

Application Date: 4/3/2024
Fees Paid: \$325.00

SP# 3723

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: (VACANT LOT) 284 NORTH COLUMBUS AVE ZONING DISTRICT RES. 'A'
SECTION 55 BLOCK 357 LOT 260 LOT SIZE: 6,250 (50' x 125')

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>MIGUEL RAMIREZ</u>		Name: <u>FRANKLIN DE LOS SANTOS</u>
Address: <u>33 LAMONT PLACE</u> <u>WEST BABYLON, N.Y. 11704</u>		Address: <u>81 PAINE STREET</u> <u>LINDENHURST, N.Y. 11757</u>
Telephone #: <u>(631) 704-6601</u>		Telephone #: <u>(516) 353-2973</u>

Attorney Name: MIGUEL RAMIREZ Address: 33 LAMONT PLACE
(optional) Phone #: _____ WEST BABYLON, N.Y. 11704

Present Land Use: VACANT LOT Proposed Land Use: 1-FAMILY RES.

Description of Proposed Work: PROP. NEW (3,135 SQ. FT.) WOOD FRAME
WITH VINYL SIDING 2-STORY 1-FAMILY RESIDENCE TO EXISTING
VACANT LOT

I request a preliminary meeting: _____ YES NO

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

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

_____ YES NO

03-21-2024

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 21st
day of March, 2024
[Signature]
Notary Public

DORIS ALEXANDRA RAMIREZ DATE
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA635P178
COMM. EXP. 05-30-2025

Property Owner's Consent: FRANKLIN D. DE LOS SANTOS am (are) the owner(s) of the subject property and consent to the filing of this application.

03-21-2024

PROPERTY OWNER'S SIGNATURE
Sworn to before me this 21st
day of March, 2024
[Signature]
Notary Public

DORIS ALEXANDRA RAMIREZ DATE
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA635P178
COMM. EXP. 05-30-2025

RECEIVED
2024 APR - 3 11:15
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

February 8, 2024

Franklin De Los Santos
284 N Columbus
Freeport , NY 11520

RE: 284 N Columbus Freeport, NY 11520

Zoning District – Residence A Sec. 55 Blk. 357 , Lot 866

Building Permit Application #20243614

Description– Proposed new (3,135 Sq. Ft) wood frame with vinyl siding 2-story 1 family residence to existing vacant lot.

Dear Sir/Madam:

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

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

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

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

Very truly yours

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
RECEIVED
APR - 3 P 1:15
2024

c: Village Clerk

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20243614

Location: 284 N Columbus Freeport, NY

Applicant: Franklin De Los Santos

Description: Proposed new (3,135 Sq. Ft) wood frame with vinyl siding 2-story 1 family residence to existing vacant lot.

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 8, 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.

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

APR - 3 P 1:15

RECEIVED

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project:		Proposed New 2-Story 1-Family Residence to existing vacant lot	
Project Location (describe, and attach a location map):		No.284 On East side of North Columbus At 125 ft. South of Independence Ave	
Brief Description of Proposed Action:		Proposed New (3,135 s.f.) Wood frame with vinyl siding 2-Story 1-Family Residence to existing vacant lot	
Name of Applicant or Sponsor:		Telephone: (516) 353-2973	E-Mail: delosantosfranklin44@yahoo.com
Franklin De los Santos			
Address: 81 Paine Street			
City/PO: Lindenhurst, New York		State: New York	Zip Code: 11757.
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES ✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES ✓
3.a. Total acreage of the site of the proposed action?		0.14 acres	
b. Total acreage to be physically disturbed?		0.14 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.14 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?			✓	
b. Consistent with the adopted comprehensive plan?			✓	
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 A rea? N				
If Yes, identify: _____				✓
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?		✓		
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
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?		NO	YES	
If No, describe method for providing potable water: _____				✓
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater r treatment: _____				✓
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?		>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		✓		
16. Is the project site located in the 100 year flood plain?		NO	YES	
		✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES	
If Yes,				
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		✓		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains?)				
If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		✓		

2011 APR - 3 P 11
 VILLAGE FILED FOR
 CLERK'S OFFICE

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>Franklin De los Santos</u> Date: <u>12/15/2023</u>		
Signature: _____		

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

	No, or small impact may occur	Mo derate 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 commu ty? ni	✓	
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, arch aeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

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

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why 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 impact. 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
 2024 APR - 3 P 1: 16
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

9 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.	
9 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)

22" DIAMETER VINYL GABLE VENT
LOUVER WITH INSECT SCREEN
COLOR: WHITE (TYP. FOR 4).

ALUMINUM LEADER AND GUTTER
FASTENED TO 2"x8" ALUMINUM CLAP
WD. FASCIA. COLOR: WHITE
(TYP.)

1" THICKNESS STONE VENEER G
COLOR/MODEL: CLEAR WATER BY ELDORADO
STONE. (TYPICAL AT FRONT FACADE ONLY)

DUTCH LAP VINYL SIDING WITH WHITE
TRIM AS PER CODE REQUIREMENTS AND
MANUFACTURER SPECIFICATIONS
(TYP.)

COLOR/MODEL: NATURAL SLATE (DARK GREY)
BY OVATION MANUFACTURER

NEW 12" SQUARE TAPERED PRE-FAB. VINYL
COLUMN WITH 6" X 6" T. WD POST INSIDE
ANCHORED ON TOP TO HEADER AND BOTTOM
TO P. CONC. FRONT ACCESS PORTICO PLATFORM
COLOR: WHITE (TYP. FOR 2).

1" THICKNESS STONE VENEER BASE
WITH 3" STONE CAP ON TOP.
COLOR/MODEL: CLEAR WATER BY
ELDERADO STONE.
(TYP. AT FRONT FACADE ONLY)

SELF SEALING ASPHALT/FIBERGLASS
ARCHITECTURAL ROOF SHINGLES
COLOR TO BE BURNT SIENNA
BY CERTAINTED MANUFACTURER
(TYP.)

ROOFED FRONT ACCESS STOOP
AND PLATFORM WITH WHITE PVC
HANDRAILS & RAILINGS

POURED CONCRETE FOUNDATION
WALL (NO COLOR) TYP.

RECEIVED
2024 APR - 3 P 1:17

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



A FRONT ELEVATION
SCALE: 1/4"=1'



A LEFT SIDE ELEVATION
SCALE: 1/4"=1'

VLADIMIR CONSTANT P.E.
7 Merrick Court
Westbury, New York 11591
Phone: (516) 790-2343
E-MAIL: v.constant@yaboo.com

CONSULTANT

MAR
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL
DESIGN
33 LAMONT PLACE
WESTBURY, NY 11591
OFF: (516) 337-2445
MOBILE: (631) 704-6601

APPLICATION NO.

APPLICANT/OWNER
Franklin De los Santos

ADDRESS:
81 Paine Street,
Lindenhurst,
New York 11757.

Email: delosantosfranklin44@yahoo.com
PHONE: (516) 353-2973
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE: (631) 704-6601

PROJECT TITLE
PROPOSED 2-STORY
WOOD FRAME W/ STONE
AND VINYL SIDING
1-FAMILY RESIDENCE
(VACANT LOT) 284 NORTH COLUMBUS AVENUE
FREEPORT, N.Y. 11520
SEC. 55 BLK. 357 LOT 868

DRAWING TITLE
COLORED FRONT AND
LEFT SIDE ELEVATIONS

DRAWN/DESIGN BY: MIGUEL RAMIREZ	DRAWING NO. R-1
CHECKED BY: VLADIMIR CONSTANT	PROJECT NO. 1
DATE: SEP 2023	SCALE: 202326
	SCALE: 1/4"=1'

VLADIMIR CONSTANT P.E.
 7 N. Hellick Court
 Westbury, New York 11590
 Phone: (516) 779-2343
 E-MAIL: v.constant@yuban.com



MAR
 DRAFTING CORPORATION
 RESIDENTIAL COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST HAVEN, NY 11704
 OFF. (631) 320-2445
 MOBILE (631) 704-6601

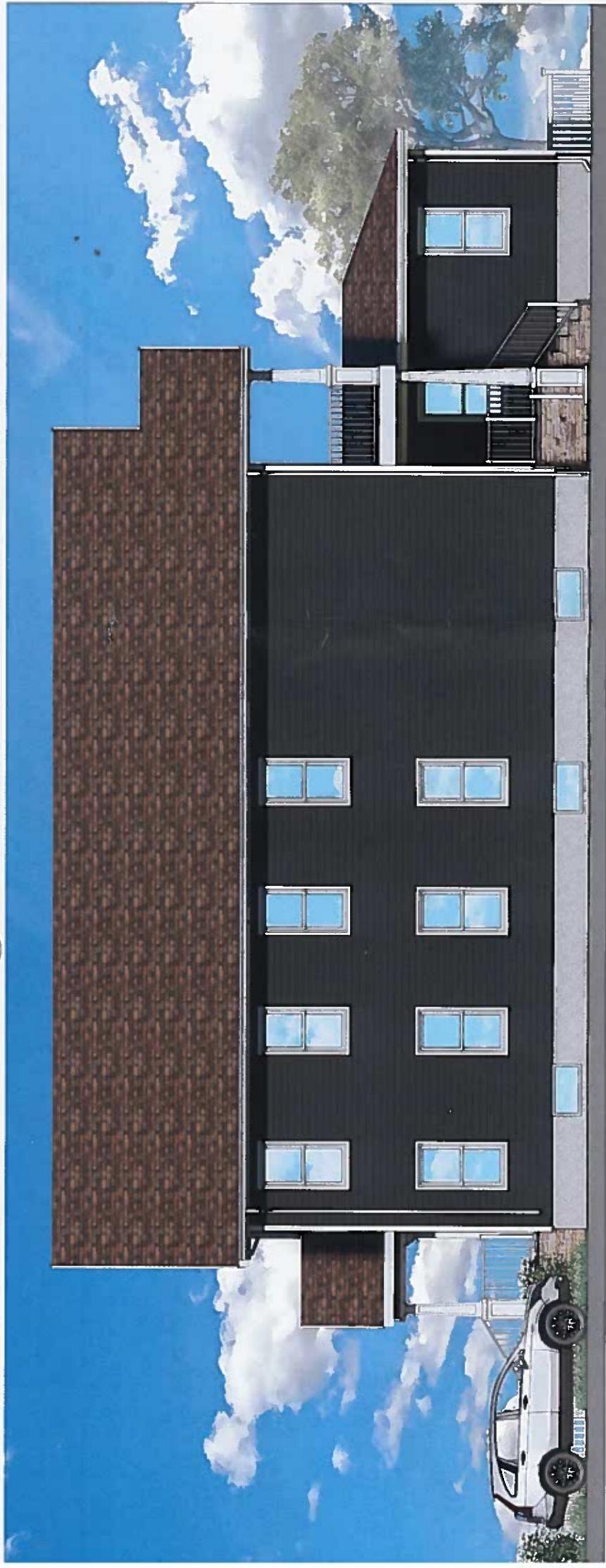
APPLICATION NO.	
APPLICANT/OWNER	Franklin De los Santos
ADDRESS	81 Paine Street, Lindenhurst, New York 11757.
PHONE	Email: delosantosfranklin44@yahoo.com (516) 353-2973
EMERGENCY CONTACT	NAME: MIGUEL RAMIREZ PHONE: (631) 704-6601
PROJECT TITLE	PROPOSED 2-STORY WOOD FRAME W/ STONE AND VINYL SIDING 1-FAMILY RESIDENCE
DRAWING NO.	R-2
DRAWN/DESIGN BY	MIGUEL RAMIREZ
CHECKED BY	VLADIMIR CONSTANT
DATE	SEP 2023
PROJECT NO.	2

RECEIVED
 2024 APR -3 P 1:11
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, N.Y.



VC PLANK VENEER
 SQUARE PRE-FAB. COLUMN ANCHOR ON
 ADLER AND BOTTOM TO
 K STRUCTURE
 DOOR BALCONY
 PVC HANDRAILS
 SS STOOPE AND PLATFORM
 W/ 1 5" THK. BLUESTONE FLOORING
 COLOR/MODEL - GREY
 STONE. (TYPICAL)
 REAR ACCESS STOOP AND PLATFORM
 WITH 1 5" THK. BLUESTONE FLOORING
 COLOR/MODEL - GREY
 STONE. (TYPICAL)
 POURED CONCRETE FOUNDATION
 WALL (NO COLOR) TYP.

A REAR ELEVATION
 SCALE: 1/4"=1'



B RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'



1.-FRONT ELEVATION
PERSPECTIVE VIEW



2.-REAR ELEVATION
PERSPECTIVE VIEW

RECEIVED

2024 APR -3 P 1:17

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



VLADIMIR CONSTANT P.E.
7 Mettick Court
Westbury, New York 11590
Phone: (516) 779-2343
E-MAIL: v.constant@yahoo.com

CONSULTANT
MAR
DRAFTING CORPORATION
RESIDENTIAL COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BAYLON, NY 11704
OFF: (631) 704-6601
MOBILE: (631) 704-6601

APPLICATION NO.
APPLICANT/OWNER
Franklin De los Santos
ADDRESS
81 Paine Street,
Lindenhurst,
New York 11757.
E-mail: delosantosfranklin44@yahoo.com
PHONE: (516) 353-2973
EMERGENCY CONTACT
NAME MIGUEL RAMIREZ
PHONE: (631) 704-6601

PROJECT TITLE
PROPOSED 2-STORY
WOOD FRAME W/ STONE
AND VINYL SIDING
1-FAMILY RESIDENCE
(VACANT LOT) 284 NORTH COLUMBUS AVENUE
FREEPORT, N.Y. 11520
SEC. 55 BLK 357 LOT 686

DRAWING TITLE
FRONT AND REAR
ELEVATIONS PERSPECTIVE
VIEW

DRAWN/DESIGN BY:	MIGUEL RAMIREZ	DRAWING NO.	P-V
CHECKED BY:	VLADIMIR CONSTANT	PROJECT NO.	1
DATE:	SEP 2023	SCALE:	202328

PROPOSED 2-STORY 1-FAMILY RESIDENCE TO EXISTING VACANT LOT

PROPERTY NO. 284 LOCATED ON EAST SIDE OF NORTH COLUMBUS AVENUE. SBL: 55 BLK 357 LOT 866

RECEIVED

2024 APR -3 P 1:17

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

THE FOLLOWING PICTURES OF SUBJECT PROPERTY AND NEARBY PARCELS



1 NORTH COLUMBUS (ADJACENT
EAST SIDE OF SUBJECT PROPERTY)
Block: 357 Lot: 1095



2-(SUBJECT PROPERTY ON EAST SIDE OF N.
COLUMBUS AVE) NO. 284 NORTH COLUMBUS
SEC. 55 BLK 357 LOT 866



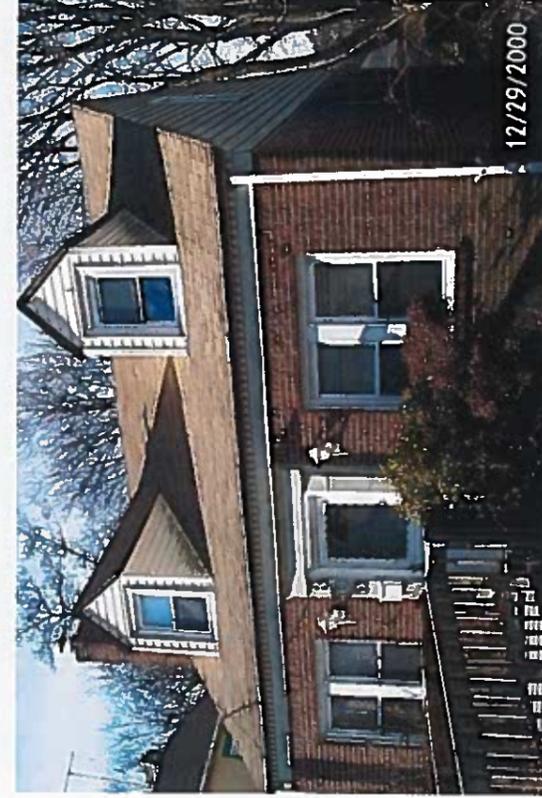
3.-NO. 280 NORTH COLUMBUS (ADJACENT
SOUTH SIDE OF SUBJECT PROPERTY)
Section: 55 Block: 357 Lot: 164



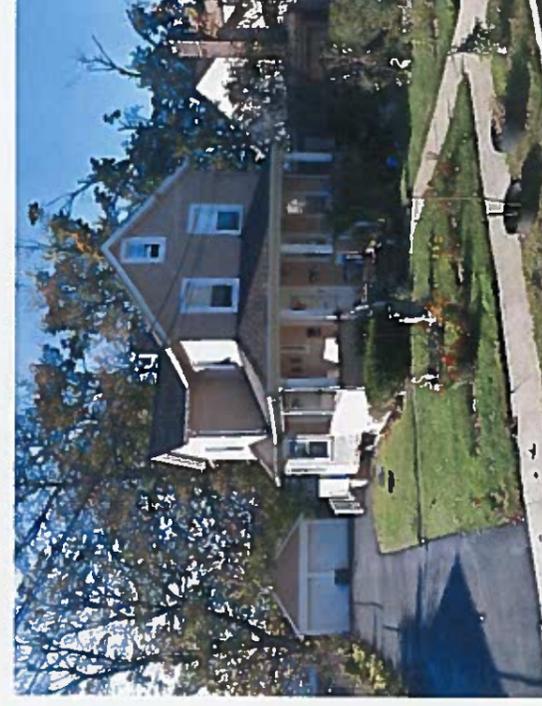
4.-276 NORTH COLUMBUS AVE
(ADJACENT 7100 FT SOUTH OF S. P.)
SBL: 55 357 162



5 INDEPENDENCE AVE (CORNER PROP.
SOUTH SIDE OF INDEPENDENCE AND
EAST SIDE OF N. COLUMBUS)
55 361 851



6.-303 NORTH COLUMBUS AVENUE (AT FRONT
OF SUBJECT PROP.)
SBL: 55 361 853

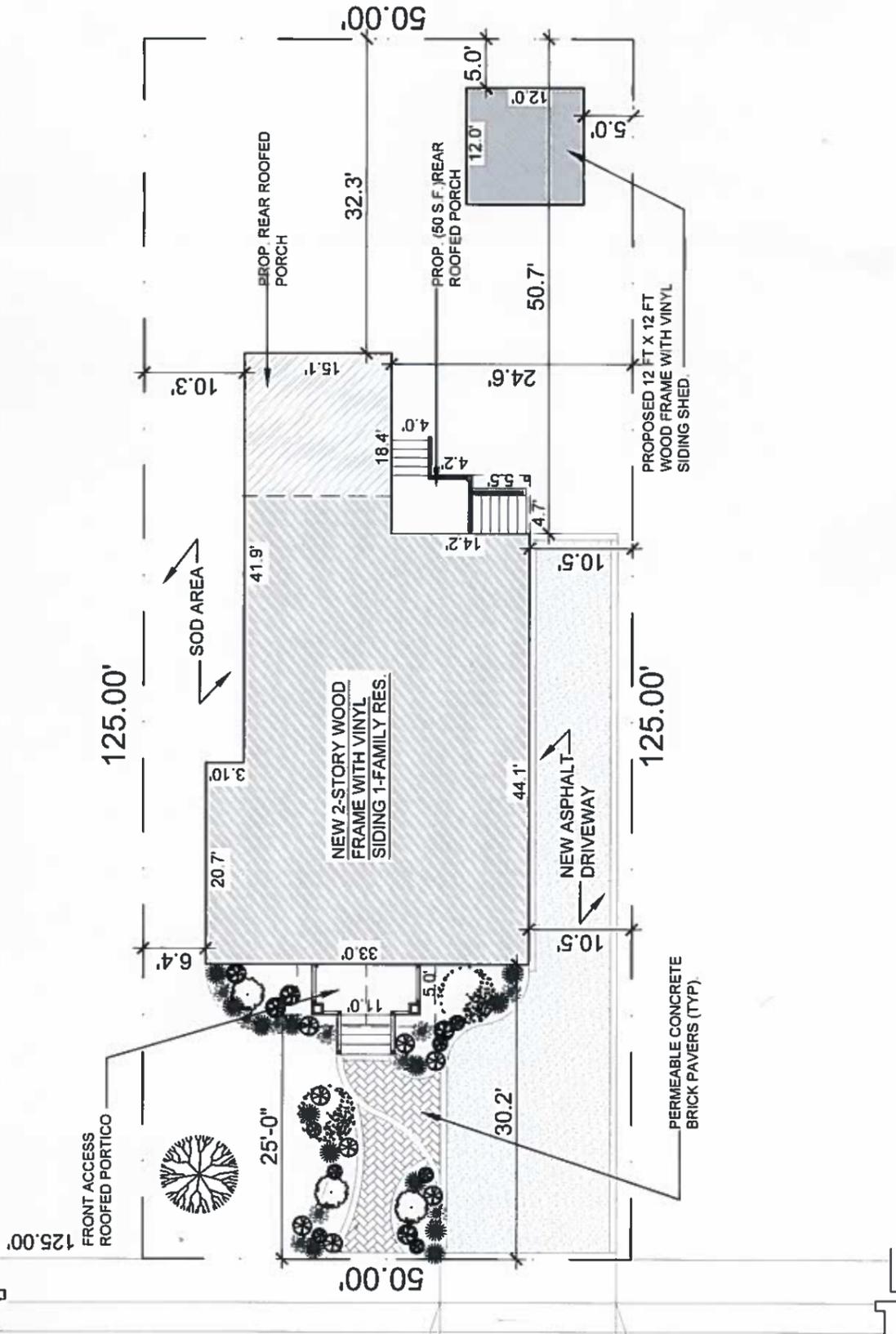


7.-NO. 281 NORTH COLUMBUS
(AT FRONT OF SUBJECT PROP.)
Section: 55 Block: 361 Lot: 855



8.-277 NORTH COLUMBUS AVE
(AT FRONT OF SUBJECT PROP.)
SBL: 55 361 857

INDEPENDENCE AVENUE



ZONE: RES. "A"
 LOT SIZE: 6,250 S.F. (0.14 ACRE)

2024 APR - 3 P 1:17
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

ZONING CALCULATIONS

ZONING: PER VILLAGE OF FREEPORT (ZONED: RES-"A")
 BUILDING HEIGHT: 35' OR 3 STORIES MAX. HEIGHT
 PROPOSED BUILDING AREAS:

CELLAR: 1,647 S.F.
 FIRST FLOOR: 1,647 S.F.
 SECOND FLOOR: 1,446 S.F.
 ROOFED OVER PORCHES & DECKS: 190 S.F.
 ACCESSORY STRUCTURES: 144 S.F.

TOTAL BUILDING AREA: 3,427 S.F. (INCLUDING FIRST FL., SECOND FLOOR & ACCESSORY STRUCTURE)
 LOT COVERAGE: 30% MAX. = 6,250 x 0.30 = 1,875 S.F.
 ACTUAL COVERAGE: 1,732 < 1,875 S.F. = 28 %
 (ACTUAL COVERAGE INCLUDES 1ST FL, PORCHES AND ACCESSORY STRUCTURES)

VLADIMIR CONSTANT P.E.
 7 Melnick Court
 Westbury, New York 11590
 Phone: (516) 779-2343
 E-MAIL: v.constant@yahoo.com

CONSULTANT
MAR
 DRAFTING CORPORATION
 RESIDENTIAL COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST BABYLON, NY 11704
 OFF. (516) 332-2443
 MOBILE (516) 94-6661

APPLICATION NO.
 APPLICANT/OWNER
 Franklin De los Santos
 ADDRESS
 81 Paine Street,
 Lindenhurst,
 New York 11757.
 Email: delosantosfranklin4@yahoo.com
 PHONE
 (516) 353-2973
 EMERGENCY CONTACT
 NAME MIGUEL RAMIREZ
 PHONE
 (631) 704-6601

PROJECT TITLE
 PROPOSED 2-STORY
 WOOD FRAME W/ STONE
 AND VINYL SIDING
 1-FAMILY RESIDENCE
 (VACANT LOT) 284 NORTH COLUMBUS AVENUE
 FREEPORT, N.Y. 11520
 SEC. 55 BLK 357 LOT 866

DRAWING TITLE
 PROPOSED SITE PLAN
 AND ZONING INFORMATION

DRAWN/DESIGN BY:	MIGUEL RAMIREZ	DRAWING NO.	
CHECKED BY:	VLADIMIR CONSTANT		
DATE:	SEP 2023	PROJECT NO.	SP-1
			1

202328

A PLOT PLAN
 T-1
 SCALE: 1" = 15 FT

VLADIMIR CONSTANT P.E.
 7 Melrose Court
 Westbury, New York 11590
 Phone: (516) 779-2143
 E-MAIL: v.constant@yaboo.com

MAR
DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN

33 LAMONT PLACE
 WESTBURY, NY 11591
 MOBILE (631) 704-6603

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

APPLICATION NO.

APPLICANT/OWNER
 Franklin De los Santos
 ADDRESS:
 81 Paine Street,
 Lindenhurst,
 New York 11757.
 Email: delosantosfranklin44@yahoo.com
 PHONE:
 (516) 353-2873
 EMERGENCY CONTACT:
 NAME MIGUEL RAMIREZ
 PHONE:
 (631) 704-6601

PROJECT TITLE
PROPOSED 2-STORY WOOD FRAME W/ STONE AND VINYL SIDING 1-FAMILY RESIDENCE
 (VACANT LOT) 284 NORTH COLUMBUS AVENUE
 FREEPORT, N.Y. 11520
 SEC. 55 BLK. 357 LOT 868

DRAWING TITLE
CELLAR FOUND. FLOOR, FIRST FLOOR PLANS AND BEAM POCKET DETAIL

DRAWING NO.
A-1

DATE
 SEP 2023

PROJECT NO.
 2

GENERAL NOTES:

- NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED TO ACCORDANCE WITH SECTION 907.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO BE BATTERY OPERATED. DETECTORS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- COMPLY WITH ALL 2024-2025 STANDARDS AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- FOR BASEMENT FLOOR CELLAR WALLS, FLOOR WALLS & EXTERIOR WALLS, VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER USE 3000 PSI AIR ENTRAINED PORTLAND CEMENT MORTAR AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS USE 3000 PSI AIR ENTRAINED CONCRETE.
- G.C. TO REMOVE EXIST. FIRST FLOOR WOOD ROOF STRUCTURE UP TO EXISTING TOP OF PLATE IN ORDER TO INSTALL NEW ROOF AND CEILING STRUCTURE AS PROPOSED. SET BACK FROM EXISTING EXTERIOR FINISH LINE TO BE 1/2" MINIMUM.
- ALL FLOOR LEVELS

WINDOW SCHEDULE

NUMBER	ROUGH OPENING DIM.	WINDOW MODEL	STYLE	ARRANG.	GLASS	COMPLIANCE	TOTAL QUANTITY
1	2'-8" W x 2'-0" H	2820	ARRING	9	DOUBLE-HUNG	4% FLOOR AREA	45
2	3'-0" W x 4'-9" H	3048	DOUBLE-HUNG	12	DOUBLE-HUNG	4% FLOOR AREA	12
3	2'-8" W x 4'-9" H	2448	DOUBLE-HUNG	14	DOUBLE-HUNG	4% FLOOR AREA	14
4	3'-0" W x 3'-0" H	CW13	CASEMENT	1	ARCHED TRANSOM	4% FLOOR AREA	1
5	6'-0" x 11'-6" H	AFW0008	ARCHED TRANSOM	2	SPECIALTY WINDOW	4% FLOOR AREA	2
6	3'-0" W x 11'-6" H	AFPC300	CASEMENT	1	CASEMENT	4% FLOOR AREA	1
7	3'-0" W x 3'-8" H	CW115	CASEMENT	2	CASEMENT	4% FLOOR AREA	2
8	3'-8" W x 2'-0" H	AS1	ARRING	4	ARRING	1.1% SQUARE FEET	4

WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)
 PROVIDE AT LEAST (1) WINDOW (OR DOOR) IN EACH HABITABLE SPACE FOR EMERGENCY ESCAPE IN CONFORMANCE WITH N.Y.S. CODE SEC. 2401.10 MIN. OPENING OF 57 SQ. FEET @ 80 SQ. FEET @ GRADE LEVEL WHEN GRADE TO SILL IS LESS THAN 44" OR LESS) W/ MIN. CLEAR HEIGHT 20" AND MINIMUM NET WIDTH OF 20" (OPERATION W/ NO NEED FOR TOOLS) BOTTOM OF OPENING @ 44" MINIMUM AFF.

2. ALL WINDOW MODEL NUMBERS SHOWN ARE ANDERSEN WINDOW 400 SERIES BRAND. U.O.N. (NOTE: G.C. CAN SUBSTITUTE WITH ANOTHER WINDOW MANUF. AS LONG AS IT MEETS THE SAME CODE REQUIREMENTS.)

3. ALL WINDOWS MUST BE ANDERSEN "LOW E"

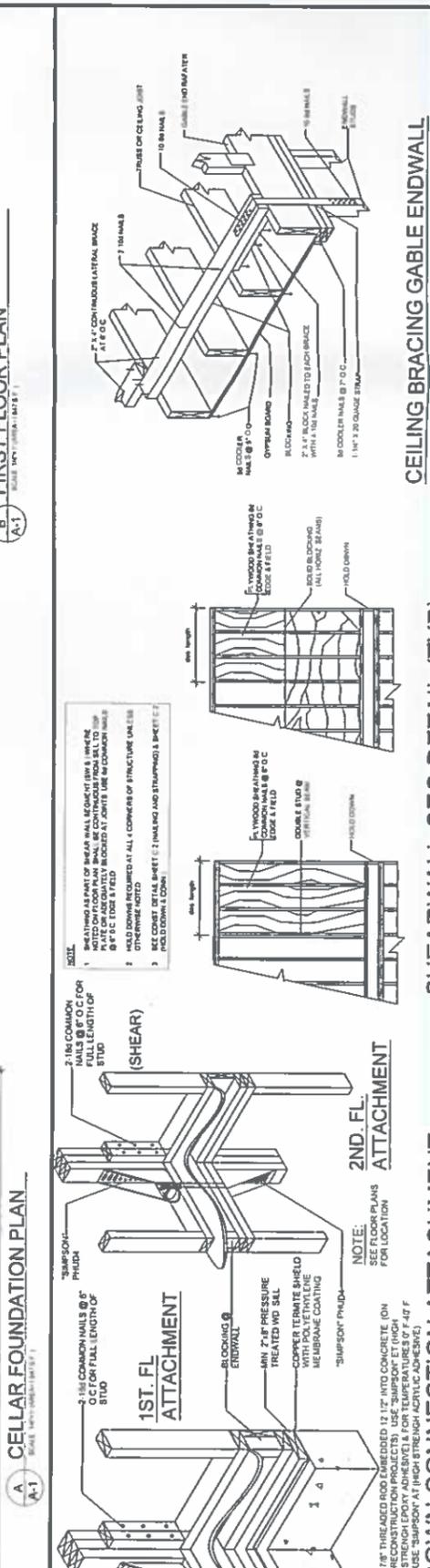
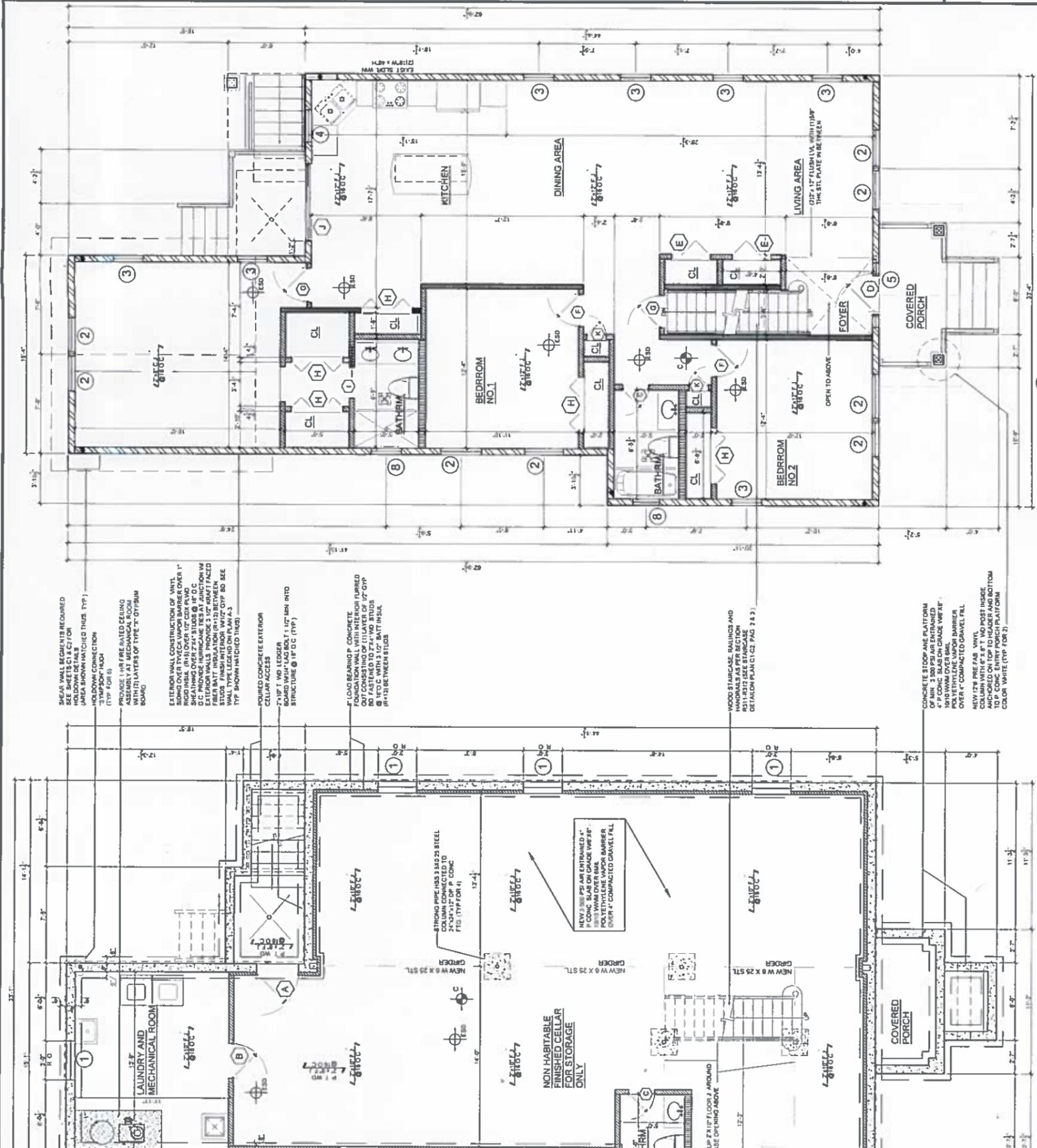
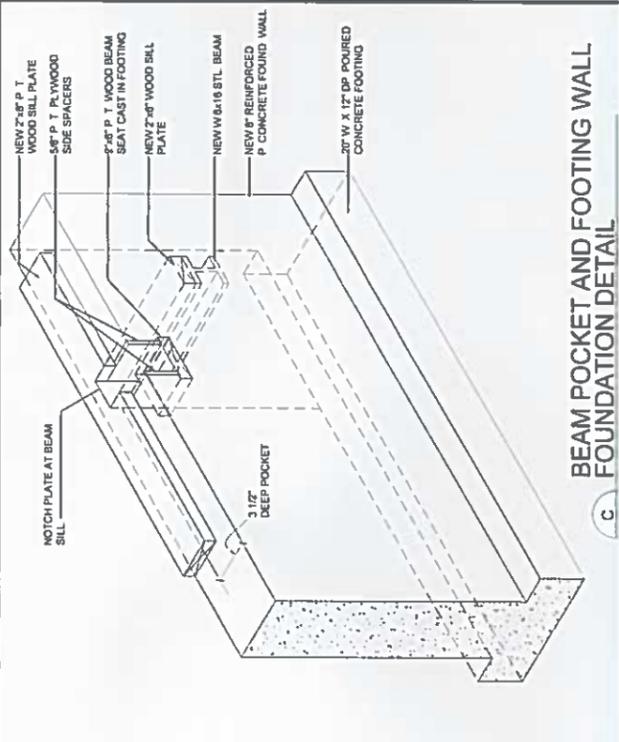
4. FOR ALL EXISTING WINDOWS TO REMAIN, SEE PLANS

5. ALL WINDOWS TO MEET 110 MPH WIND CRITERIA WITH CODE REQUIRED GLAZING.

DOOR SCHEDULE (NEW)

SYMBOL	DOOR SIZE	DESCRIPTION	QTY
1	3'-0" x 6'-8"	PRE-FIN. STEEL INSULATED PANELED DOOR W/ VINYL PANEL	1
2	3'-0" x 6'-8"	1-HR. FIBERGLASS WITH NOCKDOWN AND SELF-CLOSING HINGES P.P.S.C. PRIMER HOLLOW METAL	1
3	2'-4" x 6'-8"	PRE-FIN. S.C.W.D. PANELED DOOR	3
4	5'-6" x 6'-8"	S.C.W.D. PANELED DOOR WITH SIDE LIGHTS	1
5	3'-0" x 6'-8"	PRE-FIN. H.C.W.D. BI-FOLD DOOR	2
6	2'-8" x 6'-8"	PRE-FIN. S.C.W.D. PANELED DOOR	3
7	2'-0" x 6'-8"	PRE-FIN. H.C.W.D. BI-FOLD DOOR	3
8	2'-0" x 6'-8"	PRE-FIN. H.C.W.D. BI-FOLD DOOR	9
9	3'-0" x 6'-8"	PRE-FIN. S.C.W.D. PANELED DOOR	2
10	6'-0" x 6'-8"	VINYL-CLAD WOOD SLIDER	2
11	1'-8" x 6'-8"	PRE-FIN. H.C.W.D. PANELED DOOR	2

TOTAL QUANTITY NEEDED FOR THIS JOB: 28



RECEIVED
 2024 APR -3 P 1:17
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, N.Y.

VLADIMIR CONSTANT P.E.
 7 Melnick Court
 Westbury, New York 11590
 Phone: (516) 779-2343
 E-MAIL: v.constant@yahoo.com



MAR
DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST BAYLON, NY 11704
 PHONE: (609) 794-6601
 MOBILE: (609) 794-6601

REVISIONS	
NO.	DATE DESCRIPTION
1	
2	
3	
4	
5	

APPLICATION NO.

APPLICANT/OWNER
 Franklin De los Santos
 ADDRESS
 81 Paine Street,
 Lindenhurst,
 New York 11757.
 Email: delosantosfranklin44@yahoo.com
 PHONE
 (516) 353-2973
EMERGENCY CONTACT
 NAME MIGUEL RAMIREZ
 PHONE
 (631)704-6601

PROJECT TITLE
 PROPOSED 2-STORY
 WOOD FRAME W/ STONE
 AND VINYL SIDING
 1-FAMILY RESIDENCE
 (VACANT LOT) 284 NORTH COLUMBUS AVENUE
 FREEPORT, N.Y. 11520
 SEC. 55 BLK 357 LOT 868

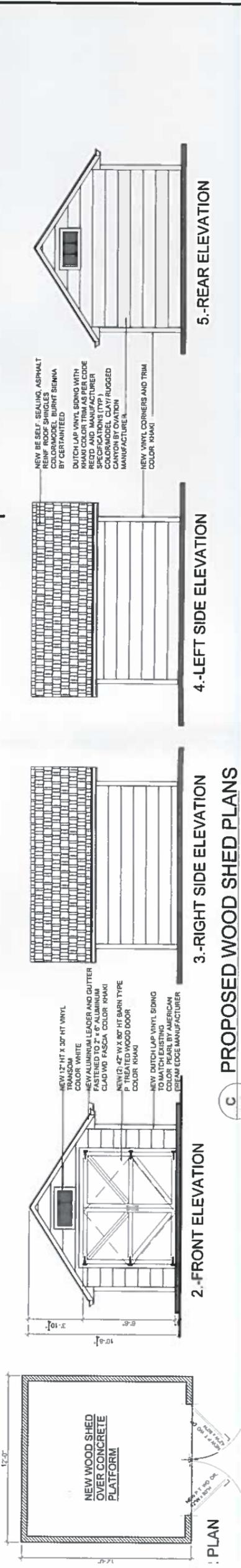
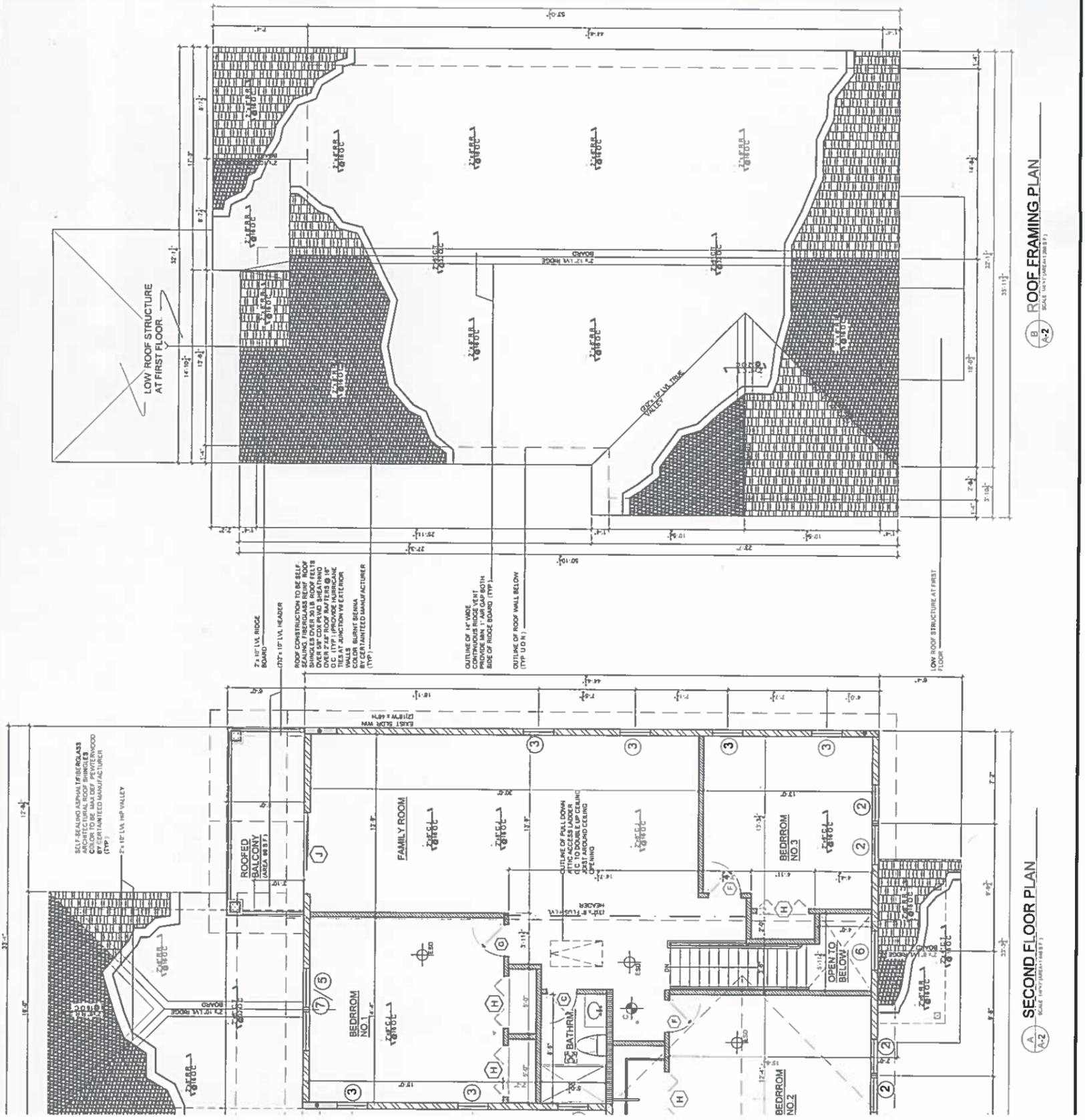
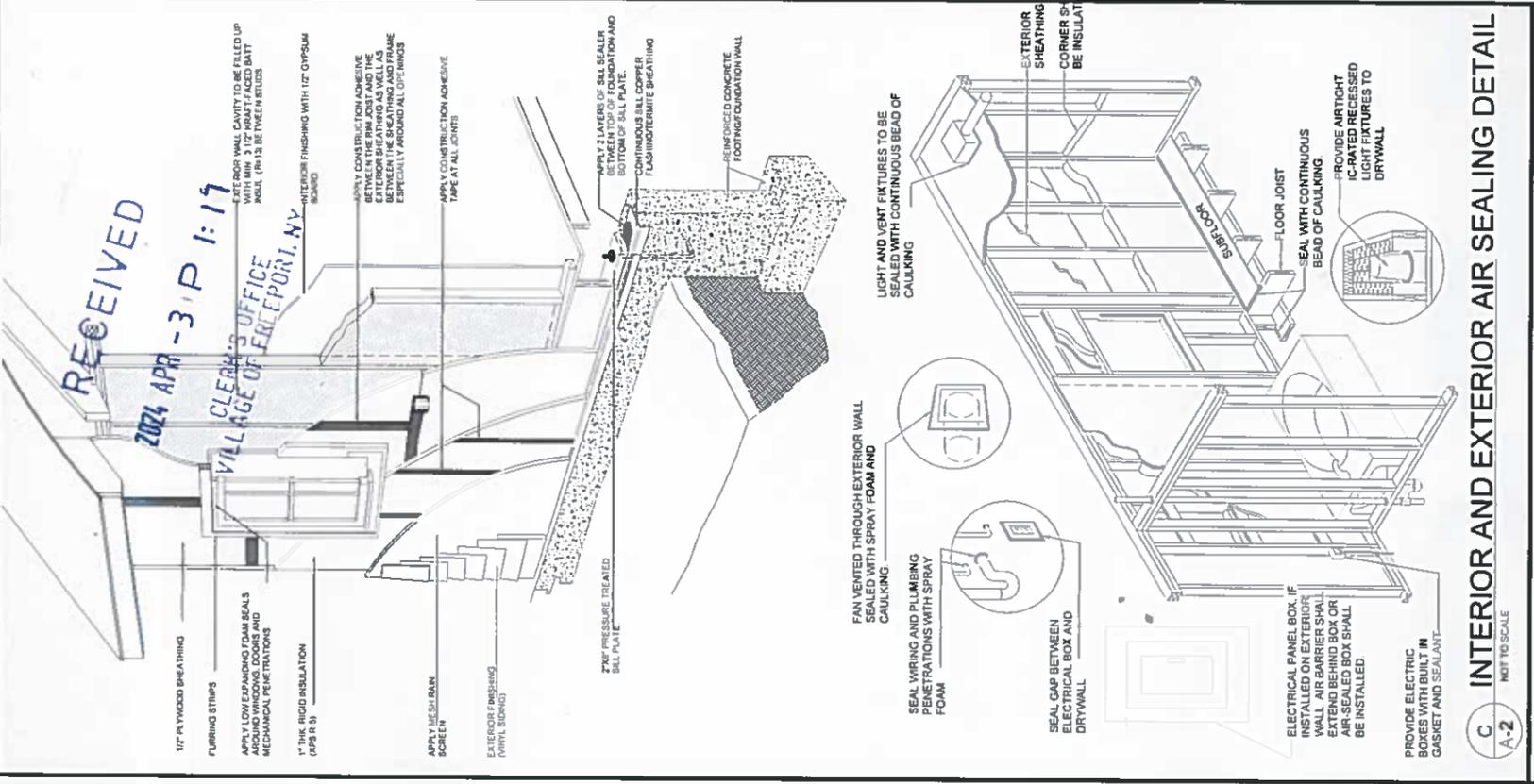
DRAWING TITLE
 SECOND FLOOR, ROOF
 FRAMING PLAN, AIR SEALING
 DETAIL AND PROP. WOOD
 SHED PLANS

DRAWING NO.
 A-2

CHECKED BY:
 VLADIMIR CONSTANT

DATE:
 SEP 2023

PROJECT NO.
 3



VLADIMIR CONSTANT P.E.
 7 Netherland Court
 Westbury, New York 11590
 Phone: (516) 779-2343
 E-MAIL: v.constant@yaberi.com



MAR
DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL
 33 LAMONT PLACE
 WEST BABYLON, NY 11704
 OFF: (631) 262-2445
 MOBILE: (631) 704-6601

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

APPLICATION NO.

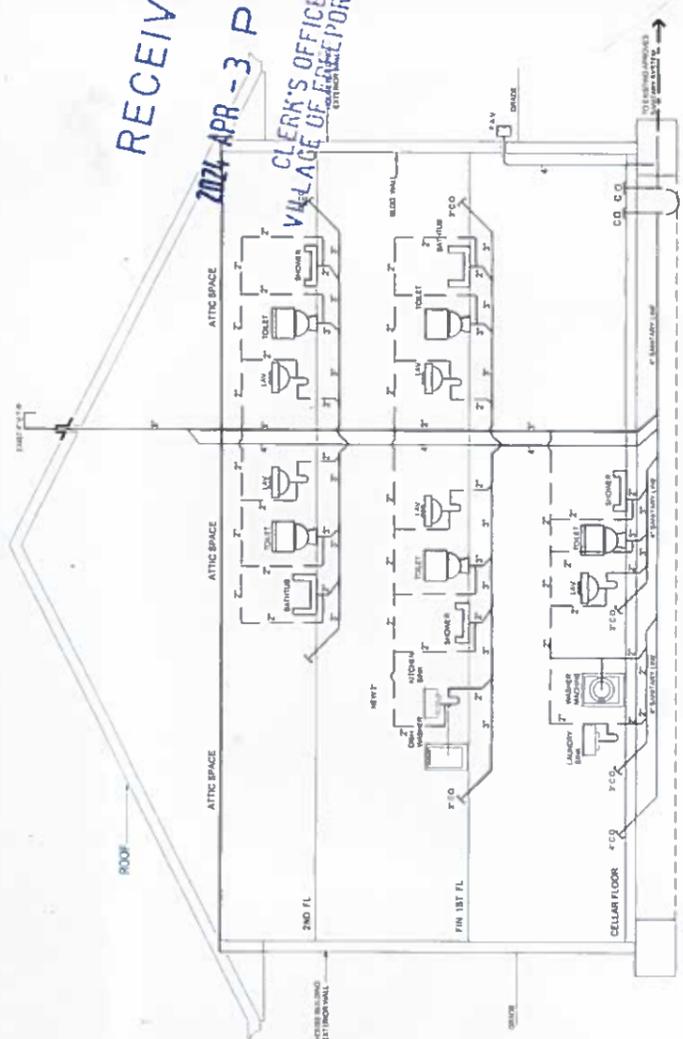
APPLICANT/OWNER
 Franklin De los Santos
 ADDRESS:
 81 Paine Street,
 Lindenhurst,
 New York 11757.
 Email: delosantosfrank1r44@yahoo.com
 PHONE:
 (516) 353-2973
 EMERGENCY CONTACT
 NAME MIGUEL RAMIREZ
 PHONE:
 (631) 704-6601

PROJECT TITLE
 PROPOSED 2-STORY
 WOOD FRAME W/ STONE
 AND VINYL SIDING
 1-FAMILY RESIDENCE
 (VACANT LOT) 284 NORTH COLUMBUS AVENUE
 FREEPORT, N.Y. 11520
 SEC. 55 BLK 357 LOT 866

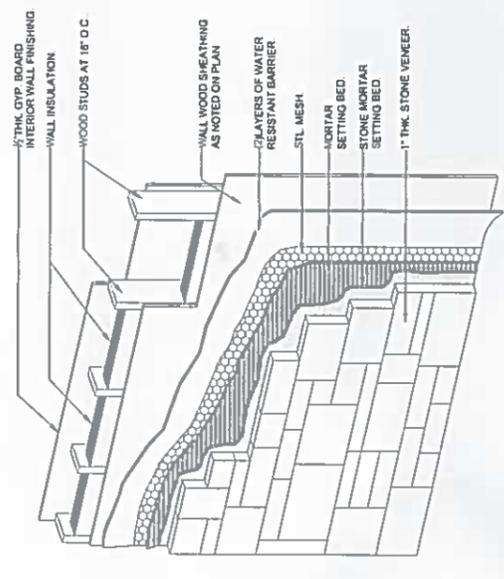
DRAWING TITLE
 FRONT ELEVATION, LEFT
 SIDE ELEVATION AND
 PLUMBING RISER DIAGRAM

DRAWN/DESIGN	MIGUEL RAMIREZ
CHECKED BY	VLADIMIR CONSTANT
DATE	SEP 2023
DRAWING NO.	A-3
PROJECT NO.	4

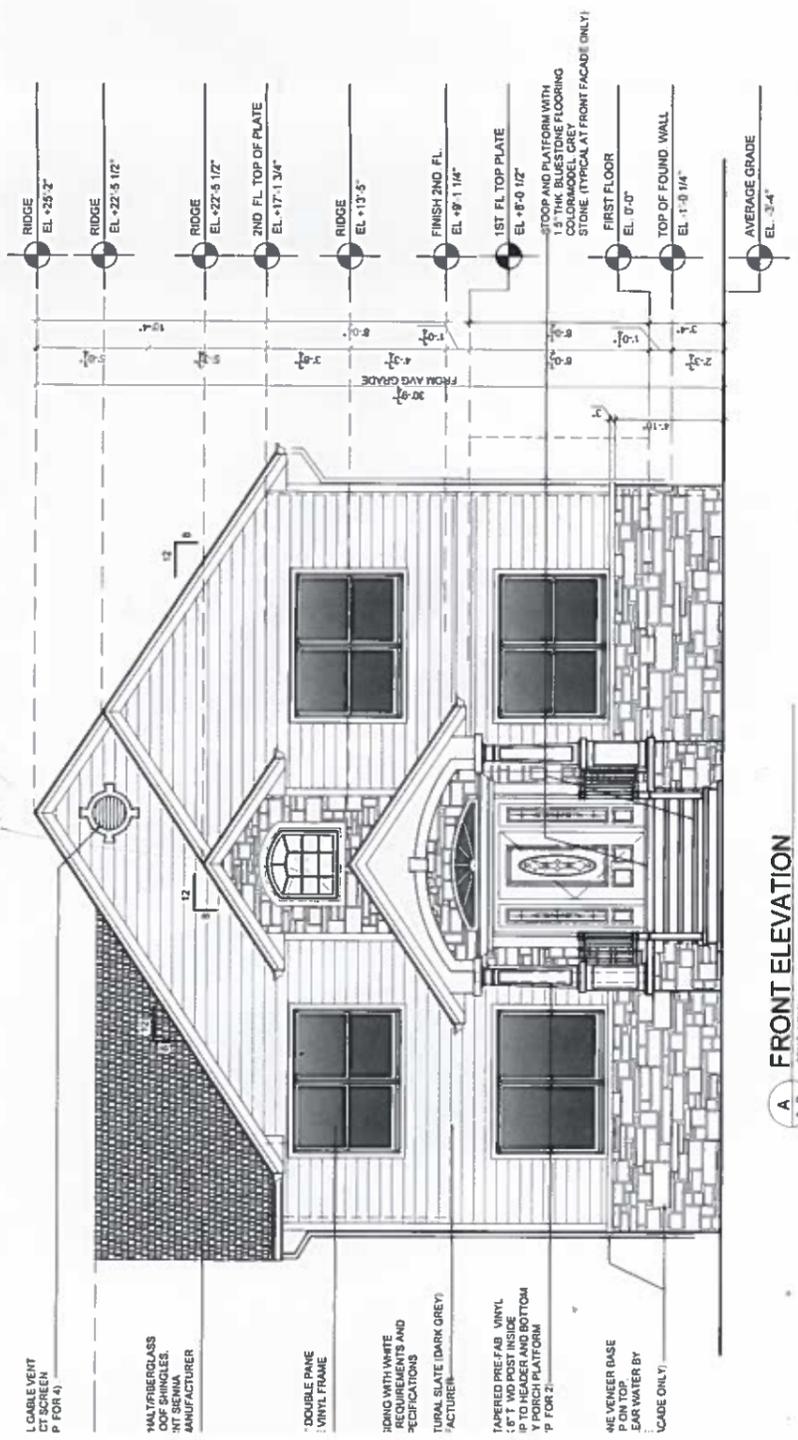
RECEIVED
 2024 APR -3 P 11:18
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



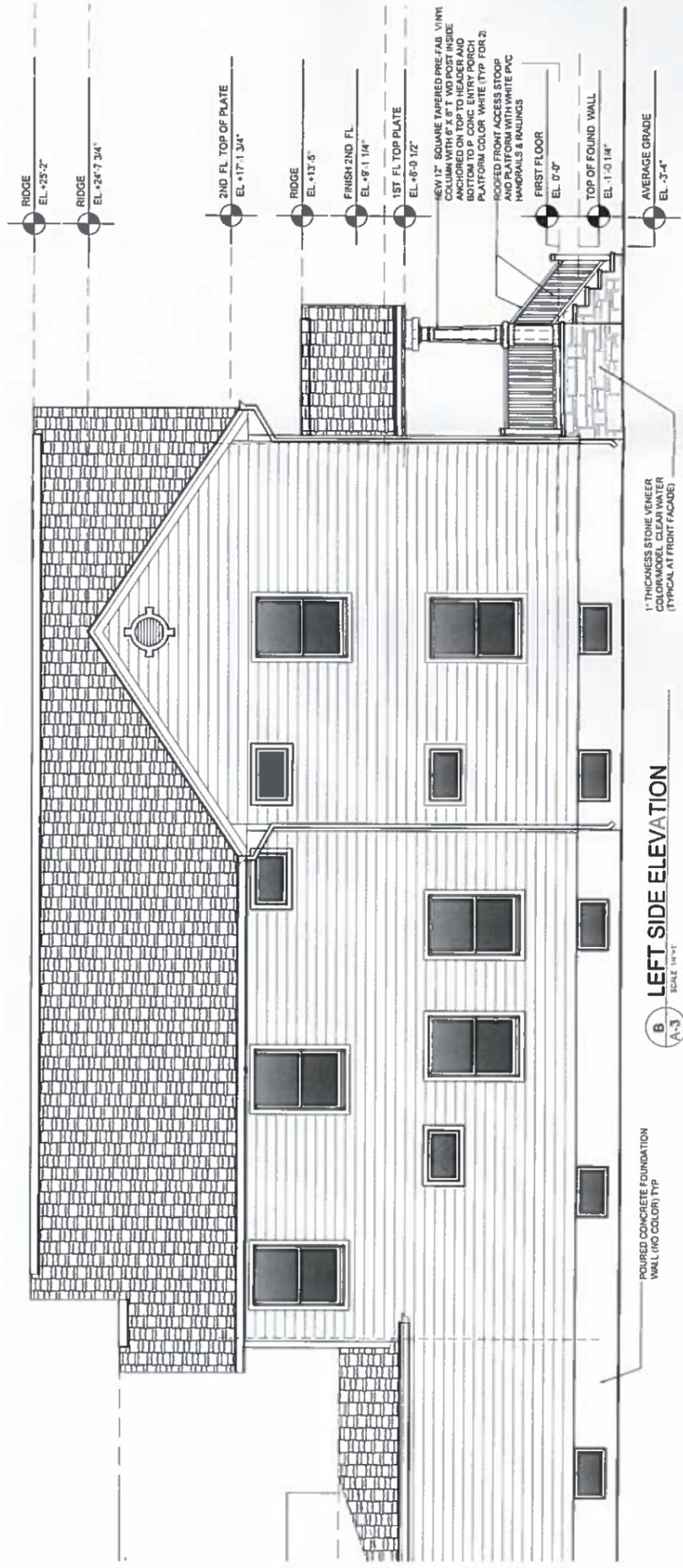
C PLUMBING RISER DIAGRAM
 NOT TO SCALE
 A-3



C STONE VENEER DETAIL
 NOT TO SCALE
 A-5



A FRONT ELEVATION
 SCALE: 1/8\"/>



B LEFT SIDE ELEVATION
 SCALE: 1/8\"/>

1. GABLE VEIT
 CT. SHINGLES (1/4\"/>

2. HALF FIBERGLASS
 ODF SHINGLES,
 NT SIENNA
 MANUFACTURER

3. DOUBLE PANE
 VINYL FRAME

4. SIDING WITH WHITE
 REQUIREMENTS AND
 SPECIFICATIONS
 TURAL SLATE (DARK GREY)
 ACTUREN

5. TAPERED PREFAB VINYL
 1/2\"/>

6. 4\"/>
 EAR WATER BY
 CADE ONLY)

POURED CONCRETE FOUNDATION
 WALL (NO COLOR) TYP

1. 1\"/>
 (TYPICAL AT FRONT FACADE)

NEW 12\"/>
 COLUMN WITH 6\"/>
 BOTTOM TO 6\"/>
 PLATFORM COLOR WHITE (TYP FOR 2)
 AND PLATFORM WITH WHITE PVC
 HANDRAILS & RAILINGS

RIDGE EL +25'-2\"/>
 RIDGE EL +24'-7 3/4\"/>
 2ND FL TOP OF PLATE EL +17'-1 3/4\"/>
 RIDGE EL +13'-5\"/>
 FINISH 2ND FL EL +9'-1 1/4\"/>
 1ST FL TOP OF PLATE EL +8'-0 1/2\"/>
 FIRST FLOOR EL 0'-0\"/>
 TOP OF FOUND. WALL EL +1'-0 1/4\"/>
 AVERAGE GRADE EL -3'-4\"/>
 RIDGE EL +25'-2\"/>
 RIDGE EL +24'-7 3/4\"/>
 2ND FL TOP OF PLATE EL +17'-1 3/4\"/>
 RIDGE EL +13'-5\"/>
 FINISH 2ND FL EL +9'-1 1/4\"/>
 1ST FL TOP OF PLATE EL +8'-0 1/2\"/>
 FIRST FLOOR EL 0'-0\"/>
 TOP OF FOUND. WALL EL +1'-0 1/4\"/>
 AVERAGE GRADE EL -3'-4\"/>

VLADIMIR CONSTANT P.E.
 7 Meinel Court
 Westbury, New York 11590
 Phone: (516) 794-2143
 E-MAIL: vconstant@att.net



MAR
 DRAFTING CORPORATION
 RESIDENTIAL COMMERCIAL
 31 ANCHOR PLACE
 WEST BAYLOR, NY 11704
 OFF: (631) 920-2445
 MOBILE: (631) 704-6601

NO.	DATE	DESCRIPTION
1		
2		
3		

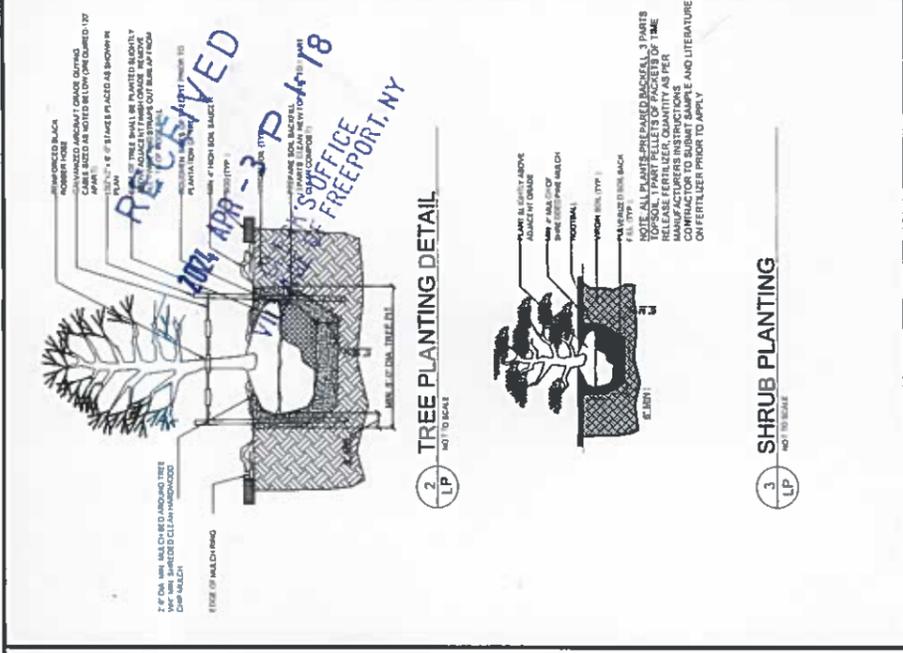
ISSUED TO	NO.	DATE

APPLICATION NO.
APPLICANT/OWNER
 Franklin De los Santos
ADDRESS
 81 Paine Street,
 Lindenhurst,
 New York 11757.
 Email: delosantosfranklin44@yahoo.com
PHONE
 (516) 353-2973
EMERGENCY CONTACT
 NAME MIGUEL RAMIREZ
PHONE
 (631) 704-6601

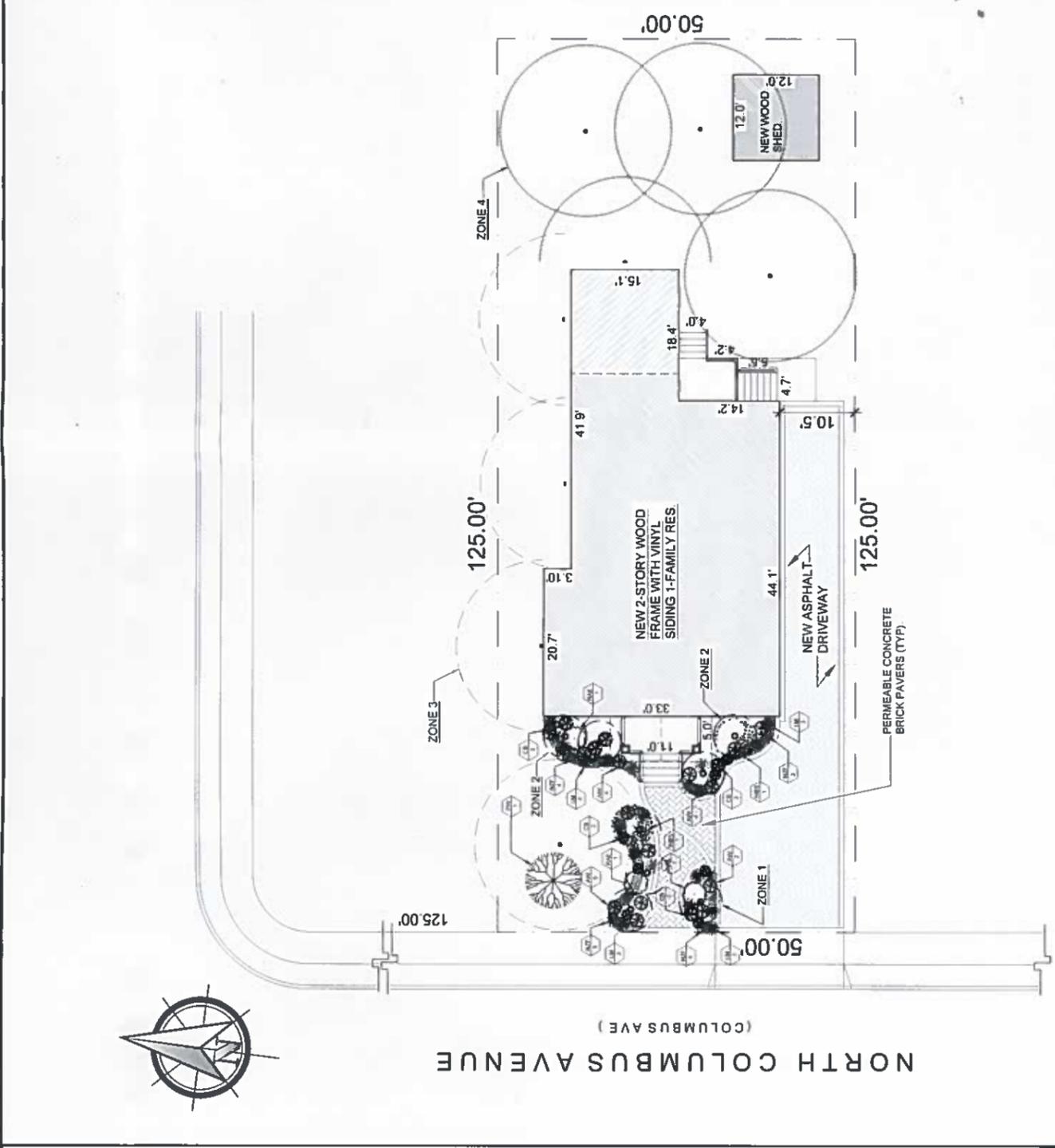
PROJECT TITLE
PROPOSED 2-STORY WOOD FRAME W/ STONE AND VINYL SIDING 1-FAMILY RESIDENCE
 (VACANT LOT 284 NORTH COLUMBUS AVENUE FREEPORT, NY 11520 SEC. 55 BLK 357 LOT 866)

DRAWING TITLE
LANDSCAPE AND IRRIGATION PLAN, PLANTING DETAIL AND GENERAL NOTES.

DRAWN BY
 MIGUEL RAMIREZ
CHECKED BY
 VC
DATE
 SEP 2023
DRAWING NO
LP-1
PROJECT NO
 6
 202328



SYMBOL	SPECIFICATION
(Symbol)	DETAIL AND SHEET
(Symbol)	SPECIE/QUANTITY
(Symbol)	SITE PROPERTY LINE
(Symbol)	GROUND COVER
(Symbol)	PROPOSED MULCH AREA
(Symbol)	PROPOSED CONIFER
(Symbol)	PROPOSED SHADE TREE
(Symbol)	PROPOSED SHRUBS
(Symbol)	SPRINKLER HEAD 12' RADIUS
(Symbol)	MIST HEAD 3' RADIUS
(Symbol)	HEAD ROTATION LAYOUT
(Symbol)	PROPERTY LINE
(Symbol)	PROPOSED SOD AREA
(Symbol)	ZONE 1
(Symbol)	ZONE 2
(Symbol)	ZONE 3
(Symbol)	ZONE 4

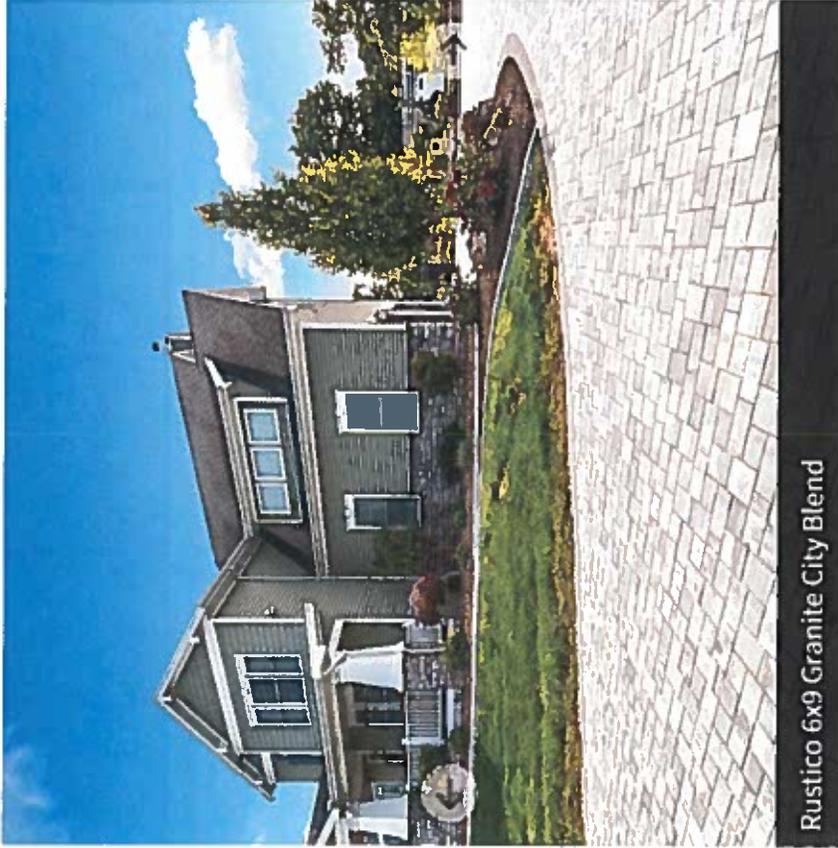


NOTES

1. Irrigation system shall be installed in accordance with the manufacturer's instructions.
2. The contractor shall be responsible for providing 100% coverage of landscape.
3. If mechanical 6-zone Impetus IWS set in a location for easy access and prevention as manufactured by Fabco model #8051. In accordance with manufacturer's instructions.
4. The contractor shall be responsible for taking flow tests at the water main to determine on-site water pressure and flow rate.
5. The mainline shall be installed for 50-60 gpm per zone.
6. The contractor shall be responsible for providing 50-60 gpm per zone.
7. The contractor shall be responsible for providing 50-60 gpm per zone.
8. The contractor shall be responsible for providing 50-60 gpm per zone.
9. The contractor shall be responsible for providing 50-60 gpm per zone.
10. The contractor shall be responsible for providing 50-60 gpm per zone.
11. The contractor shall be responsible for providing 50-60 gpm per zone.
12. The contractor shall be responsible for providing 50-60 gpm per zone.
13. The contractor shall be responsible for providing 50-60 gpm per zone.
14. The contractor shall be responsible for providing 50-60 gpm per zone.
15. The contractor shall be responsible for providing 50-60 gpm per zone.
16. The contractor shall be responsible for providing 50-60 gpm per zone.
17. The contractor shall be responsible for providing 50-60 gpm per zone.
18. The contractor shall be responsible for providing 50-60 gpm per zone.
19. The contractor shall be responsible for providing 50-60 gpm per zone.
20. The contractor shall be responsible for providing 50-60 gpm per zone.

NO.	BOTANICAL NAME	SIZE	QUANTITY	REMARKS
1	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
2	QUERCUS ALBIFLORA	12" DBH	1	SHADE TREE
3	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
4	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
5	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
6	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
7	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
8	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
9	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
10	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
11	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
12	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
13	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
14	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
15	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
16	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
17	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
18	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
19	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE
20	FRAXINUS AMERICANA	12" DBH	1	SHADE TREE

(VACANT LOT) 284 NORTH COLUMBUS AVENUE, FREEPORT, N.Y., 11520
 SBL.: 55 357 866 & 867



Rustico 6x9 Granite City Blend

SQUARE & RECTANGULAR OUTDOOR PAVING STONES

Create an eye-catching appearance for any outdoor space with the Rustico 6x6 and 6x9 pavers from Nicolock Paving Stones. Available in two sizes, these pavers offer multiple options for creating a distinctive pattern. Use only the square 6x6 pavers or the rectangular 6x9 pavers for a unique appearance, or combine the two to create a visually striking arrangement. The sizes are sold separately, so be sure to work with your dealer or contractor to get the correct paving stones to bring your vision to life.

RECEIVED

2024 MAY -9 1 P

Single-sized square and rectangular shapes with a slightly dimpled surface.
 Chamfered edges and square corners with these perfect face inlays and borders.

- ✓ Chamfered edges 6 x 6: 120 square feet per pallet
- ✓ Slightly dimpled surface 6 x 9: 113 square feet per pallet

FIND A DEALER

FIND A CONTRACTOR

CHOOSE YOUR COLOR

	BORDER		
	CHARCOAL		
	ADOBE BLEND		

* Premium Color
 ** Deluxe Color

PATTERNS RUSTICO 6X6

22" DIAMETER VINYL GABLE VENT
LOUVER WITH INSECT SCREEN
COLOR: WHITE (TYP. FOR 4)

ALUMINUM LEADER AND GUTTER
FASTENED TO 2"x6" ALUMINUM CLAD
WD FASCIA. COLOR: WHITE
(TYP.)

1" THICKNESS STONE VENEER G
COLOR/MODEL: CLEAR WATER BY ELDORADO
STONE. (TYPICAL AT FRONT FACADE ONLY)

DUTCH LAP VINYL SIDING WITH WHITE
TRIM AS PER CODE REQUIREMENTS AND
MANUFACTURER SPECIFICATIONS
(TYP.)

COLOR/MODEL: NATURAL SLATE (DARK GREY)
BY OVATION MANUFACTURER

NEW 12" SQUARE TAPERED PRE-FAB. VINYL
COLUMN WITH 6" X 6" T. WD POST INSIDE
ANCHORED ON TOP TO HEADER AND BOTTOM
TO P. CONC. FRONT ACCESS PORTICO PLATFORM
COLOR: WHITE (TYP. FOR 2).

1" THICKNESS STONE VENEER BASE
WITH 3" STONE CAP ON TOP
COLOR/MODEL: CLEAR WATER BY
ELDORADO STONE
(TYP. AT FRONT FACADE ONLY).

VLADIMIR CONSTANT P.E.

7 Melnick Court
Weehawken, New York 11590
Phone: (516) 790-2343
E-MAIL: v.constant@yasho.com



CONSULTANT

MAR
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL
DESIGN

33 LAMONT PLACE
WEST BABYONNY NY 11704
OFF: (607) 891-2445
MOBILE: (607) 894-6601

RECEIVED

MAY - 9 1 P 4: 1

CLERK'S OFFICE
VILLAGE OF FREEPORT.

22" DIAMETER VINYL GABLE VENT
LOUVER WITH INSECT SCREEN
COLOR: WHITE (TYP. FOR 4)

ALUMINUM LEADER AND GUTTER
FASTENED TO 2"x6" ALUMINUM CLAD
WD FASCIA. COLOR: WHITE
(TYP.)

1" THICKNESS STONE VENEER G
COLOR/MODEL: CLEAR WATER BY ELDORADO
STONE. (TYPICAL AT FRONT FACADE ONLY)

DUTCH LAP VINYL SIDING WITH WHITE
TRIM AS PER CODE REQUIREMENTS AND
MANUFACTURER SPECIFICATIONS
(TYP.)

COLOR/MODEL: NATURAL SLATE (DARK GREY)
BY OVATION MANUFACTURER

NEW 12" SQUARE TAPERED PRE-FAB. VINYL
COLUMN WITH 6" X 6" T. WD POST INSIDE
ANCHORED ON TOP TO HEADER AND BOTTOM
TO P. CONC. FRONT ACCESS PORTICO PLATFORM
COLOR: WHITE (TYP. FOR 2)

1" THICKNESS STONE VENEER BASE
WITH 3" STONE CAP ON TOP
COLOR/MODEL: CLEAR WATER BY
ELDORADO STONE
(TYP. AT FRONT FACADE ONLY)

VLADIMIR CONSTANT P.E.

7 Melnick Court
Weehawen, New York 11790
Phone: (516) 790-2343
E-MAIL: v.constant@yashoo.com



CONSULTANT

MAR
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL
DESIGN

32 LAMAR PLACE
WEST BABYONNY NY 11704
OFF: (607) 891-2445
MOBILE (607) 894-1603

RECEIVED

MAY - 9 1 P 4: 1

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VLADIMIR CONSTANT P.E.
 7 Melnick Court
 Westbury, New York 11590
 Phone: (516) 790-2343
 E-MAIL: v.constant@jabba.com



MAR
DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN
 31 LAMAR PLACE
 WEST BURY, NY 11794
 PHONE: (516) 790-2343
 MOBILE: (516) 444-1603

RECEIVED
MAY - 9 1 P 4: 12
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

APPLICATION NO.
 APPLICANT/OWNER
 Franklin De los Santos
 ADDRESS:
 81 Paine Street,
 Lindenhurst,
 New York 11757.
 Email: delosantosfranklin44@yahoo.com
 PHONE:
 (516) 353-2973
 EMERGENCY CONTACT:
 NAME: MIGUEL RAMIREZ
 PHONE:
 (631)704-6601
 PROJECT TITLE
**PROPOSED 2-STORY
 WOOD FRAME W/ STONE
 AND VINYL SIDING
 1-FAMILY RESIDENCE**
 (VACANT LOT) 284 NORTH COLUMBUS AVENUE
 FREEPORT, N.Y. 11520
 SEC. 55 BLK 357 LOT 866
 DRAWING TITLE
**COLOR FRONT AND
 LEFT SIDE ELEVATIONS**
 DRAWING NO
 BY

22" DIAMETER VINYL GABLE VENT
 LOUVER WITH INSECT SCREEN
 COLOR: WHITE (TYP. FOR 4).

ALUMINUM LEADER AND GUTTER
 FASTENED TO 2"x6" ALUMINUM CLAD
 WD. FASCIA. COLOR: WHITE
 (TYP.)

1" THICKNESS STONE VENEER G
 COLOR/MODEL: CLEAR WATER BY ELDORADO
 STONE. (TYPICAL AT FRONT FACADE ONLY)

DUTCH LAP VINYL SIDING WITH WHITE
 TRIM AS PER CODE REQUIREMENTS AND
 MANUFACTURER SPECIFICATIONS
 (TYP.)

COLOR/MODEL: NATURAL SLATE (DARK GREY)
 BY OVATION MANUFACTURER

NEW 12" SQUARE TAPERED PRE-FAB. VINYL
 COLUMN WITH 6" X 6" T. WD POST INSIDE
 ANCHORED ON TOP TO HEADER AND BOTTOM
 TO P. CONC. FRONT ACCESS PORTICO PLATFORM
 COLOR: WHITE (TYP. FOR 2)

1" THICKNESS STONE VENEER BASE
 WITH 3" STONE CAP ON TOP.
 COLOR/MODEL: CLEAR WATER BY
 ELDORADO STONE
 (TYP. AT FRONT FACADE ONLY).



1" AZEK PVC PLANK VENEER
 COLOR: WHITE

1" THICK STONE
 VENEER & FRONT
 ACCESS / PORTICO

A
R-1
FRONT ELEVATION
 SCALE 1/4"=1'

NEW FRONT DOOR
 WITH SIDE LIGHTS
 COLOR: BROWN

SELF-SEALING ASPHALT/FIBERGLASS
 ARCHITECTURAL ROOF SHINGLES
 COLOR TO BE BURNT SIENNA
 BY CERTAINTED MANUFACTURER
 (TYP.)

ROOFED FRONT ACCESS STOOP
 AND PLATFORM WITH WHITE PVC
 HANDRAILS & RAILINGS



" AZEK PVC PLANK VENEER
COLOR: WHITE

W 10" SQUARE PRE-FAB.
WHITE PVC COLUMN ANCHOR ON
TOP TO HEADER AND BOTTOM TO
WOOD DECK STRUCTURE
(SEE PLAN FOR 3).

COND FLOOR BALCONY
WITH WHITE PVC HANDRAILS
& RAILINGS

COLORED REAR ACCESS FIRST
FLOOR AND CELLAR WITH WHITE
PVC HANDRAILS & RAILINGS

REAR ACCESS STOOP AND PLATFORM
WITH 1 1/2" THICKNESS STONE VENEER
COLOR/MODEL: CLEAR WATER BY
TORADO STONE (TYP.)

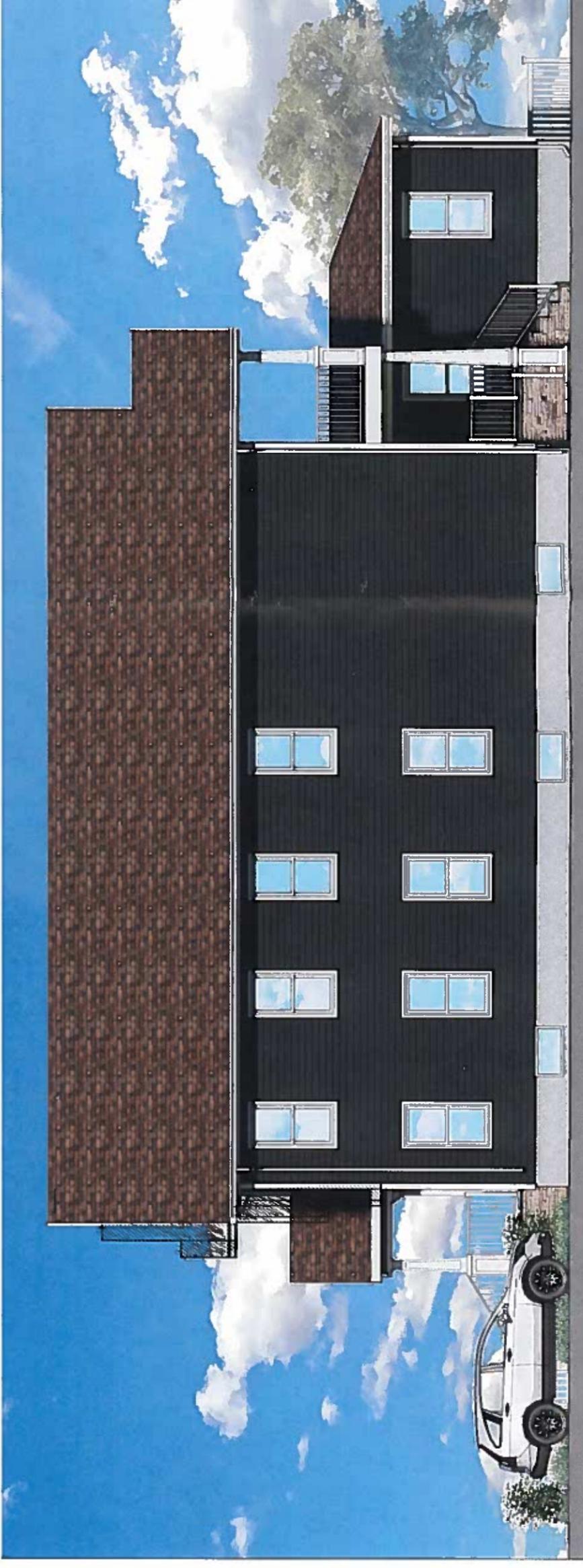
NO GRIDS
WK

REAR ACCESS STOOP AND PLATFORM
WITH 1 1/2" THK. BLUESTONE FLOORING
COLOR/MODEL: GREY
STONE (TYPICAL)

POURED CONCRETE FOUNDATION
WALL (NO COLOR) TYP.

A REAR ELEVATION

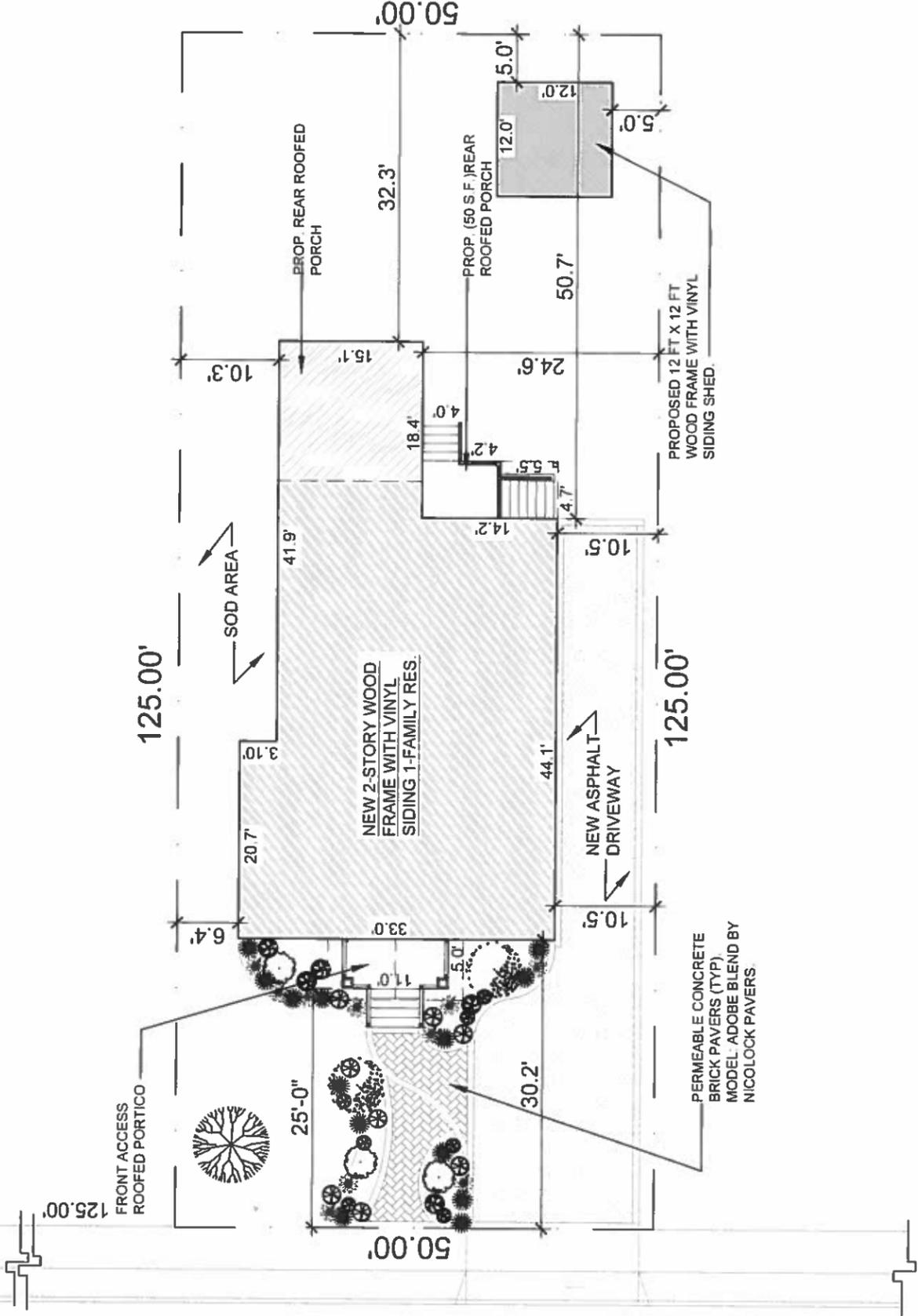
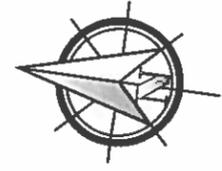
SCALE: 1/4"=1'



<p>7 Aldrich Court Westbury, New York 11591 Phone: (516) 779-2343 E-MAIL: v.constant@yaho.com</p>		<p>CONSULTANT MAR DRAFTING CORPORATION RESIDENTIAL & COMMERCIAL DESIGN 37 LAMONT PLACE WESTBURY, NY 11591 PHONE: (516) 337-0200 FAX: (516) 337-0204</p>	<p>APPLICATION NO.</p>	<p>APPLICANT/TOWNER Franklin De los Santos ADDRESS: 81 Paine Street, Lindenhurst, New York 11757. Email: delosantosfranklin44@yahoo.com PHONE: (516) 353-2973 EMERGENCY CONTACT: NAME: MIGUEL RAMIREZ PHONE: (631)704-6601</p>	<p>PROJECT TITLE PROPOSED 2-STORY WOOD FRAME W/ STONE AND VINYL SIDING 1-FAMILY RESIDENCE (VACANT LOT) 284 NORTH COLUMBUS AVENUE FREEPORT, N.Y. 11520 SEC. 55 BLK. 357 LOT 866</p>	<p>DRAWING TITLE COLOR REAR AND RIGHT SIDE ELEVATIONS</p>	<p>DRAWING NO. DRAWN BY: MIGUEL RAMIREZ CHECKED BY: D 7</p>
---	---	--	------------------------	--	---	--	--

INDEPENDENCE AVENUE

ZONE: RES. "A"
 LOT SIZE: 6,250 SQ. FT. (0.14 ACRE)



(COLUMBUS AVE)

ZONING CALCULATIONS

ZONING: PER VILLAGE OF FREEPORT
 (ZONED: RES- "A")

BUILDING HEIGHT:
 35' OR 3 STORIES MAX. HEIGHT

PROPOSED BUILDING AREAS:
 35' OR 3 STORIES MAX. HEIGHT

PROPOSED BUILDING AREAS:
 CELLAR: 1,647 S.F.
 FIRST FLOOR: 1,670 S.F.
 SECOND FLOOR: 1,415 S.F.

ROOFED OVER
 PORCHES & DECKS: 190 S.F.

ACCESSORY STRUCTURES: 144 S.F.

TOTAL BUILDING AREA: 3,419 S.F. (INCLUDING FIRST FL.,
 SECOND FLOOR & ACCESSORY STRUCTURE

LOT COVERAGE: 30% MAX. = 6,250 x 0.30 = 1,875 S.F.
 ACTUAL COVERAGE: 1,732 < 1,875 S.F. = 28 %

(ACTUAL COVERAGE INCLUDES 1ST FL. PORCHES AND ACCESSORY
 STRUCTURES)

A PLOT PLAN

SCALE: 1" = 15 FT

T-1

VLADIMIR CONSTANTIN I. E. 7 Melnick Court Westbury, New York 11590 Phone: (516) 779-2343 EMAIL: v.constantin@yahoo.com		CONSULTANT DRAFTING CORPORATION RESIDENTIAL & COMMERCIAL DESIGN 33 LAMONT PLACE WESTBURY, NEW YORK 11590 PHONE: (516) 779-2343 MOBILE: (631) 704-6601	APPLICATION NO.
		APPLICANT/OWNER Franklin De los Santos ADDRESS: 81 Paine Street, Lindenhurst, New York 11757. Email: delosantosfranklin44@yahoo.com PHONE: (516) 353-2973 EMERGENCY CONTACT NAME: MIGUEL RAMIREZ PHONE: (631) 704-6601	PROJECT TITLE PROPOSED 2-STORY WOOD FRAME W/ STONE AND VINYL SIDING 1-FAMILY RESIDENCE (VACANT LOT) 284 NORTH COLUMBUS AVENUE FREEPORT, N.Y. 11520 SEC. 55 BLK 357 LOT 866
DRAWING TITLE PROPOSED SITE PLAN AND ZONING INFORMATION		DRAWING NO. CD 1	CHECKED BY: MIGUEL RAMIREZ

Application Date: 4/4/2024
Fees Paid: \$525.00

SP# 3724

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 177 ATLANTIC AVE ZONING DISTRICT B (BUSINESS)
SECTION 62 BLOCK 82 LOT 40 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER	
Name:	<u>PATRICIO SOLAR</u>		Name:	<u>MERKOURIOS ANGELEIDES</u>
Address:	<u>155 1ST STREET SUITE 102 MINEOLA NY 11501</u>		Address:	<u>2 LIGHT HOUSE ROAD SANDS POINT NY 11050</u>
Telephone #:	<u>516-655-4840</u>		Telephone #:	

Attorney Name: N/A Address: _____
(optional) Phone #: _____

Present Land Use: BUSINESS - B Proposed Land Use: BUSINESS - B
DAIRY BARN READY COFFEE

Description of Proposed Work: INTERNAL + EXTERNAL ALTERATION OF EXISTING DAIRY BARN TO NEW READY COFFEE. NO CHANGE IN USE, OCCUPANCY OR ENLARGEMENT.

I request a preliminary meeting: YES NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 15 day of March, 2024.
[Signature]
Notary Public

EILEEN RUFFANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RU4996851
Qualified in Nassau County
Commission Expires May 26, 2026

DATE 03/15/2024

RECEIVED
2024 APR - 4 AM 10:15
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 15 day of March, 2024.
[Signature]
Notary Public

EILEEN RUFFANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RU4996851
Qualified in Nassau County
Commission Expires May 26, 2026

DATE 03.15.24

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: _____ YES _____ NO
Date of Hearing: _____
Date of Decision: _____
Approved _____ Denied _____



RECEIVED

2024 APR -4 A 10:15

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 19, 2024
SITE PLAN LETTER

Merkourios Angeliades
1 Light House Road
Sands Point, NY 11050

RE: 177 Atlantic Avenue, Freeport, NY 11520
Zoning District – Business B – Sec. 62 Block 82 Lot 40
Building Permit Application #20243632
Description – Exterior alteration to existing commercial building

Dear Sir/Madam:

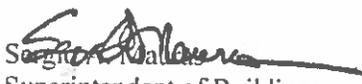
The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

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

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

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

Very truly yours,


Sergio A. Mauras
Superintendent of Buildings

/cd
encl.
c:Village Clerk
Salvatore Ferrara, R.A.

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
+

Notice

RECEIVED

2024 APR -4 A 10: 15
Positive Declaration

X Negative Declaration

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. # 20201945

Location: 177 Atlantic Avenue, Freeport, New York 11520

Applicant: Merkourios Angeliades

Description: Exterior alteration to existing commercial building

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: March 19, 2024



Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED
 FEB 6 2024
 REPORT BUILDING DEPT.

617.20
 Appendix B
 Short Environmental Assessment Form

RECEIVED
 2024 APR -4 A 10:15
 CLERK'S OFFICE
 VILLAGE OF 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							
Name of Action or Project: READY COFFEE							
Project Location (describe, and attach a location map): DAIRY BARN Alteration interior/ exterior							
Project Location (describe, and attach a location map): 177 ATLANTIC AVE FREEPORT							
Brief Description of Proposed Action: interior & exterior ALTERATION OF EXISTING DAIRY BARN							
Name of Applicant or Sponsor: PATRICIO SOLAR		Telephone: 516.655.4840					
		E-Mail: PSOLAR@CRCD.INFO					
Address: 155 1st ST MINEOLA NY							
City/PO: MINEOLA		State: NY	Zip Code: 11501				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		10.670 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial				
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other (specify): _____						

FEB 6 2024

FREEPORT BUILDING DEPT.

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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: _____	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 checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

VILLAGE OF FREEPORT, NY

CLENN'S OFFICE

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: _____

FEB 6 2024

FREEPORT BUILDING DEPT.

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: PATRICIO SOLAR Date: 02/05/24

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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

RECEIVED
 2024 APR -4 10 AM
 CLERK'S OFFICE
 VILLAGE OF FREEPORT

RECEIVED
 FEB 6 2024
 FREEPORT BUILDINGS 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.

RECEIVED
 2024 APR -4 A 10:16
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

STORE #185

PROPERTY SURVEY SITUATED IN FREEPORT NASSAU COUNTY, NEW YORK

NASSAU COUNTY TAX MAP SECTION 62, BLOCK 82, LOTS 40, 41 & 44

DATE NOVEMBER 17, 2009

SCALE 1"=20'

SHEET 1 OF 1

SURVEY NO. TP 904709

CERTIFIED TO:

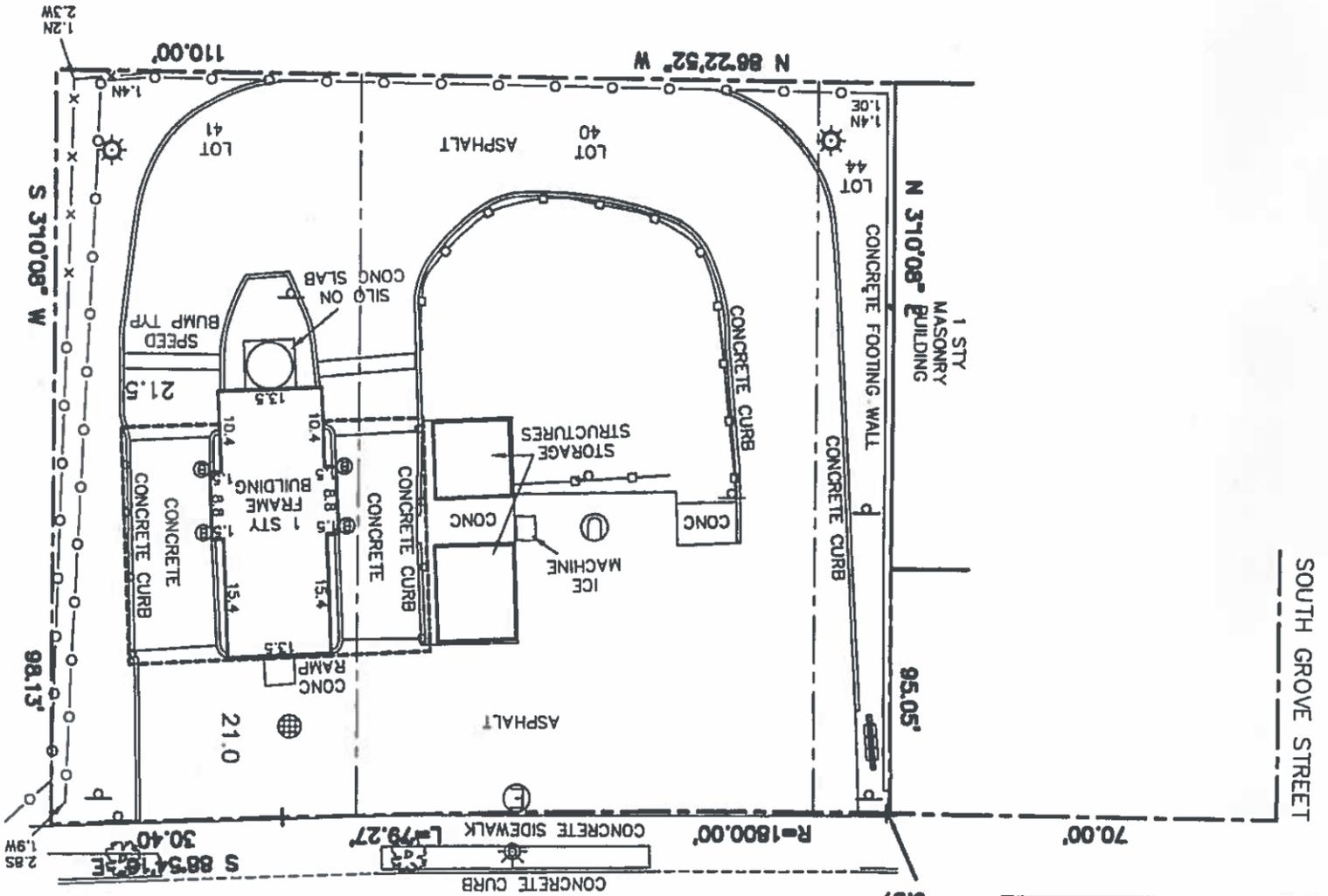
SIMI ENT., LLC

TITLEPRO AGENCY, LLC

STEWART TITLE INSURANCE CO.

Melvin Kieger, P.L.S.
LICENSED LAND SURVEYOR
46 KNOLLWOOD ROAD
ROCKVILLE CENTER, NY 11570

N.Y.S. LICENCE NO. 39831



LEGEND	
---	DRAIN MAN HOLE
---	ELECTRIC MAN HOLE
---	SEWER MAN HOLE
---	TELEPHONE MAN HOLE
---	UNKNOWN MAN HOLE
---	CLEANOUT MAN HOLE
---	DROP INLET
---	METAL LIGHT POLE
---	WOOD UTILITY POLE
---	WOOD UTILITY POLE
---	BOLLARD
---	FLAG POLE
---	WOOD POST
---	METAL COLUMN
---	GAS VALVE
---	WATER VALVE
---	HYDRANT
---	ELECTRIC BOX
---	TRAFFIC CONTROL BOX
---	CATCH BASIN
---	CURB INLET
---	SIGN
---	MONUMENT
---	COMMERCIAL SIGN
---	GUY WIRE
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	SPLIT RAIL FENCE
---	BUILDING OVERHANG
---	PROPERTY LINE
---	TAX LOT LINE
---	DROP CURB
---	TREE

ATLANTIC AVENUE

SOUTH GROVE STREET

RECEIVED

91:01 A 10:16
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



RECEIVED

2024 APR -4 A 10:16
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

READY COFFEE (DAIRY BARN)
177 Atlantic Ave. Freeport NY



RECEIVED



NORTH ELEVATION



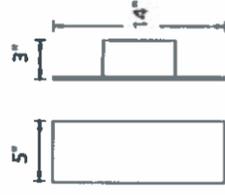
NORTH ELEVATION



WEST ELEVATION



EXISTING PARKING/DRIVEWAY



WAC LIGHTING, Inc.
MS-MS564L BZ
RW (645 LED Lumens)



WALL PANEL by Moha
Wynilegwood (AWP 1918)
Color: Ash

Cloud Cover
855



Benjamin Moore

PAINT Benjamin Moore #655-Cloud Cover



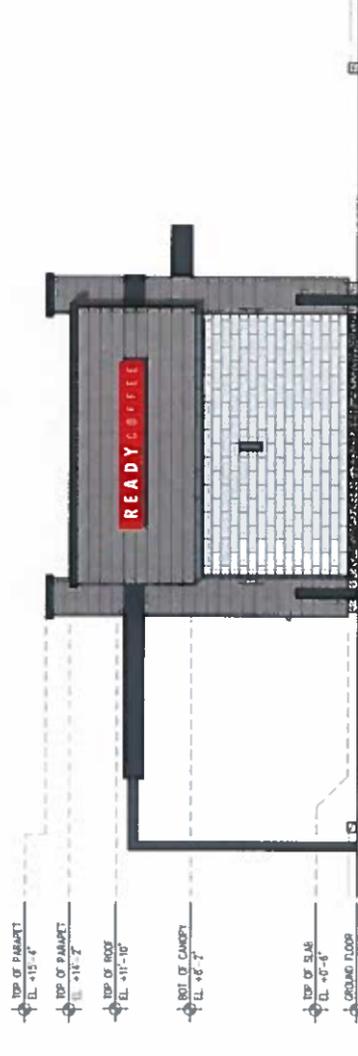
THIN BRICK by Belden Brick Company
Polar White Clear
Painted Benjamin Moore #655-Cloud Cover



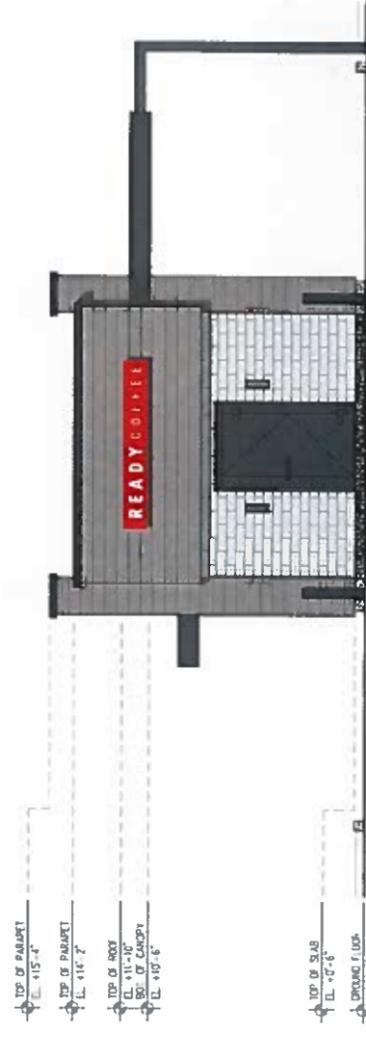
WEST ELEVATION



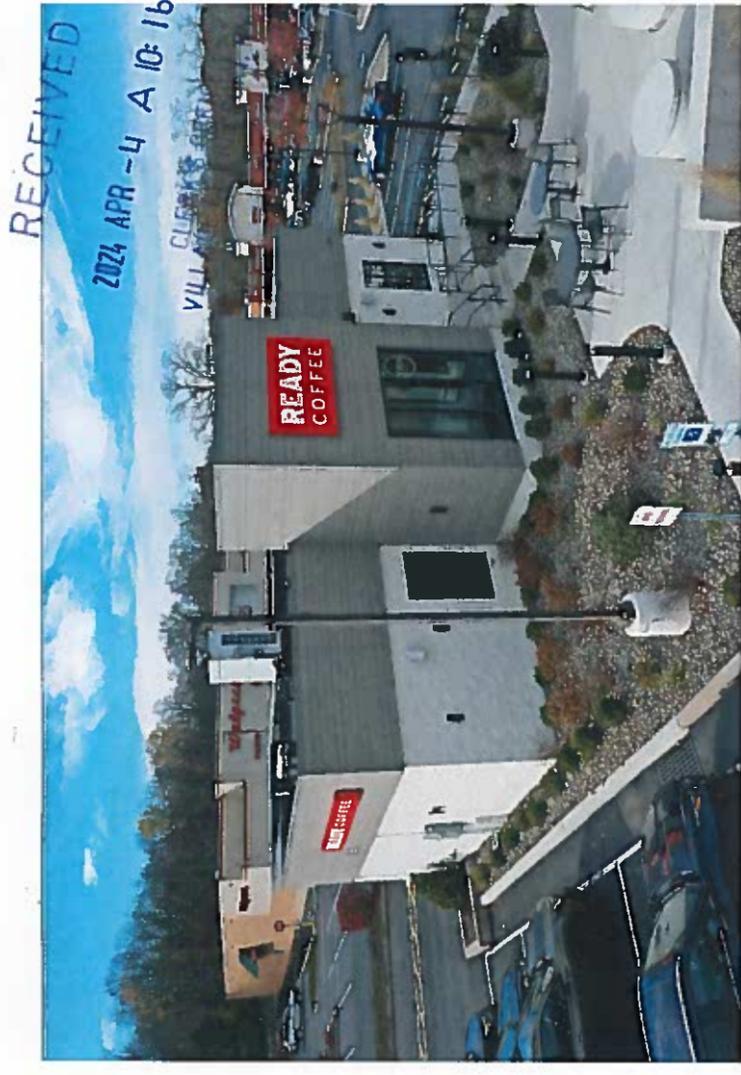
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



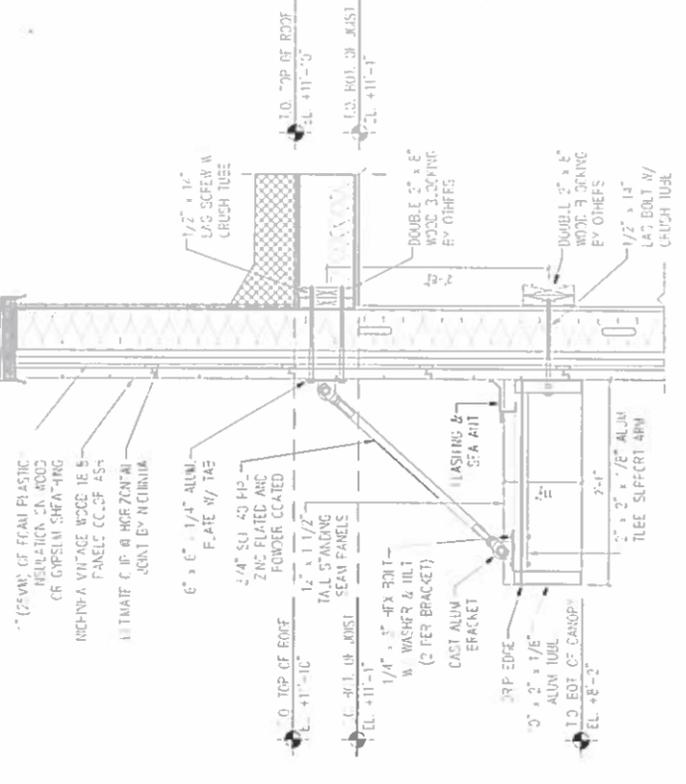
EXISTING READY COFFEE
LeGrange New York



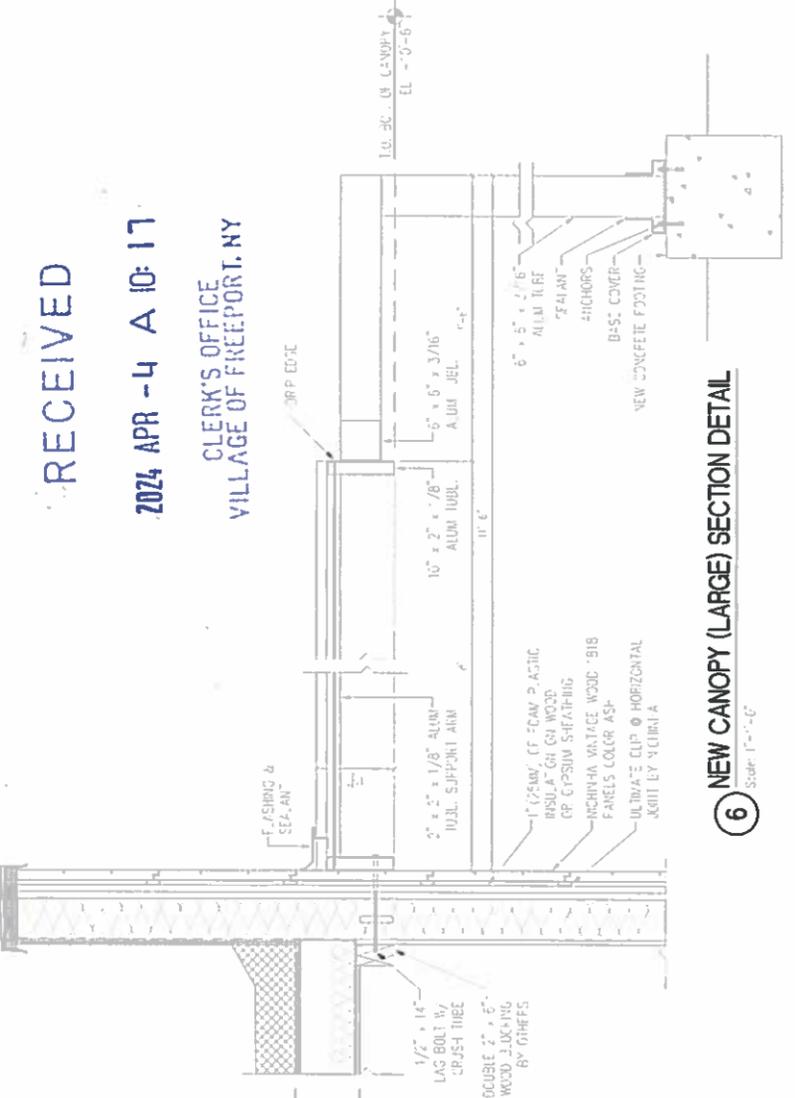
EXISTING READY COFFEE
LeGrange New York

PROPOSED NOTE LEGEND

- A OUTDOOR WALL SCHEME 'MAC' LIGHTING (CON VENE-4516/4-EE)
- B READY COFFEE SIGN 1 (POWER BY C.C.)
- C READY COFFEE SIGN 2 (POWER BY C.C.)
- D MENU SIGN (POWER BY C.C.)
- E SAFETY ECLAIRAGE 'M' LIGHTS
- F NEW DOOR (SEE DOOR SCHEDULE A-600)
- G NICHINA VINTAGE WOOD IBIS PANELS COLOR ASH
- H PAINT BEJUANBY MOORE #555 CLOUD COLEP SEMI GLOSS
- I THIN ERCT BELDEN COLOR PC-AR WHITE CLEAR
- J NEW WINDOW (SEE WINDOW SCHEDULE)
- K NEW CANOPY (SMALL)
- L NEW CANOPY (LARGE)
- M METAL COPING MEDIUM GRAY / MACH NICHINA CLADDING

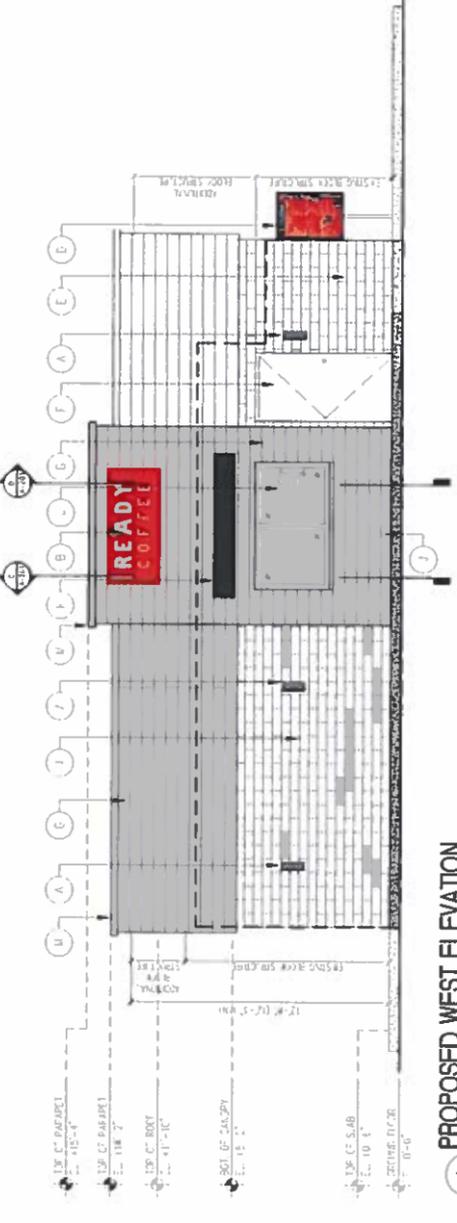


5 NEW CANOPY (SMALL) SECTION DETAIL
Scale: 1/4"=1'-0"

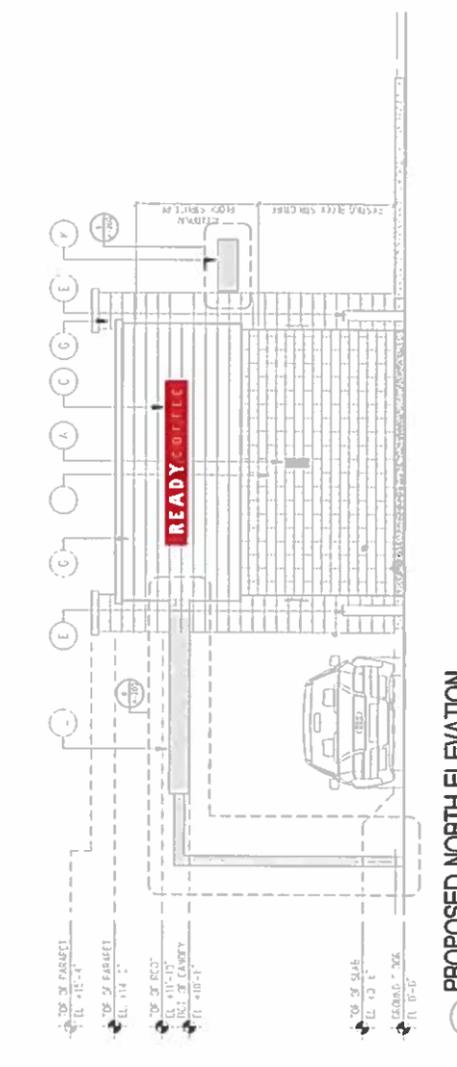


6 NEW CANOPY (LARGE) SECTION DETAIL
Scale: 1/4"=1'-0"

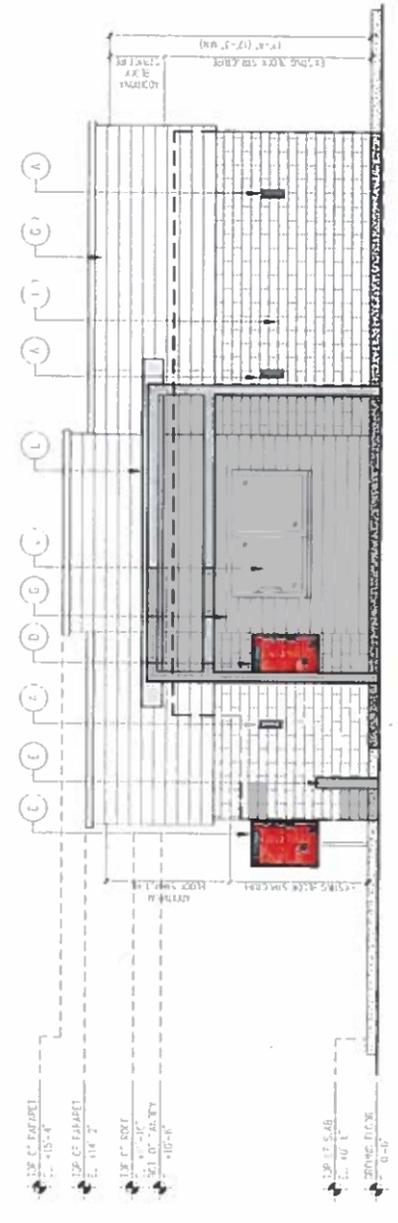
RECEIVED
2024 APR -4 A 10:17
CLERK'S OFFICE
VILLAGE OF FREERPT. NY



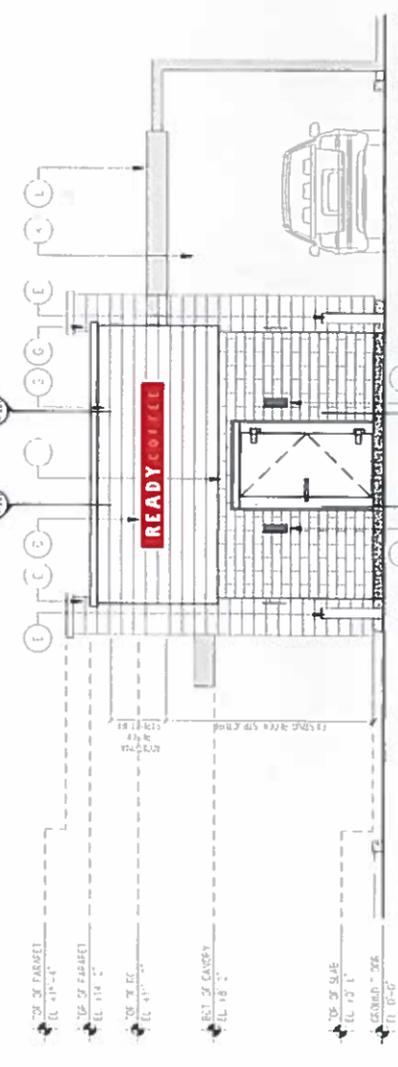
1 PROPOSED WEST ELEVATION
Scale: 1/4"=1'-0"



3 PROPOSED NORTH ELEVATION
Scale: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4"=1'-0"



4 PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'-0"

<p><small>The owner of this set of architectural drawings is to provide a copy to the building department of the Village of Freeport, New York, for their review and approval. The owner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The architect is not responsible for any errors or omissions in these drawings or for any consequences arising therefrom.</small></p>	<p>COMBINED RESOURCES CONSULTING AND DESIGN, INC. 177 FIRST STREET, SUITE 102 FREEPORT, NY 11521 P: 516.644.2828 F: 516.644.2820</p>	<p>Project Manager: Patricio Solar (Senior Project Manager) Cell: 516.655.4840 Email: psolar@crdinfo.com</p>	<p>Client: Ready Coffee 177 Atlantic Ave, Freeport, NY 11520</p>	<p>Drawings: PROPOSED ELEVATION ELEVATIONS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Issue Log Date:</td> <td>2-02-2024</td> <td>Drawn By:</td> <td>AN</td> </tr> <tr> <td>File No.:</td> <td>23-123.07</td> <td>Rev. By:</td> <td>PS</td> </tr> <tr> <td>Scale:</td> <td>As Shown</td> <td>PG:</td> <td>01</td> </tr> <tr> <td>Draw No.:</td> <td></td> <td>Sheet & Size:</td> <td></td> </tr> </table> <p style="font-size: 2em; text-align: center; font-weight: bold;">A-200.00</p>	Issue Log Date:	2-02-2024	Drawn By:	AN	File No.:	23-123.07	Rev. By:	PS	Scale:	As Shown	PG:	01	Draw No.:		Sheet & Size:	
Issue Log Date:	2-02-2024	Drawn By:	AN																		
File No.:	23-123.07	Rev. By:	PS																		
Scale:	As Shown	PG:	01																		
Draw No.:		Sheet & Size:																			

This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The architect is not responsible for any errors or omissions in these drawings or for any consequences arising therefrom.

RECEIVED



READY COFFEE (DAIRY BARN)
177 Atlantic Ave. Freeport, NY



RECEIVED

READY COFFEE (DAIRY BARN)
177 Atlantic Ave. Freeport NY

RECEIVED
2024 MAY - 6 P 2:55
CLERK'S OFFICE
VILLAGE OF FREEPORT

COMBINED
RESOURCES
CONSULTING AND DESIGN, INC.
100 FIRST STREET, SUITE 100
LINDEN, NY 11558
P 516.644.2828 F 516.644.2820

Patrick Solar (Senior Project Manager)
Cell: 516.655.4840 Email: psolar@crdinc.com

Ready Coffee

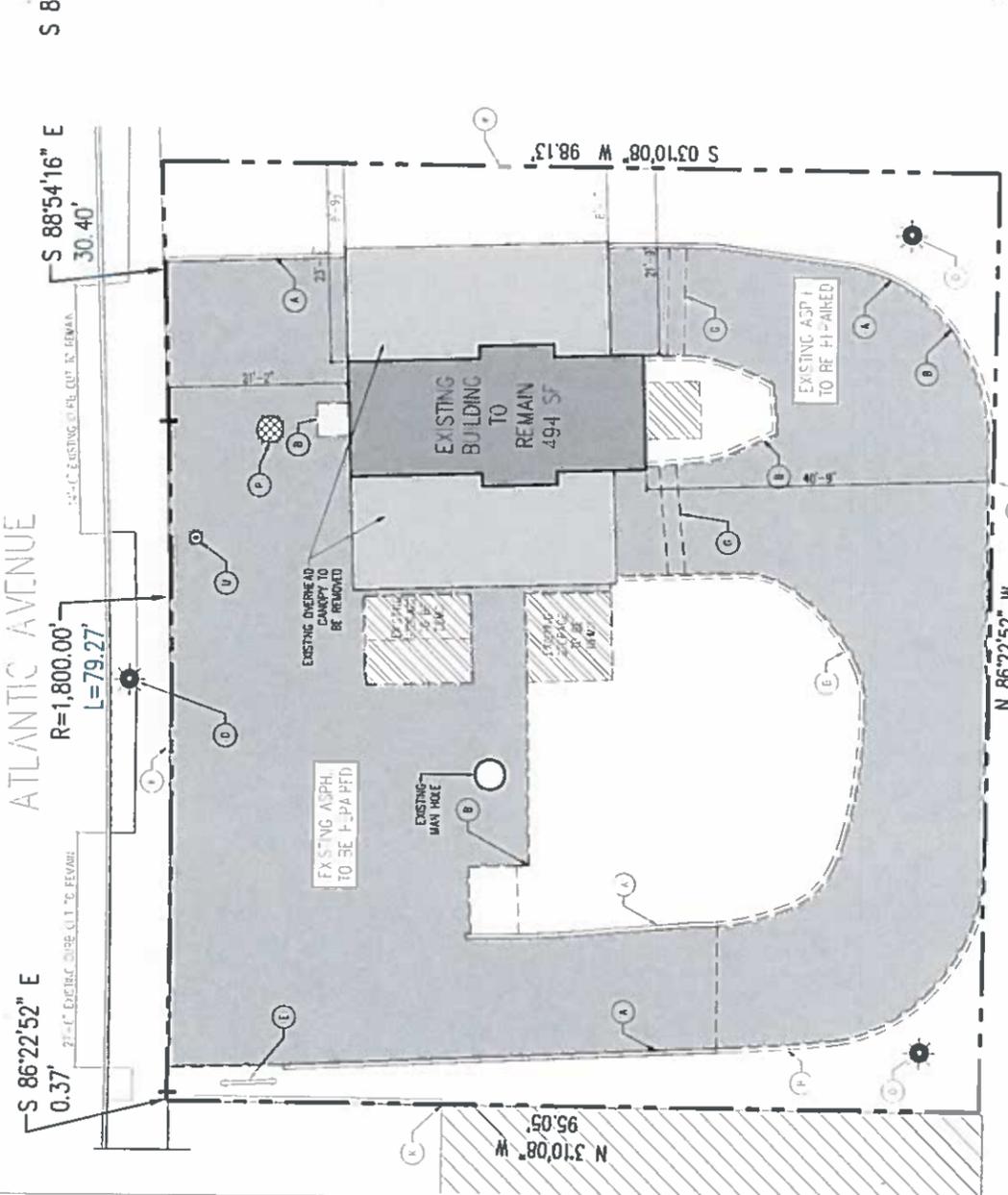
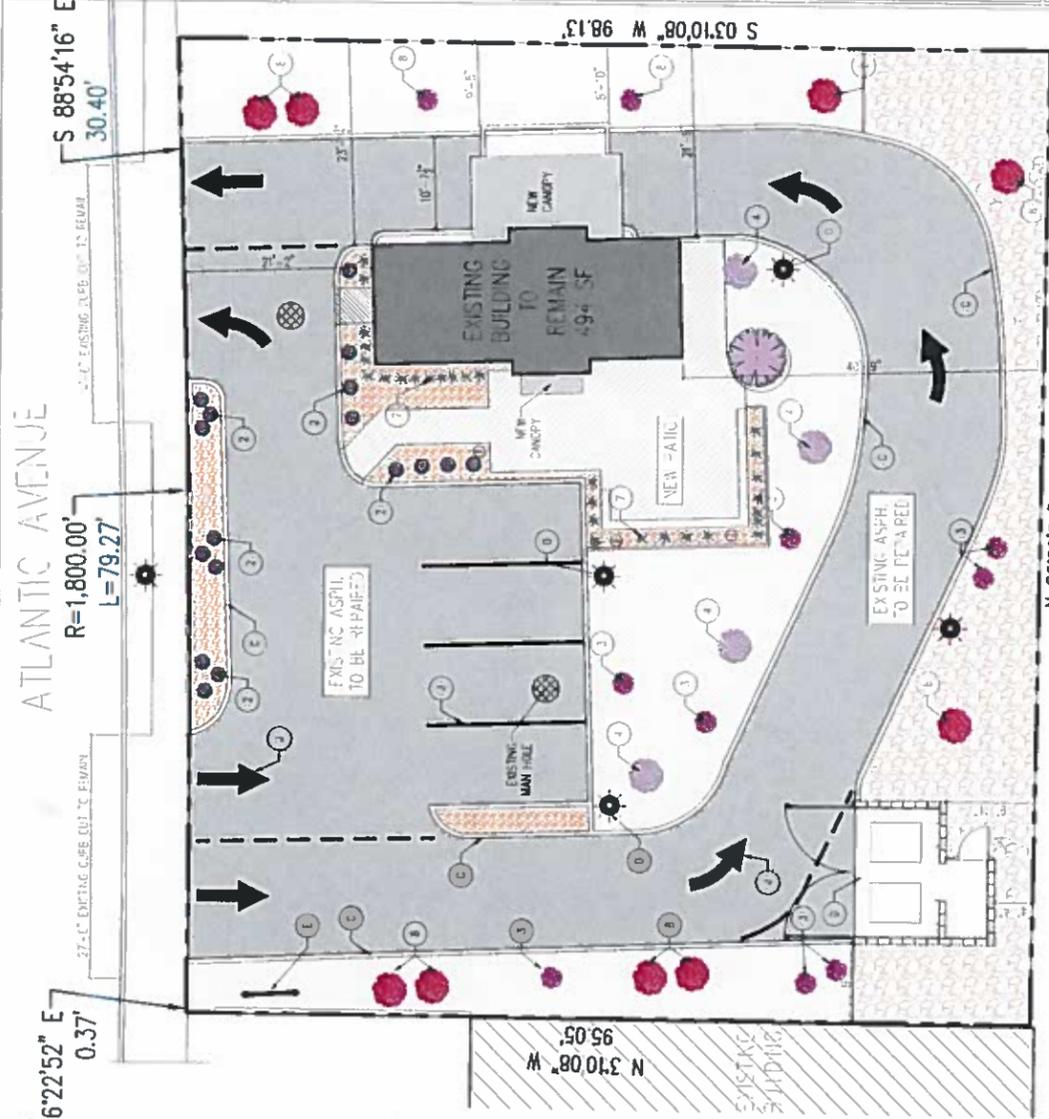
177 Atlantic Ave,
Freeport, NY 11520

SITE PLAN

Scale: 1" = 10'-0"

SP-100.00

NO BUILDING ENLARGEMENT
DATE: 10/27/23
DRAWN BY: E. BUCKLEY, JR.
CHECKED BY: E. BUCKLEY, JR.
SECTION: 11.000.00



SITE PLAN VICTE LEGEND (SEE SHEET SP-100)	DESCRIPTION
1	EXISTING ASPHALT TO BE REPAIRED
2	EXISTING ASPHALT TO BE REPAIRED
3	EXISTING ASPHALT TO BE REPAIRED
4	EXISTING ASPHALT TO BE REPAIRED
5	EXISTING ASPHALT TO BE REPAIRED
6	EXISTING ASPHALT TO BE REPAIRED
7	EXISTING ASPHALT TO BE REPAIRED
8	EXISTING ASPHALT TO BE REPAIRED
9	EXISTING ASPHALT TO BE REPAIRED

Application Date: 4/12/24
Fees Paid: \$500.00

SP# 3728

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 53 Hansc Avenue ZONING DISTRICT Industrial B
SECTION 62 BLOCK 230 LOT 38 LOT SIZE: 15,880 SF

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>Robert Bennett, PO</u>			Name: <u>Paul Burns</u>	
Address: <u>8 West Merrick Road</u>			Address: <u>53 Hansc Ave</u>	
<u>Freeport, New York 11520</u>			<u>Freeport, New York 11520</u>	
Telephone #: <u>516 867 2036</u>			Telephone #: <u>516 377 0428</u>	

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

Present Land Use: Industrial Proposed Land Use: Industrial

Description of Proposed Work: Maintain existing steel assembly frame structure

I request a preliminary meeting: YES NO

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

_____ YES NO 4-1-24

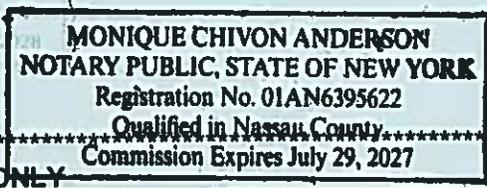
APPLICANT'S SIGNATURE
Sworn to before me this _____ day of April, 2024.
[Signature]
Notary Public



DATE

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

PROPERTY OWNER'S SIGNATURE
Sworn to before me this _____ day of April, 2024.
[Signature]
Notary Public



FOR VILLAGE USE ONLY

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

SUBMISSION CHECKLIST

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



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
March 12, 2024

Paul Burns
53 Hanse Ave, Freeport, NY 11520

RE: 53 Hanse Ave, Freeport, NY 11520
Zoning District: Industrial B Sec 62 Blk 230 Lot 38
Building Permit Application #20233203
Description: Maintain existing steel assembly frame structure.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

RECEIVED
2024 APR 12 A 11:10
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233203

Location: 53 Hanse Ave, Freeport, NY

Applicant: Paul Burns

Description : Maintain existing steel assembly frame structure

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: March 12, 2024

Sergio A. Mauras

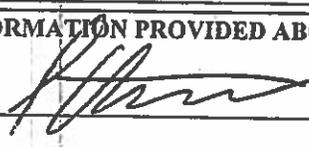
Sergio A. Mauras
Superintendent of Buildings

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

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

RECEIVED
Page 2 of 4

2021 APR 12 A 11:10
OFFICE OF FREEDOM
OFFICE

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: _____ Signature: 		

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

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

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

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

RECEIVED

2024 APR 12 A 11: 10

CLEARY'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)

20233203

617.20
Appendix B

Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Bear Steel assembly structure							
Project Location (describe, and attach a location map): 53 Hanse Ave, Freeport, NY							
Brief Description of Proposed Action: Maintain existing steel assembly frame structure							
Name of Applicant or Sponsor:		Telephone: 716-204-9824					
		E-Mail:					
Address: 53 Hanse Avenue							
City/PO: Freeport		State: NY	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Freeport Building Dept, ZONING, + SITE PLAN			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		1 acres					
b. Total acreage to be physically disturbed?		1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 acres					
4. Check all land uses that occur on, adjoining and near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

RECEIVED
2024 APR 12 11:10
CLERK'S OFFICE
FREEPORT, NY

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION

RECEIVED

2024 APR 12 A 11: 10

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

DATE: October 19, 2023

APPROVAL

Building Department Permit Application #20233203

Chairman, regarding Application #2023-17 for the premises located at 53 Hanse Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-148(A), and 210-172A(10) seeking approval to maintain existing steel assembly frame structure.

I, Anthony J. Mineo, move that this Board make the following findings of fact:

A public hearing was held on September 21, 2023 wherein applicant was represented by architect Robert Bennett of RABCO Engineering. He explained that the applicant was there for the use and for parking. The facility is a steel fabrication shop. They take prefabricated steel and punch, cut, and preassemble members for use at other facilities. They have been in business for four years. The zoning code does not allow steel fabrication in the industrial zone. He explained there is basically no noise and there have been no complaints. It is not like the old days where they did rivets. There is no side iron. The process is way less invasive than when the zoning code was enacted. They are in compliance with the Nassau County Fire Marshall. The structure is an open frame assembly. To maneuver steel, they need height to lift and move the members. Forklifts are more dangerous and noisy.

There is also a parking issue. There was a variance for the building granted in 1998 and there have been no changes since then. The building is 6,800 square feet and 7 parking spaces are required and three are provided on-site. Some employees take the bus and some take the LIRR. Mr. Bennett explained that he did a parking study a couple of years ago on Stadium Drive, which was about 60% occupied.

The Board questioned the denial section, which invokes the prohibited use in an industrial zone of "Metal finishing, electroplating, metal cleaning, cleaning and etching or other processes which normally produce wastes containing metals and cyanide." Mr. Bennet said that there is waste created, but definitely not cyanide. Mr. Bennett explained that they are in compliance with the EPA and the Fire Marshall. There are likely auto body shops that are worse than this business.

Andrew Shabica spoke in favor of the project. He is a steel engineer/fabricator/installed, affiliated with the Freeport Revolver and Rifle Range. They contracted him to build their roof, renovate their interior and exterior facilities. He explained that the applicant helped him offload some large steel. With over 35 years in the industry, he said their facility is the cleanest, quietest, and safest facility he has seen. They are an asset to the Village.

Frank Grossman also spoke, and wanted to clarify that while the application says to maintain the steel structure, the structure is new since the applicant purchased it. He said they don't bother him. He has had no problem with parking.

The applicant also testified on his own behalf. He explained that there are between 9 and 12 employees at the shop and 30 or so in the field.

Regarding the requested use variance:

1. Applicant has demonstrated that applicable zoning regulations and restrictions have caused unnecessary hardship. Applicant has demonstrated to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. the applicant cannot realize a reasonable return. Applicant is in the steel fabrication business. This property was purchased for that purpose.
 - b. that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - c. that the requested use variance, if granted, will not alter the essential character of the neighborhood. As explained, the steel fabrication business is a less invasive business than may have been contemplated when the code section was adopted in 1968.
 - d. that the alleged hardship has not been self-created.

Regarding the parking variance:

2. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
 - a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
 - b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. This building is pre-existing and has always provided 3 parking spaces.
 - c. that the requested area variance is insubstantial;
 - d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - e. that the alleged difficulty was not self-created.
3. The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

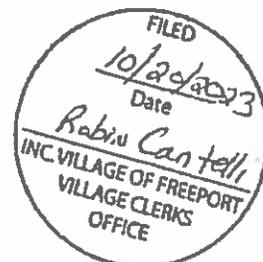
I further move that this application be granted subject to the following conditions:

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

Second by: Ben Jackson

Member Mineo
 Member Jackson
 Member Hawkins
 Chairperson Rhoden

RECEIVED
 In Favor
 In Favor
 In Favor
 In Favor
 2024 APR 24 11:11 AM
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

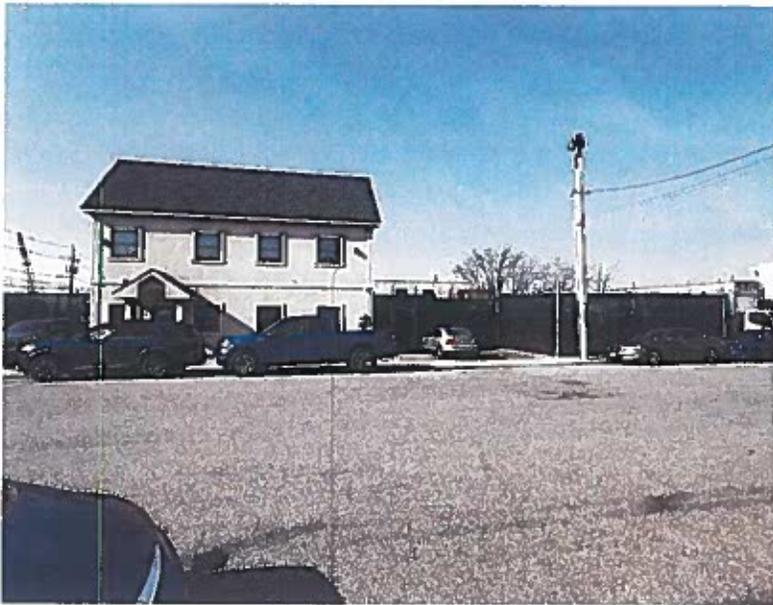




Bear Steel Site Plan review; Neighboring property to north (Town of Hempstead Waterways) opposite side of Street 40 Hanse Avenue; Freeport, New York; March 14, 2024; Front east facade looking west



Bear Steel Site Plan review; Neighboring property across street (corner property) (Milro Services) opposite side of St. Mary's Street) 41 Hanse Avenue; Freeport, New York; March 14, 2024; Side yard west facade looking east



Bear Steel Site Plan review; Neighboring property across Street (corner property) (Milro Services) opposite side of St. Mary's Street) 41 Hanse Avenue; Freeport, New York; March 14, 2024; Front south facade looking north



Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; neighboring property directly to east (4 St. Mary's Avenue) looking south

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 APR 12 A 11:11

RECEIVED



Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; neighboring property to east of St. Mary's Avenue (8 St. Mary's Avenue) looking south

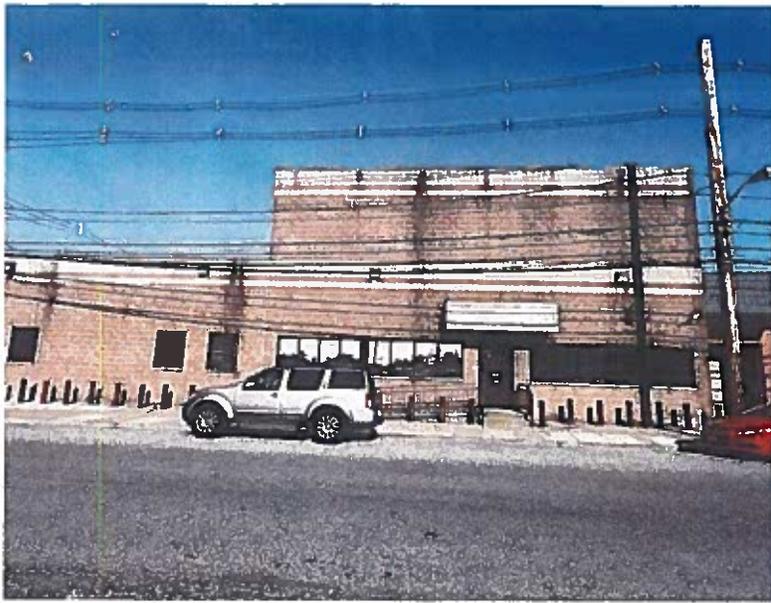


Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; neighboring property to east across St. Mary's Avenue (8 St. Mary's Avenue) front south facade looking north

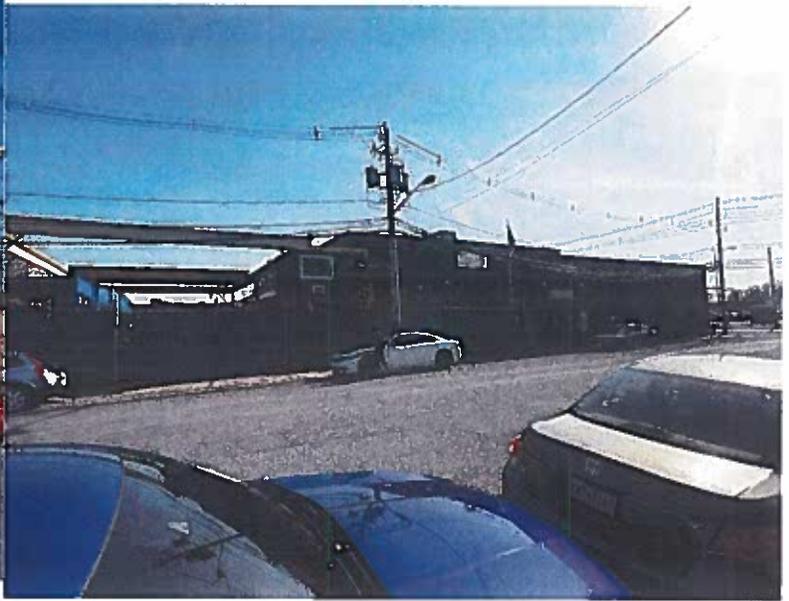
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 APR 12 A 11:11

RECEIVED



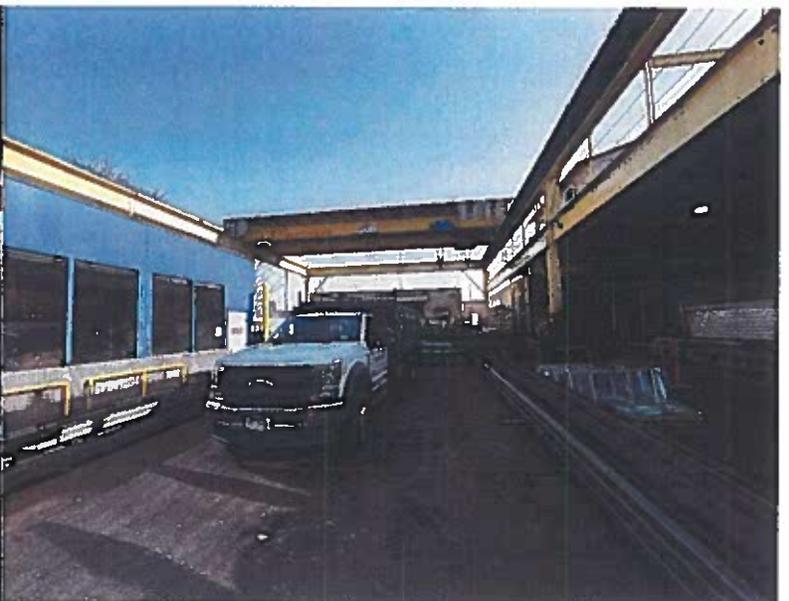
Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; Front west facade looking east



Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; north side yard looking south



Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; Interior yard east end looking east

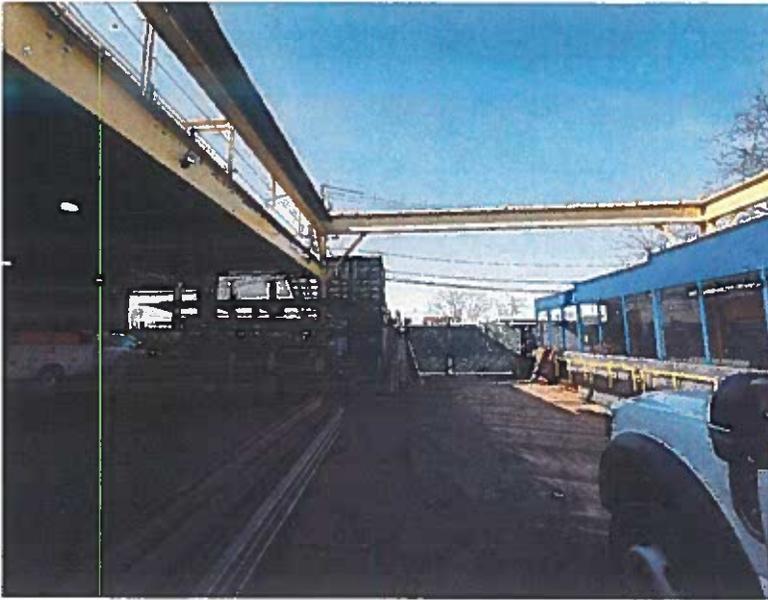


Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; Interior yard south end looking south

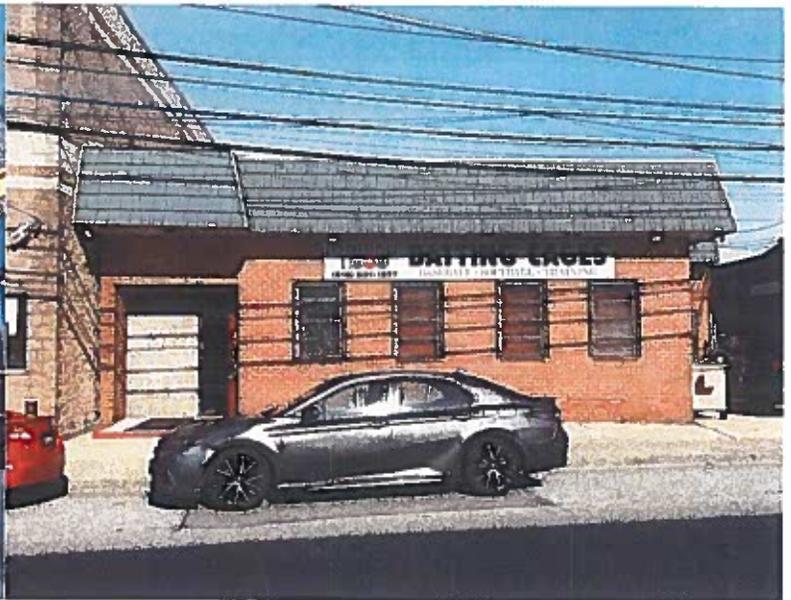
VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 APR 12 A 11:10

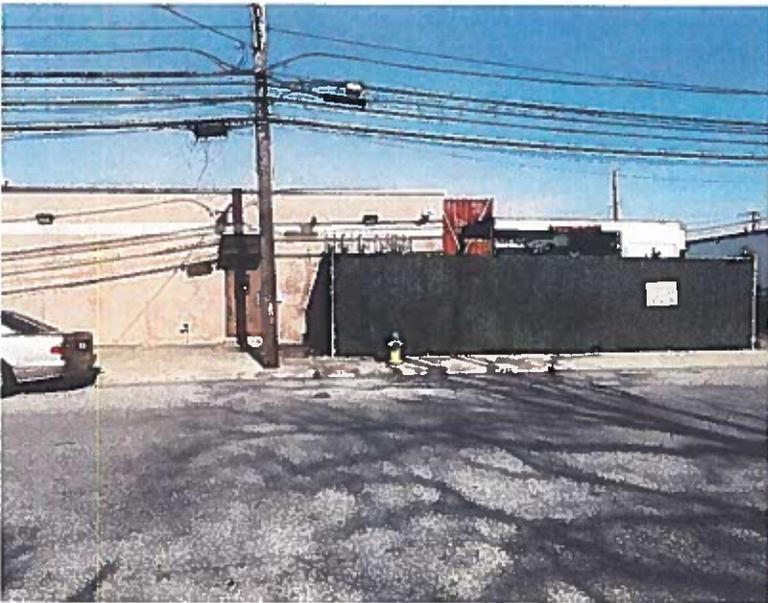
RECEIVED



Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; Interior yard north end looking north



Bear Steel Site Plan review; Neighboring property immediately south 57 Hanse Avenue; Freeport, New York; March 14, 2024; Front west facade looking east



Bear Steel Site Plan review; 53 Hanse Avenue; Freeport, New York; March 14, 2024; Front west facade looking west

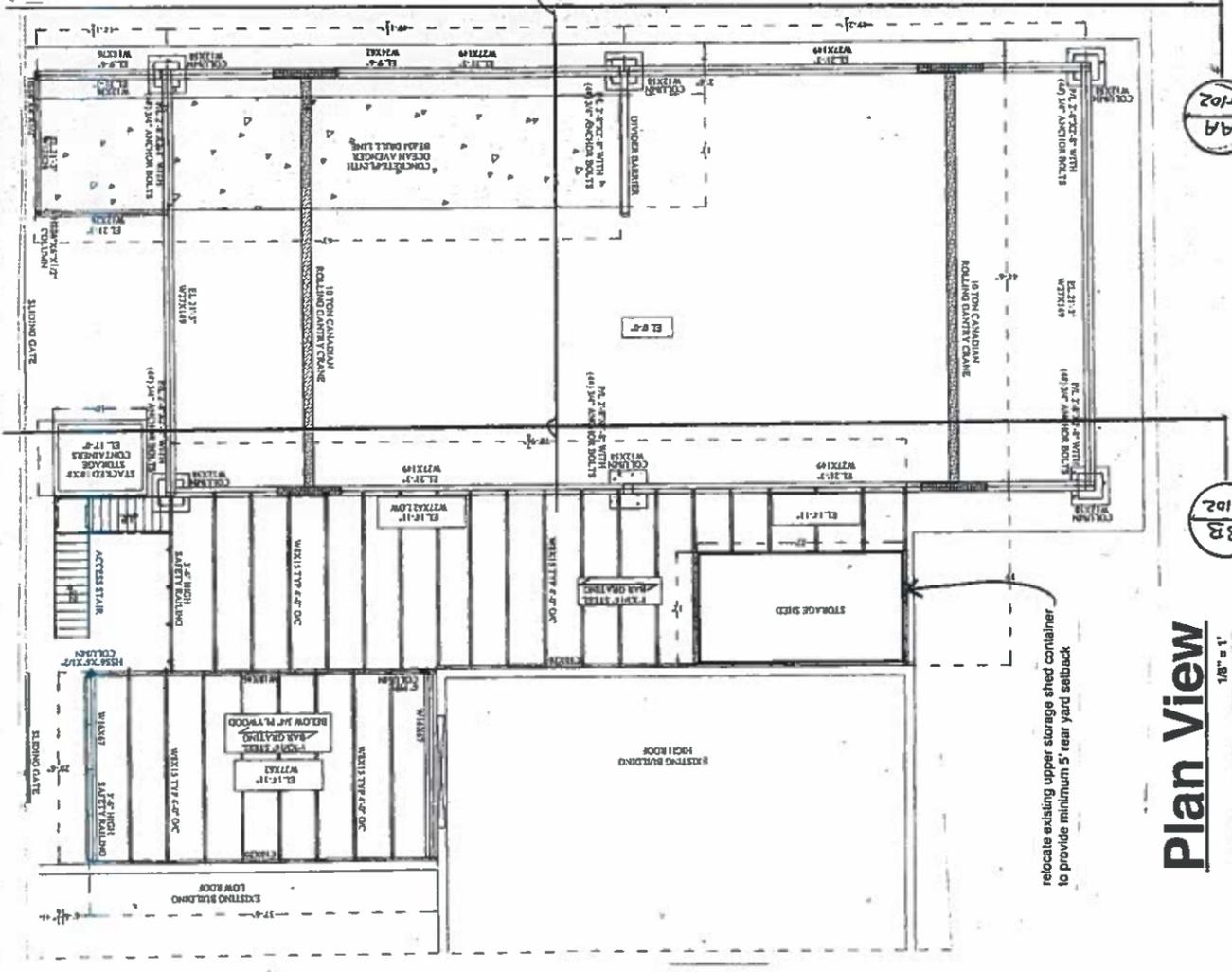


Bear Steel Site Plan review; Neighboring property to south opposite side of street 56 Hanse Avenue; Freeport, New York; March 14, 2024; Front east facade looking west

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2024 APR 12 A 11: 11

RECEIVED

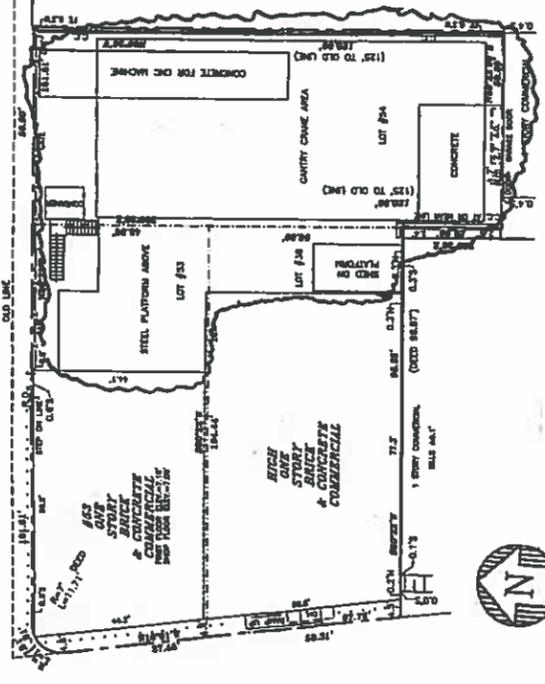


Plan View
1" = 8'

relocate existing upper storage shed container to provide minimum 5' rear yard setback

ST. MARY'S PLACE
FORMERLY SIGMOND AVENUE

HANSE (PLACE) AVENUE
FORMERLY SHELL AVENUE/ROAD



Site Plan
1" = 20'

excerpted from survey by Barry M. Fahner, LLS #48851
Freeport, NY last dated 10/17/22

VILLAGE OF FREEPORT ZONING TABLE: BEAR STEEL: 53 HANSE AVENUE: FREEPORT, NEW YORK

Zoning Section	permitted/required	existing	proposed	comments	Variance required
Industrial B	Industrial B	Industrial B	Industrial B	Steel fabrication shop	Yes
Block	62	230	38		
Lot	min 20,000 SF	15,880 SF	15,880 SF	No change	
Lot Area 210-150	75% of 13,590 = 11,910	6,818 SF	6,818 or 42.9%	OK no change	
Lot Coverage 210-151	50'	34.58'	34.59'	OK no change	
Height 210-149	35'	4.66'	4.66'	N/A	
Floor area Ratio	5'	20'	20'	no change	
front yard setback 210-152	57/15'	0.2/0.0	0.2/0.0	no change	
rear yard setback 210-152	20'	50'	50'	no change	
side yard setback 210-152				N/A	
side yard aggregate 210-182				N/A	
Deck front yard setback				N/A	
Deck side yard setback				N/A	
Deck rear yard setback				N/A	
sky exposure plane PFR				N/A	
sky exposure plane side				N/A	
Vehicular access for loading	60' setback	87'	67'	OK no change	
Parking 210-172 A(10)	1 space / 1000 SF = 6.818/1000 = 6.8 sqy 7	3	7	4 additional spaces required	Yes

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

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

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



RAECO
Engineering, Inc.
211 West 10th Street
Freeport, NY 11040
Tel: (516) 357-0000
Fax: (516) 357-0001

DATE	DESCRIPTION
10/17/22	Initial Design
11/15/22	Final Design
12/15/22	Final Design
01/15/23	Final Design
02/15/23	Final Design
03/15/23	Final Design
04/15/23	Final Design
05/15/23	Final Design
06/15/23	Final Design
07/15/23	Final Design
08/15/23	Final Design
09/15/23	Final Design
10/15/23	Final Design
11/15/23	Final Design
12/15/23	Final Design
01/15/24	Final Design
02/15/24	Final Design
03/15/24	Final Design
04/15/24	Final Design
05/15/24	Final Design
06/15/24	Final Design
07/15/24	Final Design
08/15/24	Final Design
09/15/24	Final Design
10/15/24	Final Design
11/15/24	Final Design
12/15/24	Final Design
01/15/25	Final Design
02/15/25	Final Design
03/15/25	Final Design
04/15/25	Final Design
05/15/25	Final Design
06/15/25	Final Design
07/15/25	Final Design
08/15/25	Final Design
09/15/25	Final Design
10/15/25	Final Design
11/15/25	Final Design
12/15/25	Final Design
01/15/26	Final Design
02/15/26	Final Design
03/15/26	Final Design
04/15/26	Final Design
05/15/26	Final Design
06/15/26	Final Design
07/15/26	Final Design
08/15/26	Final Design
09/15/26	Final Design
10/15/26	Final Design
11/15/26	Final Design
12/15/26	Final Design
01/15/27	Final Design
02/15/27	Final Design
03/15/27	Final Design
04/15/27	Final Design
05/15/27	Final Design
06/15/27	Final Design
07/15/27	Final Design
08/15/27	Final Design
09/15/27	Final Design
10/15/27	Final Design
11/15/27	Final Design
12/15/27	Final Design
01/15/28	Final Design
02/15/28	Final Design
03/15/28	Final Design
04/15/28	Final Design
05/15/28	Final Design
06/15/28	Final Design
07/15/28	Final Design
08/15/28	Final Design
09/15/28	Final Design
10/15/28	Final Design
11/15/28	Final Design
12/15/28	Final Design
01/15/29	Final Design
02/15/29	Final Design
03/15/29	Final Design
04/15/29	Final Design
05/15/29	Final Design
06/15/29	Final Design
07/15/29	Final Design
08/15/29	Final Design
09/15/29	Final Design
10/15/29	Final Design
11/15/29	Final Design
12/15/29	Final Design
01/15/30	Final Design
02/15/30	Final Design
03/15/30	Final Design
04/15/30	Final Design
05/15/30	Final Design
06/15/30	Final Design
07/15/30	Final Design
08/15/30	Final Design
09/15/30	Final Design
10/15/30	Final Design
11/15/30	Final Design
12/15/30	Final Design
01/15/31	Final Design
02/15/31	Final Design
03/15/31	Final Design
04/15/31	Final Design
05/15/31	Final Design
06/15/31	Final Design
07/15/31	Final Design
08/15/31	Final Design
09/15/31	Final Design
10/15/31	Final Design
11/15/31	Final Design
12/15/31	Final Design
01/15/32	Final Design
02/15/32	Final Design
03/15/32	Final Design
04/15/32	Final Design
05/15/32	Final Design
06/15/32	Final Design
07/15/32	Final Design
08/15/32	Final Design
09/15/32	Final Design
10/15/32	Final Design
11/15/32	Final Design
12/15/32	Final Design
01/15/33	Final Design
02/15/33	Final Design
03/15/33	Final Design
04/15/33	Final Design
05/15/33	Final Design
06/15/33	Final Design
07/15/33	Final Design
08/15/33	Final Design
09/15/33	Final Design
10/15/33	Final Design
11/15/33	Final Design
12/15/33	Final Design
01/15/34	Final Design
02/15/34	Final Design
03/15/34	Final Design
04/15/34	Final Design
05/15/34	Final Design
06/15/34	Final Design
07/15/34	Final Design
08/15/34	Final Design
09/15/34	Final Design
10/15/34	Final Design
11/15/34	Final Design
12/15/34	Final Design
01/15/35	Final Design
02/15/35	Final Design
03/15/35	Final Design
04/15/35	Final Design
05/15/35	Final Design
06/15/35	Final Design
07/15/35	Final Design
08/15/35	Final Design
09/15/35	Final Design
10/15/35	Final Design
11/15/35	Final Design
12/15/35	Final Design
01/15/36	Final Design
02/15/36	Final Design
03/15/36	Final Design
04/15/36	Final Design
05/15/36	Final Design
06/15/36	Final Design
07/15/36	Final Design
08/15/36	Final Design
09/15/36	Final Design
10/15/36	Final Design
11/15/36	Final Design
12/15/36	Final Design
01/15/37	Final Design
02/15/37	Final Design
03/15/37	Final Design
04/15/37	Final Design
05/15/37	Final Design
06/15/37	Final Design
07/15/37	Final Design
08/15/37	Final Design
09/15/37	Final Design
10/15/37	Final Design
11/15/37	Final Design
12/15/37	Final Design
01/15/38	Final Design
02/15/38	Final Design
03/15/38	Final Design
04/15/38	Final Design
05/15/38	Final Design
06/15/38	Final Design
07/15/38	Final Design
08/15/38	Final Design
09/15/38	Final Design
10/15/38	Final Design
11/15/38	Final Design
12/15/38	Final Design
01/15/39	Final Design
02/15/39	Final Design
03/15/39	Final Design
04/15/39	Final Design
05/15/39	Final Design
06/15/39	Final Design
07/15/39	Final Design
08/15/39	Final Design
09/15/39	Final Design
10/15/39	Final Design
11/15/39	Final Design
12/15/39	Final Design
01/15/40	Final Design
02/15/40	Final Design
03/15/40	Final Design
04/15/40	Final Design
05/15/40	Final Design
06/15/40	Final Design
07/15/40	Final Design
08/15/40	Final Design
09/15/40	Final Design
10/15/40	Final Design
11/15/40	Final Design
12/15/40	Final Design
01/15/41	Final Design
02/15/41	Final Design
03/15/41	Final Design
04/15/41	Final Design
05/15/41	Final Design
06/15/41	Final Design
07/15/41	Final Design
08/15/41	Final Design
09/15/41	Final Design
10/15/41	Final Design
11/15/41	Final Design
12/15/41	Final Design
01/15/42	Final Design
02/15/42	Final Design
03/15/42	Final Design
04/15/42	Final Design
05/15/42	Final Design
06/15/42	Final Design
07/15/42	Final Design
08/15/42	Final Design
09/15/42	Final Design
10/15/42	Final Design
11/15/42	Final Design
12/15/42	Final Design
01/15/43	Final Design
02/15/43	Final Design
03/15/43	Final Design
04/15/43	Final Design
05/15/43	Final Design
06/15/43	Final Design
07/15/43	Final Design
08/15/43	Final Design
09/15/43	Final Design
10/15/43	Final Design
11/15/43	Final Design
12/15/43	Final Design
01/15/44	Final Design
02/15/44	Final Design
03/15/44	Final Design
04/15/44	Final Design
05/15/44	Final Design
06/15/44	Final Design
07/15/44	Final Design
08/15/44	Final Design
09/15/44	Final Design
10/15/44	Final Design
11/15/44	Final Design
12/15/44	Final Design
01/15/45	Final Design
02/15/45	Final Design
03/15/45	Final Design
04/15/45	Final Design
05/15/45	Final Design
06/15/45	Final Design
07/15/45	Final Design
08/15/45	Final Design
09/15/45	Final Design
10/15/45	Final Design
11/15/45	Final Design
12/15/45	Final Design
01/15/46	Final Design
02/15/46	Final Design
03/15/46	Final Design
04/15/46	Final Design
05/15/46	Final Design
06/15/46	Final Design
07/15/46	Final Design
08/15/46	Final Design
09/15/46	Final Design
10/15/46	Final Design
11/15/46	Final Design
12/15/46	Final Design
01/15/47	Final Design
02/15/47	Final Design
03/15/47	Final Design
04/15/47	Final Design
05/15/47	Final Design
06/15/47	Final Design
07/15/47	Final Design
08/15/47	Final Design
09/15/47	Final Design
10/15/47	Final Design
11/15/47	Final Design
12/15/47	Final Design
01/15/48	Final Design
02/15/48	Final Design
03/15/48	Final Design
04/15/48	Final Design
05/15/48	Final Design
06/15/48	Final Design
07/15/48	Final Design
08/15/48	Final Design
09/15/48	Final Design
10/15/48	Final Design
11/15/48	Final Design
12/15/48	Final Design
01/15/49	Final Design
02/15/49	Final Design
03/15/49	Final Design
04/15/49	Final Design
05/15/49	Final Design
06/15/49	Final Design
07/15/49	Final Design
08/15/49	Final Design
09/15/49	Final Design
10/15/49	Final Design
11/15/49	Final Design
12/15/49	Final Design
01/15/50	Final Design
02/15/50	Final Design
03/15/50	Final Design
04/15/50	Final Design
05/15/50	Final Design
06/15/50	Final Design
07/15/50	Final Design
08/15/50	Final Design
09/15/50	Final Design
10/15/50	Final Design
11/15/50	Final Design
12/15/50	Final Design

GENERAL NOTES

- All work shall be in compliance with codes of the Village of Freeport, NY State Building Code of 2020, and any other authorities having jurisdiction.
- The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work to be constructed and related in every part in a good substantial and workmanlike manner in accordance with the drawings and specifications. All work shall be done in a safe and sound manner. All work shall be done in a safe and sound manner. All work shall be done in a safe and sound manner.
- The contractor shall be responsible for obtaining all necessary permits and approvals from the Village of Freeport, NY. The contractor shall be responsible for obtaining all necessary permits and approvals from the Village of Freeport, NY. The contractor shall be responsible for obtaining all necessary permits and approvals from the Village of

Structural Steel

- All structural steel indicated and erected is to be in accordance with the ASTM specs for steel design stresses of 50,000 psi as applicable and the ASCE Manual.
- All connections to be 3/4" dia. bolts or greater as required unless noted or designed as welded.
- All beam connections, column connections, moment splices, etc. as shown shall be welded.
- All connections to be in compliance with ASCE standards and to satisfy beam and reactions.
- All welding is to be performed by licensed welders and to meet the requirements of AWS, NY State, and the applicable International Code. All connections shall be welded.
- All bolts to be installed in accordance with applicable drawings.
- Special precautions to be taken during steel erection to insure stability until structure is completed.
- Owner shall procure testing to verify bolting/welding per NY State requirements.
- All connections shall be welded connections, except for field connections. Plans for moment connections shall all be min 5/8" thick and 1/2" long. Field connections shall be removed upon completion and holes plug welded.
- Provide permanent bracing in lieu of steel as required to provide 50% bracing for all steel members until all bracing for all steel members is in place on site drawings to be submitted prior to construction.
- Shop drawings must be submitted and approved by the Engineer prior to fabrication.

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

FREEPORT ZONING BOARD OF APPEALS
DECISION - MEX GRANT

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

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

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

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

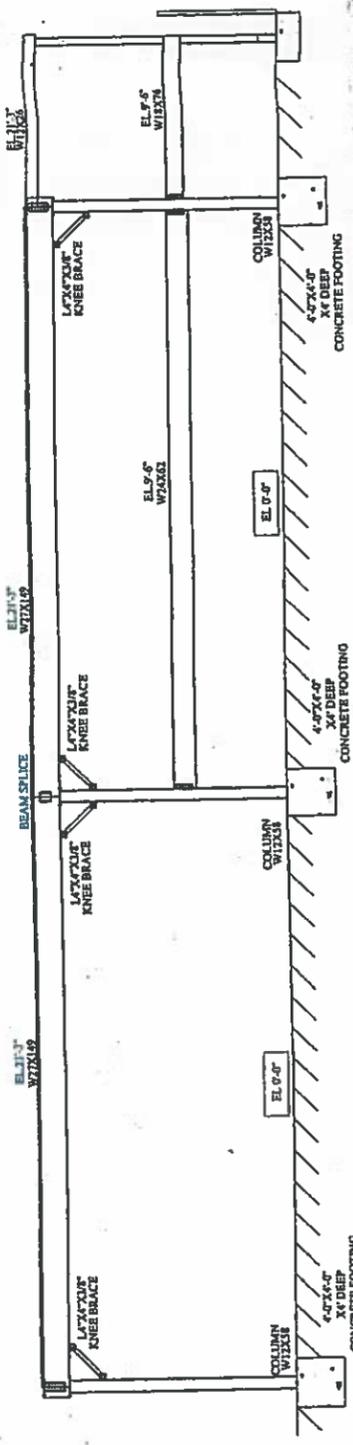
Motion by William White
Seconded by Wes Carman
In Favor
William White
Wes Carman
Wes Carman
George Martinez
Martha DeSalvo
In Favor
In Favor
In Favor
In Favor
February 25, 1998



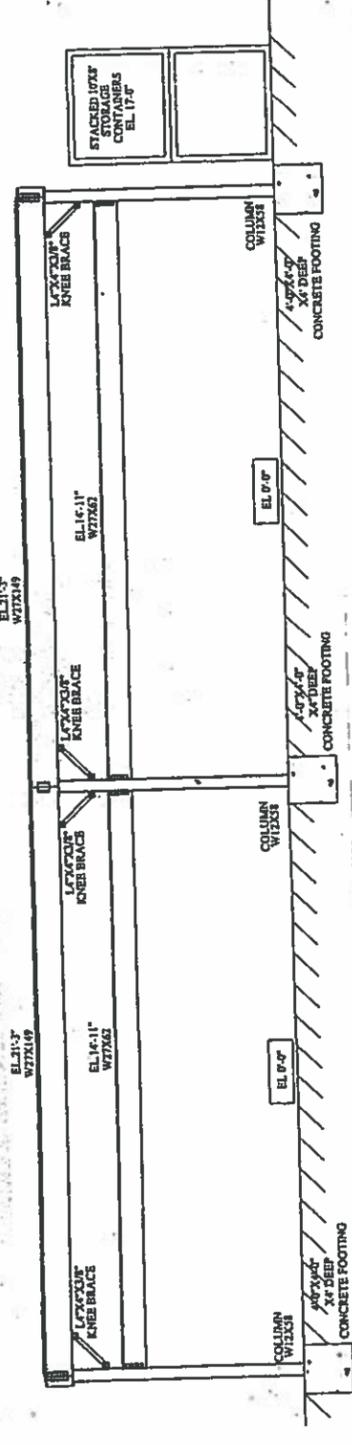
The purpose of this drawing is to provide specifications and details for fabricating and erecting the structure shown. All work should be coordinated with the drawing requirements of the Village of Freeport, 2000 NY State Building Code, and any other applicable regulations. No other work, change in footprint, square footage, or occupancy of the property is shown or intended.

Rabco Engineering, P.C.
Engineering, Inspection, Construction Management
24, 24th St. 2nd Fl.
Freeport, New York 11520
Robert A. Bennett P.E.
Principal

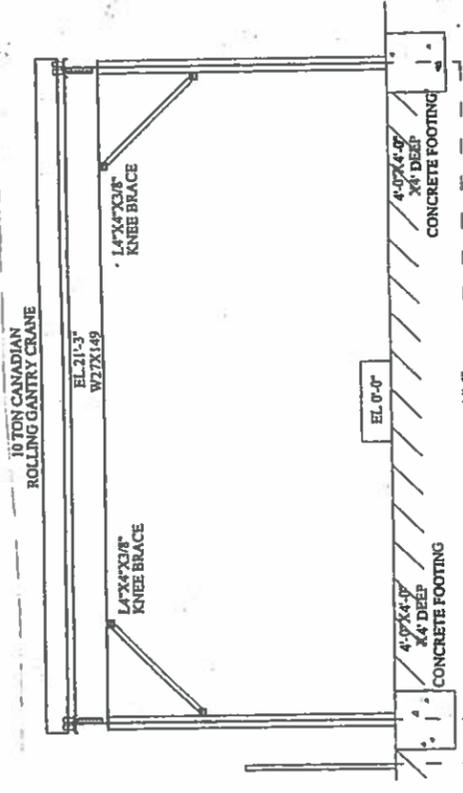
NO.	REVISIONS	DATE	BY	APP.
1	Issue for Review			
2	Final			
3				
4				
5				



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



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



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

CLERY'S OFFICE
VILLAGE OF FREEPORT, NY
APR 12 A 11:11

Application Date: 4/18/24
Fees Paid: \$325.00

SP# 3732

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 205 WALLACE STREET ZONING DISTRICT R-AA
SECTION 55 BLOCK 384 LOT 27 LOT SIZE: 75'x138'+

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Mahesh Tikaram</u>	Name: <u>Mahesh Tikaram</u>
Address: <u>205 WALLACE STREET</u> <u>FREEPORT, NY 11520</u>	Address: <u>205 WALLACE STREET</u> <u>FREEPORT, NY 11520</u>
Telephone #: <u>(917) 579-4349</u>	Telephone #: <u>(917) 579-4349</u>

Attorney Name: _____
(optional) Phone #: _____

Address: _____

Present Land Use: RESIDENTIAL
SINGLE FAMILY

Proposed Land Use: RESIDENTIAL
SINGLE FAMILY

Description of Proposed Work: _____
PROPOSED ADDITION & ALTERATIONS TO EXISTING 2-STORY
ONE-FAMILY RESIDENCE AND NEW DETACHED GARAGE (484SF)

I request a preliminary meeting: YES NO

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

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

YES NO

Mahesh Tikaram
APPLICANT'S SIGNATURE

4/18/24
DATE

Sworn to before me this 08
day of April, 2024

Miguel Hernandez
Notary Public



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

Mahesh Tikaram
PROPERTY OWNER'S SIGNATURE

4/18/24
DATE

Sworn to before me this 08
day of April, 2024

Miguel Hernandez
Notary Public



FOR VILLAGE USE ONLY

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

RECEIVED
2024 APR 18 AM 11:07
CLERK'S OFFICE
VILLAGE OF FREEPORT

SUBMISSION CHECKLIST

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

2017 APR 1
 VILLAGE CLERK
 RECEIVED



RECEIVED

2024 APR 18 A 11: 07

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

April 15, 2024
SITE PLAN LETTER

Sheron Tikaram
205 Wallace Street
Freeport, NY 11520

RE: 205 Wallace Street, Freeport, NY 11520
Zoning District – Residence AA – Sec. 55 Block 384 Lot 27
Building Permit Application #20243670
Description– Proposed 1208 sq. ft. addition & alterations to existing two-story, one family dwelling and new detached garage (484 SqFt)

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

cc: Village Clerk
ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

Notice

2024 APR 18 A 11: 07

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
Positive Declaration

X Negative Declaration

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

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

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

Project :

Building Permit App. # 20243670

Location: 205 Wallace Street, Freeport, NY

Applicant : Sheron Tikaram

Description Proposed 1208 sq. ft. addition & alterations to existing two-story, one family dwelling and new detached garage (484 SqFt)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: April 15, 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.

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: PROPOSED ADDITION & ALTERATIONS			
Project Location (describe, and attach a location map): 205 WALLACE STREET, FREEPORT, NY 11520			
Brief Description of Proposed Action: PROPOSED ADDITION & ALTERATIONS TO EXISTING 2-STORY, ONE-FAMILY FRAME RESIDENCE AND NEW DETACHED GARAGE (484 SF)			
Name of Applicant or Sponsor: PEI-DAU LIU		Telephone: (516) 580-1787	
		E-Mail: liuarchitect@aol.com	
Address: 384 Nassau Parkway			
City/PO: Oceanside, NY		State: NY	Zip Code: 11572
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: FREEPORT BUILDING PERMIT			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.24</u> acres	
b. Total acreage to be physically disturbed?		<u>0.03</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.24</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

RECEIVED
 2024 APR 18 A 11:08
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

RECEIVED

MAR 11 2024

FREEPORT BUILDING DEPT.

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2024 APR 18 A 11:08

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>PEI-DAU LIU, ARCHITECT</u> Date: <u>3/8/2024</u> Signature: <u><i>Pei-Dau Liu</i></u>		

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

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

CLERK'S OFFICE
PAGE OF FREEPORT, NY

APR 18 A 11:08

RECEIVED

RECEIVED
MAR 11 2024

	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"/>

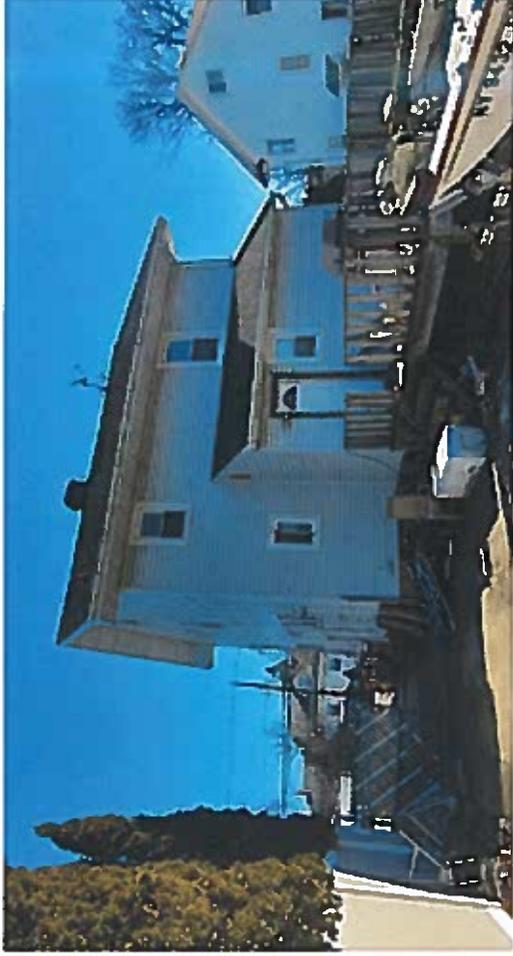
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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
2024 APR 18 A 11: 08
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

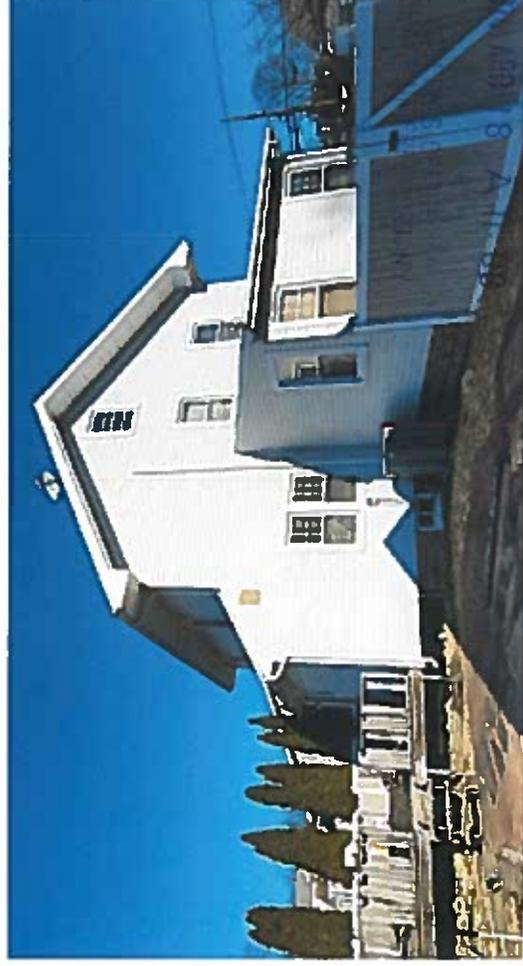
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input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



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

RECEIVED

EXISTING CONDITIONS



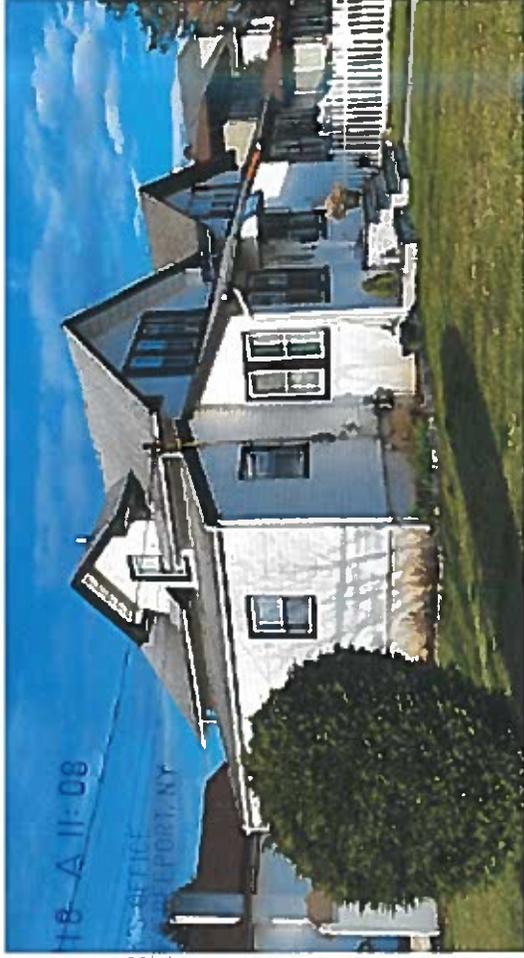
EXISTING EAST ELEVATION

205 WALLACE STREET, FREEPORT, NY

RECEIVED



HOUSE ON THE WEST SIDE



HOUSE ON THE EAST SIDE



HOUSE ON THE SOUTH SIDE



HOUSE ON THE NORTH SIDE

EXISTING ADJACENT HOUSES OF 205 WALLACE STREET, FREEPORT, NY

RECEIVED

2024 APR 18 A 11:08

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SEAMAN AVENUE

138.92'

12.14'

41.72'

75.00'

EXISTING GARAGE
TO BE REMOVED

10.0'

EXISTING CONCRETE DRIVEWAY

28.00'

EXISTING CONCRETE DRIVEWAY

PROPOSED
NEW 2-CAR
GARAGE

5.0'

22.0'

PROPOSED CONCRETE
DRIVEWAY

22.0'

64.6'

9.50'

PROPOSED
1-STORY
ADDITION

EXISTING
1-STORY
FRAME

8.50'

PROPOSED
1-STORY
ADDITION

28.00'

PROPOSED
ALTERATION TO
EXIST 2-STORY
FRAME RESIDENCE

10.00'

PROPOSED
2-STORY
ADDITION

PROPOSED
SECOND FLOOR
ADDITION

16.00'

10.00'

25.3'

EXISTING
OPEN
PORCH

40.27'

41.72'

WALLACE STREET

1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



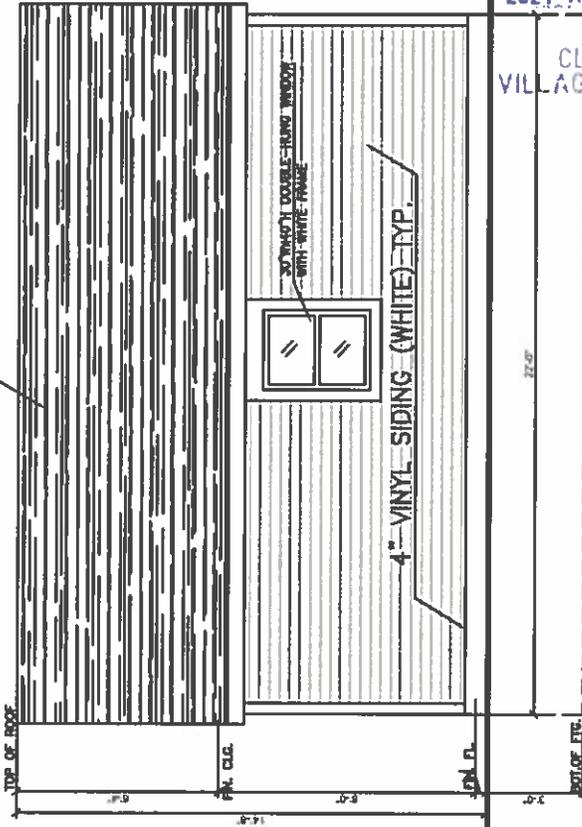
138.92'

RECEIVED

2024 APR 18 A 11:08

CLERK'S OFFICE
VILLAGE OF FREEPORT NY

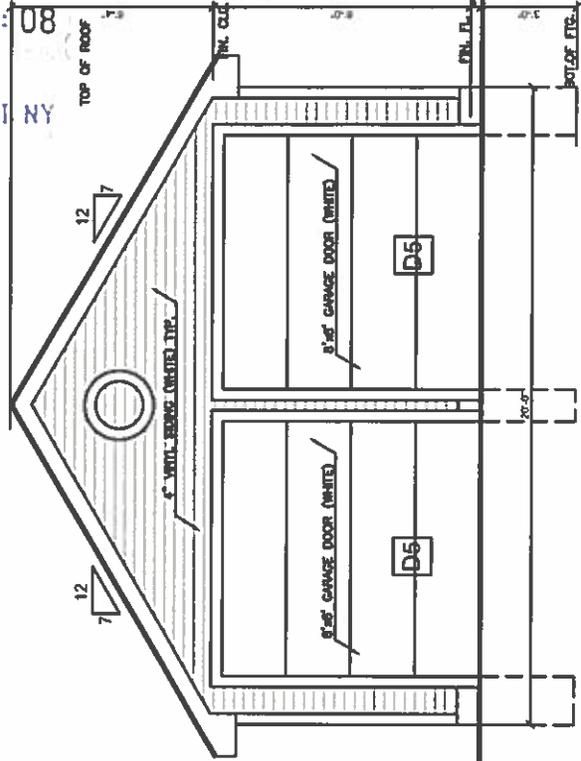
235# ASPHALT FIBERGLASS SHINGLES (GREY)



7 PROPOSED GARAGE NORTH ELEVATION

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

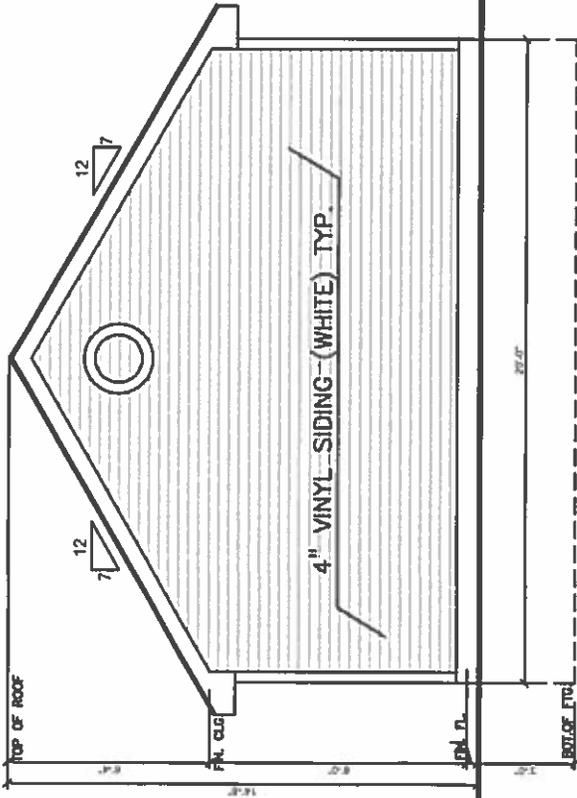
7



5 PROPOSED GARAGE EAST ELEVATION

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

5

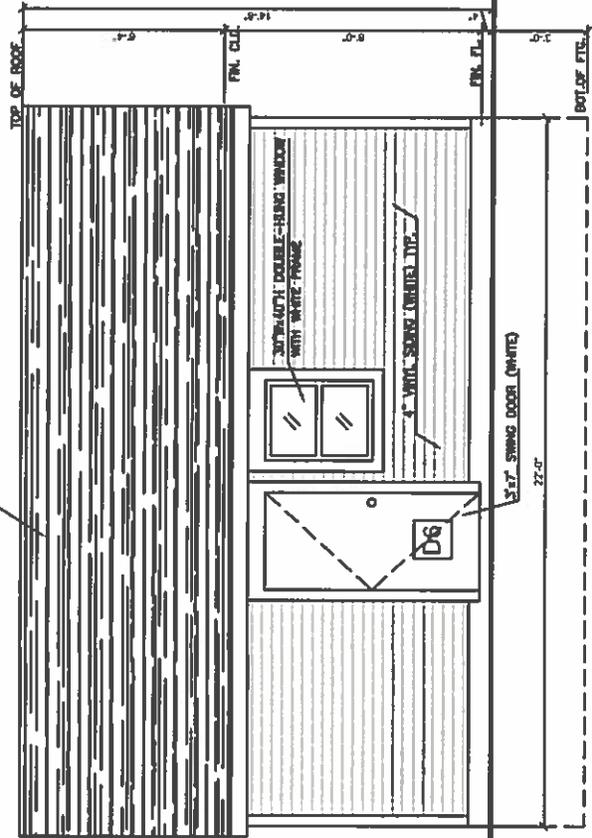


8 PROPOSED GARAGE WEST ELEVATION

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

8

235# ASPHALT FIBERGLASS SHINGLES (GREY)

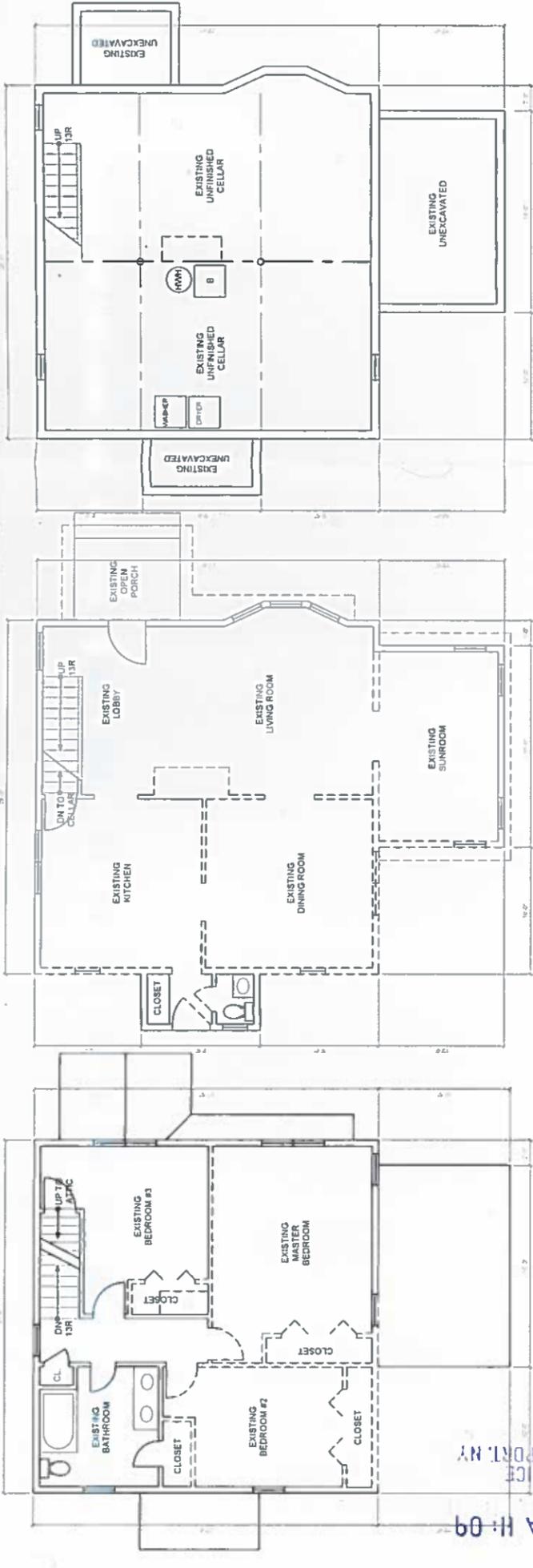


6 PROPOSED GARAGE SOUTH ELEVATION

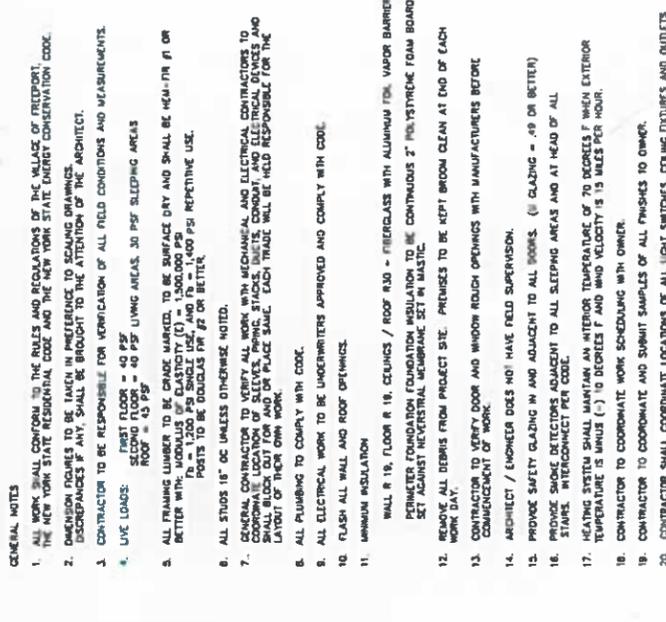
SCALE: 1/4" = 1'-0"

6

RECEIVED
 APR 18 11:09 AM '24
 CERK'S OFFICE
 AREA OF FREEDOM, NY



3 PROPOSED FIRST FLOOR DEMOLITION
 SCALE 1/8" = 1'-0"

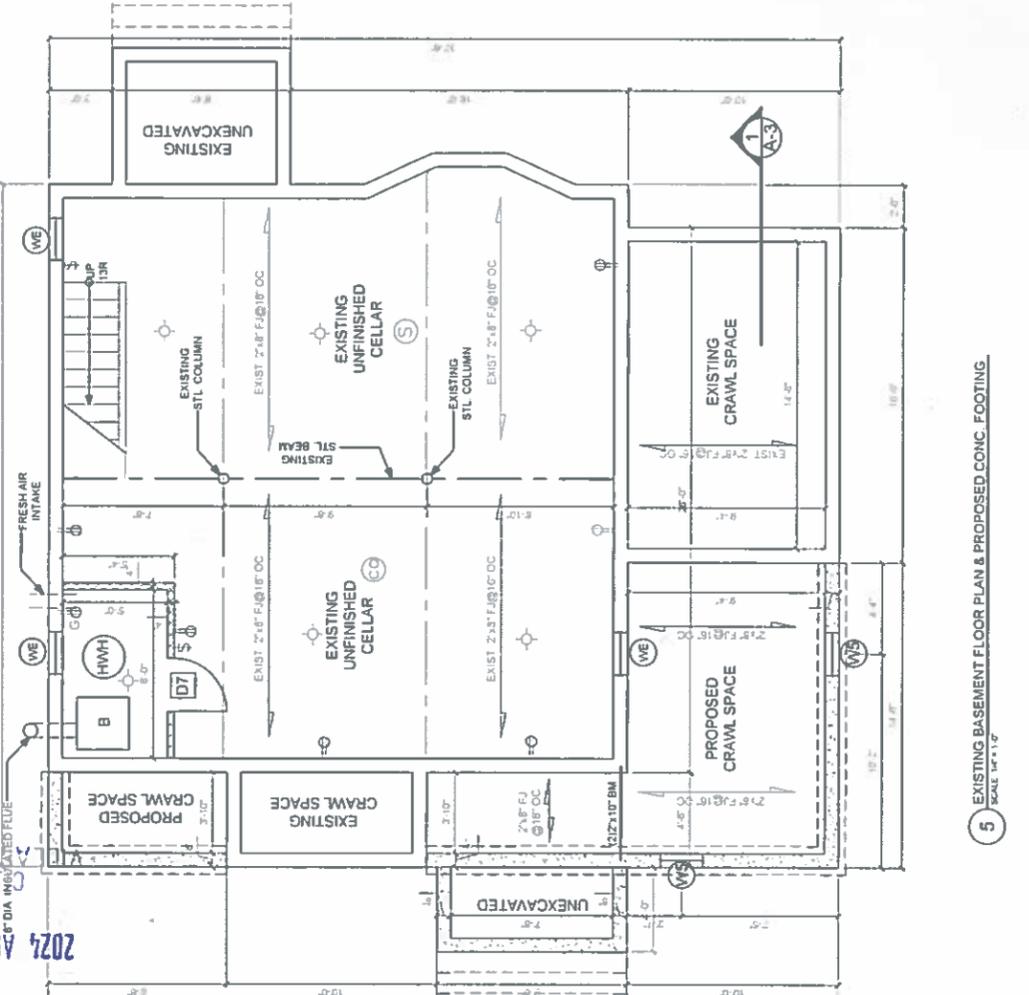


2 EXISTING BASEMENT FLOOR PLAN
 SCALE 1/8" = 1'-0"

4 PROPOSED SECOND FLOOR DEMOLITION
 SCALE 1/8" = 1'-0"

LEGEND

- SYMBOL DESCRIPTION
- NEW MINIMUM 200 CFM EXHAUST FAN TIED TO LIGHT SWITCH
 - SURFACE MOUNTED LIGHT FIXTURE WITH LED BULBS
 - HIGH HAT IN CEILING WITH LED BULBS
 - SMOKE DETECTOR, HARD WIRED
 - CARBON MONOXIDE DETECTOR
 - DUPLEX RECEPTACLE
 - DUPLEX RECEPTACLE
 - SINGLE SWITCH
 - EXISTING WALLS OR PARTITIONS TO REMAIN
 - EXISTING WALLS OR PARTITIONS TO BE REMOVED
 - PROPOSED CONC. FOUNDATION WALLS & FOOTINGS
 - PROPOSED NEW WALLS OR PARTITIONS
 - 1 HOUR FIRE RATED WALL



5 EXISTING BASEMENT FLOOR PLAN & PROPOSED CONC. FOOTING
 SCALE 1/4" = 1'-0"

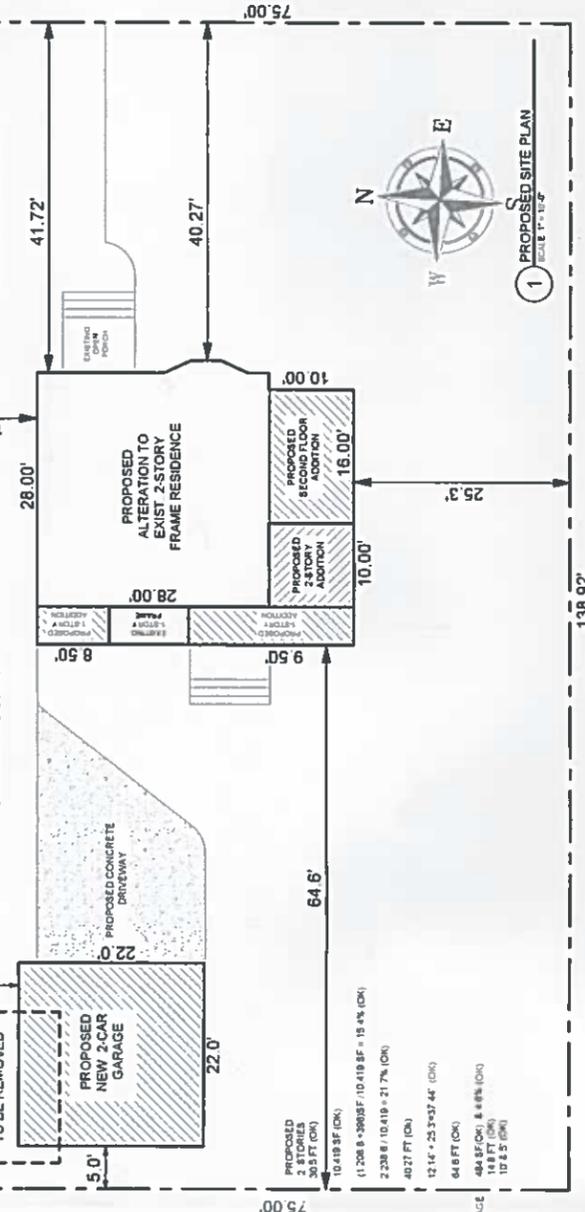
- GENERAL NOTES
- ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE WALLACE OF FREEDOM, THE NEW YORK STATE RESIDENTIAL CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE. DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - CONTRACTOR TO BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS AND MEASUREMENTS.
 - LIVE LOADS:
 FIRST FLOOR = 40 PSF
 SECOND FLOOR = 40 PSF
 ROOF = 40 PSF
 - ALL FRAMING LUMBER TO BE GRADE MARKED TO BE DRY AND SHALL BE 1-1/2" x 6" OR BETTER WITH MODULUS OF ELASTICITY (E) = 1,800,000 PSI AND F_b = 1,400 PSI REPEATING USE. POSTS TO BE DOUBLES 4" x 8" OR BETTER.
 - ALL STUDS 16" OC UNLESS OTHERWISE NOTED.
 - GENERAL CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPES, STACKS, UNITS, CONDENSATE AND ELECTRICAL DEVICES AND SHALL BLOCK OUT FOR AND OR PLACE SAME. EACH TRADE WILL BE HELD RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK.
 - ALL PLUMBING TO COMPLY WITH CODE.
 - ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND COMPLY WITH CODE.
 - FLASH ALL WALL AND ROOF OPENINGS.
 - MINIMUM INSULATION
 WALL R 19, FLOOR R 18, CEILING / ROOF R30 - FIBERGLASS WITH ALUMINUM FOIL VAPOR BARRIER PERIMETER FOUNDATION INSULATION TO BE CONTINUOUS 2" POLYSTYRENE FOAM BOARD SET AGAINST EXTERIOR FOUNDATION SET IN MORTAR.
 - REMOVE ALL DEBRIS FROM PROJECT SITE. PREMISES TO BE KEPT BRUSH CLEAN AT END OF EACH WORK DAY.
 - CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK.
 - ARCHITECT / ENGINEER DOES NOT HAVE FIELD SUPERVISION.
 - PROVIDE SAFETY GLASSING IN AND ADJACENT TO ALL WINDOWS. (Ø GLAZING - .49 OR BETTER)
 - PROVIDE SMOKE DETECTORS ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL SLEEPING AREAS PER CODE.
 - HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F WHEN EXTERIOR TEMPERATURE IS MINUS (-) 10 DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR.
 - CONTRACTOR TO COORDINATE WORK SCHEDULING WITH OWNER.
 - CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, CEILING FIXTURES AND OUTLETS WITH OWNER.

BUILDING CODE NOTES
 THE FOLLOWING ARE EXCEPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK
 SUBJECT TO DAMAGE FROM

WIND SPEED (MPH)	GROUND SNOW LOAD	SEISMIC DESIGN CATEGORY	WEATHERING	FOOT DEPTH	TERMINATE	RECYCLE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
75	10	C	SEVERE	3'-0"	MODERATE TO HEAVY	11	YES	AS PER F.E.M.A.

R302.1.1 DESIGN CRITERIA AREA LOCATED WHERE WINDS SPEED IS EQUAL OR EXCEEDS THE TABLE PER HOUR DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM).

- DEMOLITION NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR FABRICATING HUSKIE/HERCULES WIN-TY RECYCLED MATERIALS IN READY EASTING TO FACILITATE REPAIR BEFORE BRUSH DEBRIS
 - REMOVE AND RELOCATE EXISTING PLUMBING FIXTURES INCLUDING SINKS, TUBS, TOILETS, SLOTTED DRAINAGE AND WATER MAINS TO BE REMOVED TO MATCH NEW FINISH.
 - REMOVE EXISTING PARTITIONS AND ELECTRICAL WALL FROM FLOOR TO CEILING AND ASSOCIATED ELECTRICAL WIRING DEVICES AND LEGALLY CAP OFF.
 - REMOVE ALL EXISTING ELECTRICAL EQUIPMENT, DISCONNECT AND OR REMOVE ANY UTILITY CAP AS REQUIRED.
 - REMOVE EXISTING ROOF TRUSS FROM FIRST FLOOR VERY DRY LOCATIONS AND REPAIR AS REQUIRED.



1 PROPOSED SITE PLAN
 SCALE 1/4" = 1'-0"

PEI-DAU LIU, ARCHITECT
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572
 Tel.: (516) 580-1787 Email: liuarchitect@aol.com

PROJECT: PROPOSED ADDITION & ALTERATIONS TO EXISTING 2-STORY FRAME RESIDENCE
 209 WALLACE STREET, FREEPORT, NY
 SHEET TITLE: SITE PLAN, DEMOLITION & FOUNDATION PLAN

JOB NUMBER	24210
PATH	
FILENAME	
DATE	REVISED 04-12-2024
DRAWN BY	PCK
CHECKED BY	
SHEET NUMBER	A-1.00
	1 of 5



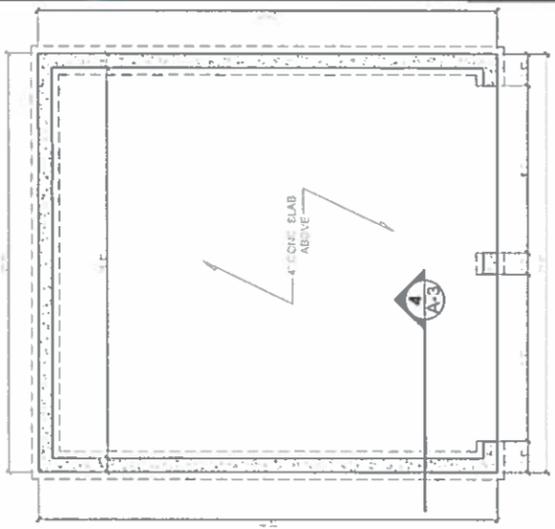
RECEIVED
 60:11 A - 81 APR 17 2004



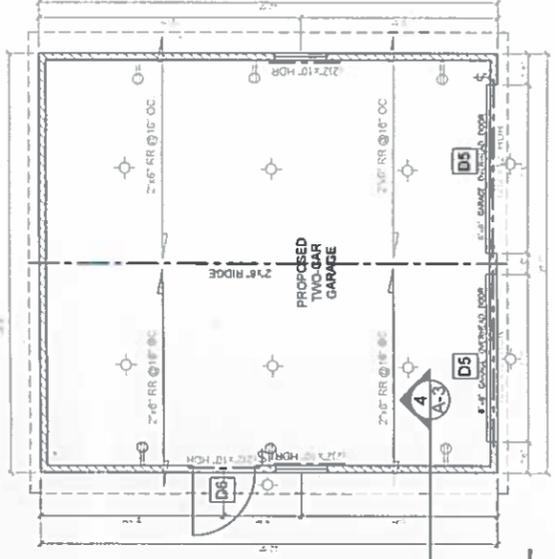
PROPOSED ADDITION & ALTERATIONS
 TO EXISTING 2-STORY FRAME RESIDENCE
 205 WALLACE STREET FREEPORT, NY

SHEET TITLE
 BUILDING SECTIONS
 PROJECT NO. 24010
 PATHNAME
 FILENAME
 DRAWN BY
 DATE
 PDL REVISED 04-12-2004

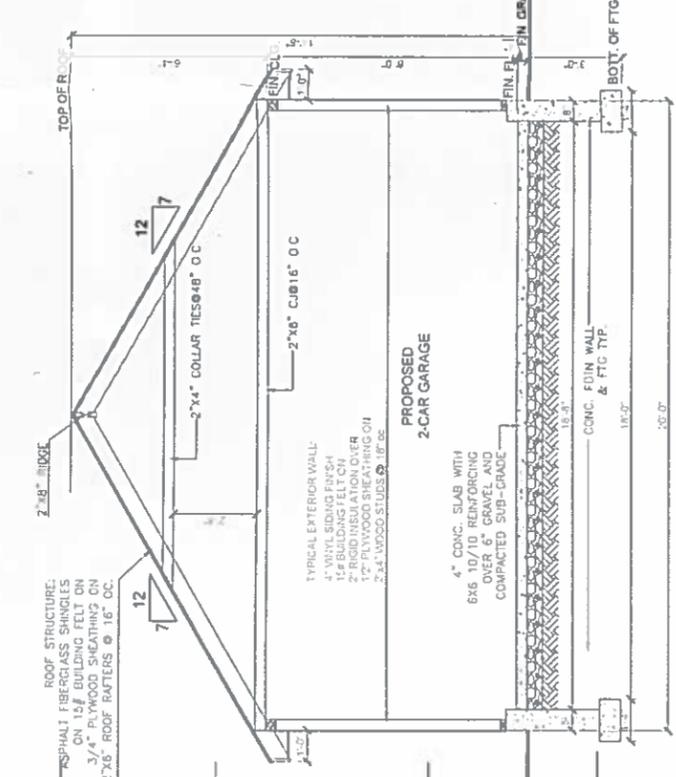
SHEET NUMBER
A-3.00
 3 of 5



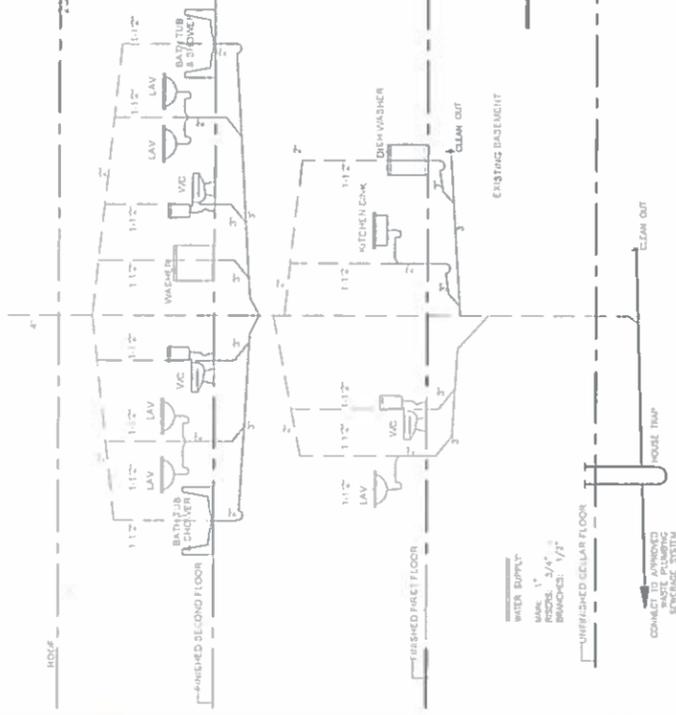
2 PROPOSED GARAGE FOUNDATION PLAN
 SCALE 1/4" = 1'-0"



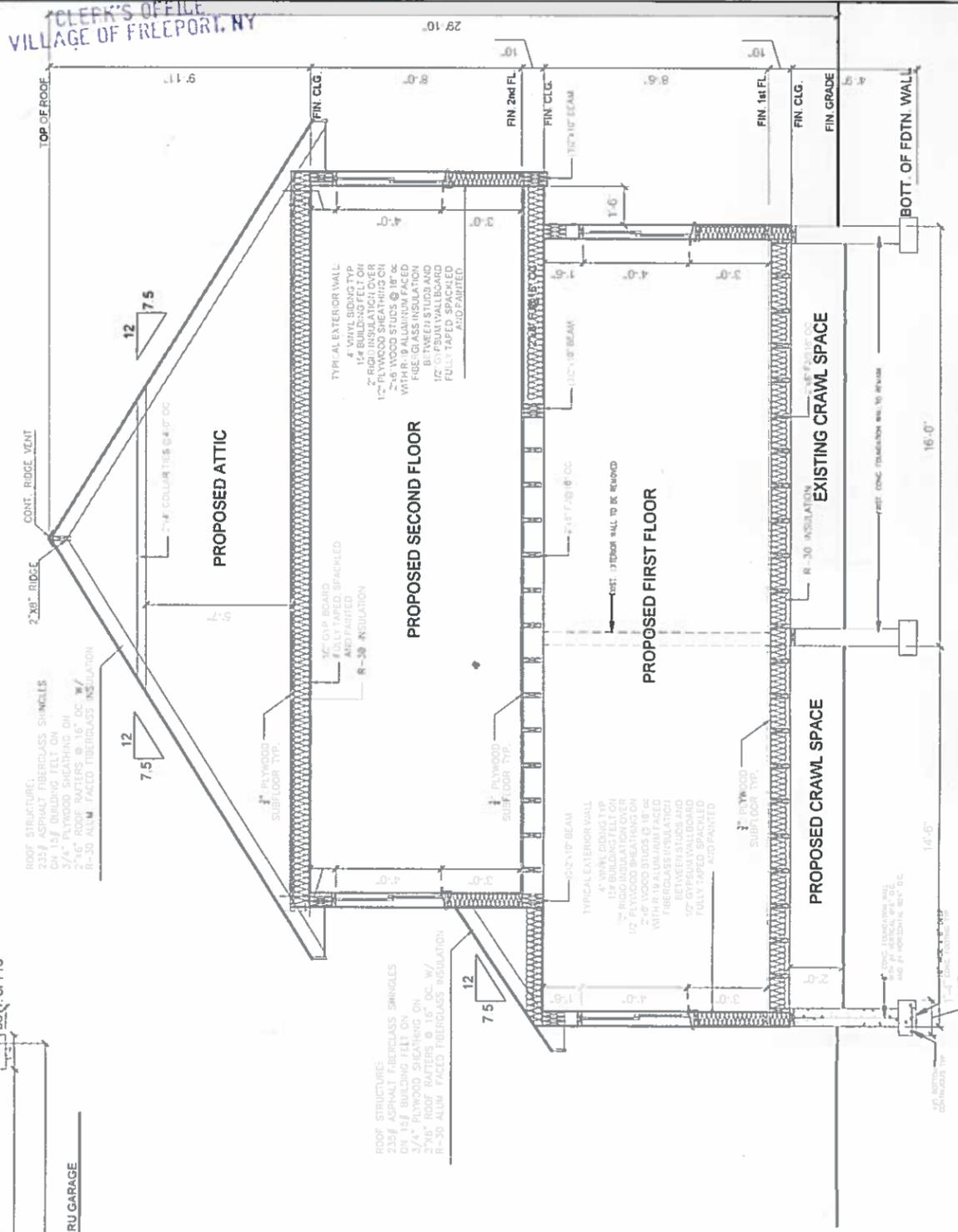
3 PROPOSED GARAGE FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



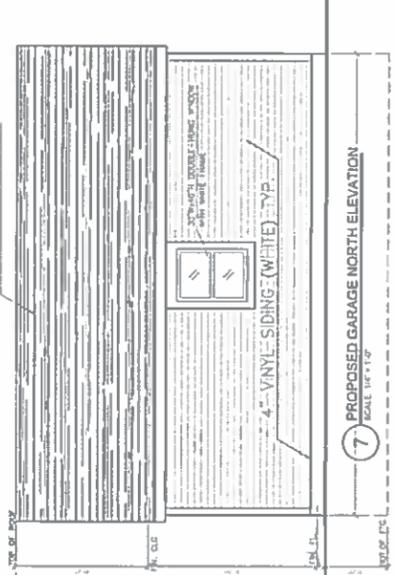
4 CROSS SECTION THRU GARAGE
 SCALE 1/4" = 1'-0"



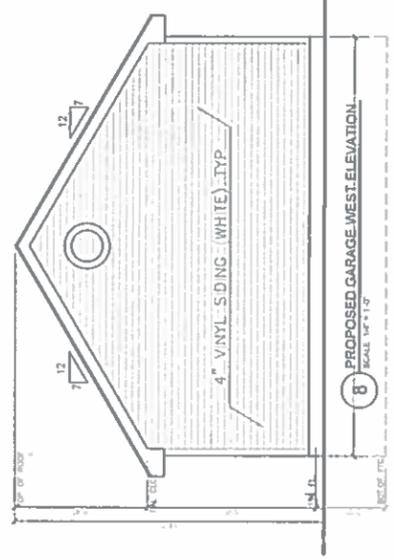
9 PLUMBING RISER DIAGRAM
 NOT TO SCALE



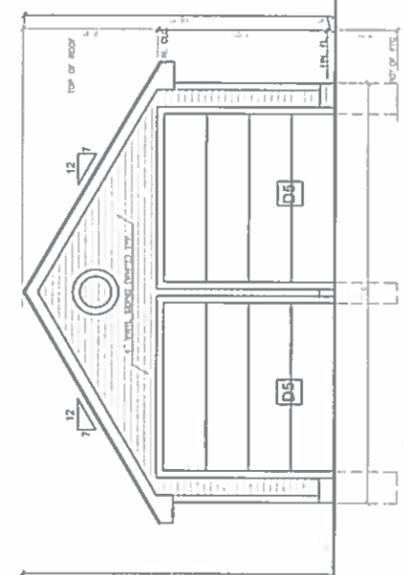
1 PROPOSED CROSS SECTION
 SCALE 3/8" = 1'-0"



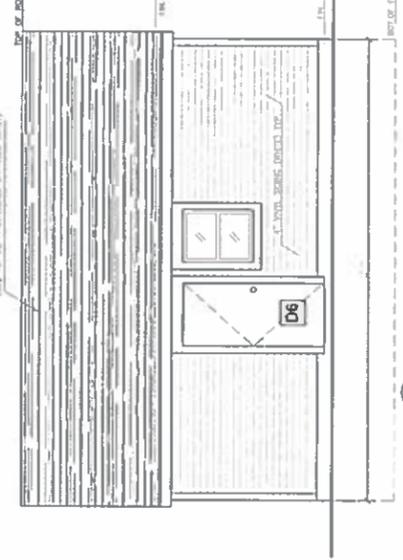
7 PROPOSED GARAGE NORTH ELEVATION
 SCALE 1/4" = 1'-0"



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



5 PROPOSED GARAGE EAST ELEVATION
 SCALE 1/4" = 1'-0"



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

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

SHEET NUMBER

DATE
09-03-2024

DESIGNED BY
PCL

FILENAME

PATHNAME

24010

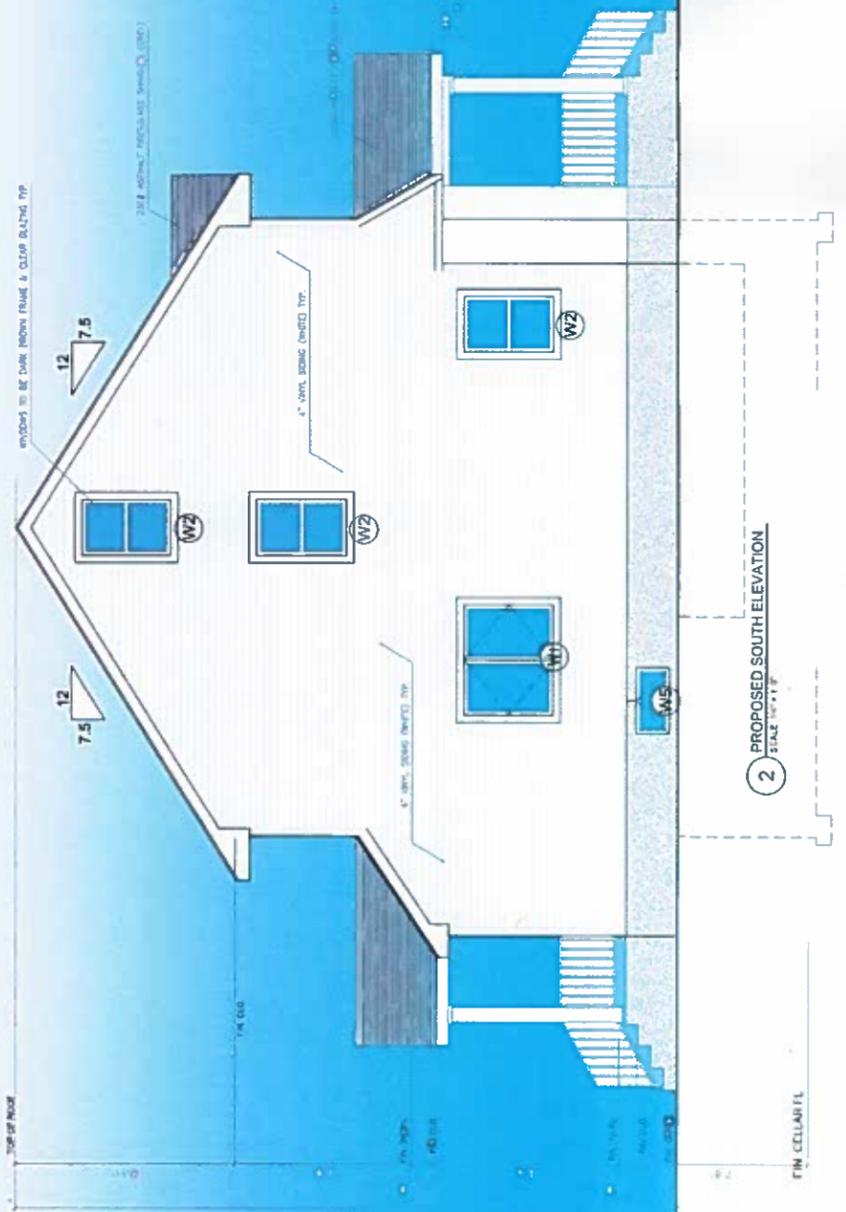
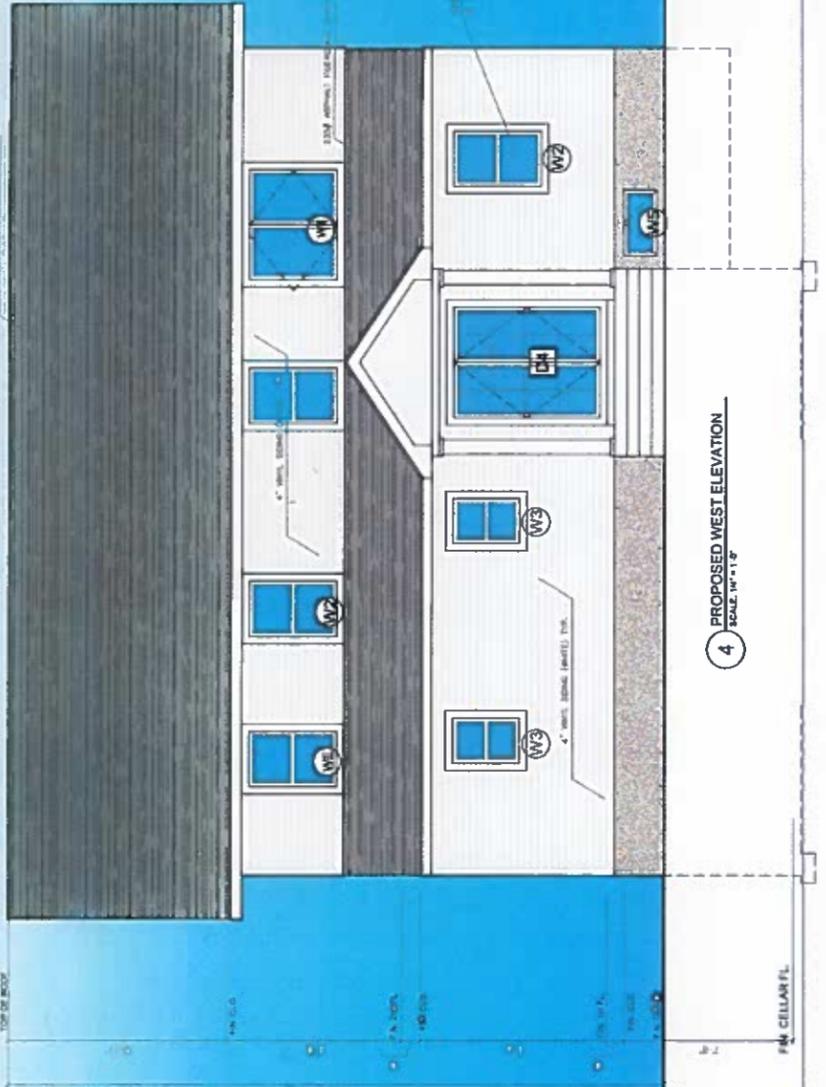
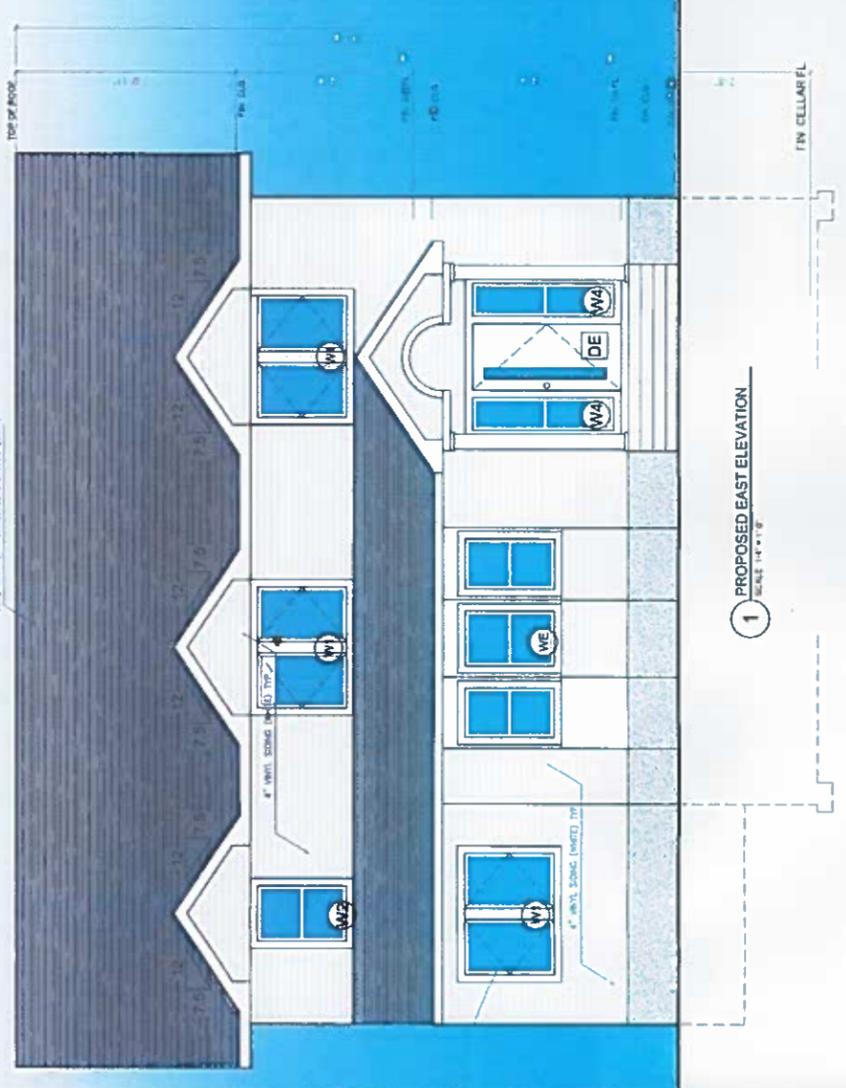
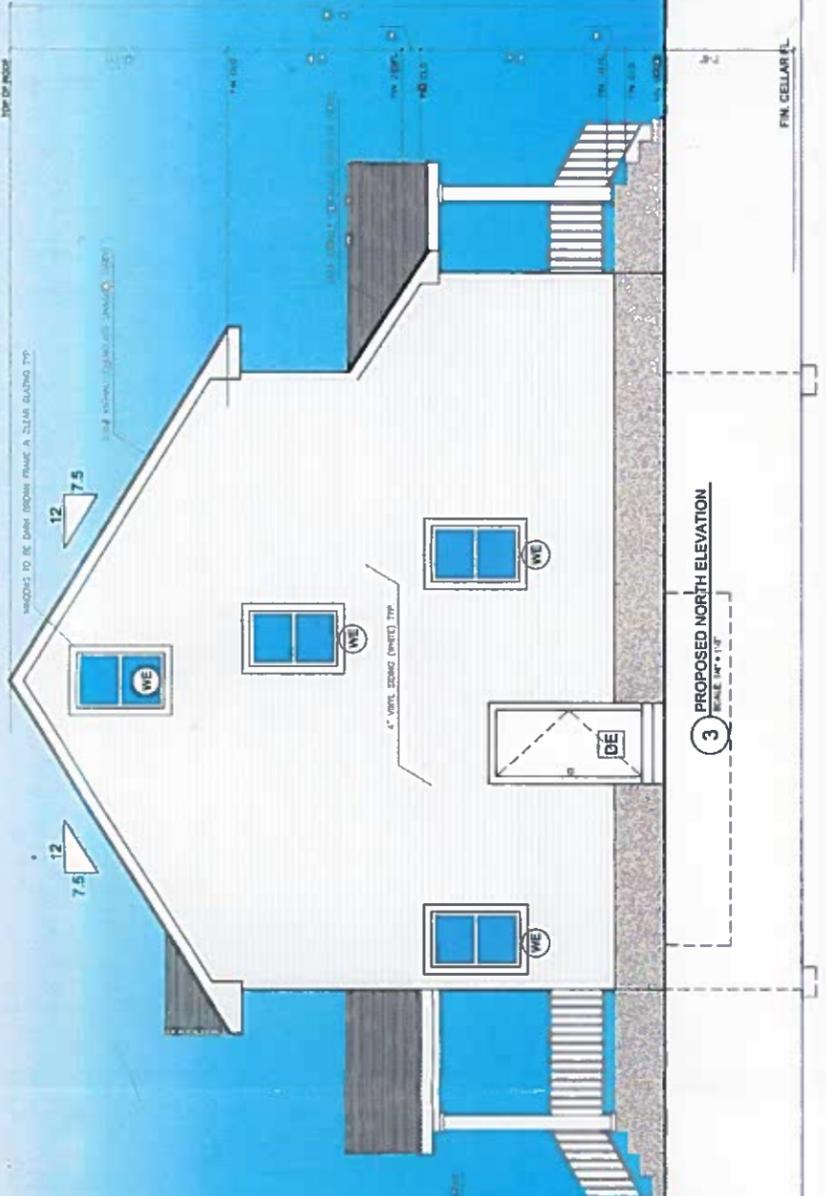
JOB NUMBER

PROJECT
PROPOSED ADDITION & ALTERATIONS
TO EXISTING 2-STORY FRAME RESIDENCE
205 WALLACE STREET, FREEPORT, NY
PROPOSED ELEVATIONS & SECTIONS

NO. DATE COMMENT
ISSUED FOR PERMIT

PEI-DAU LIU, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel.: (516) 580-1787 Email: liuarchitect@aol.com

APR 18 2024
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



PEI-DAU LIU, ARCHITECT
 384 NASSAU PARKWAY, OCEANSIDE, NY 11572
 Tel. : (516) 580-1787 Email: liuarchitect@aol.com

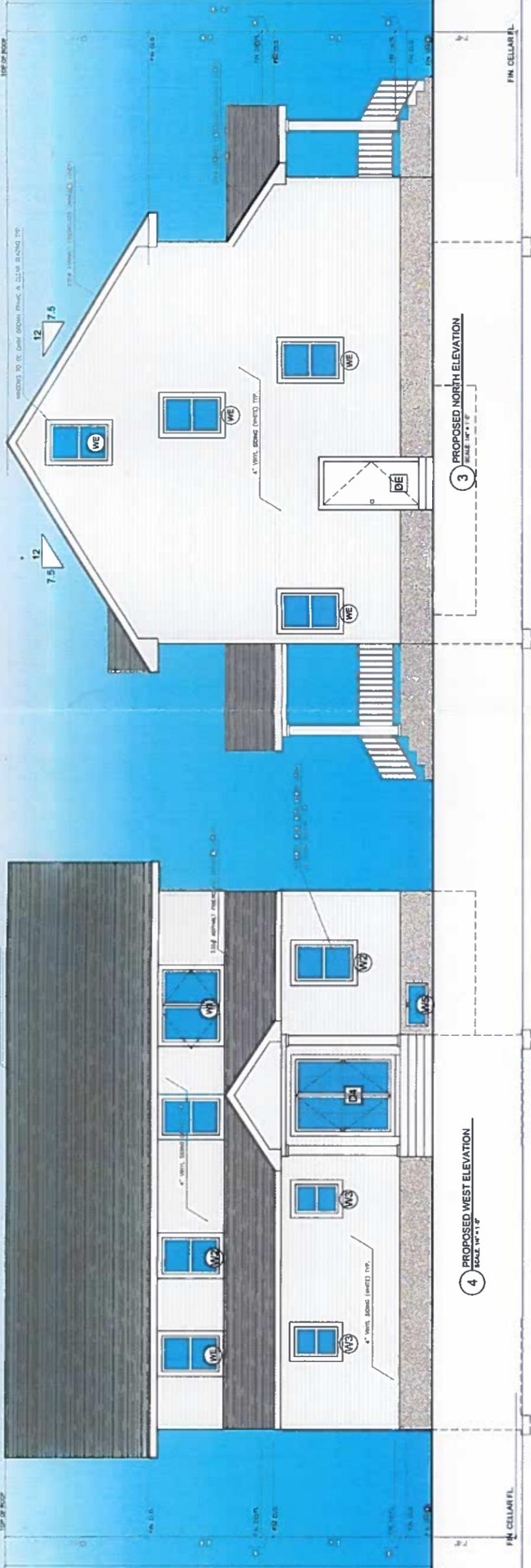
PROJECT
 PROPOSED ADDITION & ALTERATIONS
 TO EXISTING 2-STORY FRAME RESIDENCE
 205 WALLACE STREET, FREEPORT, NY
 SHEET TITLE
 PROPOSED ELEVATIONS & SECTIONS

JOB NUMBER 24010
 PATH
 PATHNAME
 FILENAME
 FILENAME
 DRAWN BY PCL
 DATE 03-02-2024

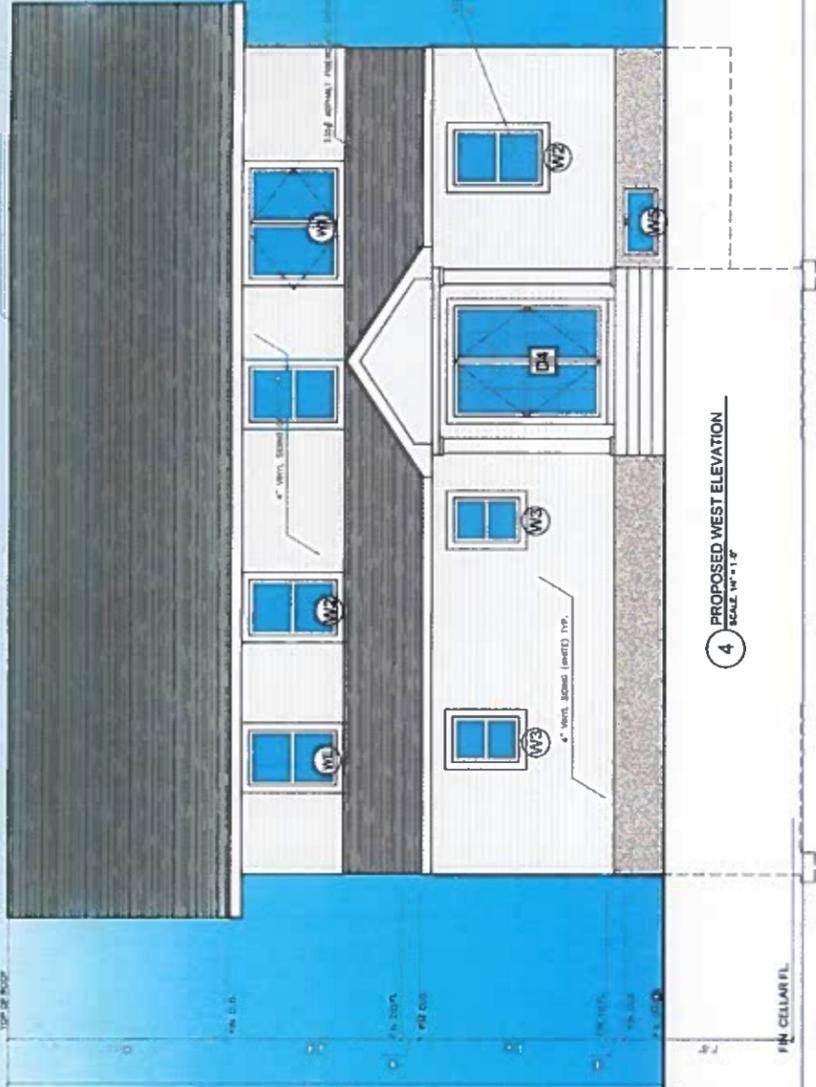
SHEET NUMBER
A-4.00
 4 OF 5

RECEIVED
 01:11 PM
 2024 APR 18

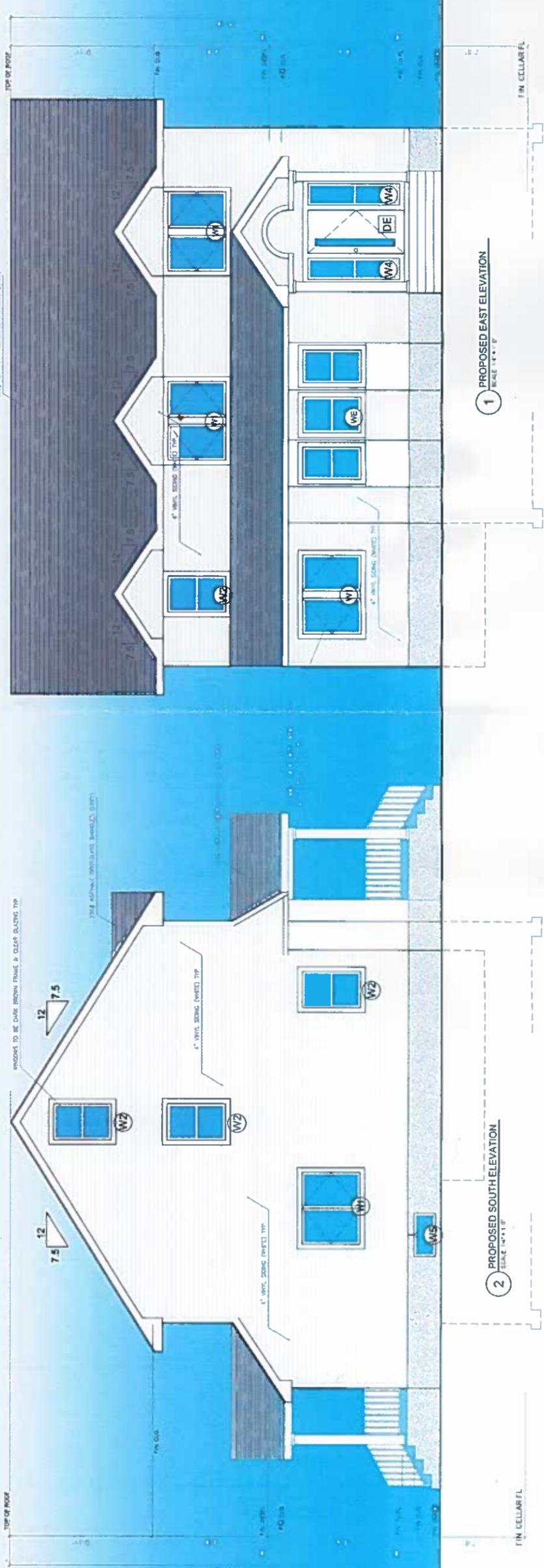
CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY



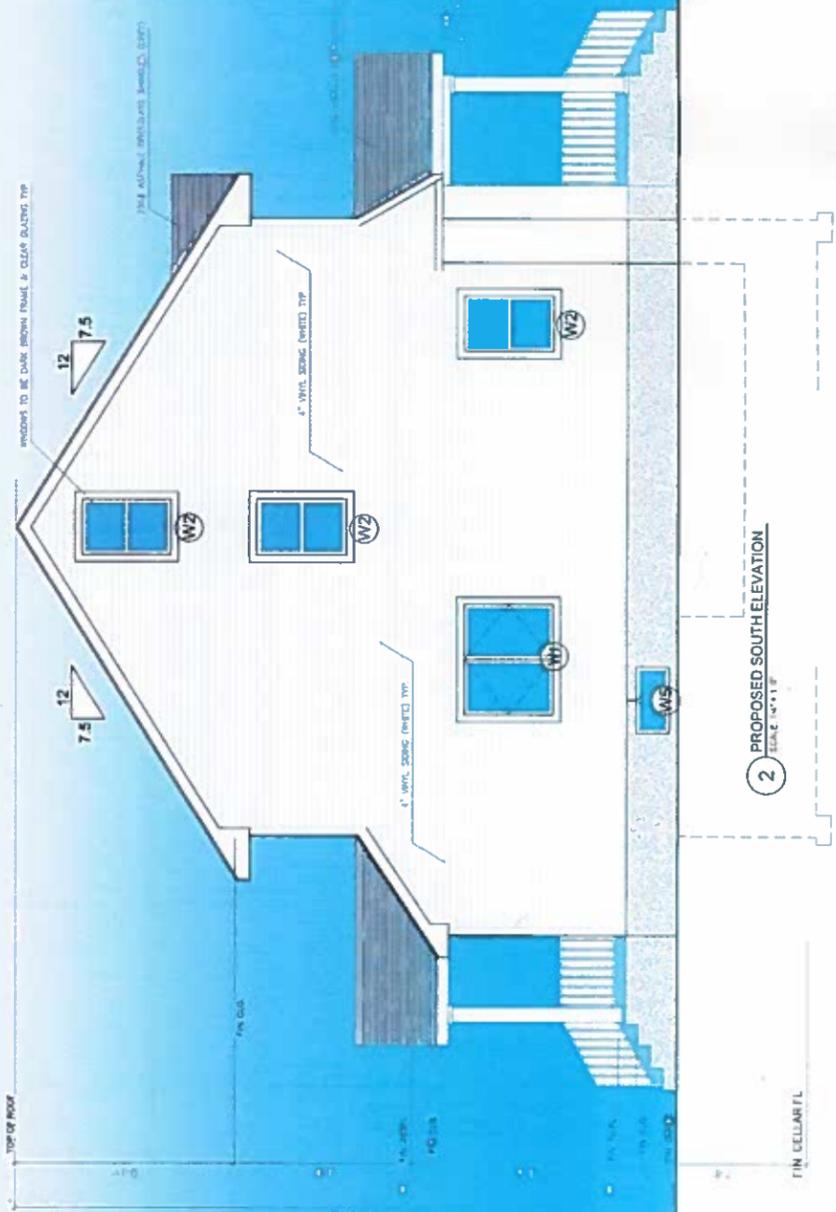
3 PROPOSED NORTH ELEVATION
 SCALE 1/4" = 1'-0"



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



1 PROPOSED EAST ELEVATION
 SCALE 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

505 Wallace St

Village of Freeport - enclustka us p
CUSTOMER TRANSACTION RECEIPT
CONTROL BATCH # 1009V'S DATE: 4/18/24
RECEIPT # 23518 DATE 04/18/2024
CHECK # 490005 TIME
SITE PLAN REVIEW 80000
MARESH TIKANN
OFFICE # 235
TELLER # 10:37
OFFICE # 235
1

Payment Received: 325.00
Cash 325.00
Total Received 325.00
Less Payments 325.00
Cash Back 325.00
THANK YOU FOR YOUR PAYMENT .00

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 APR 18 A 11: 07

RECEIVED

Application Date: 4/19/24
Fees Paid: \$250.00

SP# 3723

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 230 S. Brookside Ave ZONING DISTRICT Res A
SECTION 74 BLOCK 254 LOT 51 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER
Name: <u>Juan nunez</u>			Name: <u>Juan nunez</u>
Address: <u>228 S. Brookside Ave</u>			Address: <u>228 S. Brookside Ave</u>
<u>Freeport NY 11520</u>			<u>Freeport NY 11520</u>
Telephone #: <u>716-852-9846</u>			Telephone #: <u>716-852-9846</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Build new House as per plans
2 story - 2,491.9 sqft attached Garage.

I request a preliminary meeting: _____ YES NO

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

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

NO YES NO
02/14/2024
DATE

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 14th
day of February, 2024.
[Signature]
Notary Public

Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14/2026

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 14th
day of February, 2024.
[Signature]
Notary Public

Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14/2026

02/14/2024
DATE

FOR VILLAGE USE ONLY

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

RECEIVED



RECEIVED

2024 APR 19 A 10:13

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
April 16, 2024

Juan Nunez
230 S Brookside Ave
Freeport, NY 11520

RE: 230 S Brookside Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 54 Blk. 524 Lot. 51
Building Permit Application #20233483
Description: - Construct elevated 2-story (2,491.9 Sq.Ft) dwelling with attached garage.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

RECEIVED

X Negative Declaration

2024 APR 19 A 10:14
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. 20233483

Location: 230 S Brookside Ave, Freeport NY 11520

Applicant: Juan Nunez

Description : Construct elevated 2-story (2,491.9 Sq.Ft) dwelling with attached garage.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: April 16, 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.

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: NUNEZ New House							
Project Location (describe, and attach a location map): 230 S. Brookside Ave Freeport NY 11520							
Brief Description of Proposed Action: Build new house as per plans							
Name of Applicant or Sponsor: Ben Jackson		Telephone: 516-623-2995					
Address: 19 Suffolk St		E-Mail: office@BGcorp.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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;"></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td style="text-align: center;"></td> </tr> </table>	NO	YES	X	
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							

RECEIVED
 2011 APR 19 A
 CLERK'S OFFICE
 VILLAGE OF FREEPORT

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<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
RECEIVED	<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
2024 APR 19 A 10:14 CLERK'S OFFICE VILLAGE OF FREEPORT, NY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Ben Jackson</u>	Date: <u>9/19/2023</u>	
Signature: <u>[Signature]</u>		

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

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

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

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

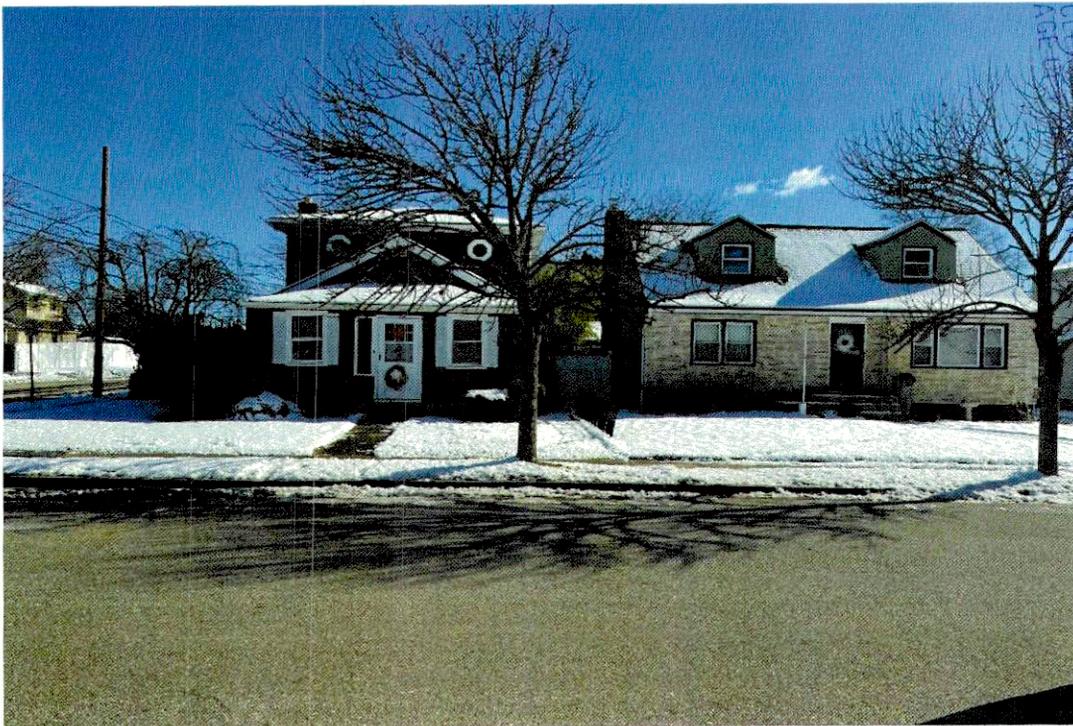
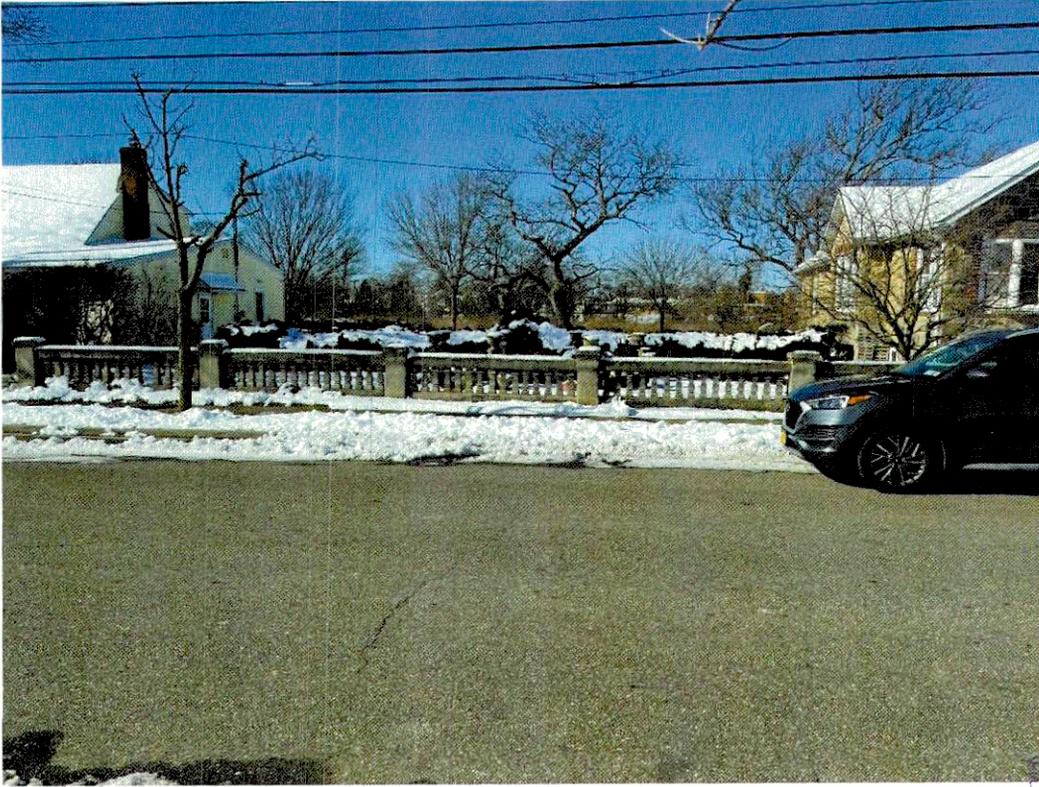
RECEIVED

2024 APR 19 A 10:14

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

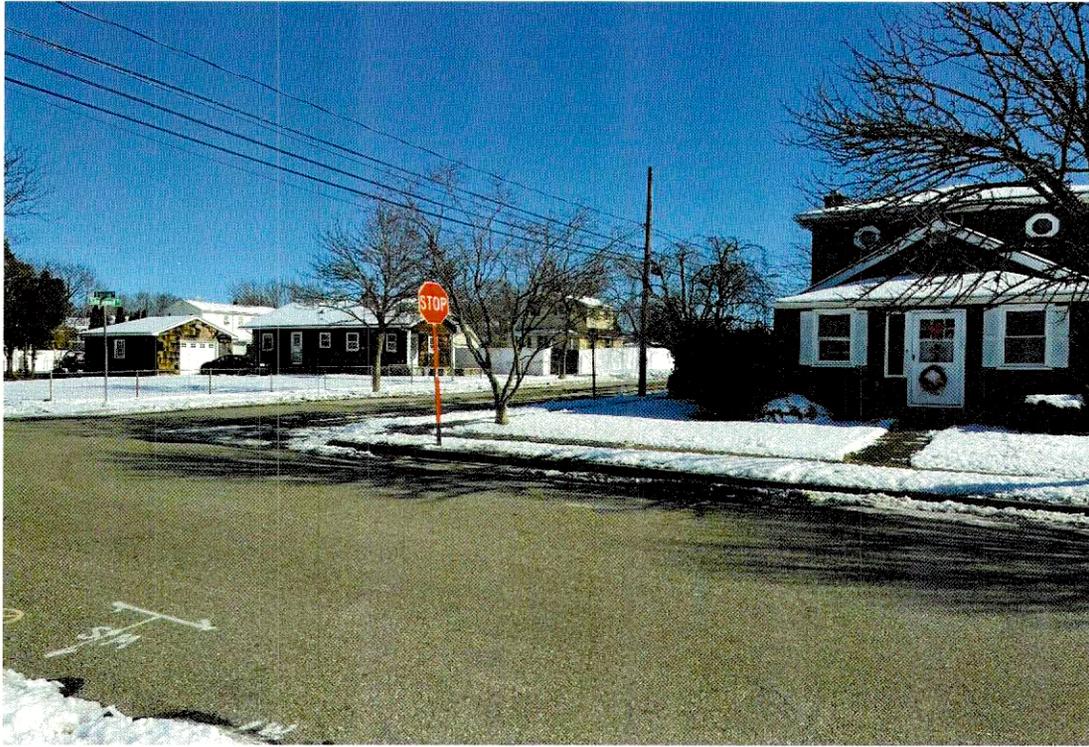
230 Brookside ave



Across (East) from 230 Brookside ave

RECEIVED
2024 APR 19 A 10:14
CLERK'S OFFICE
VILLAGE DE

Across and North from 230 Brookside



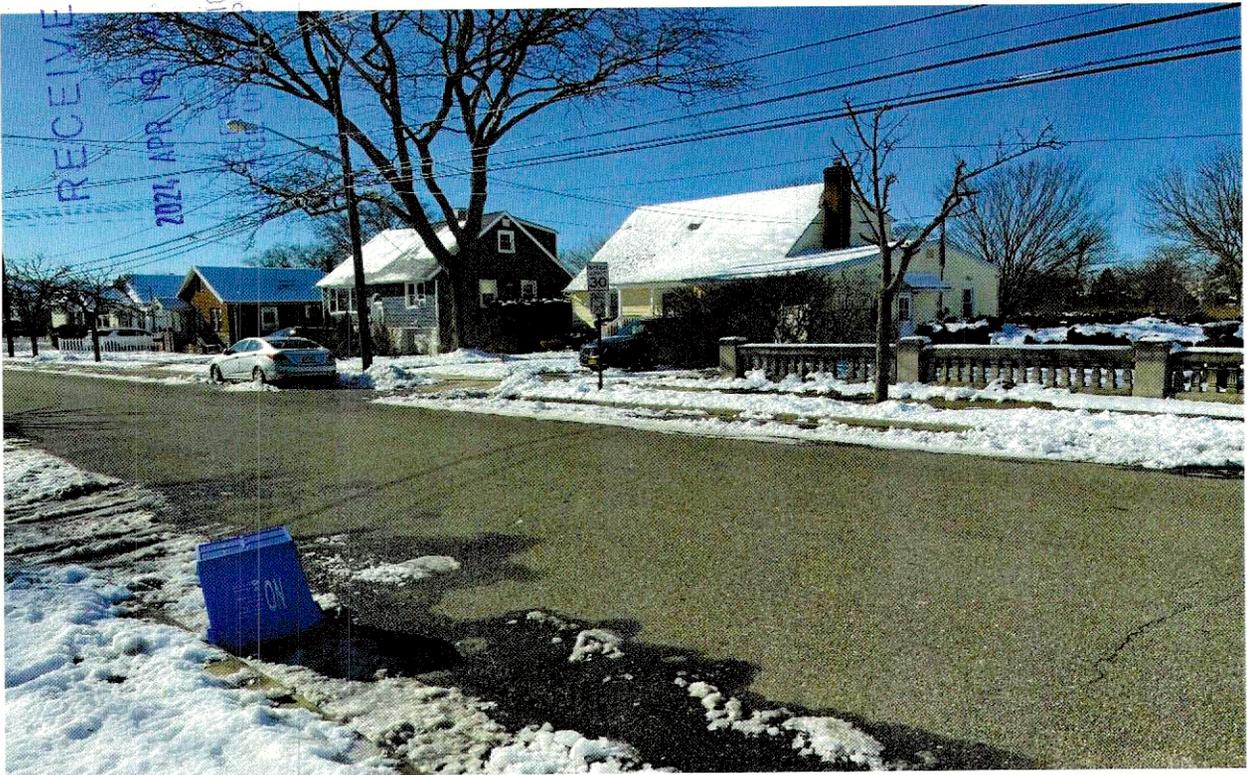
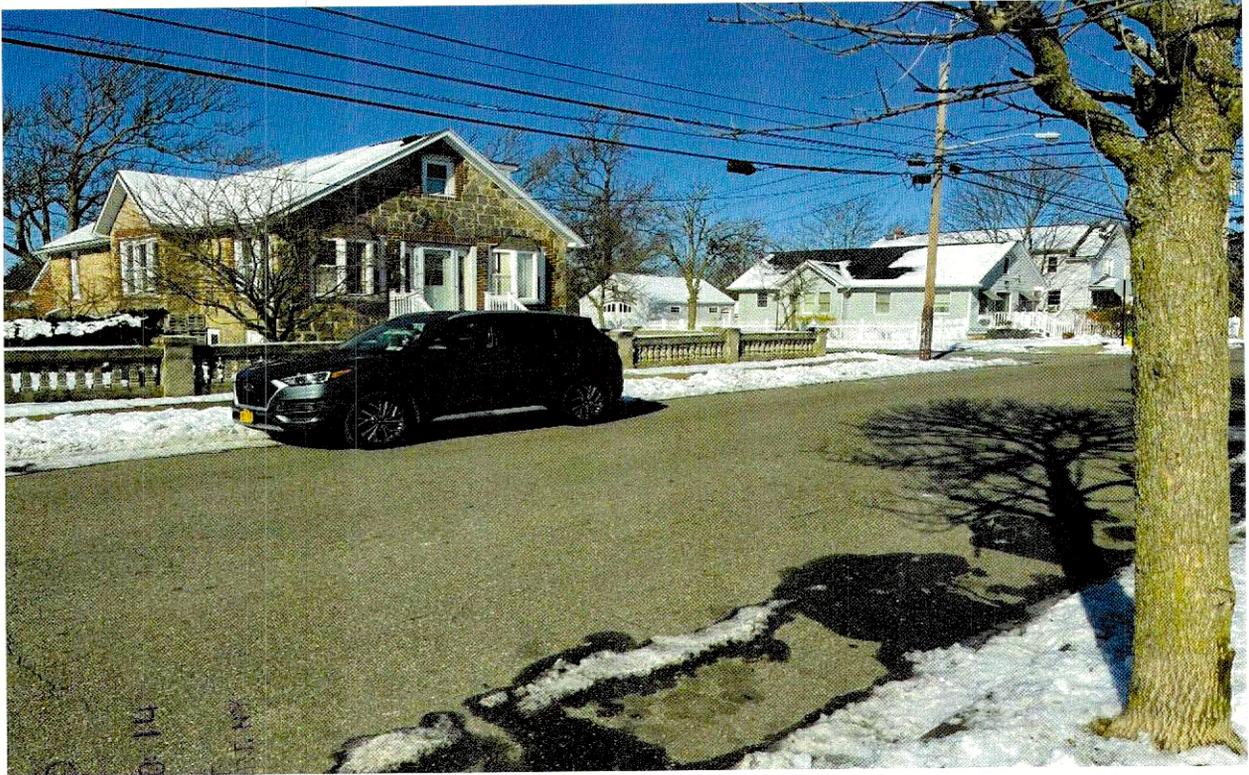
Across and South from 230 Brookside

RECEIVED

2024 APR 19 AM 10:14

CLERK'S OFFICE
VILLAGE OF FRENCH CREEK

North of 230 Brookside



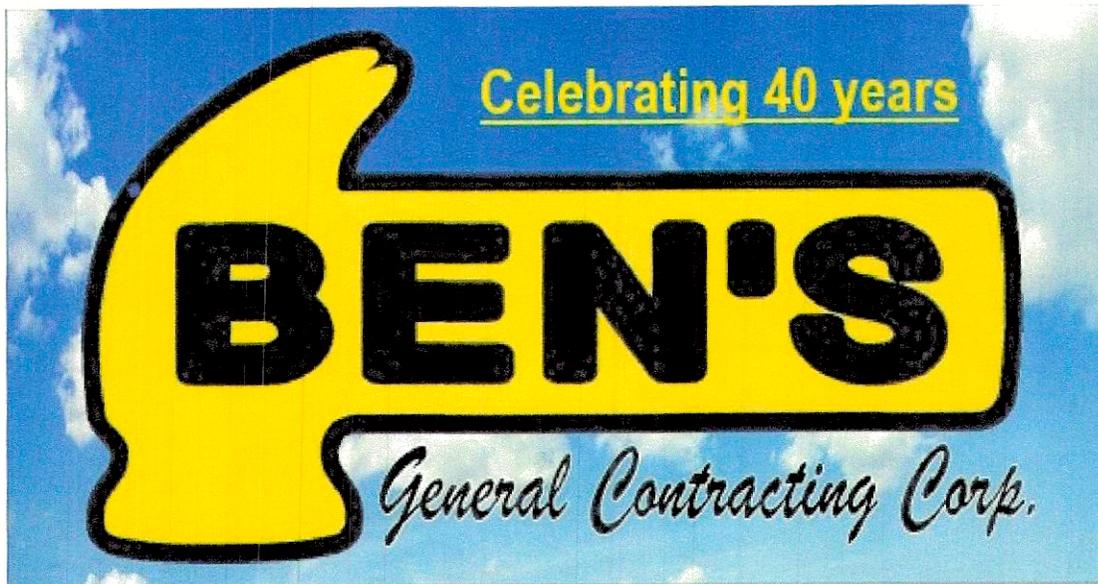
South of 230 Brookside

Finish Selection Sheet EXTERIOR

Juan and Johanna Nunez

230 Brookside Ave

Freeport, NY 11520



CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2024 APR 19 A 10: 15

RECEIVED

Exterior

Siding

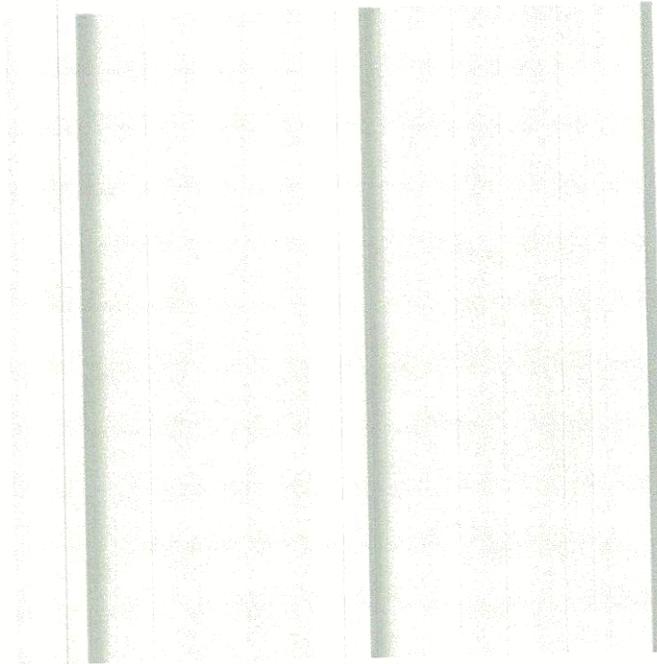
White Board and Batten Georgia-Pacific Vinyl Siding

Vertical in front of house, horizontal in sides and back

RECEIVED

2024 APR 19 A 10:15

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



With Black Trim

Windows

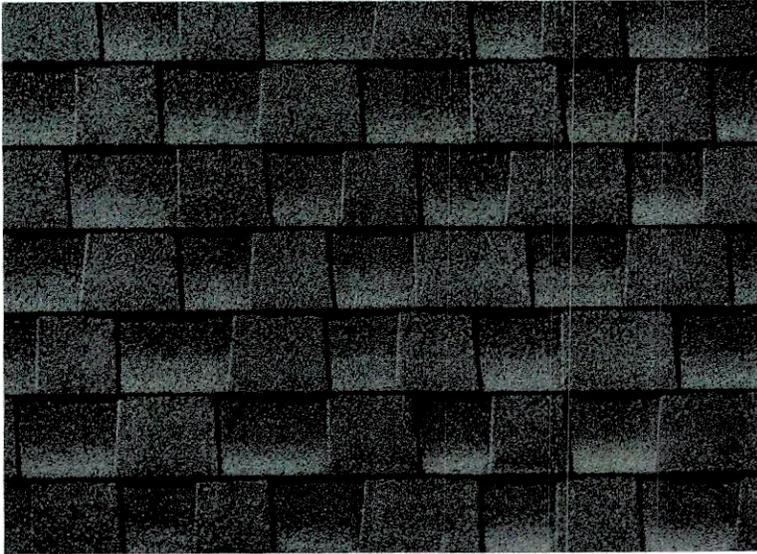
Black Andersen Casement 400 Series Windows



RECEIVED
2024 APR 19 A 10:15
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Roofing

GAF 30 year Asphalt Shingle Charcoal



RECEIVED
2024 APR 19 A 10:15
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Small Shed Roof in front---Black Standing Seam



Lights

Back lit House Numbers



RECEIVED

2024 APR 19 A 10:15

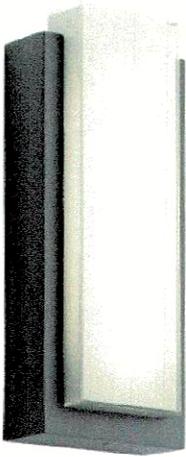
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

(2) Wall Sconce

(1) to the left of the front door

(1) @ rear door

N&S LED Outdoor Wall Mount



Also there will be recessed lighting in Front Flat Roof and Soffit above circle window

Decking and Steps

Timbertech Ashwood Legacy Collection



RECEIVED

2024 APR 19 A 10:15

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Railing

Black Cable Rail in Front



RECEIVED

19 A 10:15

MARK'S OFFICE
OF FREEPORT, NY

Stone

Eldorado Stone

Vantage 30 -Cumulus

Front 8' high---12" return on sides of garage

Back 4' high

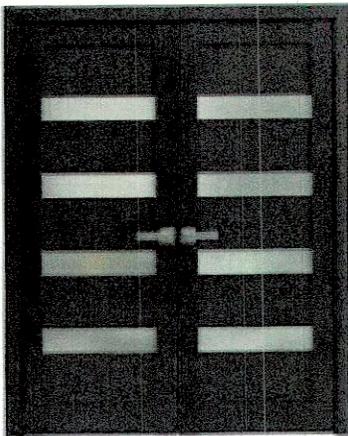


RECEIVED
2024 APR 19 A 10:15
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Front Door

Therma Smooth Star Collection Obsidian (black) Granite Privacy Glass

6'x6'8"



Door Handle

Round Polished Chrome Steel Pull 48"



RECEIVED

2024 APR 19 A 10:15

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Garage Door



All back doors are sliding



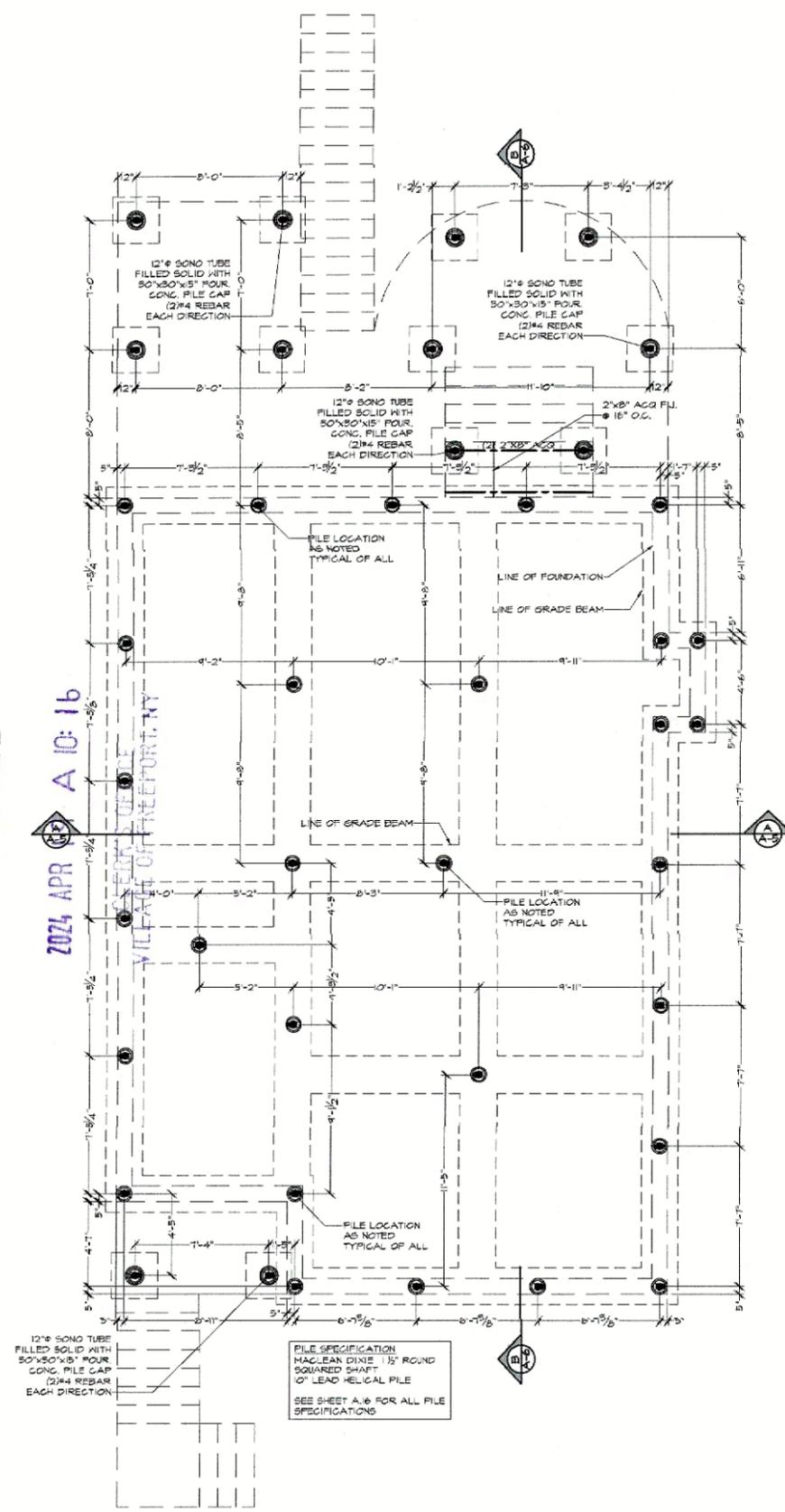
RECEIVED

2024 APR 19 A 10:15

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2024 APR 10 10:16



FILE PLAN

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

NOTE: FLOOD VENTS TO BE INSTALLED WITHIN 12" MAX FROM GRADE TO BOTTOM OF VENT

NOTE: CRAWL SPACE TO BE EQUAL OR GREATER THEN EXTERIOR GRADE+V.F. -RAISE EX. AS REQUIRED

LEDGER NOTE:
LAG TO EXIST WITH 1/2" X 6" LAG BOLTS 1' O.C. STAGGERED. TEGO JOISTS TO LEDGER WITH ZINC COATED OR HOT DIPPED GALVANIZED

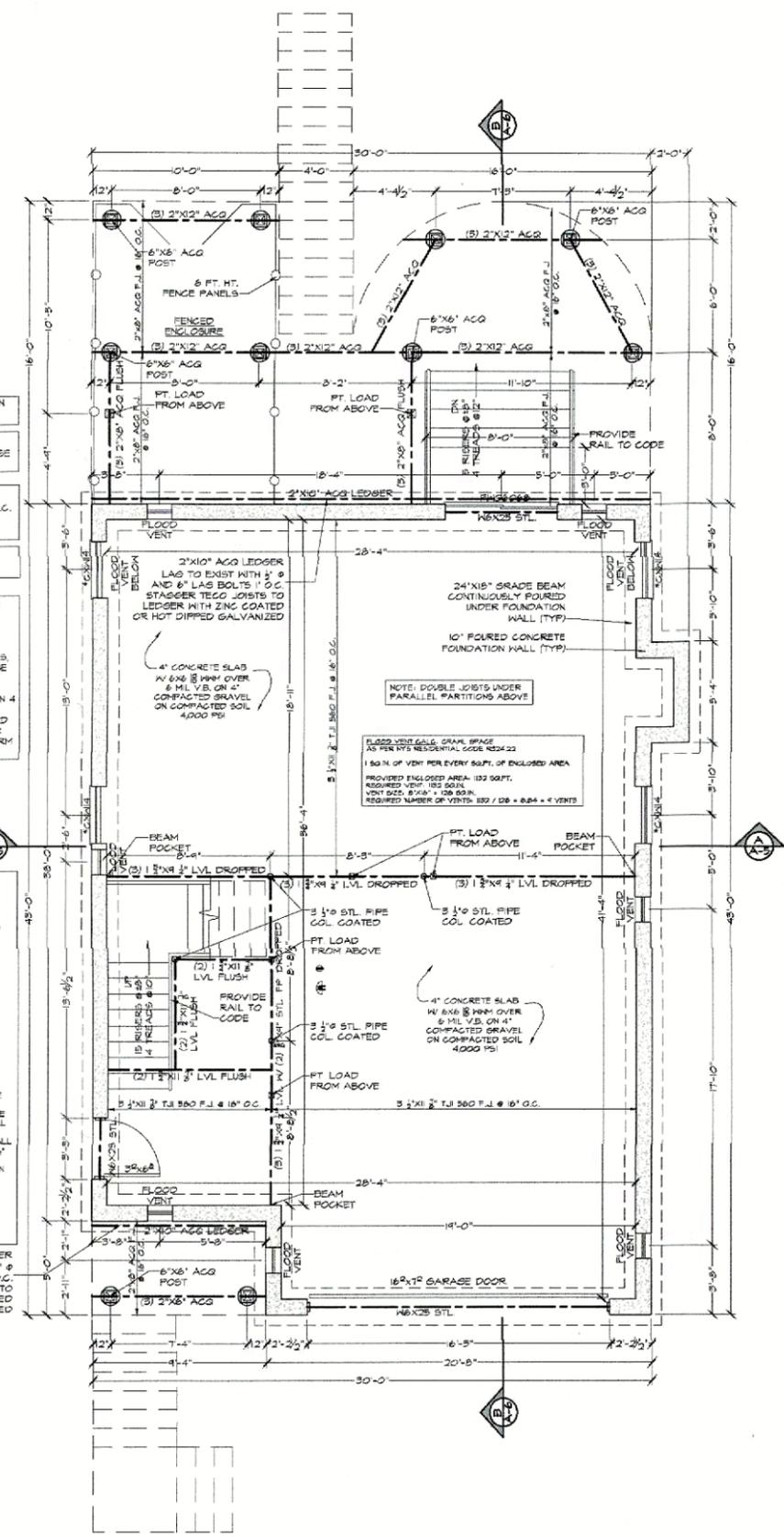
NOTE: ALL EXPOSED STEEL TO BE HOT DIPPED GALVANIZED

NOTE: BUILDING MATERIALS USED BELOW THE DESIGN FLOOD PLAN SHALL CONFORM WITH RES-11. ALL WOOD, INCLUDING FLOOR SHEATHING AND STAIRS, SHALL BE PRESURE-PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA 11 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE OR BE THE DECAY-RESISTANT HEARTWOOD OF REDWOOD, BLACK LOCUST OR CEDARS. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA 11. MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS SHALL CONFORM TO THE PROVISIONS OF FEMA/FIA-TB-2

STAIRS & GUARD NOTE
(TO CONFORM WITH RES 4, RES 2)

- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
- MINIMUM HEADROOM HEIGHT TO BE 6'-8"
- MAX RISER SHALL NOT EXCEED 8"
- MIN TREAD SHALL NOT BE LESS THAN 4"
- STAIR PROFILES, NOSINGS SHALL NOT BE LESS THAN 3/4" NOR MORE THAN 1/2"
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETAINED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
- GUARDRAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
- GUARDRAILINGS SHALL NOT HAVE A GAP TO ALLOW PASSAGE OF 4" SPHERE

2"X10" ACQ LEDGER LAG TO EXIST WITH 1/2" X 6" AND 6" LAG BOLTS 1' O.C. STAGGER TEGO JOISTS TO LEDGER WITH ZINC COATED OR HOT DIPPED GALVANIZED



FOUNDATION PLAN

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

GENERAL NOTES

1. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 NYSFC (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 NEW YORK STATE RESIDENTIAL CODE SEC. R514 AND R515 SHALL BE INSTALLED IN SLEEPING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
2. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
3. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK
4. ALL EXTERIOR PORCH/DECK/STAIR FRAMING TO BE ACC. LUMBER-U.O.N.
5. NO GALV. NAILS OR CONNECTORS IN ACC. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACC. LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED 6-18S.
6. AS PER 2020 NYSRC SEC. R510 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
7. ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 10D NAILS @ 8" O.C. UNLESS OTHERWISE NOTED
8. ALL FRAMING SHALL COMPLY WITH THE NEW YORK STATE RESIDENTIAL CODE
9. ALL EXTERIOR PORCH/DECK/STAIR FRAMING TO BE ACC. LUMBER-U.O.N.
10. ALL ELECTRIC TO REMAIN AND MODIFIED TO ACCOMMODATE NEW CONSTRUCTION. FINAL ELECTRIC TO BE DETERMINE IN THE FIELD
11. ALL ANCHORS, STRAPPINGS AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG-TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED
12. ALL ENGINEERED LUMBER TO BE CLASSED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW HOOD FRAME CABT
- NEW POURED CONCRETE
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- 80 CFM FAN TO EXTERIOR
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER 2020 RESIDENTIAL CODE OF NYS
- * DENOTES EGRESS WINDOW

TODD O'CONNELL, AIA
 1200 Veterans Memorial Highway
 Suite 100
 Hauppauge, NY 11788
 P (516) 650-5666
 F (516) 650-5667
 C (516) 658-0325
 www.toddoconnell.com
 toddoconnell@tcc.com

REGISTERED ARCHITECT
 TODD O'CONNELL
 STATE OF NEW YORK
 027935

CONSULTANTS:
 NYS LIC #0271955

CHECKED BY: JOK
 DRAWN BY: JOK

PROPOSED RESIDENCE
 NJEZ-GUZMAN RESIDENCE
 230 30. BROOKSIDE AVE.
 FREEPORT, NY 11520

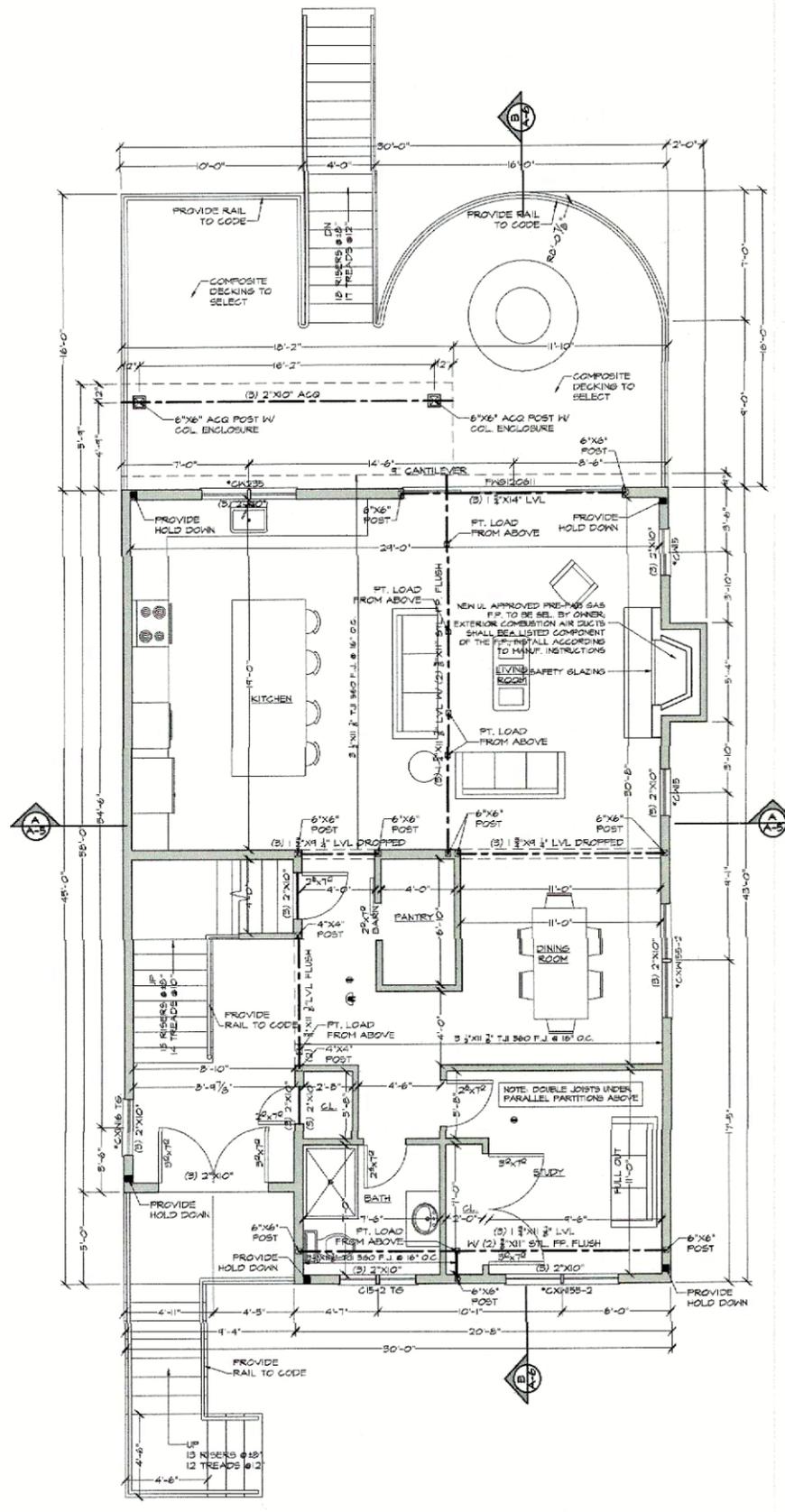
JOB# NJ-22-600
 DATE: 02-17-23
 SCALE: AS NOTED
 DRAWING NUMBER
A.2

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 147 FOR ANY UNLICENSED PERSON TO PREPARE OR UNDER THE SUPERVISION OF AN ARCHITECT, TO ALTER THIS PLAN IN ANY WAY.

RECEIVED

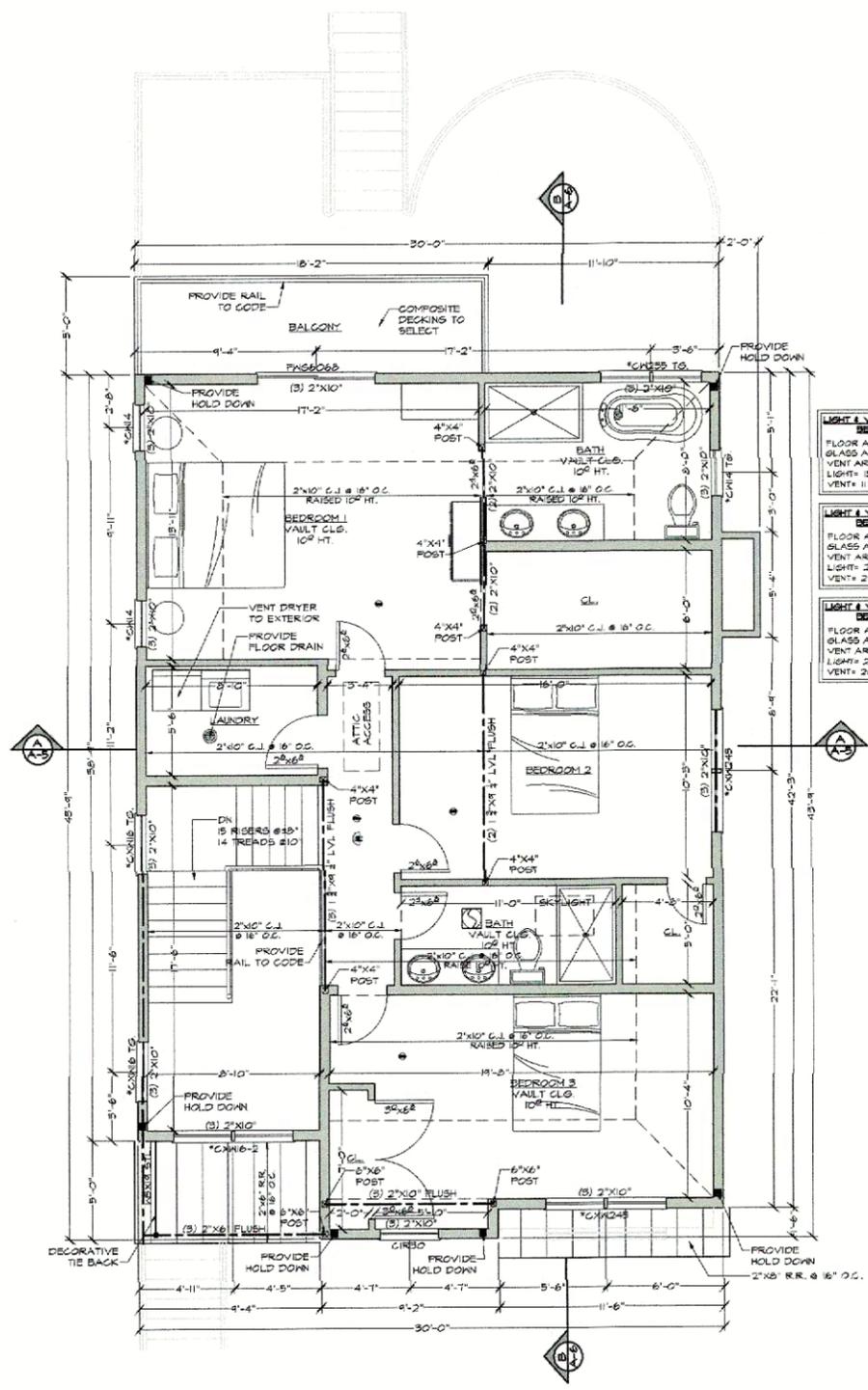
2024 APR 19 A 10:16

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

LIGHT & VENT CALC. FOR BEDROOM 1
FLOOR AREA: 344 S.F.
GLASS AREA: 581 S.F.
VENT AREA: 203 S.F.
LIGHT: 5.2%
VENT: 11.5%

LIGHT & VENT CALC. FOR BEDROOM 2
FLOOR AREA: 184 S.F.
GLASS AREA: 412 S.F.
VENT AREA: 40 S.F.
LIGHT: 25.5%
VENT: 24.5%

LIGHT & VENT CALC. FOR BEDROOM 3
FLOOR AREA: 181 S.F.
GLASS AREA: 412 S.F.
VENT AREA: 40 S.F.
LIGHT: 25.5%
VENT: 22.5%

TOC ARCHITECTS
TODD O'CONNELL
ARCHITECT

TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6657
C (516) 658-0325
www.tocarchitects.com
tod@tocarchitects.com



CONSULTANTS:
NYS LIC #0271935

CHECKED BY: TOC
DRAWN BY: JSA

REV #	DATE	NOTE	BY
R2	10/14/23	MOVED RETAINING WALL FOR WATER ACCESS	JSA
R1	8/14/23	PER MARKUPS	JSA

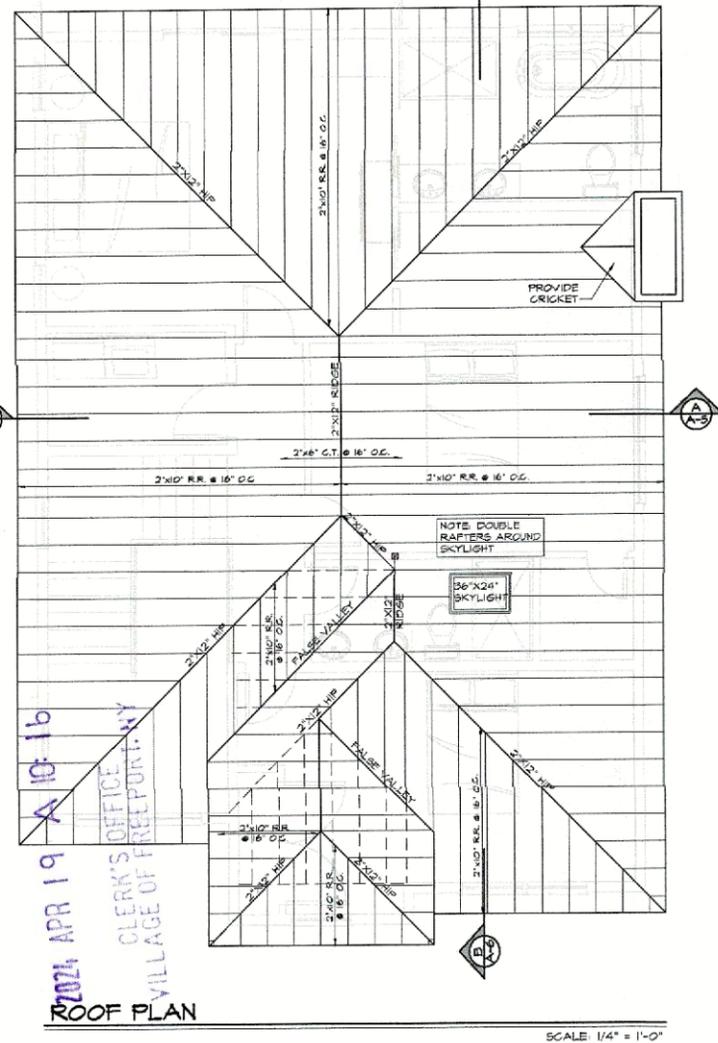
PROPOSED RESIDENCE
NINEZ-GUZMAN RESIDENCE
230 SO. BROOKSIDE AVE.
FREEPORT, NY 11520

JOB#: 10-23-600
DATE: 02-11-23
SCALE: AS NOTED
DRAWING NUMBER
A.3

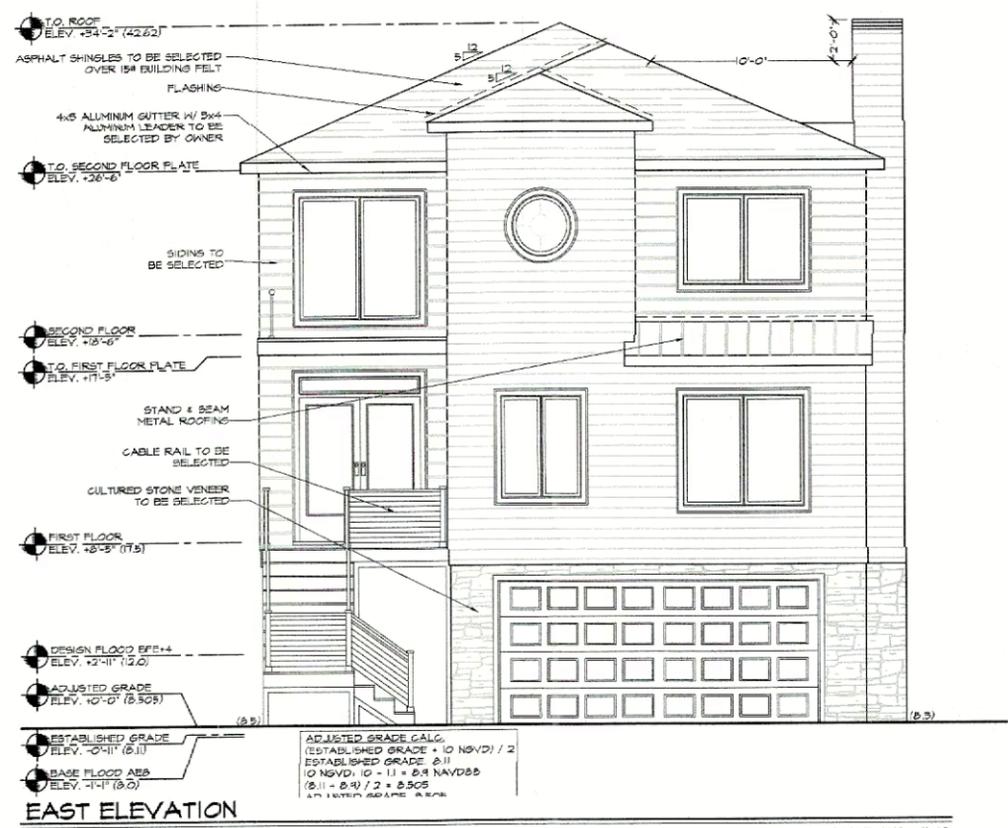
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 147 FOR ANY UNLICENSED PERSON TO PREPARE OR UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.

RECEIVED

2024 APR 19 A 10:16
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



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



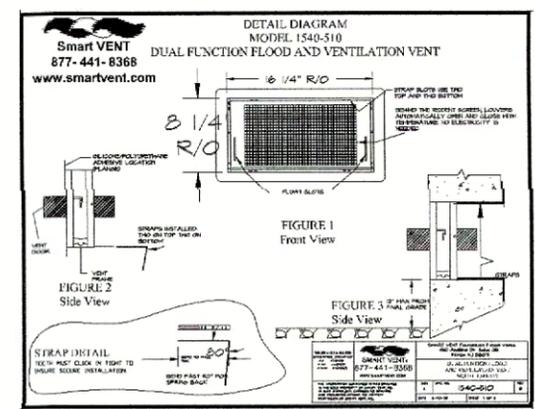
EAST ELEVATION

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



NORTH ELEVATION

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



Smart VENT 877-441-8368
INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT

TODD O'CONNELL, AIA
1280 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 858-0325

REGISTERED ARCHITECT
TODD O'CONNELL
STATE OF NEW YORK
027935

CONSULTANTS:
NYS LIC #021985

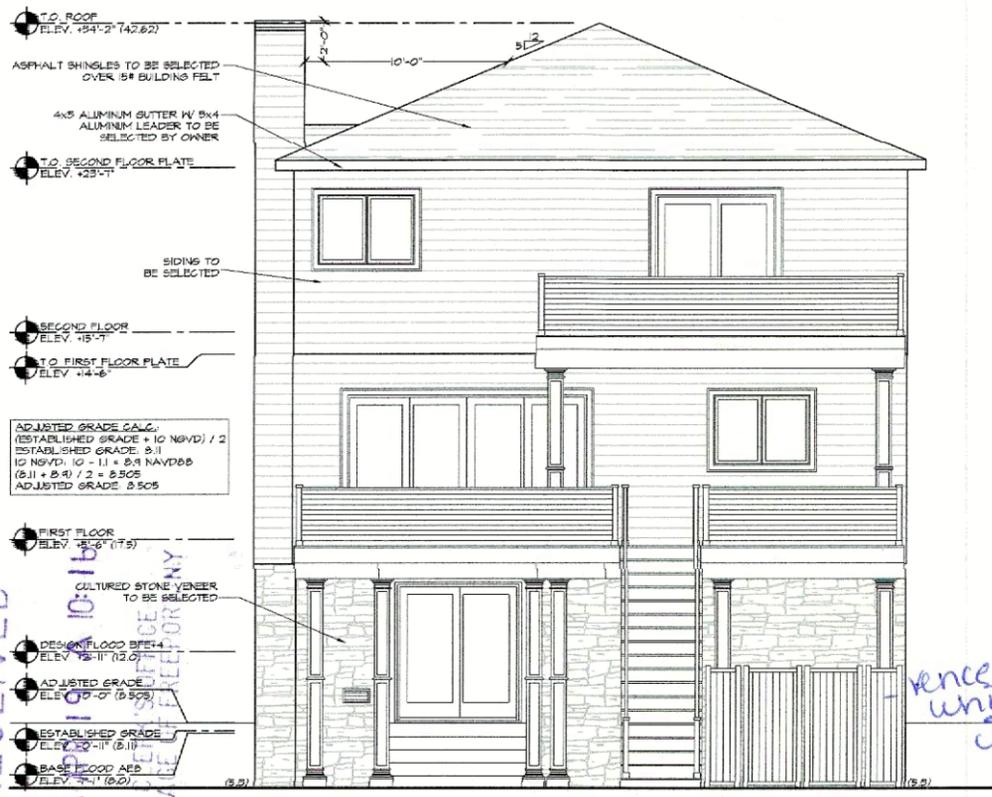
CHECKED BY: TOC
DRAWN BY: JGA

REV #	DATE	NOTE	BY
R2	10/8/23	NOTED RETAINING WALL FOR PETER ACCESS	JGA
R1	8/4/23	PER MARKUPS	JGA

PROPOSED RESIDENCE
NINEZ-GUZMAN RESIDENCE
2330 BROOKSIDE AVE.
FREEPORT, NY 11520

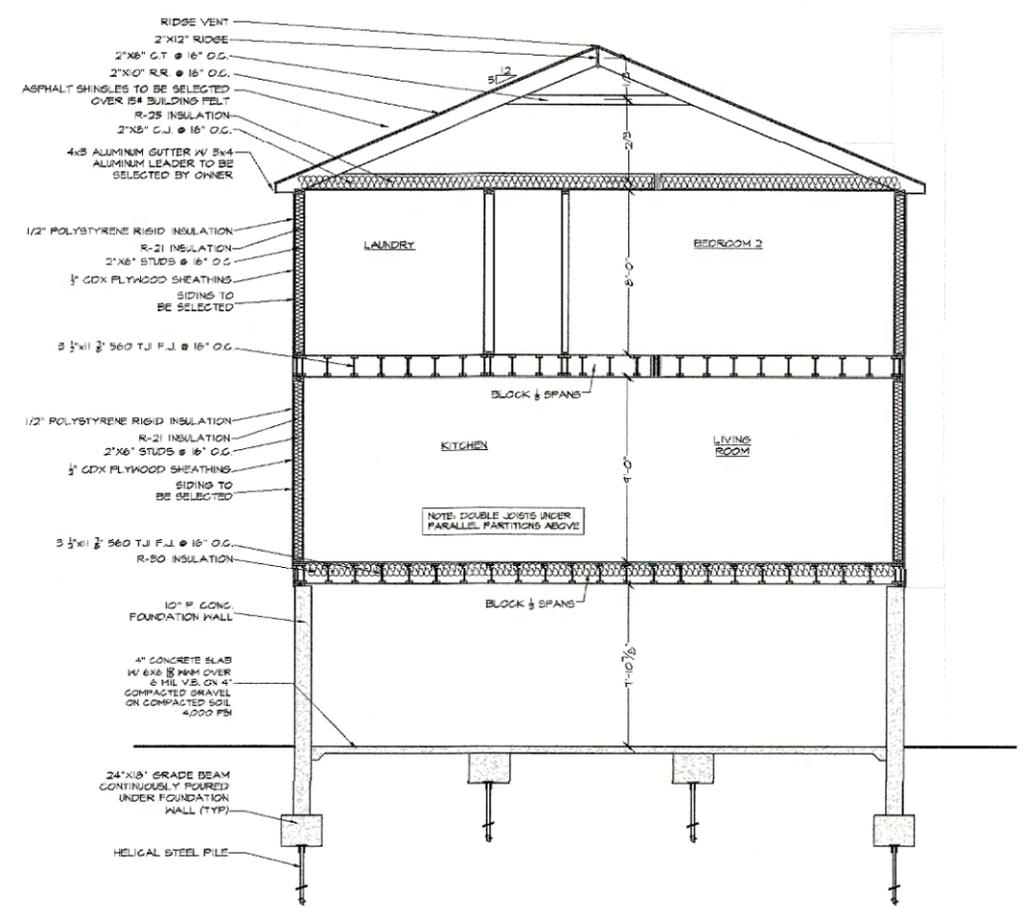
DATE: 02-17-23
SCALE: AS NOTED
DRAWING NUMBER
A.4

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 147 FOR ANY UNLICENSED PERSON TO PREPARE OR UNBARR THE DRAWING OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY MANNER.



WEST ELEVATION

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



SECTION A-A

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



SOUTH ELEVATION

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

RECEIVED
10-16-24
PLANNING DEPARTMENT
CITY OF FREEPORT, NY

TOC ARCHITECTS
TODD O'CONNELL
TODD O'CONNELL, AIA
2200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-8666
F (631) 650-8667
C (516) 654-0325
www.tocarchitects.com
toddr@tocarchitects.com

REGISTERED ARCHITECT
TODD O'CONNELL
027835
STATE OF NEW YORK

CONSULTANTS:
NYS LIC #021935

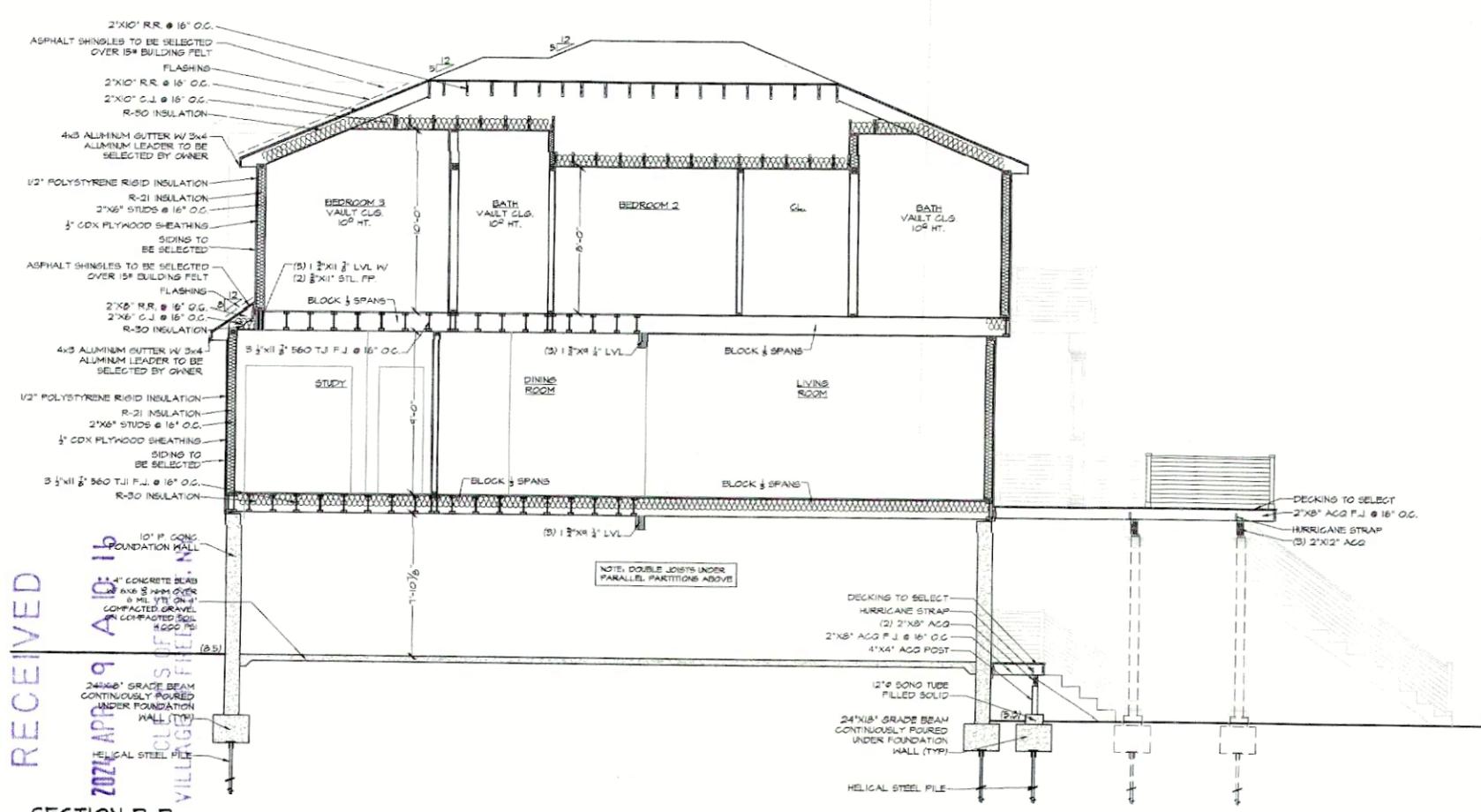
CHECKED BY: TOC
DRAWN BY: JSM

REV #	DATE	NOTE	BY
R2	10/11/23	MOVED RETAINING WALL FOR WETTER ACCESS PER MARKUPS	JSM
R1	8/14/23		JSM

PROPOSED RESIDENCE
NUNEZ-GUZMAN RESIDENCE
238 SO BROOKSIDE AVE.
FREEPORT, NY 11520

JOB# NY-22-600
DATE: 02-17-25
SCALE: AS NOTED
DRAWING NUMBER
A.5

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW, ARTICLE 147 FOR ANY CONTRACTOR TO ALTER THIS ITEM IN ANY MANNER.



RECEIVED
 2021 APR 9 AM 10:16
 VILLAGE FIRE DEPT
 1010 S. STATE ST
 FREEPORT, NY 11520

SECTION B-B

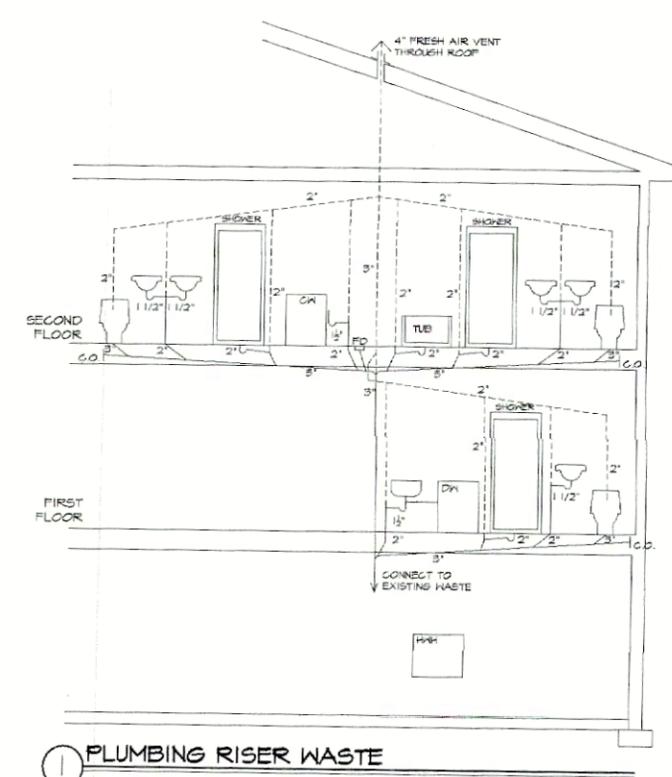
SCALE: 1/4" = 1'-0"

§9103.1 ROOF EXTENSION
OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.

§9103.2 FROST CLOSURE
WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

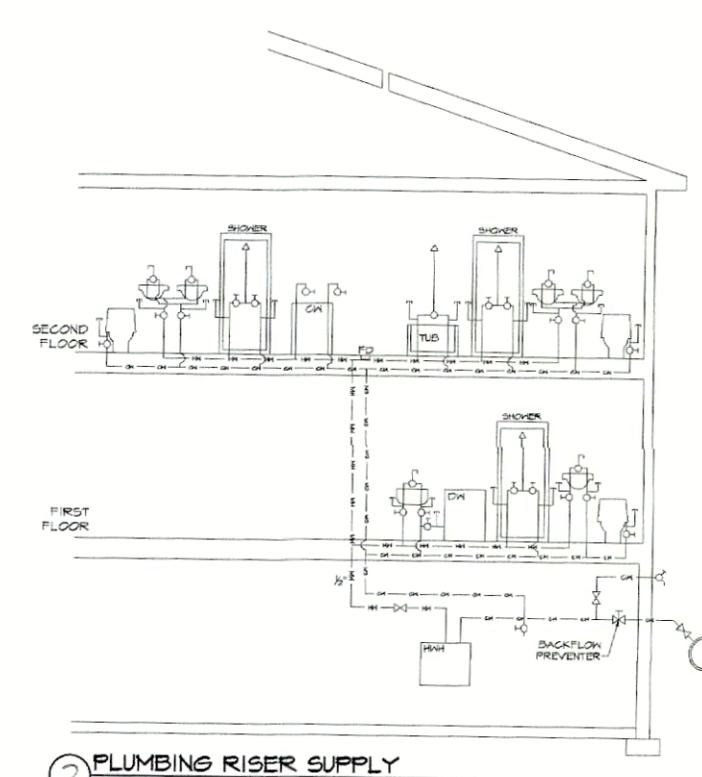
TABLE P320.1
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS)	
FLOW RATE:	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.6 GPM	3
MORE THAN 25.6 GPM UP TO 55.6 GPM	4



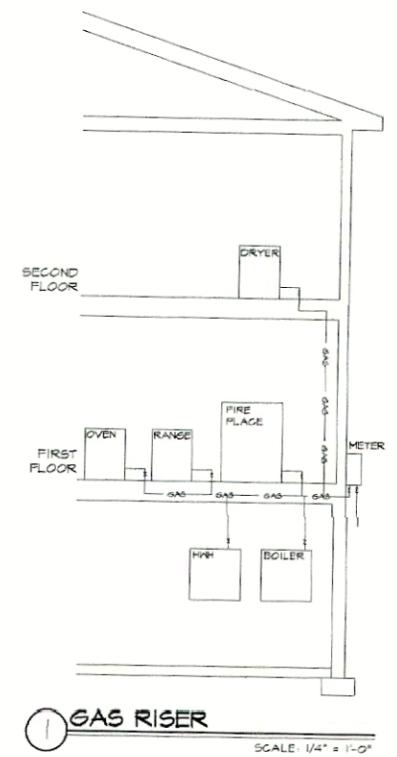
1 PLUMBING RISER WASTE

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



2 PLUMBING RISER SUPPLY

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



TOC ARCHITECTS
TODD O'CONNELL
ARCHITECT

TODD O'CONNELL, AIA
200 Veterans Memorial Highway
Suite 200
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com
562.2102.1100@tocarchitects.com

REGISTERED ARCHITECT
TODD O'CONNELL, AIA
STATE OF NEW YORK
027935

CONSULTANTS:
NYS LIC #027935

CHECKED BY: TOC
DRAWN BY: JSM

REV #	DATE	NOTE	BY
R2	10/16/23	MOVED RETAINING WALL FOR METER ACCESS	JSM
R1	04/23	PER MARKUPS	JSM

PROPOSED RESIDENCE
NINEY-GUZMAN RESIDENCE
230 SO. BROOKSIDE AVE.
FREEPORT, NY 11520

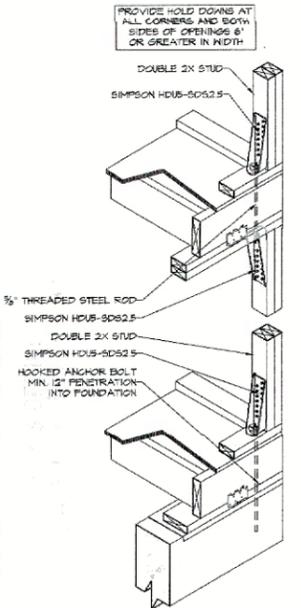
JOB#: NJ-22-600
DATE: 02-11-23
SCALE: AS NOTED
DRAWING NUMBER
A.6

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 147 FOR ANY ARCHITECT TO SIGN OR SEAL AN ARCHITECTURAL DRAWING OR SPECIFICATION UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THIS ITEM IN ANY WAY.

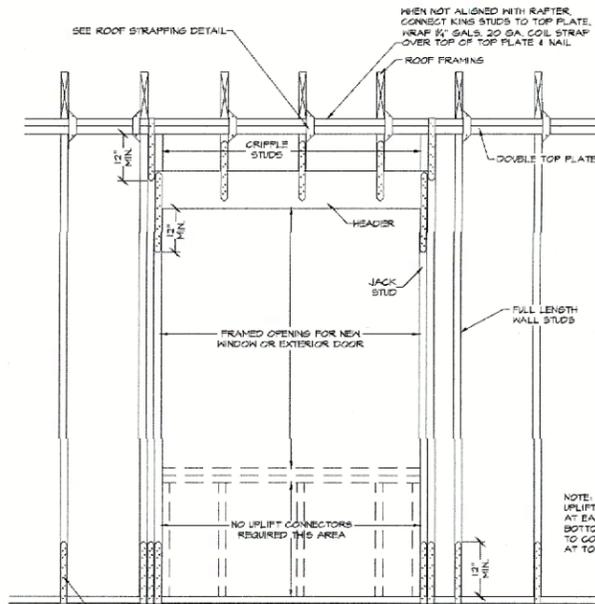
RECEIVED

2024 APR 19 A 10:16

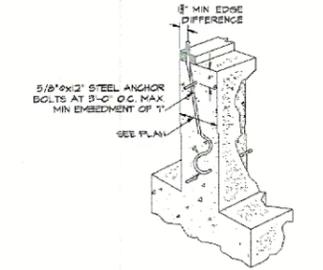
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



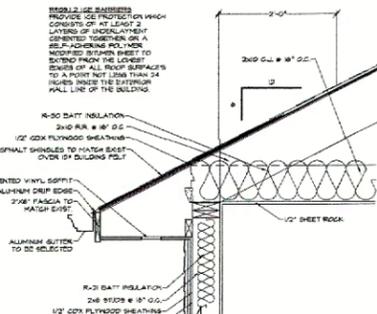
1 HOLD DOWN DETAIL
SCALE: 3/4" = 1'-0"



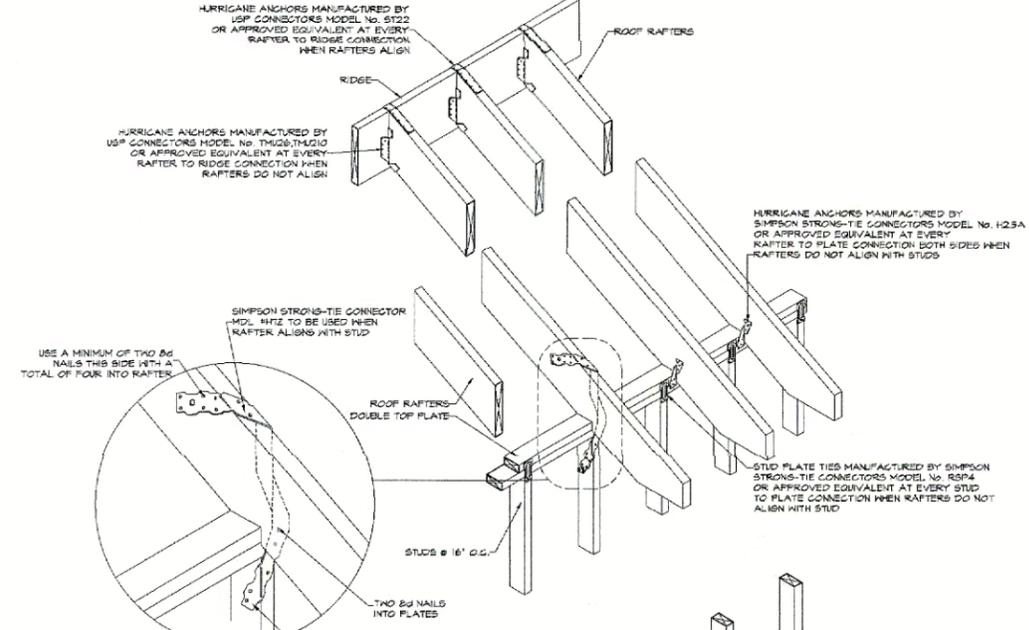
2 UPLIFT CONNECTOR DETAIL
SCALE: 3/4" = 1'-0"



3 ANCHOR BOLT DETAIL
SCALE: 3/4" = 1'-0"



4 WALL DETAIL
SCALE: 3/4" = 1'-0"



5 STRAPPING DETAIL
SCALE: 3/4" = 1'-0"

TOC ARCHITECTS
TODD O'CONNELL
ARCHITECT

TODD O'CONNELL, AIA
2000 Veterans Memorial Highway
Suite 100
Hawthorne, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com

REGISTERED ARCHITECT
STATE OF NEW YORK
027935

CONSULTANTS:
NYS LIC #021495

CHECKED BY:
TOC

DRAWN BY:
JSA

NO.	DATE	BY	REVISION
R2	10/01/23	JSA	MOVED RETAINING WALL FOR BETTER ACCESS
R1	8/01/23	JSA	PER MARKINGS
REV #	DATE	NOTE	

PROPOSED RESIDENCE
NUNEZ-GUZMAN RESIDENCE
230 SO. BROOKSIDE AVE.
FREEPORT, NY 11520

DATE: 02-17-23
SCALE: AS NOTED
DRAWING NUMBER: A.7

**MACLEAN DIXIE, CHANGE OR EQUAL
HELICAL PILE SPECIFICATIONS**

ALL PILES SHALL BE PATENTED HELICAL PILES AND APPURTENANCES AS MANUFACTURED BY MACLEAN DIXIE AND FURNISHED EXCLUSIVELY BY PREMIUM TECHNICAL SERVICES (1-800-282-7458). ALL HELICAL PILES ARE TO BE INSTALLED BY A FACTORY CERTIFIED INSTALLER, OTHERWISE A CERTIFIED TECHNICIAN FROM PREMIUM TECHNICAL SERVICES MUST BE ON SITE AT ALL TIMES TO WITNESS PILE INSTALLATION. ALL HELICAL PILES MUST BE ICC APPROVED.

A. MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING.

B. ALL WELDING TO BE PERFORMED BY WELDERS CERTIFIED UNDER SECTION 5 OF THE AWS CODE D11.

2) HELICAL PILE LEAD SECTIONS SHALL BE MODEL D26 WITH A 1/2" ROUND CORNER SQUARED SHAFT AND AN 1/2" DIAMETER HELIX LEAD SECTIONS SHALL BE 3' LONG. ALL HELIX PILE EXTENSIONS SHALL BE 2 3/4" ROUND CORNER SQUARED SHAFT 5', 7' OR 10' LONG DEPENDING ON VERTICAL CLEARANCE. ALL PILES SHALL INCORPORATE THE PATENTED MACLEAN-DIXIE SQUARE CONNECTIONS.

3) HELICAL PILES, EXTENSIONS AND APPURTENANCES SHALL BE HOT-DIPPED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A583 (LATEST REVISION) AND ESR-3052.

4) ALL PILE INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A LICENSED ENGINEER. THE INSPECTOR SHALL KEEP A COMPLETE RECORD OF THE PILE INSTALLATION OPERATION.

5) HELICAL PILES SHALL BE INSTALLED TO A MINIMUM DEPTH OF 18' AND A MINIMUM TORQUE OF 5,000 FT-LBS. SUBJECT TO THE FOLLOWING PROVISIONS:

A) IF THE MINIMUM TORQUE REQUIREMENT HAS NOT BEEN SATISFIED AT THE MINIMUM DEPTH LEVEL, THE CONTRACTOR SHALL HAVE THE FOLLOWING OPTIONS:

- a) INSTALL THE PILE DEEPER USING ADDITIONAL EXTENSIONS UNTIL THE SPECIFIED TORQUE LEVEL IS OBTAINED.
- b) REMOVE THE EXISTING PILE AND INSTALL A PILE WITH LARGER AND/OR MORE HELICES. THE REVISED PILE SHALL BE INSTALLED BEYOND THE TERMINATION DEPTH OF THE ORIGINAL PILE, AS DIRECTED BY ENGINEER.
- c) ADD ADDITIONAL PILES AS RECOMMENDED BY ENGINEER.

B) IF THE MAXIMUM TORQUE RATINGS OF THE PILE AND/OR INSTALLING UNIT HAS BEEN REACHED PRIOR TO SATISFYING THE MINIMUM DEPTH REQUIREMENT, THE CONTRACTOR SHALL HAVE: a) THE OPTION TO INCREASE THE TERMINAL TORQUE TO A MAXIMUM OF 5,000 FT. LBS. b) AFTER CONSULTING WITH THE ENGINEER OF RECORD, THE CONTRACTOR MAY REDUCE THE SIZE OF THE HELIX AS REQUIRED TO ACHIEVE THE MINIMUM DEPTH WHILE STILL ACHIEVING THE MINIMUM TORQUE.

6) HELICAL PILES SHOULD BE INSTALLED AS SHOWN ON THE ENGINEER'S PLAN. ALL CHANGES IN PILE LOCATION MUST BE APPROVED BY THE ENGINEER.

7) IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING INSTALLATION, THE CONTRACTOR SHALL HAVE THE OPTION OF REMOVING THE OBSTRUCTION IF POSSIBLE OR RELOCATING THE PILE WITH THE ENGINEER'S APPROVAL. THE LATTER OPTION MAY REQUIRE THE RELOCATION OF ADJACENT PILES.

8) THE HELICAL PILE SHALL BE CONNECTED TO THE STRUCTURE USING A PFS APPROVED STEEL BRACKET OR SLAB-SUPPORTING CHANNEL AS THE CASE MAY BE. AS SHOWN ON ENGINEER'S PLAN. THESE CONNECTION DEVICES SHALL BE CAPABLE OF SAFELY TRANSFERRING THE STRUCTURAL LOADS TO THE HELICAL PILE.

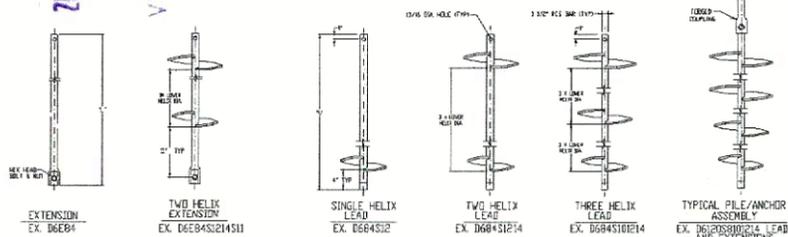
9) WRITTEN INSTALLATION RECORDS SHALL BE OBTAINED FOR EACH HELICAL PILE. THESE RECORDS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- a) PROJECT NAME AND/OR LOCATION.
- b) NAME OF CONTRACTOR'S FOREMAN OR REPRESENTATIVE WHO WITNESSED THE INSTALLATION.
- c) DATE AND TIME OF INSTALLATION.
- d) LOCATION AND REFERENCE NUMBER OF EACH PILE.
- e) DESCRIPTION OF LEAD SECTION AND EXTENSIONS INSTALLED.
- f) OVERALL DEPTH OF INSTALLATIONS REFERENCED FROM BOTTOM OF GRADE BEAM OR FOOTING.
- g) TORQUE READING FOR THE LAST THREE FEET OF INSTALLATION IF PRACTICAL. IN LIEU OF THIS REQUIREMENT, THE TERMINAL TORQUE SHALL BE RECORDED AS A MINIMUM.
- h) MAKE AND MODEL OF THE EQUIPMENT USED FOR INSTALLATION.
- i) THE INSTALLATION SPEED (RPM) OF THE HELICAL PILE.
- j) ABRUPT CHANGES IN INSTALLATION TORQUE.
- k) ANY OTHER RELEVANT INFORMATION RELATING TO THE INSTALLATION.

**FILE LOADING TO BE 10 TON
WORKING 20-TON ULTIMATE**

MACLEAN DIXIE HFS 1-1/2" D6 HELICAL FOUNDATION PILES & TENSION ANCHORS

TORQUE STRENGTH RATINGS OF 5500 FT-LB
ULTIMATE COMPRESSION CAPACITY - 55 KIPS WITH A TORSION FACTOR (Kt) = 10
SINGLE 12" HELIX ULTIMATE STRENGTH - 80 KIPS, 3/8" & 50 KIPS, 1/2"
ULTIMATE TENSION STRENGTH - 60 KIPS WITH COUPLING BOLT



NOTES:

1. FINISH - HOT DIP GALV. PER ASTM 153 OR BLACK BY ADDING SUFFIX 'B' AFTER CAT. NO.
2. SHAFT MATERIAL - ROUND CORNERED SQUARE (RCS) STEEL BARS PER ASTM A24 AND ASTM A576 GRADE 1045M, WITH MILL CERT. AT TO KSI MIN. YIELD STRENGTH.
3. HELIX MATERIAL - HOT ROLLED LOW CARBON STEEL PER ASTM A103 OR EQUAL WITH 55 KSI MINIMUM YIELD STRENGTH.
4. COUPLING BOLTS: 3/4" DIAMETER X 3" LONG HEX HEAD PER ASTM A325 AND 3/4" HEX JAM NUTS PER ASTM A563.
5. NOMINAL SPACING BETWEEN HELICAL PLATES IS 3X THE LOWER DIAMETER.
6. ALL WELDING TO BE DONE BY WELDERS CERTIFIED PER AWS CODE D11.
7. SEE TEST REPORT FOR ALLOWABLE AXIAL AND LATERAL LOAD PER ICC'S ACCEPTANCE CRITERIA, A325B BY G.T. THOMSON, AN ACCREDITED IAS IT025 TESTING LABORATORY.
8. ALL MATERIAL IS MANUFACTURED AS PER ICC-ES, A304 ACCEPTANCE CRITERIA FOR QUALITY CONTROL DOCUMENTS.

PILE INSTALLATION NOTES:

1. EXISTING RESIDENCE SHALL BE TEMPORARILY SHORED AND SUPPORTED UNDER THE DIRECT SUPV OF NYSEF, AND THE CONTRACTOR SHALL NOTIFY THE DOB IN WRITING AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCING ANY WORK IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION.
2. PILE CONTRACTOR SHALL INSTALL ALL PILES UNDER THE DIRECTION OF A NYSEF MIN. 25' DEPTH TO VERIFY SOIL CONDITIONS, TORQUE AND EXTENSION DEPTH REQUIREMENTS, NOTE THAT ALL PILES MUST BE ICC APPROVED, SUPPLIED BY PFS MACLEAN DIXIE 1-800-282-7458, AND SHALL HAVE A MINIMUM POS. OF 2.0 INCH TO TORQUE CORRELATION AND PILE WORKING LOAD.
3. ALL HARDWARE, JOIST HANGERS, HURRICANE STRAPPING COMPONENTS, COLUMNS, WALLS, PLATES & STEEL COMPONENTS SHALL BE HOT GALVANIZED AFTER FABRICATION.
4. ALL REBAR & TIE WIRE SHALL BE EPOXY COATED. ALL CUT OR EXPOSED REBAR SURFACES SHALL BE TOUCHED UP W/ EPOXY OR GOLD GALV. PAINT AS NEEDED.

§1802 PIER AND PILE FOUNDATIONS

§1802.1 Definitions. The following words and terms shall, for the purposes of this section, have the meanings shown herein.

FLEXURAL LENGTH. Flexural length is the length of the pile from the first point of zero lateral deflection to the underside of the pile cap or grade beam.

PILE FOUNDATIONS. Pile foundations consist of concrete, wood or steel structural elements either driven into the ground or cast-in-place. Piles are relatively slender in comparison to their length, with lengths exceeding 12 times the least horizontal dimension. Piles derive their load-carrying capacity through skin friction, through end bearing, or a combination of both.

§1802.2 Piers and piles - general requirements.

§1802.2.1 Design. Piles are permitted to be designed in accordance with provisions for piers in 7102.8 and 7102.9 through 7102.10 where either of the following conditions exists, subject to the approval of the code enforcement official:

1. Group R-3 and Group U occupancies not exceeding two stories of light-frame construction, or
2. Where the surrounding foundation materials furnish adequate lateral support for the pile.

§1802.2.2 General. Pier and pile foundations shall be designed and installed on the basis of a foundation investigation as defined in 7102.2, unless sufficient data upon which to base the design and installation is available.

The investigation and report provisions of 7102.2 shall be expanded to include, but not be limited to, the following:

1. Recommended pier or pile types and installed capacities.
2. Recommended center-to-center spacing of piers or piles.
3. Driving criteria.
4. Installation procedures.
5. Field inspection and reporting procedures (to include procedures for verification of the installed bearing capacity where required).
6. Pier or pile load test requirements.
7. Durability of pier or pile materials.
8. Designation of bearing stratum or strata.
9. Reductions for group action, where necessary.

§1802.2.3 Special types of piles. The use of types of piles not specifically mentioned herein is permitted, subject to the approval of the code enforcement official, upon the submission of acceptable test data, calculations and other information relating to the structural properties and load capacity of such piles. The allowable stresses shall not in any case exceed the limitations specified herein.

§1802.2.4 Pile caps. Pile caps shall be of reinforced concrete. The soil immediately below the pile cap shall not be considered as carrying any vertical load. The tops of piles shall be embedded not less than 3 inches (76 mm) into pile caps and the caps shall extend at least 4 inches (102 mm) beyond the edges of piles. The tops of piles shall be cut back to sound material before capping.

§1802.2.5 Stability. Piers or piles shall be braced to provide lateral stability in all directions. Three or more piles connected by a rigid cap shall be considered braced, provided that the piles are located in radial directions from the center of the group not less than 60 degrees (1 rad) apart. A two-pile group in a rigid cap shall be considered to be braced along the axis connecting the two piles. Methods used to brace piers or piles shall be subject to the approval of the code enforcement official.

Piles supporting walls shall be driven alternately in lines spaced at least 1 foot (305 mm) apart and located symmetrically under the center of gravity of the wall load carried, unless effective measures are taken to provide for eccentricity and lateral forces, or the wall piers are adequately braced to provide for lateral stability. A single row of piles without lateral bracing is permitted for one- and two-family dwellings and lightweight construction not exceeding two stories or 30 feet (9.1 m) in height, provided the centers of the piles are located within the width of the foundation wall.

§1802.2.6 Structural integrity. Piers or piles shall be installed in such a manner and sequence as to prevent distortion or damage to piles being installed or already in place to the extent that such distortion or damage affects the structural integrity of the piles.

§1802.2.7 Splices. Splices shall be constructed so as to provide and maintain true alignment and position of the component parts of the pier or pile during installation and subsequent stresses and shall be of adequate strength to transmit the vertical and lateral loads and moments occurring at the location of the splice during driving and under service loading. Splices shall develop not less than 50 percent of the least capacity of the pier or pile in bending. In addition, splices occurring in the upper 10 feet (3048 mm) of the embedded portion of the pier or pile shall be capable of resisting at allowable working stresses the moment and shear that would result from an assumed eccentricity of the pier or pile load of 3 inches (76 mm), or the pier or pile shall be braced in accordance with 7102.2.4 to other piers or piles that do not have splices in the upper 10 feet (3048 mm) of embedment.

§1802.2.8 Allowable pier or pile loads.

§1802.2.8.1 Determination of allowable loads. The allowable axial and lateral loads on piers or piles shall be determined by an approved formula, load tests or method of analysis.

§1802.2.8.2 Driving criteria. The allowable compressive load on any pile where determined by the application of an approved driving formula shall not exceed 40 tons (356 kN). For allowable loads above 40 tons (356 kN), the wave equation method of analysis shall be used to estimate pile availability of load driving stresses and net displacement per blow at the ultimate load. Allowable loads shall be verified by load tests in accordance with 7102.2.8.3. The formula or wave equation load shall be determined for gravity-drop or power-activated hammers and the hammer energy used shall be the maximum consistent with the size, strength and weight of the driven piles. The use of a follower is permitted only with the approval of the code enforcement official. The introduction of fresh hammer cushion or pile cushion material just prior to final penetration is not permitted.

§1802.2.8.3 Load tests. Where greater compressive loads per pier or pile than permitted by 7102.2.8.1 are desired or where the design load for any pier or pile foundation is in doubt, controlled test piers or piles shall be tested in accordance with ASTM D 1143 or ASTM D 4945. At least one pier or pile shall be test loaded in each area of uniform subsoil conditions. Where required by the code enforcement official, additional piers or piles shall be load tested where necessary to establish the safe design capacity. The resulting allowable loads shall not be more than one-half of that test load, which produces a permanent net settlement of not more than 0.01 inch per ton (0.025 mm/kN) of test load, and not more than 3/4 inch (19 mm). In subsequent driving of the balance of foundation piles, all piles shall be deemed to have a supporting capacity equal to the control pile where such piles are of the same type, size and relative length as the test pile; are installed in similar subsoil conditions as the test pile; and where the rate of penetration (e.g., net displacement per blow) of such piles is equal to or less than that of the test pile through a comparable driving distance.

§1802.2.8.4 Allowable lateral resistance. The assumed frictional resistance developed by any pier or unbraced cast-in-place pile shall not exceed one-sixth of the bearing value of the soil material at minimum depth as set forth in Table 1804.3, up to a maximum of 500 pounds per square foot (24 kPa), unless a greater value is allowed by the code enforcement official after a soil investigation as specified in 7102.2.

§1802.2.8.5 Uplift capacity. Where required by the design, the uplift capacity of a single pier or pile shall be determined in accordance with ASTM D 2621, or an approved method of analysis based on a minimum factor of safety of three. The maximum allowable uplift load shall be one-half that load which produces an upward movement of the pier or pile but equal to the gross elastic extension of the pier or pile plus 0.1 inch (2.5 mm). For pile groups subjected to uplift, the allowable working uplift load for the group shall be the lesser of:

1. The proposed individual pile uplift working load times the number of piles in the group.

2. Two-thirds of the effective weight of the pile group and the soil contained within a block defined by the perimeter of the group and the length of the piles.

§1802.2.8.6 Load-bearing capacity. Piers, individual piles and groups of piles shall develop ultimate load capacities of at least twice the design working loads in the designated load-bearing layers. Analysis shall show that no soil layer underlying the designated load-bearing layers causes the load-bearing capacity safety factor to be less than two.

§1802.2.8.7 Bent piers or piles. The load-bearing capacity of piers or piles discovered to have a sharp or sweeping bend shall be determined by an approved method of analysis or by load testing a representative pier or pile.

§1802.2.8.8 Overloads on piers or piles. The maximum compressive load on any pier or pile due to mislocation shall not exceed 110 percent of the allowable design load.

§1802.2.8.9 Lateral support. Any soil other than fluid soil shall be deemed to offer sufficient lateral support to the pier or pile to prevent buckling and to permit the design of the pier or pile in accordance with accepted engineering practice and the applicable provisions of this code.

§1802.2.8.10 Unbraced piles. Piles standing unbraced in air, water or in fluid soils shall be designed as columns in accordance with the provisions of this code. Such piles driven into firm ground can be considered fixed and laterally supported at 5 feet (1524 mm) below the ground surface and in soft material at 10 feet (3048 mm) below the ground surface unless otherwise prescribed by the code enforcement official after a foundation investigation by an approved agency.

§1802.2.8.11 Allowable lateral load. Where required by the design, the lateral load capacity of a pier, a single pile or a pile group shall be determined by an approved method of analysis or by lateral load tests to at least twice the proposed design working load. The resulting allowable load shall not be more than one-half of that test load that produces a gross lateral movement of 1 inch (25 mm) at the ground surface.

§1802.2.8.12 Use of higher allowable pier or pile stresses. Allowable stresses greater than those specified for piers or for each pile type in 7104.1 and 7104.2 are permitted where supporting data justifying such higher stresses is filed with the code enforcement official. Such substantiating data shall include:

1. A soils investigation in accordance with 7102.2.
2. Pier or pile load tests in accordance with 7102.2.8.3, regardless of the load supported by the pier or pile.

The design and installation of the pier or pile foundation shall be under the direct supervision of a registered design professional knowledgeable in the field of soil mechanics and pier or pile foundations who shall certify to the code enforcement official that the piers or piles as installed satisfy the design criteria.

§1802.2.8.13 Piles in subsiding areas. Where piles are driven through subsiding fills or other subsiding strata and derive support from underlying firmer materials, consideration shall be given to the downward frictional forces that may be imposed on the piles by the subsiding upper strata.

Where the influence of subsiding fills is considered as imposing loads on the pile, the allowable stresses specified in this chapter are permitted to be increased where satisfactory substantiating data are submitted.

§1802.2.8.14 Settlement analysis. The settlement of piers, individual piles or groups of piles shall be estimated based on approved methods of analysis. The predicted settlement shall neither cause harmful distortion of, or instability in, the structure, nor cause any stresses to exceed allowable values.

§1802.2.8.15 Pre-excavation. The use of jetting, augering or other methods of pre-excavation shall be subject to the approval of the code enforcement official. Where permitted, pre-excavation shall be carried out in the same manner as used for piers or piles subject to load tests and in such a manner that will not impair the carrying capacity of the piers or piles already in place or damage adjacent structures. Pile tips shall be driven below the pre-excavated depth until the required resistance or penetration is obtained.

§1802.2.14 Installation sequence. Piles shall be installed in such sequence as to avoid compacting the surrounding soil to the extent that other piles cannot be installed properly, and to prevent ground movements that are capable of damaging adjacent structures.

§1802.2.15 Use of vibratory drivers. Vibratory drivers shall only be used to install piles where the pile load capacity is verified by load tests in accordance with 7102.2.8.3. The installation of production piles shall be controlled according to power consumption, rate of penetration or other approved means that ensure pile capacities equal or exceed those of the test piles.

§1802.2.16 Pile drivability. Pile cross sections shall be of sufficient size and strength to withstand driving stresses without damage to the pile, and to provide sufficient stiffness to transmit the required driving forces.

§1802.2.17 Protection of pile materials. Where boring records or site conditions indicate possible deleterious action on pier or pile materials because of soil constituents, changing water levels or other factors, the pier or pile materials shall be adequately protected by materials, methods or processes approved by the code enforcement official. Protective materials shall be applied to the piles so as not to be rendered ineffective by driving. The effectiveness of such methods or processes for the particular purpose shall have been thoroughly established by satisfactory service records or other evidence that demonstrates the effectiveness of such protective measures.

§1802.2.18 Use of existing piers or piles. Piers or piles left in place where a structure has been demolished shall not be used for the support of new construction unless satisfactory evidence is submitted to the code enforcement official, which indicates that the piers or piles are sound and meet the requirements of this code. Such piers or piles shall be load tested or reinvented to verify their capacities. The design load applied to such piers or piles shall be the lowest allowable load as determined by tests or driving data.

§1802.2.19 Heaved piles. Piles that have heaved during the driving of adjacent piles shall be re-driven as necessary to develop the required capacity and penetration, or the capacity of the pile shall be verified by load tests in accordance with 7102.2.8.3.

§1802.2.20 Identification. Pier or pile materials shall be identified for conformity to the specified grade with this identity maintained continuously from the point of manufacture to the point of installation or shall be tested by an approved agency to determine conformity to the specified grade. The approved agency shall furnish an affidavit of compliance to the code enforcement official.

§1802.2.21 Pier or pile location plan. A plan showing the location and designation of piers or piles by an identification system shall be filed with the code enforcement official prior to installation of such piers or piles. Detailed records for piers or individual piles shall bear an identification corresponding to that shown on the plan.

§1802.2.22 Special inspection. Special inspections in accordance with 7104.5 and 7104.9 shall be provided for piles and piers, respectively.

§1802.2.23 Seismic design of piers or piles.

§1802.2.23.1 Seismic Design Category C. Where a structure is assigned to Seismic Design Category C in accordance with 7106, the following shall apply. Individual pile caps, piers or piles shall be interconnected by ties. Ties shall be capable of carrying in tension and compression a force equal to the product of the larger pile cap or column load times the seismic coefficient SDS divided by 10 unless it can be demonstrated that equivalent restraint is provided by reinforced concrete beams within slab-on-grade or reinforced concrete slab-on-grade or confinement by competent rock, hard cohesive soils, or very dense granular soils.

§1802.2.23.1.1 Connection to pile cap. Concrete piers and concrete-filled steel pipe piles shall be connected to the pile cap by embedding the pier reinforcement or field-placed dowels anchored in the concrete pile in the pile cap for a distance equal to the development length. For deformed bars, the development length is the full development length for compression or tension without reduction in length for excess area. Alternative measures for laterally confining concrete and maintaining toughness and ductile-like behavior at the top of the pile will be permitted provided the design is such that no spalling occurs in the confined region. Ends of hoops or ties shall be terminated with 135-degree (2.35 rad) hooks into the confined concrete core. The minimum transverse steel ratio for confinement shall not be less than one-half of that required for columns.

For resistance to uplift forces, anchorage of steel pipe, concrete-filled steel pipe or H piles to the pile cap shall be made by means other than concrete bond to the bare steel section.

Splices of pile segments shall develop the full strength of the pile.

§1802.2.23.1.2 Design details. Pier or pile moments, shears and lateral deflections used for design shall be established considering the nonlinear interaction of the shaft and soil, as recommended by a registered design professional. Where the ratio of the depth of embedment of the pile-to-pile diameter or width is less than or equal to six, the pile may be assumed to be rigid.

Pier or pile group effects from soil on lateral pile capacity shall be considered where pile center-to-center spacing in the direction of lateral force is less than 3 pile diameters. Pile group effects on vertical capacity shall be considered where pile center-to-center spacing is less than 3 pile diameters.

Where a minimum length for reinforcement or the extent of closely spaced confinement reinforcement is specified at the top of the pier or pile, provisions shall be made so that those specified lengths or extents are maintained after pier or pile cut-off.

GENERAL NOTES:
ALL PILES MUST COMPLY WITH PILE LOG PREPARED, SIGNED AND SEALED BY A NEW YORK STATE LICENSED ARCHITECT OR ENGINEER AND SUBMITTED PRIOR TO CONSTRUCTION.

ARCHITECT OR ENGINEER CERTIFYING THE PILES MUST BE ON SITE INSPECTING THE PILES AS THEY ARE SCREENED INTO THE GROUND.

PILE INSTALLATION MUST CONFORM TO SECTION 1808 OF THE NEW YORK STATE BUILDING CODE. (SEE ATTACHED)

LOAD TESTS TO BE AS PER 1802.2.8.3 OF THE NEW YORK STATE BUILDING CODE.

PROVIDE TEST FILES IN CONFORMANCE WITH ASTM D 1143 OR ASTM D 4945 PER NEW YORK STATE BUILDING CODE.

GENERAL CONTRACTOR MUST COORDINATE PILE PLAN AND PLANS PREPARED BY TODD O'CONNELL ARCHITECT P.C.

OBTAIN ALL PERMITS PRIOR TO THE START OF WORK.

EXCEPTION: Piers supporting foundation walls, isolated interior posts detailed so the pier is not subject to lateral loads, lightly loaded exterior decks and patios, of Group R, Division 5 and Group U, Division 1 occupancies not exceeding two stories of light-frame construction are not subject to interconnection if it can be shown the soils are of adequate stiffness, subject to the approval of the code enforcement official.

TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Hempstead, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.toddoconnell.com
toddoconnell@aol.com

REGISTERED ARCHITECT
STATE OF NEW YORK
027915

CONSULTANTS:
NYS LIC #021985

CHECKED BY: JOE
DRAWN BY: JOE

NO.	DATE	BY

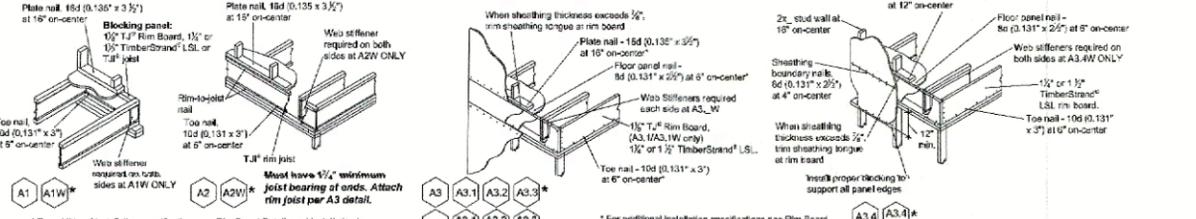
REV #	DATE	BY	NOTE

PROPOSED RESIDENCE
NINFT-GUZMAN RESIDENCE
730, 50 BROOKSIDE AVE.
FREEPORT, NY 11520

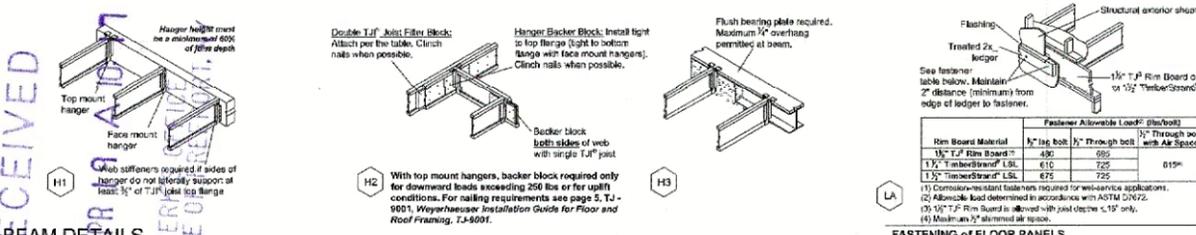
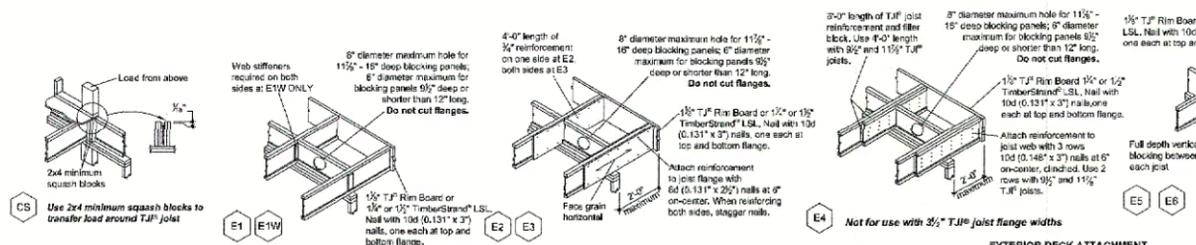
LOBBY: N-22-600
DATE: 02-17-25
SCALE: AS NOTED
DRAWING NUMBER: A.9

WARNING: IT IS A VIOLATION OF THE PROFESSIONAL SEAL ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THIS SEAL IN ANY MANNER.

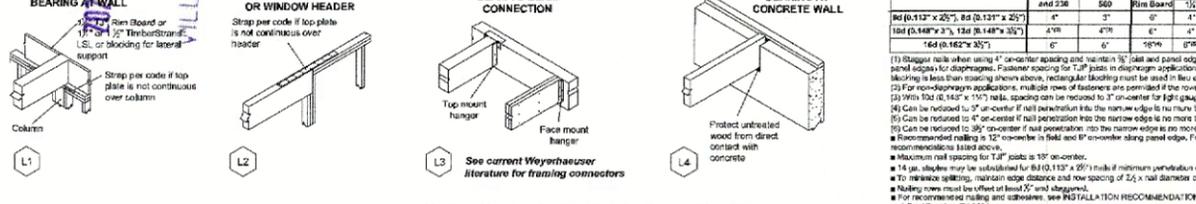
JOIST DETAILS



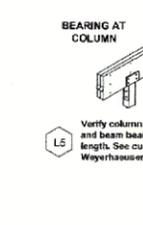
* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



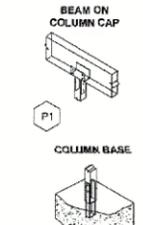
BEAM DETAILS



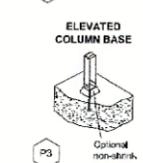
BEARING AT WALL



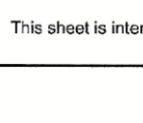
BEARING AT COLUMN



BEARING AT WINDOW HEADER



BEARING AT TOP CONNECTION



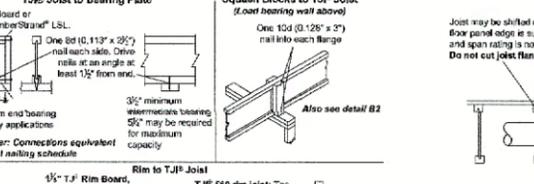
BEARING AT CONCRETE WALL

Multiple-Member Connections for Top-Loaded Beams

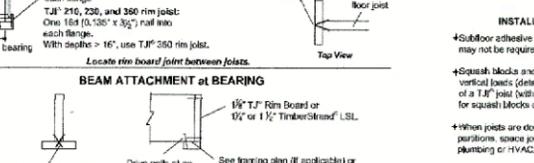
Place of Connection	Type	Min. Length	# Rows	O.C. Spacing	Location
1	10d nails	3"	3"	12"	One side
	Screws	3 1/2" or 3 3/4"	2"	24"	Both sides
2	10d nails	3"	3"	12"	Both sides
	Screws	3 1/2" or 3 3/4"	2"	24"	One side
3	10d nails	3"	3"	12"	One side (per ply)
	Screws	3 1/2" or 3 3/4"	2"	24"	Both sides
4	10d nails	3"	3"	12"	One side
	Screws	3 1/2" or 3 3/4"	2"	24"	Both sides
5	10d nails	3"	3"	12"	One side
	Screws	3 1/2" or 3 3/4"	2"	24"	One side

(1) 10d nails are 0.125" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, DW, USP WS, or TrusJoist®.
 (2) An additional row of nails is required with depths of 14" or greater.
 (3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

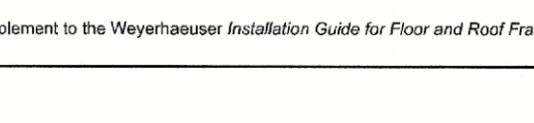
NAILING AT BEARING (FLOOR)



BEAM ATTACHMENT AT BEARING



BEAM ATTACHMENT AT JOINT



FASTENING OF FLOOR PANELS

Nail Size	TJI Joist		Rim Board		1 1/2" TimberStrand® LSL		1 1/2" TimberStrand® LSL or wider		Microlam® LVL		Paralam® PSL	
	1 1/2" x 2 1/2"	1 1/2" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"	3/4" x 3"
16d (0.131" x 3 1/2")	4"	3"	4"	3"	4"	3"	4"	3"	4"	3"	4"	3"
16d (0.148" x 3 1/2")	4"	3"	4"	3"	4"	3"	4"	3"	4"	3"	4"	3"
16d (0.162" x 3 1/2")	4"	3"	4"	3"	4"	3"	4"	3"	4"	3"	4"	3"

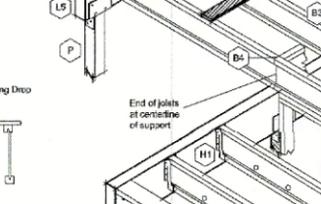
(1) Stagger nails when using 4" on-center spacing and maintain 1/2" joint and panel edge distance. One row of fasteners is permitted (two or abutting panel edges for diaphragms). Fastener spacing for TJI joists in diaphragm applications cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI joists.
 (2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.
 (3) With 10d (0.148" x 3 1/2") nails, spacing can be reduced to 3" on-center for 1 1/2" joist depth.
 (4) Can be reduced to 3" on-center if nail penetration into the narrow edge is no more than 1/2" (but not less than 1/4").
 (5) Can be reduced to 3" on-center if nail penetration into the narrow edge is no more than 1/2" (but not less than 1/4").
 (6) Recommended nailing is 12" on-center in field and 18" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
 (7) Maximum nail spacing for TJI joists is 15" on-center.
 (8) 14 ga. staples may be substituted for 8d (0.131" x 2 1/2") nails if minimum penetration of 1" into the TJI joist or rim board is achieved.
 (9) To minimize splitting, maintain edge distance and row spacing of 2 1/2" x 1" nail diameter or 3", whichever is greater.
 (10) Nailing rows must be offset at least 1/2" and staggered.
 (11) For recommended nailing and adhesives, see INSTALLATION RECOMMENDATIONS on page 2 of the Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.

FILLER AND BACKER BLOCK SIZES

TJI Joist	1 1/2"	2 1/2"	3 1/2" or 4"	4"	5"	6"	8"	10"
Depth	10"	14"	14"	14"	14"	14"	14"	14"
Filler Block (Detail H2)	2x8	2x8	2x8	2x8	2x8	2x8	2x8	2x8
Backer Block (Detail H4)	2x6	2x6	2x6	2x6	2x6	2x6	2x6	2x6

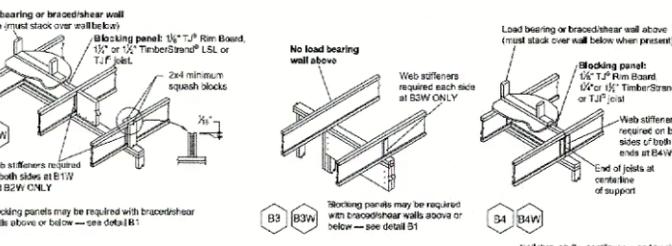
(1) If necessary, bottom filler and backer block height for low rafter hangers and maximum 1/2" gap at end of job. See page 10, Filler and Backer Block Details (Detail H2) and H4 for details.
 (2) Backer block on joist.

TJI joist floor framing does not require bridging or mid-span blocking



INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- Stitch blocks and blocking panels carry around vertical loads (detail B1 and B2). Packing on the web of a TJI joist (with web stiffeners) is not a substitute for stitch blocks or blocking panels.
- When joists are double or non-load bearing parallel partitions, space joist apart the width of the void for partition or HVAC.
- Additional joist at plumb drop (see detail).



ALLOWABLE HOLES - TJI® Joists

JOIST DEPTH	ROUND HOLE SIZE												SQUARE OR RECTANGULAR HOLE SIZE											
	1 1/2"	2 1/2"	3 1/2"	4"	5"	6"	8"	10"	12"	14"	16"	18"	2 1/2"	3 1/2"	4"	5"	6"	8"	10"	12"	14"	16"	18"	
1 1/2"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
2 1/2"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
3 1/2"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
4"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
6"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
8"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	

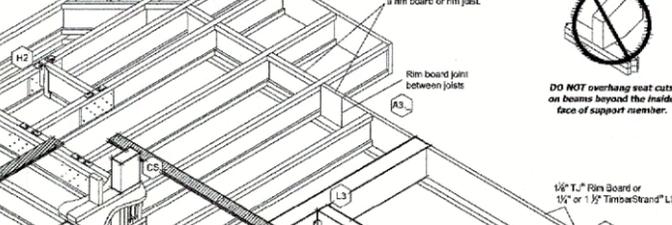
Table B - Intermediate or Cantilever Support

JOIST DEPTH	ROUND HOLE SIZE												SQUARE OR RECTANGULAR HOLE SIZE											
	1 1/2"	2 1/2"	3 1/2"	4"	5"	6"	8"	10"	12"	14"	16"	18"	2 1/2"	3 1/2"	4"	5"	6"	8"	10"	12"	14"	16"	18"	
1 1/2"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
2 1/2"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
3 1/2"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
4"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
6"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
8"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	

ALLOWABLE HOLES - Headers and Beams



Other Trus Joist® Headers and Beams



General Notes

- Allowed hole zone suitable for headers and beams with uniform loads only.
- Round holes only.
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

This sheet is intended as a supplement to the Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001, and the Deep Depth Trus Joist TJI Joist Installation Guide, TJ-9006, which should be referenced for additional information.

TODD O'CONNELL, AIA
 2200 Veterans Memorial Highway
 Suite 120
 Haverhill, MA 01830
 P (631) 650-6666
 F (631) 650-6667
 C (516) 656-0325
 www.toddoconnell.com
 toddoconnell@aia.com

TODD O'CONNELL ARCHITECTS
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 027835

CONSULTANTS
 NYS LIC #021985

DRAIN BY: JSM
 CHECKED BY: JSM

PROPOSED RESIDENCE
 NUNEF-GUZMAN RESIDENCE
 230, 50 BROOKSIDE AVE.
 FREEPORT, NY 11520

DATE: 10/19/23
REV #: 01
DATE: 8/14/23
REV #: 01

SCALE: AS NOTED
DRAWING NUMBER: A.10

LOP#: NU-23-000
DATE: 02-17-23
SCALE: AS NOTED
DRAWING NUMBER: A.10

TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^a	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	PEN JOIST TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS (SEE SECTION R602.3.2 AND TABLE R602.3.2)	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (WELL JOINT) (SEE SECTION R602.3.2 AND TABLE R602.3.2)	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL
TABLE R602.3.2			
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/2" X 30g# RODS STRAP TO RAFTER	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	2-10d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
TABLE R602.3.3			
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MAXIMUM 2' RIDGE BEAM	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	TOE NAIL
8	STUD TO SUBMIT AT BRACED WALL PANELS	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	2" O.C. FACE NAIL
9	STUD TO STUD AND MITING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2 1/2" HEADER WITH 1/2" SPACING)	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	18" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	12" O.C. EACH EDGE FACE NAIL
12	TOP PLATE TO TOP PLATE	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE BRACE	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	12" O.C. FACE NAIL
14	BOTTOM PLATE TO JOINT, RH JOIST BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOINT, RH JOIST BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	1/2" COMMON (2 1/2"X10") OR 3/4" COMMON (2 1/2"X10") NAILS	12" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	TOE NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	END NAIL
18	1" BRACE TO EACH STUD AND PLATE	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL
19	1" X 4" SHEATHING TO EACH BEARING	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL
20	1" X 4" AND NEER SHEATHING TO EACH BEARING	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL
TABLE R602.3.4			
21	JOIST TO BILL, TOP PLATE OR GIRDER	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	TOE NAIL
22	RH JOIST BAND JOIST OR BLOCKING TO BILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	4" O.C. TOE NAIL
23	1" X 4" SUBFLOOR OR LESS TO EACH JOIST	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	BLIND AND FACE NAIL
25	2" PLANKS (PLANK 1 BEAM - FLOOR 1 ROOF)	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	AT EACH BEARING, FACE NAIL
26	BAND OR RH JOIST TO JOIST	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LINER LAYERS AND:	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	FACE NAIL AT BIDS AND AT EACH BRACE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 3-5d (2 1/2"X10") NAILS	EACH END, TOE NAIL

TABLE R602.3(3) WOOD PANEL WALL SHEATHING FASTENING SCHEDULE

MINIMUM NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL THICKNESS (INCHES)	MINIMUM NOMINAL PANEL SPACING (INCHES)	MINIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING (INCHES O.C.)	FIELD (INCHES O.C.)	ULTIMATE DESIGN WIND SPEED V _W (MPH)
6d COMMON (2 1/2"X10")	1 1/2	24	16	12	12	140
6d COMMON (2 1/2"X10")	1 1/2	24	16	12	12	140
6d COMMON (2 1/2"X10")	1 1/2	24	16	12	12	140

TABLE R602.3(1) FASTENING SCHEDULE CONTINUED

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^a	SPACING OF FASTENERS (INCHES)	INTERMEDIATE SUPPORTS (FOOTING)
30	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3.1 FOR WOOD STRUCTURAL PANELS, EXTERIOR WALL SHEATHING TO FRAMING)	4d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL	6	12"
31	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING	4d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL	6	12"
32	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING	4d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL OR 6d COMMON (2 1/2"X10") NAIL	6	12"

FOR 5d: 1 1/2" x 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s
 1. NAILS ARE SMOOTH COMMON BOX OR DEFORMED SHANKS UNLESS OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE DESIGN YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.125 INCH (2008 COMMON NAIL), 80 KSI FOR SHANK DIAMETERS LARGER THAN 0.125 INCH BUT NOT LARGER THAN 0.175 INCH AND 100 KSI FOR SHANK DIAMETERS OF 0.125 INCH OR LESS.
 2. NAILS SHALL HAVE A MINIMUM 1/8-INCH ON DIAMETER GROOVE WITH A NAIL SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
 3. FOUR-PART FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3.1.
 4. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3.1.
 5. WHERE THE ULTIMATE DESIGN WIND SPEED IS 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL, ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER, PER THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 4 INCHES ON CENTER FOR MINIMUM AS INCH DISTANCE FROM SIDING, SIDING AND GABLE END WALLS AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
 6. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 398 AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.3.1.
 7. SPACING OF FASTENERS ON FLOOR SHEATHING APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND BRACING AND TO FLOOR SHEATHING ON ROOF SHEATHING AND REQUIRED BLOCKING AND BRACING. SPACING OF FASTENERS ON ROOF SHEATHING APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND BRACING. SPACING OF FASTENERS ON ROOF SHEATHING APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND BRACING. SPACING OF FASTENERS ON ROOF SHEATHING APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND BRACING.
 8. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE END OF THE RAFTER AND TWO NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

TABLE R602.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION)

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B			
		ULTIMATE DESIGN WIND SPEED V _W (mph)			
		30 mph	140 mph	150 mph	160 mph
12" O.C.	12	12	12	12	12
	14	12	12	12	12
	16	12	12	12	12
	18	12	12	12	12
	20	12	12	12	12
	22	12	12	12	12
	24	12	12	12	12
	26	12	12	12	12
	28	12	12	12	12
	30	12	12	12	12

FOR 5d: 1 1/2" x 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s
 1. THE UPLIFT CONNECTION FORCES ARE BASED ON A MAXIMUM 33 FOOT MEAN ROOF HEIGHT AND WIND EXPOSURE CATEGORY B OR C. FOR EXPOSURE D, THE UPLIFT CONNECTION FORCES SHALL BE SELECTED FROM THE EXPOSURE G PORTION OF THE TABLE USING THE NEXT HIGHEST TABULATED ULTIMATE DESIGN WIND SPEED. THE ADJUSTMENT COEFFICIENTS IN TABLE R602.11 SHALL NOT BE USED TO MULTIPLY THE TABULATED FORCES FOR EXPOSURE C AND D FOR THE OTHER MEAN ROOF HEIGHTS.
 2. THE UPLIFT CONNECTION FORCES INCLUDE AN ALLOWANCE FOR ROOF AND CEILING ASSEMBLY DEAD LOAD OF 15 PSF.
 3. THE TABULATED UPLIFT CONNECTION FORCES ARE LIMITED TO A MAXIMUM ROOF OVERHANGS OF 24 INCHES.
 4. THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.15 FOR CONNECTIONS NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.
 5. FOR BUILDINGS WITH HIP ROOFS WITH 5:12 AND GREATER PITCH, THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70. THIS REDUCTION SHALL NOT BE COMBINED WITH ANY OTHER REDUCTION IN TABULATED FORCES.
 6. FOR WALL TO WALL AND WALL TO FOUNDATION CONNECTIONS, THE UPLIFT CONNECTION FORCE SHALL BE PERMITTED TO BE REDUCED BY 60 PSF FOR EACH FULL WALL ABOVE.
 7. LINEAR INTERPOLATION BETWEEN TABULATED ROOF SPANS AND WIND SPEEDS SHALL BE PERMITTED.
 8. THE TABULATED FORCES FOR A 12-INCH ON CENTER SPACING SHALL BE PERMITTED TO BE USED TO DETERMINE THE UPLIFT LOAD IN POUNDS PER LINEAR FOOT.

TABLE R507.2 DECK LEDGER CONNECTION TO BAND JOIST

CONNECTION DETAILS	6" AND LESS	8" TO 12"	14" TO 18"	20" TO 24"	26" TO 30"	32" TO 36"
1 INCH DIAMETER LAG SCREW WITH 1 INCH MAXIMUM SHEATHING	20	25	30	35	40	45
1 INCH DIAMETER BOLT WITH 1 INCH MAXIMUM SHEATHING	20	25	30	35	40	45
1 INCH DIAMETER BOLT WITH 1 INCH MAXIMUM SHEATHING	20	25	30	35	40	45

TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS

STUD SIZE (INCHES)	BEARING WALLS				NON-BEARING WALLS	
	LATERALLY UNSUPPORTED STUD HEIGHT (FEET)	MAXIMUM SPACING WHEN SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	LATERALLY UNSUPPORTED STUD HEIGHT (FEET)	LATERALLY UNSUPPORTED STUD HEIGHT (FEET)
2x4	10	24	24	24	10	6
2x6	10	24	24	24	10	6

FOR 5d: 1 1/2" x 25.4 mm, 1 FOOT = 304.8 mm
 1. LISTED HEIGHT ARE DISTANCES BETWEEN POINTS LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3(1) OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
 2. SHALL NOT BE USED IN EXTERIOR WALLS.
 3. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2x4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2x6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

TABLE R602.10.4 BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
			FASTENERS	SPACING
CS-HP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"		EXTERIOR SHEATHING PER TABLE R602.3 (2)	6" EDGED 1/2" FIELD
CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO MASONRY OPENING	5/8"		SEE METHOD CS-HP	VARIES BY FASTENER
CS-HP CONTINUOUSLY SHEATHED PORTAL FRAME	7/8"		SEE SECTION R602.10.4	SEE SECTION R602.10.4
CS-HP CONTINUOUSLY SHEATHED STRUCTURAL FIBERBOARD	1/2" or 3/4" for maximum 16" stud spacing		3/8" long x 0.21" dia. (100' 5" thick sheathing) 1/2" long x 0.12" dia. (100' 5" thick sheathing) galvanized roofing nails or 6d common (2 1/2" x 3" x 0.21" dia.) nails	6" EDGED 6" FIELD

FOR 5d: 1 1/2" x 25.4 mm, 1 FOOT = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.88 N/m², 1 mile per hour = 0.447 m/s
 1. Adhesive attachment of wall sheathing including Method CS, shall not be permitted in Seismic Design Categories C, D, and D₂.
 2. Applies to panels next to garage door opening where supporting gable end wall or roof loads only. Shall only be used on one wall of the garage. If Seismic Design Categories C, D, and D₂, roof covering above door shall not exceed 5 psf.
 3. Garage openings adjacent to a Method CS-HP panel shall be provided with a header in accordance with Table R602.3 (1). A full height clear opening shall not be permitted to a Method CS-HP panel.
 4. Method CS-HP does not apply in Seismic Design Categories C, D, and D₂.
 5. Method applies to detached one and two-family dwellings in Seismic Design Categories D₁ through D₃ only.

TABLE R402.1.4 - 2020 NEW YORK STATE ENERGY CONSERVATION CODE EQUIVALENT U-FACTORS

CLIMATE ZONE	PENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
4	0.32	0.55	0.026	0.060	0.048	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.038	0.050	0.055
PROPOSED	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MIN.	AS MIN.	AS MIN.	N/A	AS MIN.

TABLE R402.1.2 - 2020 NEW YORK STATE ENERGY CONSERVATION CODE INSULATION AND PENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	PENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR	GLAZED PENESTRATION SHGC ^b	CEILING R-VALUE	WALL R-VALUE	MASS WALL R-VALUE ^c	FLOOR R-VALUE	BASEMENT WALL R-VALUE ^d	SLAB R-VALUE & DEPTH ^e	CRAWL SPACE WALL R-VALUE ^f
4	0.32	0.55	0.40	44	13 OR 15 + 5"	B/3	18	10 CONT. OR 15 CAVITY	10 / 2FT.	10 CONT. OR 15 CAVITY
5	0.30	0.55	NR	44	20 OR 18 + 5"	15/1	30 ^g	15 CONT. OR 15 CAVITY	10 / 2FT.	15 CONT. OR 15 CAVITY
PROPOSED	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MAX. -V.I.F.	AS MIN.	AS MIN.	AS MIN.	AS MIN.	N/A	AS MIN.	AS MIN.

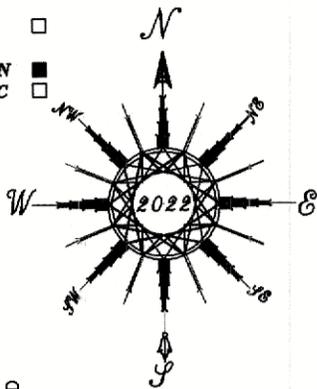
* REFER TO CODE BOOK FOR SUPPLEMENT LETTER FOOT NOTES

TABLE R507.2.1 PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

LEADER ^a	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS		ROW SPACING
	TOP EDGE	BOTTOM EDGE	
LEADER ^a	2 INCHES ^b	3/4 INCH	2 INCHES ^b
BAND JOIST ^c	3/4 INCH	2 INCHES	1 1/2 INCHES ^b

FOR 5d: 1 1/2" x 25.4 mm
 1. LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OF THE DECK LEDGER IN ACCORDANCE WITH FIGURE R507.2.1(1).
 2. MINIMUM END DISTANCE SHALL BE THE MANUFACTURER'S RECOMMENDATION SHALL GOVERN.
 3. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 4. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 5. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 6. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 7. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 8. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 9. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 10. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 11. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 12. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 13. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 14. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 15. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 16. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 17. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 18. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 19. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 20. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 21. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 22. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 23. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 24. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 25. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 26. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 27. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 28. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 29. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 30. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 31. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 32. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 33. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 34. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 35. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 36. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 37. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 38. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.2.1(2).
 39. THE MINIMUM DISTANCE FROM BOTTOM EDGE OF LAG SCREWS OR BOLTS TO THE EDGE OF THE LEADER SHALL BE IN ACCORDANCE WITH FIGURE R507.

MAP
GENERAL DIRECTION
MAGNETIC



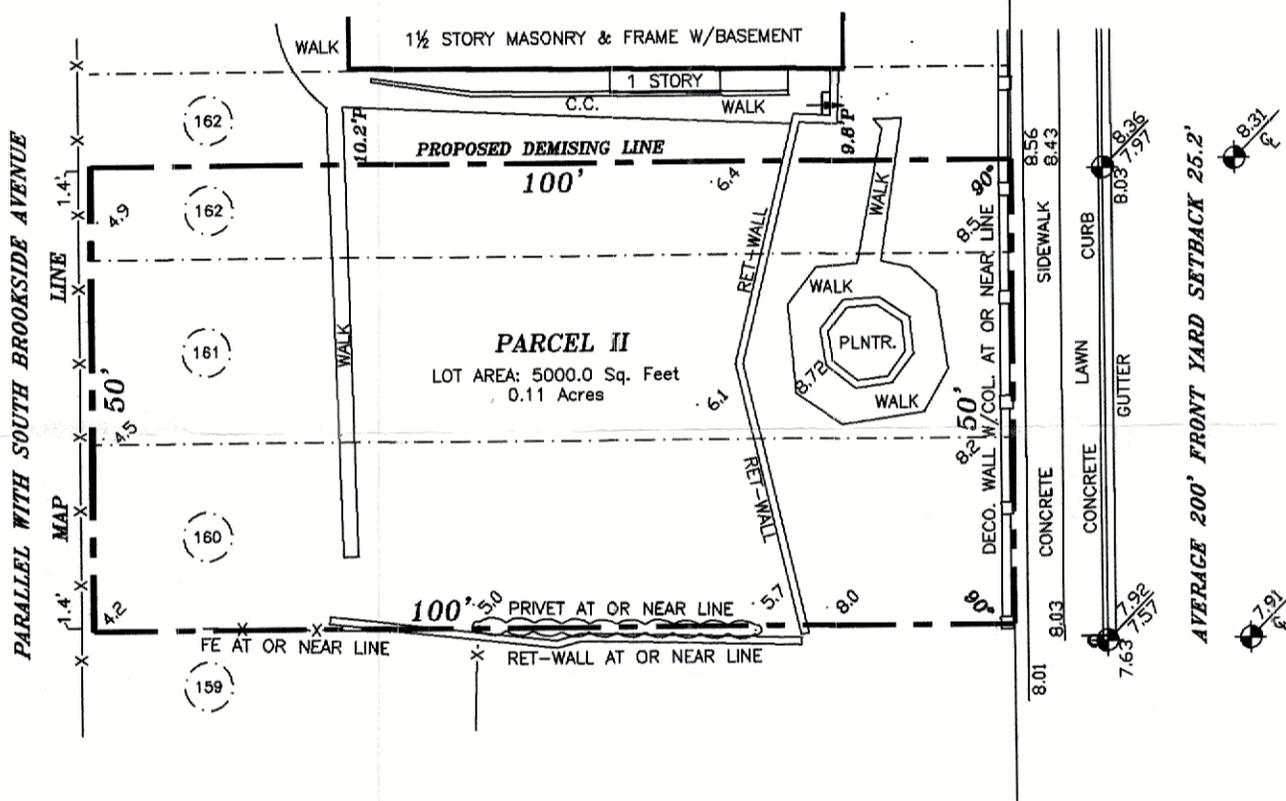
PARCEL II

RECEIVED
2024 APR 19 4 10 11
SCALE 1"=20'
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SIGMOND STREET

VINYL
POST & RAIL
WOOD
IRON
X
METAL
FENCES
AREA WAY
A.W.
OVER HEAD
O.H.
AWNING OVER
A.O.
PROPERTY LINE

CONC. RETAINING WALL
C.R.W.
CONCRETE CURB
C.C.
GRANITE BLOCK CURB
G.B.C.
CELLAR DOOR
C.D.
ESCAPE WINDOW
E.W.
FILED MAP LOT #
UTILITY POLE
LOT LINE



LEGEND

SEWER MANHOLE	
WATER VALVE	
TRAFFIC SIGN	
DROP CURB	
TREE WITH DIAMETER	
EXISTING GRADE	

ELEVATIONS SHOWN ON THIS PLAT HAVE BEEN DEVELOPED USING A NETWORKED GPS SYSTEM AND ARE CONSISTENT WITH NAVD 1988

CALL UFPO TWO WORKING DAYS BEFORE DIGGING! 1-800-962-7962 OR 811
NON-MEMBERS MUST BE CONTACTED SEPARATELY.

EASEMENTS, IF ANY, NOT SHOWN.

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.

This survey is intended to be used for title purpose 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. "Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law" "Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies." "Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners." This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

COPYRIGHT © APRIL 2022
BARRY M. FAHRER L.S.
ALL RIGHTS RESERVED

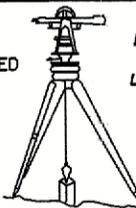
Unauthorized reproduction of this map is a violation of the copyright law. COPIES WITH OUT A RED SIGNATURE & IMBOSESSED SEAL ARE COUNTERFEIT.

L.S.T. = LANDSCAPE TIE (G) = GATE R.O. = ROOF OVER W.O.F. = WIRES ON FACE F.E. = FIRE ESCAPE

228SOUTH BROOKSIDE AVE
STATE OF NEW YORK

CERTIFIED TO:
JUAN CARLOS NUNEZ

REVISED CERTS. ONLY 5/24/2023
UPDATED 06/27/2023 & TOPO ADDED



BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 49851

BARRY M. FAHRER L.S. P.C.
206 CHURCH STREET
FREEPORT NEW YORK 11520
(516) 623-2069
FAX (516) 623-0628

JOB No. 20220129

DATE SURVEYED 4/19/2022

TITLE No.

SECTION No. 54
TAX BLOCK No. 524

LOT No. P/O 51

COUNTY OF: NASSAU

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load	Wind Design				Seismic Design Load	Subject to damage from:			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazard Zone	Mean Annual Temperature	Air Freezing Index
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost-line Depth	Termite					
25 psf	130 mph	No	No	Within 1 Mile of Shoreline	B	Severe	36"	Moderate to Heavy	15 °F	As per Sec. 905.2.7.1 YES	Yes	52.9	1500 or less

Sheet Legend	
Sht. #	Description
A-1	Plot Plan / Landscape Plan and Notes

Legend	
Sym.	Description
☼	Beach Grass - i.e. Miscanthus Sinensis (Silver) or Rosea Pink Pampas Grass
⊗	Leaty Shrub - i.e. Boxwood Variegated Shrub or Ornamental Dogwood Shrub
✻	Flowering Perennial - i.e. Hosta
✻	Flowering Perennial (Border) - i.e. Variegated Liriope

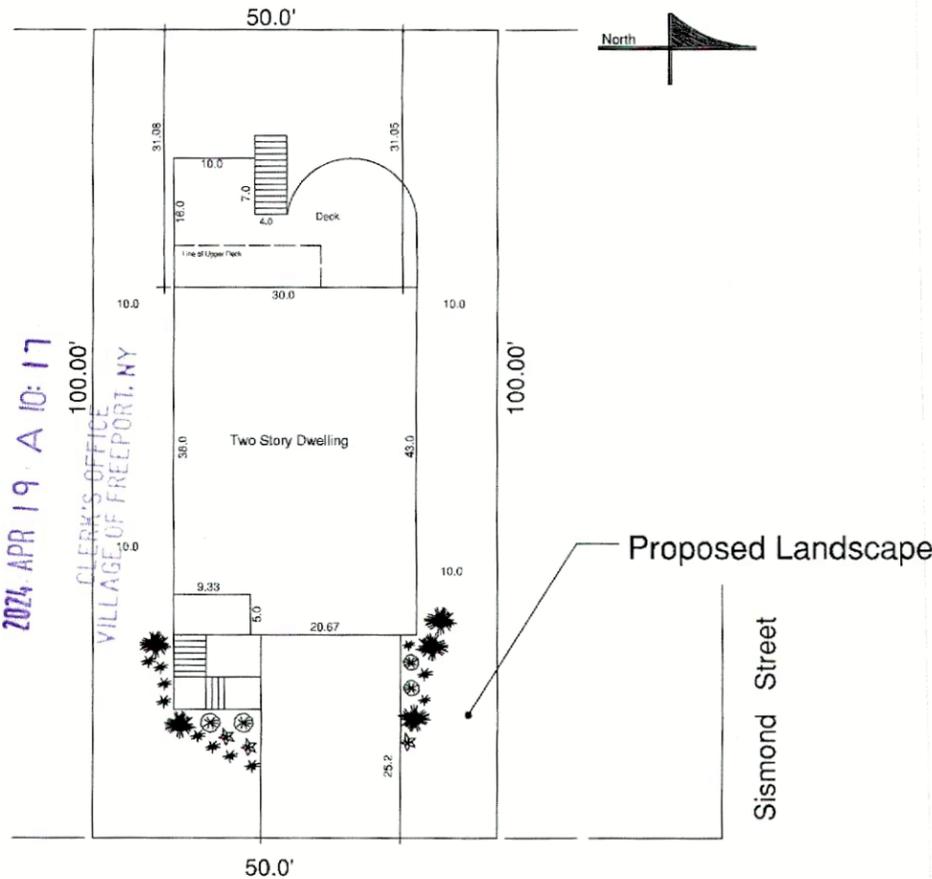
Zoning Information:
 One Family Residence:
**** NO CHANGE IN PREVIOUSLY APPROVED ZONING FROM THE BUILDING DEPARTMENT**

STRUCTURAL LOADS	
Live Loads, minimum lbs. per square foot	
Exterior Balcony	60psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
	20psf
	20psf
Dead Loads	
WEIGHTS of MATERIALS lbs (per sq.ft.)	
Ceramic Tile 1/4" thick	
1" mortar base	
Hardwood Flooring 3/4" thick	
5/8" Gypsum Board w/spackle	
TYPICAL DEAD LOADS lbs per square foot	
Floor with mud set tile finish	= 21 psf
Floor with hardwood finish	= 12 psf
MAXIMUM ALLOWABLE DEFLECTION	
Floor and Ceiling Joists	
Live Load = 1/350	
Total Load = 1480	
Roof Rafter with no interior finish ceiling	
Live Load = 1/180	
Total Load = 1240	
Roof Rafter with interior finish ceiling	
Live Load = 1/350	
Total Load = 1480	

GENERAL NOTES

Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.

- All work shall be in compliance with codes of the Village of Freeport, 2009 N.Y. State Building and Fire Prevention Codes, NYS DEC Board of Fire Underwriters and any other authorities having jurisdiction.
- The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
- The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
- The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public. Any materials and property not included in the scope of work shall be similarly protected against damage and if necessary, shall be restored to its original state.
- The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
- All Plumbing, Electrical and other work as required is to be performed by approved licensed contractors.
- The Contractor shall at all times keep the site free from the accumulating of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.



South Brookside Avenue

Landscape Plan



RECEIVED
2024 APR 19 A 10:17
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Proposed Landscape

Nunez Residence
 230 Brookside Avenue
 Freeport, New York

James Lerner, Architect
 424 Madison Street
 Westbury, New York 11590
 Tel. (516) 576-8521
 Email: jalerch4@yahoo.com

Revisions:

Maria J. Miro Design and Drafting
 1002 Merrick Avenue
 N. Merrick, New York 11566
 Tel. (516) 547-5251

Title: Proposed Landscape		
Project: Nunez Residence 228 Brookside Avenue Freeport, New York		
Scale: 1/4" = 1'-0"	Drawn by: JLM	She. No.:
Date: 2-23-24	Checked by: J.L.	A-1

SEAL

Application Date: 4/24/24
Fees Paid: \$235.00

SP# 3735

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 325 W. Seaman Ave ZONING DISTRICT ResAA
SECTION 54 BLOCK 486 LOT 11 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Melissa Graham</u>			Name: <u>Denisse Espada</u>
Address: <u>124 Front St, Suite 205</u> <u>Mass PK NY 11762</u>			Address: <u>325 W. Seaman Ave</u>
Telephone #: <u>516 308 4958</u>			Telephone #: <u>516 260-1360</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain existing garage conversion
With New windows

I request a preliminary meeting: _____ YES NO

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

APPLICANT'S SIGNATURE
Sworn to before me this 19th
day of April, 2024
[Signature]
Notary Public

LAUREN M. HATTON DATE _____
NOTARY PUBLIC
State of New York
No. 01HA6237727
Qualified in Nassau County
Expires March 28/2026

Property Owner's Consent:
I, Denisse Espada

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 12th
day of April, 2024
[Signature]
Notary Public

LAUREN M. HATTON DATE 4.12.24
NOTARY PUBLIC
State of New York
No. 01HA6237727
Qualified in Nassau County
Expires March 28/2026

RECEIVED
2024 APR 24 A 11:21
VILLAGE CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

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



RECEIVED

2024 APR 24 A 11: 21

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

April 1, 2024
SITE PLAN LETTER

Denise Espada
325 W. Seaman Avenue
Freeport, NY 11520

RE: 325 W. Seaman Avenue, Freeport, NY 11520
Zoning District – Residence AA – Sec. 54 Block 486 Lot 11
Building Permit Application #20243640
Description– Maintain additional windows to garage

Dear Sir/Madam:

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

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

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

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

Very truly yours,


Sergio A. Mauras
Superintendent of Buildings

c/d
encl.
c: Village Clerk
Bello Architects

ZBA Approval Needed: Yes No

Department of Buildings
Recommendation

RECEIVED

Notice

2024 APR 24 A 11: 21

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. # 20243640

Location: 325 W. Seaman Avenue, Freeport, NY

Applicant : Denise Espada

Description: Maintain additional windows to garage

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

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

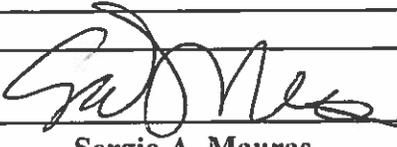
REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: April 1, 2024


Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

2024 APR 24 A 11:21

CLERK'S OFFICE
VILLAGE OF 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			
Name of Action or Project: <i>Denise Espada</i>			
Project Location (describe, and attach a location map): <i>325 W. Seaman Ave Freeport NY 11520</i>			
Brief Description of Proposed Action: <i>Maintain garage conversion, Alterations to 1st FL Finished basement w/ bathroom, A/C, Fencing Demo detached garage</i>			
Name of Applicant or Sponsor: <i>Chris Ross LI Perfect Permits</i>		Telephone: <i>516 308 4958</i>	
		E-Mail: <i>Chris@perfectpermits.com</i>	
Address: <i>124 Front St Suite 205</i>			
City/PO: <i>Mass. PK</i>		State: <i>NY</i>	Zip Code: <i>11762</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

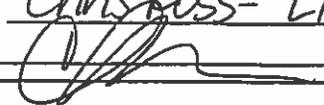
2024 APR 24 A 11:21

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
_____	<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: Chris Ross - LI Perfect Permits Date: 1.23.24

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:		
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"/>

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APR 24 11:22

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?	<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
 2024 APR 24 A 11: 22
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

325 W. Seaman Ave Front



2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FINEPORT, NY

325 W. Seaman Side



RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

325 W. Seaman Ave

REAR SIDE

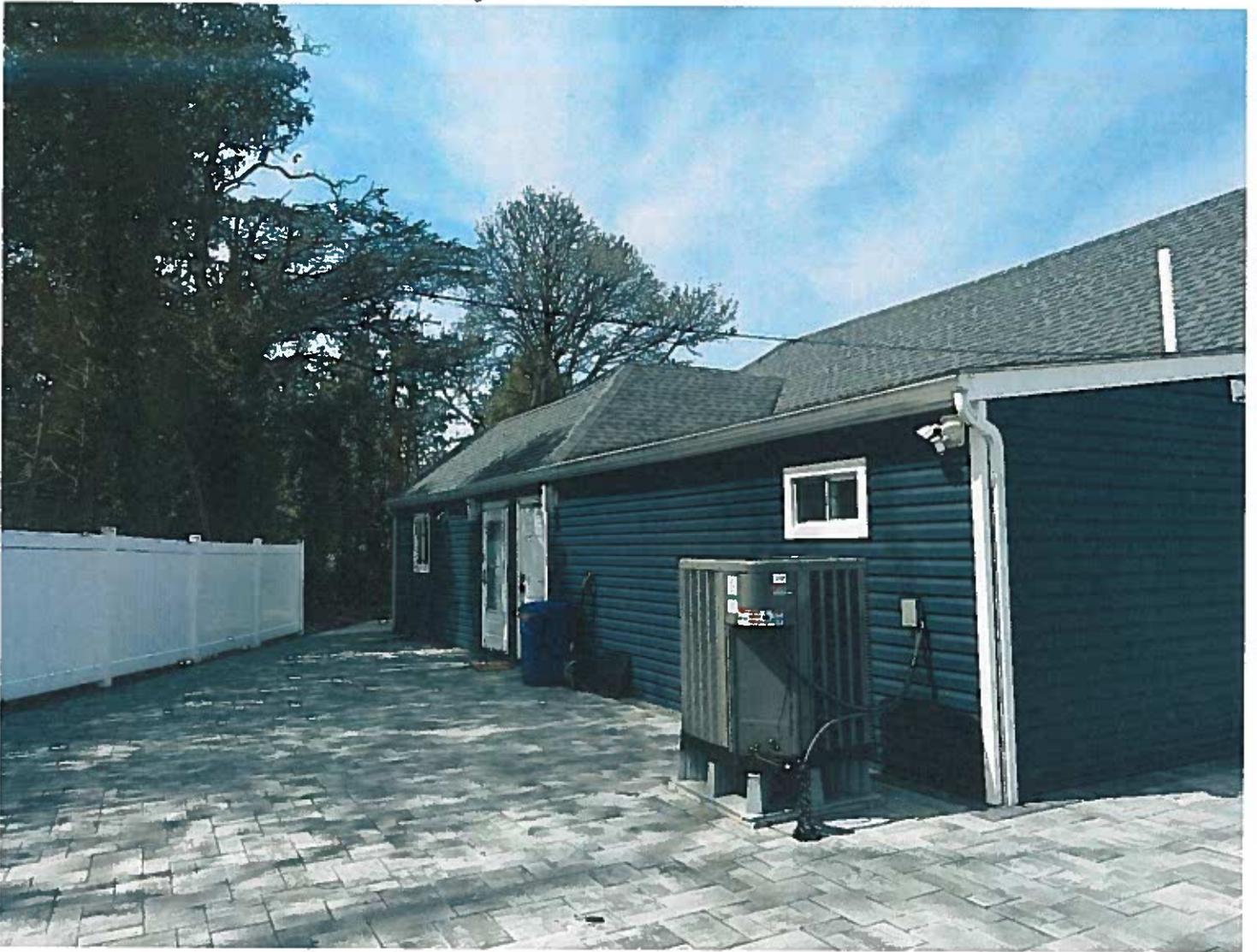


RECEIVED

2021 APR 24 A 11: 24

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

325 W. Seaman Ave ~~Back~~ rear



RECEIVED

-2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

325 W. Seaman Ave rear ~~side~~ (Window close up)



RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



215 N Brookside Ave

RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



334 W. Seaman Ave

RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



318 W. Seaman Ave

RECEIVED

2024 APR 24 A 11: 24

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

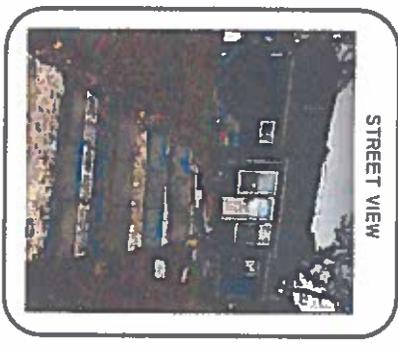


315 W. Seaman Ave

RECEIVED

2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED

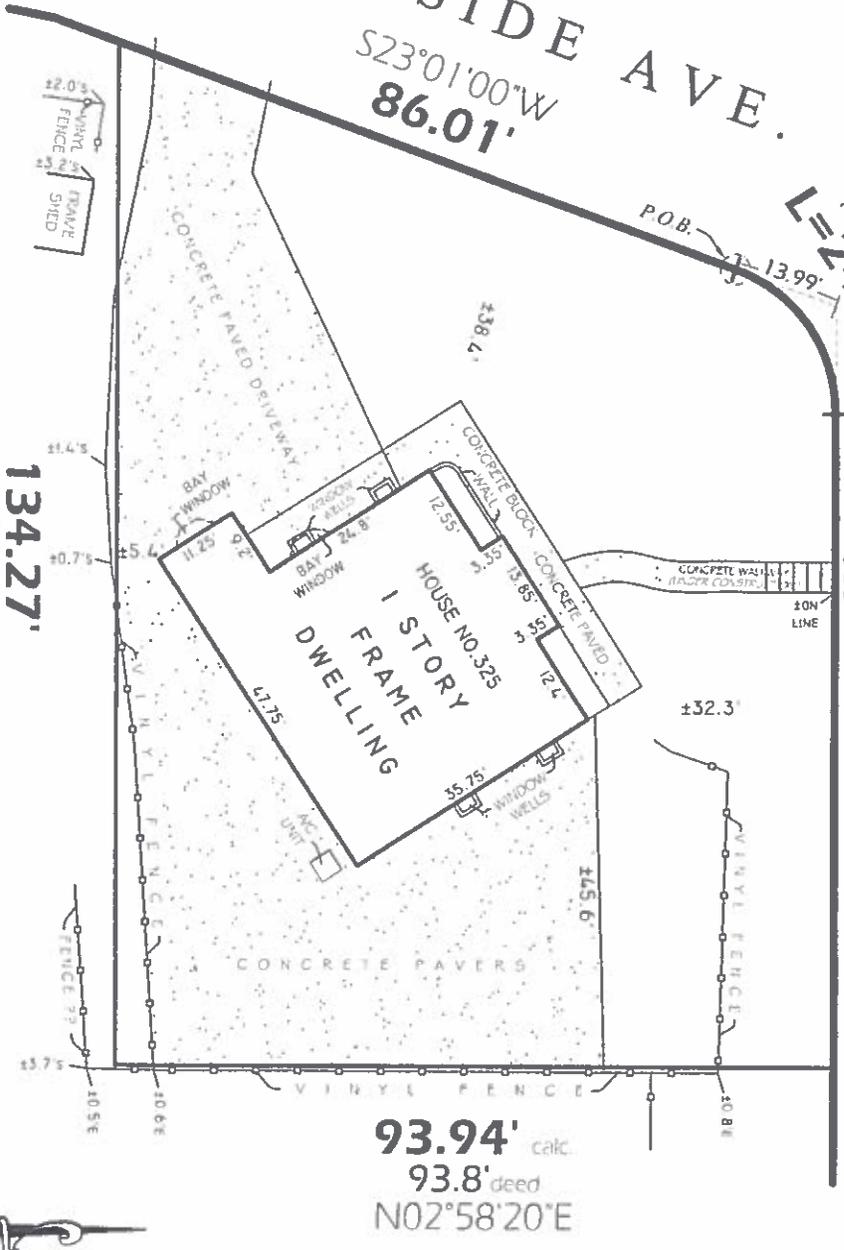
2024 APR 24 A 11: 22

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SEAMAN AVE.

N87°01'40"W
86.01'

BROOKSIDE AVE.
S23°01'00"W
86.01'



500-FOOT ACRES, IMPROVEMENTS OR ENCROACHMENTS THAT ARE NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN. IF SUCH UNDISCOVERED STRUCTURES, IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN, THEY ARE NOT COVERED BY THIS CERTIFICATE. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS A PART OF THIS SURVEY. GUARANTEES OR WARRANTIES ON THE PART OF THE SURVEYOR ARE LIMITED TO THE ACCURACY OF THE MEASUREMENTS AND TO THE ASSURANCE OF THE FINDING INSTRUMENTS, GUARANTEES OR WARRANTIES ON THE PART OF THE CLIENT ARE NOT TRANSFERABLE TO ANY OTHER PARTY. THE ALLOCATION OF BOUNDARY SURVEY ERRORS IS THE RESPONSIBILITY OF THE CLIENT. THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE.

THESE DIMENSIONS AND BEARINGS SHALL NOT ALTER THE SURVEY MAP, OR SURVEY PLATS, PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2109, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY TITLE SURVEYS BEARING THE HATRED PROSECUTOR SEAL SHOULD BE RELIED UPON. OTHER THAN PROFESSIONAL CORNERS MAY CONTAIN UNAUTHORIZED AND UNRELIABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S PROSECUTOR SEAL SHALL BE ASSUMED TO BE AN UNAUTHORIZED COPY. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED. VICINITY MAP AND STREET VIEW ARE NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. (C) 2000-2023 A. AGUJO SURVEYING, INC. ALL RIGHTS RESERVED.

A. AGUJO SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 782 SALISBURY PARK DRIVE
 WESTBURY, NEW YORK 11590
 TEL. (516) 333-6730
 FAX (516) 333-6720
 EMAIL: AGUJOSURVEYING@GMAIL.COM

SUCCESSOR TO:
 NORMAN T. WOLF
 THOMPSON E. WOLF

MAP OF PROPERTY AT
FREEPORT
 NASSAU COUNTY, NEW YORK
 FIELD SURVEY COMPLETED: NOVEMBER 28, 2023

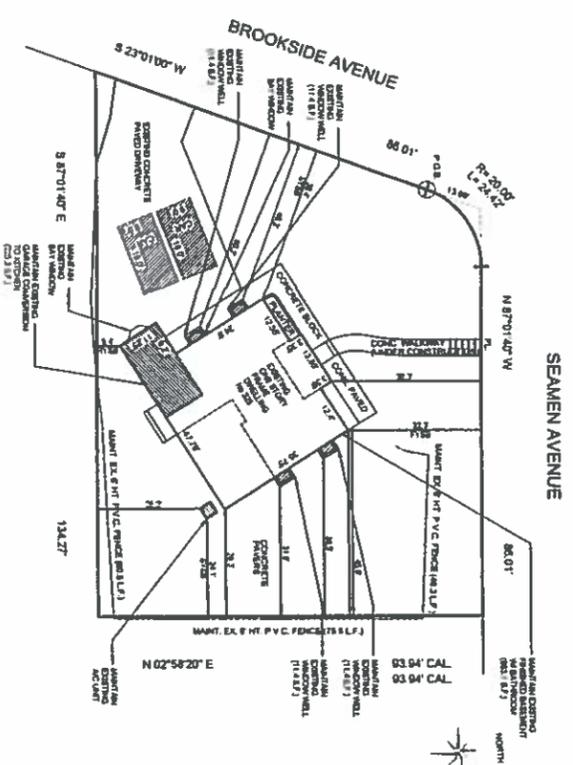
Agustin A. Agajo
 LICENSED LAND SURVEYOR LICENSE NO. 050339-1

CERTIFIED TO:
 SURVEY FOR
 "BUILDING DEPARTMENT USE"
 ONLY

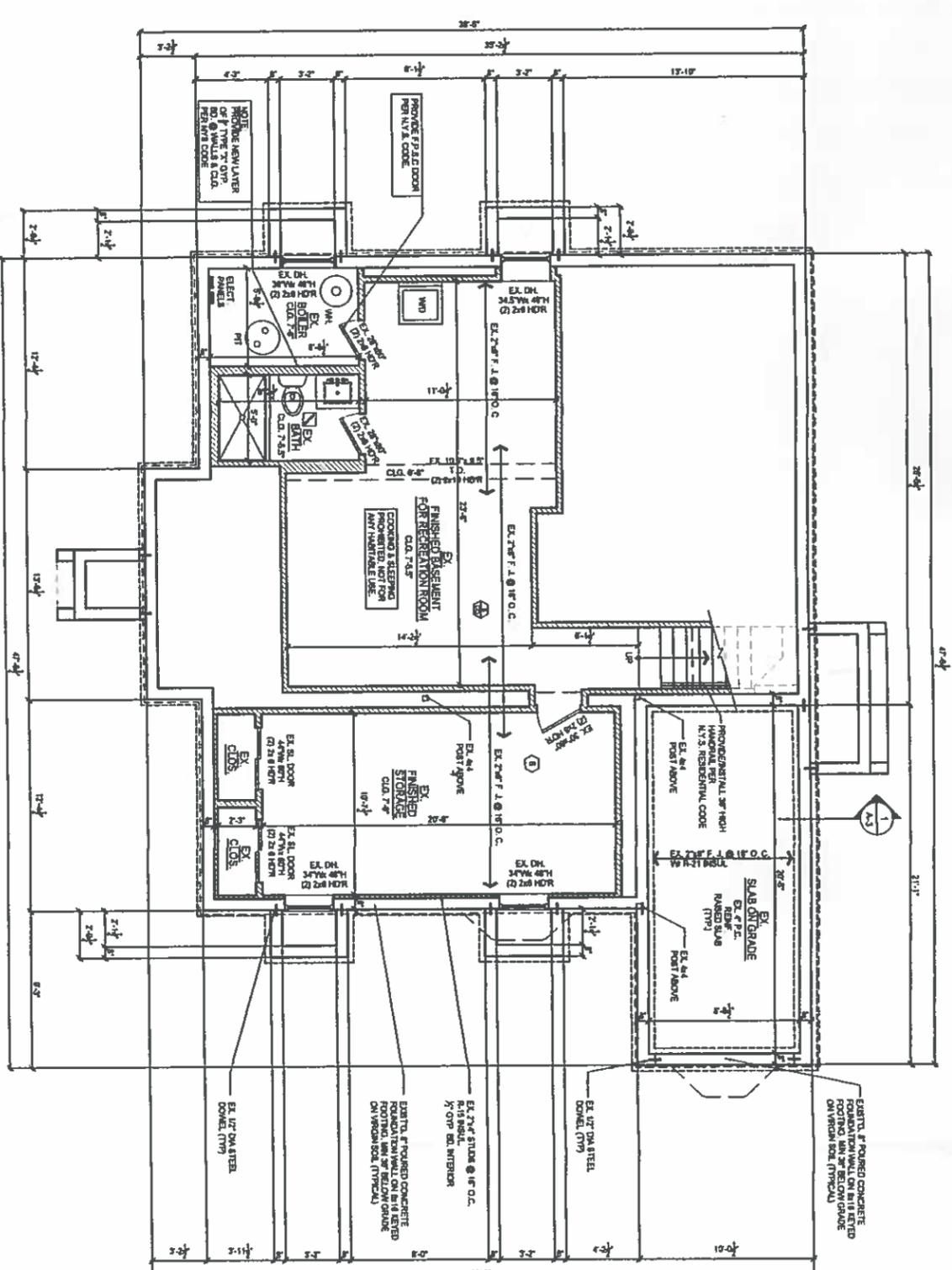
TAX SECTION: 54 TAX BLOCK: 486
 TAX LOT(S): 11

SURVEY MAP COMPLETED: DECEMBER 7, 2023

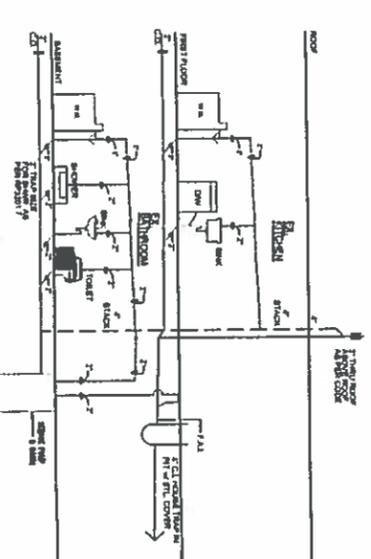
- Maintain Existing:**
- Finished Basement W/ Bathroom
 - Garagr Conversion To Habitable Space
 - A/C Unit
 - Fencing
 - Int./Alterations Dining Was Kitchen



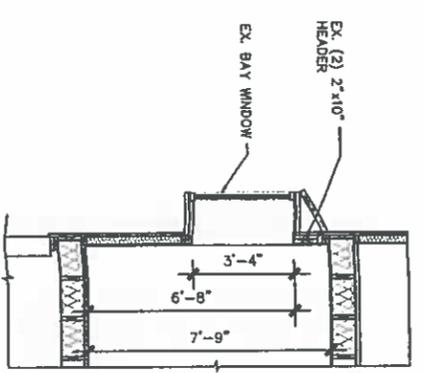
1 PLOT PLAN
SCALE: 1" = 20'-0"



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



3 PLUMBING RISER DIAGRAM
NOT TO SCALE



4 BAY WINDOW DETAILS
NOT TO SCALE

TABLE	REQUIRED PERMITTED	MAXIMUM EXISTING
LOT AREA	7,500.00 SQ. FT.	10,800.00 SQ. FT. (NO CHANGE)
LOT COVERAGE	25.0% * 2,717.900. FT.	14.3% * 1,574.3 SF.
LOT WIDTH	75.0 FT.	110.3 FT.
SIDE YARD ADD.	10.0 FT.	62.5 FT. (TO DWELLING)
MIN. REAR YARD	20.0 FT.	34.1 FT. (TO DWELLING)
MAX. HEIGHT	35.0 FT.	14.25 FT.
FRONT YARD	20.0 FT.	32.3 FT. (TO SEAMAN AVENUE (WEST))
GROUND FLOOR AREA	1,350.3 SF.	483 SF. FINEST FLOOR
	13,717 SF.	10,700 SF.

INFO TAKEN FROM SURVEY PREPARED BY A. ACQUA SURVEYING, INC. PROFESSIONAL LAND SURVEYORS ON DECEMBER 3, 2022

STRUCTURE LEGALIZATION NOTES

- THE PURPOSE OF THESE NOTES IS TO PROVIDE A SUMMARY OF THE LEGALIZATION PROCESS.
- ALL ELECTRICAL WORK TO BE DONE BY A LICENSED ELECTRICIAN. APPROVAL CERTIFICATE AT THE COMPLETION OF THE JOB.
- THESE PLANS ARE NOT TO BE USED FOR FINISH CONSTRUCTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.
- THESE PLANS ARE NOT TO BE USED FOR HOME INSPECTION PURPOSES AND DO NOT VALIDATE ANY CONSTRUCTION BEING ON METHOD.

Application Date: 3/6/2024
Fees Paid: \$225.00

SP# 3738

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 36 CEDAR ST ZONING DISTRICT RESIDENCE A
SECTION 62 BLOCK 170 LOT 13 LOT SIZE: 6825

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<input type="checkbox"/> PROPERTY OWNER
Name: <u>SAME AS OWNER</u>			Name: <u>AIN MICHEL</u>
Address: _____			Address: <u>36 CEDAR ST</u>
Telephone #: _____			Telephone #: <u>718 312 9734</u>

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

Present Land Use: RESIDENCE Proposed Land Use: RESIDENCE

Description of Proposed Work: New concrete pavers 700 sq. ft.

I request a preliminary meeting: ___ YES NO

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

[Signature]
APPLICANT'S SIGNATURE

YES NO

05-01-2024
DATE

Sworn to before me this 1st day of MAY, 2024
[Signature]

MUHAMMAD M KHAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KH4864099
Qualified in NASSAU County
Commission Expires JUNE 30, 2026

Notary Public

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

[Signature]
PROPERTY OWNER'S SIGNATURE

05-01-2024
DATE

Sworn to before me this _____ day of MAY, 2024

Notary Public

RECEIVED
MAY - 6 P. 3: 13
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 22, 2024
SITE PLAN LETTER

Alin Michel
36 Cedar Street
Freeport, NY 11520

RE: 36 Cedar Street, Freeport, NY 11520
Zoning District – Residence A – Sec. 62 Block 170 Lot 13
Building Permit Application #20243705
Description– New concrete travertine pavers 700 Sqft.

Dear Sir/Madam:

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

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

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

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

Very truly yours

Sergio A. Mauras
Superintendent of Buildings

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 MAY - 6 P 3:43

RECEIVED

cc: Village Clerk
ZBA Approval Needed: Yes No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

RECEIVED

Notice

2024 MAY -6 P 3:44

X Negative Declaration

Positive Declaration

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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. # 20243705

Location: 36 Cedar Street, Freeport, NY

Applicant : Alin Michel

Description : New concrete travertine pavers 700 Sqft.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

DATED: April 22, 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.

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>36 CEDAR STREET</u> ZONING DISTRICT _____
	BETWEEN <u>S. OCEAN AVE</u> (No.) AND <u>GLY LOMBARDO AVE</u> (Street)
	SECTION <u>02</u> BLOCK <u>170</u> LOT <u>13</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____

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

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

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT <u>\$24,500.00</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>NEW CONCRETE USING 4000 PSI BAS TRAVERTINE PAVERS 3219ES WITH BORDERS AS WELL. FROM THE GARAGE TO THE SIDE PAVERS AND UP STAIRS CONNECT TO THE DECK</u></p>
--	---

III. IDENTIFICATION To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. N
1. Owner or Lessee	<u>ALIN MICHEL</u>	<u>36 CEDAR ST FREEPORT NY 11520</u>	<u>718 397.3</u>
2. Contractor	<u>WILSON CAP CAP MARR</u>	<u>212 FAIRVIEW BLVD Hempstead NY 11550</u>	
3. Architect or Engineer	<u>RAY DONNER</u>	<u>95 RICHMOND AVENUE S. AMITYVILLE NY 11701</u>	<u>630-21718 51697</u>

IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. 643883 (Company) W/A MARR Exp. Date 07/01/24

Contractor or Owner WILSON CAP (Print)

Address 212 FAIRVIEW BLVD

Phone 516 643 7662

State of New York

County of Nassau

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

Sworn to before me this 10th day of April 2024, 2024

Notary Public, State of New York

My Commission Expires December 16, 2025

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO _____

PROJECT DESCRIPTION

Total/First Floor Square Feet

Upper Floors Square Feet

of Fixtures

of Floors

Short Environmental Assessment Form
RECEIVED



Instructions for Completing

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

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

2024 MAY - 6 1 P 3: 44
VILLAGE OF FREEPORT, NY

Part 1 - Project and Sponsor Information

ALIX MICHEL
Name of Action or Project:

Project Location (describe, and attach a location map):
36 Cedar St

Brief Description of Proposed Action: NEW CONCRETE USING 4000 PSI BASE AND USE TRAVERTINE PAVERS 3 SIZES WITH BORDER AS WELL AND ALSO DOING DRIVE AWAY FROM THE GARAGE TO THE SIDEWALK PAVERS AND UP TO THE STAIRS CONNECT IN THE HOUSE. THEY ARE PUTTING STONY INFROULT AND STAIRS.

Name of Applicant or Sponsor: ALIX MICHEL Telephone: 718 312 9734
E-Mail: alixmichel28@gmail.com

Address: 36 CEDAR ST

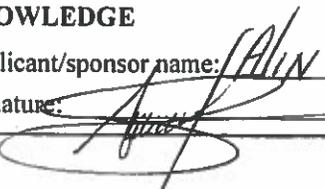
City/PO: FREEPORT N State: NY Zip Code: 11520

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
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
	✓	

3.a. Total acreage of the site of the proposed action? _____ 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.
 Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other (specify): _____
 Parkland

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
		✓	
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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	✓		
	✓		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	✓		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
		✓	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
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>ALIN MICHEL</u>	Date: <u>04/26/2024</u>	
Signature: 		

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

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

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

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

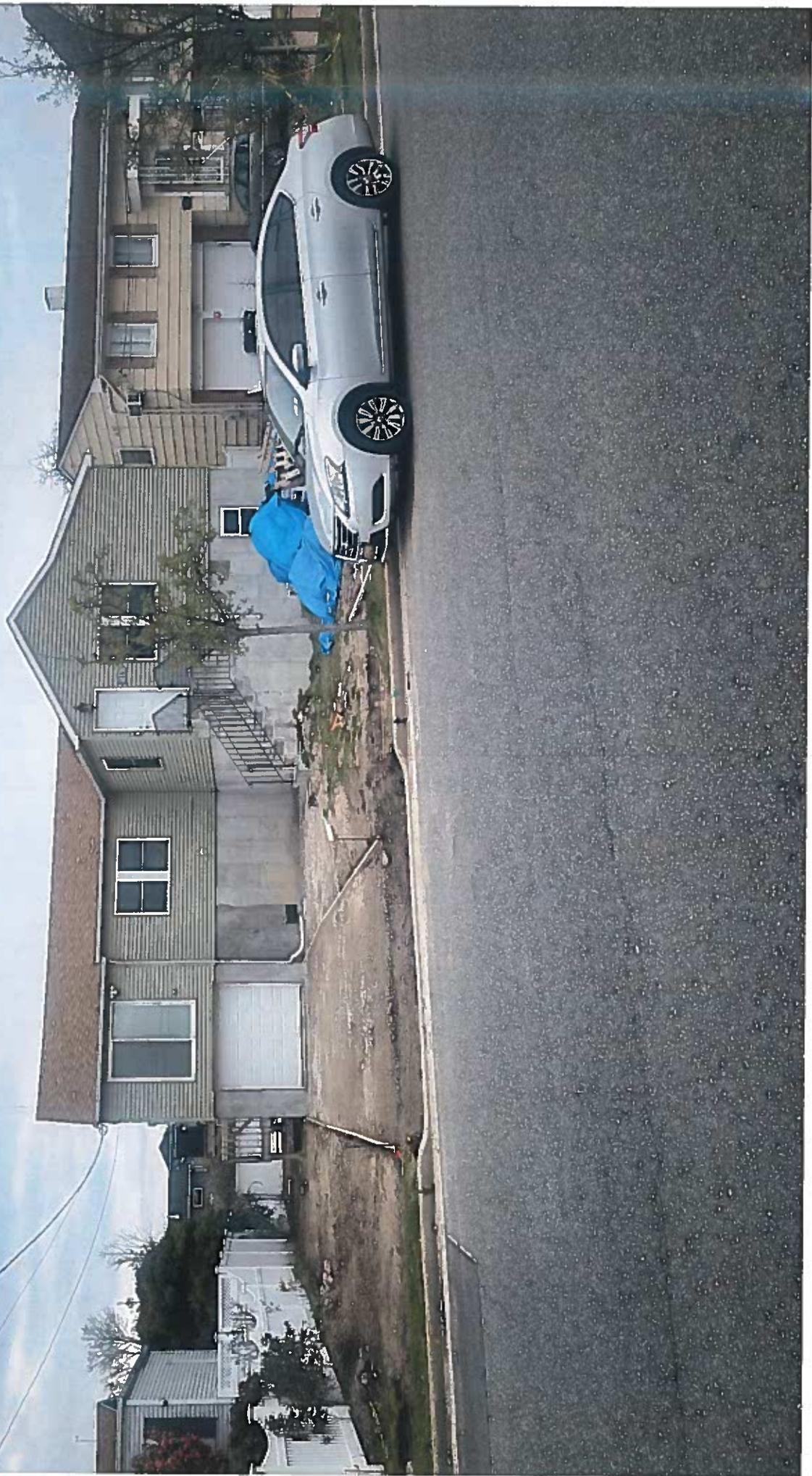
RECEIVED
 2024 MAY -6 P 3:44
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

RECEIVED

2024 MAY -6 P 3:44L

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





RECEIVED
2024 MAY -6 P 3:44
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED
2024 MAY - 6 P 3:44
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



RECEIVED
2024 MAY - 6 P 3:44
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 MAY - 6 P 3:45

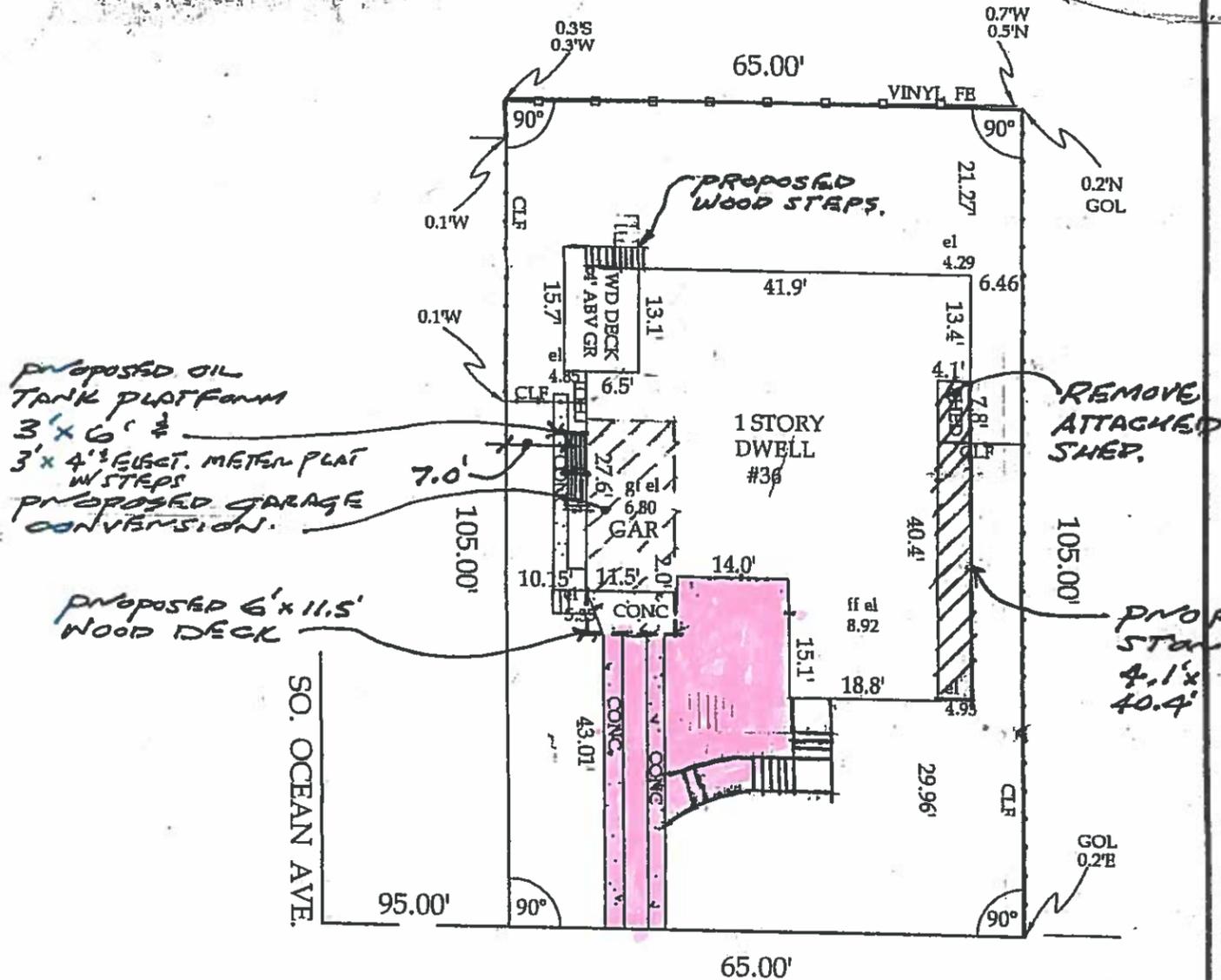
RECEIVED



VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2024 MAY -6 P 3:45

RECEIVED



PROPOSED OIL TANK PLATFORM
3' x 6' 1/2"
3' x 4' 1/2" SUBST. METAL PLAT W/ STEPS
PROPOSED GARAGE CONVERSION

PROPOSED 6' x 11.5' WOOD DECK

REMOVE ATTACHED SHED

PROPOSED ONE-STORY ADDITION
4.1' x 13'
40.4'

PAVERS

CEDAR STREET

ZONE AE
BFE 8

ELEVATIONS IN NAVD 1988 DATUM

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

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

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7809 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY

GUARANTEES INDICATED HEREIN 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 HEREIN, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

PREPARED BY:
DONALD L. MALM, JR

LAND SURVEYOR
61 NASSAU AVE
ISLIP, NY 11751
631-581-0003
SCALE: 1" = 20'
DATE: APRIL 17, 2015



SURVEY OF PROPERTY LOCATED AT INCORPORATED VILLAGE OF FREEPORT TOWN OF HEMPSTEAD NASSAU COUNTY, NY N.C.T.M. 62-170-13 CERTIFIED TO:
ALIN & MARIE MICHEL

RECEIVED
2024 MAY - 6 | P 3:45
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SURVEY BY DONALD L. MALM, JR
PROPOSED WORK ADDED TO SURVEY BY ARCHITECT.

LOT AREA	= 6825 #
<u>BUILDING AREA</u>	
EXISTING DWELL	= 1996 #
PROPOSED ADDITION	= 166 #
<u>TOTAL</u>	= 2162 #
% OF LOT OCCUPIED	= 31.68 %

MICHEL RESIDENCE
36 CEDAR STREET

EXISTING REAR DECK (REAR OF HOUSE)	= 124 #
PROPOSED DECK (FRONT)	= 69 #
% OF LOT OCCUPIED (TOTAL HOUSE & DECKS & LANDINGS) 36 #	= 35 %
<u>TOTAL</u>	= 2391 #



RAY DONER
ARCHITECT
95 RICHMOND AVE.
S. AMITYVILLE, N.Y. 11701

Application Date: _____
Fees Paid: _____

SP# 3739

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

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

PROPERTY ADDRESS: <u>214 Westside Ave</u>	ZONING DISTRICT <u>Residence A</u>
SECTION <u>62</u> BLOCK <u>32</u> LOT <u>4</u>	LOT SIZE: <u>55 x 100</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Davidson Derisma</u>	Name: <u>Davidson Derisma</u>
Address: <u>214 Westside Ave</u>	Address: <u>214 Westside Ave</u>
Telephone #: <u>516-647-4918</u>	Telephone #: <u>516-647-4918</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Maintain a Gazebo 20FT X 12FT X 10FT H

I request a preliminary meeting: _____ YES NO

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

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

YES NO

RECEIVED
 2024 MAY 17 A 9:56
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

[Signature]
 APPLICANT'S SIGNATURE
 Sworn to before me this 9 day of January, 2024
Mesheena C. Little
 Notary Public
 MESHESSNA C LITTLE
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01LI6066956
 Qualified in Nassau County
 My Commission Expires 11-26-2025

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

[Signature]
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 9 day of January, 2024
Mesheena C. Little
 Notary Public
 MESHESSNA C LITTLE
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01LI6066956
 Qualified in Nassau County
 My Commission Expires 11-26-2025

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

AMENDED SITE PLAN LETTER

May 17, 2024

Davidson Derisma
214 Westside Ave
Freeport, NY 11520

RE: 214 Westside Ave, Freeport, NY 11520

Zoning District: Residence A Sec. 62 Blk. 032 Lot. 4

Building Permit Application #20233501

Description: – Maintain 20' x 12'x 10' Gazebo.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

cc: Village Clerk

ZBA Approval Needed: NO

RECEIVED
2024 MAY 17 A 9:56
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233501

Location: 214 Westside Ave, Freeport NY 11520

Applicant: Davidson Derisma

Description : Maintain 20' x 12' x 10' Gazebo.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: May 17, 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.

RECEIVED
2024 MAY 17 A 9:56
VILLAGE OF FREEPORT, NY
OFFICE OF THE SUPERINTENDENT OF BUILDINGS

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: ^{DD 10/4} Building a Gazebo Gazebo 20 X 12 Ft			
Project Location (describe, and attach a location map): 214 Westside Ave Freeport, NY, 11520			
Brief Description of Proposed Action: Maintain Gazebo 20 X 12			
Name of Applicant or Sponsor: Davidson Porisma		Telephone: 516-647-4918 E-Mail: DXD975@YahooCom	
Address: 214 Westside Ave Freeport, NY			
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 1 <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES 1 <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres		CLERK'S OFFICE VILLAGE OF FREEPORT, NY MAY 17 A 9:57 RECEIVED	
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

RECEIVED
 MAY 14 2014
 OFFICE OF
 PLANNING
 & DEVELOPMENT
 VILLAGE OF
 CLEON
 NY

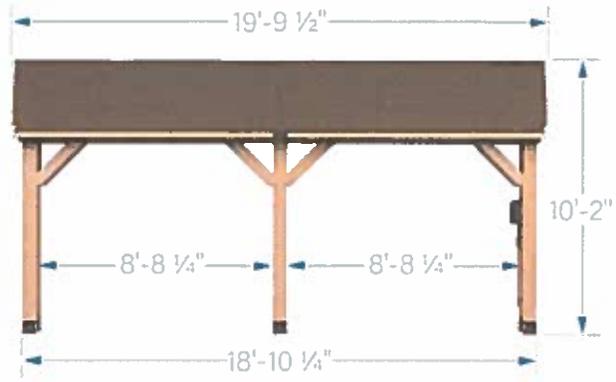
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Davidson Derisma</u>		Date: <u>10/4/23</u>
Signature: <u>[Signature]</u>		

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

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED



SIDE VIEW



FRONT VIEW

20X12 NORWOOD CARPORT GAZEBO

RECEIVED

2024 MAY 17 A 9:51

CLERK'S OFFICE
VILLAGE OF FREEDPORT, NY

RECEIVED

2024 MAY 17 A 9: 51

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

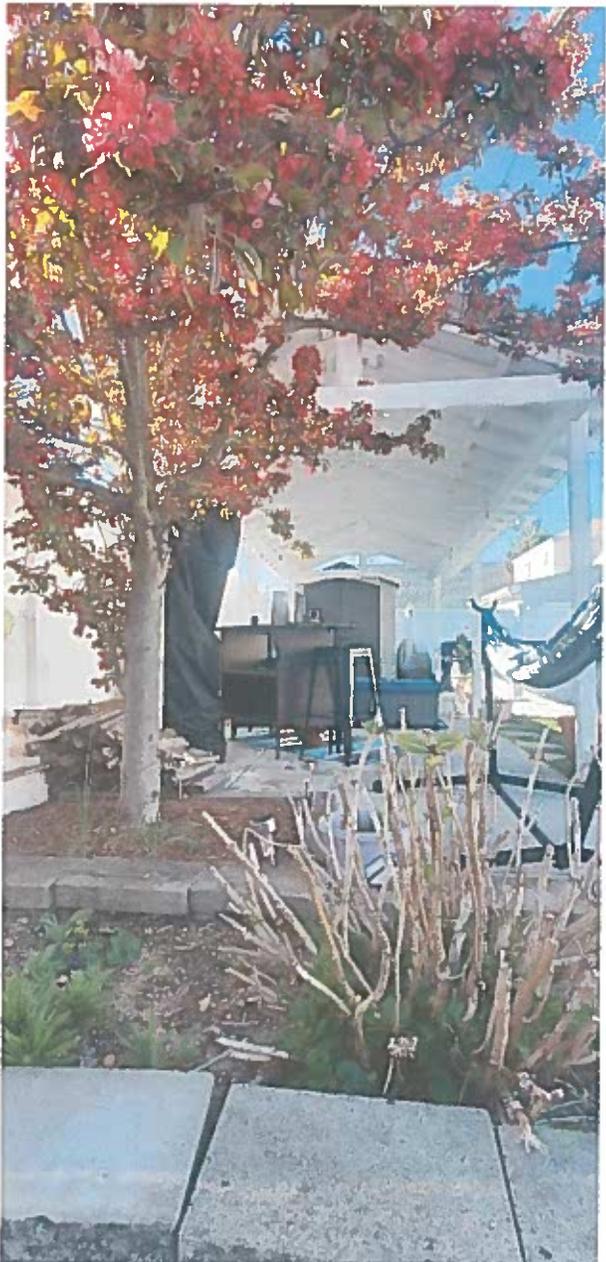


RECEIVED

2024 MAY 17 A 9:51

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





RECEIVED

2024 MAY 17 A 9:58

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2024 MAY 17 A 9:58

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





RECEIVED

2024 MAY 17 A 9: 58

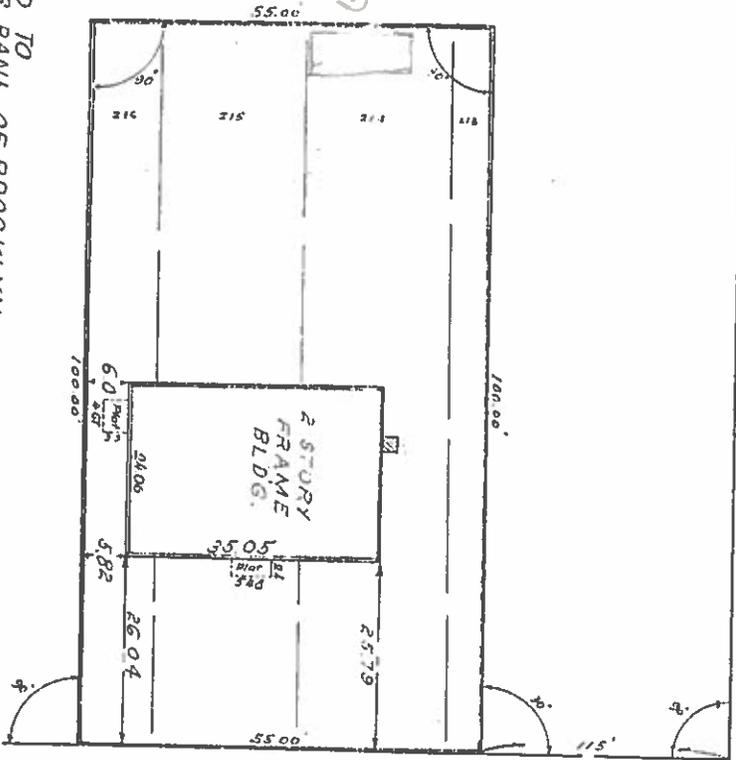
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RECEIVED

2024 MAY 17 11 A 4 58
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

LEWIS

STREET

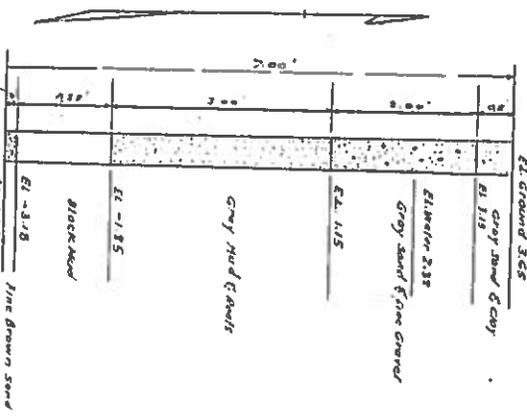


GUARANTEED TO
DIME SAVING & BANK OF BROOKLYN
HOME TITLE GUARANTY CO.
Baldwin & Cornelius Co. Inc.
Per KOC

REDATED SEPT 23, 1949

WEST SIDE AVENUE

DRAWN	CHECKED	JOB NO.	FILE NO.	SFC.	BLK.
J.C.C.	J.D.C.	2362	73262		



Bearing capacity of soil 1 ft below surface 1 ton per sq ft

LOTS NO. 214-215 & PART OF 213 & 216

RANDALL DAY ESTATES
SECTION 1
FREEPORT-N.Y.
SURVEYED JULY 8, 1949
BALDWIN & CORNELIUS CO. INC.
CIVIL ENGINEERS & SURVEYORS
LICENSE NO 793 & 527
FREEPORT, L.I. N. Y.
SCALE 1" = 20' N. Y. STATE STANDARD

0.6.0.0

RECEIVED