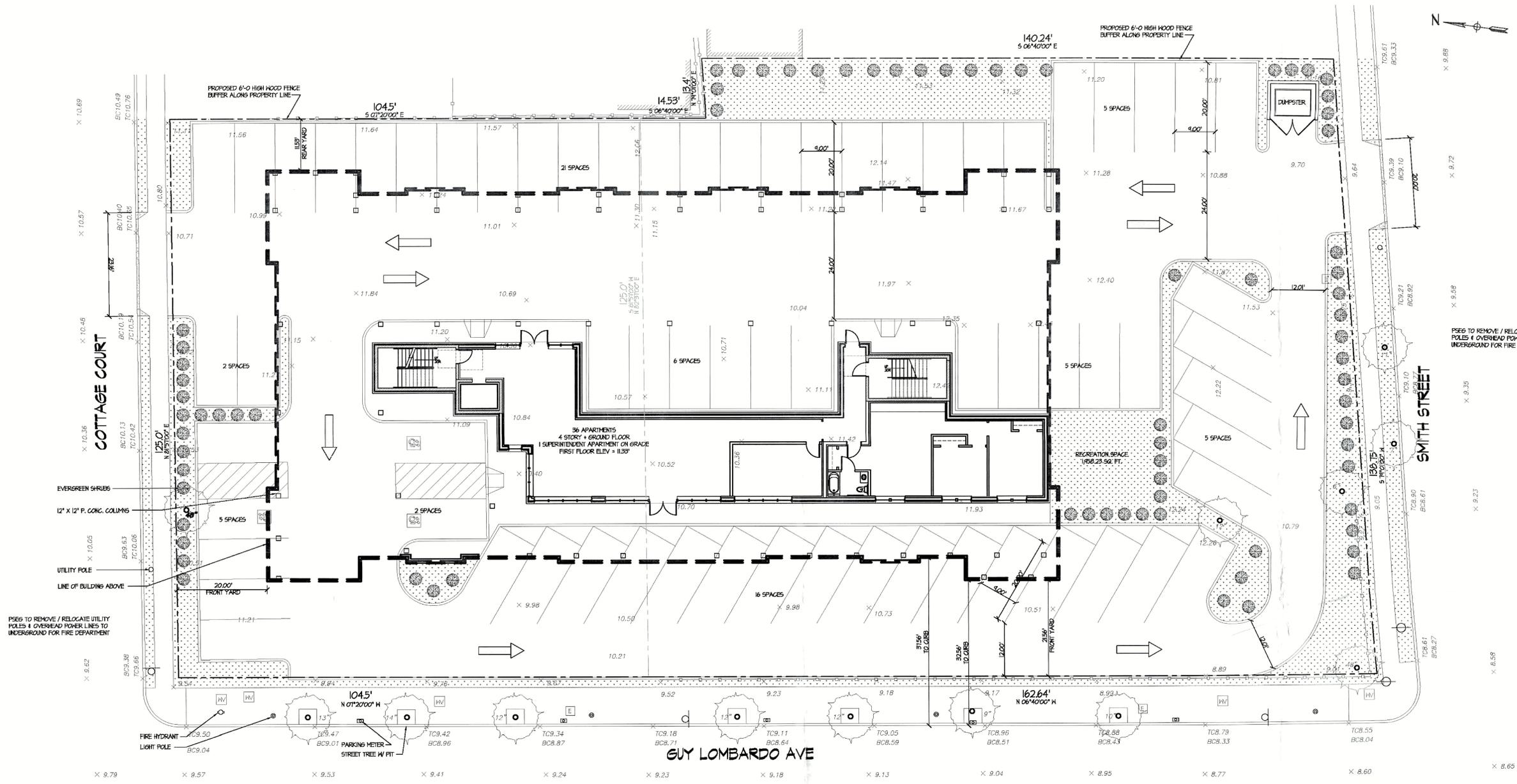
| | |
|------------------------------|-----------------------------|
| VI. VALIDATION (Seal) | Approved by: |
| Building Permit Number _____ | _____ |
| Building Permit Issued _____ | Superintendent of Buildings |
| Building Permit Fee \$ _____ | |

2023 SEP -7 P 3:29
IN LAND OFFICE
STATE OF NY



7923 SEP - 7 P 3:29
OFFICE OF THE
CLERK OF THE
COUNTY OF MADISON, NY





PLEASE TO REMOVE / RELOCATE UTILITY POLES & OVERHEAD POWER LINES TO UNDERGROUND FOR FIRE DEPARTMENT

PLOT PLAN
SCALE: 1" = 10'-0"

ALL INFORMATION BASED UPON SURVEY PREPARED BY LEONARD J. STRANDBERG AND ASSOCIATES, LAND SURVEYING P.C., DATED 2-28-2022. THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENSED LAND SURVEYOR TO CHECK & VERIFY ALL LINES, BOUNDARIES, SETBACKS & ELEVATIONS & DIMENSIONS PRIOR TO EXCAVATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

ZONING INFORMATION

18-185 GUY LOMBARDO AVE. - FREEPORT, NY 11520

| | | | | |
|---|--------------------|---|--------------------------|-------------------------|
| SEC. 62 | BLK. 75 | LOT. 31, 32, 33 | ZONE: E15-AA | FEMA: ZONE X |
| LOT SIZE = 162,64' X 136,15' IRREG = 34,713.03 SQ. FT. ~ 0.798 ACRE | | | | |
| 210-62 | MAX LOT COVERAGE | = 60 X 34,713.03 = 2,082,782 SQ. FT. | ACTUAL LOT COVERAGE | = 14,165.14 < 2,082,782 |
| 210-49C | OPEN SPACE | = 41,601.01 / 2 = 23,800.55 SQ. FT. | ACTUAL O.S. | = 14,165.14 < 23,800.55 |
| 210-49D | REG. SPACE | = 1/6 X 161 X 23,804.55 = 3,975.4 SQ. FT. | ACTUAL GROUND LEVEL R.S. | = 0 < 3,975.4 |
| 210-40 | LOT AREA / DENSITY | = 980 PER DU | ACTUAL L.A. / DENSITY | = 31 DU > 35 DU |

| SECTION | ITEM | REQUIRED | PROPOSED |
|-----------|--------------|-----------------|-------------------|
| 210-62 | LOT COVERAGE | 60% ~ 20,827.82 | 42.5% ~ 14,165.14 |
| 210-61 | LOT AREA | 1500 | 34,713.03 |
| 210-63 | MIN. F.A. | 800 SF | 811 SF |
| 210-46 | DENSITY | 980 ~ 35 DU | 494.83 ~ 37 DU |
| 210-49C | OPEN SPACE | 23,804.55 | 20,011.84 |
| 210-49D | REG. SPACE | 3,975.4 | 4,645.12 |
| 210-64A | FRONT YARD | 20' | 20'0" & 21.56' |
| 210-64(B) | SIDE YARD | 0' | N/A |
| 210-64(B) | REAR YARD | 0' | 11.59' |
| 210-40 | HEIGHT | 50' | 44'-0" ~ 4 STY |
| 210-12A21 | PARKING | 14 SPACES | 61 SPACES |

ESTABLISHED GRADE

| | |
|---|-----------|
| COTTAGE COURT | = 61.71' |
| GUY LOMBARDO AVE | = 110.01' |
| SMITH STREET | = 56.34' |
| AVG. CROWN OF ROAD = 281.2 / 25 = 9.41' | |

PARKING 210-12A2A

| | |
|---------------------------------|---|
| REQUIREMENTS | |
| BONY ACCESSIBLE | = 50 TO 75 = 3 SPACES REQ'D |
| ONE BEDROOM TWO BEDROOM OR MORE | = 15 SPACES = 2 SPACES |
| ACTUAL | |
| TWO BEDROOMS | = 31 |
| 31 X 2 | = 34 SPACES |
| PROVIDED | = 61 SPACES TOTAL ACCESSIBLE = 3 SPACES |

BUILDING INFORMATION

2020 BUILDING CODE OF NYS

NEW CONSTRUCTION

OCCUPANCY CLASS = R-2

CONSTRUCTION CLASS = 5A

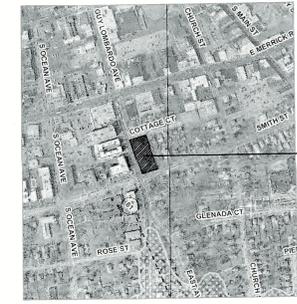
= ALLOWABLE STORY = 4 ~ 10' *
= ACTUAL STORY = 3 ~ 49'-0"

= ALLOWABLE SF = 96,000
= ACTUAL SF = 141,751

*PER SECTION 510.4 STORY COUNTS AT SECOND FLOOR

TABLE 60 CONSTRUCTION CLASS = 5A

STRUCTURAL FRAME = 1 HOUR
BEARING WALL EXTERIOR = 1 HOUR
BEARING WALL INTERIOR = 1 HOUR
NON BEARING WALL = 0 HOUR
FLOOR CONSTRUCTION = 1 HOUR
ROOF CONSTRUCTION = 1 HOUR



LOCATION OF PROPERTY

FIRM MAP
FIRM MAP # 3605AC02345
FEMA: ZONE X

ZBA #2021-20
DOB #20201785

6-1-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
4-15-20 ISSUED TO DOB

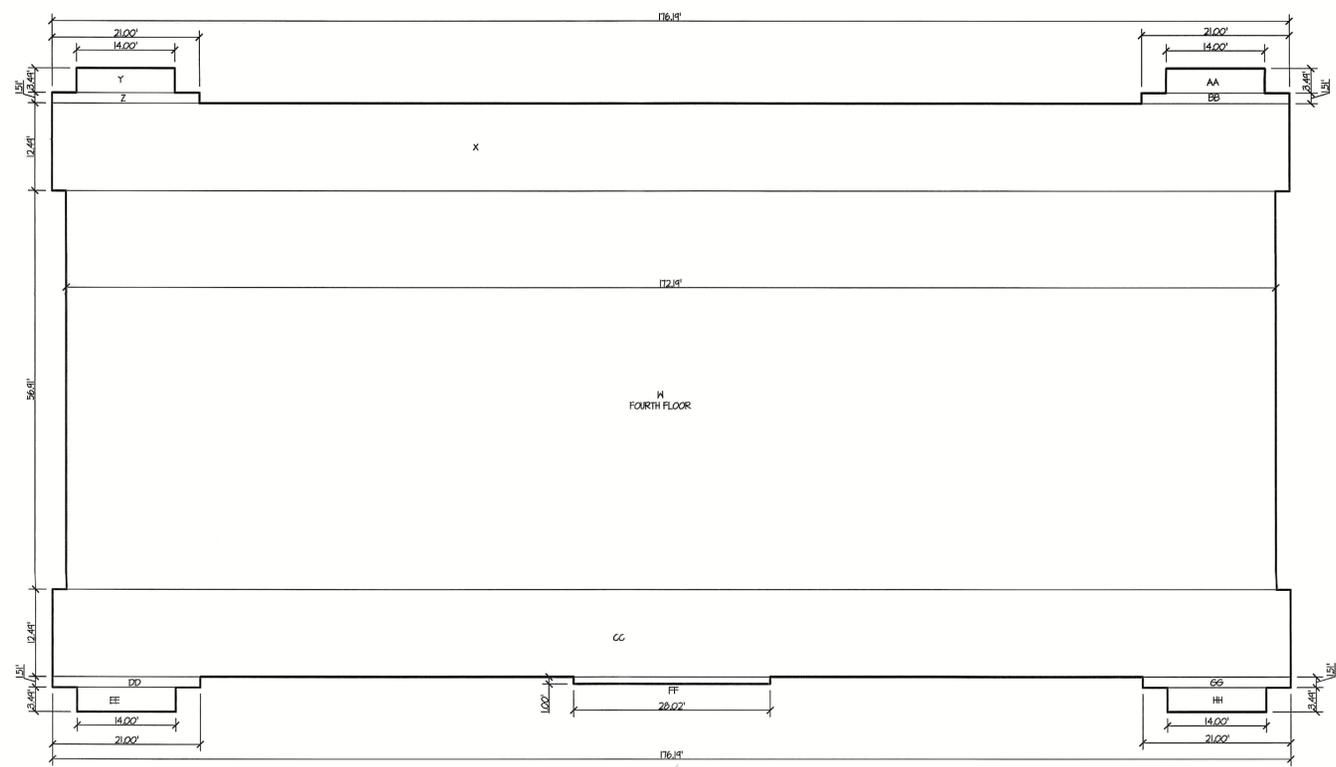
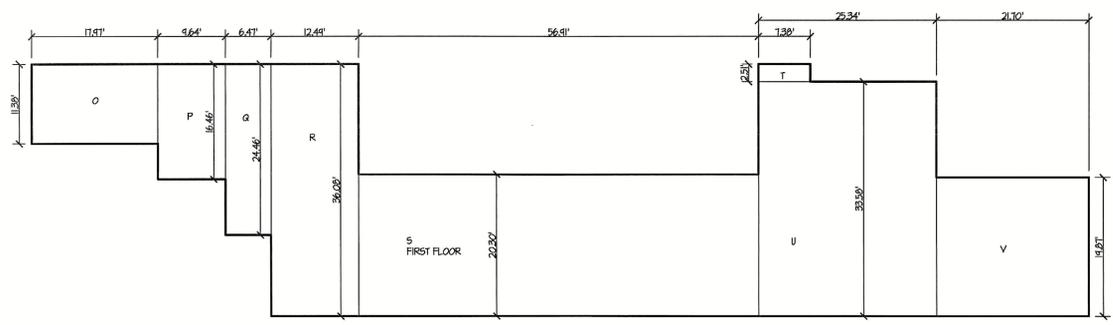
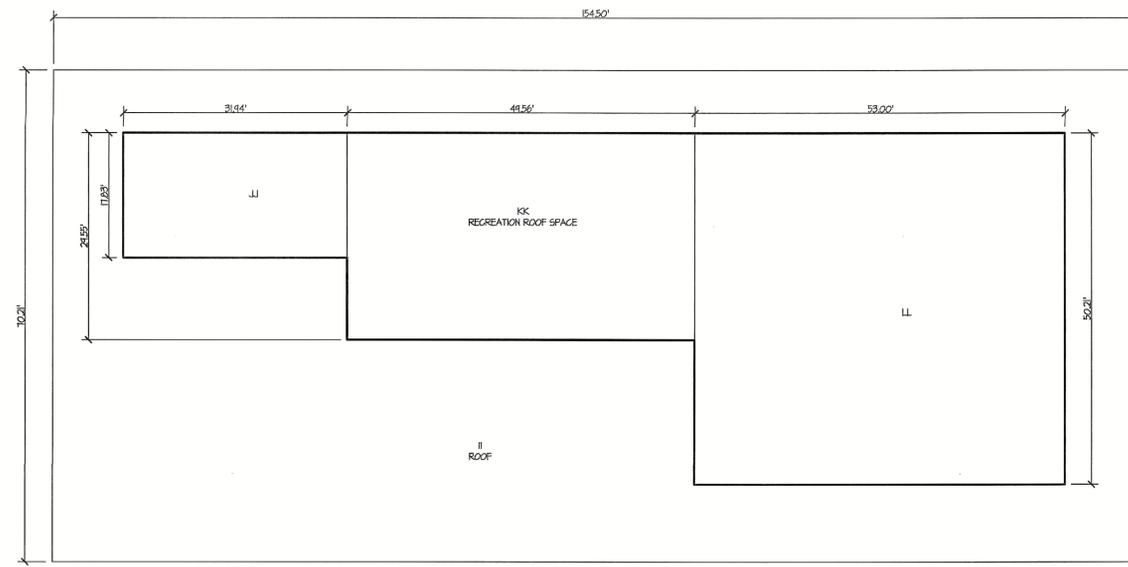
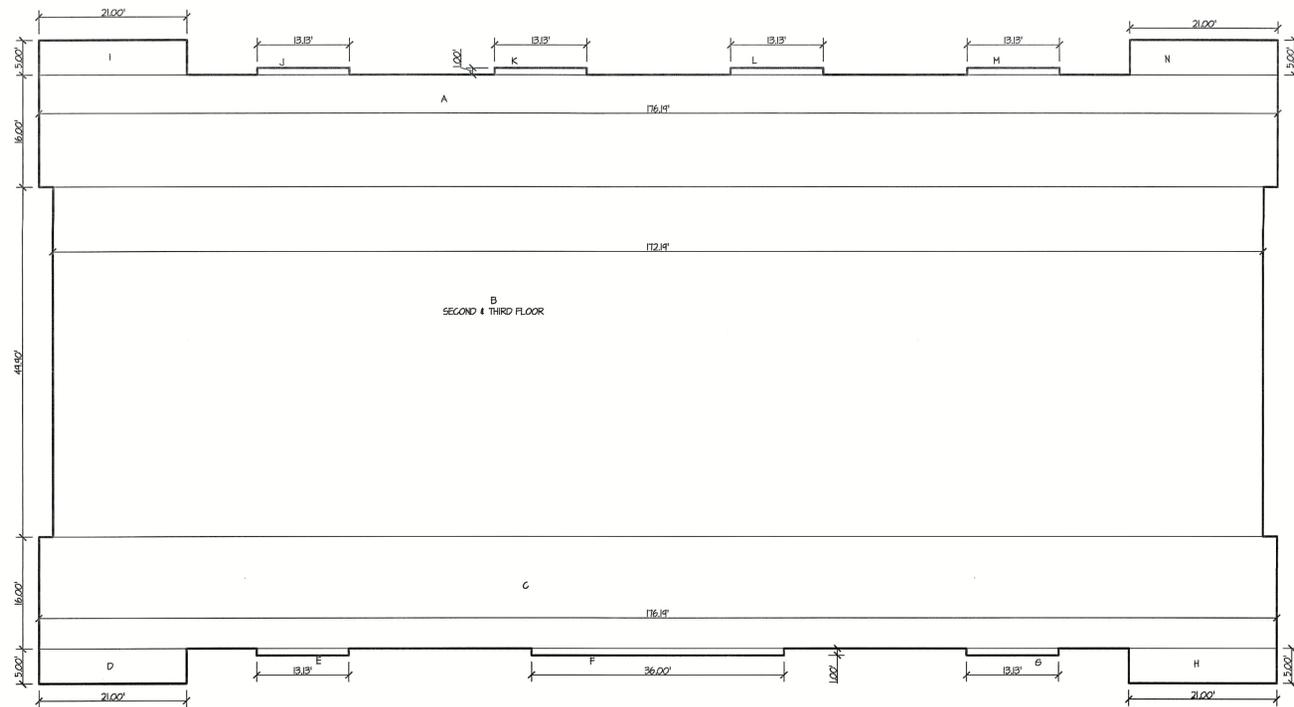
| revision | date | description |
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PROPOSED MULTI-DWELLING
FOR
135 GUY LOMBARDO, LLC
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH ARCHITECT p.l.l.c.
103 pat drive - west Islip, ny 11745
631-241-1326
bkharchitect@gmail.com

drawn by: bkh
checked by: bkh
date: 12-2-2019
file: 20-01

sheet # of set: 12
A-1



AREA TAKE OFF

| | | | |
|-----------------------|--|----------------------|--------------------|
| A = 176.14' X 16.0' | = 2818.04 SQ. FT. | II = 70.21' X 154.5' | = 10841.45 SQ. FT. |
| B = 172.14' X 44.4' | = 7642.26 SQ. FT. | JJ = 17.23' X 31.44' | = 541.44 SQ. FT. |
| C = 176.14' X 16.0' | = 2818.04 SQ. FT. | KK = 44.56' X 24.55' | = 1464.5 SQ. FT. |
| D = 5.0' X 21.0' | = 105.0 SQ. FT. | LL = 50.21' X 53.0' | = 2661.3 SQ. FT. |
| E = 13.13' X 1.0' | = 13.13 SQ. FT. | ENTIRE ROOF | = 10841.45 SQ. FT. |
| F = 36.0' X 1.0' | = 36.0 SQ. FT. | RECREATION SPACE | = 4645.12 SQ. FT. |
| G = 13.13' X 1.0' | = 13.13 SQ. FT. | | |
| H = 5.0' X 21.0' | = 105.0 SQ. FT. | | |
| I = 5.0' X 21.0' | = 105.0 SQ. FT. | | |
| J = 13.13' X 1.0' | = 13.13 SQ. FT. | | |
| K = 13.13' X 1.0' | = 13.13 SQ. FT. | | |
| L = 13.13' X 1.0' | = 13.13 SQ. FT. | | |
| M = 13.13' X 1.0' | = 13.13 SQ. FT. | | |
| N = 5.0' X 21.0' | = 105.0 SQ. FT. | | |
| SECOND FLOOR | = 14,765.14 SQ. FT. | | |
| THIRD FLOOR | = 14,765.14 SQ. FT. | | |
| LOT COVERAGE | = 14,765.14 SQ. FT. | | |
| O = 11.38' X 17.14' | = 245.5 SQ. FT. | | |
| P = 4.64' X 16.46' | = 150.61 SQ. FT. | | |
| Q = 6.47' X 24.46' | = 158.26 SQ. FT. | | |
| R = 12.44' X 36.00' | = 450.64 SQ. FT. | | |
| S = 20.3' X 56.41' | = 1155.21 SQ. FT. | | |
| T = 1.38' X 2.51' | = 10.52 SQ. FT. | | |
| U = 33.58' X 25.34' | = 850.42 SQ. FT. | | |
| V = 14.87' X 21.1' | = 491.8 SQ. FT. | | |
| FIRST FLOOR | = 3527.46 SQ. FT. | | |
| W = 172.14' X 56.41' | = 9744.33 SQ. FT. | | |
| X = 12.44' X 176.14' | = 2200.61 SQ. FT. | | |
| Y = 14.0' X 3.44' | = 48.16 SQ. FT. | | |
| Z = 15.1' X 21.0' | = 31.71 SQ. FT. | | |
| AA = 14.0' X 3.44' | = 48.16 SQ. FT. | | |
| BB = 21.0' X 15.1' | = 31.71 SQ. FT. | | |
| CC = 176.14' X 12.44' | = 2200.61 SQ. FT. | | |
| DD = 15.1' X 21.0' | = 31.71 SQ. FT. | | |
| EE = 14.0' X 3.44' | = 48.16 SQ. FT. | | |
| FF = 28.02' X 1.0' | = 28.02 SQ. FT. | | |
| GG = 21.0' X 15.1' | = 31.71 SQ. FT. | | |
| HH = 3.44' X 14.0' | = 48.16 SQ. FT. | | |
| FOURTH FLOOR | = 14550.85 SQ. FT. | | |
| TOTAL FLOOR AREA | = 14,765.14 + 14,765.14 + 3527.46 + 14550.85 = 47,808.59 SQ. FT. | | |

(NOT INCLUDED IN TOTAL FLOOR AREA CALCULATIONS)

AREA TAKE OFF
SCALE: 1" = 10'-0"

ZBA #2021-20
DOB #2020185

6-1-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
9-15-20 ISSUED TO DOB

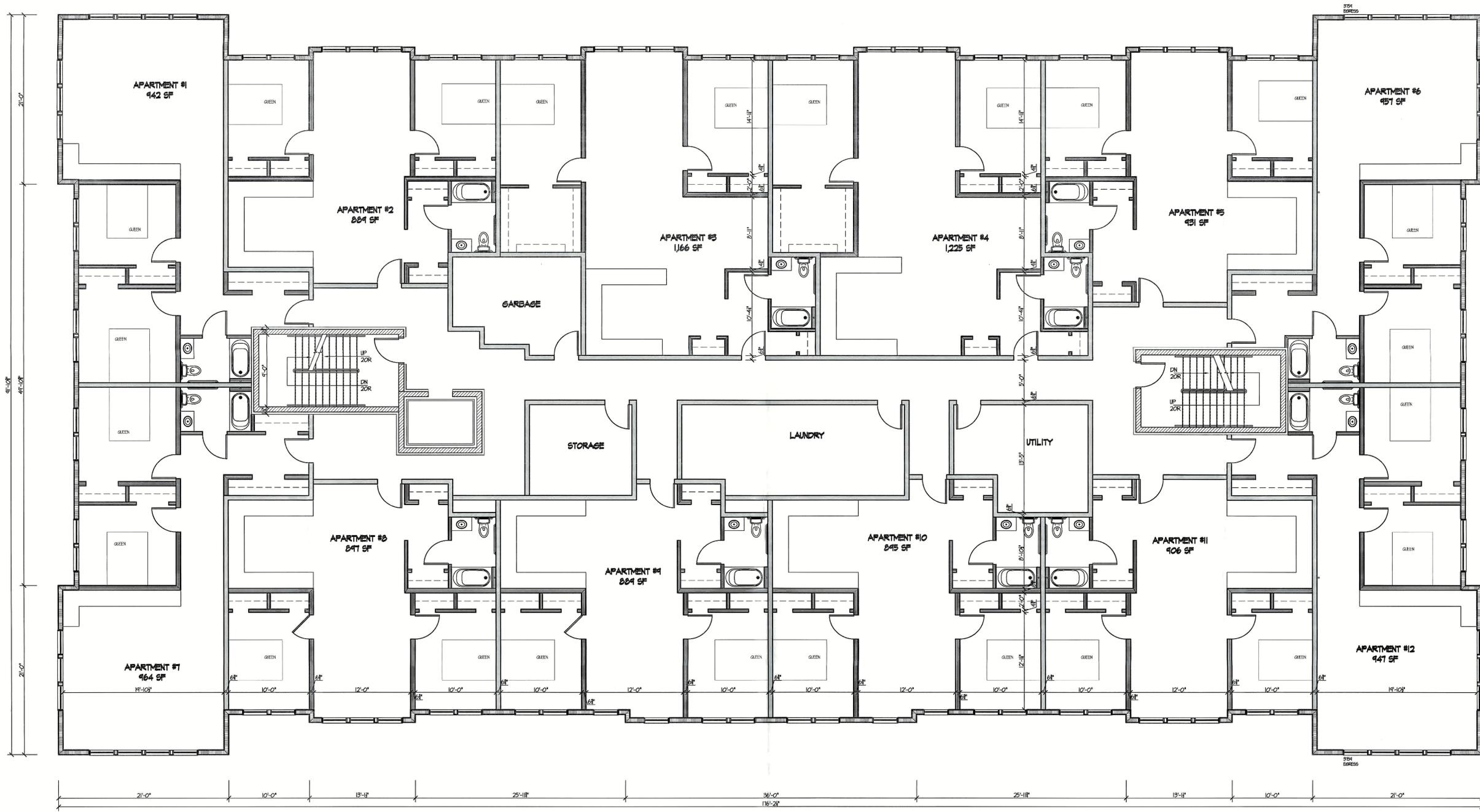
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PROPOSED MULTI-DWELLING
FOR
135 GUY LOMBARDO, LLC
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH ARCHITECT p.l.l.c.
783 pat drive - west Islip, ny 11745
631-241-7326 bkharchitect@gmail.com

| | |
|-------------------|-------------------|
| drawn by bkh | sheet 11 of 12 |
| checked by bkh | |
| date 12-2-2019 | |
| file 20-01 | |

A-2



SECOND FLOOR

- SCALE: 3/16" = 1'-0"
- ALL DWELLINGS TO BE TYPE 'B' UNITS WITH TYPE 'A' BATHROOMS PER ANSI A117.1
 - WINDOW DESIGNATIONS ARE PELLA ALUMINUM CLAD & WOOD ARCHITECT SERIES W/ EXTENDED JAMBES & 2" ILT GRILLES
 - SEE ENGINEER DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM & FOUNDATION SIZES
 - DIMENSIONS ARE TO THE FINISHED GYPSUM BOARD, SHEATHING, OR CONCRETE
 - MAINTAIN MINIMUM 4" TO DOOR/ WINDOW OR OPENING FROM ADJACENT HALL
 - INSTALL SOUND INSULATION IN FLOOR BETWEEN DWELLING UNITS TO ACHIEVE IIC 50 W/ R-13 BATT INSULATION
 - INSTALL SOUND INSULATION IN WALLS BETWEEN DWELLING UNITS TO ACHIEVE STC 50 W/ R-13 BATT INSULATION
 - FLOOR FINISH TO WITHSTAND CRITICAL RADIANT FLUX CLASS 1" AND SHALL COMPLY WITH THE DOC FF-1 "FILL TEST" (CPSC 16 CFR, PART 1630) OR ASTM D2854
 - INTERIOR FINISHES HALL & CEILING = CLASS 'B' FLAME SPREAD 26-75
 • EXIT STAIR & PASSAGEWAYS = CLASS 'B' FLAME SPREAD 26-75
 • ROOMS & ENCLOSED SPACES = CLASS 'C' FLAME SPREAD 76-200
 - DECORATIVE TRIM & MATERIAL SHALL BE CLASS 'C' FLAME SPREAD
 - WALL BASE MOULDING 6" OR LESS SHALL BE CLASS 'B'

ZBA #2021-20
 DOB #20201785

6-1-23 ISSUED TO DOB
 2-10-23 REVISED PER ZBA COMMENTS
 11-15-20 UPDATED ZONING INFORMATION
 4-15-20 ISSUED TO DOB

| revision | date | description |
|----------|------|-------------|
| | | |

PROPOSED MULTI-DWELLING
 FOR
 135 GUY LOMBARDO, LLC
 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH ARCHITECT p.l.l.c.
 783 pat drive - west islip, ny 11745
 631-241-7326 bkharchitect@gmail.com

| | |
|-------------------|---------------------|
| drawn by bkh | sheets in set 12 |
| checked by bkh | A-5 |
| date 12-2-2019 | |
| file 20-01 | |



THIRD FLOOR

SCALE: 3/16" = 1'-0"

- WINDOW DESIGNATIONS ARE PELLA ALUMINUM CLAD 4 WOOD ARCHITECT SERIES W/ EXTENDED JAMBES & 3" ILT GRILLES
- SEE ENGINEER DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM & FOUNDATION SIZES
- DIMENSIONS ARE TO THE FINISHED OPTION BOARD, SHEATHING, OR CONCRETE
- MAINTAIN MINIMUM 4" TO DOOR/ WINDOW OR OPENING FROM ADJACENT WALL
- INSTALL SOUND INSULATION IN FLOOR BETWEEN DWELLING UNITS TO ACHIEVE IC 50 W/ R-13 BATT INSULATION
- INSTALL SOUND INSULATION IN WALLS BETWEEN DWELLING UNITS TO ACHIEVE STC 50 W/ R-13 BATT INSULATION

- FLOOR FINISH TO WITHSTAND CRITICAL RADIANT FLUX CLASS 11 AND SHALL COMPLY WITH THE DGC FF-1 "PILL TEST" (CPS 16 CFR, PART 1620) OR ASTM D2854

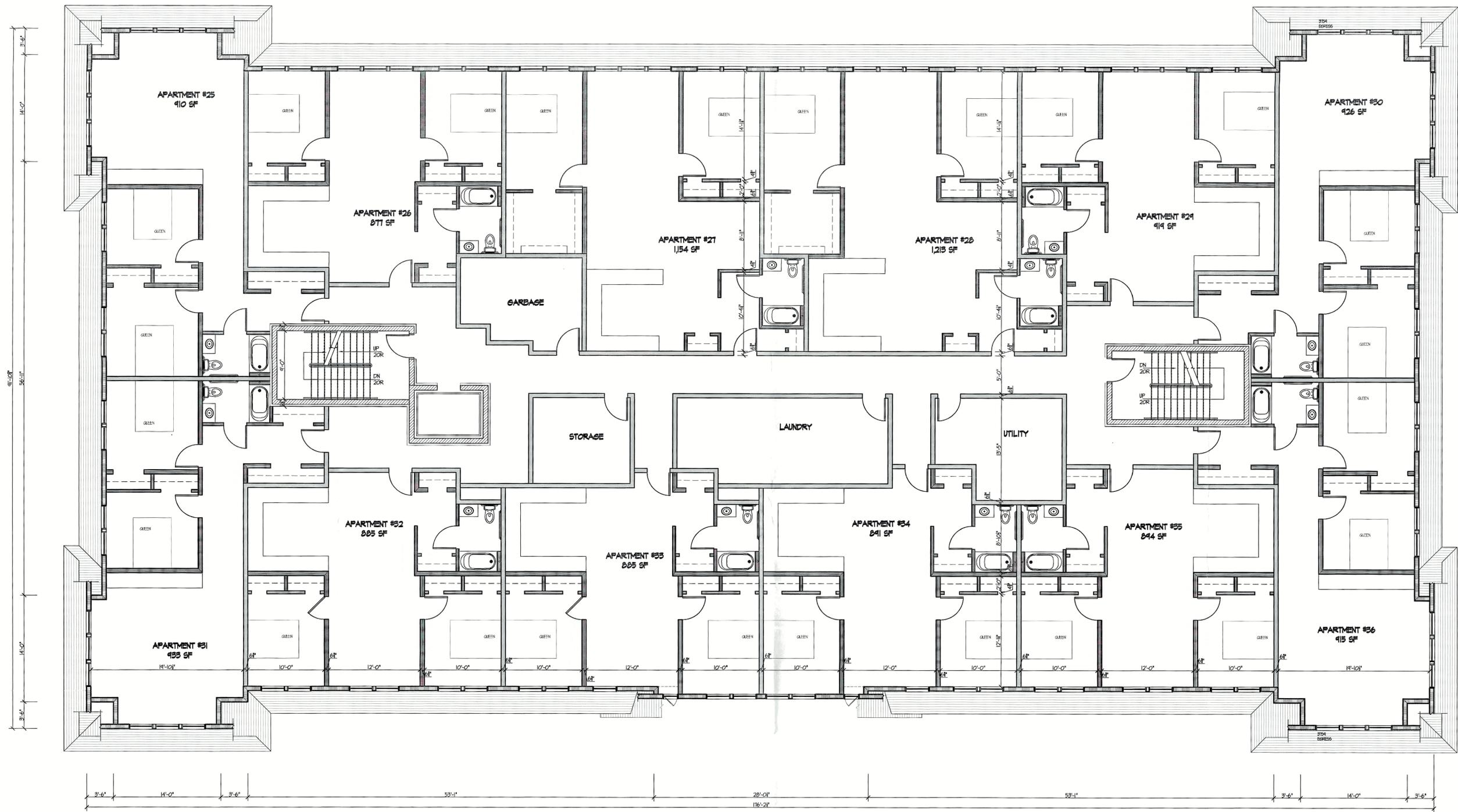
- INTERIOR FINISHES WALL & CEILING @ EXIT STAIR & PASSAGEWAYS @ CLASS B1 FLAME SPREAD 26-75 @ ROOMS & ENCLOSED SPACES @ CLASS C1 FLAME SPREAD 16-200

- DECORATIVE TRIM & MATERIAL SHALL BE CLASS C1 FLAME SPREAD - WALL BASE MOLDING 6" OR LESS SHALL BE CLASS 11

ZBA #2021-20
DOB #20201185

6-1-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
9-15-20 ISSUED TO DOB

| revision | date | description |
|---|-----------|---------------|
| PROPOSED MULTI-DWELLING FOR 135 GUY LOMBARDO, LLC 131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520 BKH ARCHITECT p.l.l.c. 783 pat drive - west Islip, ny 11745 631-241-7326 bkharchitect@gmail.com | | |
| drawn by | bkh | sheets in set |
| checked by | bkh | 12 |
| date | 12-2-2019 | A-6 |
| file | 20-01 | |



FOURTH FLOOR

- SCALE: 3/16" = 1'-0"
- WINDOW DESIGNATIONS ARE PELLA ALUMINUM GLAD & WOOD ARCHITECT SERIES W/ EXTENDED JAMBES & 3" ILT GRILLES
 - SEE ENGINEER DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM & FOUNDATION SIZES
 - DIMENSIONS ARE TO THE FINISHED GYPSUM BOARD, SHEATHING, OR CONCRETE
 - MAINTAIN MINIMUM 4" TO DOOR/ WINDOW OR OPENING FROM ADJACENT HALL
 - INSTALL SOUND INSULATION IN FLOOR BETWEEN DWELLING UNITS TO ACHIEVE IIC 50 W/ R-13 BATT INSULATION
 - INSTALL SOUND INSULATION IN WALLS BETWEEN DWELLING UNITS TO ACHIEVE STC 50 W/ R-13 BATT INSULATION

- FLOOR FINISH TO WITHSTAND CRITICAL RADIANT FLUX CLASS "1" AND SHALL COMPLY WITH THE DOC FF-1 "MILL TEST" (CPSC 16 CFR, PART 1630) OR ASTM D2894
- INTERIOR FINISHES HALL & CEILING = CLASS 1 BY FLAME SPREAD 26-75
 • EXIT STAIR & PASSAGEWAYS = CLASS 1 BY FLAME SPREAD 26-75
 • ROOMS & ENCLOSED SPACES = CLASS 1 BY FLAME SPREAD 16-200
- DECORATIVE TRIM & MATERIAL SHALL BE CLASS 1 BY FLAME SPREAD
- WALL BASE MOULDING 6" OR LESS SHALL BE CLASS 1"

ZBA #2021-20
DOB #2020185

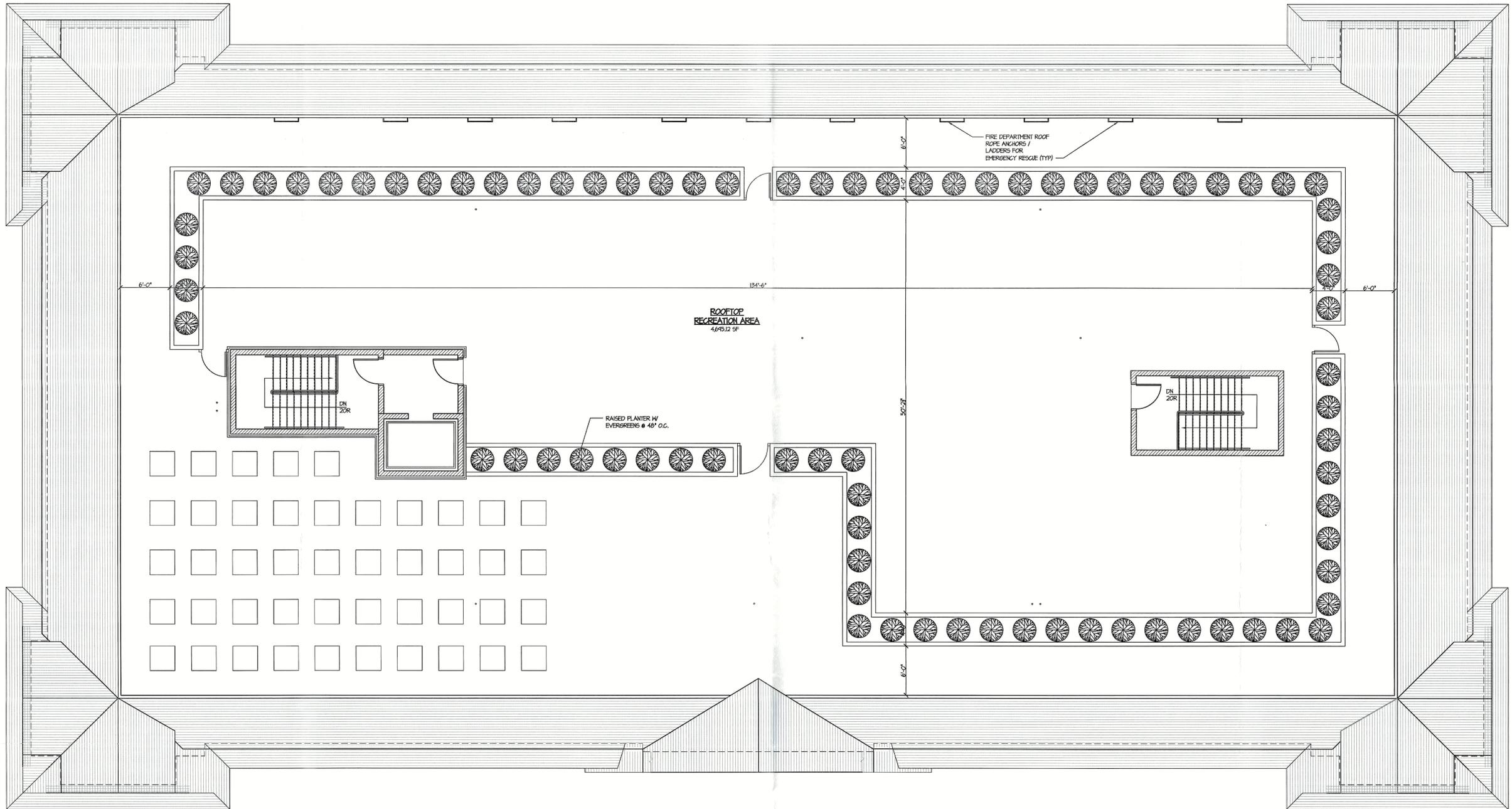
6-1-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
9-15-20 ISSUED TO DOB

| revision | date | description |
|----------|------|-------------|
| | | |

PROPOSED MULTI-DWELLING
FOR
135 GUY LOMBARDO, LLC
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH ARCHITECT PLLC
783 pat drive - west islip, ny 11745
631-241-7326 bkharchitect@gmail.com

| | |
|-------------------|---------------------|
| drawn by bkh | sheets in set 12 |
| checked by bkh | A-7 |
| date 12-2-2019 | |
| file 20-01 | |



ROOF PLAN
SCALE: 3/8" = 1'-0"

ZBA #2021-20
DOB #2020185

6-4-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
4-15-20 ISSUED TO DOB

| revision | date | description |
|----------|------|-------------|
| | | |

PROPOSED MULTI-DWELLING
FOR
135 GUY LOMBARDO, LLC
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH
ARCHITECT p.l.l.c.
183 pat drive - west Islip, ny 11745
631-241-1326 bkharchitect@gmail.com

RECEIVED
2023 SEP - 7 P 31
ARCHITECTURE

| | |
|-------------------|---------------------|
| drawn by bkh | sheets in set 12 |
| checked by bkh | A-8 |
| date 12-2-2019 | |
| file 20-01 | |





FRONT ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

ZBA #2021-20
DOB #20201785

6-1-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
4-15-20 ISSUED TO DOB

| revision | date | description |
|----------|------|-------------|
| | | |

PROPOSED MULTI-DWELLING
FOR
135 GUY LOMBARDO, LLC
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH
ARCHITECT P.L.L.C.
783 POT DRIVE - WEST ISLIP, NY 11795
631-241-1328 bkharchitect@gmail.com

| | |
|--------------------|----------------------|
| drawn by: bkh | sheets in set: 12 |
| checked by: bkh | DATE: 12-2-2019 |
| DATE: 20-01 | FILE: A-9 |

RECEIVED



REAR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

PHILADELPHIA
2023 SEP 13 3 31
RECEIVED

ZBA #2021-20
DOB #20201785

6-4-23 ISSUED TO DOB
2-10-23 REVISED PER ZBA COMMENTS
11-15-20 UPDATED ZONING INFORMATION
9-15-20 ISSUED TO DOB

| revision | date | description |
|----------|------|-------------|
| | | |

PROPOSED MULTI-DWELLING
FOR
135 GUY LOMBARDO, LLC
131-135 GUY LOMBARDO AVE. - FREEPORT, NY 11520

BKH
ARCHITECT | PLLC
183 pat drive - west hamp, ny 11745
631-241-7328
bkharchitect@gmail.com

| | |
|-------------------|---------------------|
| drawn by bkh | sheets in set 12 |
| checked by bkh | |
| date 12-2-2019 | |
| file 20-01 | |

A-10



TRAFFIC ENGINEERING REPORT

**NOVEMBER 9, 2023
Project No. M22-102
131 – 135 Guy Lombardo Avenue
Freeport, New York**

PURPOSE

The purpose of this report is to review the standards set forth under New York State Village Law § 7-712-B(3) with respect to requested area variances. The report focuses on the traffic and parking aspects of the application as they relate to these standards.

PROJECT SUMMARY

| | |
|------------------------|---|
| Applicant: | 135 Guy Lombardo, LLC |
| Zoning: | Business AA |
| NC Tax Map No. | Section 62, Block 75, Lots 31, 32 and 33 |
| Location: | 131 – 135 Guy Lombardo Avenue Guy Lombardo btw Cottage Ct and Smith St |
| Existing Land Use: | Commercial |
| Proposed Land Use: | Apartments |
| Parking Required: | 74 Parking Spaces |
| Parking Provided: | 67 Parking Spaces |
| Site Plan prepared by: | BKH Architect, PLLC 783 Pat Drive West Islip, New York 11795 |

The applicant (135 Guy Lombardo, LLC) filed a building permit application with the Village of Freeport to construct the proposed project. The Village of Freeport Building Department issued a denial letter dated September 8, 2023. The applicant has appealed the denial of the Building Department and is seeking variances from the Zoning Board of Appeals with respect to Village Ordinance §210-6(A), 210-48, 210-49C, 210-49D, 210-60, 210-65 and 210-172A, as specified in the denial letter. The granting of these area variances would allow the applicant to move forward with the proposed project.

The standards with respect to granting area variances are set forth in Section 7-712-B(3) of New York State Village Law.

The Laws of New York, Village Law § 7-712-B (3) Area variances:

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

(5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

This process is sometimes referred to as a balancing test, whereby the board is asked to weigh:

The benefit to the applicant, if the variance is granted

VS.

**The detriment to the health, safety and welfare of the neighborhood or community,
by such grant**

INTRODUCTION

The subject property is located at 131 – 135 Guy Lombardo Avenue (between Cottage Court and Smith Street), in the Village of Freeport. The property is located in the Business AA zoning district. The existing building at 131 Guy Lombardo Avenue was built in 1910 (over 110 years ago). The existing building at 135 Guy Lombardo Avenue was built in 1923 (100 years ago).

PARKING REQUIREMENTS

Village Ordinance 210-172 A (2): Apartment houses and multifamily residences: parking spaces accessible to all tenants shall be provided on the premises in accordance with the following schedule: Efficiency – 1.0 parking space per unit, One-bedroom – 1.5 parking spaces per unit and Two or more bedrooms – 2.0 parking spaces per unit.

The proposed development will include 37 two-bedroom apartments, including one unit for the building superintendent.

$$(37 \text{ two bedroom unit} \times 2.0) = 74 \text{ required parking spaces}$$

The site plan provides a total of 67 parking spaces. Due to the configuration of the subject site the applicant is not able to provide the number of on-site parking spaces required by code. The applicant is seeking a parking variance in connection with the proposed development.

ON-STREET PARKING

Metered parking is provided along both sides of Guy Lombardo Avenue, in proximity to the subject site.

Parking is permitted along the north side of Smith Street except on Monday from 8 am to Noon. Parking along the south side of Smith Street is restricted at all times (No Parking Anytime).

Cottage Court is a dead-end street. Parking is permitted along the north side of Cottage Court with a 2-hour limitation. These regulations are in place to the east of the municipal parking lot exit driveway. To the west of the municipal parking lot exit driveway a No Parking Anytime regulation is posted (approximately 125 feet in total from Guy Lombardo Avenue to the eastern edge of the exit driveway).

PARKING GENERATION

INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)

The parking generation of the site was calculated using the standard calculations compiled by the Institute of Transportation Engineers (ITE) in the 6th Edition Parking Generation, October 2023. This is often referred to as the Parking Generation Manual and is considered the industry standard for traffic engineering studies.

| Independent Variable | ITE Peak Parking Generation Rate | Peak Parking Demand | On-Site Parking Capacity |
|----------------------|----------------------------------|---------------------|--------------------------|
| 37 units | 0.90 | 33 | 67 |
| 74 bedrooms | 0.59 | 44 | 67 |

The subject site provides 67 parking spaces. Based on the ITE data the subject site is anticipated to generate a peak parking demand between 33 and 44 vehicles. This peak parking demand will occur in the overnight hours. The estimated parking demand includes both residents and guests.

UNITED STATES CENSUS BUREAU

Vehicle ownership is a primary component of residential parking demand. According to the Census Bureau's Population Estimates Program/American Community Survey 32.5% of renter-occupied housing units, in the Village of Freeport, do not have a vehicle. The majority (70%) have one or fewer vehicles per household (Source: www.data.census.gov - refer to Table No. 1 for additional information).

PARKING OBSERVATIONS

Our office has conducted parking occupancy studies of several apartment buildings within the Village of Freeport. The following is a list of locations study by our office:

| | |
|-------------------------|----------|
| 180 Guy Lombardo Avenue | 22-units |
| 178 Pine Street | 24-units |
| 125 S. Bayview Avenue | 41-units |
| 78 S. Bergen Place | 82-units |
| 88 S. Bergen Place | 56-units |
| 100 S. Ocean Avenue | 76-units |

The observed parking demand at these locations in shown on Table No. 2. These parking occupancy counts indicate that the subject site will have a peak parking demand of 31 vehicles. This analysis coincides with the data collected by the Institute of Transportation Engineers (ITE).

CONCLUSIONS

The subject property is located opposite two apartment buildings located on the west side of Guy Lombardo Avenue. The granting of this application will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties.

The benefit sought by the applicant cannot be achieved by any other means other than an area variance.

The requested parking variance is not substantial as the many properties in the Village of Freeport do not provide any on-site parking.

In our professional opinion, the proposed application will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The subject site provides 67 parking spaces. Based on the ITE data the subject site is anticipated to generate a peak parking demand between 33 and 44 vehicles. This peak parking demand will occur in the overnight hours. The estimated parking demand includes both residents and guests.

According to the information collected by the Institute of Transportation Engineers (ITE), the United States Census Bureau and studies at similar locations within the Village of Freeport; the site will have ample parking to accommodate the peak parking demand associated with the proposed project.

The alleged difficulty is in part self-created; however, this factor shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the requested area variances. Under Village Law § 7-712-B(3)(b), the Zoning Board of Appeals shall in making its determination, take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. It is our professional opinion that the granting of this application will not result in traffic congestion or create undue on-street parking. If you have any questions or require additional information, please feel free to contact our office.

Sincerely,
MULRYAN ENGINEERING, P.C.

Sean P. Mulryan

Sean P. Mulryan, P.E.
President

¹ It is a violation of New York State Education Law Section 7209.2 for any person, unless acting under the direction of a licensed professional engineer, to alter these documents in any way. If altered, the altering engineer shall affix to these documents his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

Hamlet: Village of Freeport
 Project No. M22-102

PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS

SOURCE: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates
 TABLE ID: S2504
 SURVEY/PROGRAM: American Community Survey
 PRODUCT: ACS 5-Year Estimates Subject Tables
 LOCATION: Village of Freeport, New York

| | Owner-occupied housing units Estimate | Percent owner-occupied housing units Estimate | Renter-occupied housing units Estimate | Percent renter-occupied housing units Estimate |
|---|--|---|---|--|
| Occupied housing units | 9,627 | 9,627 | 4,532 | 4,532 |
| UNITS IN STRUCTURE | | | | |
| 1, detached | 7,817 | 81.2% | 871 | 19.2% |
| 1, attached | 154 | 1.6% | 0 | 0.0% |
| 2 apartments | 293 | 3.0% | 458 | 10.1% |
| 3 or 4 apartments | 24 | 0.2% | 404 | 8.9% |
| 5 to 9 apartments | 40 | 0.4% | 338 | 7.5% |
| 10 or more apartments | 1,278 | 13.3% | 2,449 | 54.0% |
| Mobile home or other type of housing | 21 | 0.2% | 12 | 0.3% |
| ROOMS | | | | |
| 1 room | 116 | 1.2% | 426 | 9.4% |
| 2 or 3 rooms | 565 | 5.9% | 1,211 | 26.7% |
| 4 or 5 rooms | 1,935 | 20.1% | 2,052 | 45.3% |
| 6 or 7 rooms | 4,439 | 46.1% | 777 | 17.1% |
| 8 or more rooms | 2,572 | 26.7% | 66 | 1.5% |
| BEDROOMS | | | | |
| No bedroom | 147 | 1.5% | 480 | 10.6% |
| 1 bedroom | 697 | 7.2% | 1,675 | 37.0% |
| 2 or 3 bedrooms | 5,719 | 59.4% | 1,997 | 44.1% |
| 4 or more bedrooms | 3,064 | 31.8% | 380 | 8.4% |
| VEHICLES AVAILABLE | | | | |
| No vehicle available | 399 | 4.1% | 1,471 | 32.5% |
| 1 vehicle available | 3,021 | 31.4% | 1,698 | 37.5% |
| 2 vehicles available | 3,679 | 38.2% | 952 | 21.0% |
| 3 or more vehicles available | 2,528 | 26.3% | 411 | 9.1% |

Mulryan Engineering, P.C.

Table No. 2

Hamlet: Freeport
Project No. M22-102

| | | Parking Counts | | | | | |
|----------------------------|--|--------------------------------|---------------------------------|--------------------------------|-----------------------------|-----------------------------------|-------------------------------------|
| | | 78 S. Bergen Place 82 Units | 100 S. Ocean Avenue 76 Units | 88 S. Bergen Place 56 Units | 178 Pine Street 24 Units | 125 S. Bayview Avenue 41 Units | 180 Guy Lombardo Avenue 22 Units |
| 7:00 AM | | 38 | 48 | 35 | 24 | 31 | 23 |
| 7:15 AM | | 33 | 47 | 33 | 23 | 29 | 23 |
| 7:30 AM | | 30 | 45 | 31 | 23 | 29 | 22 |
| 7:45 AM | | 28 | 40 | 31 | 22 | 27 | 20 |
| 8:00 AM | | 31 | 33 | 29 | 20 | 23 | 19 |
| 8:15 AM | | 28 | 34 | 27 | 19 | 22 | 19 |
| 8:30 AM | | 28 | 33 | 26 | 18 | 20 | 16 |
| 8:45 AM | | 29 | 30 | 22 | 18 | 19 | 16 |
| 9:00 AM | | 25 | 31 | 20 | 19 | 19 | 15 |
| 12:00 PM | | 27 | 22 | 19 | 14 | 14 | 13 |
| 12:15 PM | | 27 | 23 | 22 | 16 | 13 | 14 |
| 12:30 PM | | 24 | 21 | 22 | 17 | 14 | 14 |
| 12:45 PM | | 25 | 19 | 21 | 17 | 14 | 14 |
| 1:00 PM | | 24 | 20 | 21 | 18 | 14 | 13 |
| 1:15 PM | | 25 | 20 | 21 | 18 | 13 | 14 |
| 1:30 PM | | 27 | 19 | 19 | 17 | 13 | 14 |
| 1:45 PM | | 26 | 22 | 18 | 18 | 13 | 13 |
| 2:00 PM | | 25 | 23 | 15 | 20 | 14 | 14 |
| 4:00 PM | | 47 | 41 | --- | --- | --- | --- |
| 4:15 PM | | 45 | 49 | --- | --- | --- | --- |
| 4:30 PM | | 38 | 41 | 16 | 21 | 15 | 16 |
| 4:45 PM | | 29 | 37 | 20 | 23 | 16 | 16 |
| 5:00 PM | | 31 | 33 | 20 | 24 | 17 | 17 |
| 5:15 PM | | 33 | 37 | 22 | 26 | 19 | 16 |
| 5:30 PM | | 30 | 39 | 21 | 26 | 19 | 16 |
| 5:45 PM | | 29 | 39 | 27 | 27 | 21 | 17 |
| 6:00 PM | | 27 | 40 | 27 | 27 | 23 | 17 |
| 10:00 PM to 11:30 PM | | 39 41 41 | 46 48 49 | --- | --- | --- | --- |
| Peak Demand | | 47 | 49 | 36 | 32 | 32 | 24 |



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

October 11, 2023

AMENDED LETTER OF DENIAL

Ramkisson Shivcharan
28 East Seaman Ave,
Freeport, NY 11520

RE: **28 East Seaman Ave Freeport, NY**

Zoning District – Service Business. Sec. 55 Blk. 256, Lot 227

Building Permit Application #20233358

Description – Maintain (1,026 sq.ft) extension to the basement plus 2 rear stories: 1st floor (1,637sq.ft) and 2nd floor (1,603 sq.ft) and maintain rear deck (346 sq.ft) and maintain front porch (193 sq.ft)

Dear Sir/Madam:

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

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

Village Ordinance §210- 43. Required Yards.

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

(1) Front yard depth: minimum 20 feet or the average depth of all residential front yards on the same side of the street within two hundred 200 feet in either direction, whichever is greater, but in no case more than 40 feet. According to the plans that you have submitted indicates that you have a front setbacks of 14'-8". You will be seeking a variance of 5'-2"

RE: 28 East Seaman Ave.

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

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

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

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

Very truly yours,

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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

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. 20233358

Location: 28 East Seaman Ave

Applicant: Ramkisson Shivcharan

Description: Maintain (1,026 sq.ft) extension to the basement plus 2 rear stories: 1st floor (1,637sq.ft) and 2nd floor (1,603 sq.ft) and maintain rear deck (346 sq.ft) and maintain front porch (193 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: October 11, 2023

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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



2023 OCT 11 AM 9:08

INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

October 11, 2023
LETTER OF DENIAL

Ramkisson Shivcharan
28 East Seaman Ave,
Freeport, NY 11520

RE: **28 East Seaman Ave Freeport, NY**

Zoning District – Service Business. Sec. 55 Blk. 256, Lot 227

Building Permit Application #20233358

Description – Maintain extension to the basement plus 2 rear stories: 1st floor (1,637sq.ft) and 2nd floor (1,603 sq.ft) and maintain rear deck (346 sq.ft) and maintain front porch (193 sq.ft)

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Village Ordinance §210- 43. Required Yards.

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

(1) Front yard depth: minimum 20 feet or the average depth of all residential front yards on the same side of the street within two hundred 200 feet in either direction, whichever is greater, but in no case more than 40 feet. According to the plans that you have submitted indicates that you have a front setbacks of 14'-8". You will be seeking a variance of 5'-2"

RE: 28 East Seaman Ave.

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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 Zoning Board of Appeals Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No _____

Vertical stamp text, likely a date and time stamp, oriented vertically on the right side of the page.

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

2023 OCT 11 AM 9:03

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. 20233358

Location: 28 East Seaman Ave

Applicant: Ramkisson Shivcharan

Description: Maintain extension to the basement plus 2 rear stories: 1st floor (1,637sq.ft) and 2nd floor (1,603 sq.ft) and maintain rear deck (346 sq.ft) and maintain front porch (193 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: October 11, 2023

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

2023 JUN 11 AM 9:08
VILLAGE OF FREEPORT



SEC. _____ BLK. _____ LOT. _____

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

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

Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of 28 EAST SEAMAN AVENUE

respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (~~resides at~~) (has its principal office for the conducting of its business at)
R SHATARAH CONSULTING ENGINEERS, PC.
6500 JERICHO TURNPIKE, SUITE 1W SYOSSET, NY 11791

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

2. That the premises affected by this application is located at 28 E SEAMAN AVENUE Land Map of Nassau County Sec. 55 Blk. 256 Lot(s) 227 and that the interest which the applicant has in the property concerned is that of _____

3. That (the applicant) (~~the applicant's duly authorized~~ _____) on or about the 15 day of JUN 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

EXTENSION TO THE BASEMENT PLUS 2 STORIES FIRST AND SECOND, PROPOSED BACK AND FRONT PORCH

Obtain reason for denial from Department of Buildings

4. That on or about the 8 day of 28, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: 210-49 REQUIRED YARDS

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

5. That the nature of the improvements now upon said premises is as follows: ADDITION TO EXISTING RESIDENCE

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

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

Describe fully and clearly the use desired.

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

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

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

Refer where possible to paragraphs and section by numbers.

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

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

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

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

10. That the grounds for this application are as follows: EXTEND HOME FOR FAMILY

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

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

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

Dated: 10/09, 2023

[Signature]
BY: RUDOLPH S. SHATARAM
ITS: ENGINEER

State of New York)
County of Nassau) ss:

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

Sworn to before me this 9th day
of October, 2023.
Notary Public [Signature]

[Signature]
Signature of Applicant
STELLA VLAHOS-KITAS
Notary Public - State of New York
No. 01VL6264910
Qualified in Nassau County
My Commission Expires December 5, 2024

**Notice
Conflict of Interest**

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

_____, 20____.
Date Year Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I SHIXCHARAN
RAMKISSON being duly sworn, depose and say:

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

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

Sworn to before me this 10th day
of October, 2023.

[Signature]
Signature

Notary Public [Signature]

617.20
Appendix B
Short Environmental Assessment Form

2023 3 3 59

Instructions for Completing

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

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

| | | | | |
|--|--|-------------|---|---------------------------------|
| Part 1 - Project and Sponsor Information | | | | |
| Name of Action or Project: ADDITION 2 RESIDENCES | | | | |
| Project Location (describe, and attach a location map): 28 EAST SEAMAN AVENUE, FREEPORT, NY 11520 | | | | |
| Brief Description of Proposed Action: CONSTRUCT A NEW 2 STORY EXTENSION + BASEMENT IN BACK OF EXISTING HOME Proposed deck & front porch 1st floor (1,637 sq.ft) 2nd floor (1,603 sq.ft) (346 sq.ft) (193 sq.ft) | | | | |
| Name of Applicant or Sponsor: | | Telephone: | | |
| | | E-Mail: | | |
| Address: | | | | |
| City/PO: | | State: | Zip Code: | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | _____ acres | | |
| b. Total acreage to be physically disturbed? | | _____ acres | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ acres | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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 |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | | |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input 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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

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

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

Applicant/sponsor name: _____ Date: 6-15-23
 Signature: [Signature]

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

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

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

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

RECEIVED
 JUN 11 11 10 AM '07
 606 W 11 100 577

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233358

Filing Date 6/28/2023

Application for Erection of Buildings or Alterations

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

| | | |
|--------------------------------|--|--|
| I. LOCATION OF BUILDING | AT LOCATION: <u>28 E SEAMAN AVE.</u> FREEPORT | ZONING DISTRICT: <u>SB</u> |
| | (No.) (Street) | |
| | BETWEEN <u>MAIN STREET</u> AND <u>JAY STREET</u> | |
| | (Cross Street) (Cross Street) | |
| SECTION <u>55</u> | BLOCK <u>256</u> | LOT AREA <u>8,169 SF</u> |
| | LOT <u>227</u> | APPROX. LOT SIZE <u>60.20' X 136.14'</u> |

| | | | | | | | | | | | | | | | |
|---|--|--------------------|--|---|--|--|--|--|---|---|---|---|---|---|---|
| II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D | | | | | | | | | | | | | | | |
| <p>A. TYPE OF IMPROVEMENT</p> <p>1 <input type="checkbox"/> New building</p> <p>2 <input checked="" type="checkbox"/> Addition/Alteration (If residential, enter number of new housing units added. If non-residential, specify)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (Replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (Relocation)</p> | <p>B. PROPOSED ON EXISTING USE</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">RESIDENTIAL</td> <td style="width: 50%;">NON-RESIDENTIAL - Complete Part "E"</td> </tr> <tr> <td>11 <input checked="" type="checkbox"/> One Family</td> <td>17 <input type="checkbox"/> Industrial</td> </tr> <tr> <td>12 <input type="checkbox"/> Two families</td> <td>18 <input type="checkbox"/> Office, bank, professional</td> </tr> <tr> <td>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</td> <td>19 <input type="checkbox"/> Store, mercantile</td> </tr> <tr> <td>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</td> <td>20 <input type="checkbox"/> Church, other religious</td> </tr> <tr> <td>15 <input type="checkbox"/> Garage or Accessory Structure</td> <td>21 <input type="checkbox"/> Hospital, institutional</td> </tr> <tr> <td>16 <input type="checkbox"/> Other - Specify _____</td> <td>22 <input type="checkbox"/> Other - Specify _____</td> </tr> </table> | RESIDENTIAL | NON-RESIDENTIAL - Complete Part "E" | 11 <input checked="" type="checkbox"/> One Family | 17 <input type="checkbox"/> Industrial | 12 <input type="checkbox"/> Two families | 18 <input type="checkbox"/> Office, bank, professional | 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ | 19 <input type="checkbox"/> Store, mercantile | 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ | 20 <input type="checkbox"/> Church, other religious | 15 <input type="checkbox"/> Garage or Accessory Structure | 21 <input type="checkbox"/> Hospital, institutional | 16 <input type="checkbox"/> Other - Specify _____ | 22 <input type="checkbox"/> Other - Specify _____ |
| RESIDENTIAL | NON-RESIDENTIAL - Complete Part "E" | | | | | | | | | | | | | | |
| 11 <input checked="" type="checkbox"/> One Family | 17 <input type="checkbox"/> Industrial | | | | | | | | | | | | | | |
| 12 <input type="checkbox"/> Two families | 18 <input type="checkbox"/> Office, bank, professional | | | | | | | | | | | | | | |
| 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ | 19 <input type="checkbox"/> Store, mercantile | | | | | | | | | | | | | | |
| 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ | 20 <input type="checkbox"/> Church, other religious | | | | | | | | | | | | | | |
| 15 <input type="checkbox"/> Garage or Accessory Structure | 21 <input type="checkbox"/> Hospital, institutional | | | | | | | | | | | | | | |
| 16 <input type="checkbox"/> Other - Specify _____ | 22 <input type="checkbox"/> Other - Specify _____ | | | | | | | | | | | | | | |
| <p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>100,000</u></p> | <p>D. DESCRIPTION OF PROJECT</p> <p><u>EXTENSION TO THE BASEMENT PLUS 2 STORIES</u></p> <p><u>FIRST FLOOR AND SECOND FLOOR</u></p> <p><u>Propose deck # front Porch.</u></p> | | | | | | | | | | | | | | |

| | | | |
|--|----------------------|---|--------------|
| III. IDENTIFICATION - To be completed by all applicants | | | |
| | NAME | MAILING ADDRESS - Number, street, city and state, Zip | TEL. NO. |
| Owner or Lessee | RAMKISSON SHIVCHARAN | 28 EAST SEAMAN AVE., FREEPORT, NY 11520 | 516-304-0982 |
| Contractor | | | |
| Architect or Engineer | RUDOLPH SHATARAH | 6500 JERICHO TPKE SUITE 1W, SYOSSET, NY 11791 | 516-731-4687 |

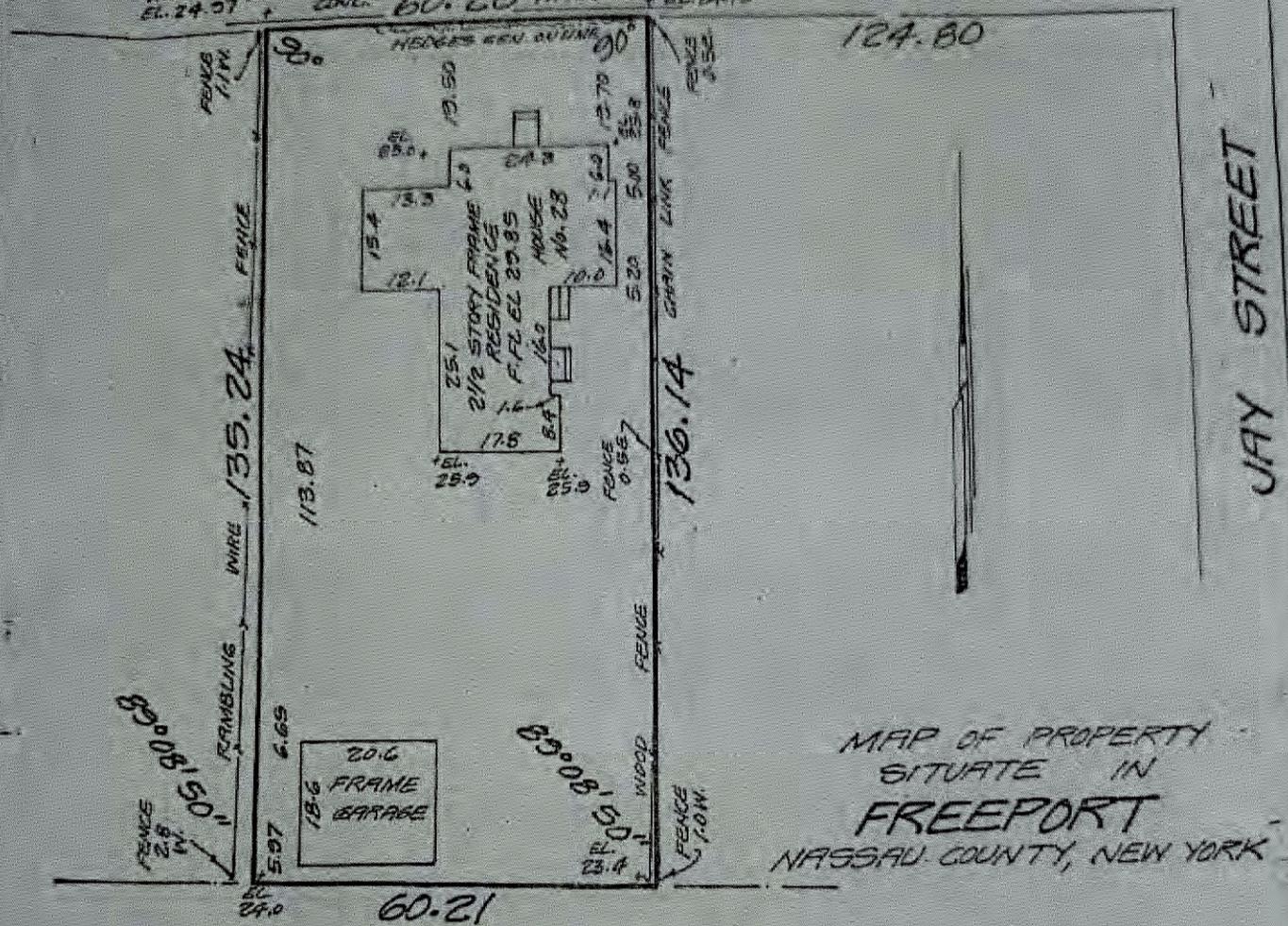
| | |
|---|--|
| <p>IV. OWNER - CONTRACTOR STATEMENT</p> <p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company, _____ Exp. Date _____</p> <p>Contractor or Owner _____ (Print)</p> <p>Address _____</p> <p>Phone _____</p> <p>State of New York County of Nassau <u>RAMKISSON SHIVCHARAN</u> (Print)</p> <p>being duly sworn, says that _____ (Print)</p> <p>owner of the above mentioned building. That the terms of the above application also the entire cost of said building or alteration, is correct to the best of _____ knowledge and belief and agrees to perform to all applicable laws of this jurisdiction. (His or Her)</p> <p>Sworn to before me this _____ day of _____ 2023</p> <p>at _____</p> <p>Notary Public, _____ County, N.Y.</p> <p style="text-align: right;">(Applicant Signature)</p> | <p>V. FLOOD ZONE</p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <u>1,637 SF</u></p> <p>Upper Flr Square Feet <u>1,603 SF</u></p> <p># of Fixtures <u>19</u></p> <p># of Floors <u>2</u></p> <p>Occup. Type <u>R</u></p> |
|---|--|

| | |
|--|---------------------------|
| <p>VI. VALUATION (Total the Total)</p> <p>Building _____</p> <p>Permit Number _____</p> <p>Building _____</p> <p>Permit Issued _____</p> <p>Building _____</p> <p>Permit Fee \$ _____</p> | <p>Approved by: _____</p> |
|--|---------------------------|

UNIVERSITY
 2023 OCT 11 A 9 08

EAST SEAMAN AVENUE

(ASPHALT PAVEMENT, MAINTAINED)
 ELEV. 24.84
 CURB ELEV. 24.92 CONCRETE CURB CURB ELEV. 24.63
 WALK ELEV. 24.07 CONC. 60.20 WALK WALK ELEV. 24.15



MAP OF PROPERTY
 SITUATE IN
FREEPORT
 NASSAU COUNTY, NEW YORK

NOTE: EST. ELEVATIONS AND GRADES ARE
 SAME AS ACTUAL.
 GAS, WATER, ELECTRICITY AND SEWERS
 IN STREET.

GUARANTEED TO:
 EASTERN SERVICE CORPORATION - 25716
 INTER-COUNTY TITLE GUARANTY AND
 MORTGAGE COMPANY.
 F.H.A.

FRANK J. WARD ASSOC.
 LICENSED LAND SURVEYOR
 30 EAST SUNRISE HIGHWAY
 LINDENHURST, N.Y. 11757
 N. Y. STATE LICENSE No. 41532
 516-884-6050

SURVEYED **APRIL 3, 1968**
 SCALE 1"=25'
 O = STAKE

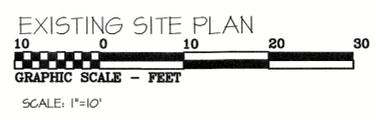
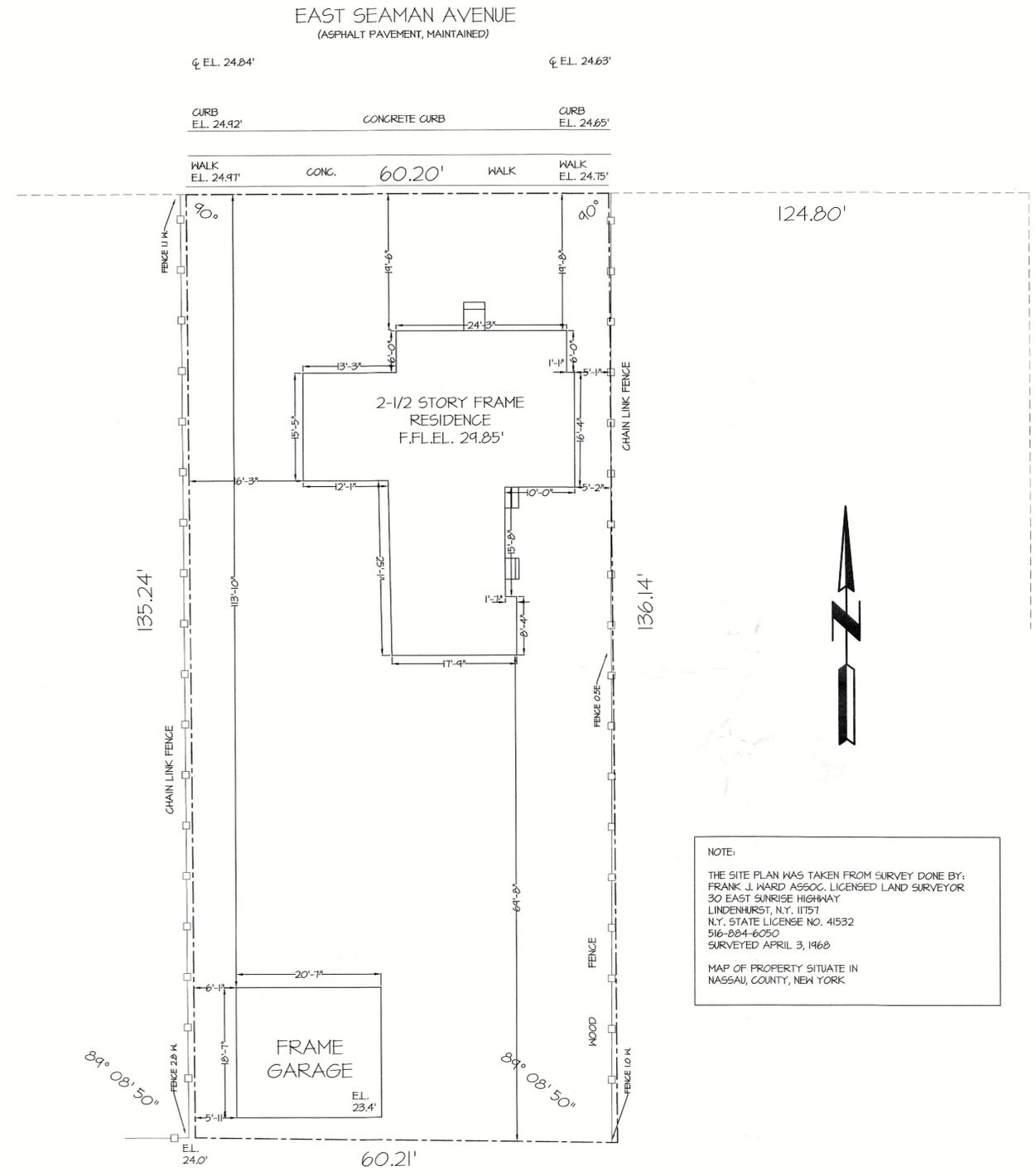
Frank J. Ward

| DRAWING No. | TITLE |
|-------------|--|
| T-01.00 | EXISTING SITE PLANS & GENERAL NOTES |
| T-02.00 | PROPOSED SITE PLANS & GENERAL NOTES |
| GN-01.00 | GENERAL NOTES |
| GN-02.00 | GENERAL NOTES |
| GN-03.00 | GENERAL NOTES |
| A-01.00 | EXISTING FLOOR PLANS |
| A-02.00 | EXISTING ELEVATIONS |
| A-03.00 | PROPOSED FIRST & SECOND FLOOR PLANS |
| A-04.00 | EXISTING/PROPOSED BASEMENT FLOOR PLANS |
| A-05.00 | PROPOSED ELEVATIONS |

NOTE:
GENERAL CONTRACTOR MUST INVESTIGATE FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR ACTION. ALL WORK SHALL BE BASED ON THE EXISTING CONDITIONS AS MEASURED BY THE CONTRACTOR.

NOTE:
* THIS PROJECT COMPLIES WITH THE 2020 BUILDING CODE OF NYS, 2020 RESIDENTIAL CODE OF NYS & THE 2020 ENERGY CONSERVATION CONSTRUCTION OF NYS

| RESIDENTIAL CODE INFORMATION | | | |
|---------------------------------|---------------|------------|----------------|
| ZONE DISTRICT: SERVICE BUSINESS | SEC: 55 | BLK: 256 | LOT(S): 227 |
| | ACTUAL: | REQUIRED: | REMARKS: |
| AREA OF PROPERTY: | 8,169 sq. ft. | | ** COMPLIES ** |
| FRONT YARD SETBACK: | 14.50' | 10.00' MIN | ** COMPLIES ** |
| REAR YARD SETBACK: | 72.70' | 25.00' MIN | ** COMPLIES ** |
| SIDE YARD SETBACK: | AGGREGATE: | 21.60' | |
| | SIDE 1: | 16.40' | |
| | SIDE 2: | 5.20' | |
| LOT WIDTH: | 60.21' | | |
| LOT LENGTH: | 136.14' | | |
| EXISTING AREA OF GARAGE: | 384 sq. ft. | | |
| EXISTING AREA OF FIRST FLOOR: | 1,179 sq. ft. | | |
| EXISTING AREA OF SECOND FLOOR: | 852 sq. ft. | | |
| PROPOSED AREA OF FIRST FLOOR: | 1,637 sq. ft. | | |
| PROPOSED AREA OF SECOND FLOOR: | 1,603 sq. ft. | | |
| PROPOSED AREA OF DECK: | 346 sq. ft. | | |
| PROPOSED AREA OF PORCH: | 143 sq. ft. | | |
| PROPOSED LOT COVERAGE: | 31.2% | ENTIRE LOT | |
| PROPOSED AREA OF FOOTPRINT: | 2,550 sq. ft. | | |
| MAXIMUM STORIES: | 2 1/2 | 2 1/2 | ** COMPLIES ** |
| MAXIMUM HEIGHT: | 25.40' | 35.00' MAX | ** COMPLIES ** |



SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

SHIVCHARAN RESIDENCE

28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520

| REV. | DATE | COMMENT |
|------|---------|-------------------|
| 1 | 10/1/23 | ISSUED FOR FILING |

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STATE OF NEW YORK
RUDOLPH S. SHATARAH
LICENSED PROFESSIONAL ENGINEER
NO. 069523

SEAL & SIGNATURE

ORIGINAL DATE: 04/20/2023

PROJECT #:

DRAWN BY: I.J.

CHECKED BY: R.S.

DRAWING TITLE:
EXISTING SITE PLAN & GENERAL NOTES

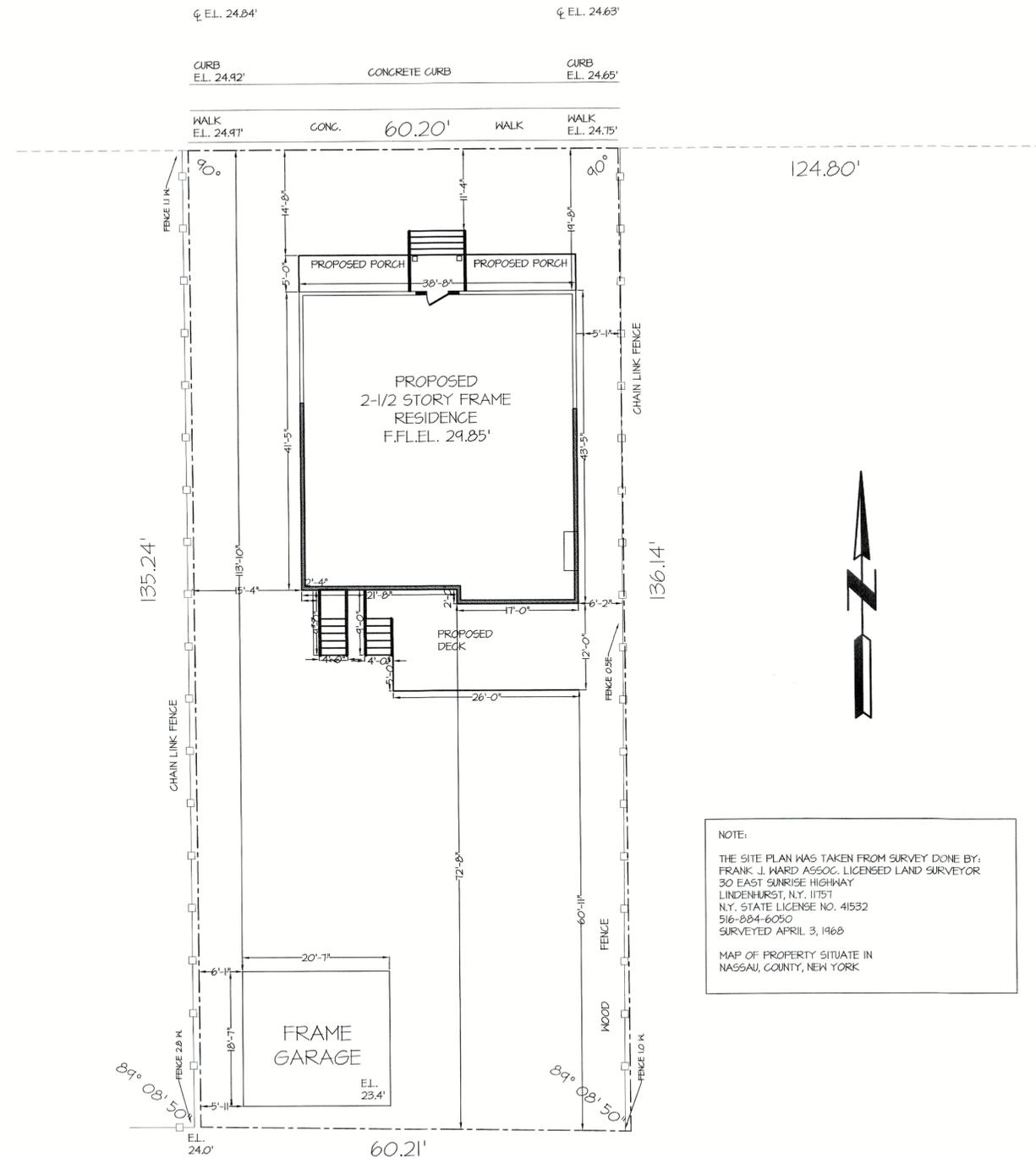
DRAWING #:
T-001.00

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EAST SEAMAN AVENUE
(ASPHALT PAVEMENT, MAINTAINED)



NOTE:
THE SITE PLAN WAS TAKEN FROM SURVEY DONE BY:
FRANK J. WARD ASSOC., LICENSED LAND SURVEYOR
30 EAST SUNRISE HIGHWAY
LINDENHURST, N.Y. 11751
N.Y. STATE LICENSE NO. 41532
516-884-6050
SURVEYED APRIL 3, 1988
MAP OF PROPERTY SITUATE IN
NASSAU COUNTY, NEW YORK

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
NEW YORK STATE CLIMATE ZONE 4A

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------------|-------------|------------------------|------------------------|--------------------------|-------------------------------|------------------------|---------------------|---------------------|--------------------------|---|------------------|--------------------------|------------------------|
| | SPEED | TOPOGRAPHIC EFFECTS | SPECIAL WIND REGION | WIND-HOME DEBRIS ZONE | | WEATHERING | FROST LINE DEPTH | TERMITE | | | | | |
| 20 PSF | 130 MPH | NO | NO | 1 MILE | B | SEVERE | 3'-0" | MODERATE /SEVERE | 5° | YES | YES | 1500 OR LESS | 52.4° F |



SCALE: 1"=10'

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

SHIVCHARAN RESIDENCE

28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520

| REV | DATE | COMMENT | BY | I.L. | R.S. |
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| | |
|----------------|--|
| ORIGINAL DATE: | 04/20/2023 |
| PROJECT #: | - |
| DRAWN BY: | I.J. |
| CHECKED BY: | R.S. |
| DRAWING TITLE: | PROPOSED SITE PLAN & GENERAL NOTES |
| DRAWING # | T-002.00 |
| CAD FILE NAME: | R6-RESIDENTIAL-PROJECTS\28 EAST SEAMAN AVENUE, FREEPORT, NEW YORK\28 EAST SEAMAN AVENUE - 080302.DWG |

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**SECTION R314
SMOKE ALARMS AND HEAT DETECTION (CONTINUED)**

NYR314.4 Interconnection.
Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception:
Smoke alarms and alarms installed to satisfy Section R314.4.1 shall not be required to be interconnected to existing smoke alarms where such existing smoke alarms are not interconnected or where such new smoke alarm or alarm is not capable of being interconnected to the existing smoke alarms.

NYR314.6 Power source.
Smoke alarms and heat detection shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:
1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

**[NY] SECTION R415
CARBON MONOXIDE DETECTION**

NYR415.3 Detection locations.
Carbon monoxide detection shall be installed in the locations specified in Sections 915.3 through 915.3.3 plus any additional locations as required by the manufacturer of the carbon monoxide detection device. All carbon monoxide detectors shall be installed in locations that avoid dead air spaces, turbulent air spaces, fresh air returns, open windows, HVAC ducts, closed doors, and other such obstructions that could prevent carbon monoxide from reaching the detector. Where there is a conflict between the location requirements specified by this code and the location requirements specified by the manufacturer of the carbon monoxide detection device, the more restrictive shall govern.

Exception: Where Sections 915.3 through 915.3.3 require a room or area to be protected by multiple carbon monoxide detectors, one carbon monoxide detector may be provided in an approved location that satisfies all applicable requirements of Sections 915.3.1 through 915.3.3 or otherwise provides the room or area with adequate protection. The level of protection in adjacent rooms shall not be reduced by the elimination of an otherwise required detector.

NYR415.4.1 Carbon monoxide alarms.
Carbon monoxide alarms shall only be installed in dwelling units, sleeping areas, and sleeping units and shall not be installed in locations where the code requires carbon monoxide detectors to be used. Carbon monoxide alarms shall comply with Sections 915.4.1 through 915.5.4.

Exception: Carbon monoxide alarms shall be allowed in buildings and spaces other than dwelling units, sleeping areas, and sleeping units in accordance with the exception to Section 915.4.1.1.

NYR415.4.1.1 Power source.
Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than that required for overcurrent protection.

Exceptions:
1. Carbon monoxide alarms powered by a 10-year battery shall be an acceptable alternative in residential buildings and commercial buildings without commercial power, and
1.1. Existing residential buildings and commercial buildings unless otherwise required by the Uniform Code.
2. Carbon monoxide alarms installed in accordance with an earlier version of the Uniform Code may be cord-type or direct plug when permitted by such code.

**SECTION R501
EXTERIOR DECKS**

R501.1 Decks.
Wood-framed decks shall be in accordance with this section. For decks using materials and conditions not prescribed in this section, refer to Section R301.

R501.2 Materials.
Materials used for the construction of decks shall comply with this section.

R501.2.1 Wood materials.
Wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and termite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be designed using the wet service factor defined in AWC NDS. Cuts, notches and drilled holes of preservative-treated wood members shall be treated in accordance with Section R317.1.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.

R501.2.1.1 Engineered wood products.
Engineered wood products shall be in accordance with Section R502.

R501.2.2 Plastic composite deck boards, stair treads, guards, or handrails.
Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D7032 and this section.

R501.2.2.1 Labeling.
Plastic composite deck boards and stair treads, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the allowable load and maximum allowable span determined in accordance with ASTM D7032. Plastic or composite handrails and guards, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the maximum allowable span determined in accordance with ASTM D7032.

R501.2.2.2 Flame spread index.
Plastic composite deck boards, stair treads, guards, and handrails shall exhibit a flame spread index not exceeding 200 when tested in accordance with ASTM E84 or UL 723 with the test specimen remaining in place during the test.

Exception: Plastic composites determined to be noncombustible.

R501.2.2.3 Decay resistance.
Plastic composite deck boards, stair treads, guards and handrails containing wood, cellululosic or other biodegradable materials shall be decay resistant in accordance with ASTM D7032.

R501.2.2.4 Termite resistance.
Where required by Section 318, plastic composite deck boards, stair treads, guards and handrails containing wood, cellululosic or other biodegradable materials shall be termite resistant in accordance with ASTM D7032.

R501.2.2.5 Installation of plastic composites.
Plastic composite deck boards, stair treads, guards and handrails shall be installed in accordance with this code and the manufacturer's instructions.

R501.2.3 Fasteners and connectors.
Metal fasteners and connectors used for all decks shall be in accordance with Section R317.3 and Table R501.2.3.

R501.2.4 Flashing.
Flashing shall be corrosion-resistant metal of nominal thickness not less than 0.019 inch (0.48 mm) or approved nonmetallic material that is compatible with the substrate of the structure and the decking materials.

R501.2.5 Alternate materials.
Alternative materials, including glass and metals, shall be permitted.

R501.3 Footings.
Decks shall be supported on concrete footings or other approved structural systems designed to accommodate all loads in accordance with Section R301. Deck footings shall be sized to carry the imposed loads from the deck structure to the ground as shown in Figure R501.3. The footing depth shall be in accordance with Section R403.1.4.

Exception: Free-standing decks consisting of joists directly supported on grade over their entire length.

**SECTION IT05
REQUIRED SPECIAL INSPECTIONS AND TESTS**

IT05.1 General.
Special inspections and tests of elements and nonstructural components of buildings and structures shall meet the applicable requirements of this section.

IT05.1.1 Special cases.
Special inspections and tests shall be required for proposed work that is, in the opinion of the building official, unusual in its nature, such as, but not limited to, the following examples:

1. Construction materials and systems that are alternatives to materials and systems prescribed by this code.
2. Unusual design applications of materials described in this code.
3. Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by this code.

IT05.2 Steel construction.
The special inspections and non-destructive testing of steel construction in buildings, structures, and portions thereof shall be in accordance with this section.

Exception: Special inspections of the steel fabrication process shall not be required where the fabrication process for the entire building or structure does not include any welding, thermal cutting or heating operation of any kind. In such cases, the fabricator shall be required to submit a detailed procedure for material control that demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the material specification and grade for the main stress-carrying elements are capable of being determined. Mill test reports shall be identifiable to the main stress-carrying elements where required by the approved construction documents.

IT05.2.1 Structural steel.
Special inspections and nondestructive testing of structural steel elements in buildings, structures and portions thereof shall be in accordance with the quality assurance inspection requirements of AISC 360.

Exception: Special inspection of railing systems composed of structural steel elements shall be limited to welding inspection of welds at the base of cantilevered rail posts.

IT05.2.2 Cold-formed steel deck.
Special inspections and qualification of welding special inspectors for cold-formed steel floor and roof deck shall be in accordance with the quality assurance inspection requirements of SDI QA/QC.

IT05.2.3 Open-web steel joists and joist girders.
Special inspections of open-web steel joists and joist girders in buildings, structures and portions thereof shall be in accordance with Table IT05.2.3.

IT05.3 Concrete construction.
Special inspections and tests of concrete construction shall be performed in accordance with this section and Table IT05.3.

Exception: Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock.
2. Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
 - 2.1. The footings support walls of light-frame construction.
 - 2.2. The footings are designed in accordance with Table 1804.1.
 - 2.3. The structural design of the footing is based on a specified compressive strength, f'_c , not more than 2500 pounds per square inch (psi) (17.2 MPa), regardless of the compressive strength specified in the approved construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 MPa).
4. Concrete foundation walls constructed in accordance with Table 1807.1.6.2.
5. Concrete patios, driveways and sidewalks, on grade.

R301.2.2.2 Heights of materials.
Average dead loads shall not exceed 15 pounds per square foot (120 Pa) for the combined roof and ceiling assemblies (on a horizontal projection) or 10 pounds per square foot (480 Pa) for floor assemblies, except as further limited by Section R301.2.2. Dead loads for walls above grade shall not exceed:

1. Fifteen pounds per square foot (120 Pa) for exterior light-frame wood walls.
2. Fourteen pounds per square foot (610 Pa) for exterior light-frame cold-formed steel walls.
3. Ten pounds per square foot (480 Pa) for interior light-frame wood walls.
4. Five pounds per square foot (240 Pa) for interior light-frame cold-formed steel walls.
5. Eighty pounds per square foot (3830 Pa) for 8-inch-thick (203 mm) masonry walls.
6. Eighty-five pounds per square foot (4070 Pa) for 6-inch-thick (152 mm) concrete walls.
7. Ten pounds per square foot (480 Pa) for 5/8" walls.

Exceptions:

1. Roof and ceiling dead loads not exceeding 25 pounds per square foot (1190 Pa) shall be permitted provided that the wall bracing amounts in Section R602.10.3 are increased in accordance with Table R602.10.3(4).
2. Light-frame walls with stone or masonry veneer shall be permitted in accordance with the provisions of Sections R702.1 and R703.
3. Fireplaces and chimneys shall be permitted in accordance with Chapter 10.

R301.2.2.3 Stone and masonry veneer.
Anchored stone and masonry veneer shall comply with the requirements of Sections R702.1 and R703.

R301.2.2.4 Masonry construction.
Masonry construction in Seismic Design Categories DO and D1 shall comply with the requirements of Section R606.12.1. Masonry construction in Seismic Design Category D2 shall comply with the requirements of Section R606.12.4.

R301.2.2.5 Concrete construction.
Buildings with exterior above-grade concrete walls shall comply with PCA 100 or shall be designed in accordance with ACI 318.

Exception: Detached one- and two-family dwellings in Seismic Design Category C with exterior above-grade concrete walls are allowed to comply with the requirements of Section R606.

R301.2.3 Snow loads.
Wood-framed construction, cold-formed, steel-framed construction and masonry and concrete construction, and structural insulated panel construction in regions with ground snow loads 70 pounds per square foot (3.35 kPa) or less, shall be in accordance with Chapters 5, 6 and 8. Buildings in regions with ground snow loads greater than 70 pounds per square foot (3.35 kPa) shall be designed in accordance with accepted engineering practice.

R301.4 Dead load.
The actual weights of materials and construction shall be used for determining dead load with consideration for the dead load of fixed service equipment.

R301.5 Live load.
The minimum uniformly distributed live load shall be as provided in Table R301.5.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

| USE | LIVE LOAD |
|--|-----------|
| Attics without limited storage | 10 |
| Attics with limited storage | 20 |
| Habitable attics & Attics served with fixed stairs | 30 |
| Exterior Balconies and decks | 40 |
| Fire Escapes | 40 |
| Guardrails & handrails | 200* |
| Guardrails in-fill components | 50* |
| Passenger Vehicles Garages | 50* |
| Rooms other than sleeping | 40 |
| Sleeping Rooms | 30 |
| | 40* |

FOR SI: 1 POUND PER SQUARE FOOT = 0.0478 KPA, 1 SQUARE INCH = 645 MM²,
1 POUND = 4.45 N.

- ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.
- UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.
- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
- A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- SEE SECTION R501.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.
- GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL, BALUSTERS AND PANEL FILLERS) SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.
- UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS 42 INCHES OR GREATER, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - THE ATTIC AREA IS ACCESSIBLE FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.
 - THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL TO 12 UNITS HORIZONTAL.
 - REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH. THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.
- GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

R301.7 DEFLECTION. THE ALLOWABLE DEFLECTION OF ANY STRUCTURAL MEMBER UNDER THE LIVE LOAD LISTED IN SECTIONS R301.5 AND R301.6 SHALL NOT EXCEED THE VALUES IN TABLE R301.7.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS ABG

| STRUCTURAL MEMBER | ALLOWABLE DEFLECTION |
|--|----------------------|
| Rafters having slopes greater than 3/12 with no finished ceiling attached to interior walls and partitions | L/180 |
| Floors | L/360 |
| Ceilings with brittle finishes (including plaster & stucco) | L/360 |
| Ceilings with brittle finishes (including gypsum board) | L/360 |
| All other structural members | L/240 |
| Exterior walls-wind loads with plaster or stucco finish | H/360 |
| Exterior walls-wind loads with brittle finishes | H/240 |
| Exterior walls-wind loads with flexible finishes | H/120* |
| Lintel supporting masonry veneer walls | L/600 |

- NOTE:** L = SPAN LENGTH, H = SPAN HEIGHT.
- FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.1 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM TABLE R301.2(2).
 - FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER.
 - FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS OR SANDWICH PANELS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/60. FOR CONTINUOUS ALUMINUM STRUCTURAL MEMBERS SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/75 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/120.
 - DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/80.
 - REFER TO SECTION R703.2.

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| 1 | 10/19/23 | ISSUED FOR FILING |

BY: I.L. R.S.

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SEAL & SIGNATURE

ORIGINAL DATE: 04/20/2023

PROJECT #: -

DRAWN BY: I.L.

CHECKED BY: R.S.

DRAWING TITLE: SITE PLAN & GENERAL NOTES

DRAWING #: GN-002.00

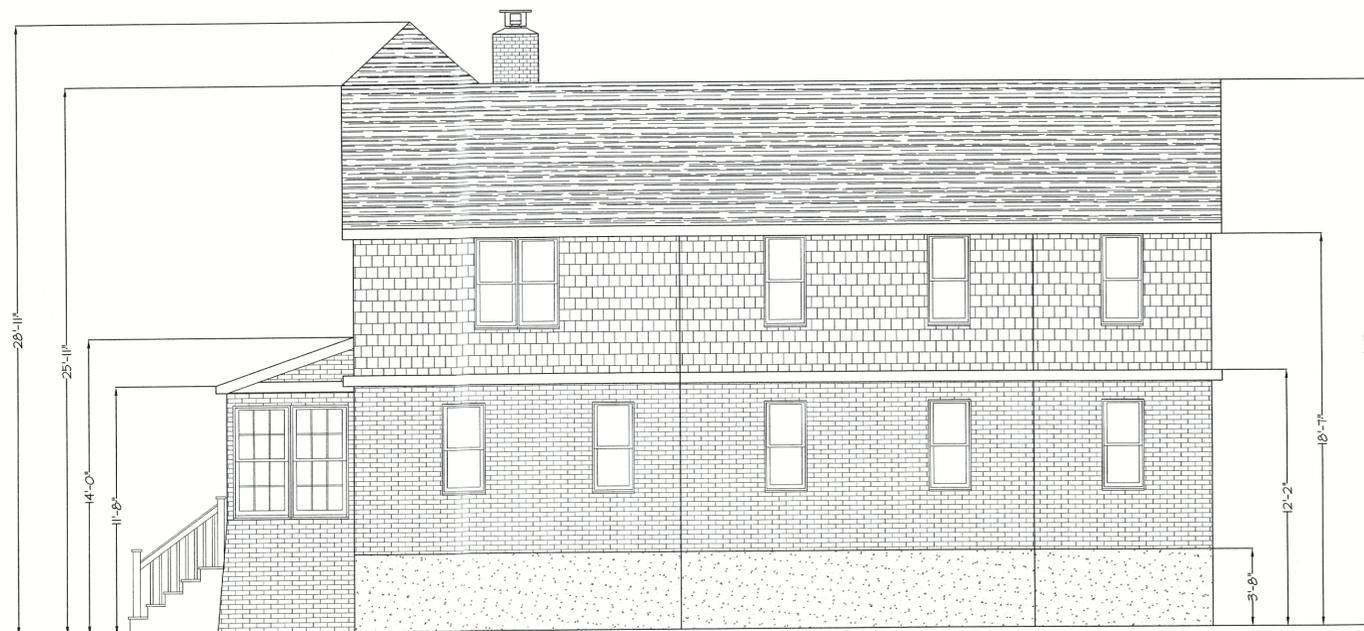
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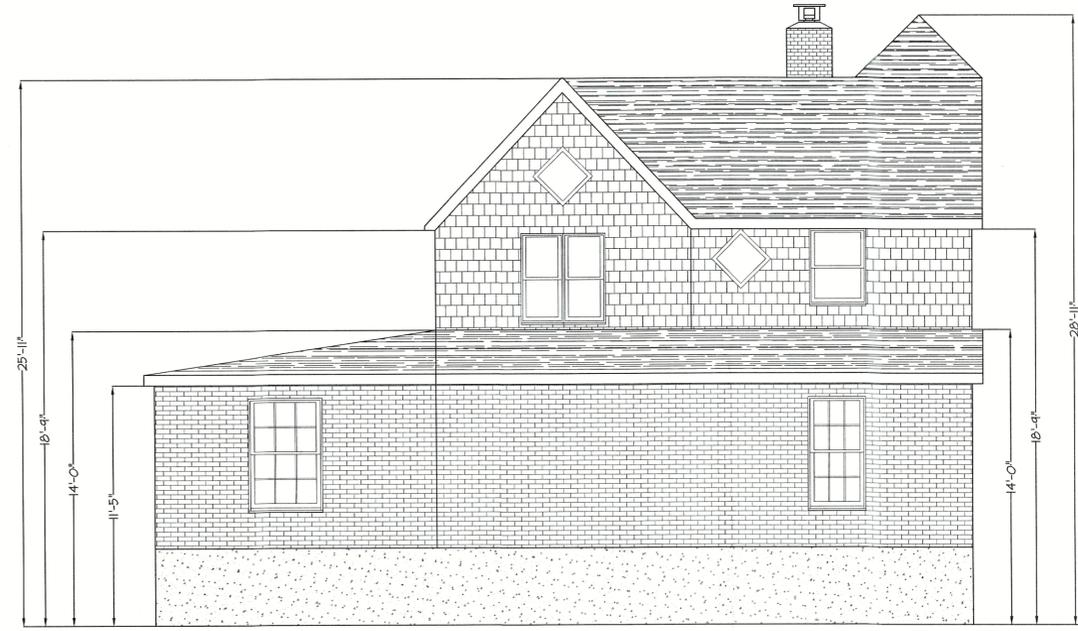
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



EXISTING BACK ELEVATION
SCALE: 1/4" = 1'-0"

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

SHIVCHARAN RESIDENCE

28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520

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DRAWN BY: I.J.

CHECKED BY: R.S.

DRAWING TITLE:
EXISTING ELEVATIONS

DRAWING #
A-002.00

CAD FILE NAME:
RESIDENTIAL PROJECTS\28 EAST SEAMAN AVENUE, FREEPORT, NEW YORK\28 EAST SEAMAN AVENUE_20230223.DWG

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11 17 2023

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

SHIVCHARAN RESIDENCE

28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520

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|------|----------|-------------------|
| 1 | 10/14/23 | ISSUED FOR FILING |

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ENGINEER. INDEMNIFICATION SHALL BE PROVIDED. CONTRACTORS SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART. IT IS A VIOLATION OF SECTION 2003 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER ANY ITEM IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX HIS SEAL AND A NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION SHALL BE NOTED.



SEAL & SIGNATURE

ORIGINAL DATE: 04/20/2023

PROJECT #: -

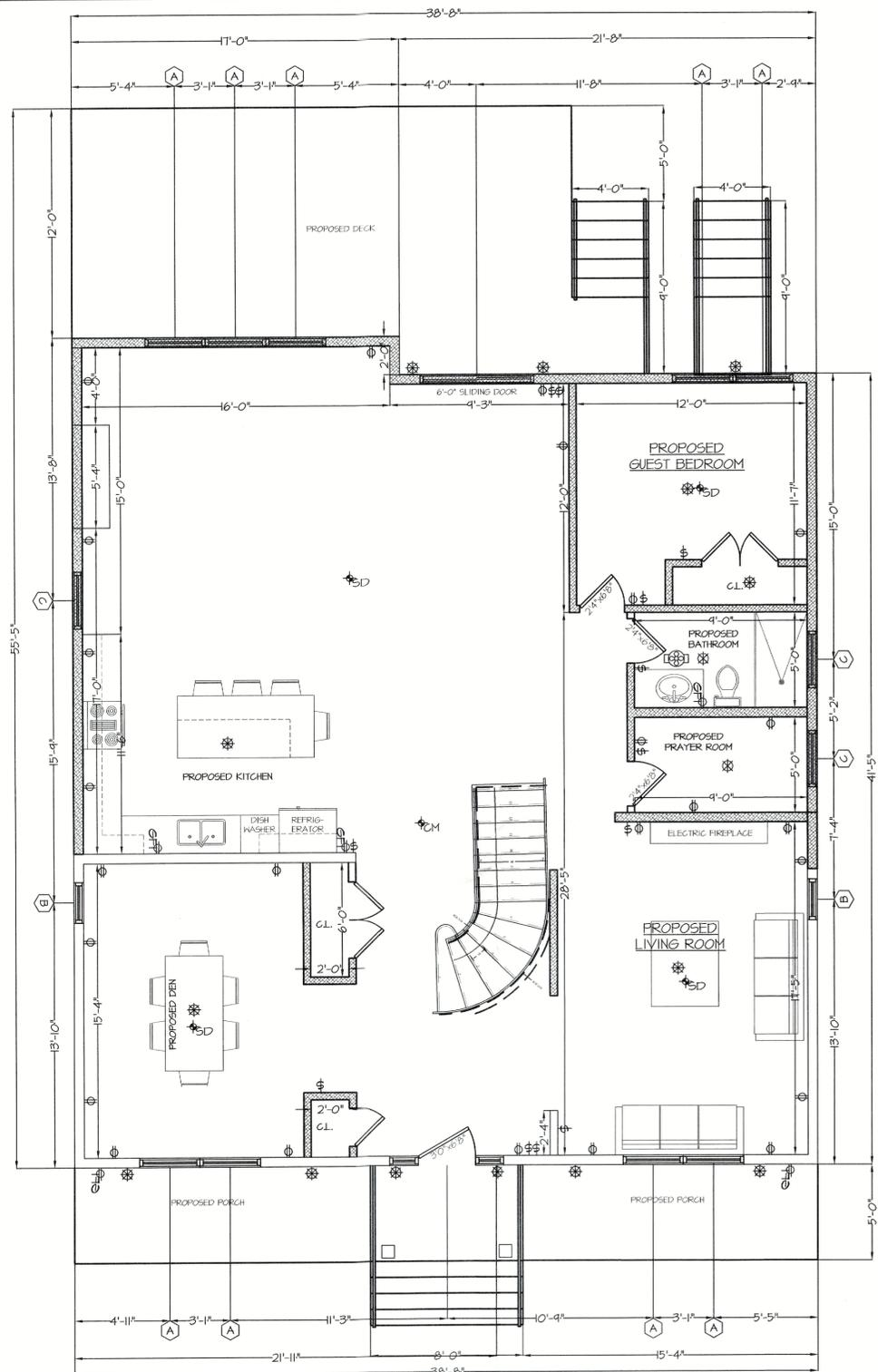
DRAWN BY: I.J.

CHECKED BY: R.S.

DRAWING TITLE: PROPOSED FLOOR PLANS

DRAWING #: A-003.00

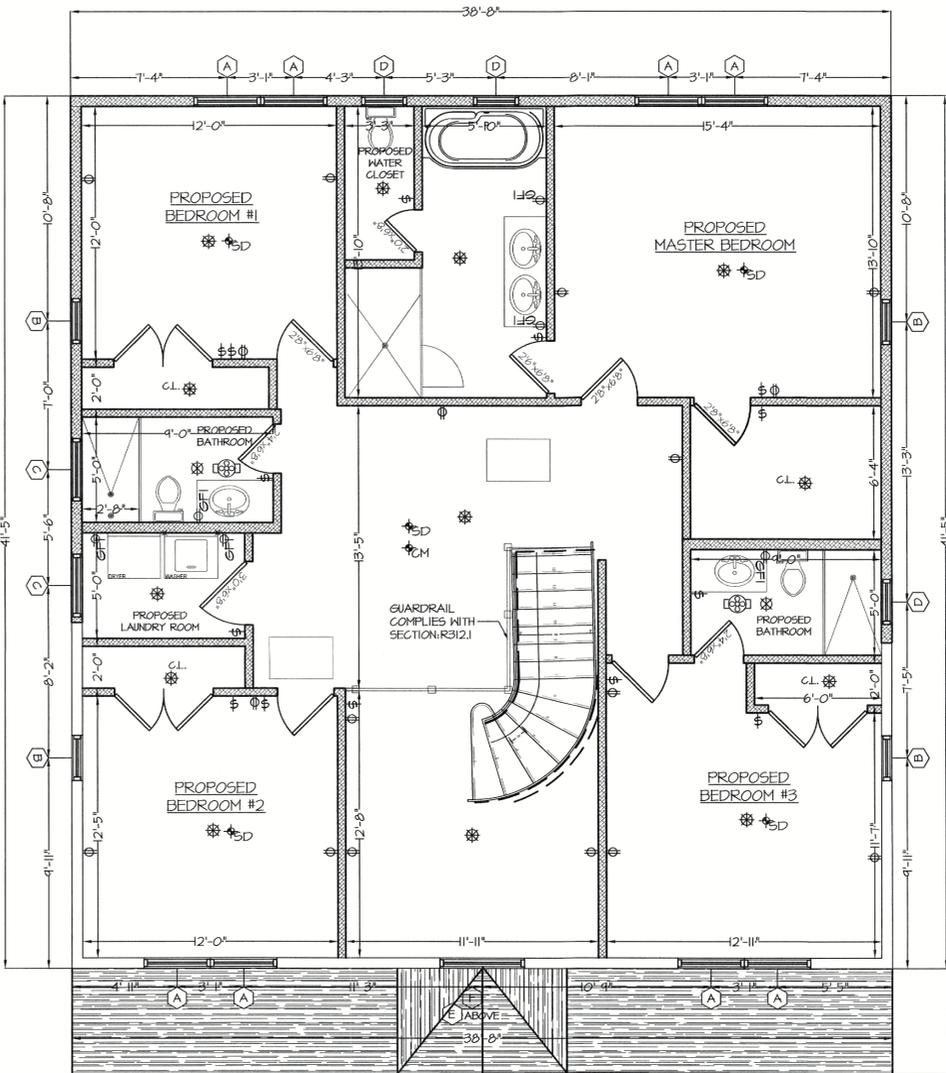
CAD FILE NAME: R:\RESIDENTIAL PROJECTS\28 EAST SEAMAN AVENUE, FREEPORT, NY\28 EAST SEAMAN AVENUE - 04/20/2023



PROPOSED FIRST FLOOR PLAN

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

- DEMOLISHED WALLS
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS



PROPOSED SECOND FLOOR PLAN

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

- DEMOLISHED WALLS
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS

| WINDOW UNIT NO. | SQ. FT. OF CLEAR OPENING | OVERALL DIMENSIONS OF WINDOW | | DIM. OF CLEAR OPENING IN OPEN POSITION | | SQ. FT. OF GLASS | REMARKS |
|-----------------|--------------------------|------------------------------|--------------|--|------------|------------------|-------------------------------------|
| | | WIDTH | HEIGHT | WIDTH | HEIGHT | | |
| (A) TW30460 | 5.70 | 3'-1 5/8" | 4'-8 1/8" | 3'-2 1/8" | 4'-8 1/8" | 10.31 | LIGHT, VENT & EGRESS (DOUBLE HUNG) |
| (B) TW2046 | 3.68 | 2'-1 5/8" | 4'-8 1/8" | 2'-2 1/8" | 4'-8 1/8" | 6.31 | LIGHT, VENT & EGRESS (DOUBLE HUNG) |
| (C) TW210210 | 3.15 | 2'-11 5/8" | 3'-0 1/8" | 3'-0 1/8" | 3'-0 1/8" | 5.62 | LIGHT, VENT & EGRESS (DOUBLE HUNG) |
| (D) TW20210 | 2.16 | 2'-1 5/8" | 3'-0 1/8" | 2'-2 1/8" | 3'-0 1/8" | 3.68 | LIGHT, VENT & EGRESS (DOUBLE HUNG) |
| (E) AFC23 | | 4'-0" | 2'-11 15/16" | 1'-7 1/2" | 3'-3 3/16" | 11.5 | LIGHT & VENT (ARCH) |
| (F) FWS606BR | 14.72 | 5'-11 1/4" | 6'-7 1/2" | 6'-0" | 6'-8" | 23.78 | LIGHT, VENT & EGRESS (SLIDING DOOR) |
| (G) | | | | | | | EXISTING WINDOW TO REMAIN |

ALL EXISTING WINDOW MEET LIGHT, VENTILATION AND MEAN OF EGRESS

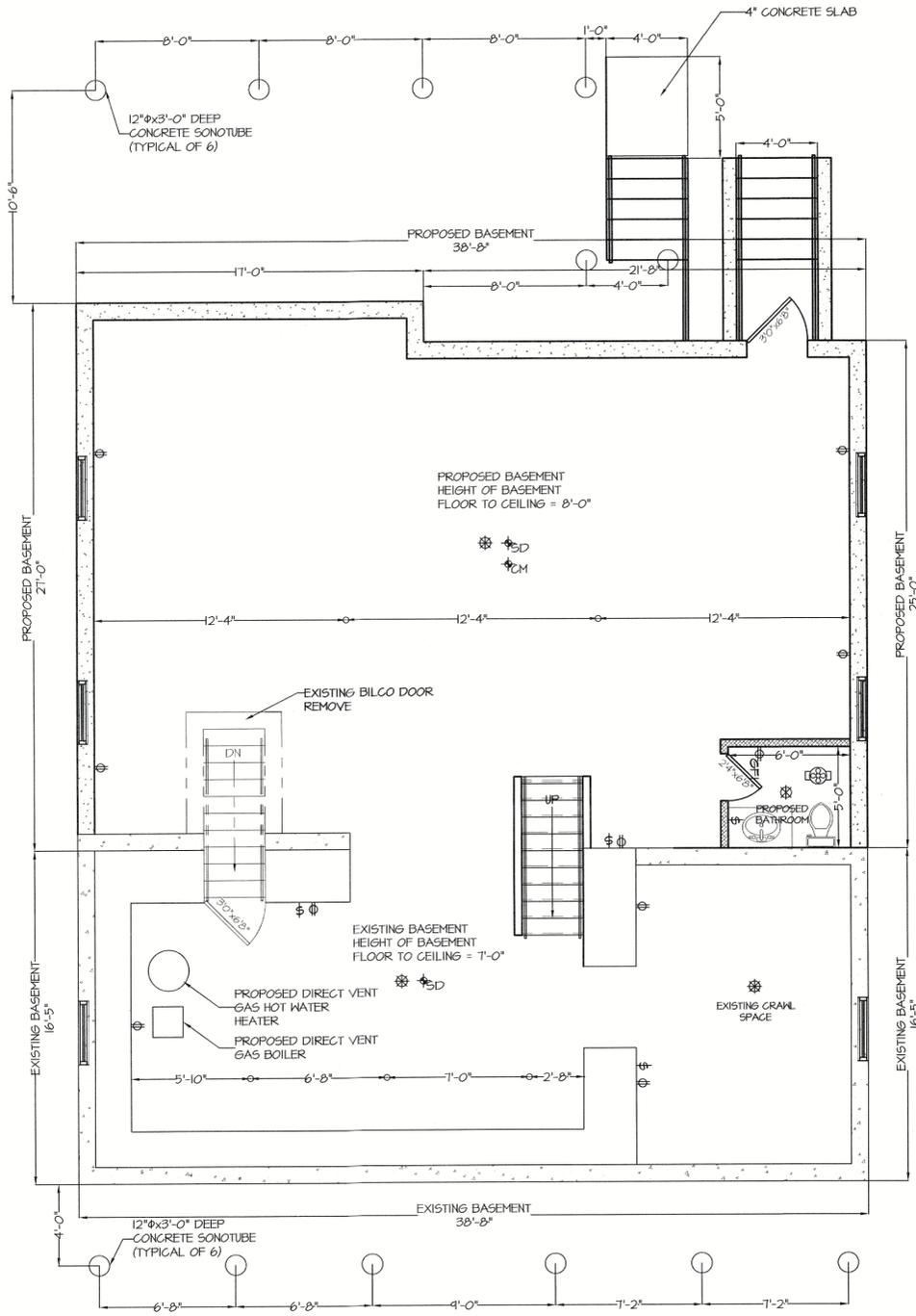
LEGEND

- SWITCH
- RECEPTACLE
- GROUND FAULT INTERRUPT RECEPTACLE
- LIGHT FIXTURE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL POWERED BATHROOM VENTILATION FAN
- CEILING FAN WITH LIGHT FIXTURE UNIT SHALL BE APPROVED BY THE OWNER UNIT SHALL BE EQUIPPED WITH THERMAL LINK
- GWB GYPSUM WALL BOARD (SHEETROCK)
- NEW WALL TO BE: 1. INTERIOR: 2x4 @ 16" O.C. WITH 1/2" GWB AT EACH SIDE, WATER PROOF GWB IN BATHROOMS 2. EXTERIOR: 2x4 @ 16" O.C. WITH 1/2" GWB ON INSIDE AND 1/2" PLYWOOD SHEATHING ON OUTSIDE.
- EXISTING WALL TO REMAIN
- WINDOW
- DEMO

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

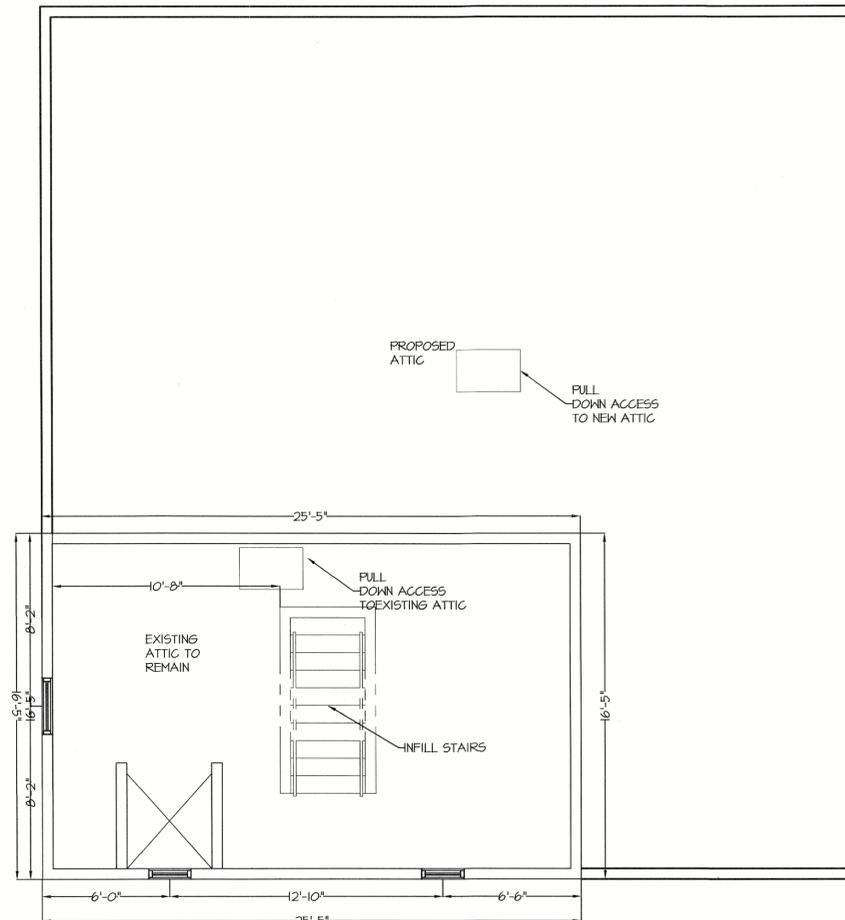
SHIVCHARAN RESIDENCE

28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520



EXISTING / PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

- DEMOLISHED WALLS
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- EXISTING FOUNDATION WALLS TO REMAIN
- PROPOSED FOUNDATION WALLS



PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

- DEMOLISHED WALLS
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS

| REV. | DATE | COMMENT | BY | I.L. | R.S. |
|------|----------|-------------------|----|------|------|
| 1 | 10/19/23 | ISSUED FOR FILING | | | |

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ENGINEER. REFINEMENT WILL BE PROSECUTED. CONTRACTORS SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERRORS OR NEGLIGENCE ON THE PART OF THE ENGINEER OR ARCHITECT. IT IS A VIOLATION OF SECTION 2003 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER ANY ITEM IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX HIS SEAL AND A NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION SHALL BE NOTED.

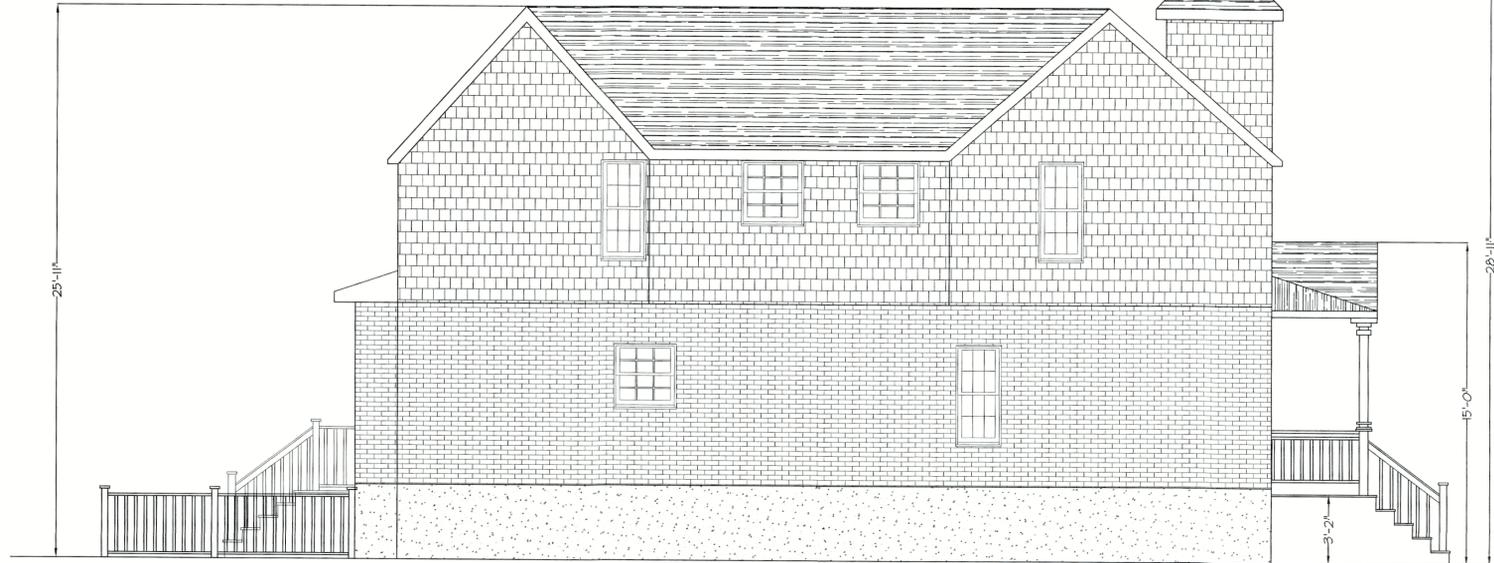


| | |
|----------------|---|
| ORIGINAL DATE: | 04/20/2023 |
| PROJECT #: | - |
| DRAWN BY: | I.L. |
| CHECKED BY: | R.S. |
| DRAWING TITLE: | EXISTING / PROPOSED BASEMENT FLOOR PLAN |
| DRAWING #: | A-004.00 |

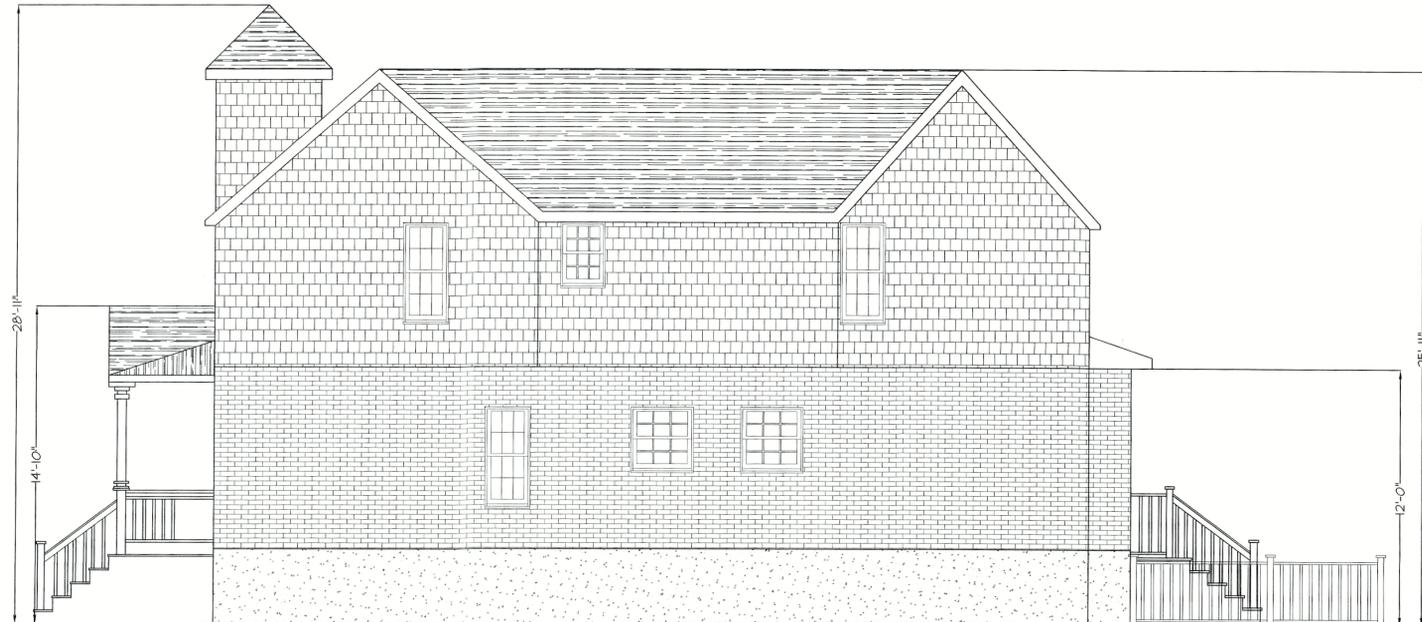
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FILED



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



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



PROPOSED BACK ELEVATION
SCALE: 1/4" = 1'-0"

SCOPE: NEW TWO STORY ADDITION TO EXISTING RESIDENCE

SHIVCHARAN RESIDENCE

28 EAST SEAMAN AVENUE
FREEPORT, NEW YORK 11520

| REV | DATE | COMMENT | BY |
|-----|----------|-------------------|--------------|
| 1 | 10/19/23 | ISSUED FOR FILING | I.J. R.S. |

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SEAL & SIGNATURE

| | |
|----------------|---|
| ORIGINAL DATE: | 04/20/2023 |
| PROJECT #: | - |
| DRAWN BY: | I.J. |
| CHECKED BY: | R.S. |
| DRAWING TITLE: | PROPOSED ELEVATIONS |
| DRAWING # | A-005.00 |
| CAD FILE NAME: | RESIDENTIAL PROJECTS/28 EAST SEAMAN AVENUE, FREEPORT, NY 11520/28 EAST SEAMAN AVENUE-08/20/2023.DWG |

10/19/23 11:11 AM 6787



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

September 21, 2023
LETTER OF DENIAL

LLerena Gerardo
84 N Bayview Ave,
Freeport, NY 11520

RE: 84 N Bayview Ave Freeport, NY 11520
Zoning District -- Residence A Sec. 54 Blk. 067, Lot 2
Building Permit Application #20233429
Description -- Maintain Pergola (168.52sq.ft) and deck (320 sq.ft)

Dear Sir/Madam:

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

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

Village Ordinance §210-43. Required yards.

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

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to the plans that you have submitted indicates that you have a rear setback for the pergola 3'0" setback and you will be seeking a variance of 2'0"

D. Decks extending less than 18 inches above the established grade in areas mapped outside the floodplain by FEMA FIRM maps or decks not extending above adjusted grade in areas mapped within the floodplain by FEMA FIRM maps shall comply with the following yard requirements.

(2) Side yards width: minimum 3 1/2 feet from side property lines. According to the plans that you have submitted indicates that you have a side setback of 1'9".

(3) Rear yards depth: minimum 3 1/2 feet; except for lots abutting canals or navigable water, the deck may extend to the bulkhead. According to the plans that you have submitted indicates that you have a rear setback of 1'9".

RE: 84 N Bayview Ave.

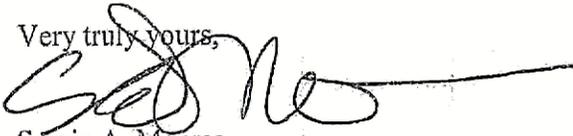
Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the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

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

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

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

Very truly yours,



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

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

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. 20233429

Location: 84 N Bayview Ave

Applicant: Llerena Gerardo

Description: Maintain Pergola (168.52 sq.ft) and deck (320 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 21, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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



SEC. 54 BLK. 067 LOT. 2

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of
Gerardo Llerena
To The Board of Appeals of the Village of Freeport, New York

}

Index No.

COMPLY WITH ORIGINAL NOTES

The application of Gerardo Llerena respectfully states and alleges:

Strike out inapplicable phrase

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

84 N. Bayview Ave
Freeport, NY 11520

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

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

Sec. 54 Blk. 067 Lot(s) 2

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

3. That (the applicant) (~~the applicant's duly authorized~~) on or about the 10 day of August 2023, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Property survey, Pergola INSTRUCTIONS, PICTURES

Obtain reason for denial from Department of Buildings.

4. That on or about the 21 day of September, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Village ordinance 210-6A, 210-43 - SETBACK OF Pergola 3' SETBACK OF DECK 1'9" FROM Property lines.

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

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

BACKYARD Pergola AND Ground Level BACKYARD DECK

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

6. That said premises are now being used as follows: PROPERTY IS FOR RESIDENTIAL USE.

Describe fully and clearly the use desired.

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

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

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

210-43 Required yards C & D

Refer where possible to paragraphs and section by numbers.

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

NO SUB-DIVISION OF PROPERTY

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

10. That the grounds for this application are as follows: To seek a 2' variance on Pergola and a variance of 1'9" for Deck

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

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

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

Dated: October 5, 2023. G. Llerena

BY: Gerardo Llerena
ITS: owner

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

State of New York)
County of Nassau) ss:

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

Sworn to before me this 5th day
of October, 2023.

Notary Public Jenny O. Saborio

G. Llerena
Signature of Applicant

JENNY O. SABORIO
Notary Public, New York
Nassau Co. Reg. #01SA5038672
Commission Expires Jan 30 2027

**Notice
Conflict of Interest**

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

October 11, 2023.
Date Year

Gerardo Llerena
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

Signature

Notary Public _____

RECEIVED

DEPARTMENT OF BUILDINGS

AUG 16 2023

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233620

Filing Date 8/16/23

FREEPORT BUILDING DEPT.

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) 84 N. Bayview Ave
BETWEEN Pearsall Ave AND Terrace Ave
SECTION BLOCK LOT APPROX. LOT SIZE X LOT AREA

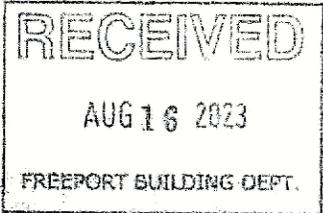
II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.
A. TYPE OF IMPROVEMENT
B. PROPOSED OR EXISTING USE
RESIDENTIAL: Pergola
NON RESIDENTIAL - Complete Part "E"
C. COST
D. DESCRIPTION OF PROJECT: Back yard Pergola

III. IDENTIFICATION - To be completed by all applicants
NAME: Llerena, Gerardo
MAILING ADDRESS: 84 N. Bayview Ave 3476000182
FREEPORT, N.Y. 11520
TEL. NO. 516-384-3534

IV. OWNER - CONTRACTOR STATEMENT
Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.
Contractor or Owner: Llerena, Gerardo
Address: 84 N. Bayview Ave
Phone: 516-384-3534
Notary Public State of New York
No. 0116068956

V. FLOOD ZONE
IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES NO X
IS PROJECT TO REPAIR FLOOD DAMAGE? YES NO X
PROJECT DESCRIPTION
Total/First Flr Square Feet 168'
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.

| | | | |
|--|--|-----------------------------|--------------------|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: Backyard Pergola | | | |
| Project Location (describe, and attach a location map): 84 N. Bayview Ave. Freeport, NY 11520 (Rear of House) | | | |
| Brief Description of Proposed Action: Assemble Backyard Pergola 12' x 14' (168' SQ FT) 10' HT | | | |
| Name of Applicant or Sponsor: Llerena, Gerardo | | Telephone: 516.384.3594 | |
| Address: 84 N. Bayview Ave RR | | E-Mail: gerasdo_252@msn.com | |
| City/PO: Freeport | | State: NY | Zip Code: 11520 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | X | |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| | | X | |
| 3.a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

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AUG 16 2023

FREEPORT BUILDING DEPT

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

RECEIVED

| | | |
|---|----------------------|-----|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO | YES |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Livera, Ceravolo</u> | Date: <u>8-15-23</u> | |
| Signature: <u>A. Jea</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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

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FREEDOM BUILDING DEPT.

| | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <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.

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.

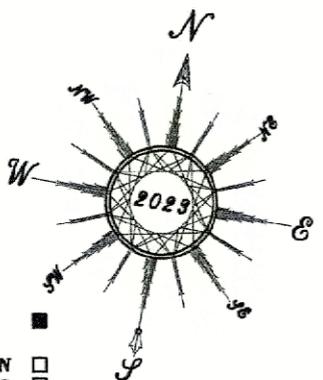
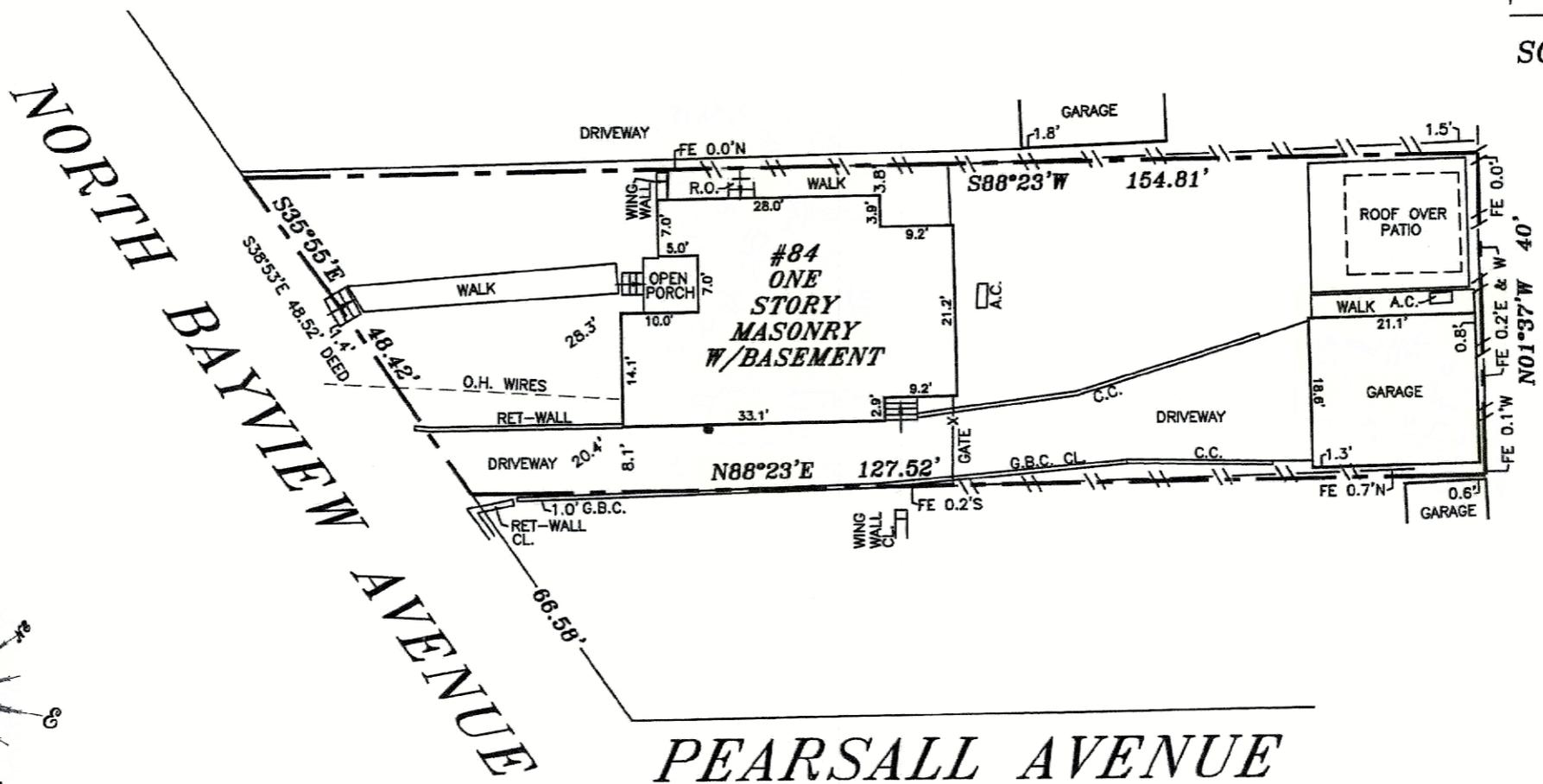
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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) _____

10 5 0 10 20
SCALE 1"=20'



DEED
GENERAL DIRECTION
MAGNETIC

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.
This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.
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EASEMENTS, IF ANY, NOT SHOWN.

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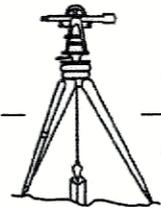
CERTIFIED TO:
GERARDO LLERENA

JOB # 20230317
TITLE No.

SECTION No. 54
TAX BLOCK No. 67

LOT No. 2

DATE SURVEYED 08/23/2023
FREEPORT
COUNTY OF: NASSAU



BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 4985

206 CHURCH STREET
FREEPORT NEW YORK 11520
(516)623-2069
FAX (516)623-0628

STATE OF NEW YORK

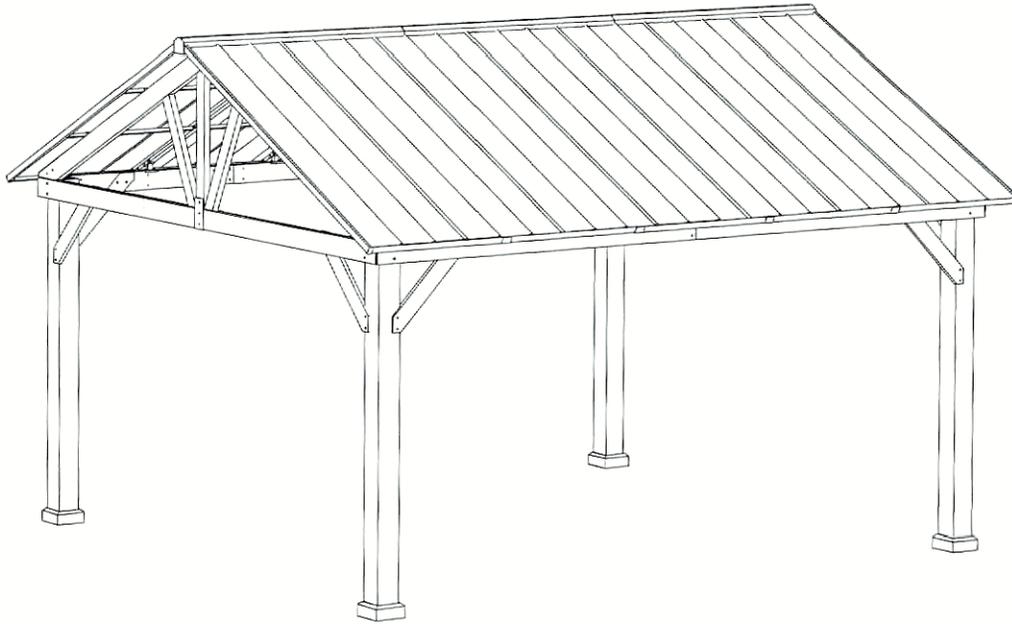
[Red Signature]

L.S.T. = LANDSCAPE TIE FENCES: METAL X WOOD // POST & RAIL □ VINYL V (G) = GATE

LOT LINE PROPERTY LINE A.O. = AWNING OVER O.H. = OVER HEAD S.W. = SIDEWALK L.S.T. = LANDSCAPE TIE

UTILITY POLE LOT TAX MAP LOT # FILED MAP LOT # C.D. = CELLAR DOOR G.B.C. = GRANITE BLOCK CURB C.C. = CONCRETE CURB

ASSEMBLY INSTRUCTION
ITEM#: A102008100



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 **Warranty Parts**

www.sunjoyonline.com



customer.care@sunjoygroup.com

Toll Free



1-(866)-578-6569

Important Safety Instructions



Warning! To reduce the risk of serious injury, read the following safety instructions before assembling and using the gazebo.

Please check with your local governing authority/local municipal codes regarding installation of structures before assembly.

Caution! Proper placement of your gazebo is essential.

Do not place the product underneath electrical lines.

Keep children away during assembly.

This product contains small parts which can be swallowed by children.

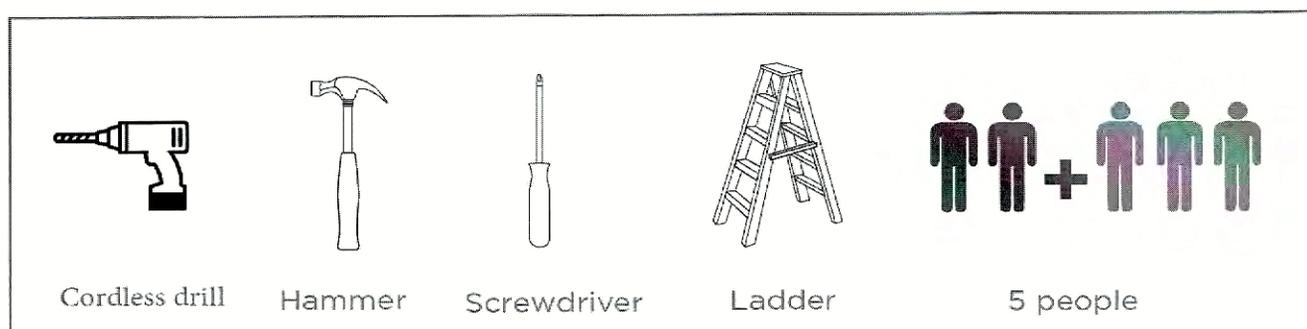
Keep fingers away from the places where they can be pinched or trapped.

Do not attempt to assemble the gazebo if any parts are missing.

- This product is intended for domestic outdoor use only.
- The product should be placed on flat, horizontal ground.
- Ensure enough clearance around the product. Before assembling the product, find level ground not less than 6' (1.8 m) away from any structures or obstructions, such as fences, garages, houses, overhanging branches, laundry lines, or electrical wires.
- This gazebo is not to be regarded as part of a building/house structure. The gazebo is to be anchored onto the ground for added safety. Do not assemble the gazebo onto soil/earth ground. It is best advisable to have the gazebo built onto a wooden deck or concrete ground for stability. If it is to be build onto a wooden deck/ground, do ensure that the wooden deck/ground has a strong foundation. It is advisable to use appropriate floor plugs (not provided) to anchor the gazebo onto the wooden/concrete ground.
- Some structures may require two or more people to install safely. Check for underground utilities before digging or driving stakes into the ground.
- During installation, follow all safety warnings provided with your tools, and use safety glasses.
- In case you set up more than one gazebo, keep a minimum distance of 10' (3 m) between the gazebos.
- Any assembly or maintenance of the product must be carried out by adults only.
- Arrange necessary manpower when assembling or moving the product.
- Some parts may contain sharp edges. Wear protective gloves if necessary.
- Keep children and pets away while setting up the gazebo.
- Check all nuts and bolts periodically to ensure bolts/nuts are tightened.
- Repairing and replacing parts should be done by a qualified technician.
- This gazebo is intended for decorative and sunshade purposes only, and it is not designed to withstand harsh weather, including high winds, rain, and snow.
- Do not light any fires inside or near the product!
- Stay calm if fire breaks out. Search for the nearest exit. Do not return to the gazebo before firemen allow you to do so.
- Do not hang heavy weights on the roof frame.
- Do not climb onto the roof of the gazebo. Falling off the gazebo can result in serious injury.
- Retain the original packaging to store the gazebo.

IMPORTANT:

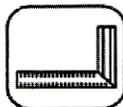
- Please read and understand this manual before any assembly. Before beginning assembly of product, make sure all parts are present. Compare parts with packaging contents list.
- If any part is missing, or if you have any questions, contact the service centre at 1-(866)-578-6569 (toll free).
- When assembling wooden parts, do not overtorque the bolts to avoid splitting the wood. See image illustration.
- Place all parts from the box in a cleared area and position them on the floor in front of you.
- Remove all packing materials and place them back into the box. Do not dispose of the packing materials until assembly is complete.
- Read each step carefully before beginning any assembly and make sure you understand each step. If you are missing a part, please call our toll-free number for assistance 1-(866)-578-6569.
- Needed for assembly: (The following tools are not included)



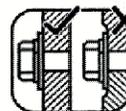
This identifies information that requires special attention. Improper assembly could lead to an unsafe or dangerous condition.

**Use Level**

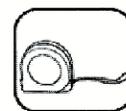
Check that set or assembly is properly level before proceeding.

**Square Assembly**

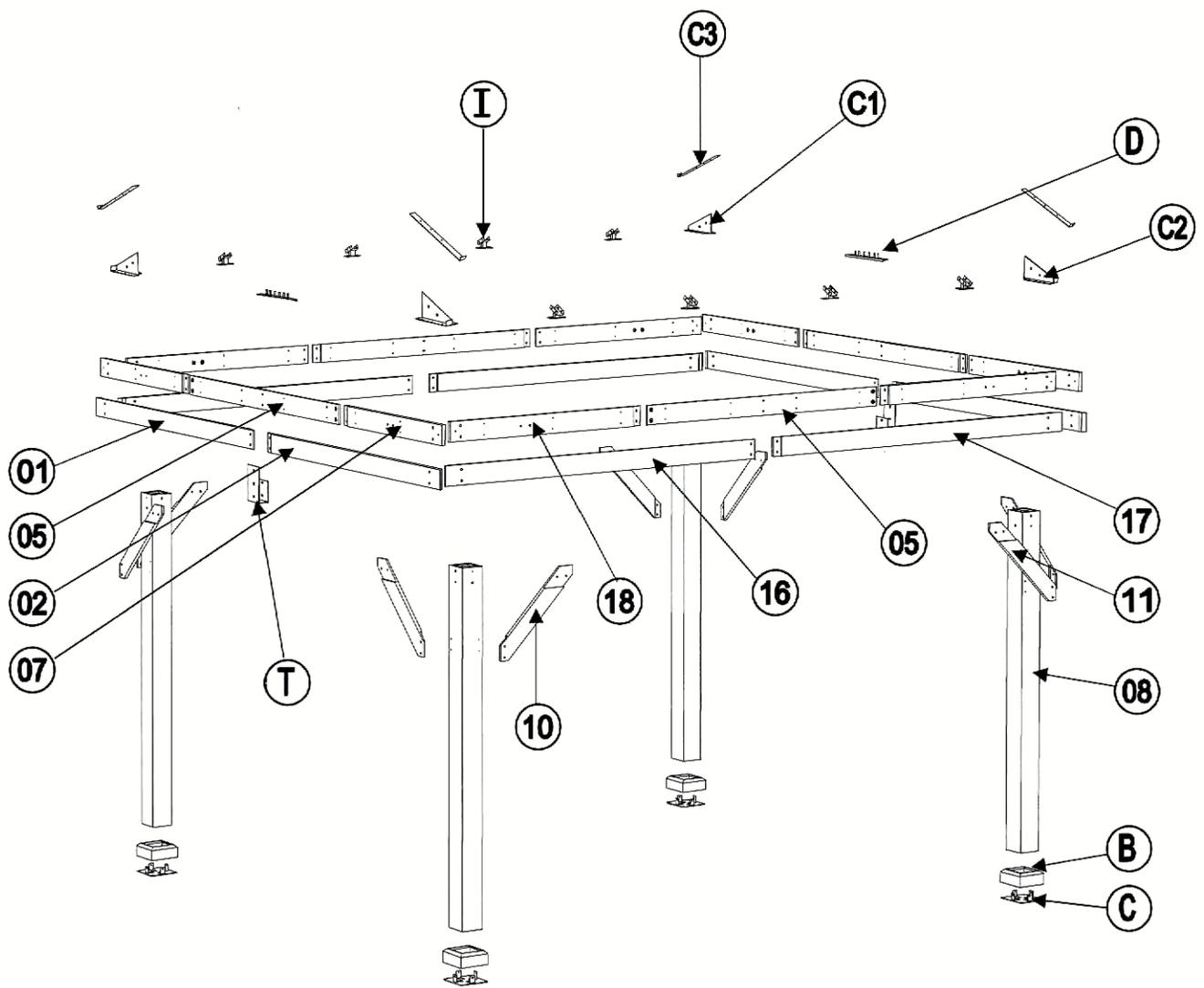
Check that assembly is square before tightening bolts.

**Tighten Bolts**

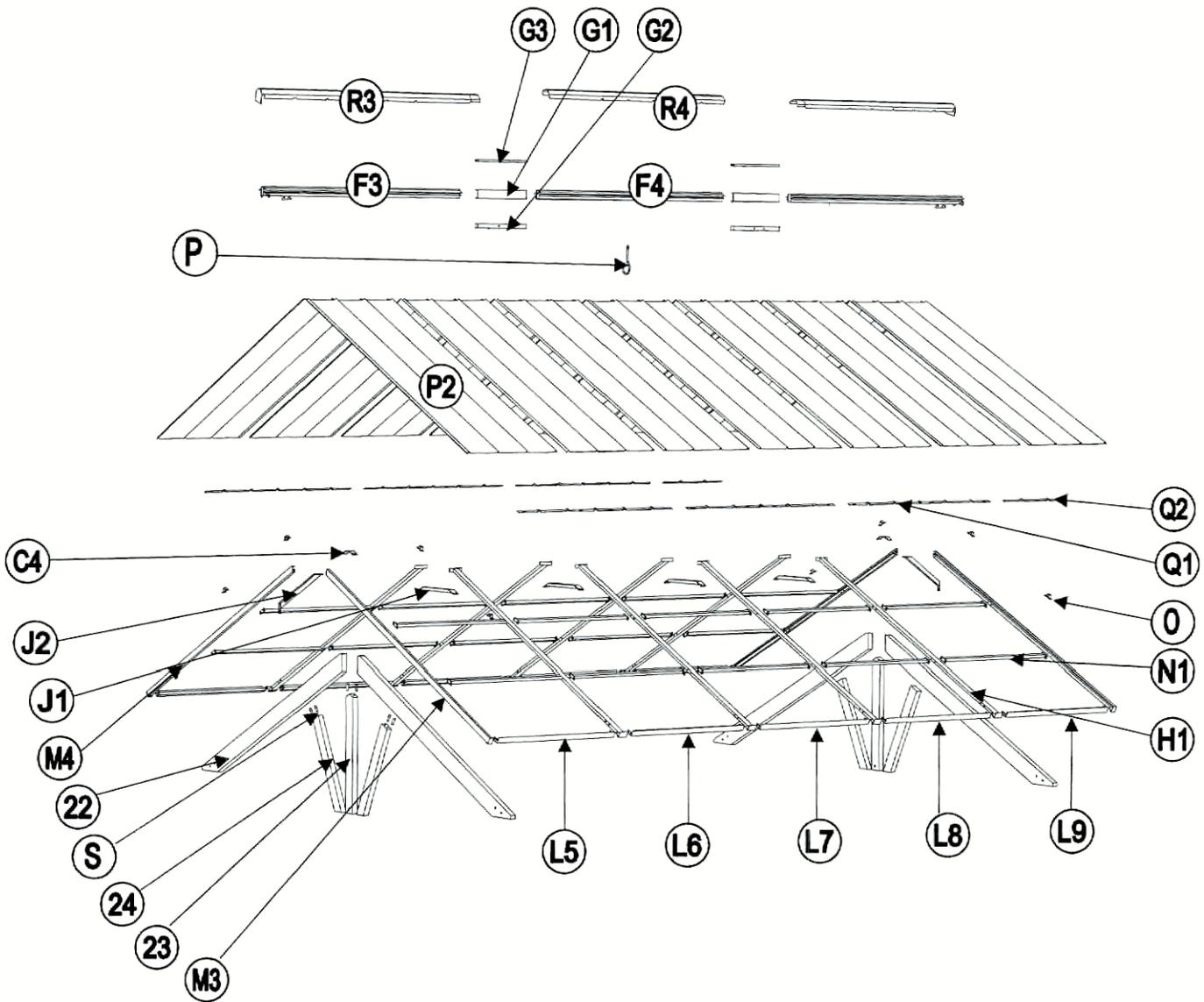
Do not overtorque mounting bolts. Over tightening may cause the wood to crack creating splinters and other structural damage.

**Measure Distance**

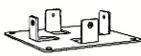
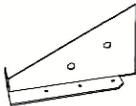
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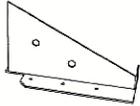


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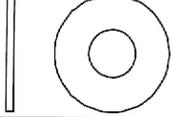
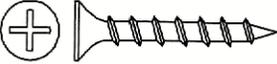
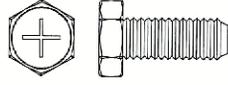
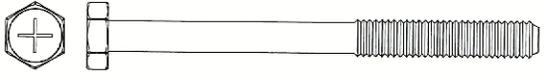
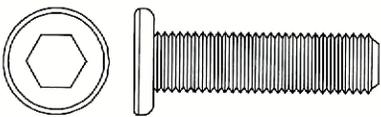
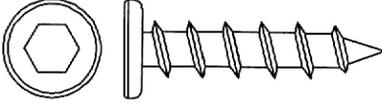
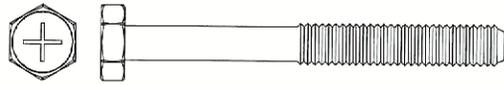
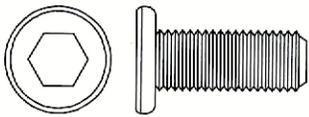
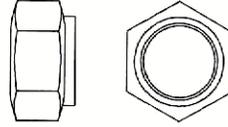


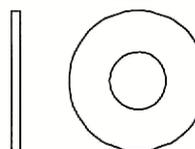
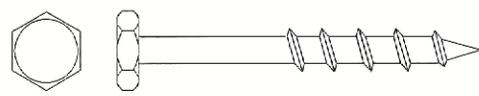
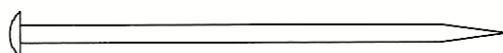
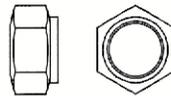
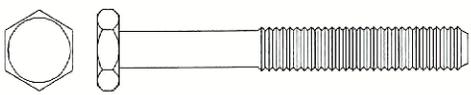
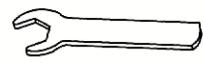
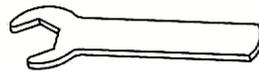
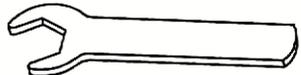
Parts List

| Label | Part Number | Description | Qty | Part Image |
|-------|-------------|--------------------------------|-----|---|
| 08 | P000200227 | Post | 4 |  |
| 10 | P005000200 | Arc Support 1 | 4 |  |
| 11 | P005000201 | Arc Support 2 | 4 |  |
| 01 | P000400506 | Outer Long Left Beam (Short) | 2 |  |
| 02 | P000400507 | Outer Long Right Beam (Short) | 2 |  |
| 05 | P000400510 | Inner Long Middle Beam | 4 |  |
| 07 | P000400511 | Inner Short Beam (Short) | 4 |  |
| 16 | P000400946 | Outer Long Left Beam (Long) | 2 |  |
| 17 | P000400947 | Outer Long Right Beam (Long) | 2 |  |
| 18 | P000400948 | Inner Short Beam (Long) | 4 |  |
| 22 | P000601468 | Triangular Support Beam | 4 |  |
| 23 | P005000439 | Triangular Middle Support Beam | 2 |  |
| 24 | P005000438 | Triangular Frame Slanting Beam | 4 |  |
| B | P006100177 | Base Cover | 4 |  |
| C | P000100338 | Base | 4 |  |
| C1 | P000501250 | Triangular Connector 1 | 2 |  |

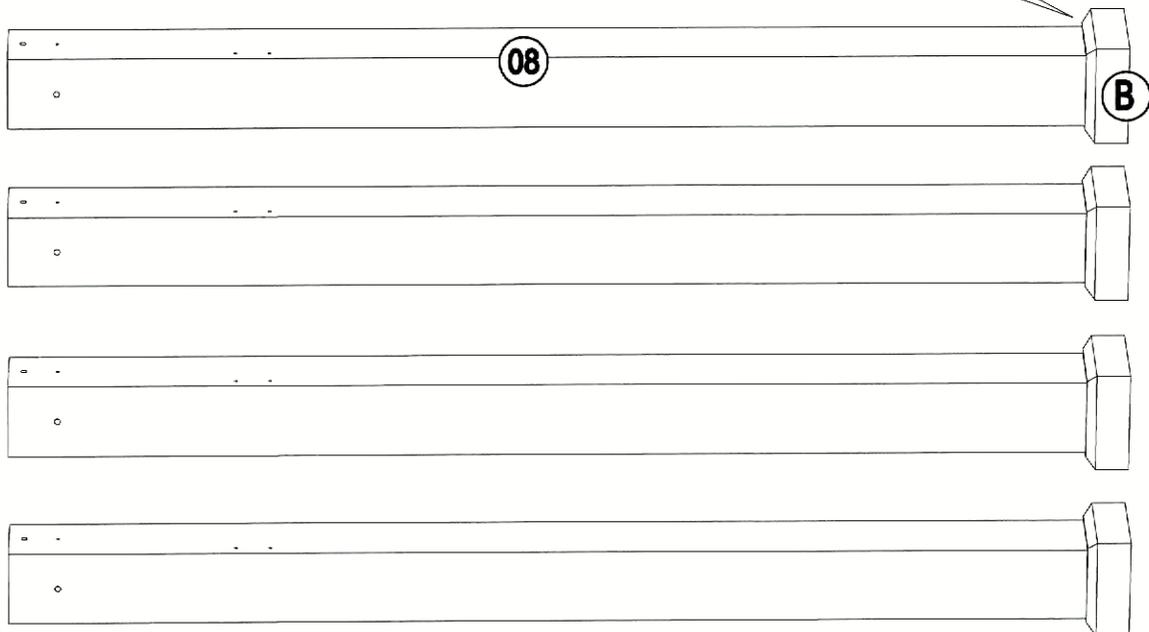
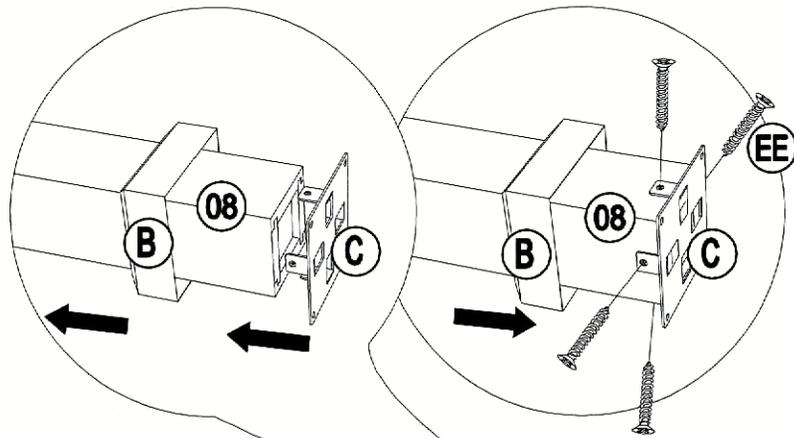
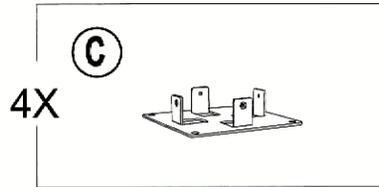
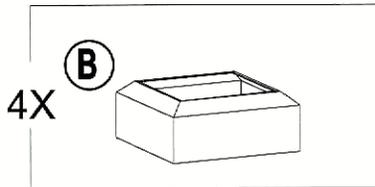
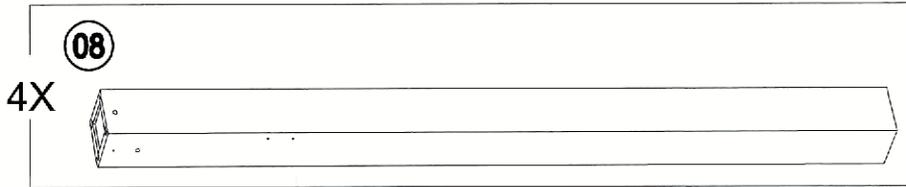
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|----|------------|-----------------------------|---|---|
| C2 | P000501251 | Triangular Connector 2 | 2 |  |
| C3 | P000501252 | Triangular Connector 3 | 4 |  |
| D | P000501253 | Beam Upper Connector | 2 |  |
| C4 | P002200226 | Triangular Upper Press | 2 |  |
| F3 | P000601458 | Big Roof Beam 1 | 2 |  |
| F4 | P000601459 | Big Roof Beam 2 | 1 |  |
| G1 | P000501247 | Roof Beam Connector 1 | 2 |  |
| G2 | P000501248 | Roof Beam Connector 2 | 2 |  |
| G3 | P000501249 | Roof Beam Connector 3 | 2 |  |
| H1 | P000601457 | Big Roof Middle Beam | 8 |  |
| I | P000501246 | Middle Beam Lower Connector | 8 |  |
| J1 | P005000434 | Support Tube 1 | 4 |  |
| J2 | P005000435 | Support Tube 2 | 2 |  |
| P | P005800001 | Hook | 1 |  |
| L5 | P000601460 | Big Roof Lower Tube 1 | 2 |  |
| L6 | P000601461 | Big Roof Lower Tube 2 | 2 |  |
| L7 | P000601462 | Big Roof Lower Tube 3 | 2 |  |
| L8 | P000601463 | Big Roof Lower Tube 4 | 2 |  |
| L9 | P000601464 | Big Roof Lower Tube 5 | 2 |  |
| M3 | P000601466 | Big Roof Side Tube 1 | 2 |  |

| | | | | |
|----|------------|----------------------|----|---|
| M4 | P000601467 | Big Roof Side Tube 2 | 2 |  |
| N1 | P000601465 | Big Roof Small Beam | 20 |  |
| O | P002200224 | Small Beam Presser | 8 |  |
| P2 | P000700646 | Roof Cover | 14 |  |
| Q1 | P002200227 | Depression Bar 1 | 6 |  |
| Q2 | P002200228 | Depression Bar 2 | 2 |  |
| R3 | P000800257 | Big Roof Cover 1 | 2 |  |
| R4 | P000800258 | Big Roof Cover 2 | 1 |  |
| S | P005100267 | Steel Pin | 12 |  |
| T | P005600322 | Catch | 2 |  |

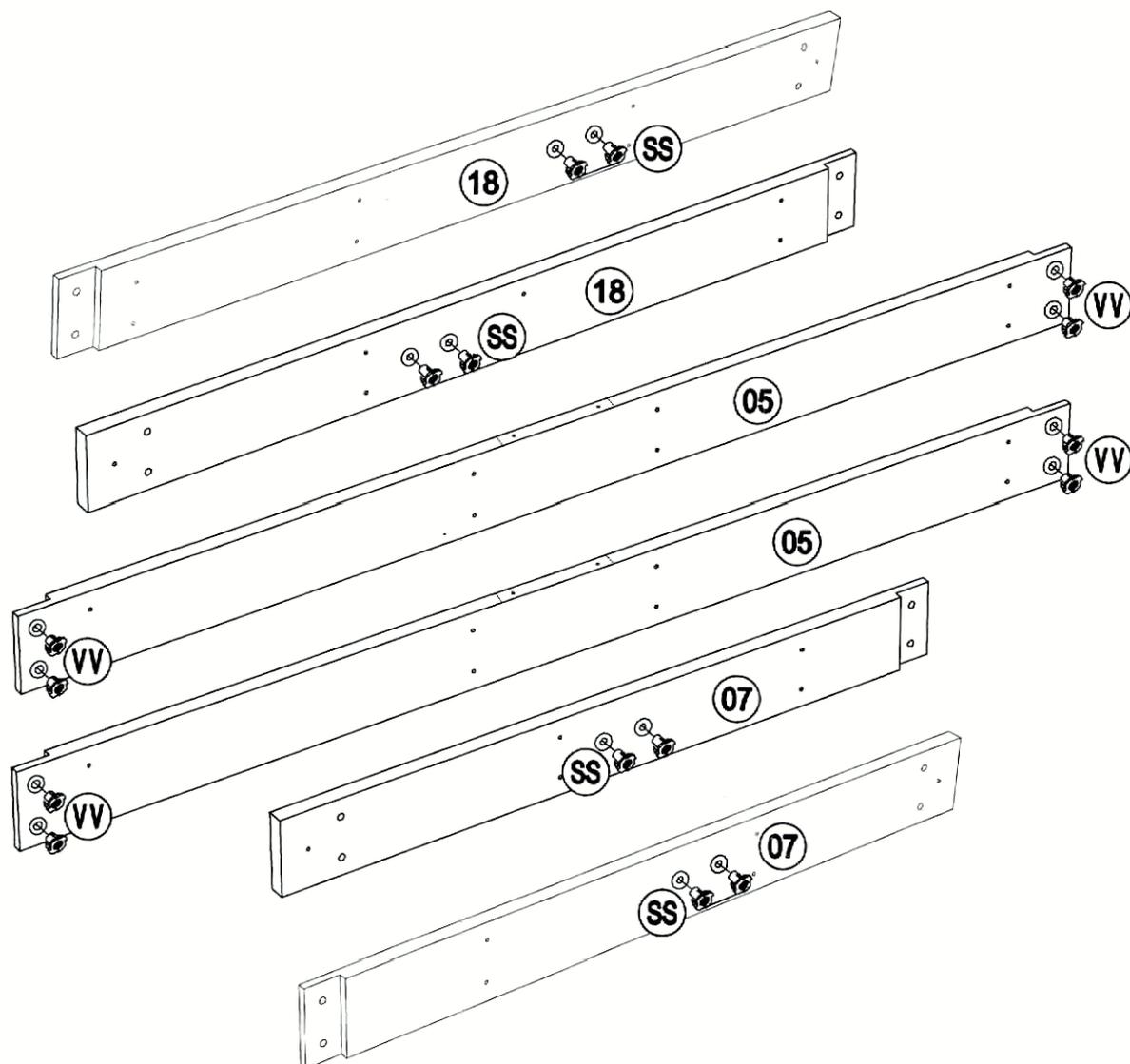
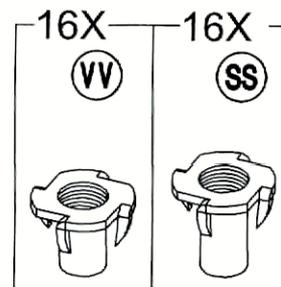
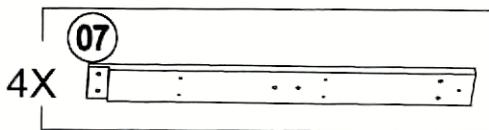
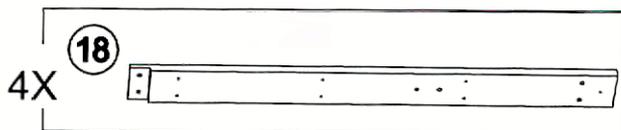
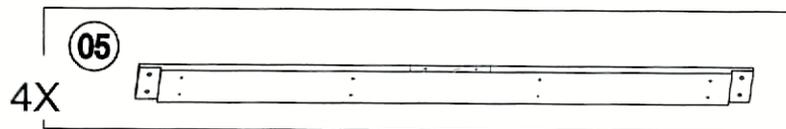
| Hardware Pack | | | | | |
|---------------|-------------|----------------------|-----|-----|---|
| Label | Part Number | Description | Qty | Add | Part Image |
| AA | H010010276 | Bolt M10*205 | 8 | 1 |  |
| BB | H050010020 | Flat Washer M6 | 222 | 12 |  |
| CC | H030050037 | Screw M5*35 | 80 | 4 |  |
| DD | H040010004 | Nut M6 | 24 | 2 |  |
| EE | H030050036 | Screw M5*25 | 124 | 7 |  |
| FF | H010020011 | Bolt M6*15 | 170 | 9 |  |
| GG | H010020024 | Bolt M6* 75 | 8 | 1 |  |
| HH | H010030083 | Bolt M8*35 | 16 | 1 |  |
| II | H030030010 | Bolt M8*35 | 18 | 1 |  |
| JJ | H010020009 | Bolt M6*55 | 16 | 1 |  |
| KK | H010030084 | Bolt M8*25 | 24 | 2 |  |
| LL | H040050020 | Non-slip Nuts M10 | 8 | 1 |  |

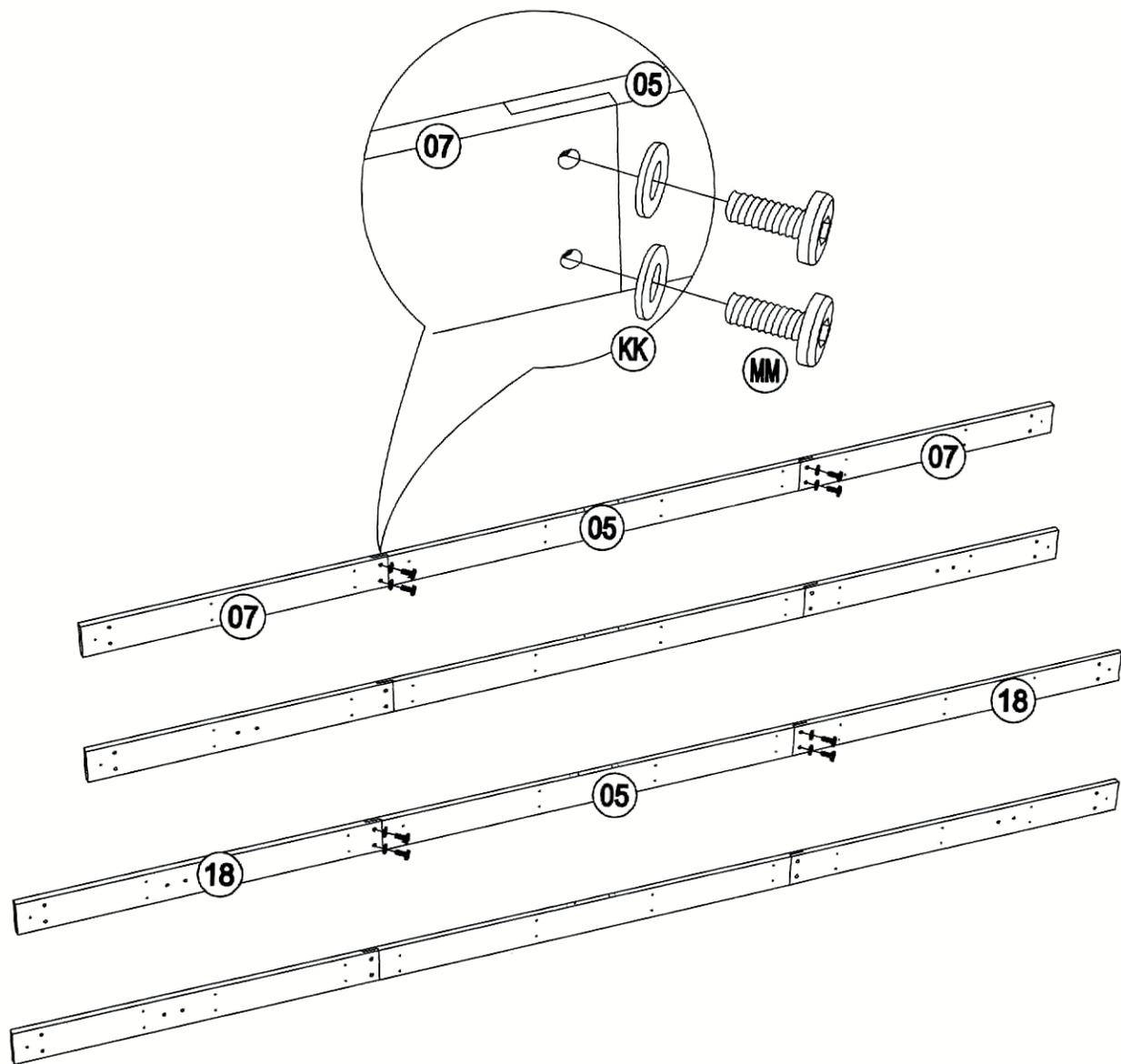
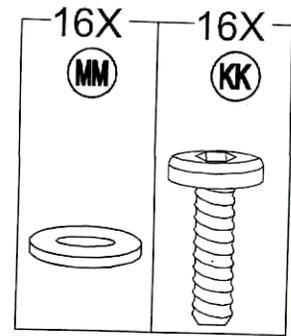
| | | | | | |
|----|------------|---------------------|----|---|---|
| MM | H050010060 | Flat Washer M8 | 78 | 4 |  |
| NN | H050010059 | Flat Washer M10 | 24 | 2 |  |
| OO | H030010031 | Screw M10*80 | 8 | 1 |  |
| PP | H070010003 | Stake $\Phi 8*180$ | 8 | 0 |  |
| QQ | H010020013 | Bolt M6*35 | 4 | 1 |  |
| RR | H090990002 | M3 Drill | 2 | 0 |  |
| SS | H040050024 | T-Nut M8*20 | 16 | 1 |  |
| UU | H040050021 | Non-slip nuts M8 | 10 | 1 |  |
| VV | H040050025 | T-Nut M8*8 | 24 | 2 |  |
| WW | H010010363 | Bolt M8*50 | 10 | 1 |  |
| Z1 | H090010017 | Wrench M6 | 2 | 0 |  |
| Z2 | H090030003 | Allen Key M8 | 1 | 0 |  |
| Z3 | H090010004 | Wrench M8 | 2 | 0 |  |
| Z4 | H090010015 | Wrench M10 | 2 | 0 |  |

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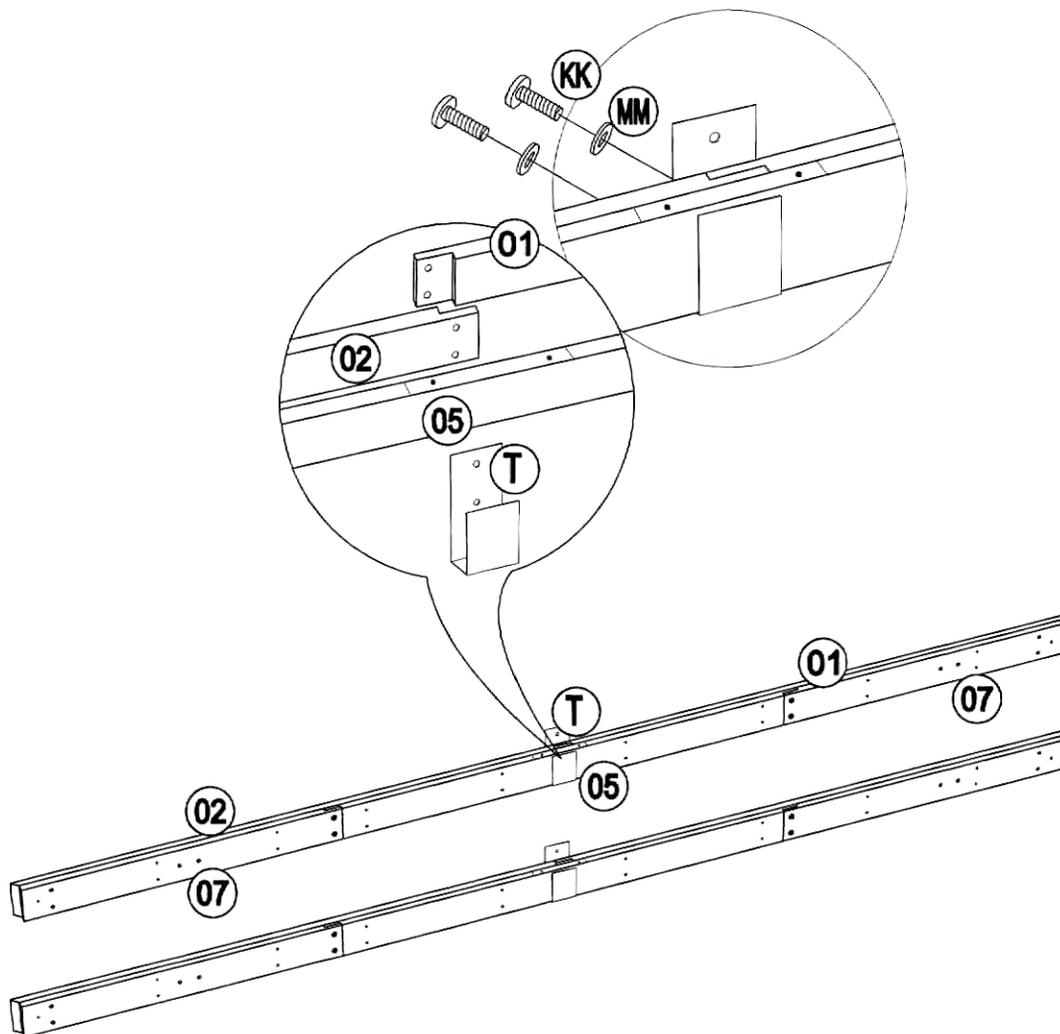
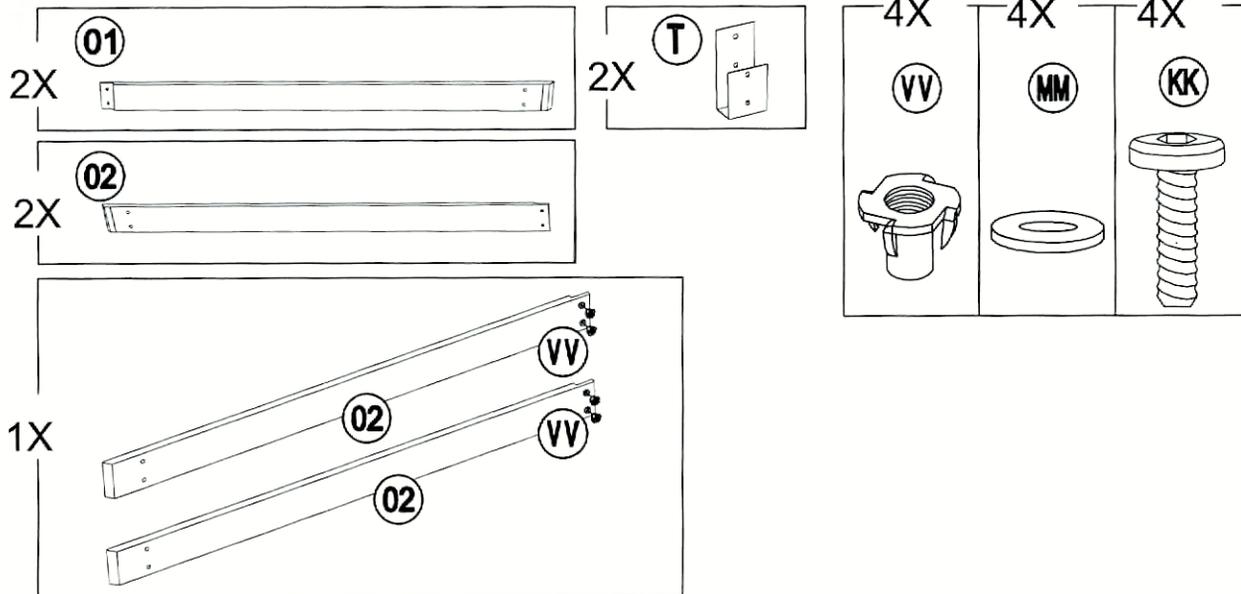


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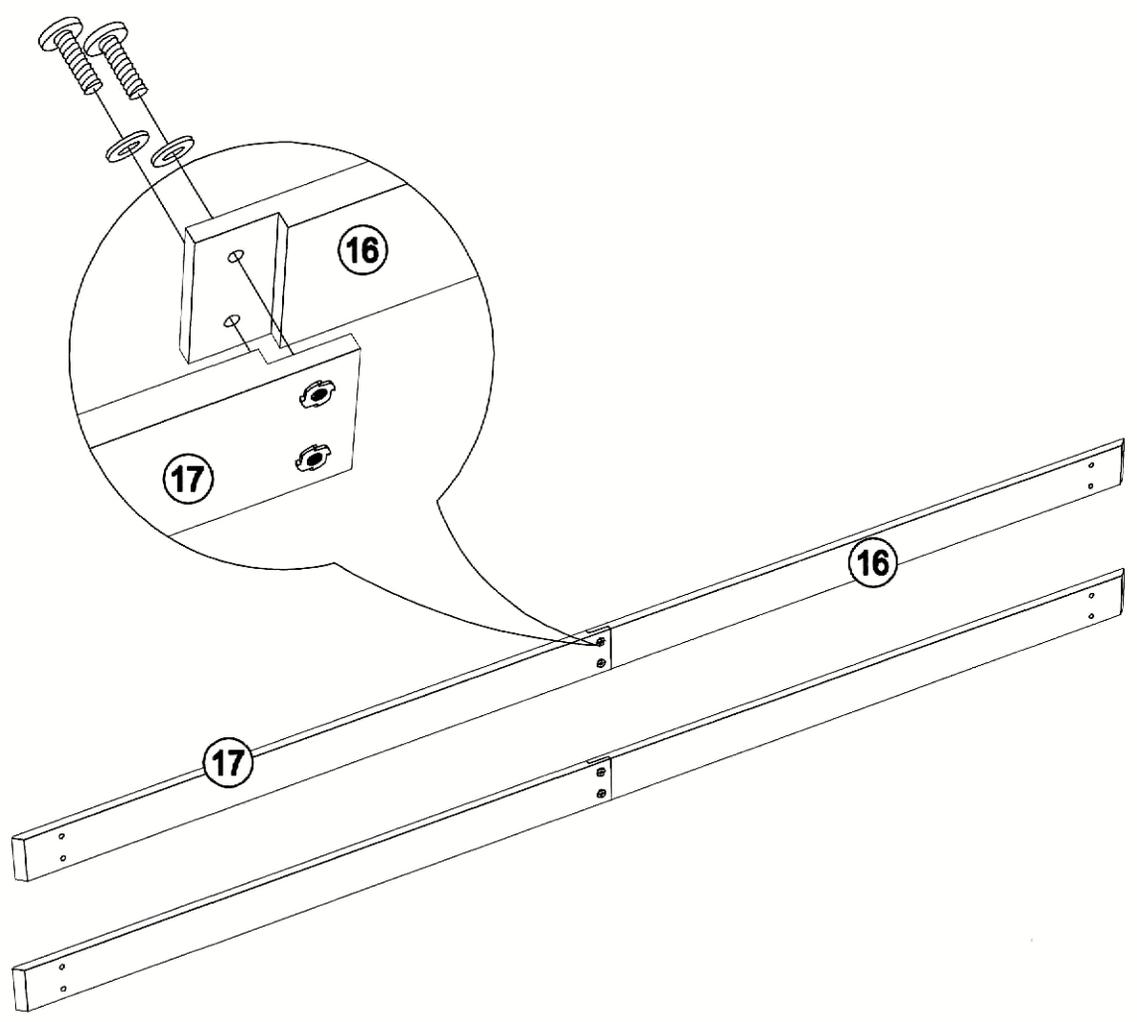
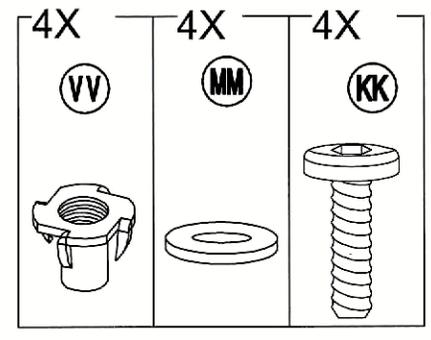
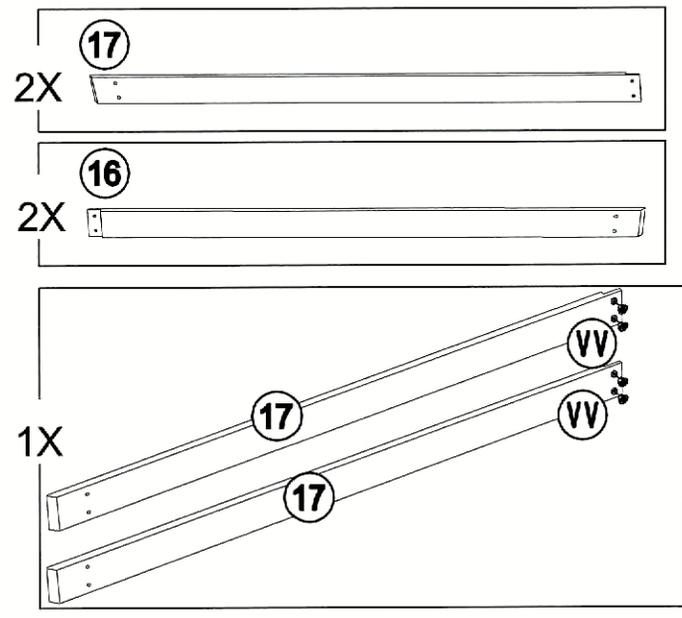




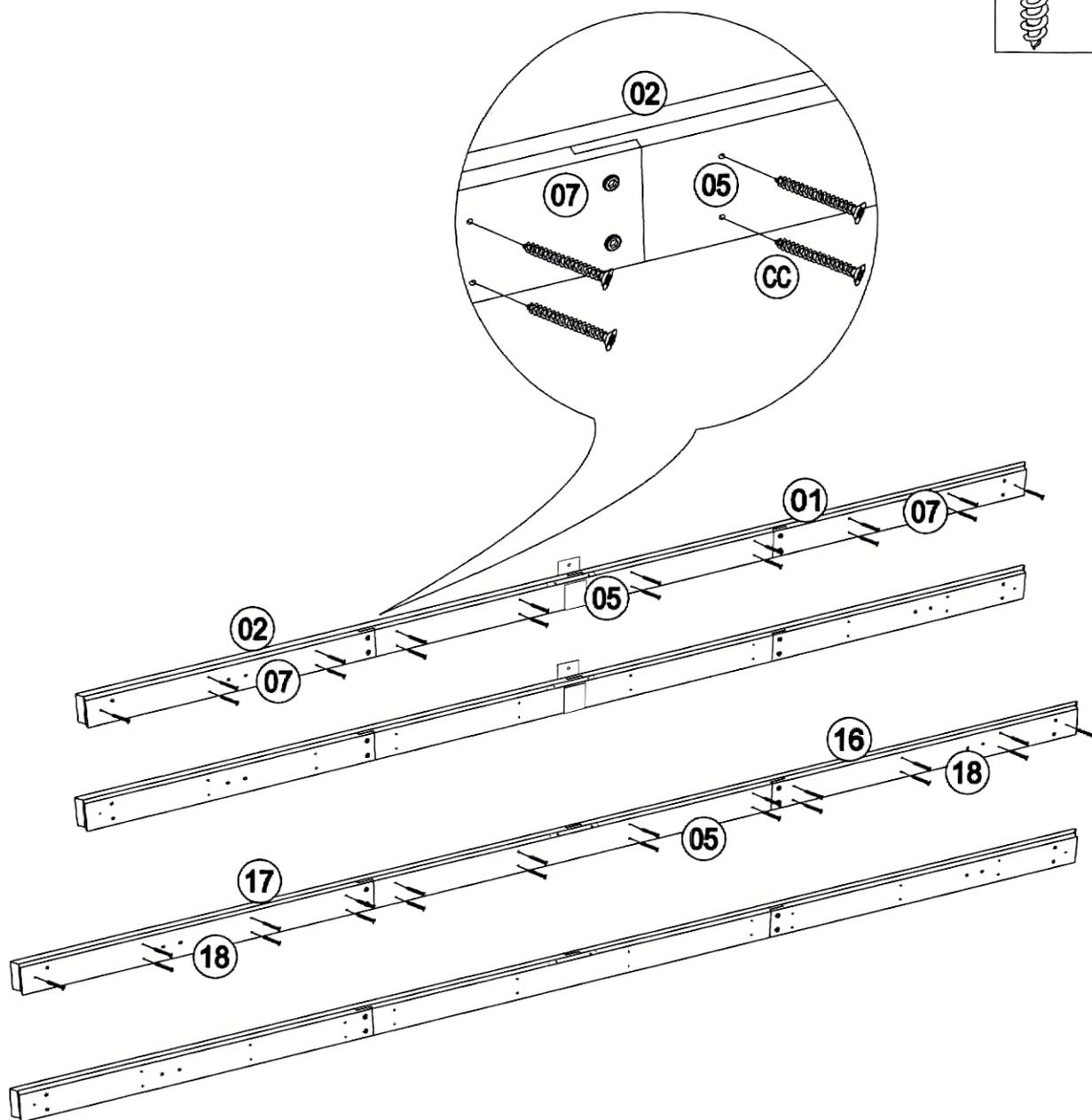
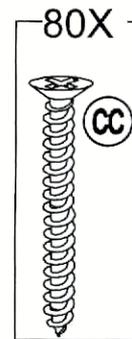
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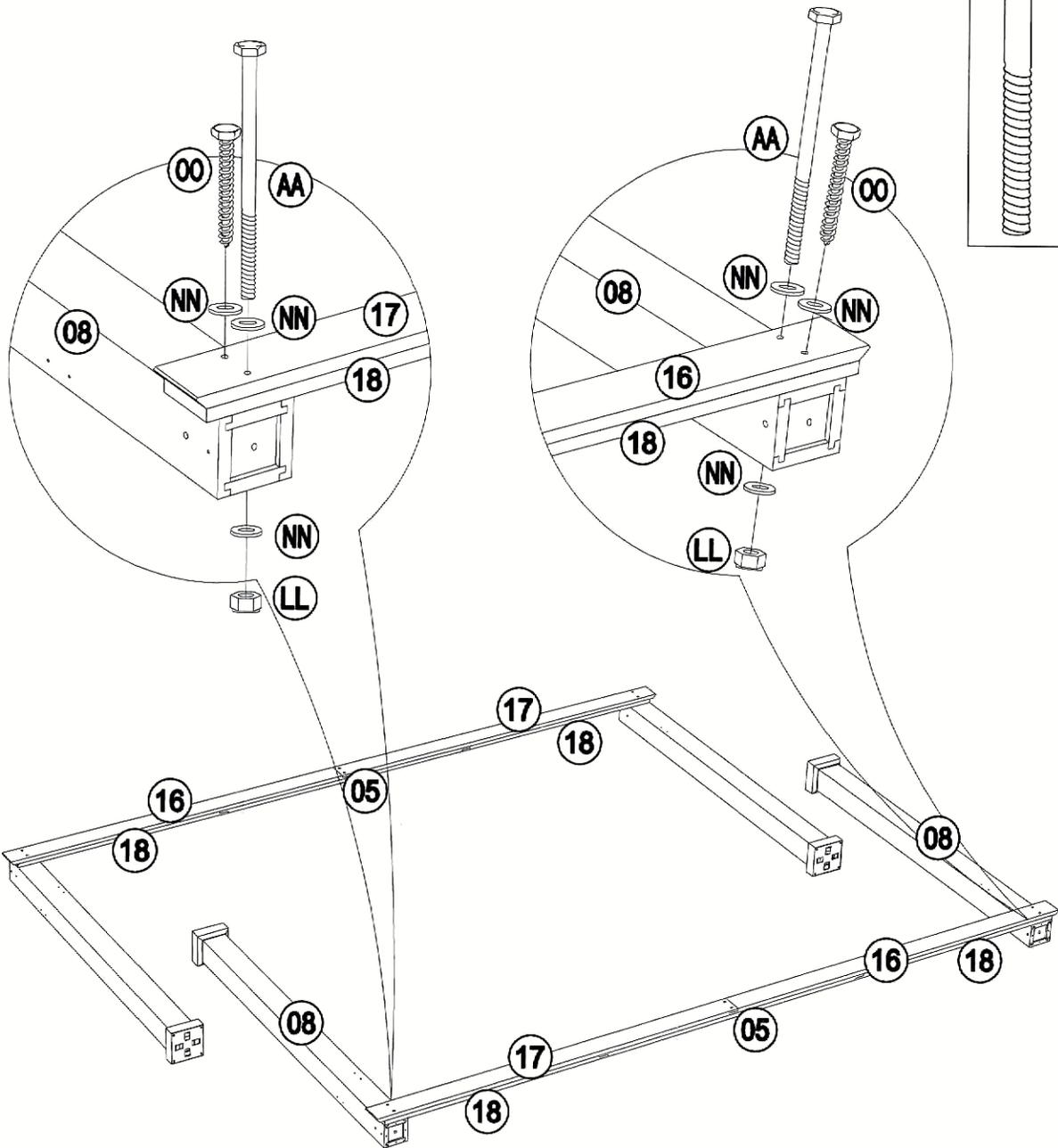
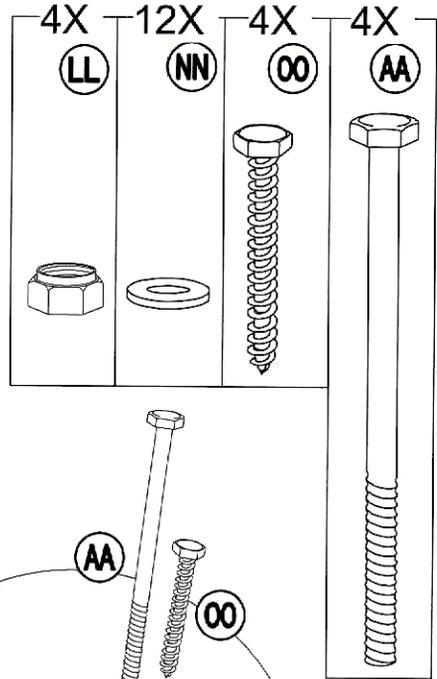
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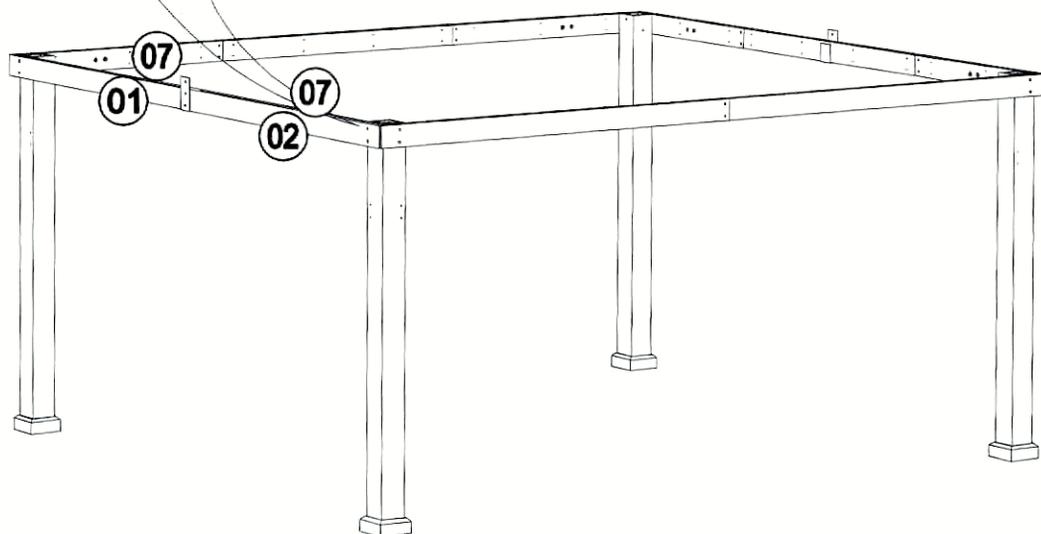
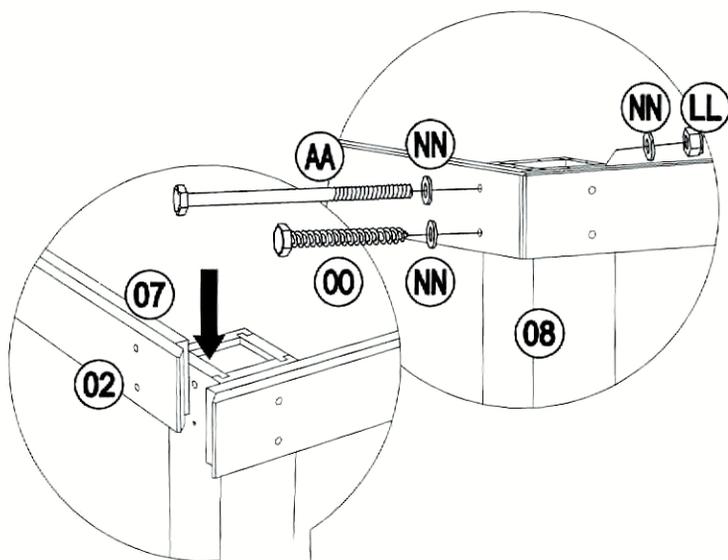
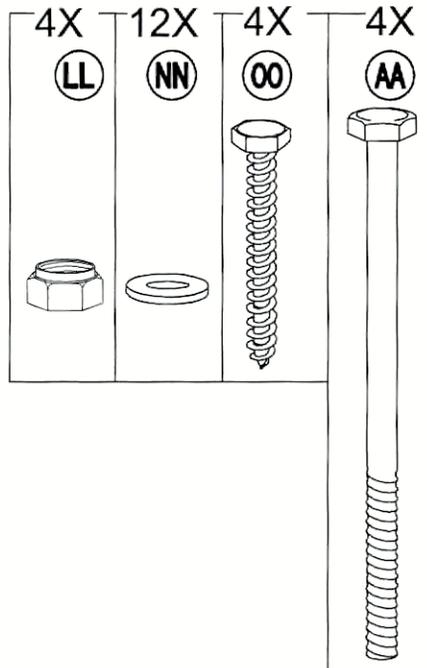
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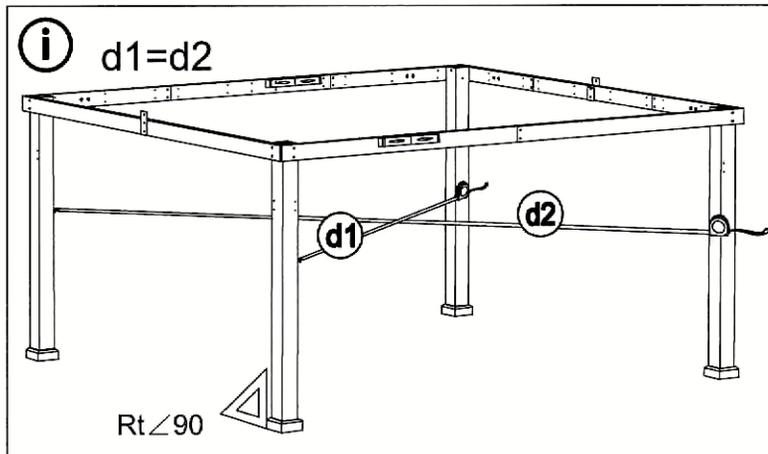
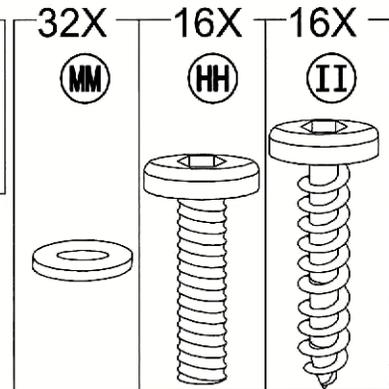
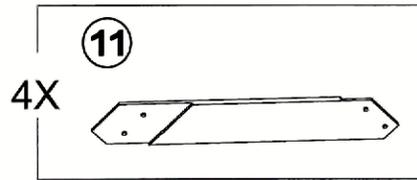
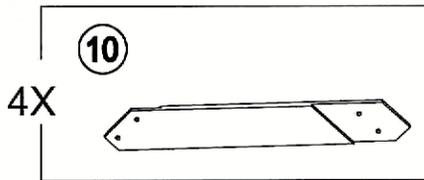
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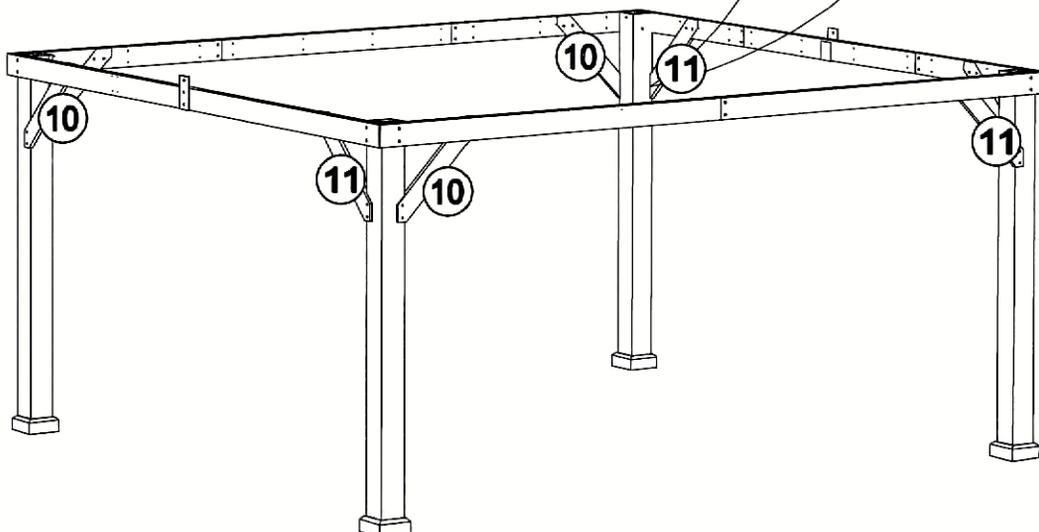
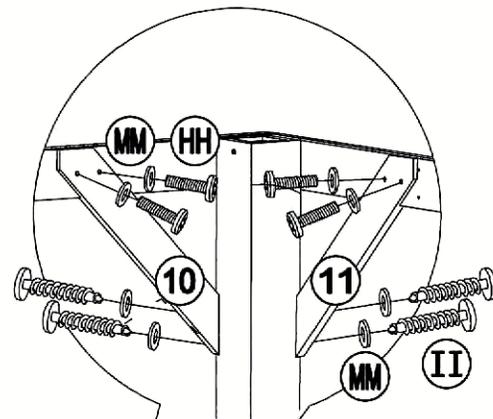


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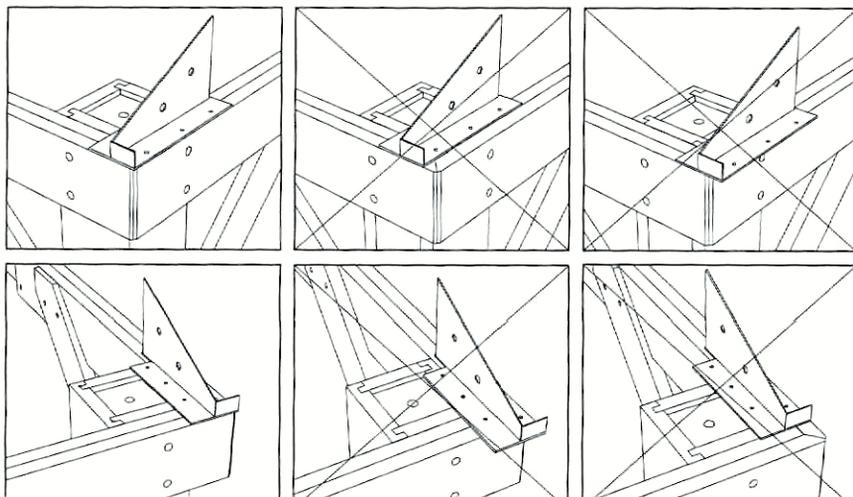
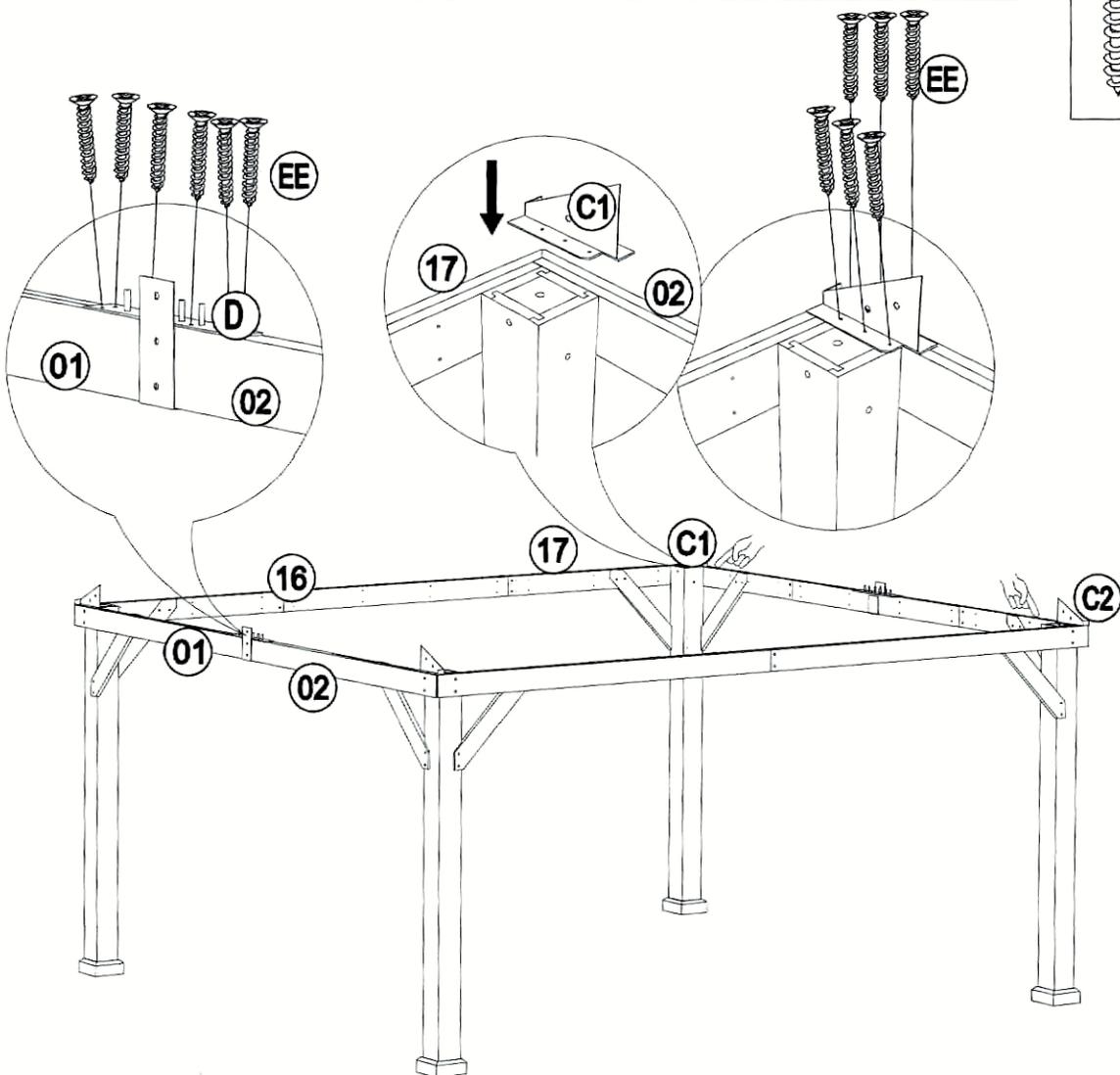
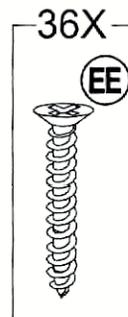
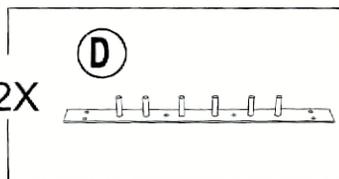
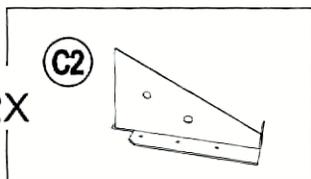
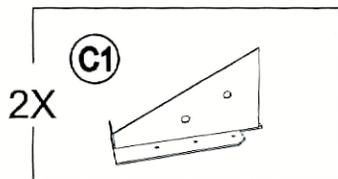


Assembly Tip on Step 8:

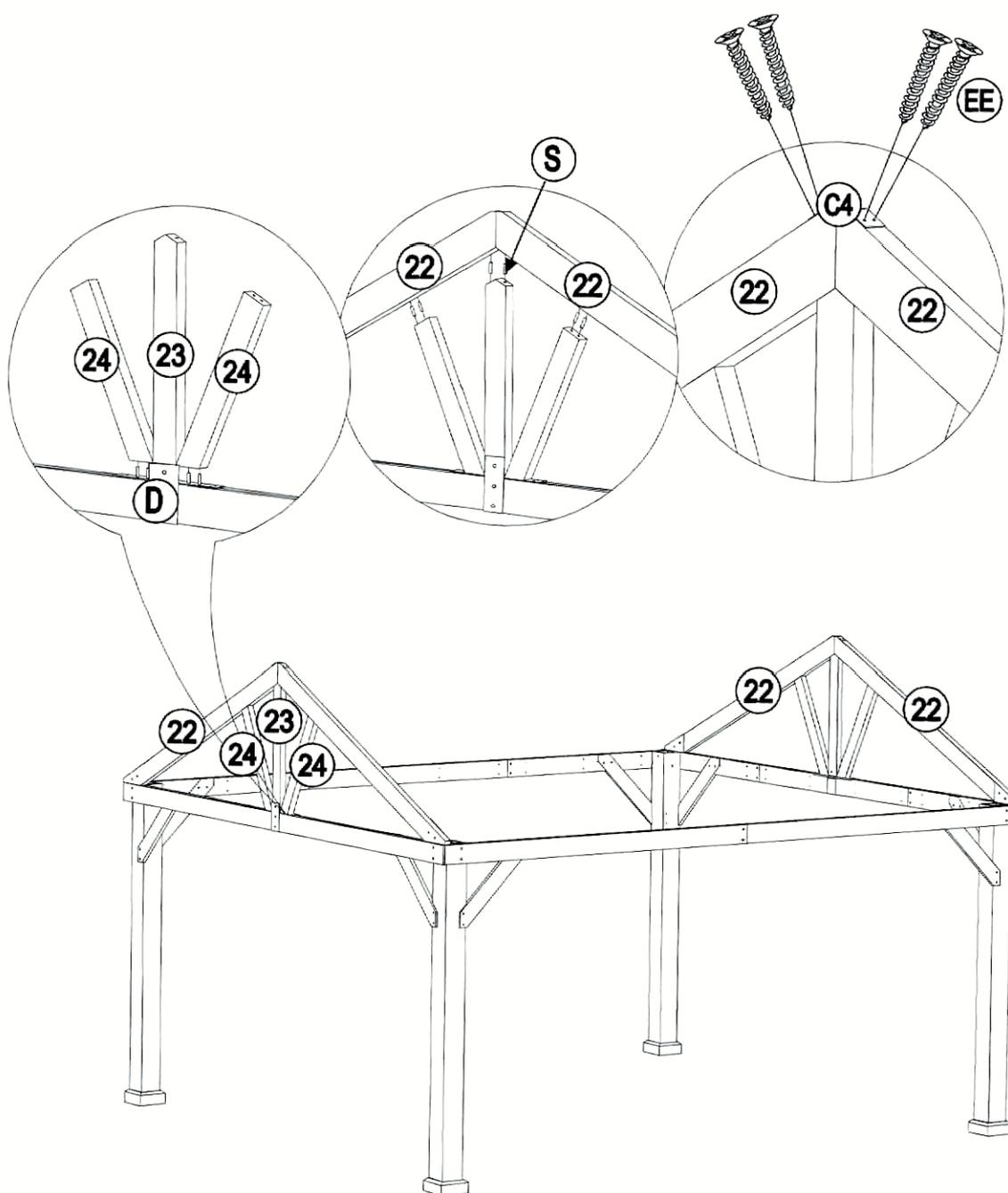
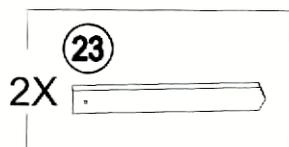
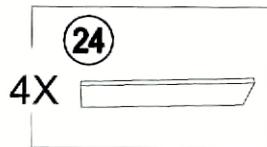
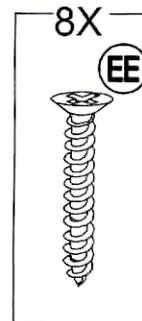
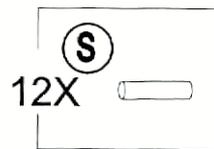
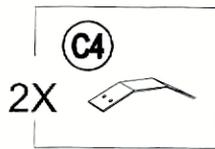
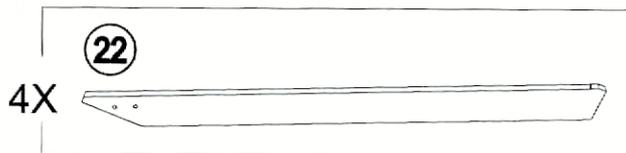
Please measure to make sure the length of d1 is equal to d2 before moving to next step to ensure a square frame and best results. Keep the beam at right angles to the post, the post at right angles to the ground, and keep the beam horizontal.



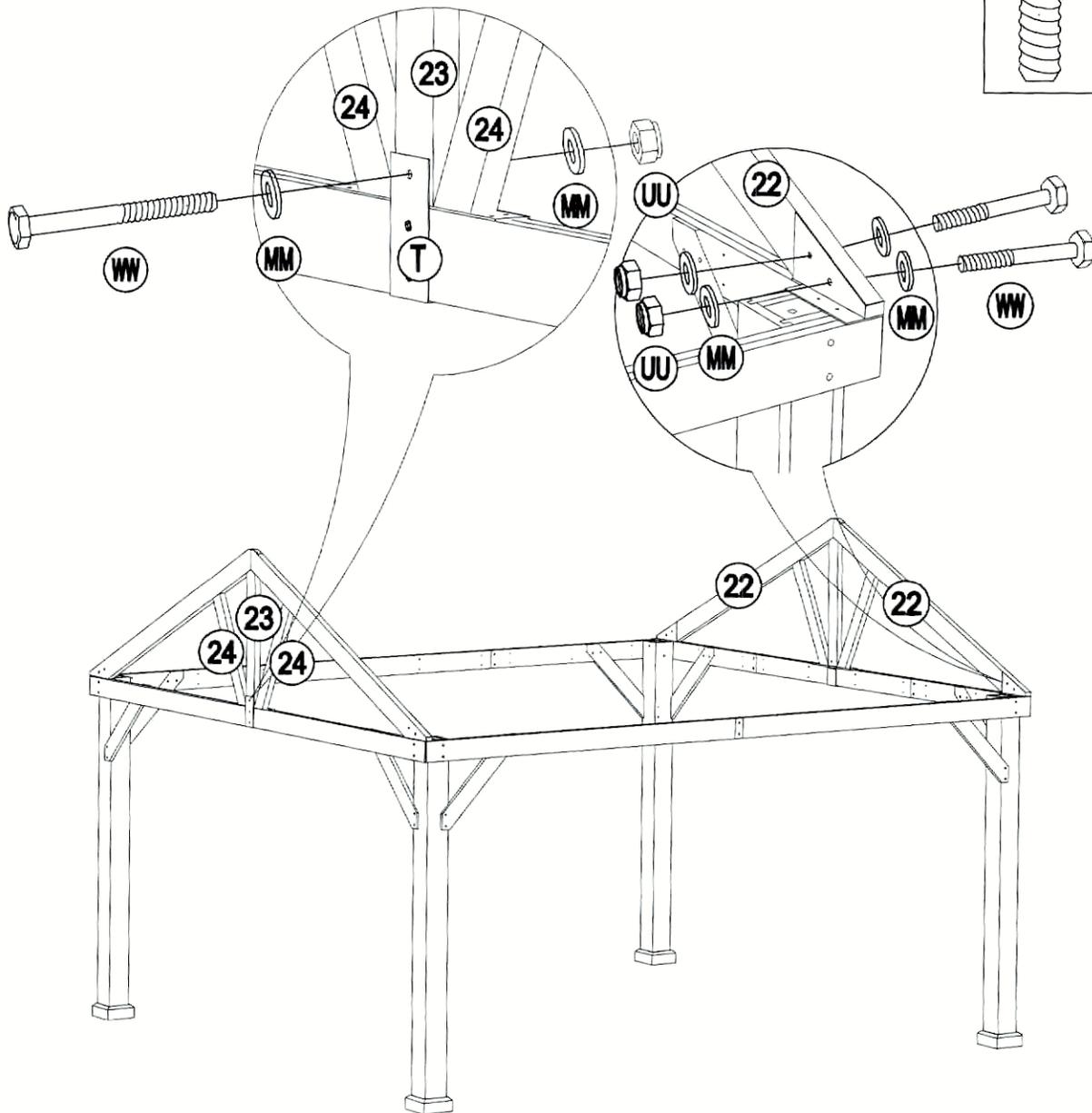
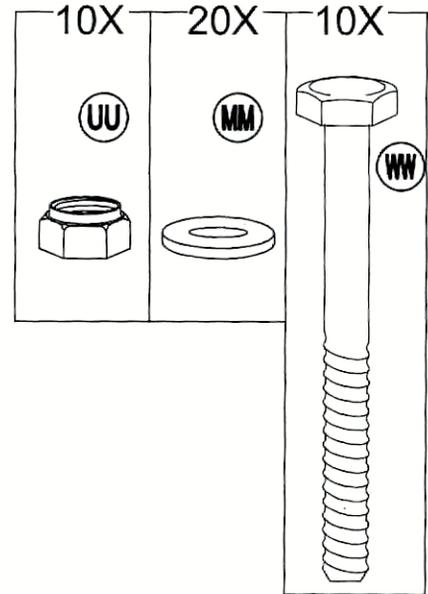
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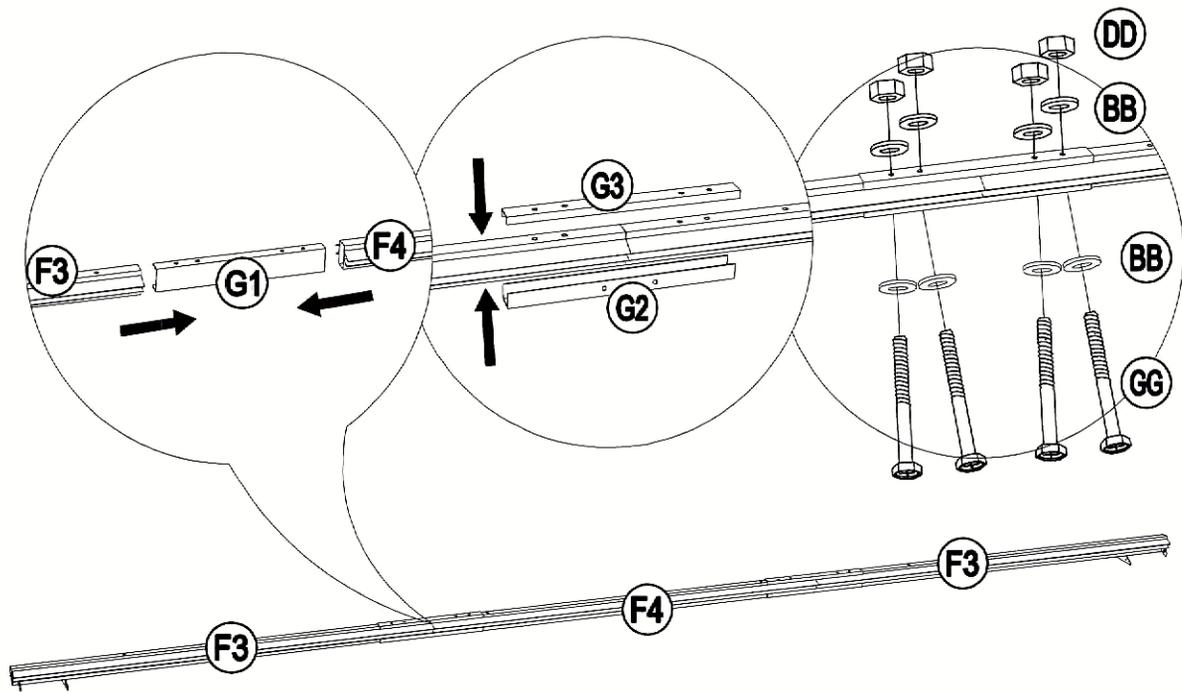
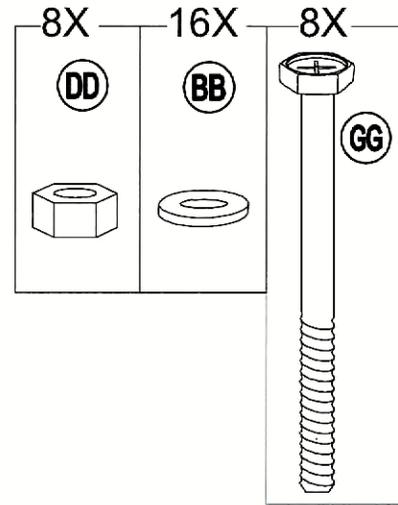
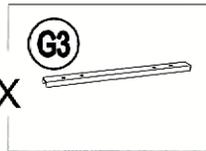
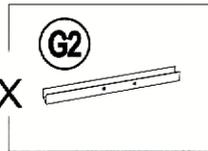
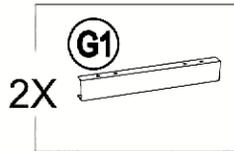
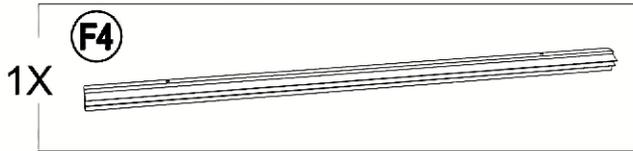
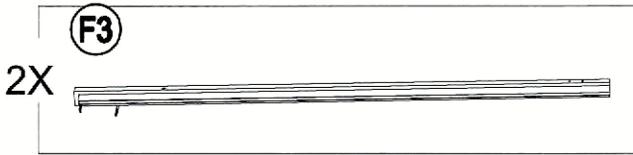
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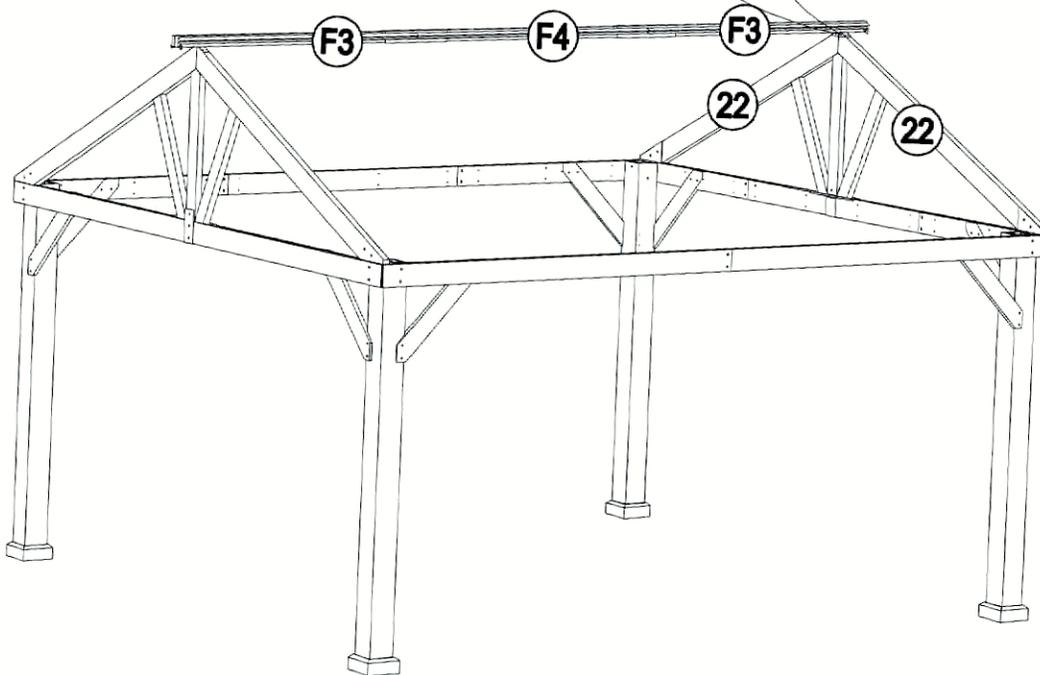
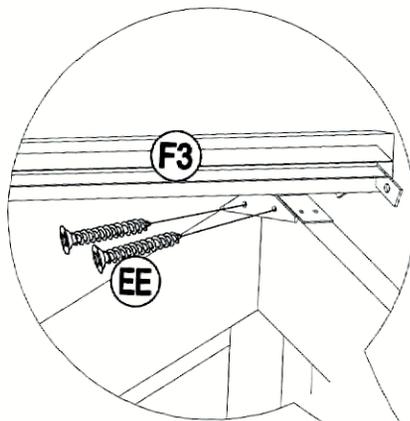
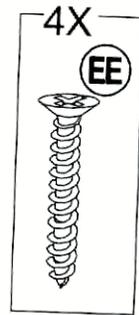
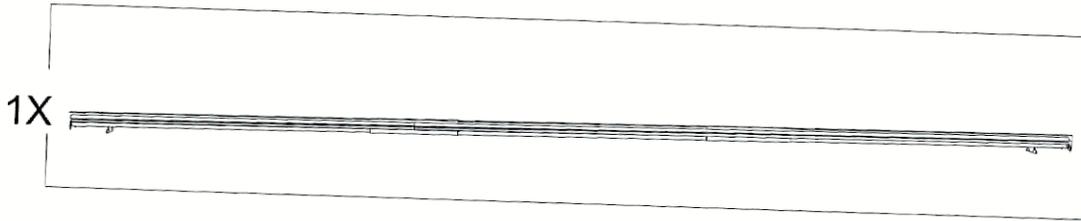
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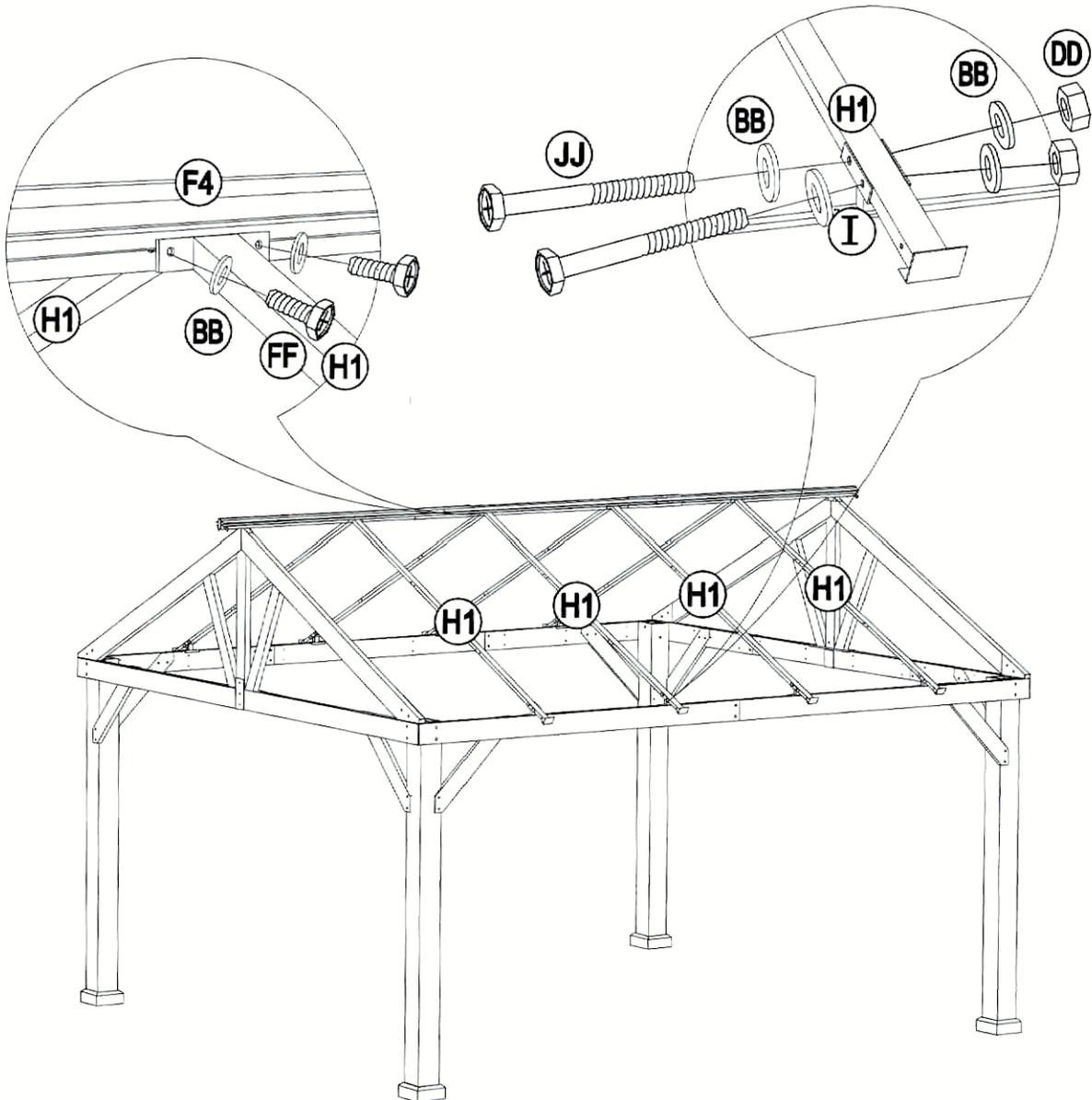
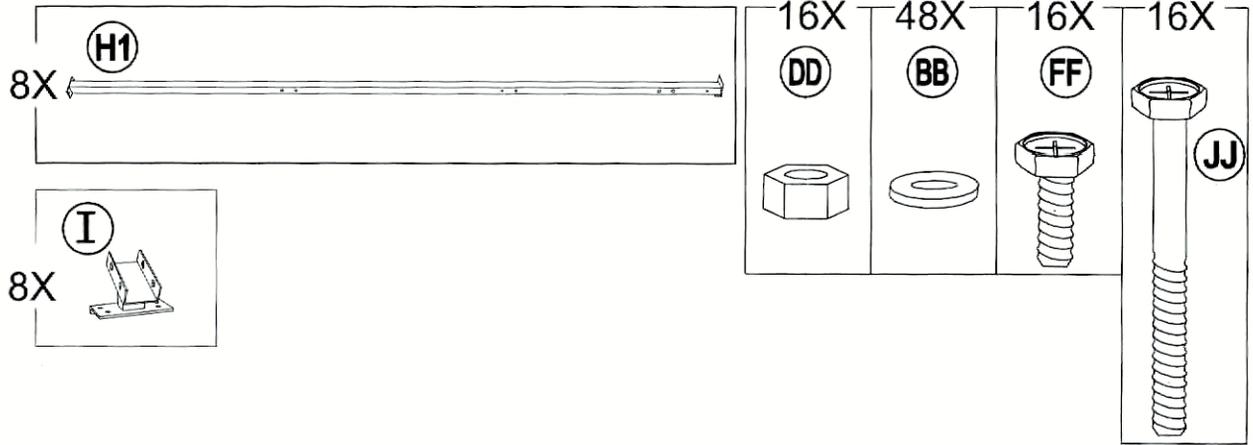
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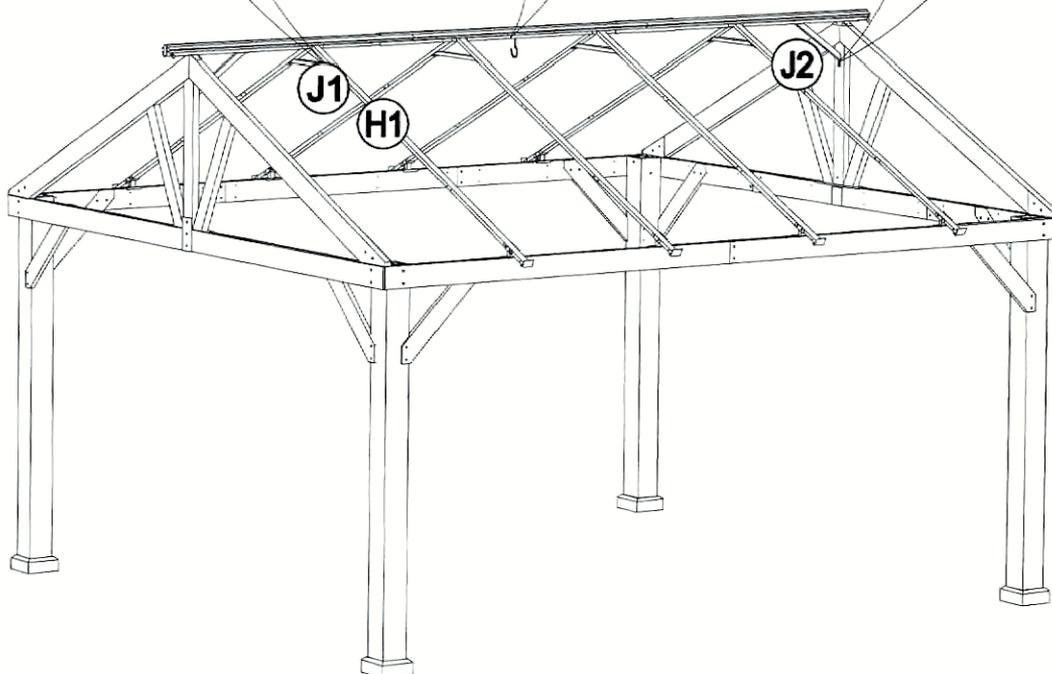
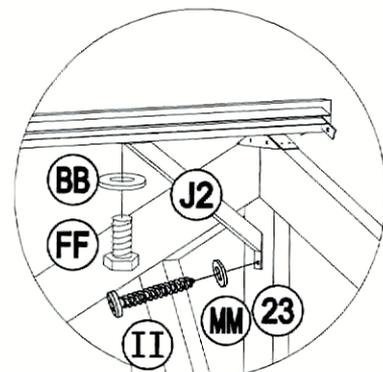
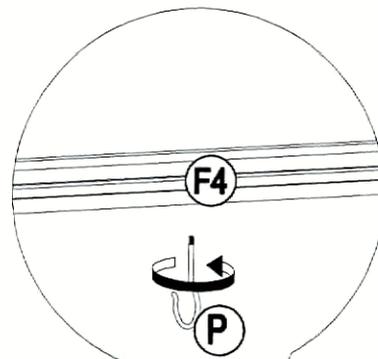
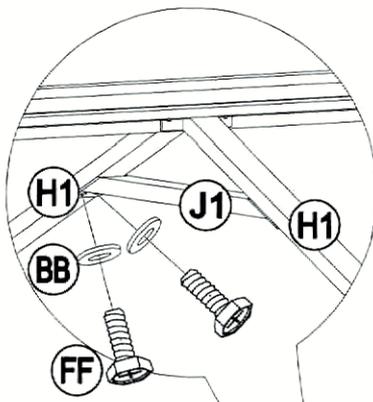
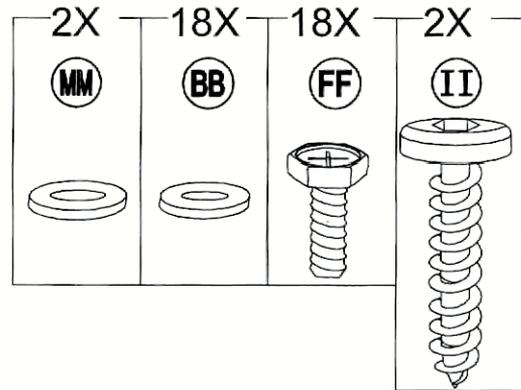
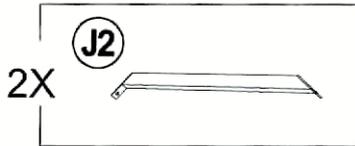
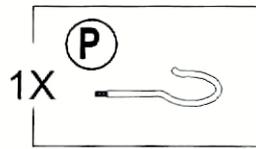
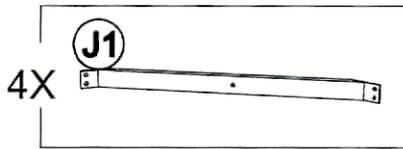
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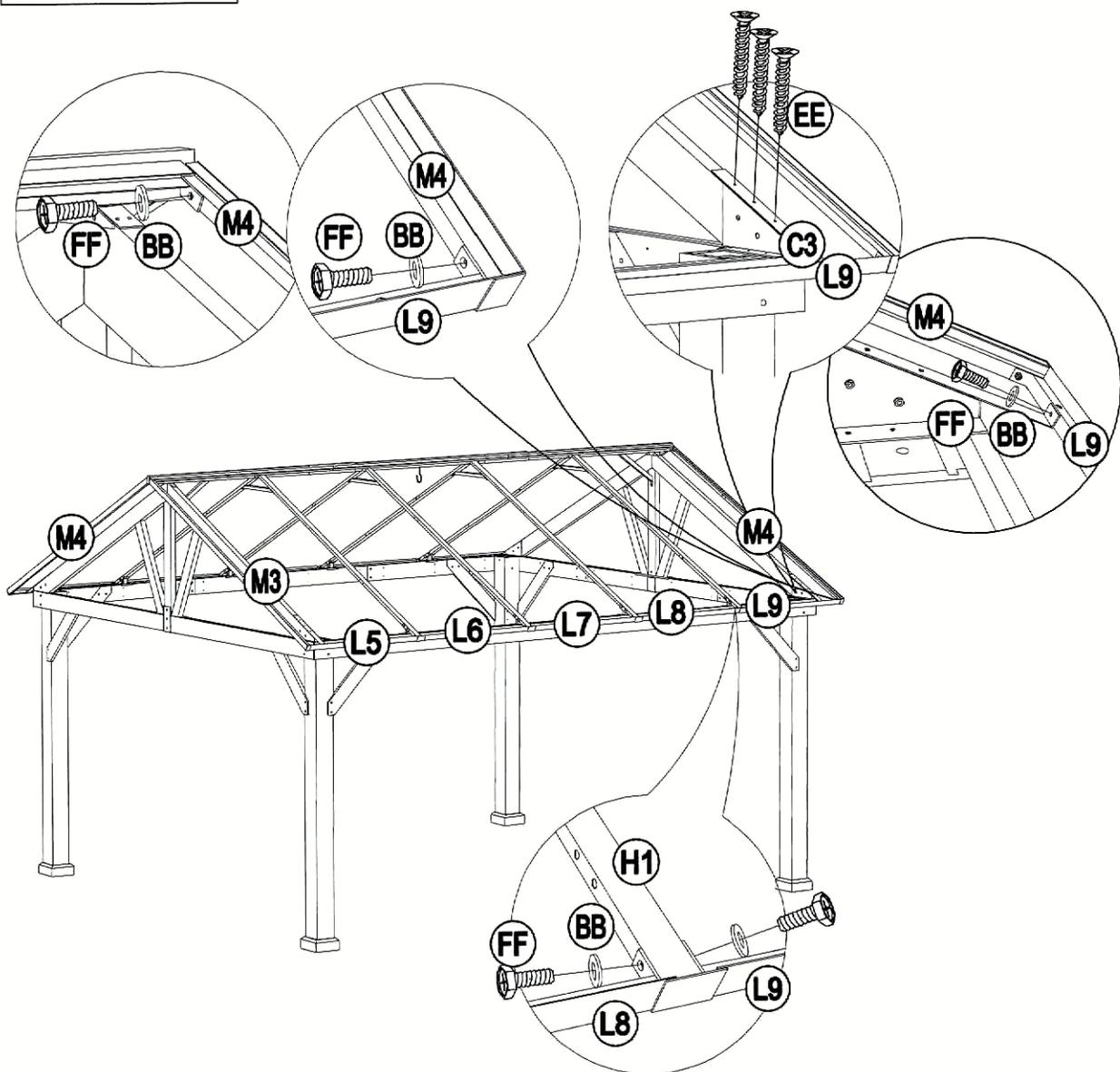
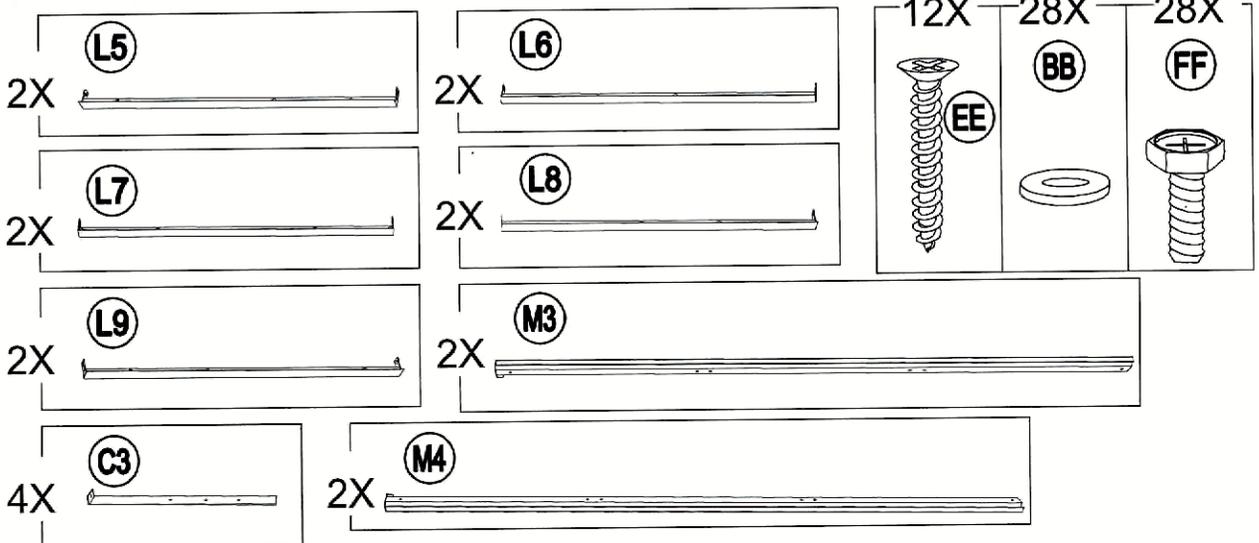
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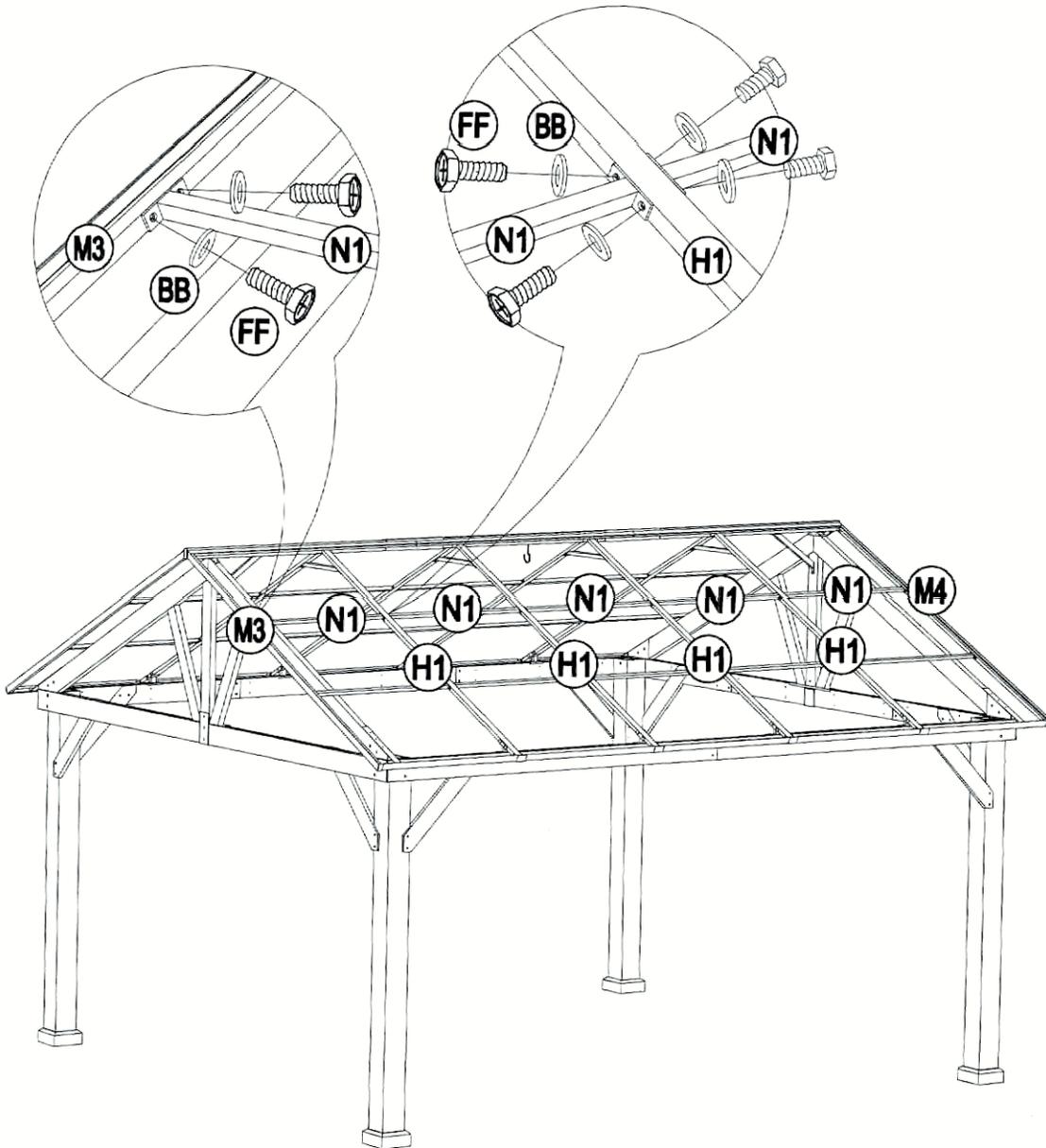
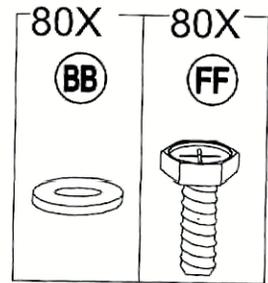
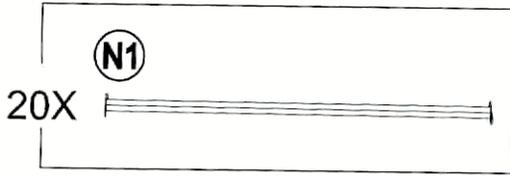
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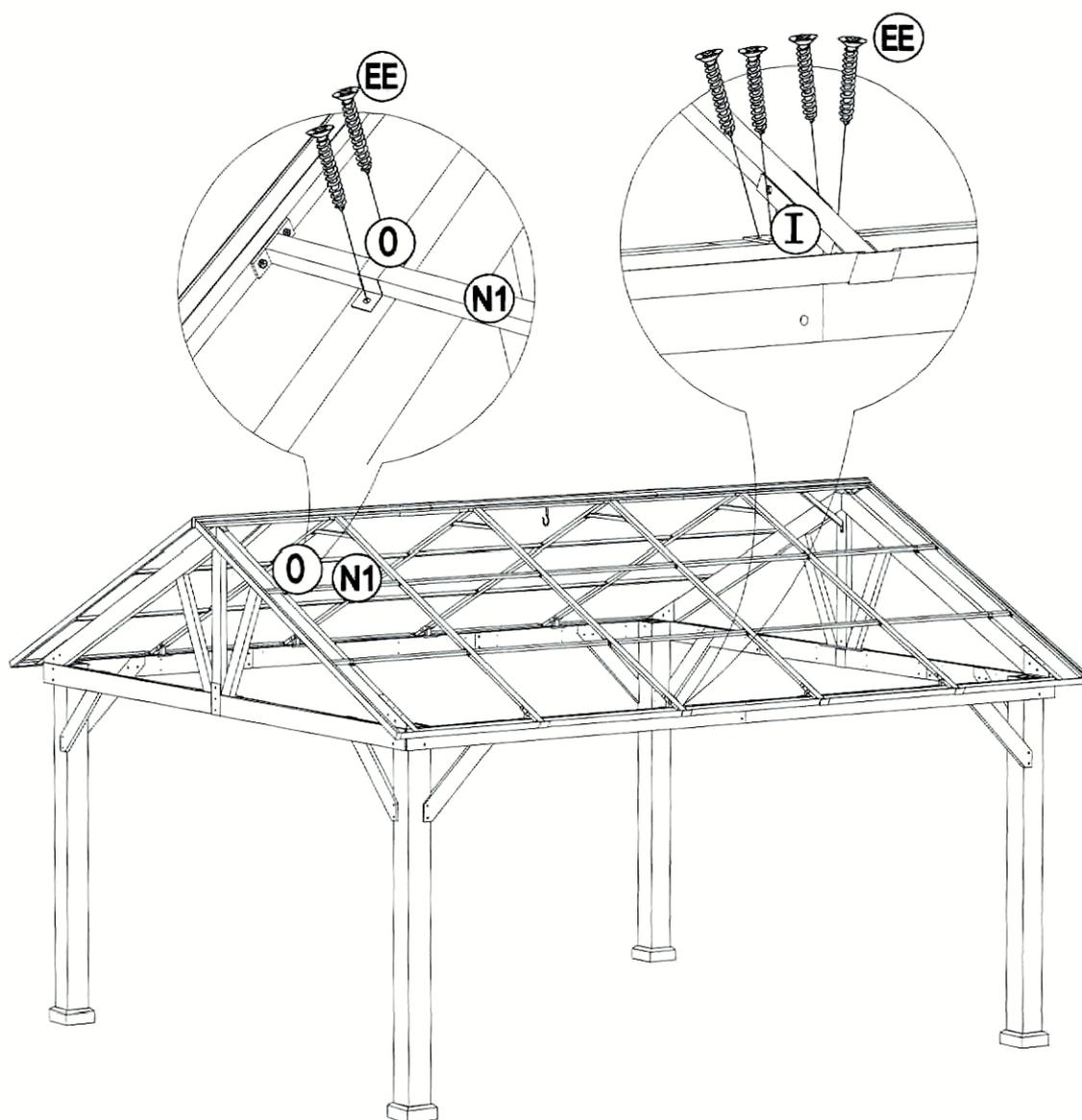
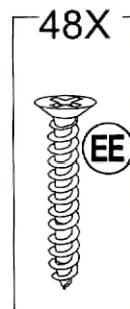
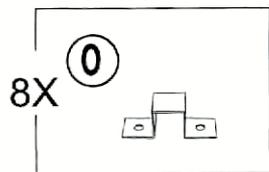
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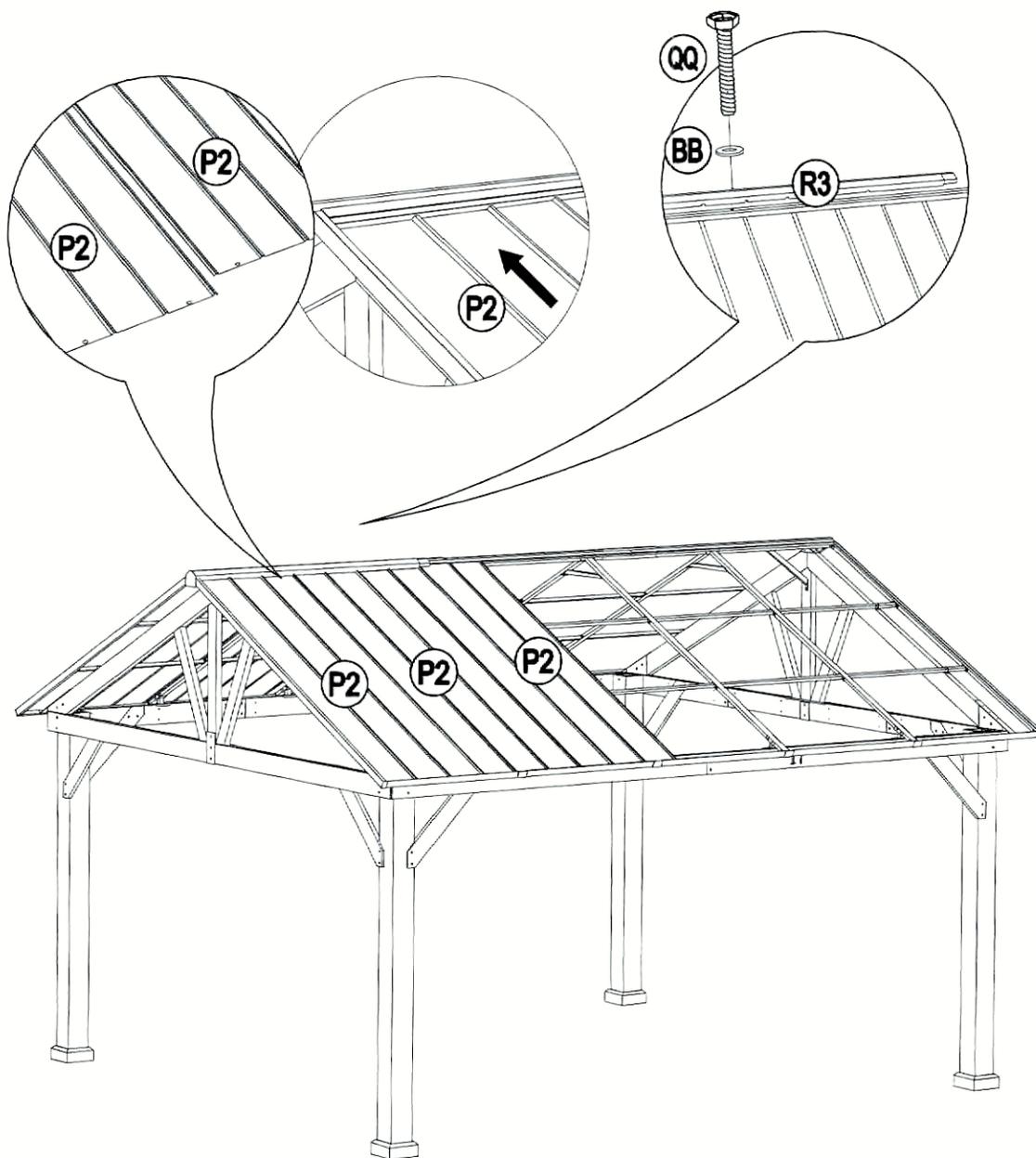
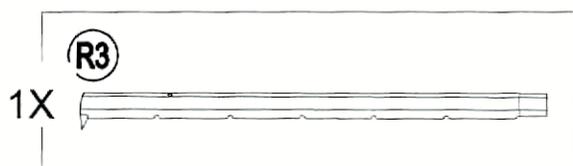
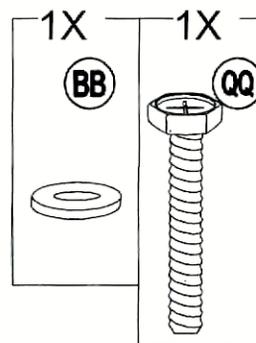
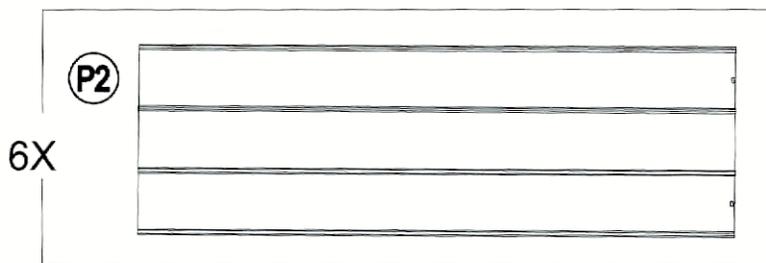
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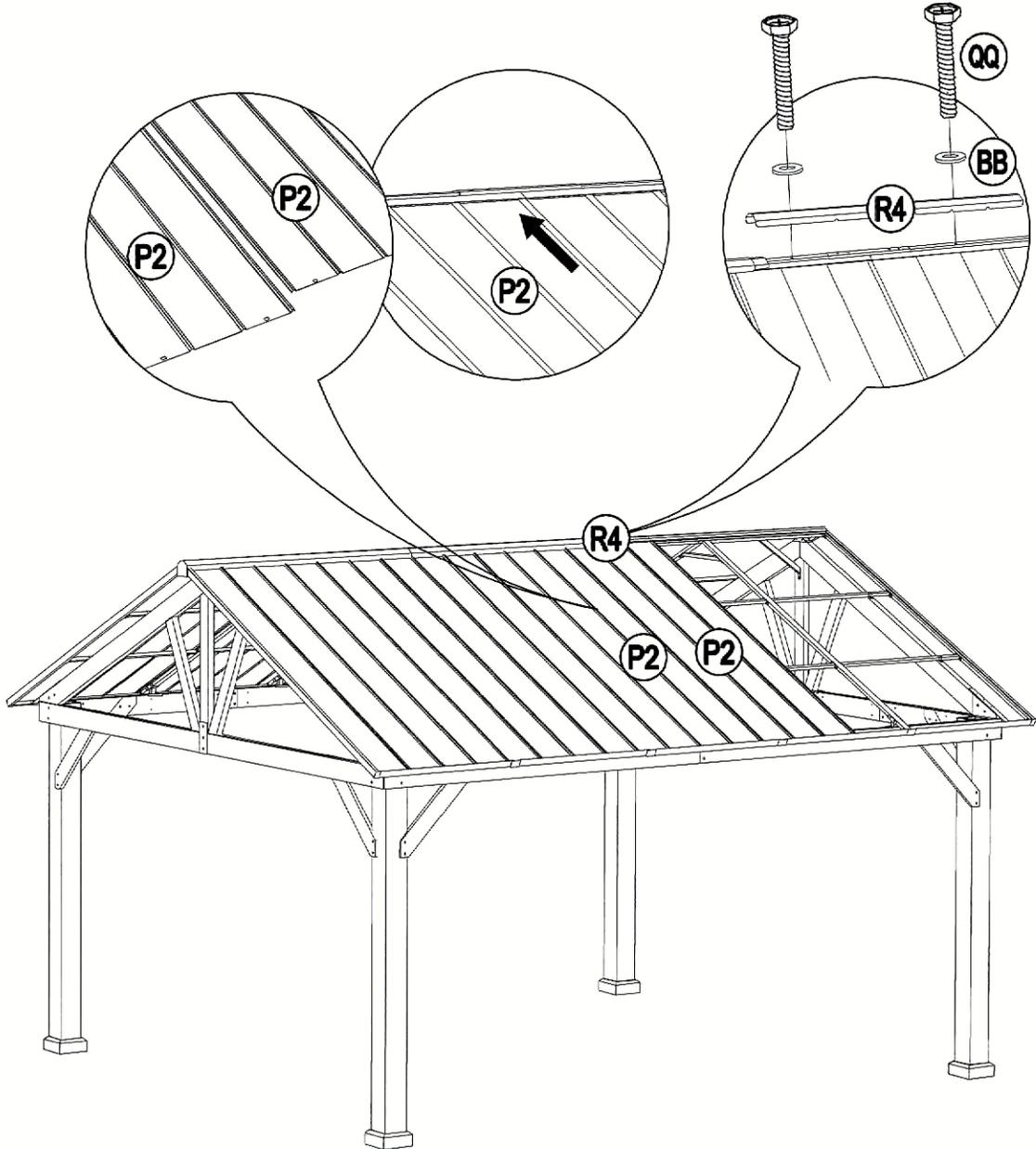
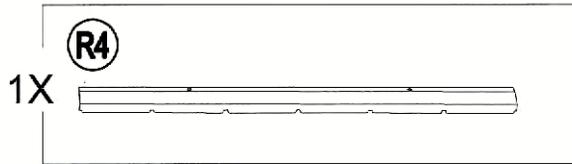
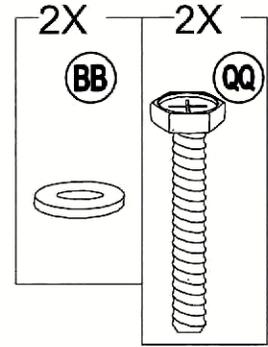
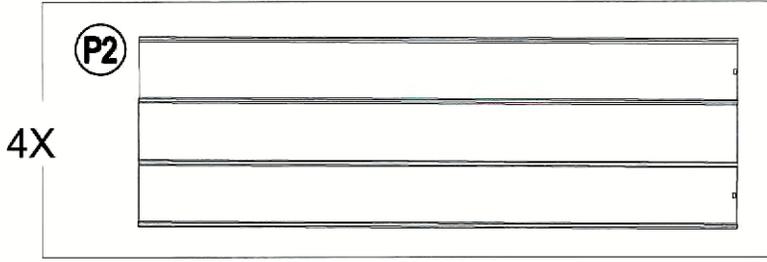
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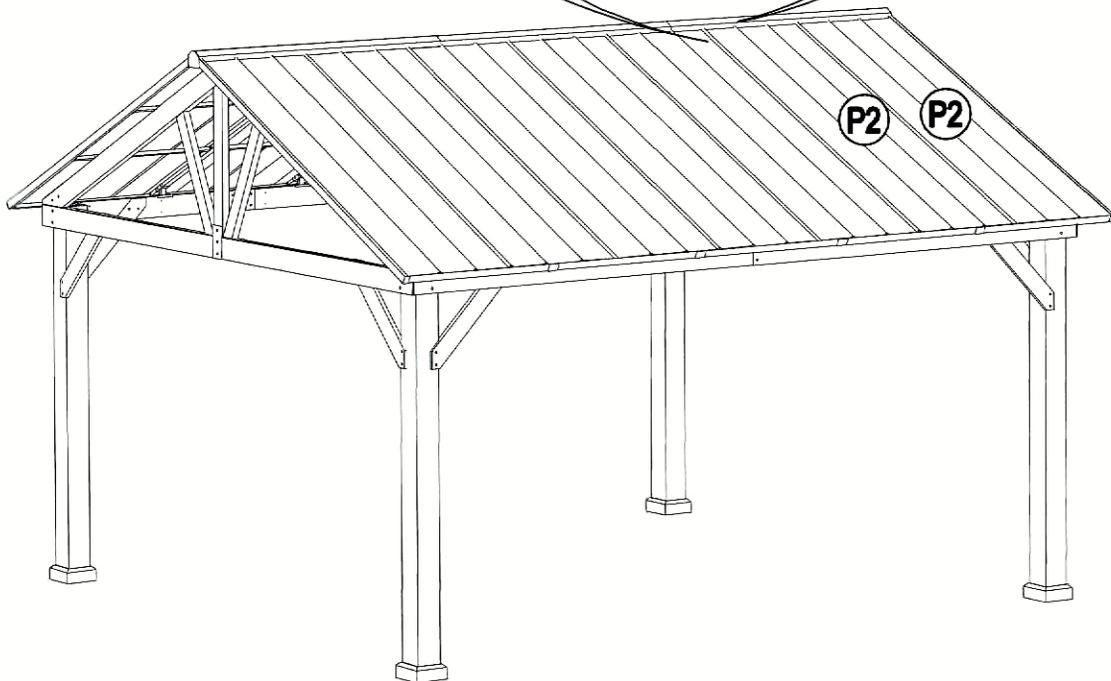
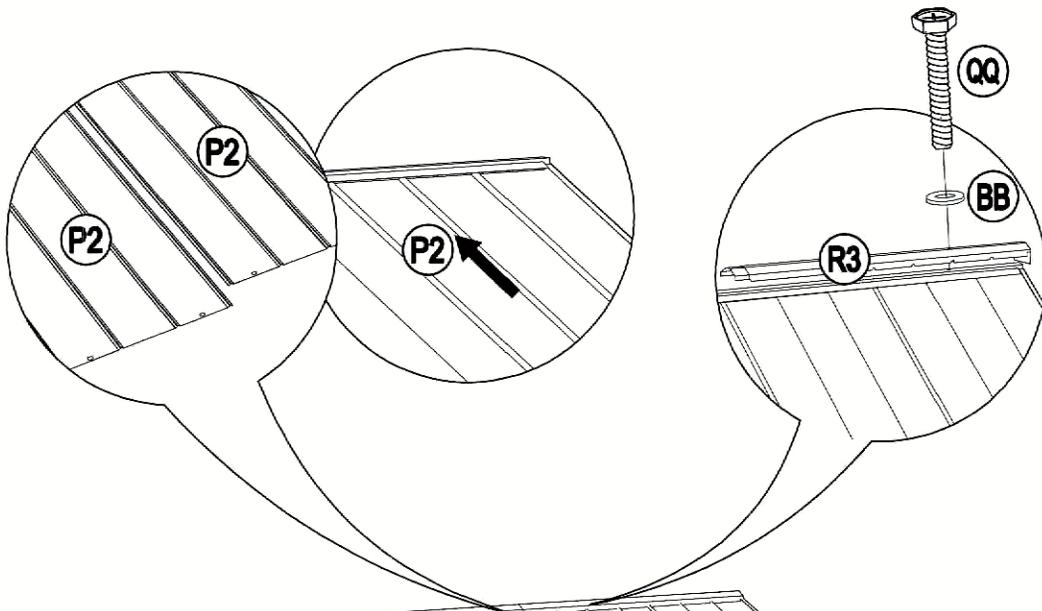
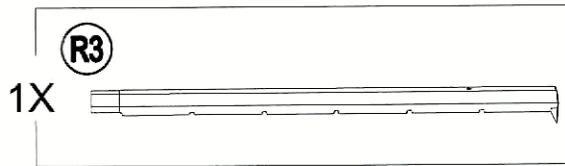
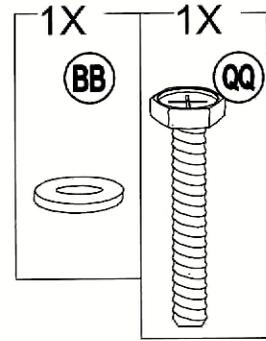
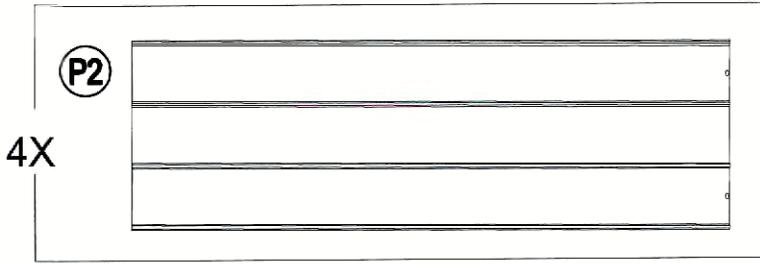
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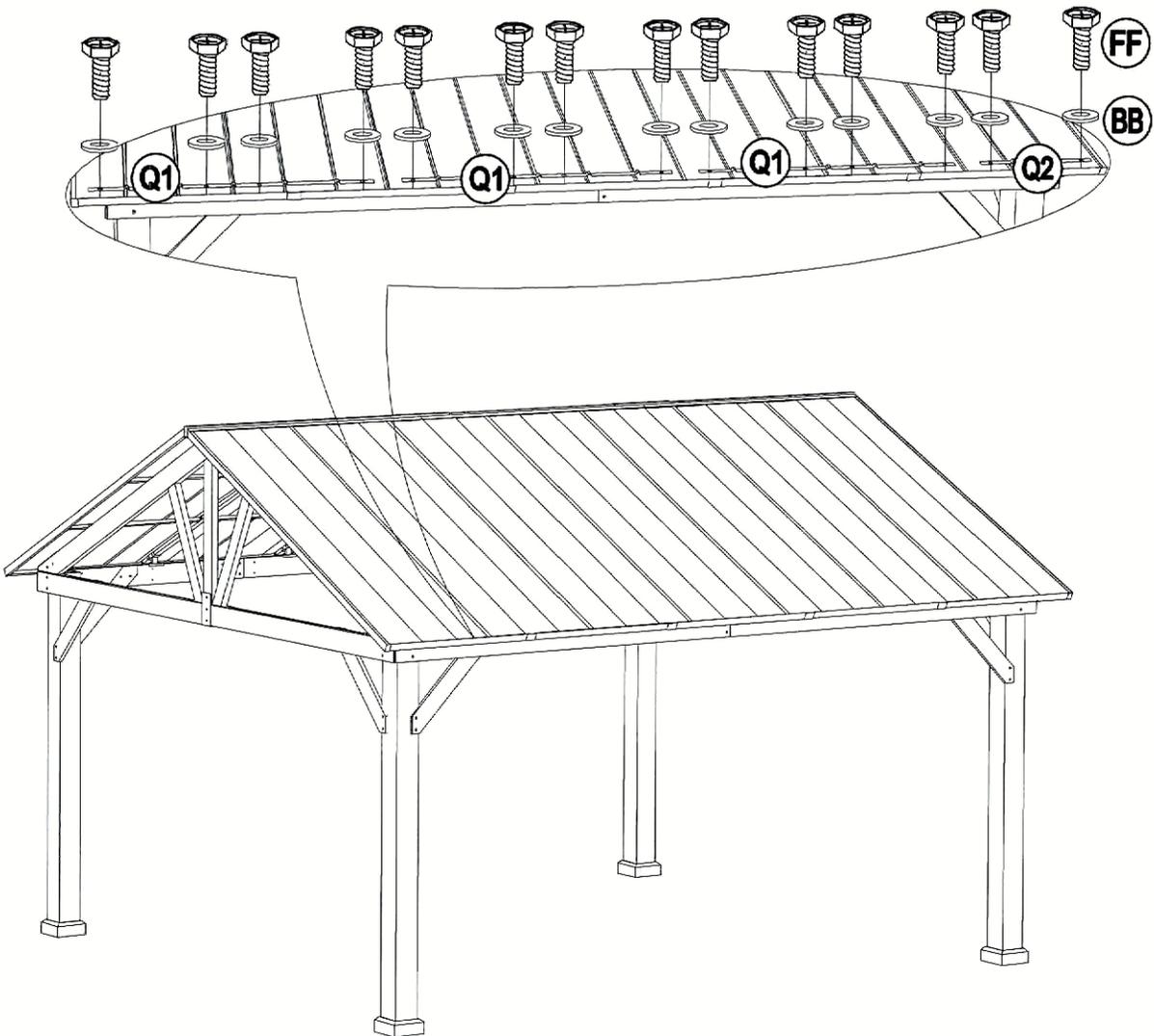
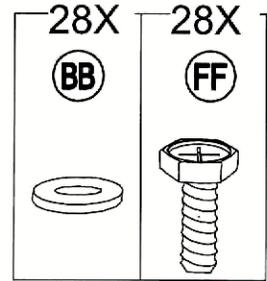
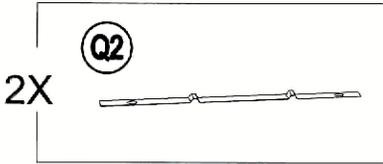
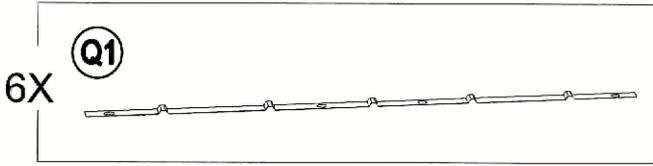
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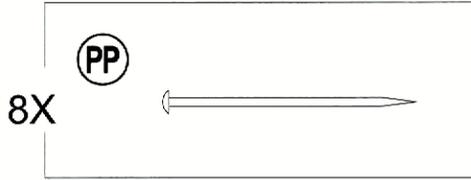
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23



24



Care and Maintenance

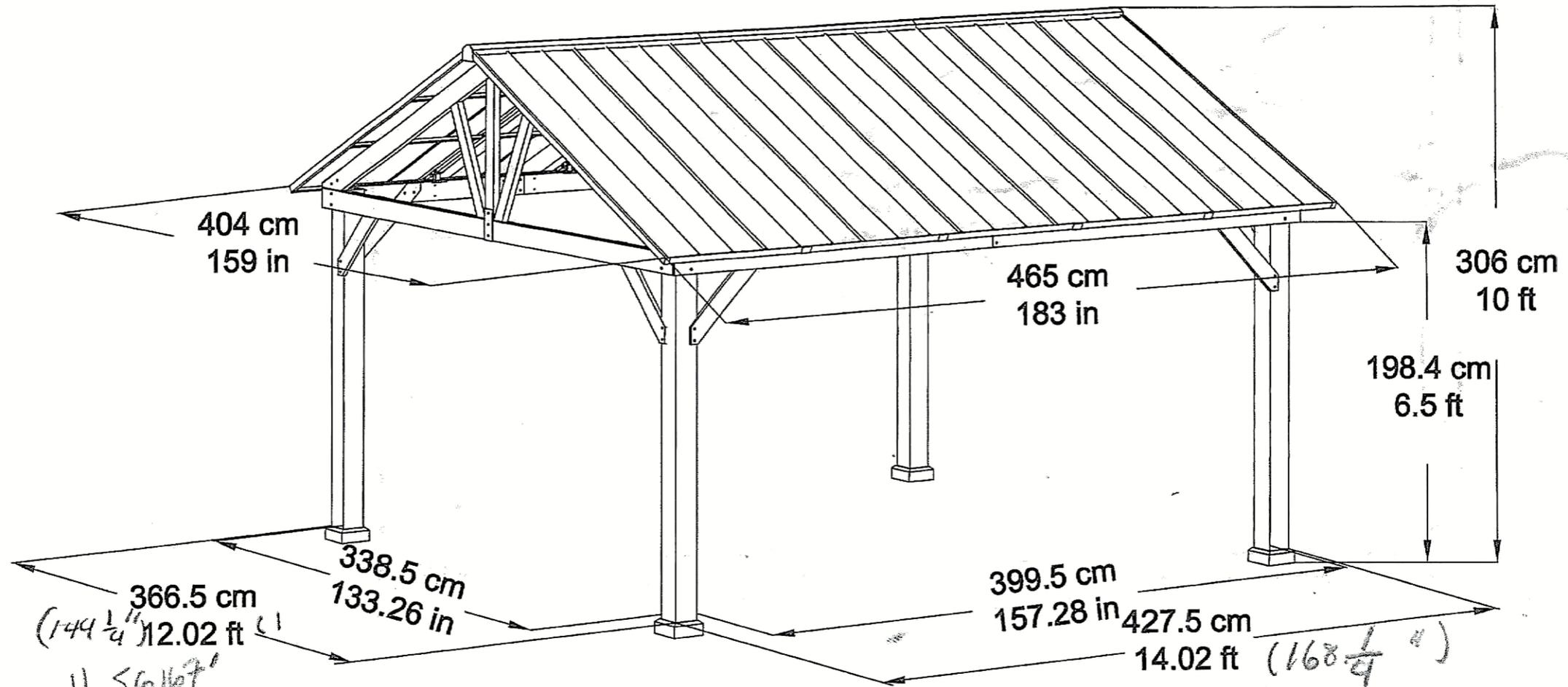
- Our steel components for garden accessories and furniture are treated with rust inhibiting paint that protects it from rusting. However, due to the nature of steel, surface oxidation (rusting) will occur once these protective coatings are scratched. This is not a defect and thus not covered by the warranty.
- To minimize this condition, we recommend care when assembling & handling the product to prevent scratching the paint. Should any scratching or damage occur, we recommend immediate touch-up with rust inhibiting paint.
- Surface rust can also be easily removed with a very light application of common cooking oil. If surface oxidation (rusting) occurs and if no measure is taken to prevent this, the oxidation may start dripping on to deck or patio and caused damaging stains, which may be difficult to remove. This can be prevented if the above-mentioned measures are taken to keep the product from oxidizing.
- Use damp cloth to wipe off the stains as quickly as possible.
- If necessary, wash with a mild solution of soap and water; rinse thoroughly and dry completely.
- Periodically check and ensure that all bolts are well-tighten during use

Limited Manufacturer's Warranty

Sunjoy Group warrants to the original purchaser that this item is free from defects in workmanship and materials for a period of 1 year from the date of purchase, provided the item was factory-sealed at the time of purchase and is maintained with care and used only for personal, residential purposes. Should any manufacturing defect arise within this warranty period, Sunjoy Group will replace (at our option) any defective merchandise or parts upon proof of purchase; however, transportation and delivery costs, as well as payments to a third party for assembly or disassembly of the item, remain the responsibility of the purchaser. A purchaser of an "open box," previously-returned, or "clearance" item, as well as original purchasers outside of the warranty period, may obtain replacement parts from Sunjoy Group for products in current production, at nominal cost.

Exclusions:

Items used for commercial, contract, or other non-residential purposes, or items damaged due to acts of nature, vandalism, misuse, or improper assembly are not covered. Corrosion or rusting of hardware is not covered. Proof of purchase (dated register receipt) is required for warranty claims. Warranty is to the original purchaser and is non-transferable. Any replacement of warranted items will be in the original style and color, or a similar style and color if the original is unavailable or has been discontinued. As some states do not allow exclusions or limitations on an implied warranty, the above exclusions and limitations may not apply. This warranty gives you specific rights, and you may also have other rights, which vary from state to state.



11.56167'
 11' 6 $\frac{3}{4}$ "
 (center-center)
 POSTS

13.56167'
 13' 6 $\frac{3}{4}$ "
 (center-center)
 POSTS

