



SEC. 55 BLK. 396 LOT. 363

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 Mona Gonzalez 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) 368 Wallace St. 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. 55 Blk. 396 Lot(s) 363 and that the interest which the applicant has in the property concerned is that of to legalize a fence

Obtain reason for denial from Department of Buildings

3. That (the applicant) (the applicant's duly authorized _____) on or about the _____ day of _____, 20____, 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:

permit application to legalize the installation of a fence

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

4. That on or about the 9th day of January, 2021, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Village Ordinance § 210.6A Contradictory required no building or land shall hereafter be used or occupied and no building or part thereof shall be created.

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: 5 feet fence x 80.5' and 50' x 6'

Describe fully and clearly the use desired

6. That said premises are now being used as follows: 80.5' fence of 5 feet and 50' x 6' closed fence

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: legalize a fence of 5 feet

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 S 210-171

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: to legalize a fence

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: Legal Easement of 5 feet, 50' x 6' closed fence

11. That any deed restrictions running with the land prohibiting the desired use are as follows: no deed restrictions

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.

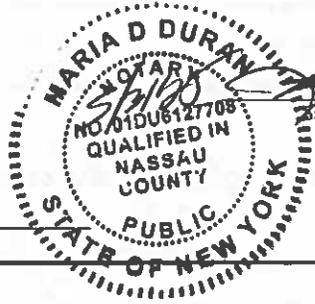
Dated: January 25th 2024 MGP
BY: Maria Gonzalez
ITS: _____

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

State of New York)
County of Nassau) ss:

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

Sworn to before me this 25th day
of January, 20 24.
Notary Public [Signature]



MGP
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.

_____, 20____, _____
Date Year Signature MGP

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 _____







INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE

FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

February 2, 2024
LETTER OF DENIAL

Maria Gonzalez
368 Wallace St
Freeport, NY 11520

RE: 368 Wallace St, Freeport, NY

Zoning District – Residence AA Sec. 55 Blk. 396, Lot 363

Building Permit Application #20233522

Description– Legalize existing 80.5' x 5' high and 50' x 6' high closed fence.

Dear Sir/Madam:

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

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

Village Ordinance §210-171. Fences and enclosures.

D. Fences in Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, Condominium and Cooperative Districts which meet the following criteria and subject to the approval of the Site Plan Review Board, where applicable, and without the consideration of the Freeport Zoning Board of Appeals, may be approved:

(1) In primary front yards, an open fence not to exceed four feet in height. Such fences may be constructed of wood, plastic or metal. According to the survey indicates that you have a 6' high fence in front yard of your property.

RECEIVED
FEB - 8 2024
CLERK'S OFFICE
VILLAGE OF 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.**

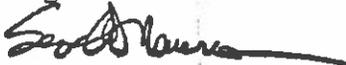
Be further advised that you must submit an application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with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

cc: Village Clerk



SITE PLAN APPROVAL NEEDED

Yes _____ No X

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233522

Location: 368 Wallace St, Freeport, NY

Applicant: Maria Gonzalez

Description: Legalize existing 80.5' x 5' high and 50' x 6' high closed fence.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: February 2, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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VILLAGE OF FREEPORT, NY

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

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: fence on property			
Name of Applicant or Sponsor:		Telephone:	(516) 721-0397
Marta Gonzalez		E-Mail:	MA
Address: 368 Wallace St			
City/PO:	State:	Zip Code:	
Freeport	Ny	11520	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input 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? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):			
<input type="checkbox"/> Parkland			

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
SEAF 2018

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5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?		NO	YES
		<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: _____ _____		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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?		NO	YES
		<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: _____		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 VILLAGE OF FREEPORT, NY
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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

16. Is the project site located in the 100-year flood plain? NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes, NO YES

 a. Will storm water discharges flow to adjacent properties? YES

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

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)? NO YES
If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? NO YES
If Yes, describe:

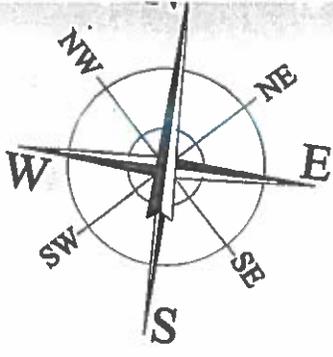
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? NO YES
If Yes, describe:

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

Applicant/sponsor name: MARIA GONZALEZ Date: _____
Signature: MGP Title: Owner

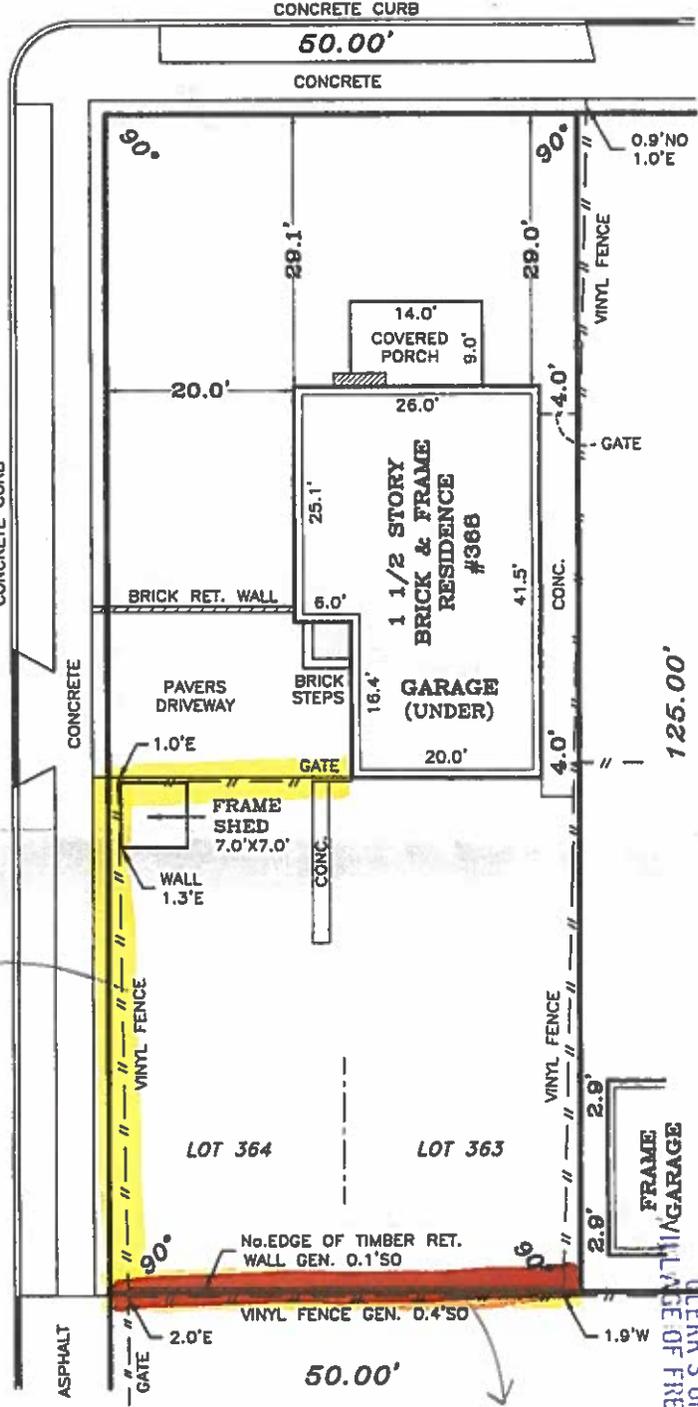
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2008 FEB - 8 P 12:17
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VILLAGE OF FREEPORT, NY

PRINT FORM



MOORE AVENUE
(50' WIDE)

WALLACE STREET
(RANDOLPH STREET)
(50' WIDE)



80.5' x 51.5' p1105

50' x 50' solid

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2024 FEB - 8 P 12: 17

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THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VAUD TRUE COPY.

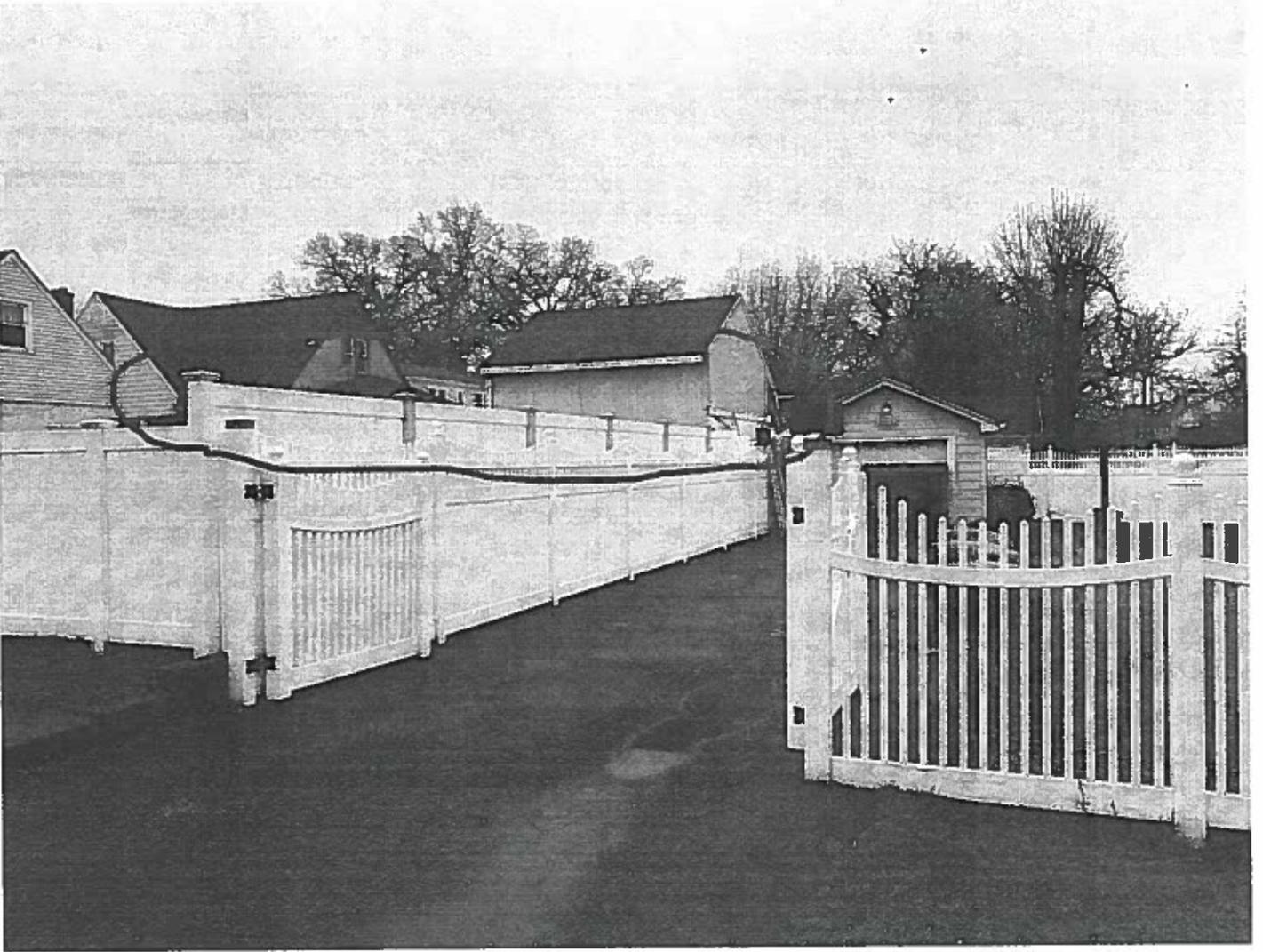
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.

32 SMITH STREET, FREEPORT, NY 11620
516-378-2064 • 212-213-4090 • FAX 516-378-6649

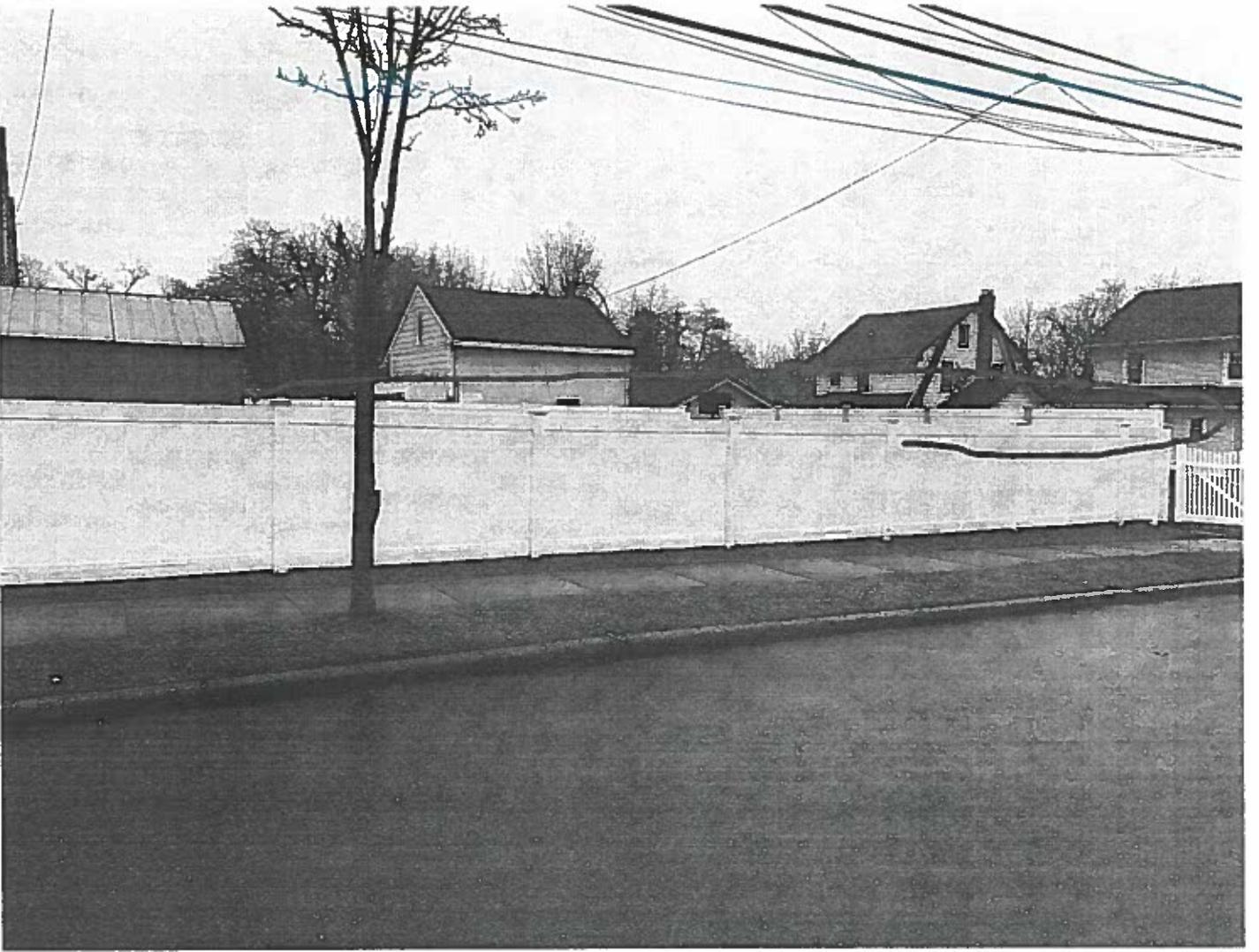
EMAIL: INFO@LJSPC.COM



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VILLAGE OF FREEPORT, NY



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



SEC. 54 BLK. 84 LOT. 1.

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 Jonathan Guardado
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~~)
49 Madison 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
49 Madison Ave Freeport, NY 11520 Sec. 54 Blk. 84 Lot(s) 01
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
6 day of Nov 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:

Village Ordinance 210-171 Fence & enclosure.
D. (2)

Obtain reason for denial from Department of Buildings

4. That on or about the 27 day of Nov, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: _____

Village Ordinance 210-171. D. (2)
Violation of rules.

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: 234' x 6'
PVC Fence. Full Privacy Fence in Rear. New PVC
6' (5' Full Privacy + 1' Lattice on side and front of house).

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

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

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: Erect 6' Fence
on side of house (Lexington Ave side) closer to
Sidewalk (Primary house Fence)

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: _____

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2024 MAR 9 10:30
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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: See annexed.

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

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: _____, 20____.

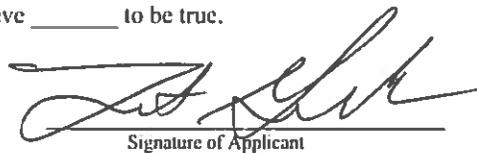
BY: _____

ITS: _____

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

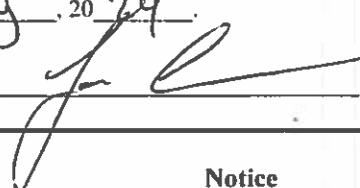
State of New York)
County of Nassau) ss:

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


Signature of Applicant

Sworn to before me this 26 day

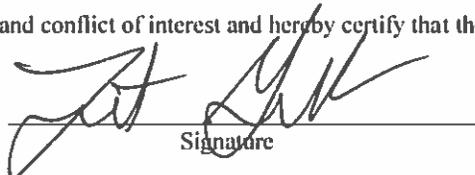
JOSE CASADO
Notary Public - State of New York
NO. 01CA0009725
Qualified in Queens County
My Commission Expires Jun 15, 2027

January, 2024.
Notary Public 

**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 _____ 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 _____



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

January 30, 2024
Updated LETTER OF DENIAL

Jonathan Guardado
49 Madison Ave
Freeport, NY 11520

RECEIVED
2024 MAR 19 A 10:29
CLERK'S OFFICE
VILLAGE OF FREEPORT NY

RE: 49 Madison Ave, Freeport, NY
Zoning District – Residence A. Sec. 54 Blk. 084, Lot 1
Building Permit Application #20233531
Description– 234' x 6' PVC FENCE. FULL PRIVACY ON REAR OF PROPERTY. NEW
PVC 6'(5' SOLID 1' LATTICE ON SIDE AND FRONT OF HOME

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 §210-171. Fences and enclosures.

D. Fences in Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, Condominium and Cooperative Districts which meet the following criteria and subject to the approval of the Site Plan Review Board, where applicable, and without the consideration of the Freeport Zoning Board of Appeals, may be approved:

- (2) In the secondary front yard of a corner lot, an open or closed fence not to exceed six feet in height, will be permitted. All fences in secondary front yards exceeding four feet in height shall be limited to half of the depth of the secondary front yard measured from the closest footprint of the structure to the property line abutting the sidewalk. Any fence closer to the sidewalk in a secondary front yard, including part of a rear fence, must be of an open design and of a height not exceeding four feet. Such fences may be constructed of wood, metal or plastic. According to the survey that you have submitted indicates that 6' H fence extending beyond what's permitted in the secondary front yard, you show 27' fencing when only 13.5' is allowed when half of the depth of the secondary front yard its permitted.

RE:

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

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
Jeff Gallo / Daniela Hernandez
c: Village Clerk

RECEIVED
2024 MAR 19 11 A 10: 29
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SITE PLAN APPROVAL NEEDED

Yes _____ No x

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233531

Location: 49 Madison Ave

Applicant: Jonathan Guardado

Description: 234' x 6' PVC FENCE. FULL PRIVACY ON REAR OF PROPERTY. NEW PVC 6'(5' SOLID 1' LATTICE ON SIDE AND FRONT OF HOME

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)

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dated: January 30, 2024

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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>new Residential fence.</i>			
Project Location (describe, and attach a location map): <i>49 Madison Ave, Freeport, NY 11520</i>			
Brief Description of Proposed Action: <i>Perimeter residential fence.</i>			
Name of Applicant or Sponsor:		Telephone: <i>251-222-7245</i>	
		E-Mail: <i>Jgonrudo@me.com</i>	
Address: <i>49 Madison Ave</i>			
City/PO: <i>Freeport, NY 11520</i>		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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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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 VILLAGE OF FREEPORT

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

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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

16. Is the project site located in the 100-year flood plain? NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes, NO YES

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

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment: 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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant sponsor name: Jonathan Guardado Date: 11/6/2023
Signature: [Signature] Title: owner

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PRINT FORM

Department of Buildings of the Incorporated Village of Freeport

FENCE PERMIT APPLICATION

Application Number: 20233531 s/B/L 54/084/1 Date of filing: 11/6/2023

Permit Number: _____

Detailed Description of Project: Parameter residential fence, Pvc. 6ft fence
full privacy on rear of property, New Pvc 6ft (5ft privacy 1ft lattice) on side on front of
home.

Property Owner: Jonathan Guardado

Property Address: 49 Madison Ave Freeport Zoning District: _____

Owners Mailing Address: 49 Madison Ave Freeport NY 11520

Owners Contact Number: 251-223-7211

Owners Email Address: Jguardado@me.com

Contractor Information: All Island Fence And Railing

Contractor Address: 1320 Motor Parkway, Islandia, NY 11749

Contractor Phone Number: 516-442-0012

Contractor Email Address: _____

Documents Submitted from Contractor:

- Nassau County License YES NO
- Workers Compensation Insurance YES NO
- Liability Insurance YES NO
- Disability Insurance YES NO

Will Homeowner Install Their Own Fence YES NO

If So, Was a Valid Copy a Valid Homeowners Insurance Policy Submitted? YES NO

Was the Fence Already Installed? YES NO

Total Cost of Project (Must include contract): 7722

Total Length of Fencing: 234 linear ft x 6ft

NOTARY REQUIRED:

Print Name of Applicant: Jonathan Guardado

Signature of Applicant: [Signature]

Sworn to before me this 07 day of

November 2023

Notary Public: [Signature] Superintendent of Buildings: _____

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

JOSE CASADO
Notary Public - State of New York
NO. 01CA0009725
Qualified in Queens County
My Commission Expires Jun 15, 2027

Department of Buildings of the Incorporated Village of Freeport

FENCE PERMIT APPLICATION

Application Number: 20233531 S/B/L 54/084/1 Date of filing: 11/6/2023

Permit Number: _____

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Signature of Applicant: [Signature]

Sworn to before me this 07 day of

November 2023

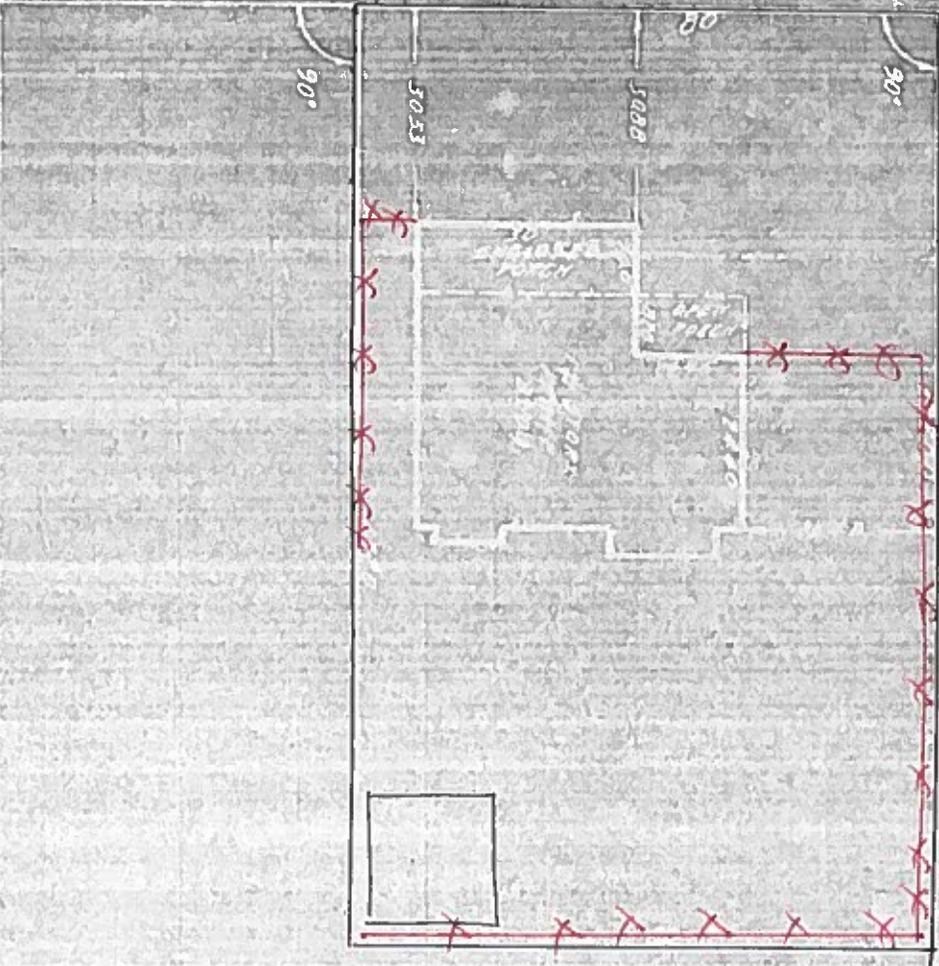
Notary Public: [Signature] Superintendent of Buildings: _____

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VILLAGE OF FREEPORT NY

JOSE CASADO
Notary Public - State of New York
NO. 01CA0009725
Qualified In Queens County
My Commission Expires Jun 15, 2027

21/16.56

49 MADISON AVE.



LEXINGTON

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- Property line

- New Fence X



Pre-fence View:

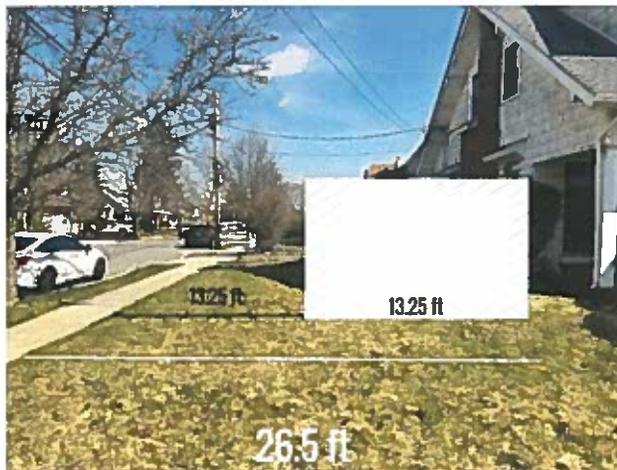


Post-fence Projected view:
Current fence at 2ft distance from the sidewalk.



Pre-fence view

Photo from of front of the house.
Lexington to the right and Madison Ave behind



Post-fence Projected view

Photo from of front of the house.
Lexington to the right and Madison Ave behind

As per Articles: fence would have to be installed
at half the distance from the exterior house wall.

26.5 fat total distance: 13.25 ft of fence and
13.25 ft of open space.

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Neighbor:

behind 49 Madison ave. Front facing Lexington Ave. (125 Lexington Ave)

Side drive way privacy green shrubs, 7.5 ft tall

Neighbor:

Opposite block to 49 Madison: 316 Pine St

6 Ft privacy fence with lattice top. 2ft eparation from sidewalk.

Neighbor:

Adjacent to 49 Madison: 124 Lexington Ave

6 Ft privacy fence with lattice top. No separation from sidewalk.

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SEC. 55 BLK. 232 LOT. 201

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of
Refuge Apostolic Church of Christ
To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of 106 Broadway, Freeport, NY
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)
C/O 100 School House Road, Levittown, NY 11756

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 106 Broadway, Freeport, NY Land Map of Nassau County
Sec. 55 Blk. 232 Lot(s) 201
and that the interest which the applicant has in the property concerned is that of _____

Obtain reason for
denial from
Department of
Buildings.

3. That (~~the applicant~~) (the applicant's duly authorized Total Permits LLC) on or about the
10 day of October 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:

New Family multi residence 80 apartment Building (21,545 sf) with
on site parking

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

4. That on or about the 29 day of December, 2023, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows: _____
§ 210-6A Conformity Required; § 210-279 Height; § 210-280 Building Area; § 210-281 Front Yards;
§ 210-282 Side Yard; § 210-290 Parking and Garage Facilities; § 210-291 Population Density.

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: _____
To construction a 5 story multi residence 80 apartment Building with associated site improvements.

Describe fully and
clearly the use
desired.

6. That said premises are now being used as follows: _____
Food Bank - Refuge Church of Christ - Food Distribution Center

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: _____
Apartments within the Golden Age District.

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 _____
See "Attachment 1"

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: Petitioner seeks variances that will allow it to construct new "Golden Age" Supportive housing. These variances will be necessary for the successful completion of the project and will not cause any detriment or negative impact to the nature and character of the surrounding community.

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.

Date: February 22, 2024 BY: [Signature]
ITS: _____

State of New York)
County of Nassau) ss:
Refuge Apostolic Church of Christ
The applicant Refuge Apostolic Church of Christ named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by myself and know the contents thereof; and that the same is true to my own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters I believe are to be true.

MESHESNA C LITTLE Sworn to before me this 22 day
NOTARY PUBLIC STATE OF NEW YORK of February, 20 24
No. 1115670356
Qualified in Nassau County 25
My Commission Expires 11-26-2025 Notary Public Meshesna C Little

[Signature]
Signature of Applicant

Notice
Conflict of Interest

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

Date: February 22, 2024 Signature: [Signature]

Affidavit of Owner

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

State of New York)
County of Nassau) ss:
Tanya Carter being duly sworn, depose and say:
That he/she (the owner of CEO of Broadway Legacy) (is the Refuge Apostolic Church of Christ
the property concerned is correct to the best of the knowledge of

deponent Tanya Carter)
That the owner Tanya Carter consents to the granting of the authority sought in the above application.

Sworn to before me this 22 day
of February, 20 24.
Notary Public Meshesna C Little Signature: [Signature]

MESHESNA C LITTLE
NOTARY PUBLIC STATE OF NEW YORK
REVISIED 2/2017
Qualified in Nassau County
My Commission Expires 11-26-2025

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VILLAGE OF FREEPORT, NY

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2024 FEB 29 P 2: 26

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

December 29, 2023
LETTER OF DENIAL

106 Associates
106 Broadway
Freeport, NY 11520

RE: 106 Broadway Freeport, NY

Zoning District – Apartment/ Golden age. Sec. 55 Blk. 232, Lot 201

Building Permit Application #20201880

Description – New family multi residence 80 apartment building (21,545 SF) with onsite parking.

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 §210-279. Height.

No building shall be greater than five stories and 50 feet in height, inclusive of parking garage, except that the height limitation shall not apply to rooftop bulkheads, mechanical equipment, elevator rooms, equipment rooms, similar installations, parapets, roof fences or skylights over rooftop pools. According to the plans submitted, indicates a height of 55'10". You will be seeking a variance of 5'10".

Village Ordinance §210-280. Building area.

The building area shall not exceed 40% of the lot area, exclusive of accessory buildings and/or structures. According to the plans submitted, indicates a 71.4% of the lot coverage. You will be seeking a variance of 31.4%.

Village Ordinance §210-281. Front yards.

A. The required front yard depth shall be a minimum of 25 feet. According to the plans submitted, indicates a front yard depth of 5'. You will be seeking a variance of 20'.

Village Ordinance §210-282. Side yard.

A. There shall be two side yards, one on each side of the main building, each having a minimum width of at least 20 feet, except that where there are two or more main buildings upon the plot, the minimum side yard requirement of 20 feet shall apply only along the side property lines of the entire plot. According to the plans submitted, indicates a side yard depth of 5'. You will be seeking a variance of 15'.

Village Ordinance §210-290. Parking and garage facilities.

A. There shall be provided off-street on-premises parking sufficient to accommodate five automobiles for each four apartments. According to the ordinance 210-290 you will need 100 parking spaces and the plans submitted indicates that you are providing 94 parking spaces and you will be seeking a variance of 6 parking spaces.

Village Ordinance §210-291. Population density.

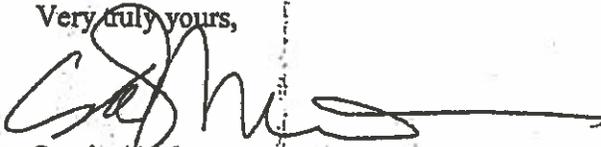
No multiple-family dwelling authorized hereby shall be erected or altered to accommodate or make provision for more than 50 dwelling units per acre; for the purpose of this section, a dwelling unit shall be such combination of rooms with provision for living, cooking, sanitary and sleeping facilities arranged for the use of one family. In the case of fractional acreage the density shall be prorated. According to the plans submitted indicates that you have a total acreage of .69 which allows for 34.5 units. The proposed project is for 80 units. You will be seeking a variance of 45.5 units.

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.

cc: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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Positive Declaration

X Negative Declaration

CLERK'S OFFICE

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. 20201880

Location: 106 Broadway, Freeport, NY

Applicant: 106 Associates

Description: New family multi residence-80 apartment building (21,545 SF) with onsite parking.

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: December 29, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

2024 FEB 29 P 2: 26

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.

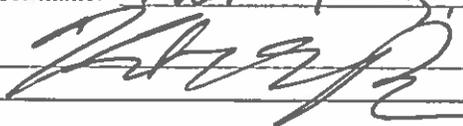
CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

Part 1 – Project and Sponsor Information			
Name of Action or Project: 106 Broadway Apartments			
Project Location (describe, and attach a location map): 106 Broadway & Rosedale Ave			
Brief Description of Proposed Action: New 5 Floors of Apartments over grade level parking, with one level of parking below grade. Proposed total 80 units consisting of 76 one-bedroom & 4 two-bedroom units			
Name of Applicant or Sponsor: Keith Rang, Total Permits LLC		Telephone: 631-297-4789	
		E-Mail: krang@totalpermits.com	
Address: 1601 Veterans Memorial Highway, Suite 330			
City/PO: Islandia		State: NY	Zip Code: 11749
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input 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: Planning, NCDP, Building			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.98 acres	
b. Total acreage to be physically disturbed?		18.700 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Religious			
<input type="checkbox"/> Parkland			

2024 FEB 29 P 2: 26

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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 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"/>	

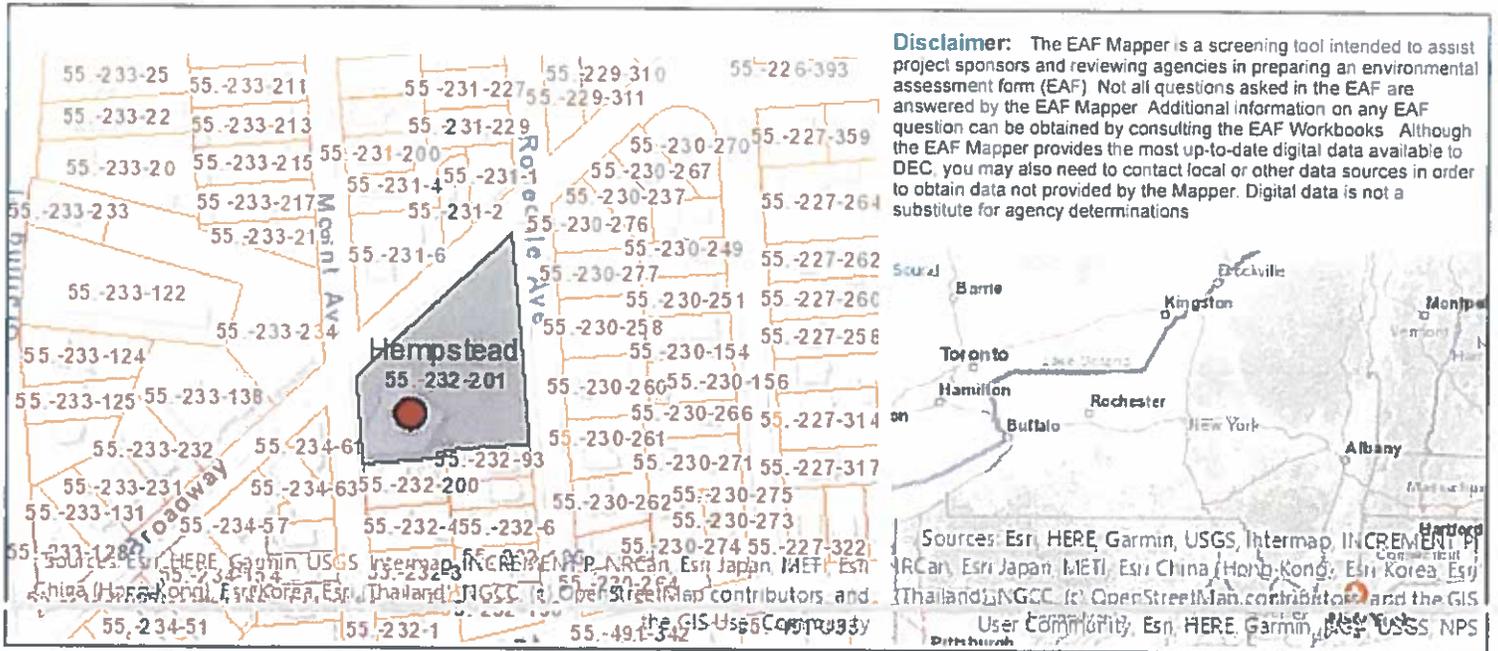
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Keith Rang, Total Permits LLC</u> Date: <u>2/29/24</u> Signature: <u></u> Title: <u>Principal</u>		

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Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

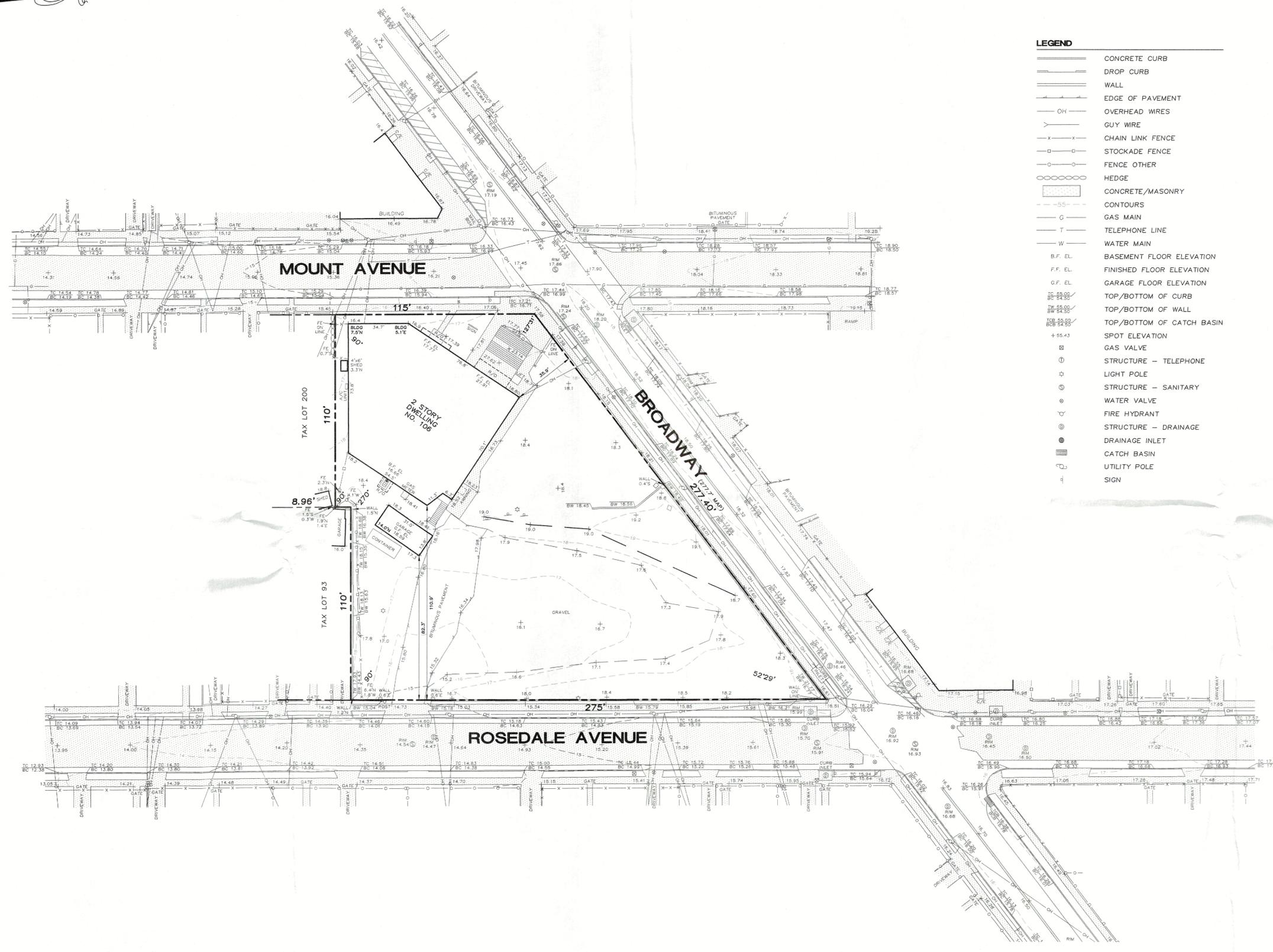
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- LEGEND**
- CONCRETE CURB
 - DROP CURB
 - WALL
 - EDGE OF PAVEMENT
 - OH — OVERHEAD WIRES
 - GUY WIRE
 - X — CHAIN LINK FENCE
 - O — STOCKADE FENCE
 - O — FENCE OTHER
 - HEDGE
 - CONCRETE/MASONRY
 - -55 — CONTOURS
 - C — GAS MAIN
 - T — TELEPHONE LINE
 - W — WATER MAIN
 - B.F. EL. BASEMENT FLOOR ELEVATION
 - F.F. EL. FINISHED FLOOR ELEVATION
 - G.F. EL. GARAGE FLOOR ELEVATION
 - TOP/BOTTOM OF CURB
 - TOP/BOTTOM OF WALL
 - TOP/BOTTOM OF CATCH BASIN
 - + 55.43 SPOT ELEVATION
 - ⊕ GAS VALVE
 - ⊕ STRUCTURE — TELEPHONE
 - ⊕ LIGHT POLE
 - ⊕ STRUCTURE — SANITARY
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ STRUCTURE — DRAINAGE
 - ⊕ DRAINAGE INLET
 - ⊕ CATCH BASIN
 - ⊕ UTILITY POLE
 - ⊕ SIGN

- NOTES:**
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, AND IS NOT INTENDED TO BE USED FOR A TRANSFER OF TITLE OR ANY FINANCIAL PURPOSE.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN OR ADDRESSED.
 - PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
 - THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS OR ANY OTHER CONSTRUCTION.
 - THE PROPERTY APPEARS AS PART OF LOT 173 AND ALL OF LOTS 174-192 ON THE MAP OF EAST RANDALL PARK, FILED APRIL 23, 1904 - FILE No. 45.
 - LOT AREA = 42,9040 SQUARE FEET.
 - ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. 1988.

Date	By	Revision
Surveyed by: S.K.	Drafted by: A.V.R.	Checked by: C.W.

BBV Barrett Bonacci & Van Weele, PC
 Engineers • Surveyors • Planners
 175A Commerce Drive Hauppauge, NY 11788
 t 631.435.1111 f 631.435.1022
 www.bbvp.com

Tax Map: SECTION 55 BLOCK 232 LOT 201

PROPERTY SITUATE FREEPORT
 TOWN OF HEMPSTEAD NASSAU COUNTY, N.Y.

BOUNDARY & TOPOGRAPHIC SURVEY

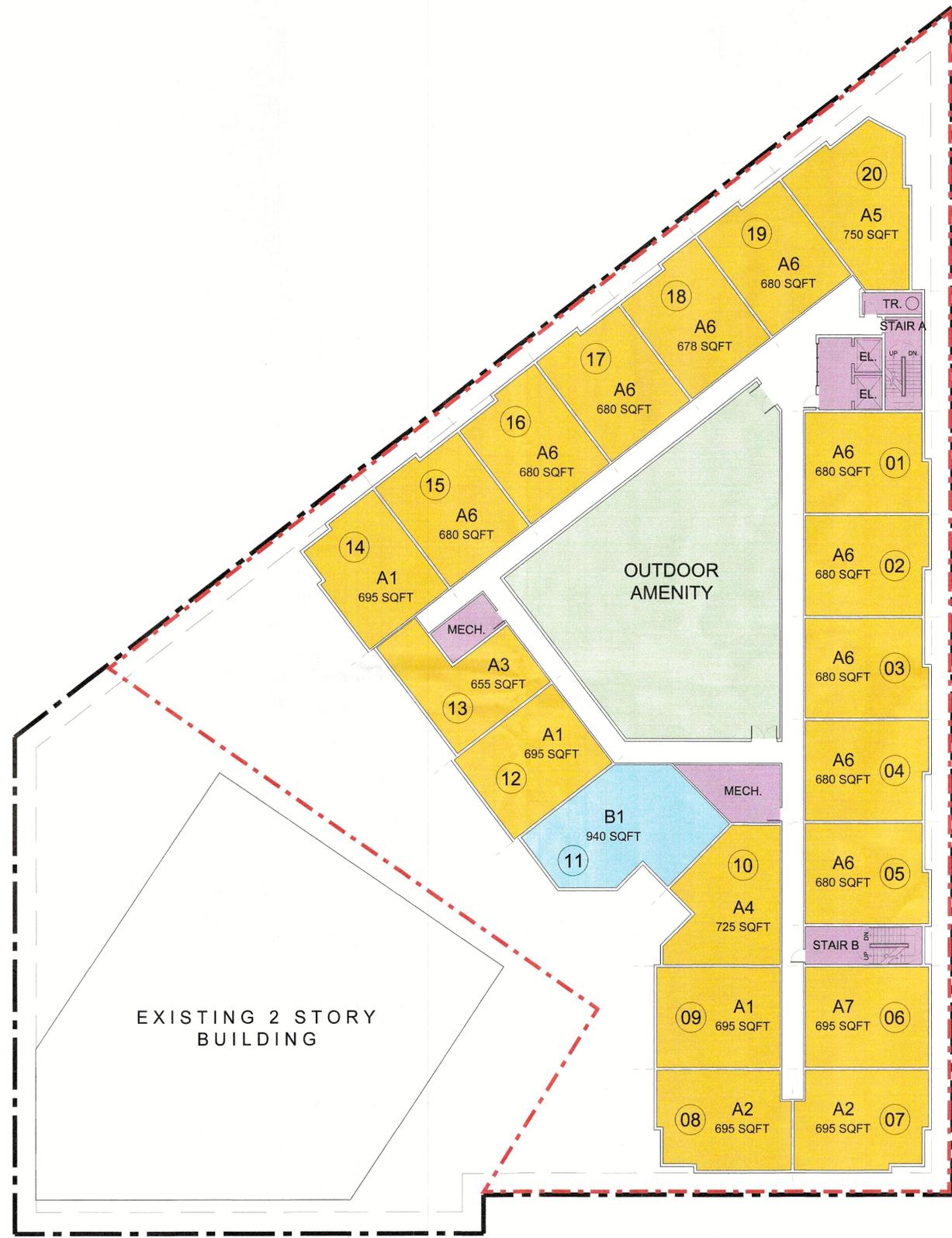
Unauthorized alteration or addition to this survey is a violation of Section 7209 of New York State Education Law.
 Copies of this survey map not bearing the land surveyor's embossed seal and signature shall not be considered to be a true and valid copy.

Date	Scale	Project No.	Sheet No.
SEPTEMBER 8, 2022	1" = 30'	A220102	1 of 1

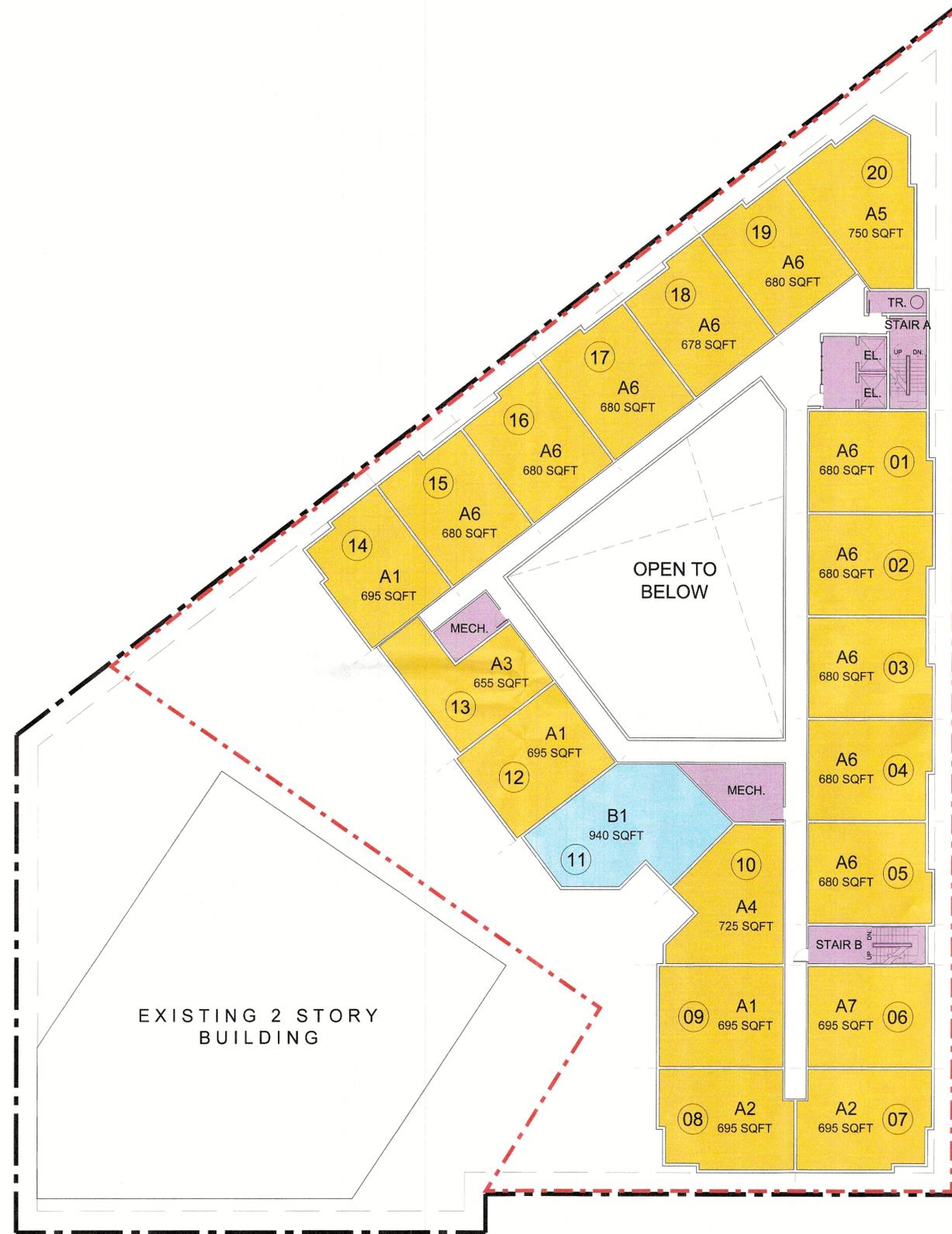
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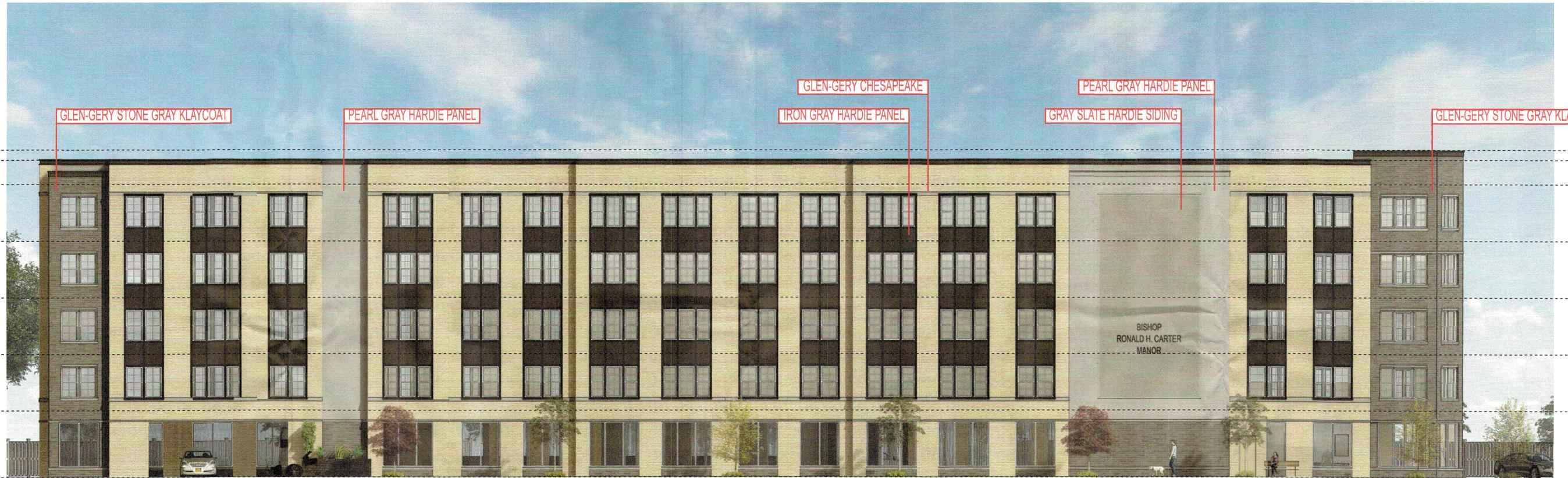
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GLEN-GERY STONE GRAY KLAYCOAT

PEARL GRAY HARDIE PANEL

IRON GRAY HARDIE PANEL

GLEN-GERY CHESAPEAKE

GRAY SLATE HARDIE SIDING

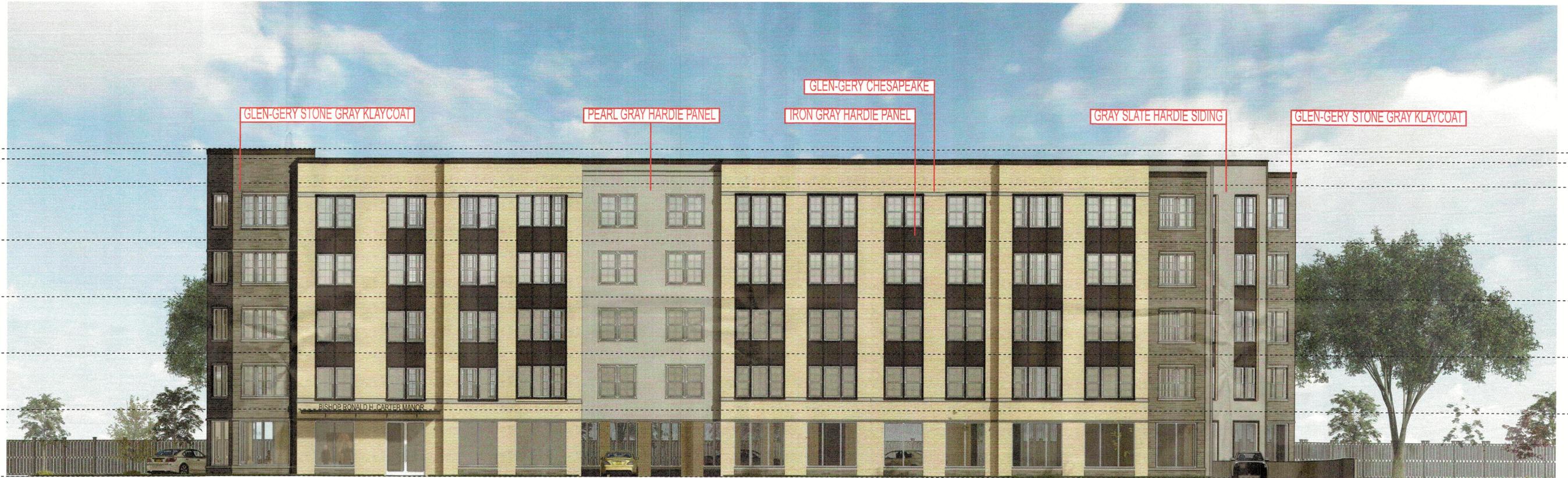
PEARL GRAY HARDIE PANEL

GLEN-GERY STONE GRAY KLAYCOAT

BISHOP
RONALD H. CARTER
MANOR

1'-6"
4'-0"
9'-8"
9'-8"
9'-8"
9'-8"
11'-8"
12'-0"
55'-10"

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