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2024 JUN -3 P 1:19

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

UPDATED LETTER OF DENIAL

May 16, 2024

Mr. Andre Reviero
73 Smith St
Freeport, NY 11520

RE: 73 Smith St, Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 76 Lot 27
Building Permit Application #20243662

Description: Maintain garage 550SqFt, Gazebo 126SqFt, Deck 388SqFt, Cellar entrance and framed overhangs on the East side of the property and proposed 105 SqFt addition on west side and repair fire damage.

Dear Mr. Reviero.

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

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

Village Ordinance §210-43. Required yards.

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

(3) Side yards width: minimum five feet; the sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. According to the drawings submitted the gazebo has a side setback of 3.3'. You will be seeking a variance of 1.7'.

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

(3) Side yards width: minimum five feet; the sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. According to the drawings submitted the garage is on the side and have a setback of 1.8'. You will be seeking a variance of 3.2'.

Village Ordinance §210-41. Lot coverage; floor area ratio.

Which states in part the detached garage to be limited to a maximum of 500 square feet. According to the plans submitted the garage has 550 SF.

Village Ordinance §210-21. Permissible extension of use.

B. Notwithstanding the restrictions contained in Subsection **A.**, a nonconforming building may be extended where such alteration does not extend the specific aspect of nonconformity of the building or site, as determined by the Superintendent of Buildings. According to the drawings submitted the proposed addition is on the west side of a nonconforming building.

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-2202** to make an appointment 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.**

In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Zoning Board of Appeals Application only, please call the **VILLAGE CLERK'S OFFICE** at 377-2202.

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez, Plans Examiner
cc: Village Clerk

SITE PLAN APPROVAL NEEDED : Yes

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CLERK'S OFFICE
VILLAGE OF FALLENDALE, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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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. 20243662

Location: 73 Smith Street, Freeport, NY

Applicant: Andre Reviero

Description: Maintain garage (550SqFt), Gazebo (126SqFt), Deck (388SqFt), Cellar entrance and framed overhangs on the East side of the property and proposed (105 SqFt) addition on west side and repair fire damage.

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 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.



RECEIVED
SEC. 62 BLK. 76 LOT. 27
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BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of

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

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of Andre Beniero c/o Morano Expediting
respectfully states and alleges: 73 Smith St
Freeport NY

Strike out
inapplicable
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)
2938 Hempstead Tpk Ste 212 Levittown NY 11756

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

2. That the premises affected by this application is located at 73 Smith St. Land Map of Nassau County
Sec. 62 Blk. 76 Lot(s) 27
and that the interest which the applicant has in the property concerned is that of Agent

Obtain reason for
denial from
Department of
Buildings.

3. That (the applicant) (the applicant's duly authorized Morano Expediting) on or about the
25 day of March 2024 filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

maintain garage, roof over wood platform, deck, framed overhangs and proposed fire damage repair and enclosed porch

4. That on or about the 19th day of April, 2024, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows: Minimum side yard setback from 5' to 33' for wood platform, and 5' to 1.8' for detached garage, increase in coverage from 500 to 550 for garage, extension to non conforming building

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

5. That the nature of the improvements now upon said premises is as follows: Repair fire damage with proposed addition and wood platform, maintain existing garage, deck and overhangs.

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

6. That said premises are now being used as follows: legal 2 family residence

Describe fully and
clearly the use
desired.

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

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

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York 210-43, 210-41, 210-21

Refer where possible
to paragraphs and
section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the
application involves a subdivision of property, describe the existing property: the original dwelling does not comply to the zoning, in addition the garage was built at the time of the residence

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

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

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

10. That the grounds for this application are as follows: the property is non conforming lot making it impossible to comply with zoning.

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

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

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

Dated: May 10 2024, 2024.

Diana Laspisa

BY: Diana Laspisa

ITS: agent

State of New York)
County of Nassau) ss:

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

Sworn to before me this 10 day
of May, 2024.

Notary Public Rose-marie E Kilicarslan

Diana Laspisa
Signature of Applicant

Rosemarie Edith Kilicarslan
Notary Public- State of New York
No. 01K16360137
Qualified in Suffolk County
My Commission Expires 6/12/25

Notice
Conflict of Interest

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

May 4th, 2024.
Date Year

Andre Reiver
Signature

Affidavit of Owner

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

State of New York)
County of Nassau ss:
above

I Andre Reiver being duly sworn, depose and say:

That he/she (the owner of 73 Smith St) (is the _____ of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

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

Sworn to before me this 4th day
of May, 2024.

Andre Reiver
Signature

Notary Public Sara Ventura

Instructions for Completing

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

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

CLERK'S OFFICE
MUNICIPALITY OF FREEPORT, NY

Part 1 - Project and Sponsor Information		73 Smith St, Freeport, NY 11520 Andre Reviero					
Name of Action or Project:							
Project Location (describe, and attach a location map): 73 Smith St, Freeport, NY 11520							
Brief Description of Proposed Action: <ol style="list-style-type: none"> 1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM 2. REMOVE FINISHED ATTIC WITH BATHROOM 3. REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE 4. MAINTAIN KITCHEN CANTILEVERED ADDITION 5. MAINTAIN EXISTING REAR DECK 6. MAINTAIN EXISTING DETACHED GARAGE 7. MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO) 8. REMOVE EXISTING REAR YARD POOL 							
Name of Applicant or Sponsor: Ben Berkowitz		Telephone: 631) 229-3159					
		E-Mail: ben@east-endconstruction.com					
Address: 4 Di Tomas Ct							
City/PO: Copiague		State: NY	Zip Code: 11726				
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:			<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"/>						
3.a. Total acreage of the site of the proposed action?		0.23 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 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 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 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: NA		<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 type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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VILLAGE CLERK, VILLAGE OF ...

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>Ben Berkowitz</u>	Date: <u>2/20/24</u>	
Signature: <u><i>Ben Berkowitz</i></u>		

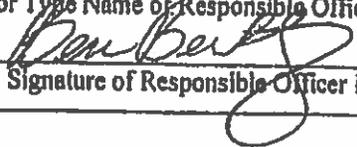
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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 VILLAGE OF FREEPORT, NY

<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>East End Construction & Renovation Corp</u>	<u>2/20/24</u>
Name of Lead Agency	Date
<u>Ben Berkowitz</u>	<u>President</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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 JUN 5 2024
 FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date **RECEIVED**

Application for Erection of Buildings or Alterations

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

2024 JUN - 3 P 1:20

I. LOCATION OF BUILDING

AT LOCATION 73 SMITH ST ZONING DISTRICT RES-A

BETWEEN 62 AND 76 APPROX. LOT SIZE 200 X 50 LOT AREA 10009

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

A. TYPE OF IMPROVEMENT

1 New building

2 Addition/Alteration (If residential, enter number of new housing units added. If non-residential, none) NONI

3 Swimming Pool

4 Repair (replacement)

5 Bulkhead (New, Repair)

6 Fence

7 Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11 One Family

12 Two families

13 Apartment - Enter No. of Units _____

14 Transient hotel, motel, or dormitory - Enter No. of Units _____

15 Garage or Accessory Structure

16 Other - Specify _____

NON-RESIDENTIAL - Complete Part "E"

17 Industrial

18 Office, bank, professional

19 Store, mercantile

20 Church, other religious

21 Hospital, institutional

22 Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 85,000

D. DESCRIPTION OF PROJECT

- FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
- REMOVE FINISHED ATTIC WITH BATHROOM
- REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
- MAINTAIN KITCHEN CANTILEVERED ADDITION
- MAINTAIN EXISTING REAR DECK
- MAINTAIN EXISTING DETACHED GARAGE
- MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
- REMOVE EXISTING REAR YARD POOL

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee Andre Reviero	73 Smith St, Freeport, NY 11620	516-309-1358
2. Contractor Ben Berkowitz	4 Di Tomas Ct Copiague NY 11726	(631) 229-3159
3. Architect or Engineer Louis Schwartz	7 Ridgewood St Bay Shore NY 11706	(516) 832-4821

IV. OWNER - CONTRACTOR STATEMENT

Building permits is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. 325148 Company NYSIF Exp. Date 10/7/24

Contractor or Owner Ben Berkowitz

Address 4 Di Tomas Ct Copiague NY 11726

Phone (631) 229-3159

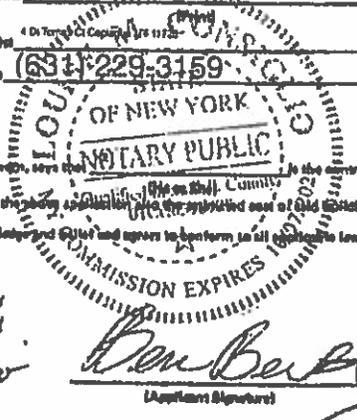
State of New York
 County of Nassau

being duly sworn, says that _____ is the _____ owner of the above mentioned building. That the items of the above application are the true and correct cost of said building or alteration, in correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 2nd day of FEBRUARY, 2024.

Louise M. Consiglio Notary Public, County, N.Y.

Ben Berkowitz (Applicant Signature)



V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
 YES NO

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 1180

Upper Flr Square Feet 990

of Fixtures 3

of Floors 3

Occup. Type 2 FAM

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee \$ _____

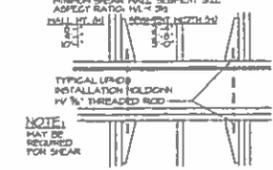
Approved by: _____

Superintendent of Buildings

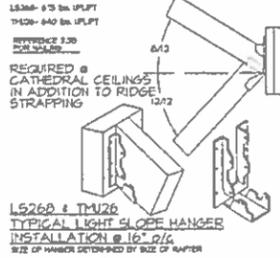
OFFICE FREEPORT, NY

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 MAR 6 2024
 FREEPORT BUILDING DEPT.

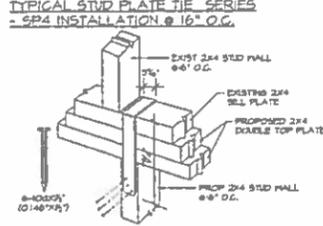
FLOOR TO FLOOR CONNECTION
TYP. CONNECTION FOR TWO STORY APPLICATIONS



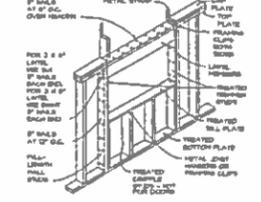
RAFTERS TO RIDGE CONNECTION



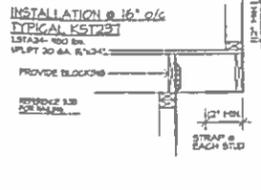
HALL TO CRIPPLE WALL CONNECTION



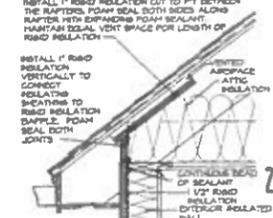
TYPICAL FRAMED OPENING



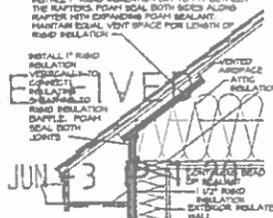
FLOOR TO FLOOR CONNECTION (CANTILEVER CONDITIONS)



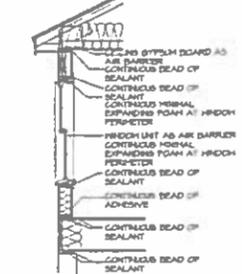
ATTIC EAVE AIR SEAL



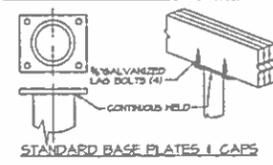
ATTIC EAVE AIR SEAL



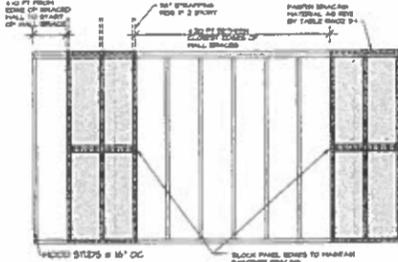
TYP. WALL/HATCH AIR SEAL



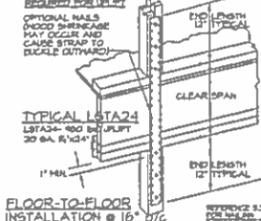
GRIDER TO S.S.P. COLUMN DETAIL 'A'



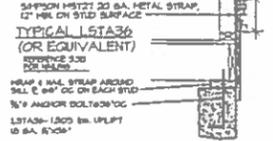
TYPICAL EXTERIOR WALL BRACING



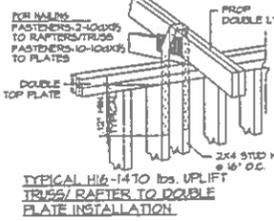
FLOOR TO FLOOR CONNECTION



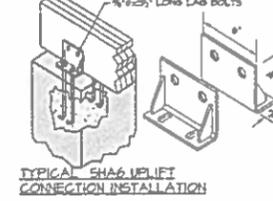
STUD TO FOUNDATION CONNECTION



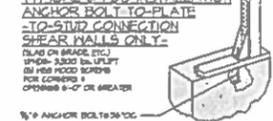
RAFTER TO DOUBLE TOP PLATE DETAIL



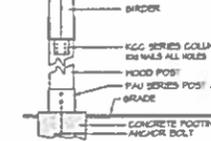
GRIDER TO CONCRETE PIER DETAIL



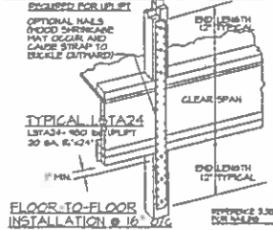
ANCHOR BOLT DETAIL



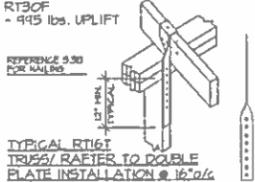
GRIDER/ POST/ FOOTING CONNECTION



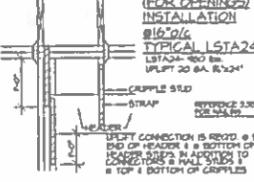
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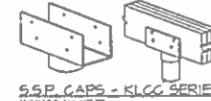
HURRICANE STRAP DETAIL



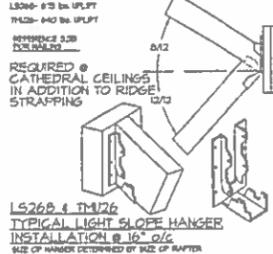
TYPICAL UPLIFT CONNECTION



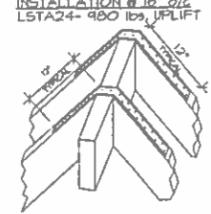
GRIDER TO S.S.P. COLUMN



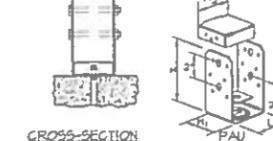
RAFTERS TO RIDGE CONNECTION



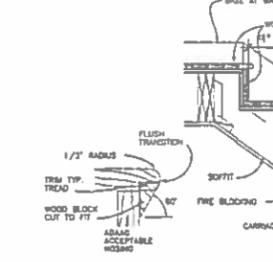
RIDGE STRAP DETAIL



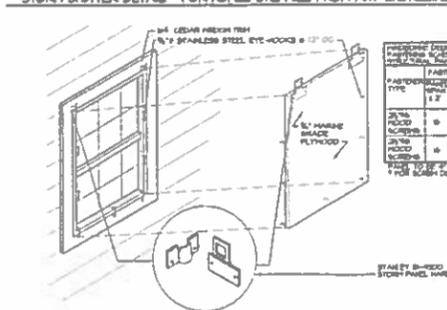
POST ANCHOR DETAIL



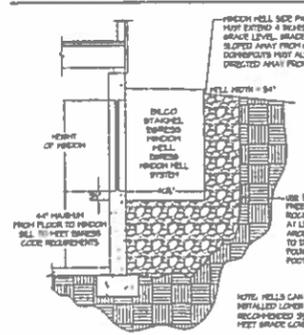
STAIR DETAIL



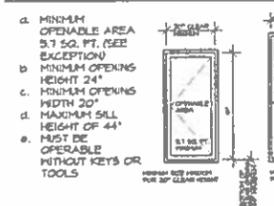
STORM SHUTTER DETAIL - FOR HOMES ONE MILE FROM ANY SHORELINE



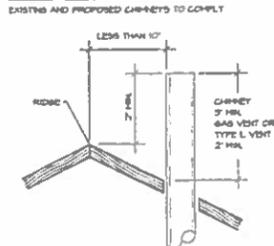
ESSRCS HELL DETAIL



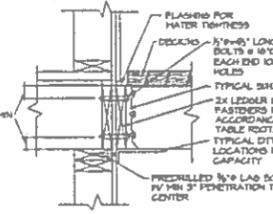
R30 ESCAPE/ RESCUE OPENINGS RC



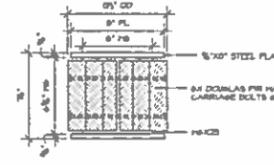
CHIMNEY CLEARANCE



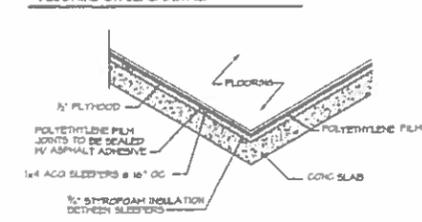
LEDGER DETAIL



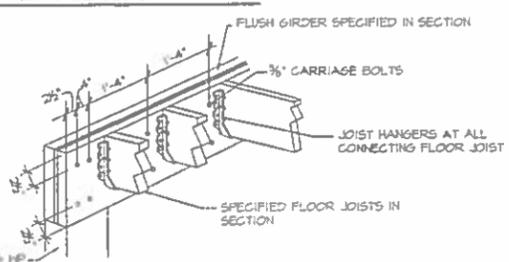
READY HEADER SUPER T BEAM DETAIL



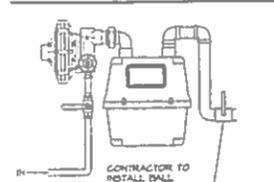
FLOORING ON SLAB DETAIL



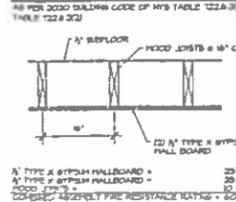
FLASH GIRDER DETAIL



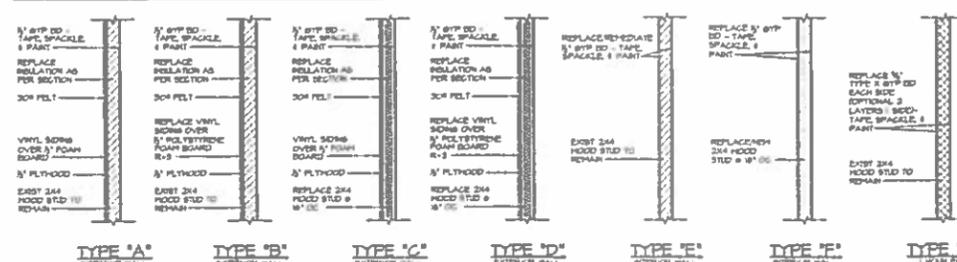
GAS METER DETAIL - IF GAS LINE WORK



FIRE RATED CEILING ASSEMBLY



HALL TYPES



Tiderunner Engineering & Design PC
7 RIDGEWOOD ST
BAYSHORE, NY 11708
(631) 338-4824

REVISIONS:

FILE NO.	DATE	BY	DESCRIPTION
010	03/19/24	BT	ISSUE FOR PERMIT
020	03/19/24	BT	REVISED PER COMMENTS
030	03/19/24	BT	REVISED PER COMMENTS
040	03/19/24	BT	REVISED PER COMMENTS
050	03/19/24	BT	REVISED PER COMMENTS

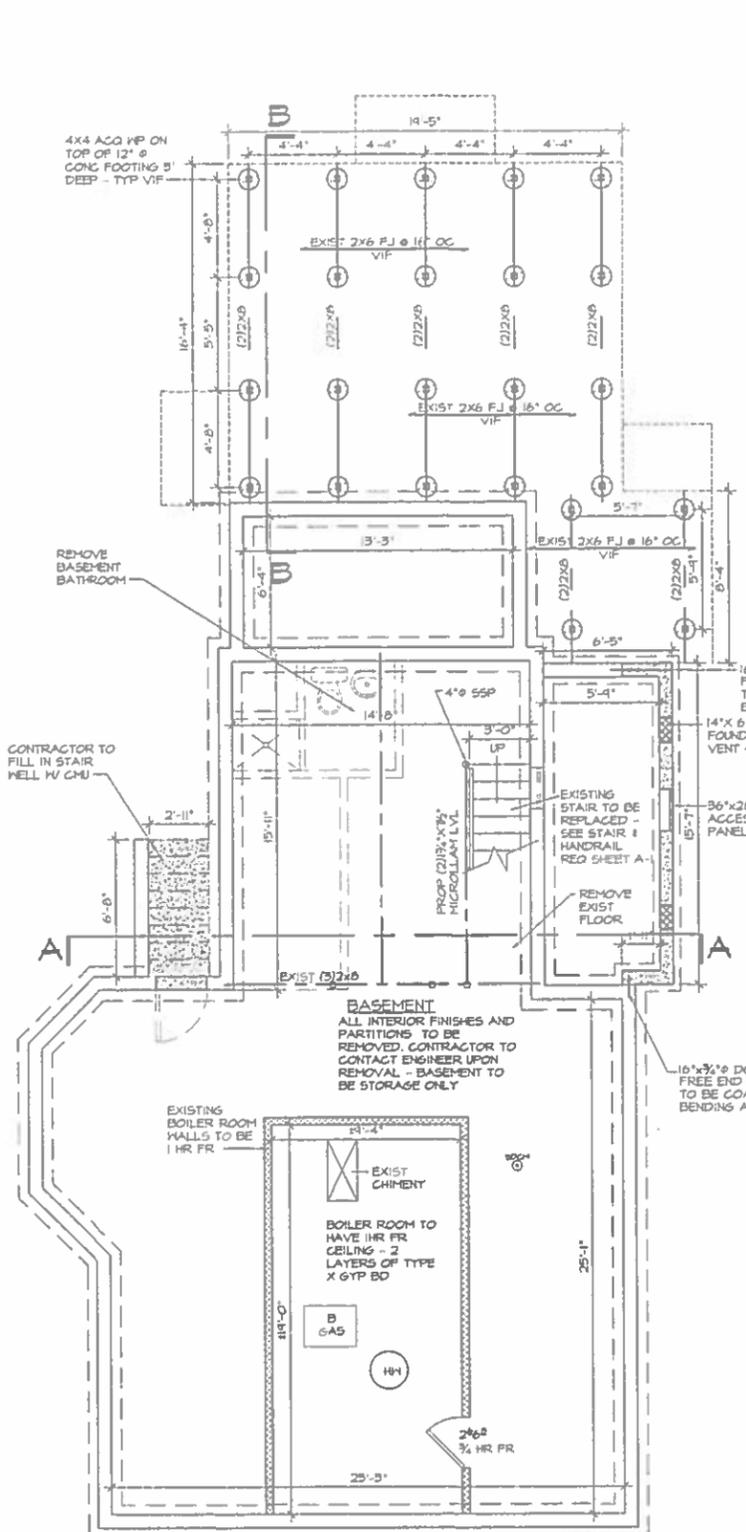
STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
7004
DWG. NAME: SPECIFICATIONS DETAILS
DWG. NO.: A-02.01
SHEET: 2 OF 7

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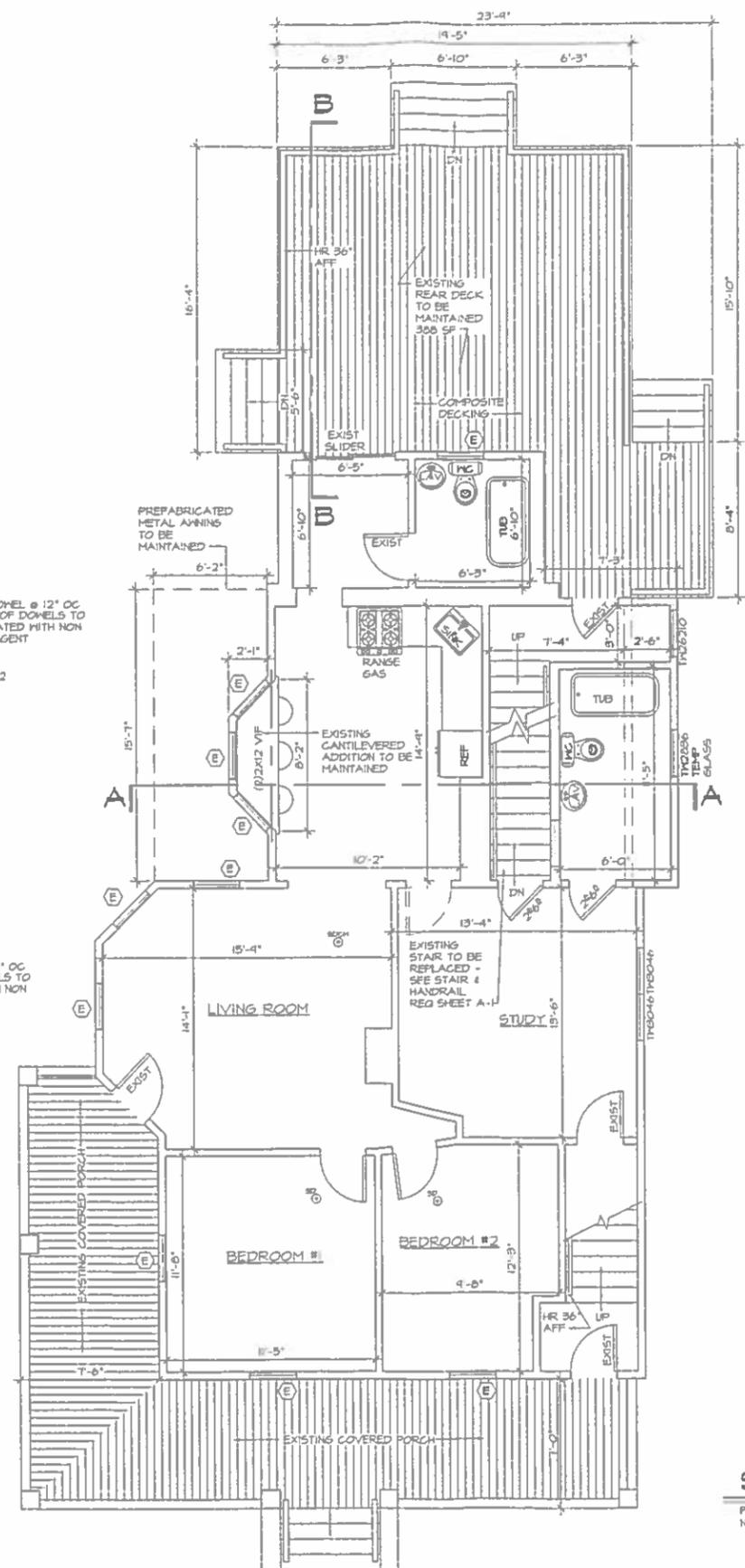
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

- SCOPE OF WORK**
1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 2. REMOVE FINISHED ATTIC WITH BATHROOM
 3. REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
 4. MAINTAIN KITCHEN CANTILEVERED ADDITION
 5. MAINTAIN EXISTING REAR DECK
 6. MAINTAIN EXISTING DETACHED GARAGE
 7. MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
 8. REMOVE EXISTING REAR YARD POOL
 9. FIRE RATE EXISTING BOILER ROOM
 10. REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
 11. REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES



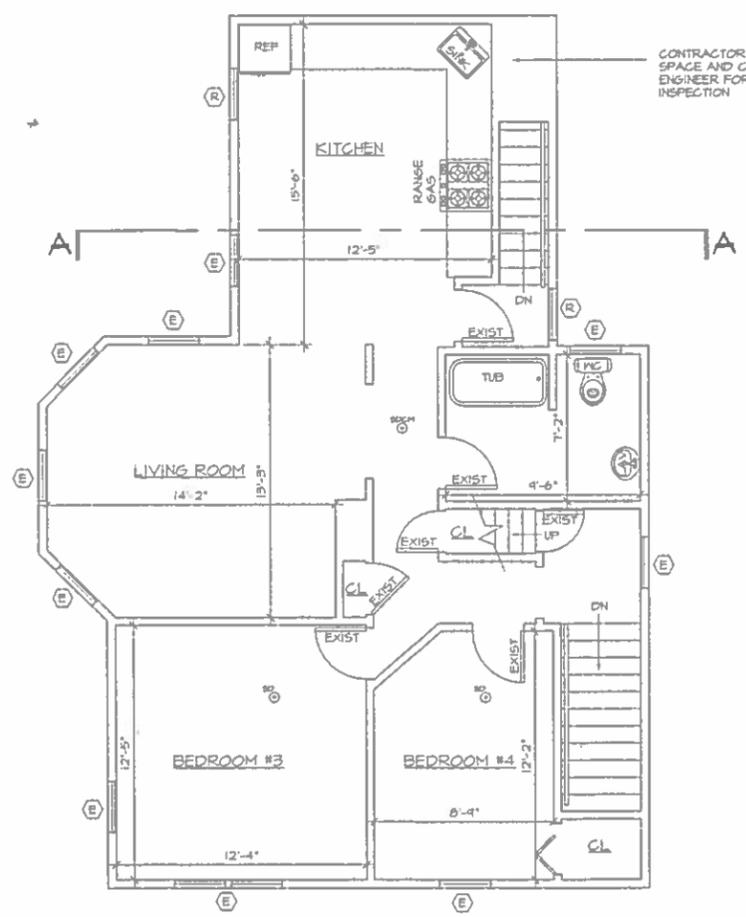
BASEMENT FLOOR PLAN

FLOOR AREA = 994 SF
NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED - CONTACT ENGINEER IF DIFFERENT
REMOVE ALL INTERIOR PARTITIONS
REMOVE BASEMENT ENTRY AND FILL IN WITH CMU
REMOVE EXTERIOR STAIR - FILL IN WITH CMU



FIRST FLOOR PLAN

FLOOR AREA = 1180 SF
NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED



SECOND FLOOR PLAN

FLOOR AREA = 994 SF
NOTE: ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED



CONSULTATIONS:

FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
REMOVE FINISHED ATTIC WITH BATHROOM
REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
MAINTAIN KITCHEN CANTILEVERED ADDITION
MAINTAIN EXISTING REAR DECK
MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO)
REMOVE EXISTING REAR YARD POOL
FIRE RATE EXISTING BOILER ROOM
REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
REMOVE GARAGE BATHROOM AND PLUMBING FIXTURES

DESCRIPTION:

10 04/21/24
10 04/21/24
10 04/21/24

REVISIONS:

FILE NO.	10 04/21/24
CDL DWG FILE	10 04/21/24
DWG DATE	March 19, 2024
DRAWN BY	RS
CHECKED BY	

SCALE:



DWG. NAME:
HOUSE FLOOR PLANS

DWG. NO.:

A-03.01

SHEET: 3 OF 7



SIDE ELEVATION (WEST)

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



REAR ELEVATION (SOUTH)

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



SIDE ELEVATION (EAST)

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

Tidrunner Engineering & Design PC
 7 RIDGEWOOD ST
 BAYSHORE, NY 11708
 (813) 363-4824

CONSULTATIONS:

FIRE DAMAGE REPAIR, MAINTAIN EXISTING PORCH, PROPOSED BATHROOM, REMOVE FINISHED ATTIC WITH BATHROOM, REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE, MAINTAIN EXISTING DETACHED GARAGE, MAINTAIN EXISTING REAR DECK, MAINTAIN AND RELOCATE REAR COVERED PLATFORM (GAZEBO), REMOVE EXISTING REAR YARD POOL

DESCRIPTION:

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 VILLAGE OF FLEET HUNT, NY

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RECEIVED
 4/04/2024
 DRAWN BY: RS
 CHECKED BY: BJS

SCALE: AS PER PLAN

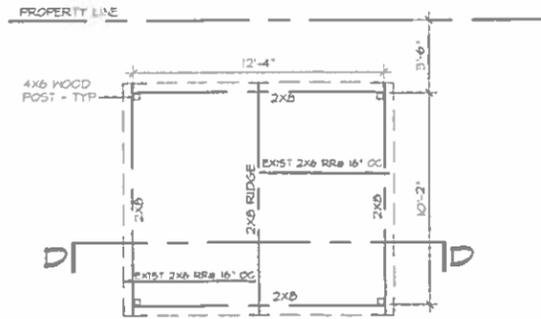


DWG. NAME: HOUSE ELEVATIONS

DWG. NO.: A-05.01

SHEET: 5 OF 7

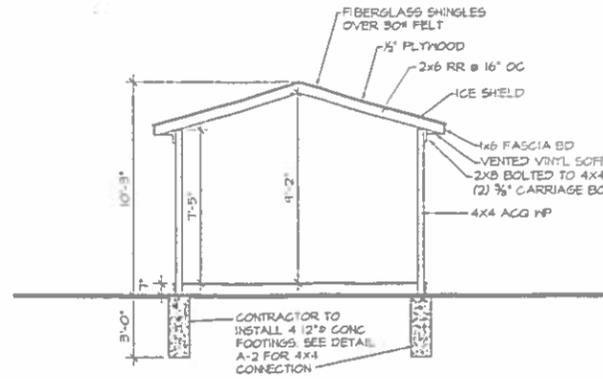
- SCOPE OF WORK**
1. FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
 2. REMOVE FINISHED ATTIC WITH BATHROOM
 3. REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
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GAZEBO FLOOR PLAN

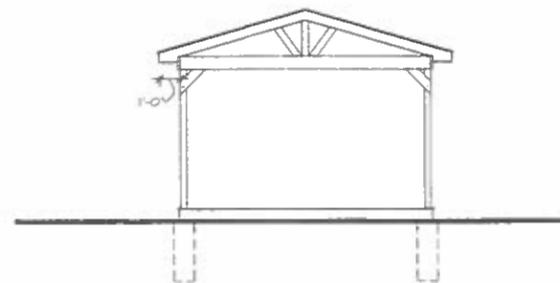


SCALE = 1/4" = 1'-0"



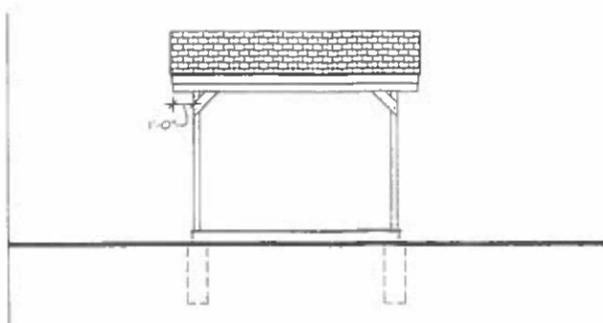
SECTION "D-D"

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



FRONT ELEVATION

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



SIDE ELEVATION

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

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VILLAGE OF FREELPORT, NY

Tiderunner
Engineering
& Design PC



(813) 939-4824
7 RIDGEWOOD ST
BAYSHORE, NY 11706

CONSULTATIONS:

REVISIONS:	DESCRIPTION:
1	FIRE DAMAGE REPAIR & MAINTAIN ENCLOSED PORCH WITH PROPOSED BATHROOM
2	REMOVE FINISHED ATTIC WITH BATHROOM
3	REMOVE FINISHED BASEMENT & BASEMENT ENTRANCE
4	MAINTAIN KITCHEN CANTILEVERED ADDITION
5	MAINTAIN EXISTING REAR DECK
6	MAINTAIN EXISTING DETACHED GARAGE
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10	REPLACE EXISTING STAIR INTO BASEMENT TO COMPLY WITH CODE
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REVISIONS:

FILE NO:	11-0000-0000-0000
CAD DWG FILE:	11-0000-0000-0000
DWG DATE:	March 19, 2024
DRAWN BY:	RS
CHECKED BY:	BY

SCALE: AS PER PLAN



DWG. NAME:
ROOF OVER PLATFORM (GAZEBO) PLANS, SECTION, & ELEVATIONS

DWG. NO.:
A-07.01

SHEET: 7 OF 7

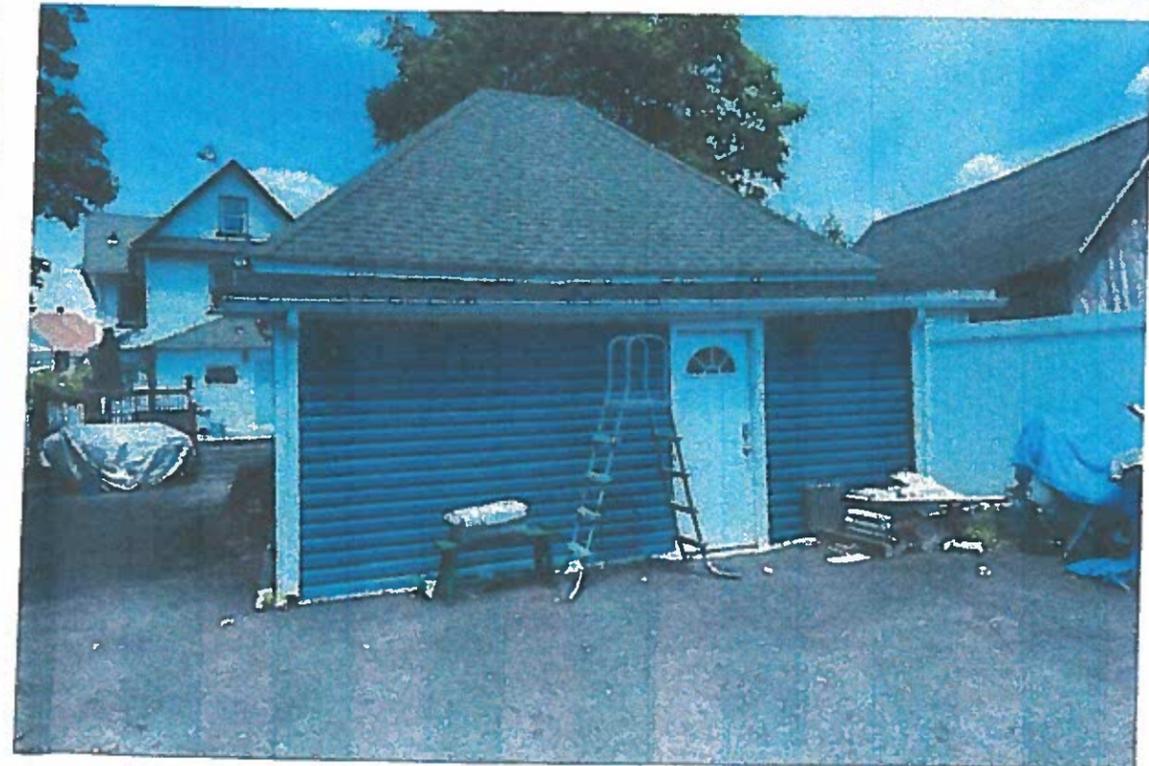
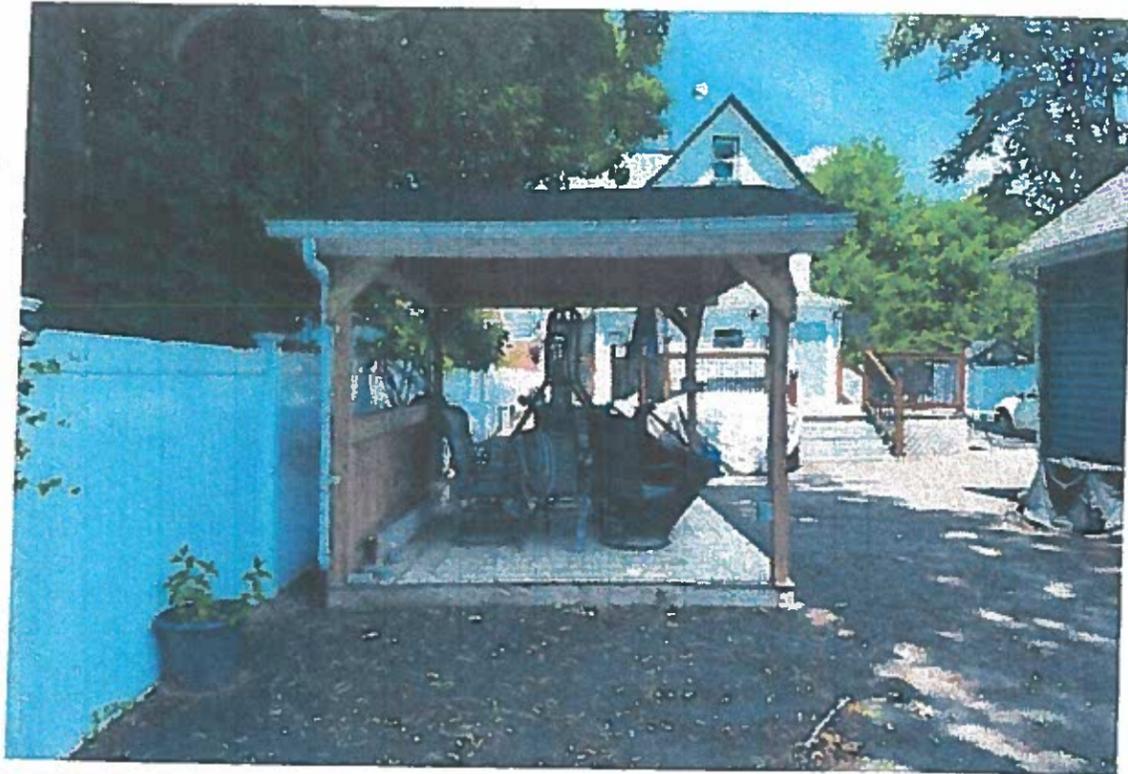
- SCOPE OF WORK**
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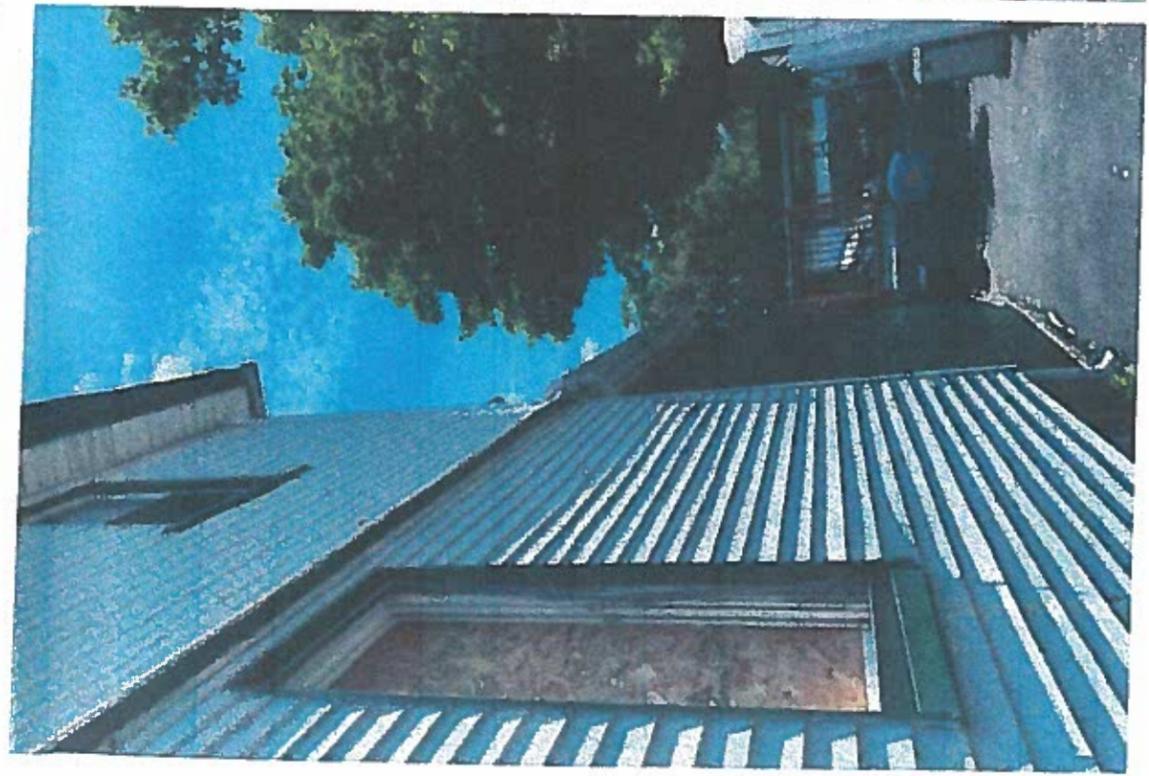
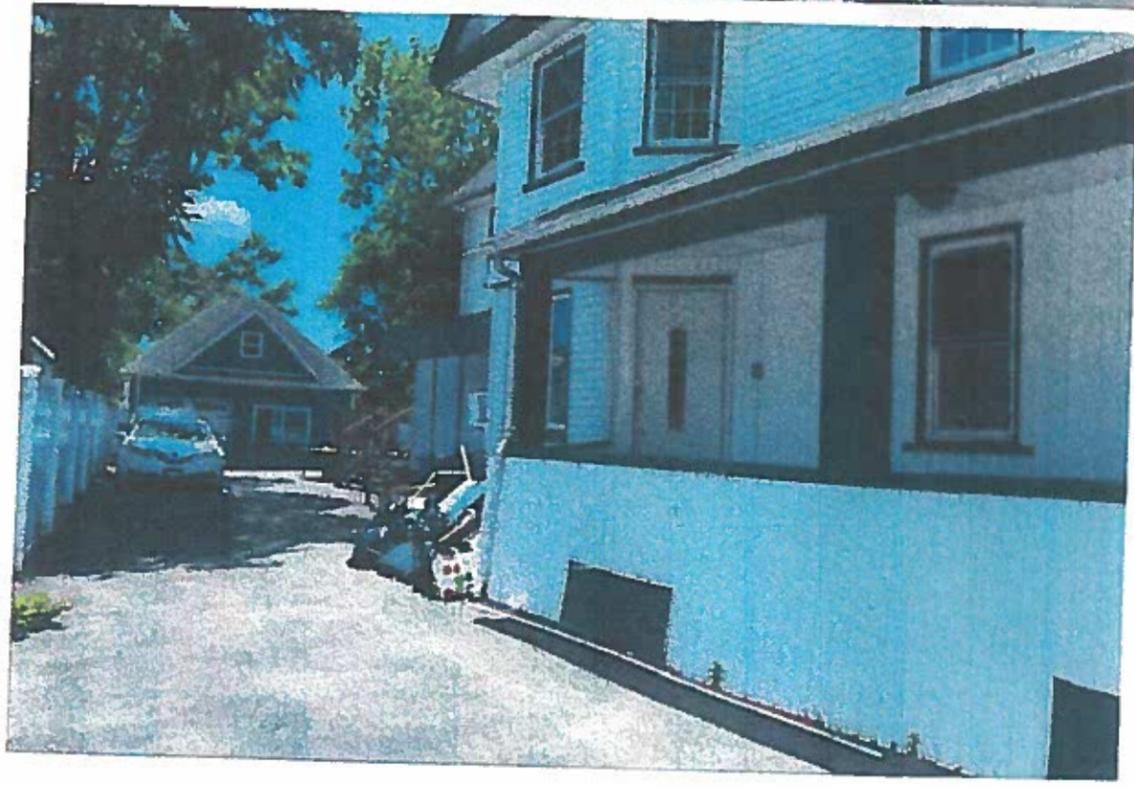
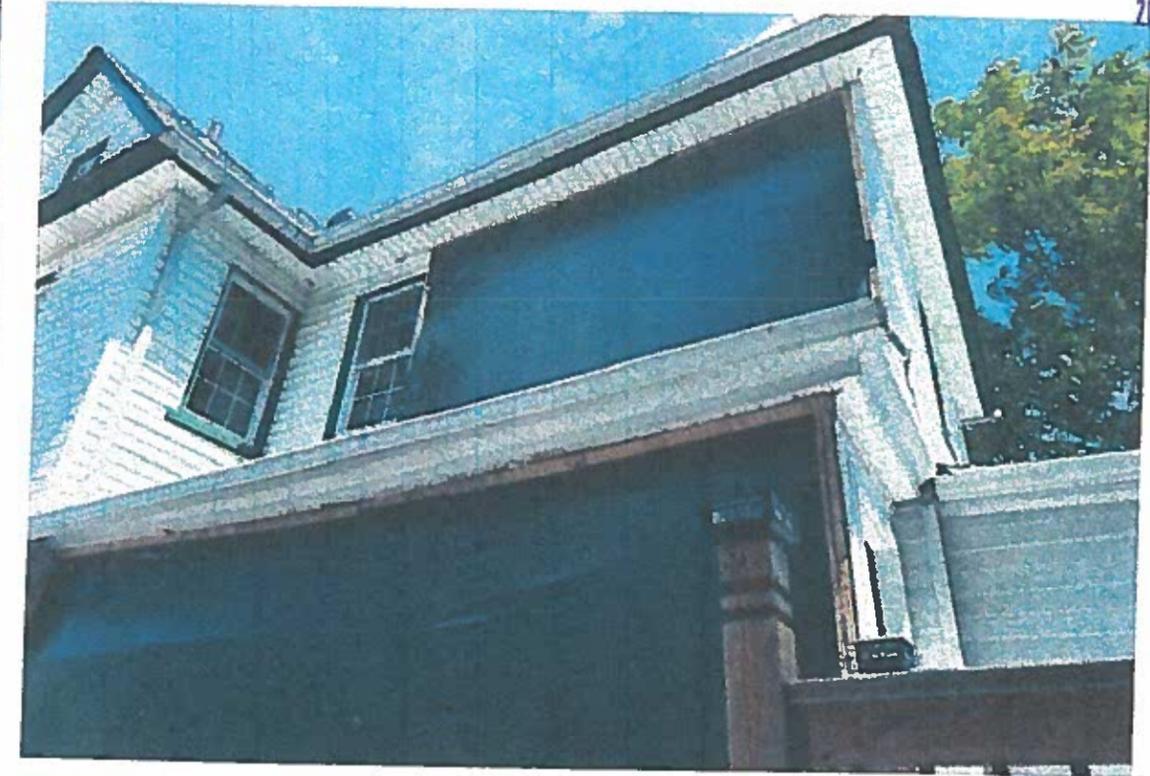
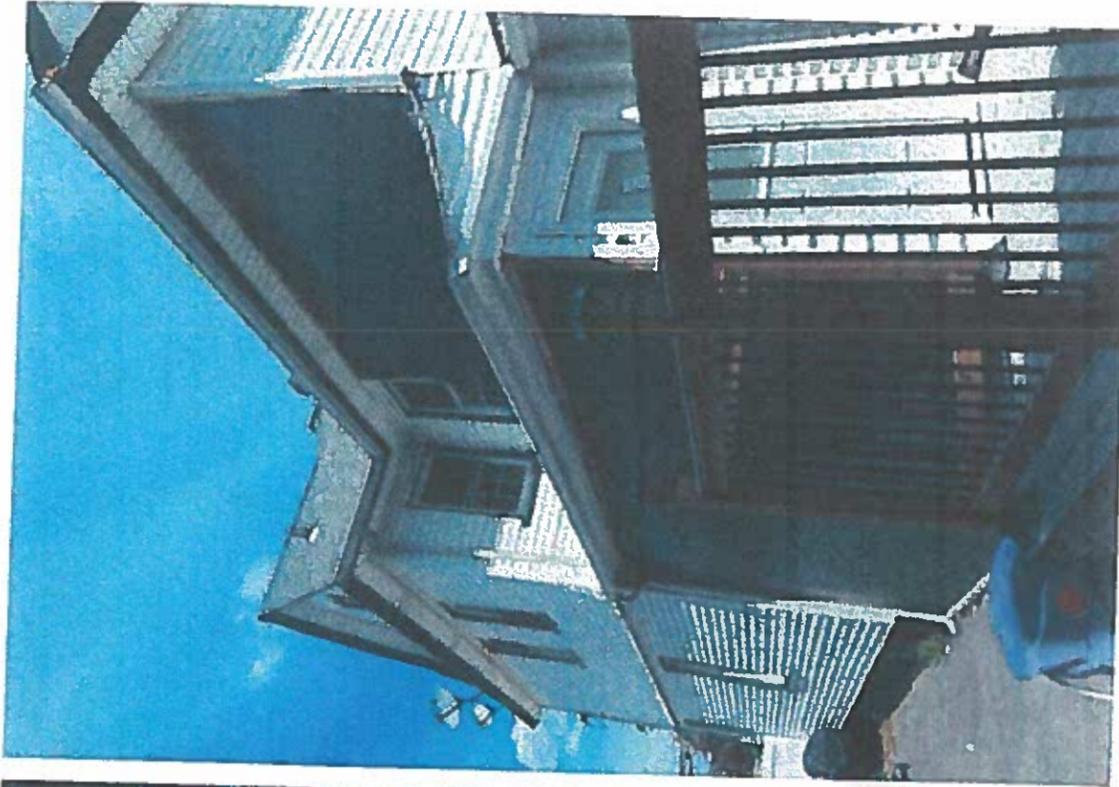
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CITY OF FREEPORT, NY

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VILLAGE OF FREEPORT, NY



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VILLAGE OF FREEPORT, NY

